










Park Hill Golf Course Area Plan Land Use, Transportation and Infrastructure Committee

November 8, 2022

Courtney Levingston, Senior City Planner, Community Planning and Development

More than a golf course

During the visioning phase, residents expressed support for these shared priorities:

-  Create a large park and community gathering places
-  Preserve & add more trees to combat urban heat island effects
-  Add youth and recreational sports
-  Include affordable housing options, including for-sale options
-  Include space for grocery and fresh food choices
-  Create space for small local businesses and businesses owned by people of color
-  Address involuntary displacement



Surrounding Context

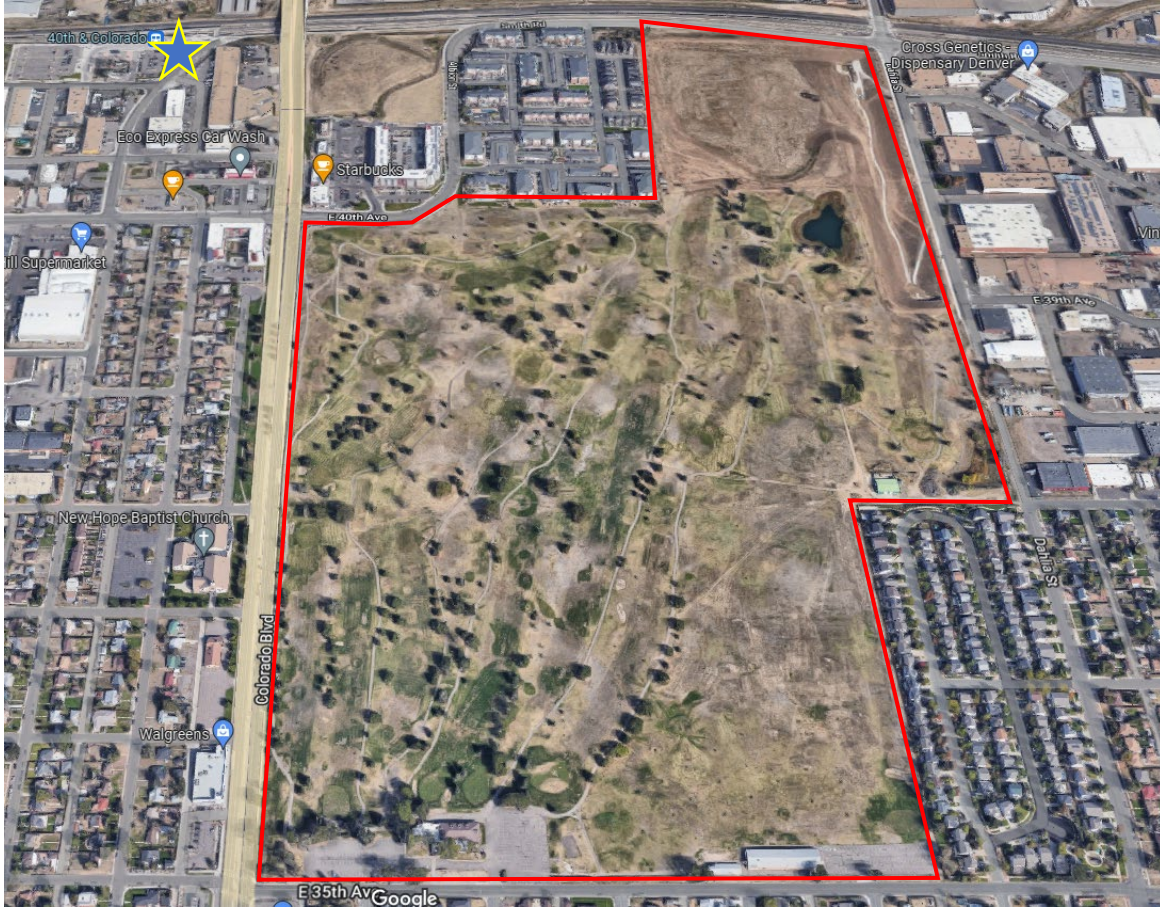
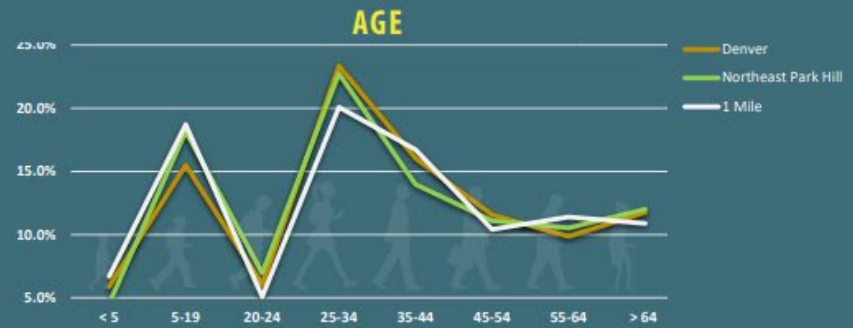


Image source: google maps, 2022



AGE 25+ WITH A BACHELOR'S DEGREE OR HIGHER



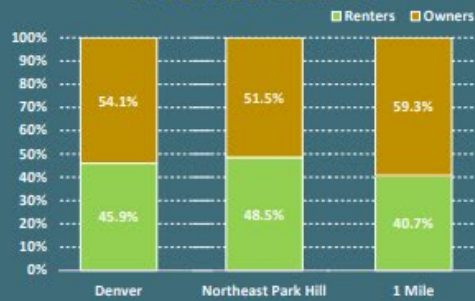
POPULATION

1 Mile	23,835
Northeast Park Hill	9,876
Denver	715,878

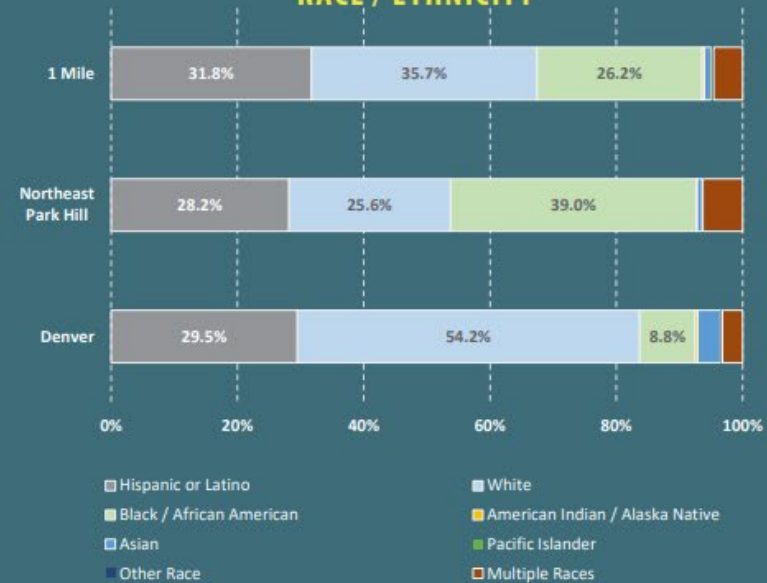
MEDIAN HOUSEHOLD INCOME



HOUSING TENURE

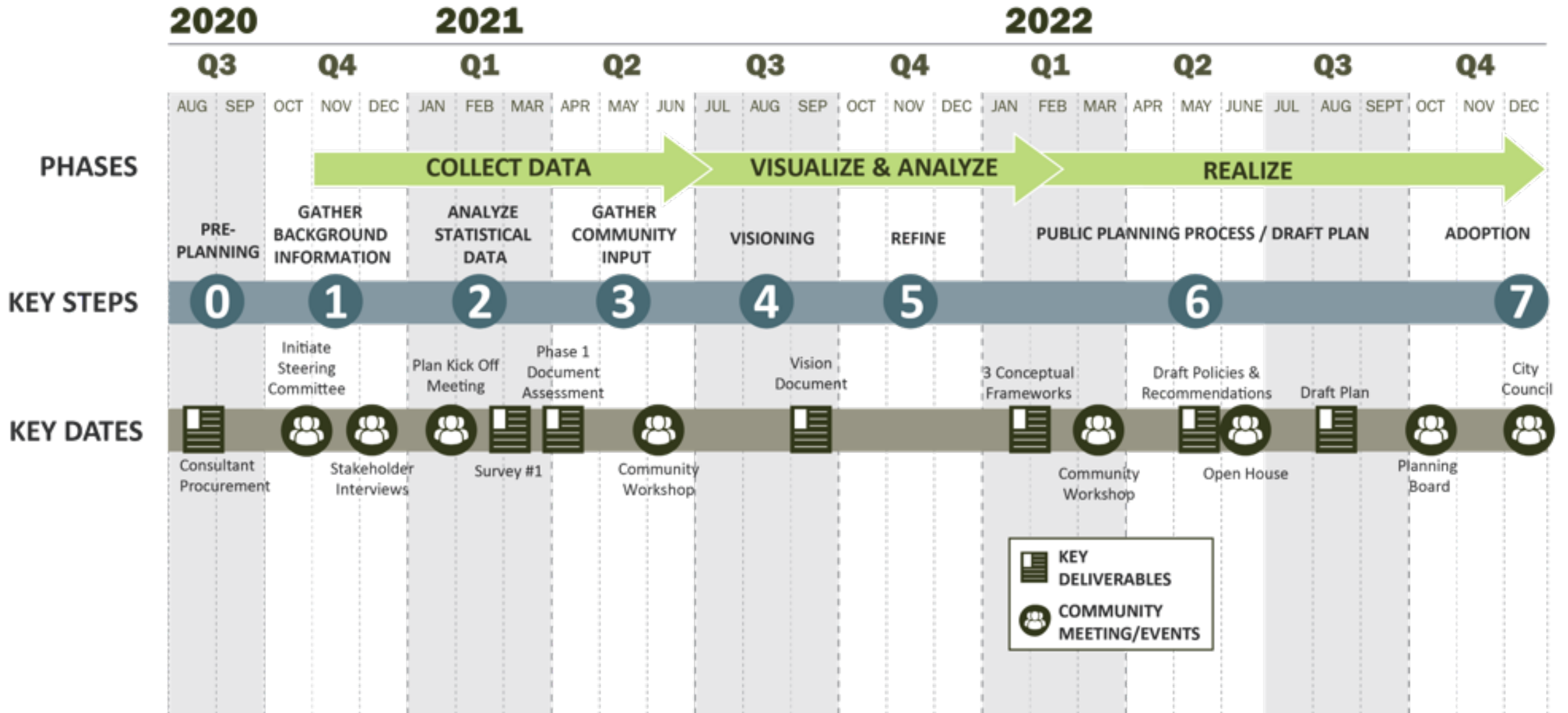


RACE / ETHNICITY

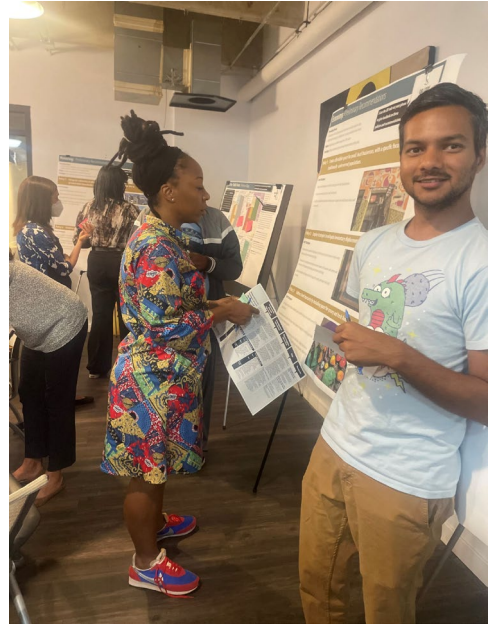


Data Sources: 1 Mile (2020 ESRI Business Analyst), NEPH & Denver (2020 5-year ACS).
6

More Than a Year and a Half Of Community Input



Community Engagement



4
WORKSHOPS &
OPEN HOUSES

16
STEERING COMMITTEE
MEETINGS

24
COMMUNITY TALKS
(Navigator small group
conversations of 8-12
people)

131
INDIVIDUAL
COMMUNITY NAVIGATOR
CONVERSATIONS

800+
IN-PERSON & VIRTUAL
PARTICIPANTS

2,690
SURVEYS RETURNED

Community Steering Committee

- Facilitated by [Dr. Ryan Ross](#).
- Members reflective of the diversity of the neighborhoods in interest and demographics and includes variety of perspectives.
- Racial equity training provided to Committee in February 2021
- 16 Steering Committee Meetings – all meetings have been recorded and are available on the [PHGC webpage](#).
 - Two site visits
 - Agendas included public comment time



Community Navigators

- Denver Metro Community Impact (DMCI), partnering with CPD to administer Community Navigators.
 - Navigators in Spanish and English
- A [community voice report](#) coalesced all input and feedback collected by the navigators.
 - Available on webpage
- Community Voice Report reveals that the communities surrounding the golf course property want to see:
 - Desire for more affordable for-sale housing options
 - Some local retail opportunities – including grocery
 - Recreational opportunities, parks and open space

Community building, recreation and gathering space, affordable ownership opportunities were frequent discussion topics.



Community Surveys

- 6,000 total surveys mailed within 1 mile of PHGC
- Strong response – 22% (vs. 11% national average)
 - Results weighted by race and age.
- Detailed report of results and interactive survey results dashboard
 - 70% favored some development on the site
 - 22% favored green space only
 - 8% favored development only
 - 7% favored keeping a golf course



1,302
Completed
Mailed Surveys

1,388
Completed Online
Surveys

Workshops and Open Houses



Intentional Outreach

- Additional outreach at Park Hill 4000 apartments and Park Hill Station Apartments
 - Focus on lower-income residents and renters
 - Partnered with Food Bank Saturdays
- Community Navigators had targeted outreach to Latinx community
 - Two Spanish speaking navigators
 - Engagement sessions and materials entirely in Spanish



Other Community Input

- Online comment card allows community to comment on project anytime, when it makes sense for their schedule
- Approximately 400 people weighed in via email or through the comment card between January 2021 – August 2022
- All comments available on project webpage in public comment log

The image shows a digital form titled "Park Hill Golf Course - Comments and Questions" with the Denver logo. It includes a progress indicator at 0%, a "Tell us what you think!" heading, and instructions to provide comments on the draft plan. The form contains several input fields: a large text area for comments, a "Name" field, and an "Email Address" field. It also features a radio button selection for email updates and navigation buttons for "Back", "Save", and "Continue".

Park Hill Golf Course - Comments and Questions

My progress: 0%

Tell us what you think!

Please use this form to submit comments or questions about the draft Park Hill Golf Course Area plan. **Required**

Enter comment or question here...

Name **Required**
Place name here

Email Address. Sharing your email will give staff an opportunity to follow up with you, if necessary.

Would you like to receive email updates on the plan process?
 Yes
 No

Back Save Continue

Powered by [OpenForms](#)

Communications & Outreach

- Project website
- E-newsletters
- Fliers
- Banners posted in neighborhood
- Social media
- News media

Intentional outreach to nearby residents:

- Bilingual postcards and mailers
- Targeted work by community navigators

¡Acertemos los detalles!
Ayuda a llevar a cabo los objetivos de la comunidad para el campo de golf de Park Hill

Let's get the details right!
Help carry out the community's goals for the Park Hill Golf Course

VIRTUAL COMMUNITY WORKSHOP
6-7:30 P.M., WEDNESDAY, MARCH 23, 2022
Register: DenverGov.org/parkhillgolfcourse

TALLER COMUNITARIO VIRTUAL
6-7:30 P.M., MIÉRCOLES, 23 DE MARZO, 2022
Regístrese: DenverGov.org/parkhillgolfcourse

How We Got Here
In 2021, residents participated in surveys, at public events, in small groups, and on a volunteer community steering committee. While not everyone agreed on a single vision for the golf course, there were eight shared priorities that rose to the top:

1. Create a large park and community gathering places
2. Stand up an oversight committee to guide future work
3. Add more trees to combat urban heat island effects
4. Add youth and recreational sports
5. Include affordable housing options, including for-sale units
6. Include space for grocery and fresh food choices
7. Create space for local businesses and businesses owned by people of color
8. Address involuntary displacement

How We Got Here
En 2021, residentes participaron en encuestas, eventos públicos, pequeños grupos y un comité directivo de voluntarios. Residentes también participaron en eventos públicos, en pequeños grupos y en un comité directivo de voluntarios. Aun si no todos estuvieron de acuerdo en una sola visión para el campo de golf, hubo ocho prioridades compartidas que resultaron:

1. Crear un parque grande y lugares de reunión para la comunidad
2. Establecer un comité de supervisión para guiar el trabajo futuro
3. Agregar más árboles para combatir los efectos de isla de calor urbano
4. Añadir deportes juveniles y recreativos
5. Incluir opciones de viviendas asequibles, incluyendo unidades para la venta
6. Incluir espacio para opciones de mercados y alimentos frescos
7. Crear espacio para negocios locales y negocios propiedad de gente de color
8. Abordar el desplazamiento involuntario

Ballot Initiative 301
In the November 2021 election, voters decided how conservation easements can be partially or fully released in Denver. There is a conservation easement on the golf course. Here's what the vote means for this project:

- **Before Ballot Initiative 301:** Any release of the easement had to be approved by City Council.
- **After Ballot Initiative 301:** Any release of the easement must be approved by City Council and a majority of Denver voters in a municipal election.
- **What that means:** The City of Denver can continue to build on its work from 2021 and refine the eight shared priorities into a clear plan so voters can make an informed decision about the golf course in a future election.

Iniciativa Electoral 301
En las elecciones de noviembre de 2021, los votantes decidieron cómo las servidumbres de conservación pueden ser liberadas parcial o totalmente en Denver. Hay una servidumbre de conservación sobre el campo de golf. Esto es lo que significa el voto para este proyecto:

- **Antes del voto:** Cualquier liberación de la servidumbre tenía que ser aprobada por el Consejo Municipal.
- **Después del voto:** cualquier liberación de la servidumbre debe ser aprobada por el Concejo Municipal y la mayoría de votantes en una elección municipal.
- **Lo que eso significa:** La Ciudad de Denver puede continuar su trabajo de 2021 y perfeccionar las ocho prioridades en un plan claro para que los votantes puedan tomar una decisión informada sobre el campo de golf en una futura elección.

PARK HILL GOLF COURSE AREA VISIONING PROCESS

PROCESO DE VISIÓN PARA EL CAMPO DE GOLF PARK HILL

What do you want to see happen with the old Park Hill Golf Course? Starting in 2021, we're bringing residents, neighborhood organizations, and local businesses together to discuss a future for the Park Hill Golf Course property. Join us! We will have online surveys and more in early 2021.

¿Qué quiere que suceda con el antiguo campo de golf de Park Hill? A partir de 2021, reuniremos a residentes, organizaciones vecinales y negocios locales para discutir el futuro de la propiedad del campo de golf Park Hill. Tendremos encuestas por internet y más a principios de 2021.

Sign up for updates at: www.bit.ly/parkhillgolfcourse

Regístrese para recibir noticias en: www.bit.ly/parkhillgolfcourse

Logos: DENVER, THE EQUITY PROJECT, DENVER COMMUNITY IMPACT, The Denver Foundation, DENVER



The Park Hill Golf Course has been a staple in Denver for decades. Join city agencies, Denver Metro Community Impact, and the Equity Project i...

Learn More

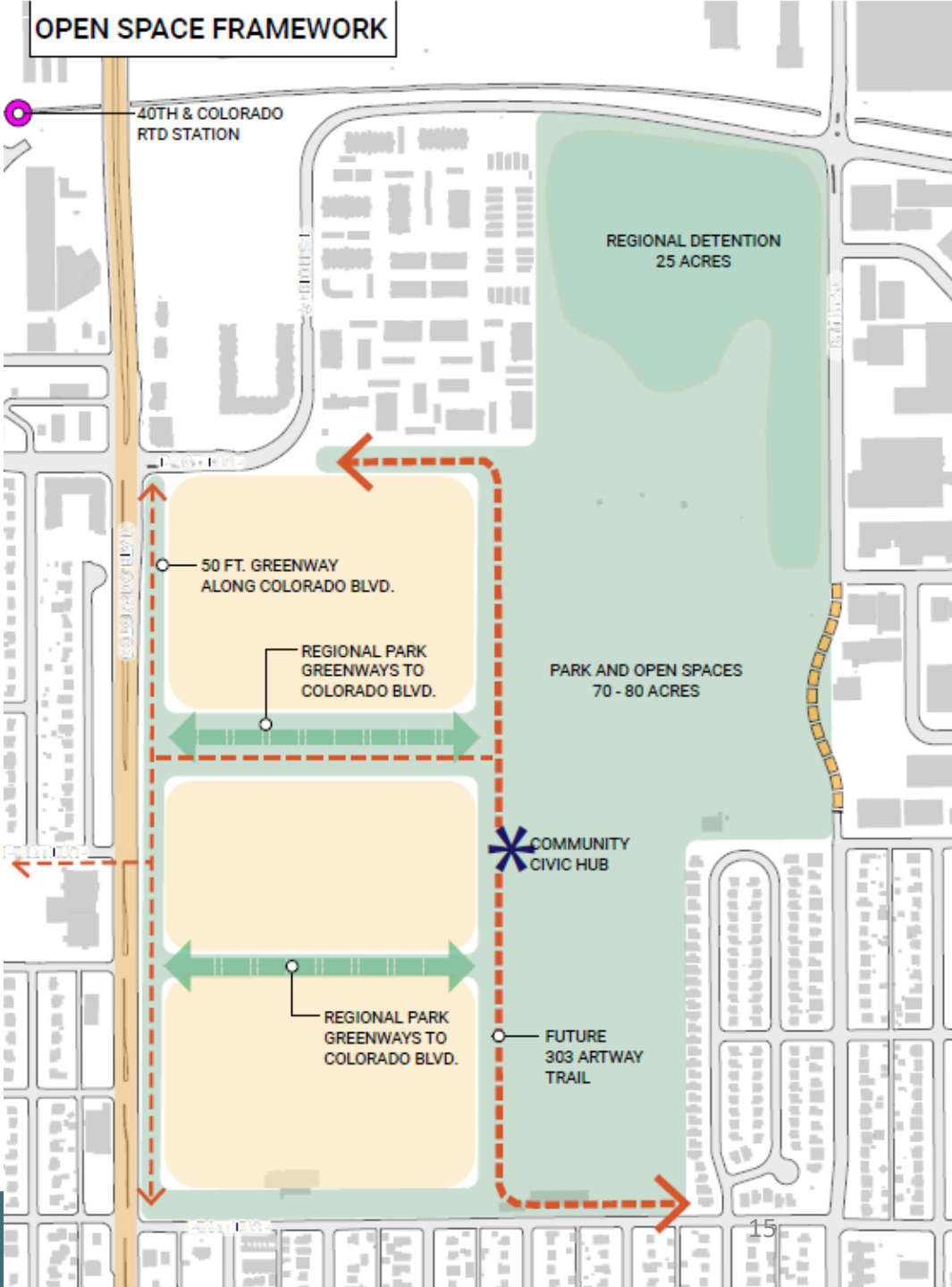
More than 100 Acres of Park and Open Spaces

3.2.2 QUALITY-OF-LIFE RECOMMENDATIONS



Q1
POLICY Include a minimum 100 acres of parks and open spaces on the site to include a regional scale park, integrated regional detention area, and other parks and open spaces.

- New, public park and open spaces (p. 32)
- Future Park Master Plan for park programming and build-out, including aquatic amenities, fieldhouse, youth sports (p. 34)
- Multiple greenways to open up views and create east-west, green connections (p. 35)



Integrated Stormwater Opportunities

- Study the existing detention and look for opportunities to soften the edges, incorporate recreation and natural habitat (Policy Q5, p. 37)
- We believe it is possible to integrate the detention area into the new public park
- Additional work will occur as part of a Park Master Plan to build-out the park, once the new park and open space land is officially owned by the city



Regional stormwater detention area, Sept. 2021



Example of public space with integrated stormwater detention at Utah Park, Aurora, CO

Community-Based Fresh Food Solutions

- Encourage and help recruit grocer to locate at or near E. 35th Ave. and Colorado Blvd (Q 10, p. 39)
- Incorporate food access programming into affordable housing developments (Q 10, p. 39)
- Improve access to affordable healthy foods supporting indoor and outdoor markets, community gardens, food pantries (Q 10, p. 39)
- Partner with local organizations to locate community gardens. (Q 10, p. 39)



More Trees, Better Air Quality

- Increase the tree canopy of the site, exceeding goal of 20% tree canopy coverage (Q7, p.38)
- Include substantial, water-efficient landscaping in the new development to help reduce air pollution and noise (Q9, p. 39)
- Electric vehicle car share and electric vehicle charging infrastructure on both public and private property, to support low emission electric vehicle usage and reduction in air pollution. (Q9, p. 39)

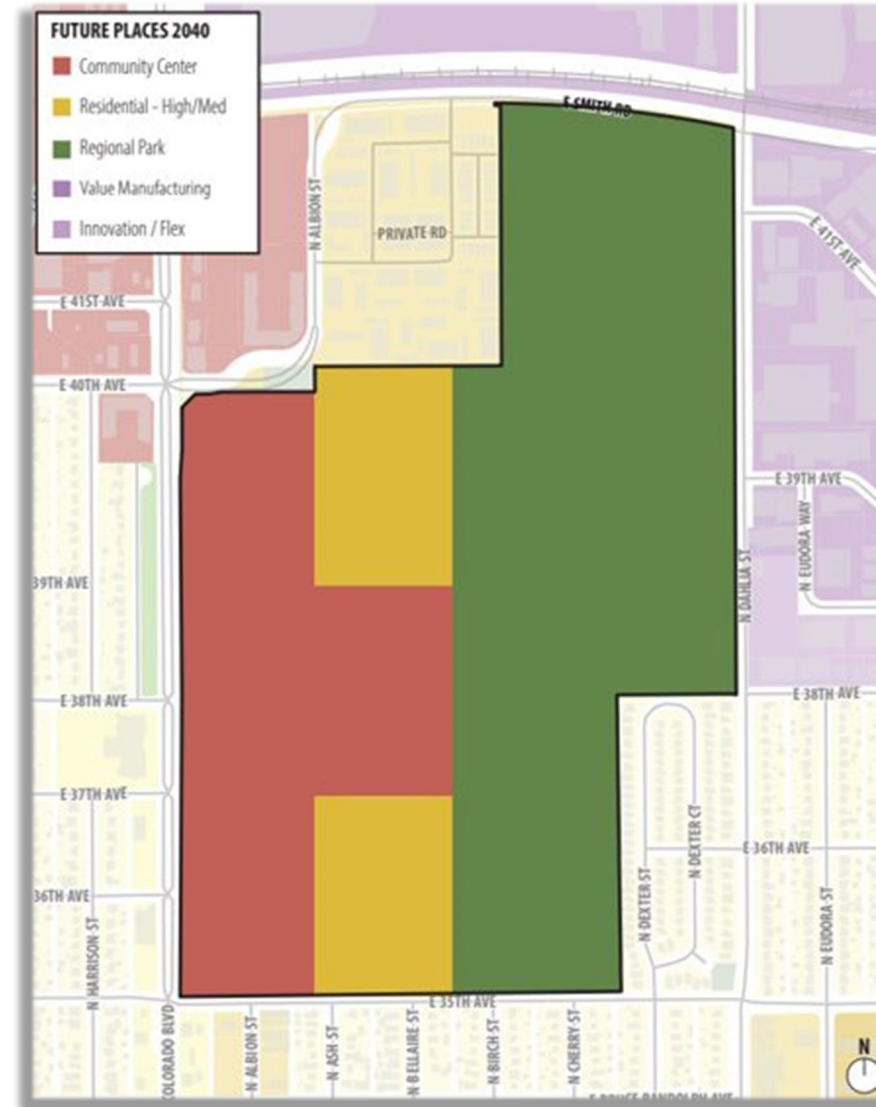
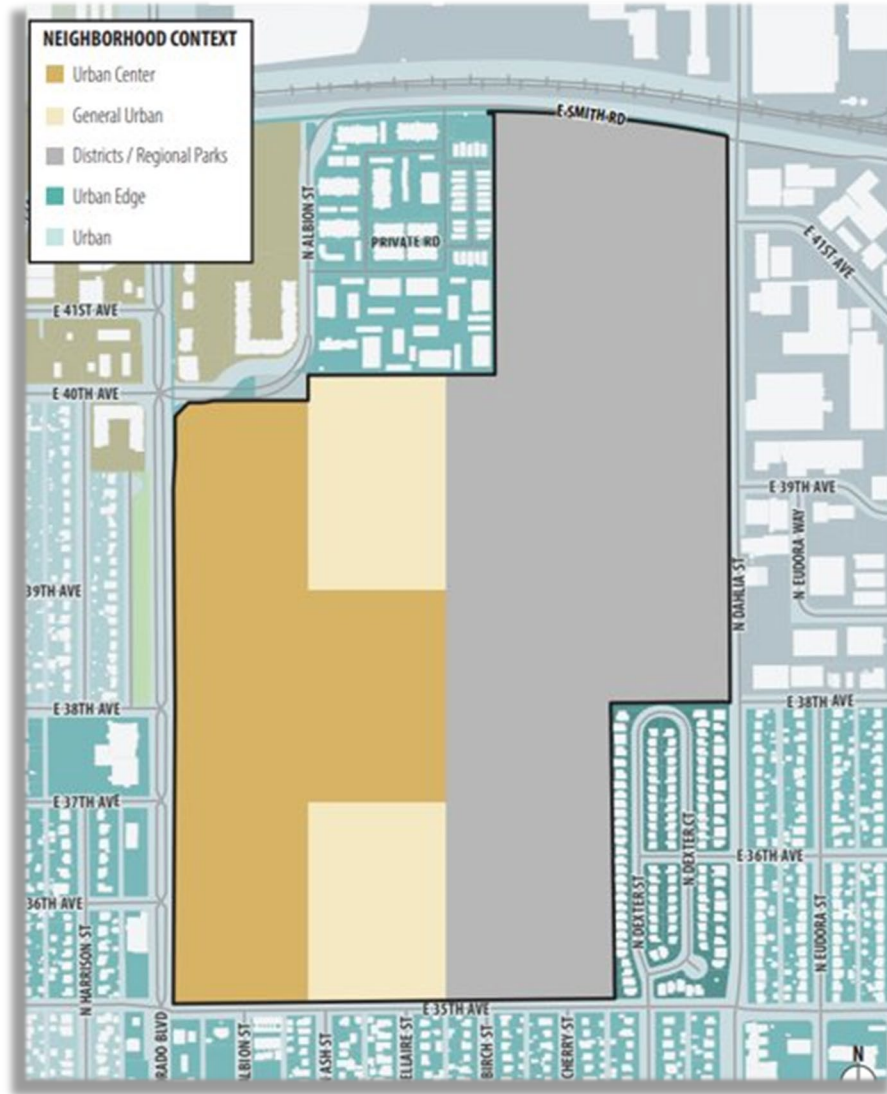


Tree Inventory

- The site currently only has about 7% tree canopy coverage
- The plan recommends increasing that to 20% (Q7, p.38)



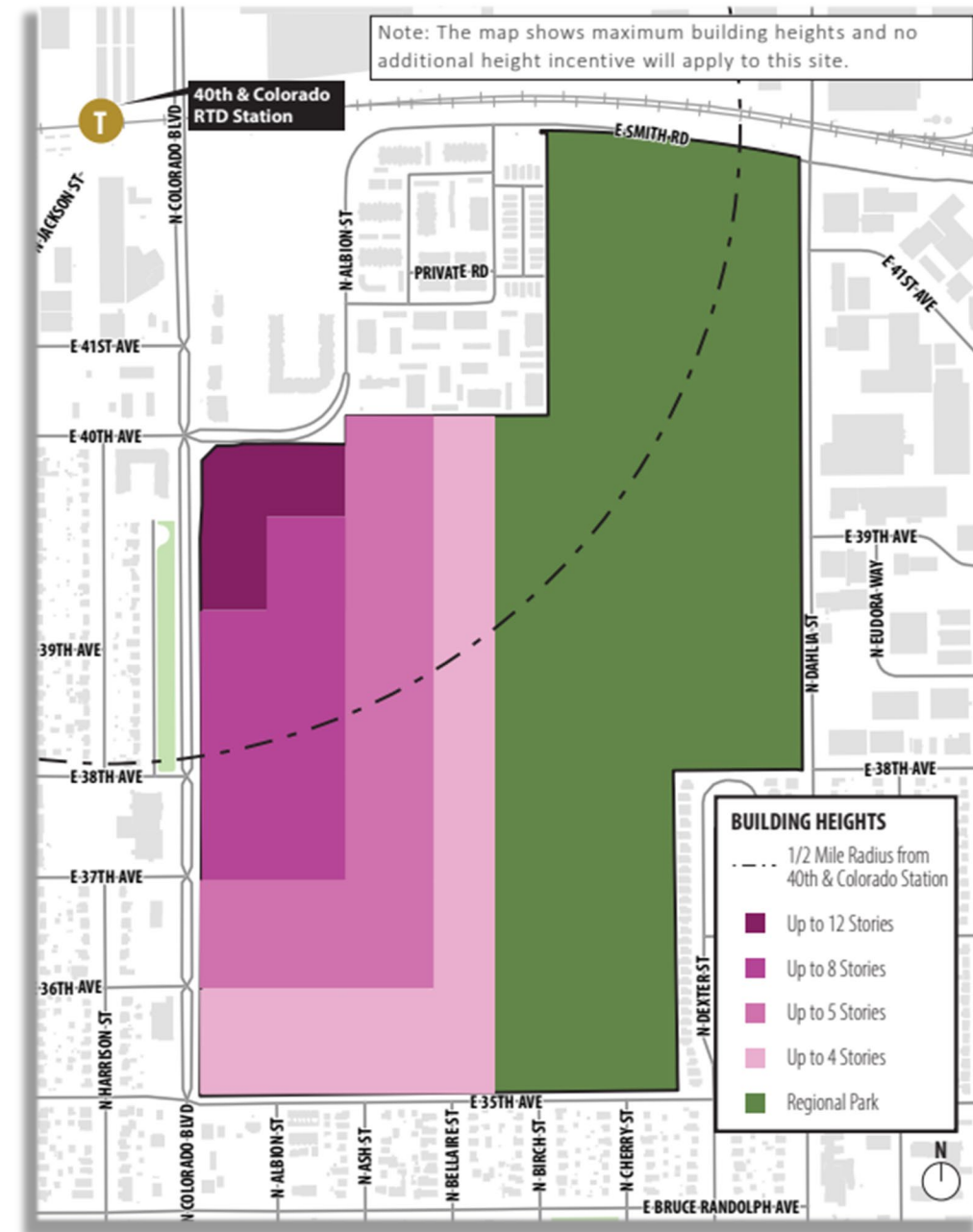
Future Context and Places Recommendations



PHGC Plan,
p. 40 - 43

Building Height Guidance

- Tallest buildings at 40th and Colorado, proximity to transit (p.46)
- Reduce building height moving east and south.
- Reduce scale of taller buildings, open up views
 - Upper story setbacks, where applicable (D1.A, p.48)
 - Vary building height and spacing



Design Quality Recommendations

- D3.C – Apply a custom zoning tool like a design overlay to promote active mix of uses
- D4.A – Apply existing DZC residential, mixed-use and main street zone districts consistent with the neighborhood context, place and street types
- D4.B – Promote design outcomes like buildings designed to incorporate variation in height/scale, open-up views from the park, or integrate an active and engaging street frontage.
 - Promote thoughtful transitions between park and private development by ensuring the relationship between the height of the buildings and spaces is appropriate (p. 53)



Affordable Housing Recommendations

- H1.A – For sale housing opportunities for 70% - 120% AMI (p.53)
- H1.B – Permanent supportive housing for 0 – 30% AMI
- H1.C – Integrated rental units serving 30% - 80% AMI
- H1.E – Affordable senior housing opportunities
- H2.A – Prioritize at least 30% of all new affordable units for households at-risk of displacement (p.54)



Photo of Park Hill Station multi-family units, north of the site

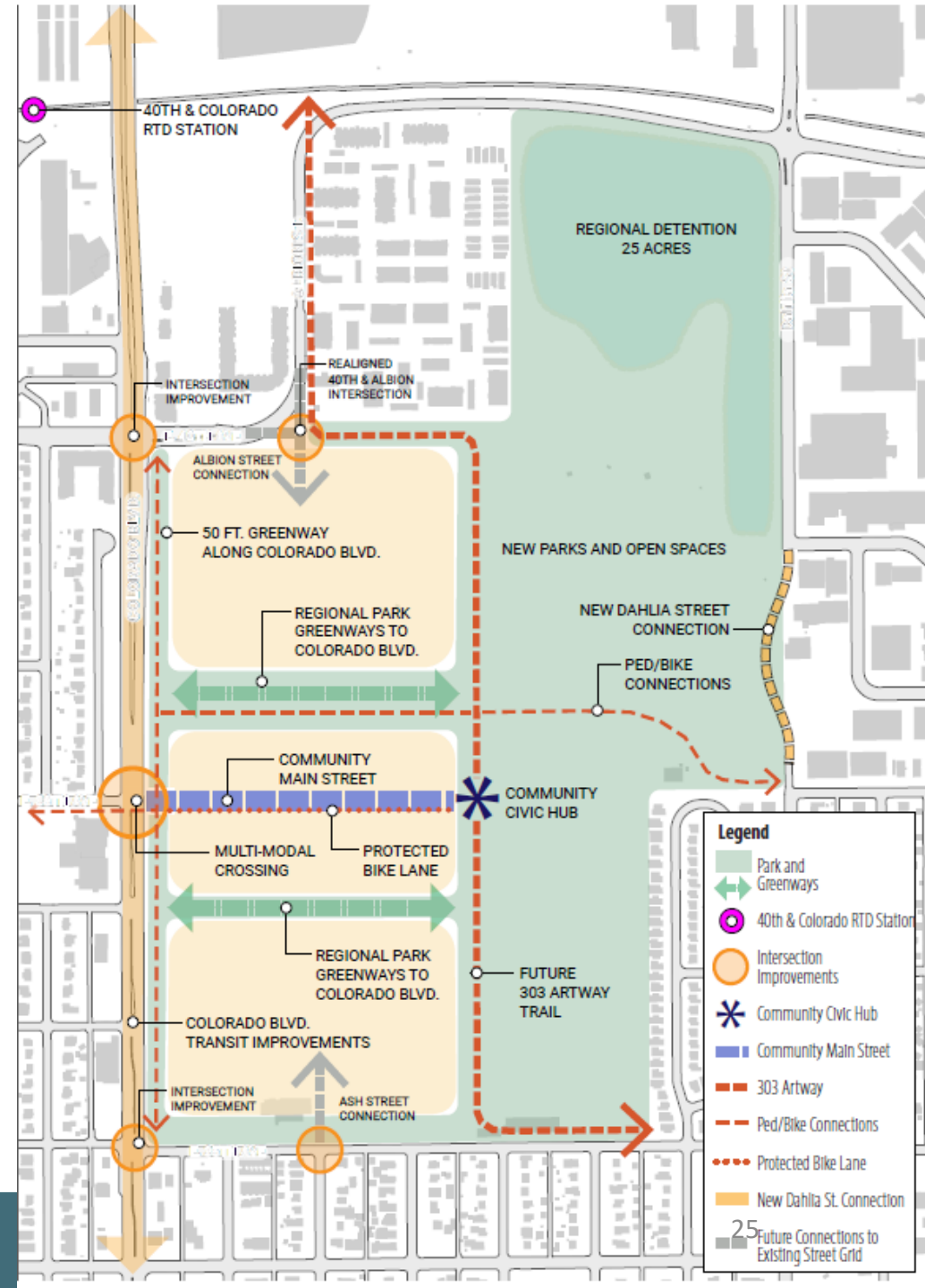
Economic Recommendations

- Create a commercial land trust for small, local businesses that help provide affordable ownership opportunities (E2, p.56).
- Create connections to Park Hill neighborhood incubator space supporting new small local businesses and non-profits
- Improve access to resources for existing small, local businesses
- Create space for community resource center – connecting residents to businesses, educational programming and local heritage (E3. p. 56)



Mobility Recommendations

- M1.A,B,C and M2.E – Improve Colorado Blvd. intersections to improve safety and support transit
- M1.H - New Dahlia Street Connection
- M2 – Transit along Colorado Blvd serving site
- M3.E - 303 ArtWay Heritage Trail for people biking, walking and rolling
- M3. H – Identify freight and truck routes, and design streets to discourage freight traffic on roadways such as Dahlia St. south of 39th Ave.



Consistency with *Blueprint Denver*

OTHER PARKS AND OPEN SPACE

These are privately-owned parks and/or open spaces. Some are publicly accessible, while others—such as golf courses—are not. Since these areas are privately owned, it is possible their use could change in the future. When large private open spaces are planned to change, the community should be engaged in planning for the future vision of the site.



Some golf courses in Denver are privately-owned and not publicly accessible, yet they provide multiple ecological benefits and contribute to the city's network of open spaces.



Many plazas are on private property, yet they are publicly accessible. Spaces like these contribute to pedestrian activity and active, well-designed places.



Many privately owned open spaces can be accessed by the public and provide recreational and ecological value.

Blueprint Denver states:

"Some are publicly accessible, while others—such as golf courses—are not. Since these areas are privately owned, it is possible their use could change in the future. When large private open spaces are planned to change, the community should be engaged in planning for the future vision of the site."

Consistency with *Blueprint Denver*



Land Use & Built Form (General)

4 Policies, 6 Strategies

Housing

3 Policies, 5 Strategies

Economic

4 Policies, 7 Strategies

Design Quality & Preservation

4 Policies, 8 Strategies



Mobility

6 Policies, 13 strategies



Quality of Life Infrastructure

9 Policies, 21 strategies

Recommendation

Staff recommends that the Land Use, Transportation and Infrastructure Committee forward the *Park Hill Golf Course Area Plan* for consideration by the full Denver City Council.