



Park Hill Golf Course - Referred Ballot Measure

BR22-1635

Ballot Measure Content

- Initiated Ordinance 301 (DRMC Sec. 39-193) requires voter approval for:
 - Commercial or residential construction on land covered by a conservation easement AND any release of the easement
 - Need to address both components in the ballot question to meet the requirements of 301
- Obligation to make it clear the effect of a yes vote and the effect of a no vote
 - It is the City's legal position that the conservation easement limits the property to golf-related uses
 - Legally binding requirements in other actions reflected to provide clarity on enforceable components of development

Final Ballot Language

“Shall the voters of the City and County of Denver authorize the release of the City-owned conservation easement on privately owned property known as the Park Hill Golf Course, which requires the land to be used primarily for golf-related purposes, and allow for commercial and residential development, including affordable housing, and public regional park, trail and open space?”



Questions?



Appendix

Ballot Measure

- Ballot Measure 301, approved at the Nov. 2021 election, requires voters to approve release of conservation easement and commercial or residential construction on subject property
- Bill will refer a question to the voters for the April ballot authorizing release and commercial/residential uses
- A NO vote leaves conservation easement restrictions for golf-related purposes in place
- A YES vote allows commercial and residential uses to occur, including requirements for affordable housing and publicly accessible parks & open space, within the legally binding terms of the zoning and Development Agreement

What if voters don't approve the measure?

- Property must return to golf related uses, as required by the conservation easement & settlement agreement
- Development agreement is terminated, except for requirements to rezone property back to previous zoning
- Within 90 days, property owner must file an application to rezone back to OS-B (privately owned recreation uses)
- Metro Districts cannot impose mills unless authorized by an IGA with the City; Metro Districts will be required to dissolve within 10 years of service plan approval