

Park Hill Golf Course Information Item - LUTI

October 25, 2022

Anticipated Related Council Actions:

- Small Area Plan Adoption
- Rezoning
- Development Agreement
- Metro Districts
- Referral of conservation easement ballot question

Why a package of bills?

- We are obligated to provide voters a clear and complete picture of what will happen on the property – the effect of a YES vote and the effect of a NO vote
- Various components work in concert to make the vision legally binding and assure the voters of enforceable commitments and constraints on the property
- Various items are referential and related
- Allows voters to have the final say in what happens on this property with some degree of specificity








Why now?

- Legal agreements related to stormwater easements and new property ownership set a timeline for visioning on the site
- Two years of community process for most current visioning and area plan
- Expectation of next steps from that process
- Staff, community and elected representatives with experience and expertise in place
- Certainty around project can only come from a vote and residents deserve to know outcomes in timely manner

Small Area Plan

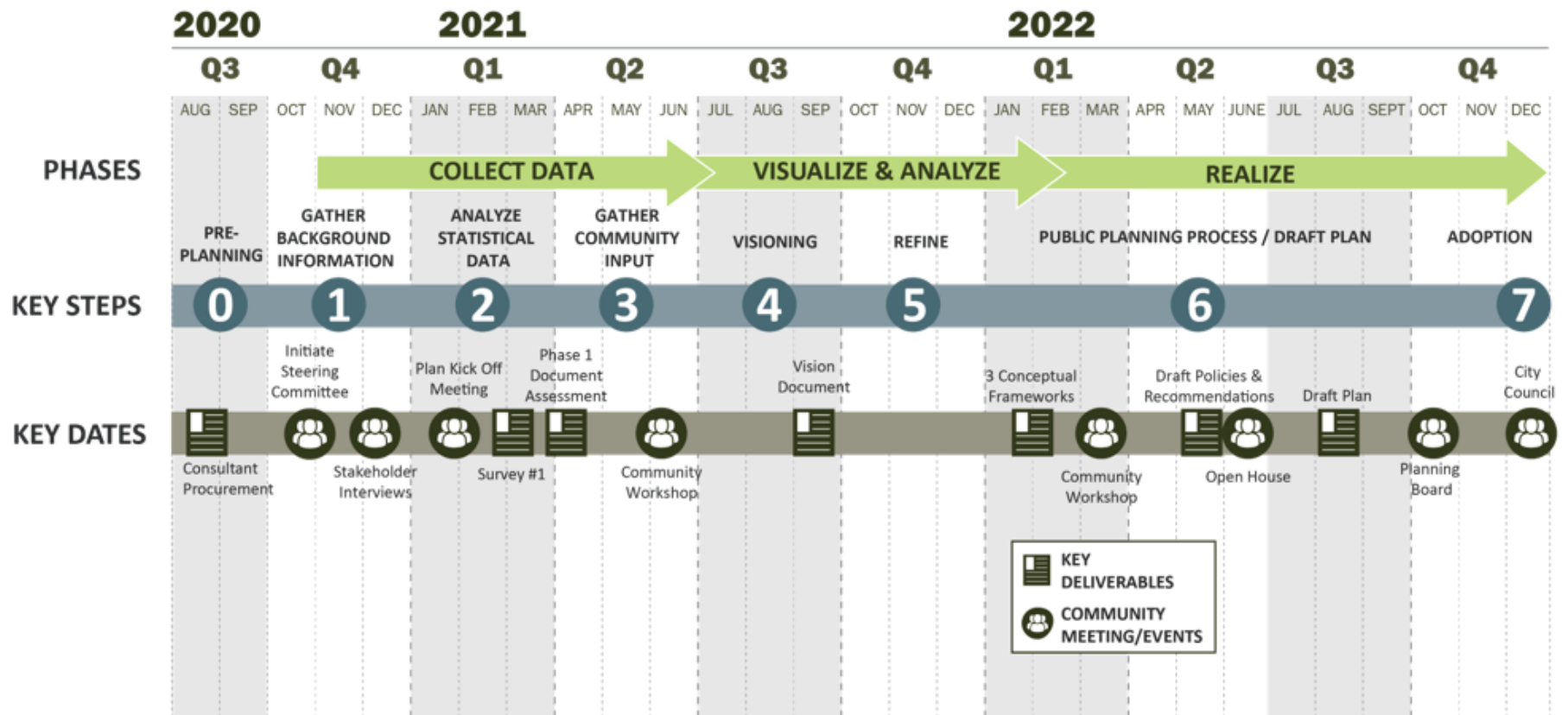
More than a golf course

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

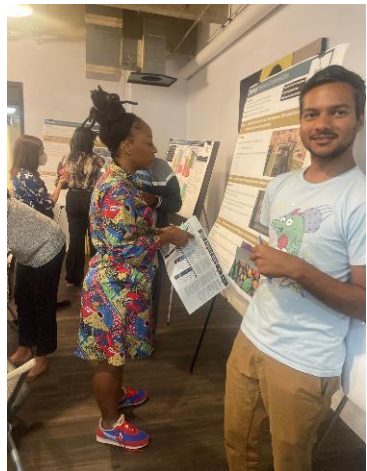
-  Create a large park and community gathering places
-  Preserve & add more trees to combat urban heat island effects
-  Add youth and recreational sports
-  Include affordable housing options, including for-sale options
-  Include space for grocery and fresh food choices
-  Create space for small local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



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



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

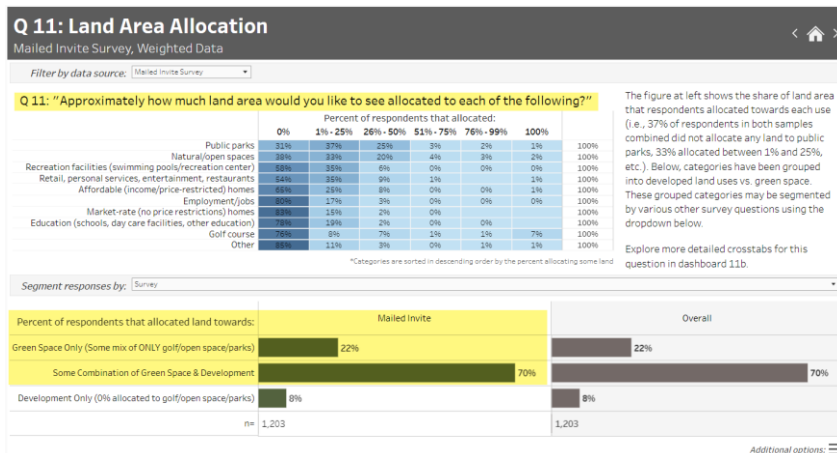


1,302
Completed
Mailed Surveys

1,388
Completed Online
Surveys

Community Surveys

- Survey provided options to indicate if they wanted 100% used as open space or park.
- Survey included multiple free-text fields to allow respondents to provide open comments in their own words
- View all survey data, including views by neighborhood, citywide, race, income, etc. at www.denvergov.org/parkhillgolfcourse



Q6: If you answered "Other" in the previous question, please specify:
In addition to the parks and recreation opportunities identified in the previous question, which of the following uses and services would you also want to see at this site, if any (check all that apply)

20% said none with the desire to keep the land undeveloped as open space or golf course or a park.



None of the above. All these things already exist in the surrounding communities. No commercial development needs to take place on this site! Make it a public park!

A golf course with a driving range

Solidarity economy housing, services, healthy food + agriculture, healing enterprises, community gathering places

None of these. It needs to remain open space.

Housing for homeless population

Golf course, music venue, park

Workshops and Open Houses



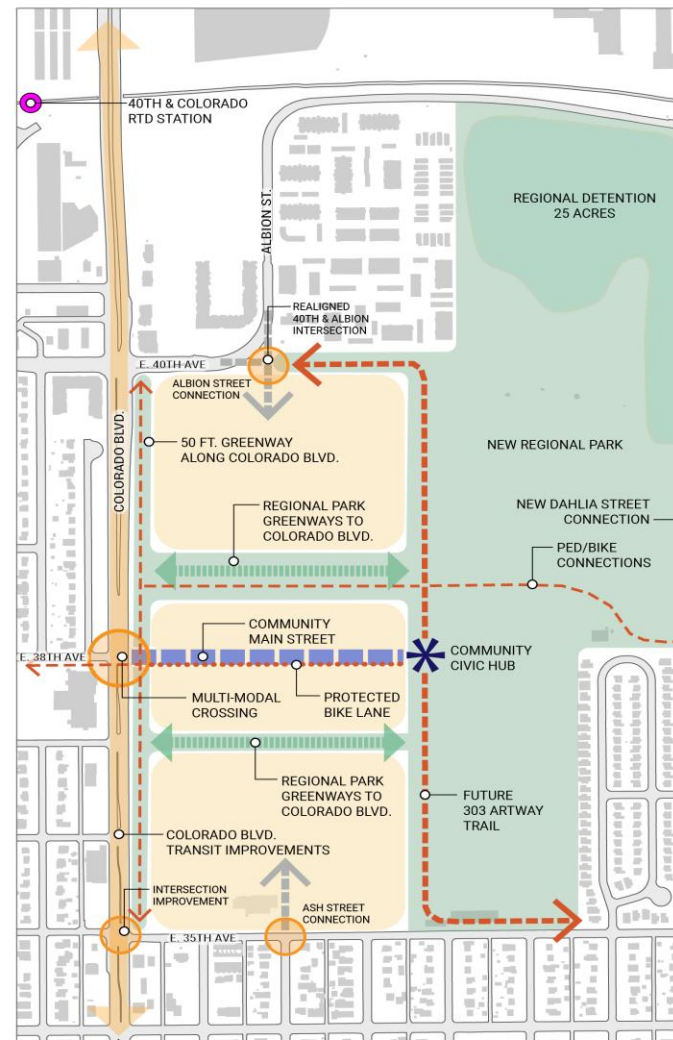
Targeted Outreach

- 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



Parks & Mobility

- More than 100 acres of park & open space, including new large park (p. 32)
- Explore improving and integrating stormwater detention area (p. 32, 37)
- Future Park Master Plan process to explore programming including aquatic amenities, fieldhouse (p.34)
- Connected park greenways open up views creating east west connections (p. 35)
- Improve Colorado Blvd, intersections, transit serving site
- New Dahlia Street Connection
- 303 Artway Heritage Trail for people biking/walking/rolling
- Discourage freight traffic on roadways



MOBILITY FRAMEWORK

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



Affordable Housing Recommendations

- For sale housing opportunities for 70% - 120% AMI (p.53)
- Permanent supportive housing for 0 – 30% AMI
- Integrated rental units serving 30% - 80% AMI
- Affordable senior housing opportunities
- Require at least 30% of all new affordable units created to be prioritized 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 with a specific focus on historically underserved communities (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)

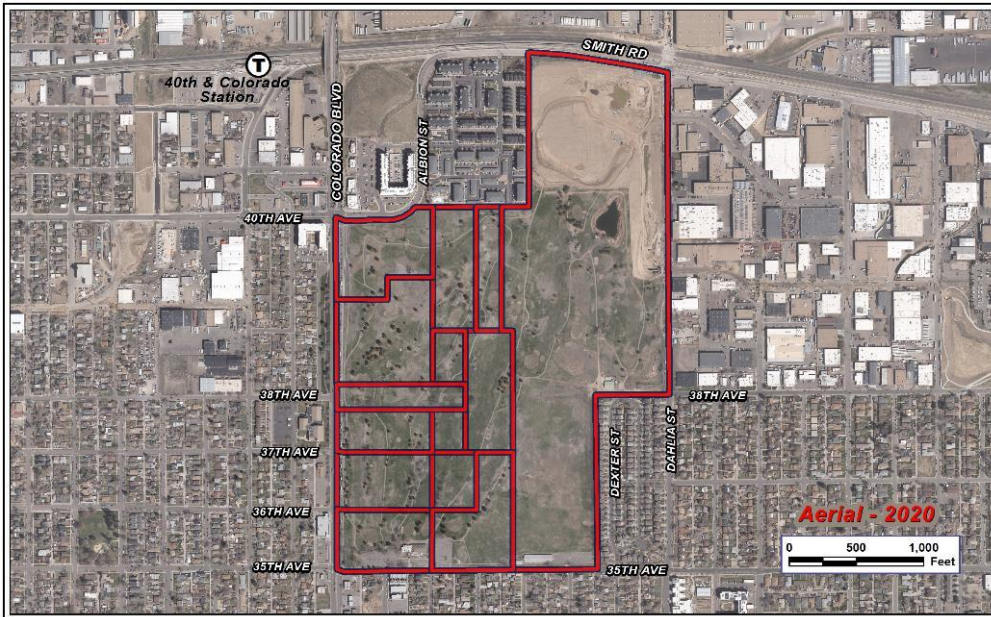


4141 E. 35th Ave. Zoning

2022I-00158

Request: OS-B to OS-A, C-MS-5 w/DO-8, C-MX-12, C-MX-8, C-MX-5,
C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers

Request: OS-A, C-MS-5 w/DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers



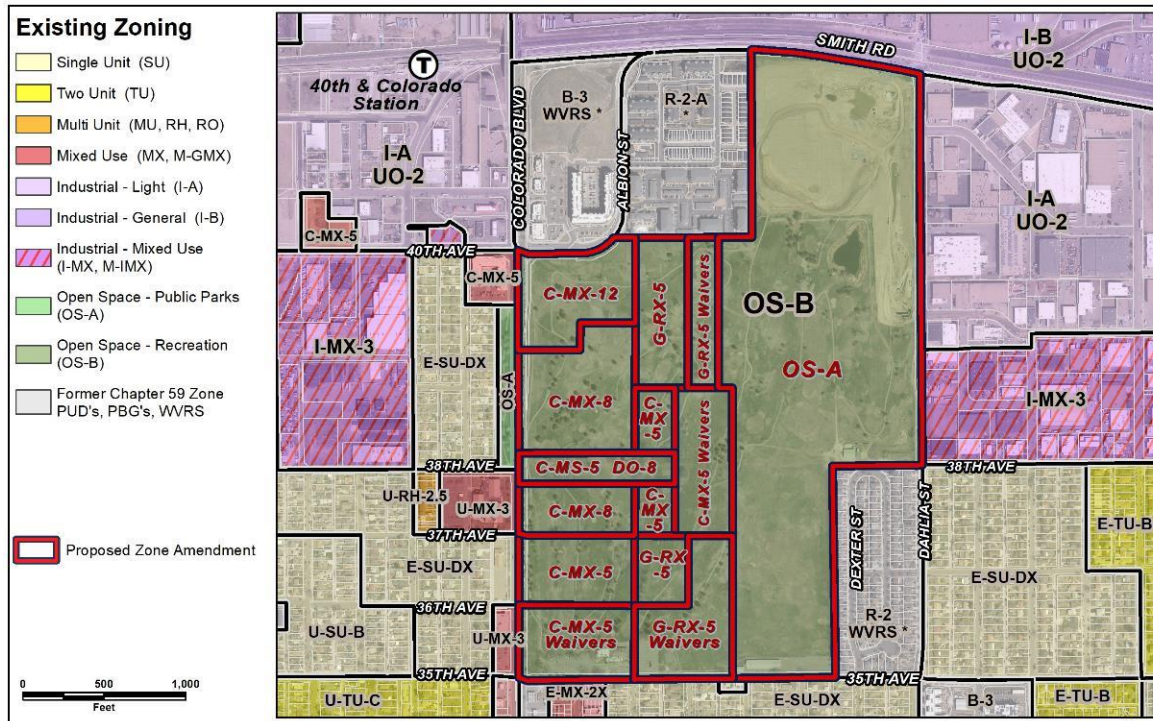
- **Location**
 - Approx. 155 acres
 - Private open space, former golf course
- **Request**
 - Rezoning from OS-B to OS-A, C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers, G-RX-5, G-RX-5 w/waivers
- **Proposal**
 - Public park and open space
 - Mixed-use development with varying heights from 4-12 stories
 - Residential and commercial uses

Request: C-MX-5 w/waiver and G-RX-5 w/waiver

Waivers

- Waives maximum permitted building height of 5 stories or 7 stories with incentives
- Waives maximum permitted building height of 70 feet or 95 feet with incentives
- Allows a maximum height of 4 stories or 55 feet
- Waives the right to use maximum height with incentives under Expanding Housing Affordability ordinance

Existing Zoning



- Current Zoning: OS-B
— Private park and open space

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Development Agreement

Development Agreement

Key priorities:

- Affordable housing
- Parks and public open space
- Funding for parks and infrastructure
- 303 Artway

Priorities shaped by community input received throughout the planning process



DA Commitments

Affordable Housing

- Construct at least 25% of total units as income restricted units (IRUs) – more than double what would be required under EHA
- Rental IRUs will be affordable to incomes ranging from 30% to 80% of Area Median Income, with an average affordability of no greater than 60% AMI
- For-sale IRUs will be affordable to incomes ranging from 70% to 120% AMI, with an average affordability of no greater than 100% AMI
- IRUs will include a minimum of 300 for-sale units. Minimum 100 for sale IRUs with 2 bedrooms or more and minimum 100 for sale IRUs with 3 bedrooms or more
- Commitments to build at least 60 senior IRUs, 40 permanent supportive housing IRUs, and 150 family rental IRUs
- Prioritization policy will apply to all units except permanent supportive housing IRUs
- Affordable projects with more than 50% IRUs at or below 80% AMI will be excluded from metro district debt mills
- Waiver of rights to height increases allowed under EHA

DA Commitments

Parks & Public Open Space:

- 100 acres of publicly accessible open space on-site. 80 acres transferred up front, with subsequent conveyances and easements expanding total to at least 100 acres
- \$20M from landowner to contribute to master plan, design, and construction of the park. Developer will cover cost of master plan and initial maintenance costs.
- Construction of 303 Artway Heritage Trail

Infrastructure:

- Construct safety improvement at key intersections along Colorado Blvd., reconstruction of 40th and Albion intersection
- Provide funding for city to construct Dahlia

Other Key Items:

- Requires landowner to rezone back to OS-B zoning if conservation easement is not lifted
- Commits the applicant to create private design standards and guidelines
- Addresses mechanics of lifting conservation easement, subject to citywide vote and in accordance with state law

Metro Districts

District Details

- Districts are a financing mechanism to facilitate the development of the former Park Hill Golf Course.
 - The Districts are organized to work with one another to finance the construction of the public improvements servicing the development. The Districts also provide the ongoing operation and maintenance of the public improvements not otherwise dedicated to the City or another governmental entity.
- 5 total metro districts
 - 2 “financing districts” will serve the residential properties.
 - 2 “financing districts” will serve the commercial properties.
 - 1 “maintenance district” will serve and overlay the entire site.
- Applicant is using the Model Service Plan with small deviations.

Service Plan Highlights

- Anticipated public improvements investment is approximately \$84.6M in 2022 dollars and includes:
 - Street and right of way improvements, water services, storm drainage improvements, sanitary sewer and wastewater, traffic and street safety, landscaping and recreation, and a parking garage.
- Currently the Districts are anticipated to own and maintain certain portions of the public improvements including:
 - Street trees and plantings, the project's plaza, irrigation system, fiber optic conduit system, open spaces, trails, and parks (in conjunction with City), and parking garage.
- District will be required to follow the City's standard contracting requirements including:
 - Public bidding of construction contracts, prevailing wages and minimum wages, small and disadvantaged business enterprises, equal employment and discrimination, Public Art.

Service Plan Highlights Continued

- Districts are required to record a disclosure notice on all property to be included in the district.
 - Disclosure notice informs property owners of existence of Districts, the purpose of the Districts, the calculation of District taxes, and disclosure of any issued District debt.
- District's restricted and prohibited services:
 - Covenant control, eminent domain, fire protection services, public safety services, receiving grants from governmental agencies, golf course construction, residential solid waste collection, sales and use tax exemptions, sub-district creation, TV relay and translation, water rights, joining or creating any authorities.

Mill Levy and Tax Revenues

- District application within DOF policy for debt mills.
- District application exceeds the DOF policy for O&M mills due to the “Maintenance District” and “Financing District” stacking.
- At full mill levy imposition, an average residential unit in the project is anticipated to pay an additional \$2,243 in property taxes, and an average commercial property is anticipated to pay an additional \$70,688 in property taxes.
- **Affordable projects with more than 50% IRUs at or below 80% AMI will be excluded from metro district financing district mills**

Park Hill MDs			
Additional Mills and Taxes Due to Metro District			
	Policy	Request	Difference
Average Residential Market Value*/Unit at \$496,559			
Aggregate Mill Levy:			
Debt plus O&M	50	60	10
Aggregate Mill Levy Tax \$	\$1,726	\$2,071	\$345
Regional Mills	5	5	0
Regional Tax \$	\$173	\$173	\$0
Total	55	65	10
	\$1,898	\$2,243	\$345
O&M Mills (included in above figures)	10	15	5
O&M Tax \$ (included in above figures)	\$345	\$518	\$173
Average 10,000 Sq.Ft. Commerical Uses at \$3,750,000 Market Value*			
Aggregate Mill Levy:			
Debt plus O&M	50	60	10
Aggregate Mill Levy Tax \$	\$54,375	\$65,250	\$10,875
Regional Mills	5	5	0
Regional Tax \$	\$5,438	\$5,438	\$0
Total	55	65	10
	\$59,813	\$70,688	\$10,875
O&M Mills (included in above figures)	10	15	5
O&M Tax \$ (included in above figures)	\$10,875	\$16,313	\$5,438
* Average Market Values based on Applicant's Development Projections			

Referred Ballot Measure

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

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 publicly accessible parks and open space and residential and commercial uses, including affordable housing, community-serving retail and other purposes?”

What if voters don't approve the measure?

- 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
- Property must return to golf related uses, as required by the conservation easement & settlement agreement

Tentative Schedule

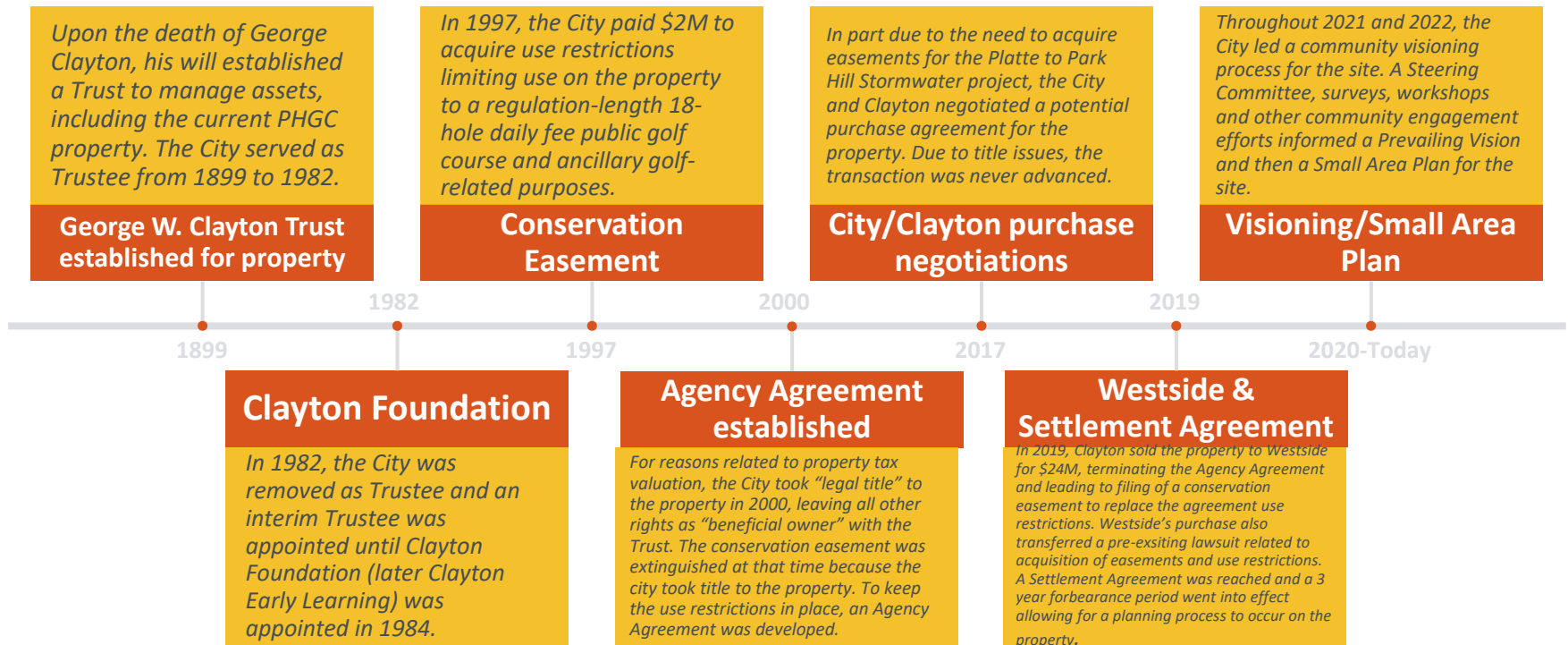
- Oct 25: LUTI Info Item

	Small Area Plan	Zoning	Met Districts*/DA/Ballot question
LUTI	11/8	12/13	12/13
Mayor-Council	11/15	Skip	12/20
1 st Reading	11/28	12/19	1/17
Final/Hearing* as Needed	12/5*	1/23*	1/23

Appendix

Park Hill Golf Course History/Timeline

City Involvement with the Site



Where we are today

PARK HILL GOLF COURSE PLANNING PROCESS



Open Space Concept Plan



Community Benefits Agreement (CBA)

(City is not a party to this agreement; info for reference only)

- The CBA Working Group is still in the process of finalizing the asks they will be making of Westside Investment Partners
- All of the CBA Working Group's requests are grounded in the community values that emerged from the Community Voice Report and are centered on:
 - affordable housing;
 - housing for a diverse community inclusive of race, ethnicity, age, and household size;
 - retail opportunities that promote small and minority businesses;
 - support for healthy food options;
 - inclusive public spaces; and
 - year round recreational facilities for children.
- For more information please refer to the Community Benefits Agreement webpage at <https://dmcimpact.org/our-impact/phgc-cba> or email Mary Coddington

Conservation Easement

- In 1997, the city paid The George W. Clayton Trust \$2 million to acquire conservation easement limiting the use of the land to an 18-hole public golf course with daily fee
- Any additional uses should be accessory or incidental to the golf-related use or unrelated recreational uses which cannot be detrimental to the golf-related use
- A vote of eligible voters is required to remove the easement

Small Area Plan

Surrounding Context



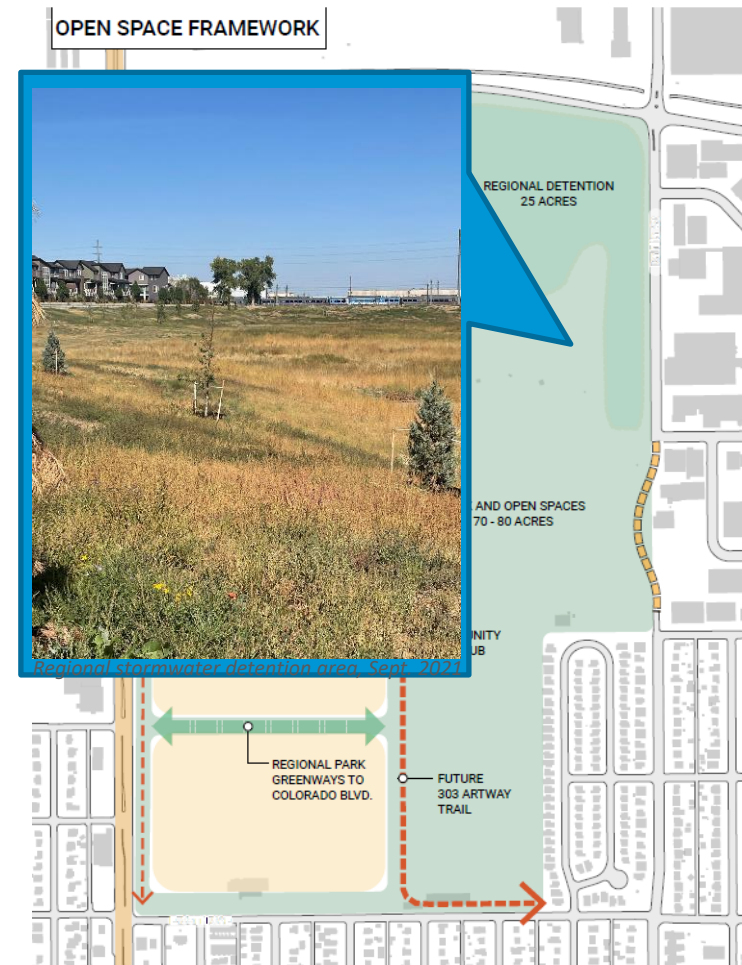
Image source: google maps, 2022

Integrated Stormwater Opportunities

- Study the existing detention and look for opportunities to soften the edges, incorporate recreation and natural habitat (Policy Q5, p. 37)



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



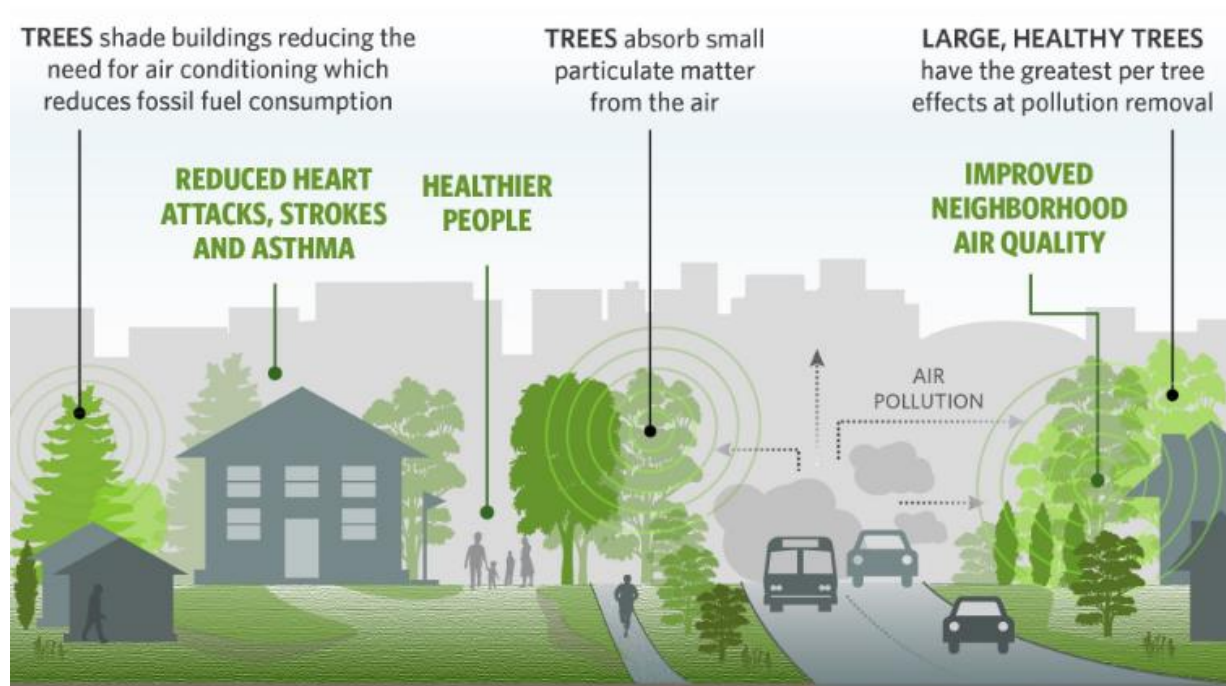
Community-Based Fresh Food Solutions

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



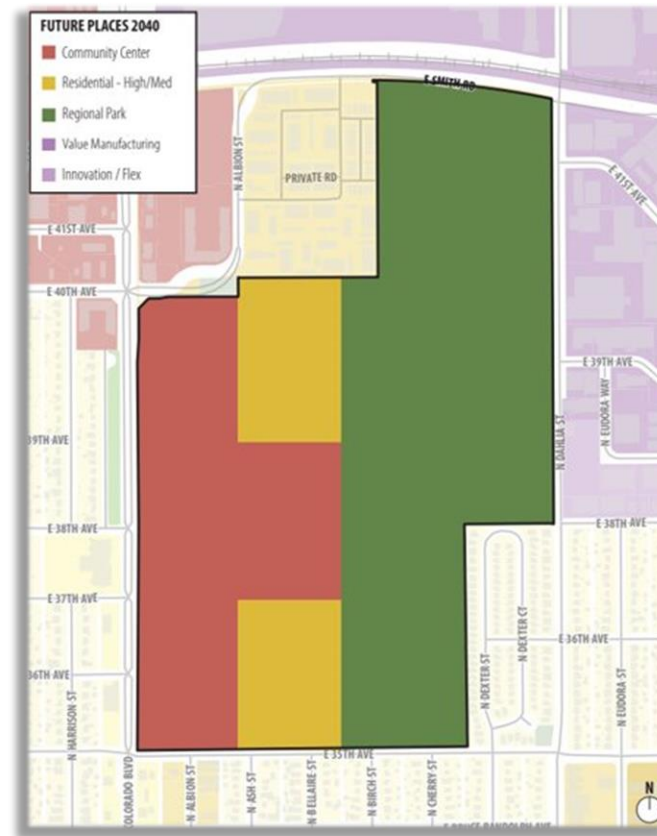
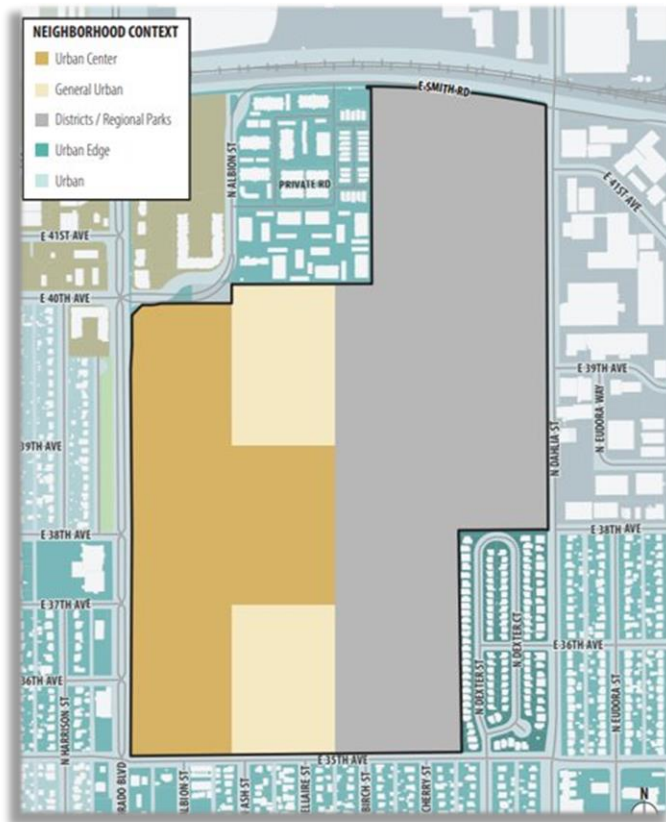
Planting Urban Trees, Better Air Quality

- 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)



Source: The Nature Conservancy, Erica Simek Sloniker

Future Context and Places Recommendations



PHGC Plan,
p. 40 - 43

Design Quality Recommendations

- D3.C – Apply 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.

Waivers to achieve max height recommendations
Promote thoughtful transitions between park and private development by ensuring the relationship between the height of the buildings and spaces is appropriate (p. 53)



Other Community Input

- Online comment card allows community to comment on project anytime, when it makes sense for their schedule
- Over 400 people weighed in via email or through the comment card between January 2021 – October 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 bar at 0%, a "Tell us what you think!" heading, and instructions to submit comments or questions about the draft "Park Hill Golf Course Area plan." The form contains a large text area for comments, a "Name" field, an "Email Address" field, and a question about receiving email updates. Navigation buttons for "Back", "Save", and "Continue" are at the bottom, along with a "Powered by OpenForms" watermark.

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 outreach

Intentional outreach to nearby residents:

- Bilingual postcards and mailers
- Targeted work by community navigators



Consistency with *Comprehensive Plan 2040*



Equitable, Affordable, & Inclusive
8 Goals, 18 Strategies



Environmentally Resilient
6 Goals, 11 Strategies



Strong & Authentic Neighborhoods
9 Goals, 21 Strategies



Healthy & Active
3 Goals, 7 Strategies



Connected, Safe, & Accessible
8 Goals, 17 Strategies



Economically Diverse & Vibrant
4 Goals, 10 Strategies

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.

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

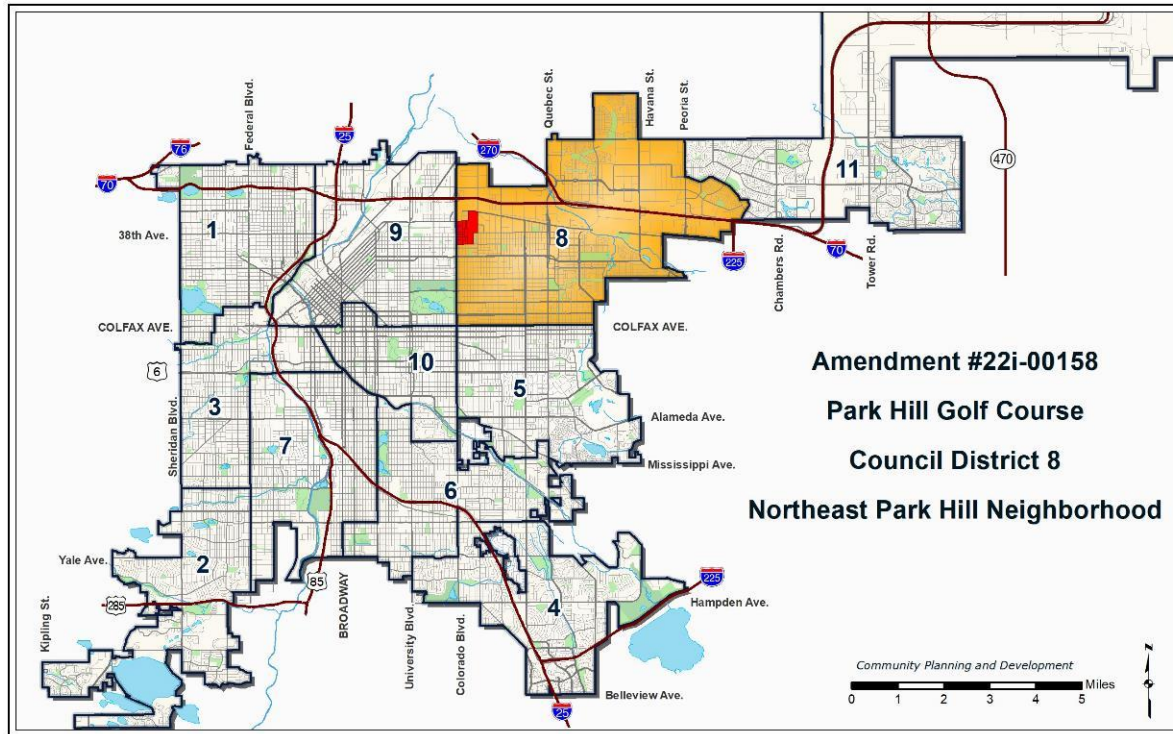
Long Term View

The Park Hill Golf Course Area Plan:

- creating a new mixed-use community and a network of public open space, including a significantly-sized park.
- directing future growth to areas designated as a community center and high-medium residential places that are served by transit.
- This vision will take many years to fully achieve.

Zoning

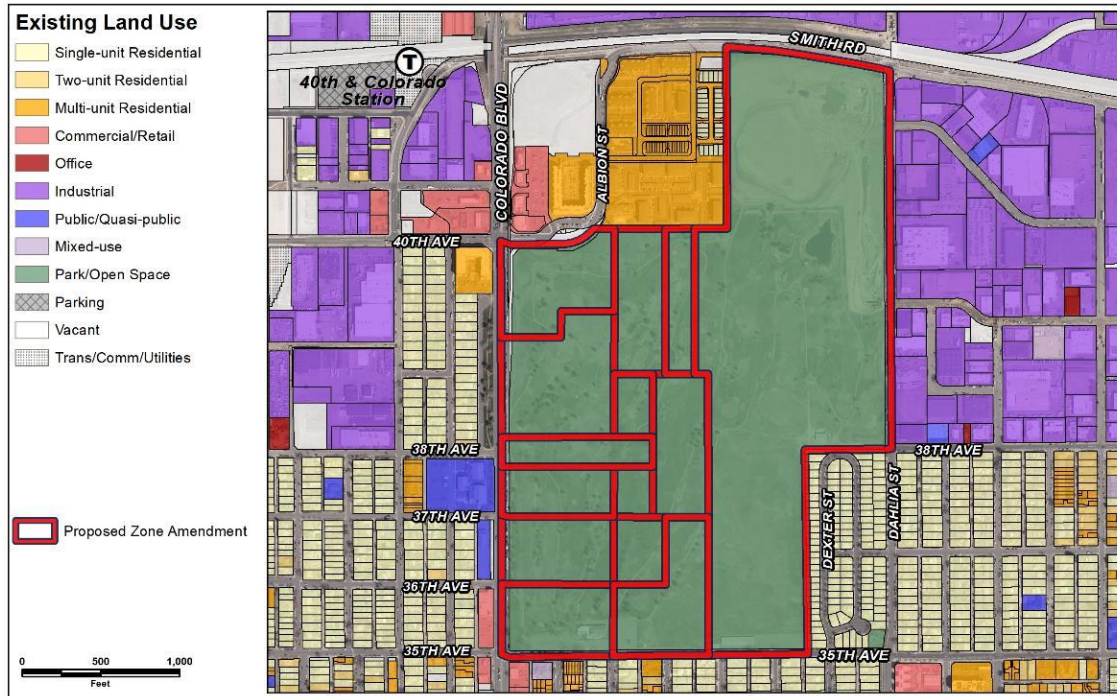
Council District 8: Chris Herndon



Large Development Review

- LDR was determined to be applicable
 - Circumstances warranted a master framework process
 - Land use, open space, housing and infrastructure could not be resolved through other regulatory processes
 - Land is subject to a conservation easement
- Proposed Large Development Framework includes
 - Small area planning process
 - rezoning,
 - Infrastructure master plan
 - Subdivision
 - Development agreement

Existing Land Use



Land Use: Former private golf course

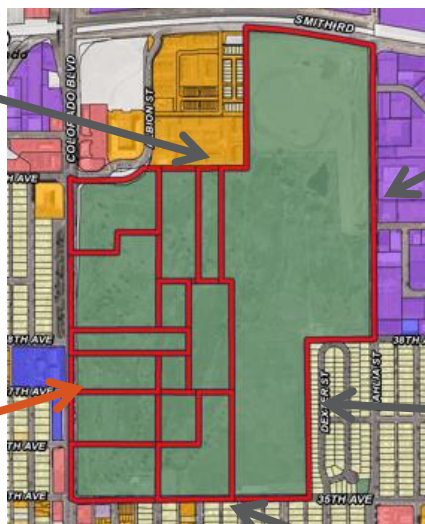
Surrounding Land Uses:

- Single-Unit Residential
- Industrial
- Public/Quasi-Public
- Multi-unit Residential
- Commercial/Retail

Existing Building Form/Scale



Subject Property



Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan*
- *Park Hill Golf Course Small Area Plan*

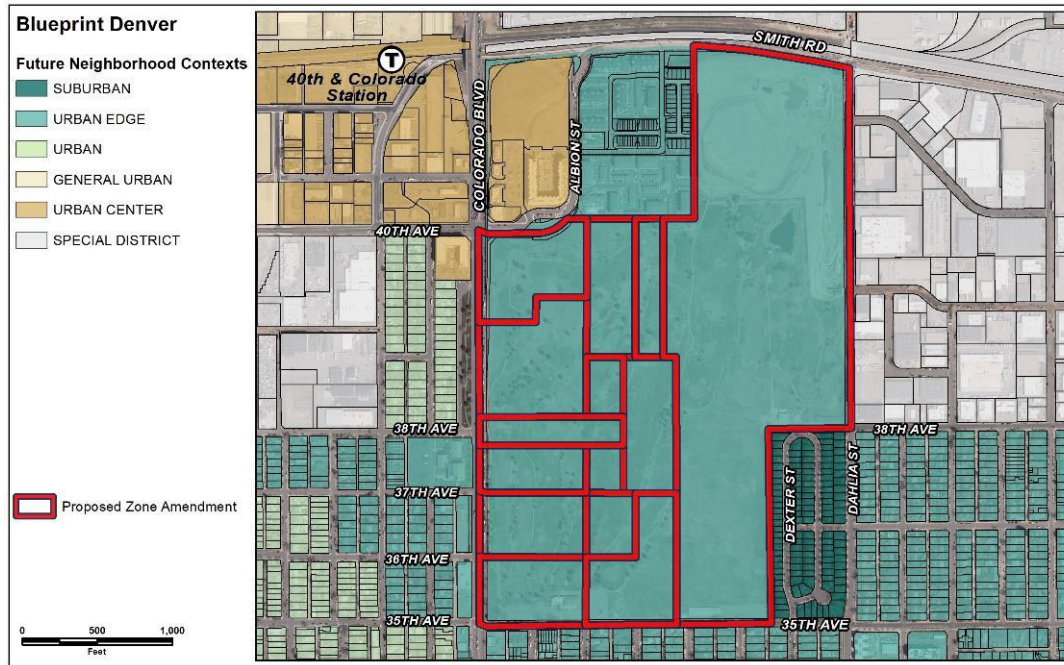
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

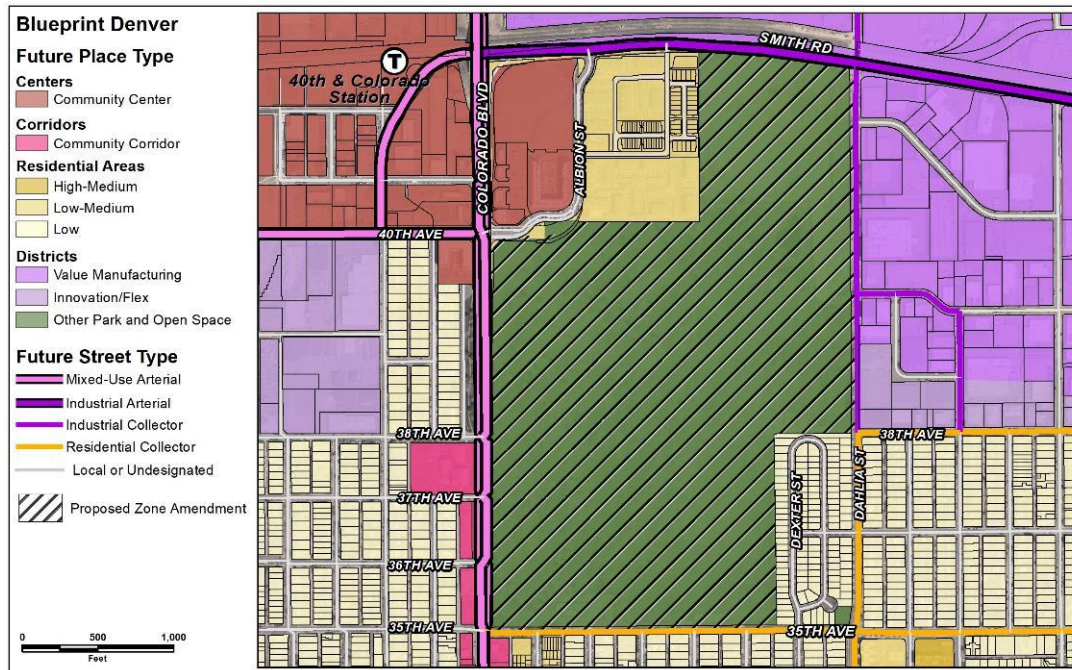
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Edge**
 - Elements of both the Urban and Suburban contexts
 - Small multi-unit residential and commercial areas embedded in 1- and 2-unit areas

Consistency with Adopted Plans: Blueprint Denver 2019



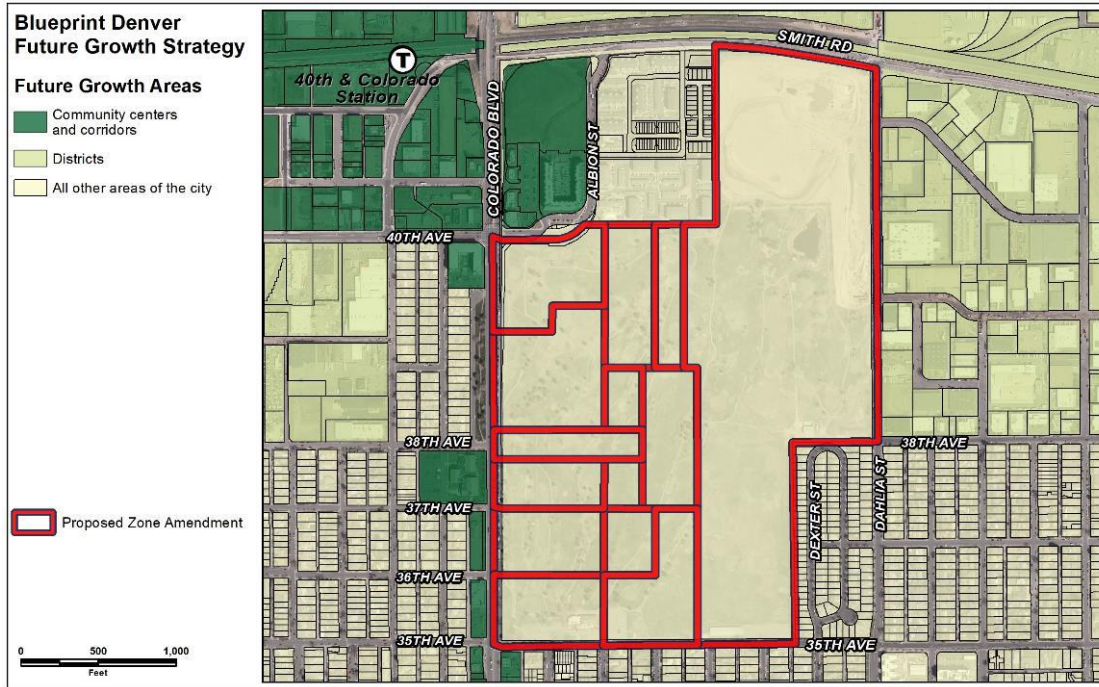
- **Other Park and Open Space**
 - Privately-owned parks and open spaces
 - Some are publicly accessible and others – like golf courses – are not
 - When a large private space is planned to change, the community should be engaged in planning for the future vision of the site

Consistency with Adopted Plans: Blueprint Denver 2019



- Colorado Blvd: Mixed Use Arterial
- Smith Rd: Industrial Arterial
- 35th Ave: Residential Collector
- Albion St: Local

Consistency with Adopted Plans: Blueprint Denver



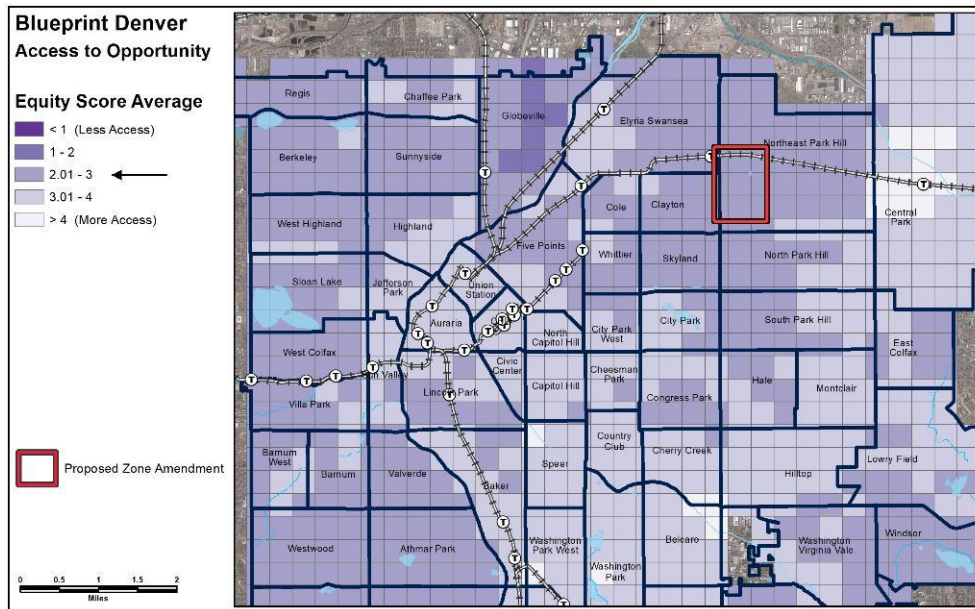
- **Growth Areas Strategy: All other areas of the city**
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Land Use & Built Form, General Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.

Strategy B: Limit the use of site-specific, customized zoning tools – such as Planned Unit Developments (PUDs) and waivers/conditions – to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area (p. 73).

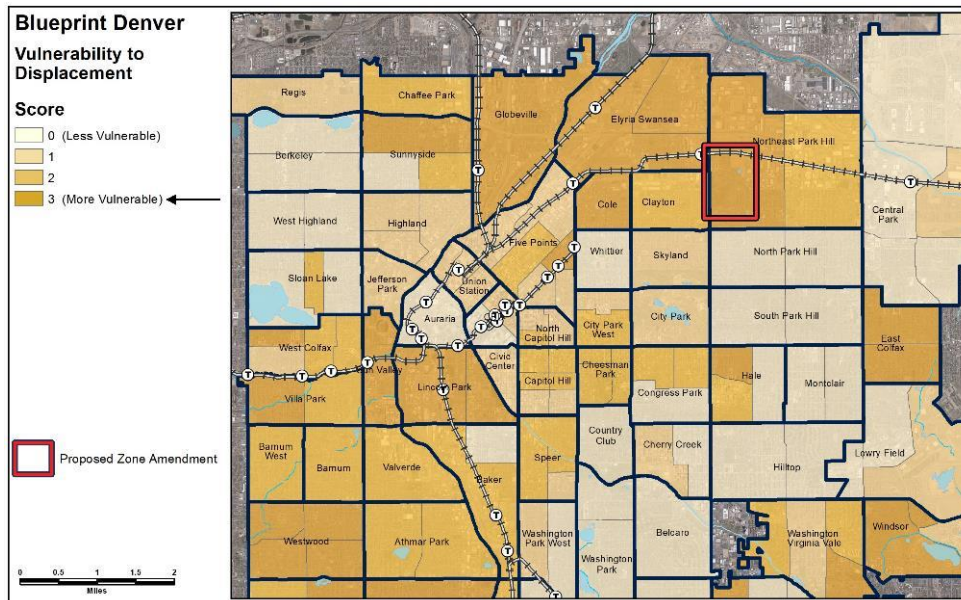
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to grocery stores and centers and corridors
 - Less equitable in childhood obesity and life expectancy
- Proposed rezoning will enable a mixed-use development bringing more amenities to the area
- Development agreement includes provisions for affordable housing and 100 acres of publicly accessible park/open space

Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

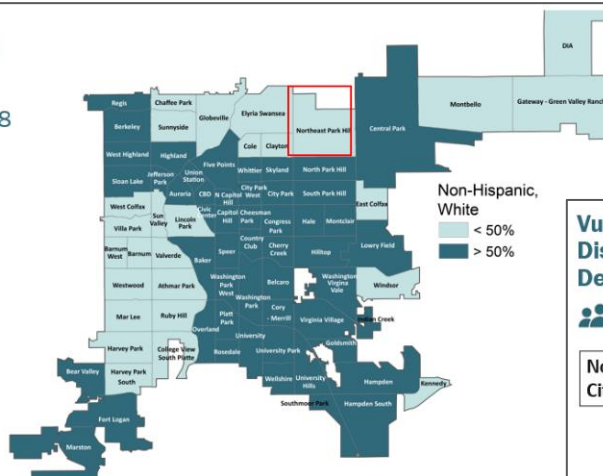
- More vulnerable, based on all three metrics:
 - Educational attainment
 - Median household income
 - Percent renter-occupied
- Applicant is developing a high impact affordable housing compliance plan
 - 25% of total units as income restricted units (IRUs)
 - IRUs include rental units at lower AMI levels, including 30%
 - IRUs also include for sale units with two to three bedrooms

Consistency with Adopted Plans: Blueprint Denver

Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2018

Northeast Park Hill: 25.01%
Citywide: 53.7%



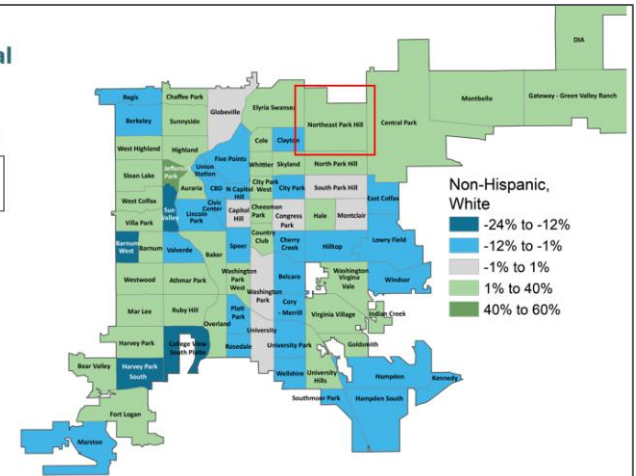
Racial Composition

- Greater increase in white, non-Hispanic population than citywide

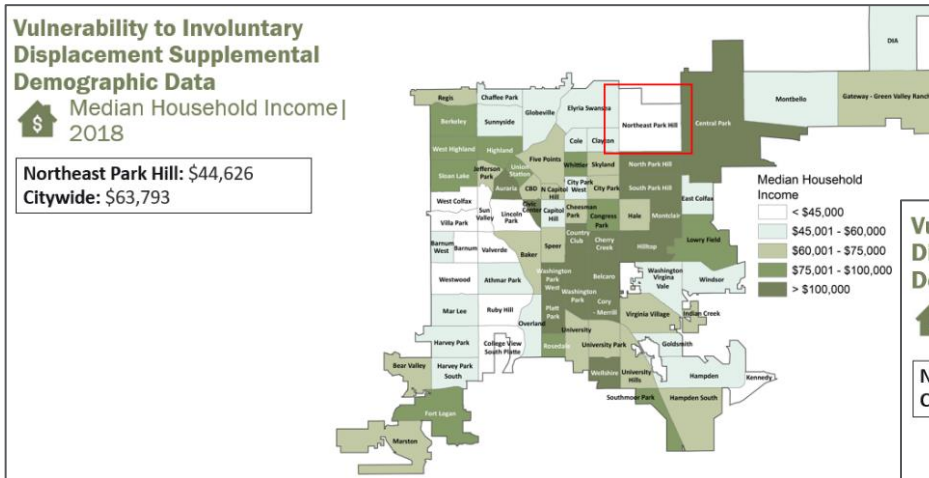
Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2015-2018 (% Change)

Northeast Park Hill: 25.81% ↑
Citywide: 1.13% ↑

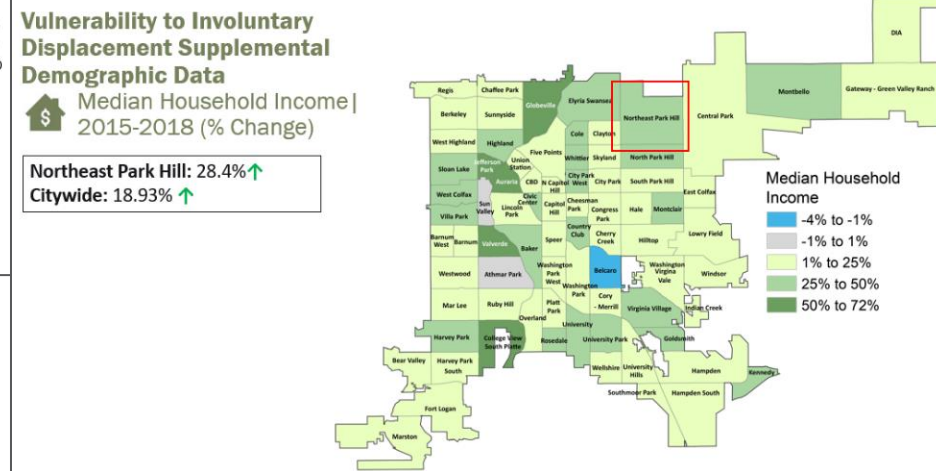


Consistency with Adopted Plans: Blueprint Denver



Median Household Income

- Lower median income but higher percent change than citywide

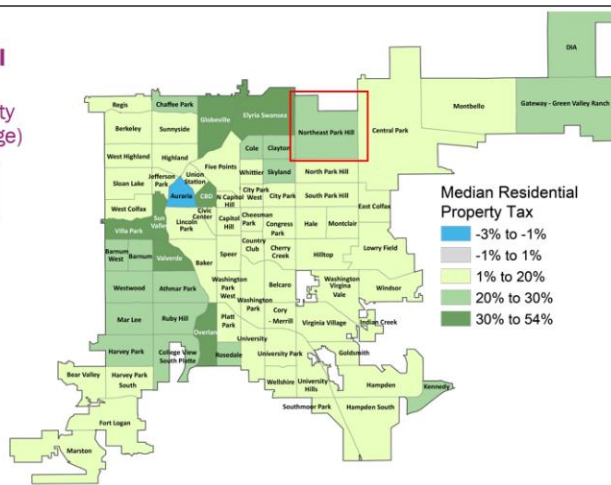


Consistency with Adopted Plans: Blueprint Denver

Vulnerability to Involuntary Displacement Supplemental Housing Market Data

Median Residential Property Tax | 2018-2020 (% Change)

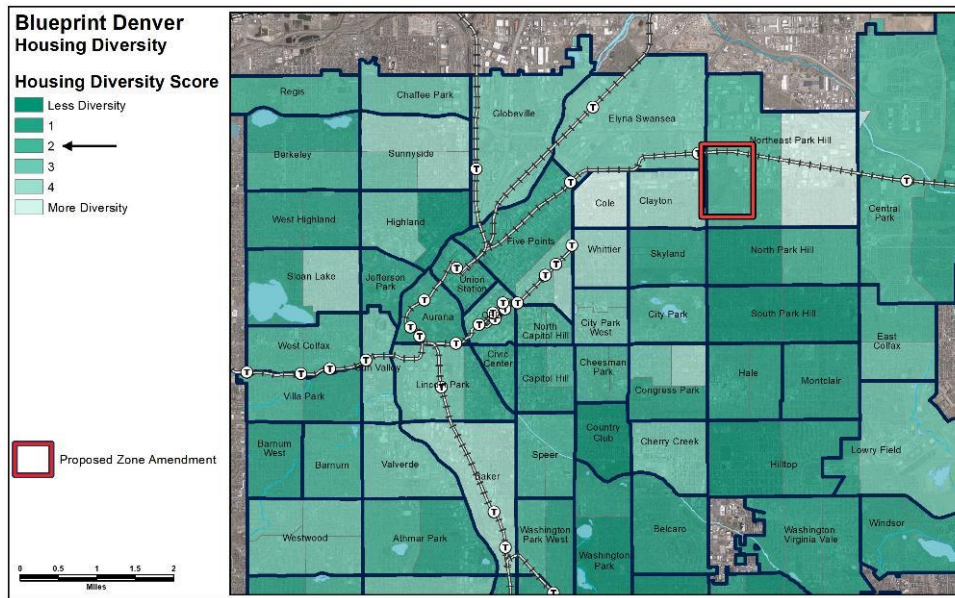
Northeast Park Hill: 26.16% ↑
Citywide: 7.63% ↑



Median Residential Property Tax

- Greater increase in residential property tax than citywide

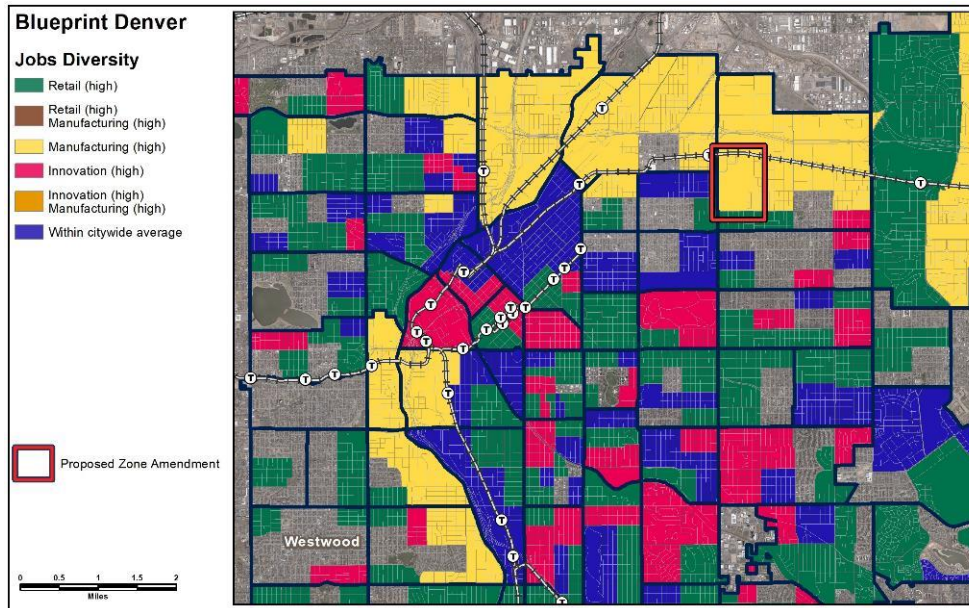
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Below average diversity based on three of five metrics:
 - Housing costs
 - Mix of rented and owned homes
 - Bedroom counts in homes
- Proposed development agreement includes income restricted units, including for-sale units with two and three bedrooms

Consistency with Adopted Plans: Blueprint Denver



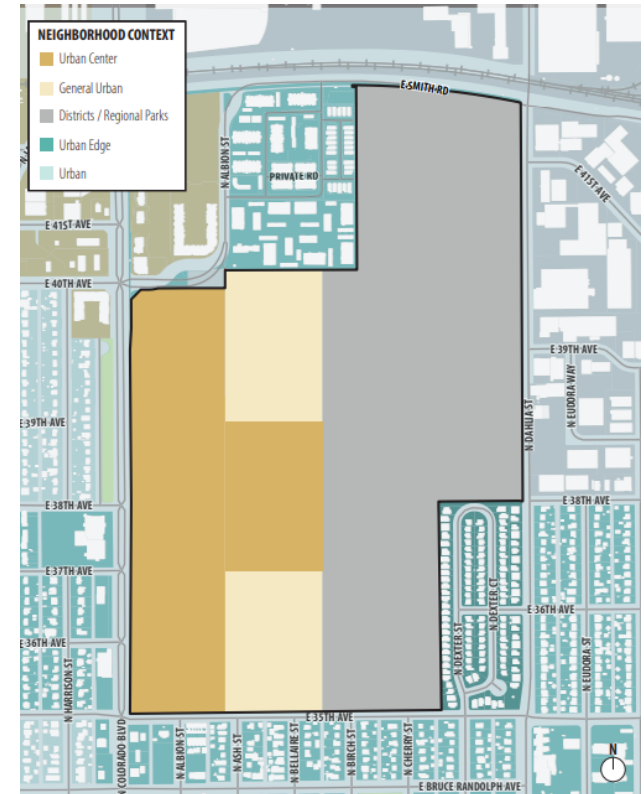
Jobs Diversity

- Higher proportion of manufacturing jobs
- Proposed rezoning will allow for various commercial, office, and retail jobs

Consistency with Plans: Park Hill Golf Course Small Area Plan

Future Neighborhood Context

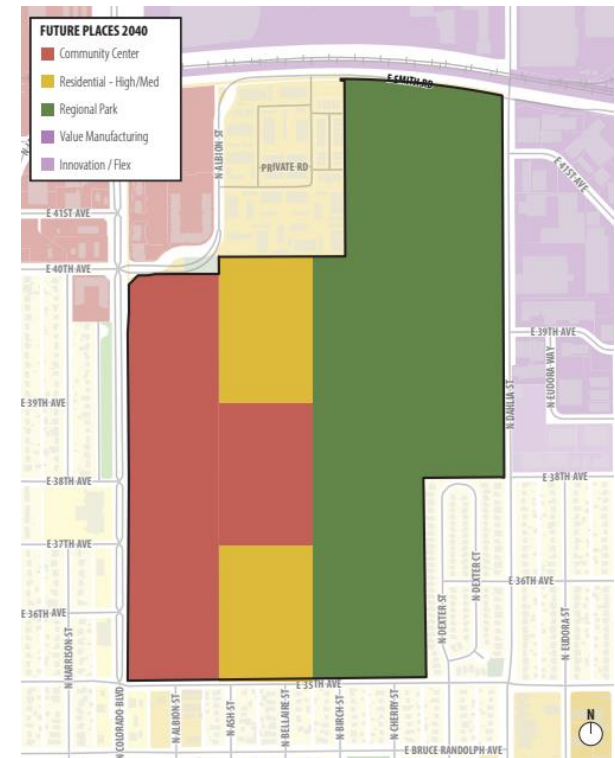
- **Urban Center**
 - Proposed zoning is C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers
 - High mix of uses where the highest densities are planned
 - Includes multi-story, mixed-use building forms located close to streets
- **General Urban**
 - Proposed zoning is G-RX-5 and G-RX-5 w/waivers
 - Higher-density development like larger multi-story residential buildings
 - Serves as a transition between Urban Center and District contexts
- **Districts/Regional Park**
 - Proposed zoning is OS-A – public park/open space
 - Specifically designed purpose, such as regional park



Consistency with Plans: Park Hill Golf Course Small Area Plan

Future Places

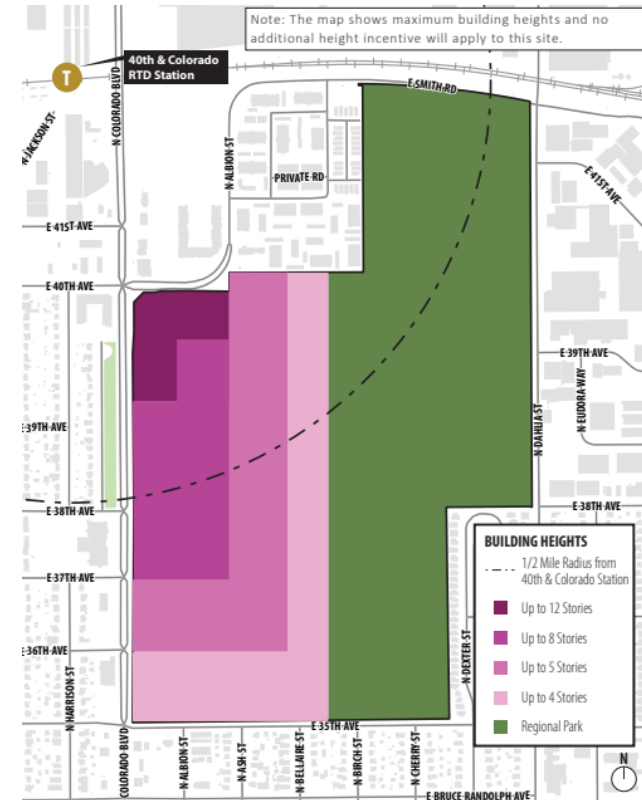
- **Community Center**
 - Proposed zoning is C-MS-5 DO-8, C-MX-12, C-MX-8, C-MX-5, C-MX-5 w/waivers
 - Mixed-use place typically oriented around a shared space or set of spaces
 - Good mix of office, commercial and residential uses
- **Residential – High/Medium**
 - Proposed zoning is G-RX-5 and G-RX-5 w/waivers
 - Predominately multi-unit buildings located closer to centers
 - Focus is residential, but neighborhood-serving uses may be found
- **Regional Park**
 - Proposed zoning is OS-A – public park/open space
 - Provide large scale public open space, recreation and event locations



Consistency with Plans: Park Hill Golf Course Small Area Plan

Maximum Building Heights

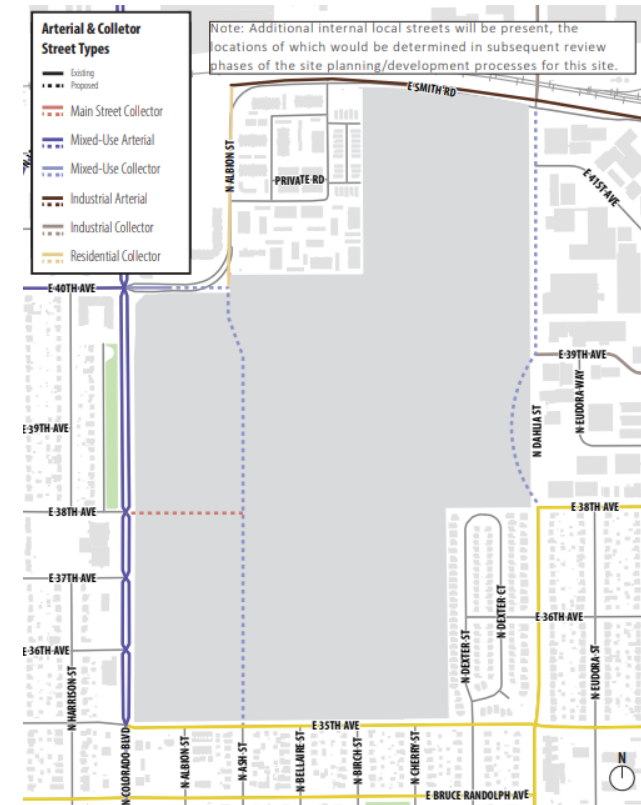
- Up to 12 stories
 - Proposed zoning is C-MX-12
 - Corner of 40th and Colorado
- Up to 8 stories
 - Proposed zoning is C-MX-8 and C-MS-5 DO-8
- Up to 5 stories
 - Proposed zoning is C-MX-5 and G-RX-5
- Up to 4 stories
 - Proposed zoning is C-MX 5 w/waivers and G-RX-5 w/waivers
 - Waivers allow a maximum of 4 stories in height
- No additional incentive height will apply to subject property



Consistency with Plans: Park Hill Golf Course Small Area Plan

Future Street Types

- Colorado Blvd: Mixed Use Arterial
- E. 35th Ave. & Albion St: Residential Collector
- E. 40th Ave. & Dahlia St: Mixed Use Collector
- New Connection between Ash and Albion: Mixed Use Collector
- E 38th Ave Connection: Main Street Collector



Consistency with Plans: Far Northeast Area Plan

Policy Recommendations

The proposed OS-A district will facilitate the creation of a new park:

- Quality of Life, Strategy 1.A: Establish 70-80 acres of contiguous park space that can support a spectrum of recreational activities and serve as a place of connection for the surrounding neighborhoods

The proposed C-MX-12, C-MX-8, C-MS-5 DO-8, C-MX-5, C-MX-5 w/waivers allow for the height of the site to transition from the northwest corner to the east and south:

- Land Use, Strategy 2.A: Transition building height and intensity from highest in the northwest of the site, closest to 40th and Colorado rail station, to lowest at the south and east, closest to existing neighborhoods and future regional park.

Consistency with Plans: Far Northeast Area Plan

Policy Recommendations

The proposed C-MS-5 w/DO-8 includes a design overlay that would allow a pedestrian-oriented, active main street with enhanced design standards:

- Design Strategy 3.A: Promote design of a future neighborhood main street that encourages an enjoyable experience through engaging and active uses, such as shops and restaurants located at the street level adjacent to sidewalks and open spaces.
- Design Strategy 3.B: Ensure main street building designs have a strong connection between sidewalks, open spaces, and building activities, which could include design elements such as window and specific first-floor building heights to create engaging storefronts.
- Design Strategy 3.C: Encourage the application of a custom zoning tool like a design overlay to promote an active mix of uses at the street level.

Consistency with Plans: Far Northeast Area Plan

Policy Recommendations

The proposed C-MS-5 w/DO-8, C-MX-5 w/waivers, and G-RX-5 w/waivers uses customized zoning for a design overlay and waivers to achieve a maximum building height of 4 stories:

- Design 4.B: Consider additional regulatory tools to promote specific design outcomes such as buildings designed to incorporate variation in height/scale, open-up views from the regional park or integrate an active and engaging street frontage. Potential regulatory tools could include:
 - Customized zoning solutions such as a design overlay to achieve street level activation.
 - Customized zoning solutions such as waivers to achieve maximum height recommendations.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Implements the Park Hill Golf Course Small Area Plan
- Facilitate the creation of a new public park, which may lead to better health outcomes
- Mixed-use districts will allow for an increase in employment and housing options

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or Changing Conditions:
 - Park Hill Golf Course Small Area Plan
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

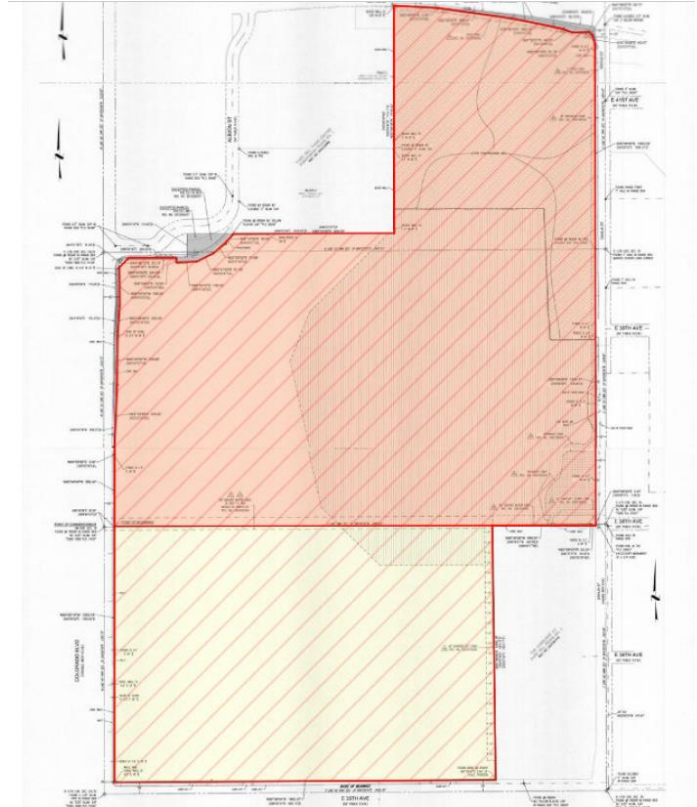
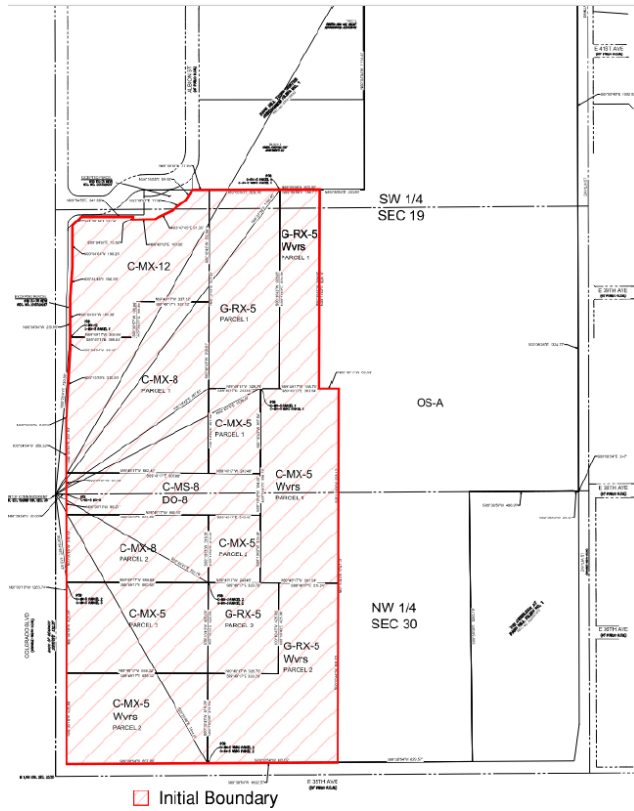
Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
 - OS-A zone district is intended to
 - **Protect and preserve public parks owned, operated, or leased by the city and managed by DPR**
 - C-MS-5 w/DO-8
 - Applies primarily to collector or arterial street corridors or may be embedded in larger sites where a building scale of 2-5 stories is desired
 - Encourage neighborhood mixed-use areas that support nonresidential active uses at the street levels, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential dwellings
 - C-MX-12, C-MX-8, C-MX-5, and C-MX-5 w/waivers
 - To enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods
 - G-RX-5 and G-RX-5 w/waivers
 - Applies to residentially dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired

Metro Districts

Location



Service Plan Financial Highlights

Mill Levy	Financing Districts	Maintenance District	Combined	Policy	Difference
Aggregate Mill Levy Cap	50.000	10.000	60.000	50.000	10.000
O&M Mill Cap*	5.000	10.000	15.000	10.000	5.000
Debt Mill Cap	45.000	N/A	45.000	50.000	-5.000
Regional Mill Levy Authority	5.000	N/A	5.000	5.000	0.000
* O&M Mill Levy can be 50 mills for the Financing Districts until such time as a Debt Mill Levy is imposed, at which time the O&M Mill Levy Cap drops to 5 mills.					

- Debt Mill Levy Imposition Term.
 - The Districts can only impose a Debt Mill Levy for 40 years after its first imposition.
- Mill Levy imposition restriction.
 - Service Plan requires the District to enter an IGA with the City if the development project has not received “Development Approvals”.

Service Plan Financial Highlights

- Financing Plan anticipates two series of bond issuances.
 - ~\$58M issuance in 2023
 - Estimated ~\$41M of proceeds to be used for the project fund to pay for public infrastructure, the difference is used for capitalized interest, cost of issuance and a surplus deposit.
 - ~\$115M issuance in 2033
 - 2033 issuance will refinance the 2023 issuance and provide additional project funds, reserve funds, and pay for the cost of issuance.
 - In total the 2 debt issuances are anticipated to generate approximately \$90M of proceeds to pay for public improvement infrastructure.
- The Financing Plan indicates the District will be able to fully amortize the anticipated debt issuances within the 40-year debt mill levy imposition term limit.

Differences from Model Service Plan

1. Maximum mill levy imposition.
 - Request for 60 mills
 - Policy is a limit of 50 mills.
2. “Development Approval” definition.
 - Development Approval to be as soon as the election approval eliminating conservation easement.
 - Policy states Development Approvals is “satisfaction of all requirements from CPD placed upon project as part of LDR or other development process as may be applicable for the project.”
3. Regional Mill Levy Term
 - Request is for a 25-year term.
 - Policy is for a 15-year term.