



TO: Denver Planning Board, Joel Noble, Chair
FROM: Courtney Levingston, AICP, CPD Planning Services
DATE: October 12, 2022
RE: Park Hill Golf Course Area Plan

Community Planning and Development is pleased to submit the Planning Board draft of [Park Hill Golf Course Area Plan](#) for your consideration and approval as a supplement to *Comprehensive Plan 2040*. This memorandum documents the plan contents and process based on the three criteria established in *Comprehensive Plan 2040*:

1. An inclusive community process was used to develop the plan.
2. The plan is consistent with the vision, goals and strategies of *Comprehensive Plan 2040*.
3. The plan demonstrates a long-term view. (p.23)

The memo concludes with the staff recommendation to the Denver Planning Board.

1. Inclusive Community Process

The *Park Hill Golf Course Area Plan* is based on an 18-month public engagement process, as described below:

- **Community Steering Committee-** The *Park Hill Golf Course Area Plan* was guided and informed by a 27-person Community Steering Committee chosen through a volunteer application process. The Community Steering Committee members reflect the diversity of the neighborhoods surrounding the site, both in demographics and interests. A list of members and their affiliations is available online [here](#).

Facilitated by an independent contractor, Dr. Ryan Ross, the steering committee met regularly for 16 meetings over an 18-month period. Dr. Dwinita Mosby Tyler provided racial equity training at the first meeting. The steering committee reviewed and discussed the community navigator and survey results, discussed food insecurity, the conservation easement, developed and shaped the prevailing vision, reviewed and refined draft materials and plan recommendations, and provided guidance throughout the process. Two site visits held in April and June 2022 with members of the steering committee helped them better understand the site layout and size, mobility conditions surrounding the Park Hill Golf Course, and opportunities surrounding integrating the existing regional detention area. A public comment session was included on each of the regular meeting agendas, allowing the community to voice their opinions to the steering committee.

- **Community Navigators-** Denver Metro Community Impact (DMCI), a non-profit based in Northeast Park Hill, led the community navigators program. Community navigators are compensated community members who serve as trusted, neutral facilitators encouraging participation among underrepresented populations, including seniors, youth, Latinx, African Americans, and renters in the Northeast Park Hill Elyria Swansea and Clayton Neighborhoods. Between February 2021 and May 2022, the eight PHGC community navigators hosted 24 community talks, which are

small group conversations of 8-12 people. The community talks were structured by DMCI to increase equity in the process by intentionally providing smaller and more comfortable settings for residents and members of underrepresented populations in the community. To provide even more equitable platforms for galvanizing, the community navigators engaged with 133 community members of those targeted populations in one-on-one conversations. This engagement method gives community members a chance to voice their opinions, experiences and desires for the process and Park Hill Golf Course Area Plan, regardless of potential aversions to group meeting dynamics or availability to attend larger talks or other meetings. The methodology used by DMCI and all the input and feedback gathered is available online in the community voice report found [here](#).

- **Surveys-** In March-April 2021 a survey was mailed to households within one mile of the site and was also available online, open to anyone, regardless of proximity to the Park Hill Golf Course. All survey responses were collected analyzed and reported by an independent research firm and they provided a [report](#) on the survey results. The mailed survey results are both statistically valid and significant. The survey report and an interactive survey response dashboard were published on the project's webpage since June, 2021 and remain available today.
- **Community Workshops and Open Houses** – Four community meetings (March 2021, August 2021, March 2022) were held virtually and one was held in person ([June 2022](#)) with an online equivalent to provide an additional venue for the community to weigh in on draft plan recommendations. The meetings were well-attended, with a total of over 800 participants across the series.
- **Other Community Input** – During the entirety of the process, a link to an online comment card was on the project website, allowing individuals to comment on the project at any time, providing an opportunity for them to weigh in on their schedule, without the requirement of attending a public workshop, open house or waiting for the public comment portion of the community steering committee meeting. Between [January 2021](#) through [August 2022](#), approximately 315 people weighed in via email or through the online comment card. There were 249 comments received on the Park Hill Golf Course project between August 2022 and October 10, 2022 (attached).
- **Targeted Outreach and Engagement** - Throughout the process, Planning Services staff tracked the demographics of those participating in plan activities. Targeted outreach was directed toward underrepresented groups. For this project, additional outreach was conducted with focus on lower-income and renters on Saturdays in March and April 2021 at Park Hill 4000 apartments and the Station Apartments. In addition, the Latinx community, which may face some language barriers in participation, was targeted for additional outreach by the community navigators. Two community navigators hosted community talks and did target outreach in Spanish. All materials were translated.

- **Small, Local Business Focus Group** – Local industrial businesses to the east of the site were contacted and some engaged in a small group input sessions in early 2021. Businesses like Mazella Denver Wire Rope (4100 Dahlia Street), Polidori Sausage (3800 Dahlia Street), Optimum Golf (5059 E. 38th Ave.), Never Summer Industries (3838 Eudora Way) were all engaged.

- **Communications and Additional Outreach**- Promotion of the Park Hill Golf Course Visioning and Area Plan process and advertisement of meetings, surveys and draft plans was conducted by CPD staff and consultants.

- Outreach methods included email distribution, media releases, website information, social media, email newsletter, and additional outreach through the District 8 City Council office.
- At the start of the process, more than 10,400 postcards in English and Spanish were mailed to households within a mile of the site, letting people know where to find more information and inviting them to participate.
- In 2021, Planning Services staff made presentations to local registered neighborhood organizations and groups like Denver Metro Board of Relators regarding the Park Hill Golf Course process, encouraging them to weigh in.
- Denver Planning Board held four informational items on the process: March 17, 2021, July 2021, February 2022 and October 5, 2022 which were broadcast on Denver’s public access channel and online.
- Stories on the Park Hill Golf Course were covered by local media including the Denver Post, Denverite, Denver’s 7, 9News, and Fox 31.
- Project information, agendas, Steering Committee meeting materials and recordings (available in English and Spanish), draft content, and announcements were posted to <http://www.denvergov.org/parkhillgolfcourse>.
- Electronic communication, web materials and online activities were compatible with smart phones, ADA accessible and available for auto-translation.
- Interpretation services were provided at all four community open houses workshops and at several targeted engagement events. Childcare and food was provided at the June 30th draft recommendations open house as it was an in-person event.
- Approximately 9,000 Multi-lingual mailers were sent to households within a mile of the Park Hill Golf Course encouraging them to participate in the March 2022 community workshops and provided information on the impact of ballot initiative 301/302 related conservation easement on the process.
- Multilingual flyers were distributed throughout the Park Hill Golf Course Area, including libraries, recreation centers, the Station apartment building, Park Hill 4000 apartment building and Park Hill Village condominiums and community-serving businesses like Prodigy Coffee to promote the process.
- Approximately 9,000 Multi-lingual mailers were mailed to households in the surrounding area in August 2022, encouraging the community to weigh in on the draft plan and the contents of the draft plan.
- Print copies of materials and language translation and/or interpretation were made available to any resident who requested it.

Finding: The Park Hill Golf Course Area Plan was developed through an inclusive public process.

2. Plan Consistency

Small area plans must be consistent with *Comprehensive Plan 2040*. Because it is a supplement to the comprehensive plan, a consistency analysis is also provided for *Blueprint Denver*, below.

Comprehensive Plan 2040

Comprehensive Plan 2040 includes multiple goals divided across six vision elements. *The Park Hill Golf Course Area Plan* is consistent with the following goals and strategies found in *Comprehensive Plan 2040*:

Vision Element: Equitable, Affordable, and Inclusive

Goal 1: Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.

- A. Increase development of housing units close to transit and mixed-use developments.
- B. Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.
- D. Improve equitable access to city resources and city meetings through proactive and transparent communications, easy-to-access information, and materials available in more than one language.

Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.

- A. Create a greater mix of housing options in every neighborhood for all individuals and families.
- B. Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
- C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
- D. Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.

Goal 3: Develop housing that is affordable to residents of all income levels.

- B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
- D. Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing

Goal 5: Reduce the involuntary displacement of residents and businesses.

- A. Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.
- B. Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.

Goal 6: Integrate equity considerations into city policies, processes and plans.

- A. Adopt strategies to ensure that city plans and processes, including budget decisions, incorporate equity.

Goal 7: Make neighborhoods accessible to people of all ages and abilities.

- B. Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood.

Goal 8: Increase housing options for Denver's most vulnerable populations.

- B. Partner with organizations to develop permanent and transitional housing affordable to very low-income populations.
- C. Ensure that city regulations enable a range of flexible housing options to meet the needs of those experiencing or transitioning out of homelessness.
- D. Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.

Goal 9: Improve equitable access to quality education and lifelong learning opportunities.

- B. Improve the quality, availability and affordability of early childhood care, education and child development services.
- C. Promote and encourage use of the Denver Public Library system, community centers, schools, and other resources that provide opportunities for lifelong learning.

Vision Element: Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods.

- A. Build a network of well-connected, vibrant, mixed-use centers and corridors.
- B. Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- C. Ensure neighborhoods are safe, accessible and well-connected for all modes.
- D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

Goal 2: Enhance Denver's neighborhoods through high-quality urban design.

- C. Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.
- D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.

Goal 3: Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture, and culture.

- D. Expand resources to preserve and enhance neighborhood culture.

Goal 4: Ensure every neighborhood is strong and vibrant

- A. Grow and support neighborhood-serving businesses
- C. Make city-led catalytic investments in neighborhoods to advance community goals.

Goal 5: Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.

- A. Ensure that parks and recreational programs reflect the unique context and cultural identity of the neighborhoods they share.
- B. Design public spaces to facilitate social connections and enhance cultural identity.

Goal 6: Empower Denverites to be involved and collaborative in city government.

- A. Continue to strengthen trust and communication between the city and all neighborhoods.
- B. Provide proactive communication and transparency about city policies, public safety, processes and plans.
- C. Improve the engagement and representation of all Denverites, including communities of color, in neighborhood groups and city processes.
- D. Build the capacity of underrepresented citizens and provide resources to increase their involvement in decision-making.

Goal 7: Leverage the arts and support creative placemaking to strengthen the community.

- A. Infuse arts, culture, and creativity into all aspects of community planning and design
- B. Embrace existing communities and their cultural assets.
- C. Integrate community-inspired art and artistic expression into the public realm

Goal 8: Conduct intentional, equitable and measurable neighborhood planning.

- A. Create diverse and inclusive opportunities for communities to participate in planning.
- B. Ensure all neighborhoods have a future vision that is both community-driven and long-term.
- C. Ensure neighborhood plan recommendations are consistent with the local vision and with this comprehensive plan.

Goal 9: Ensure all neighborhoods are safe.

- A. Encourage design and new development to improve public health and safety.
- C. Actively involve communities in strategies to promote safety.

Vision Element: Connected, Safe and Accessible Places

Goal 1: Deliver a multimodal network that encourages more trips by walking, rolling, biking and transit.

- A. Prioritize transportation projects that will advance Denver’s mode share goals.
- B. Adopt policies that require Transportation Demand Management (TDM) programs for developments to maximize use of alternative modes and reduce single-occupancy vehicle trips on Denver’s streets.

Goal 2: Provide a safe transportation system that serves all users.

- A. Implement the city’s *Vision Zero Action Plan* to achieve zero traffic-related deaths and serious injuries by 2030.
- B. Build streets that are safe for everyone, especially for the most vulnerable, including the elderly, those with disabilities and children.
- C. Create a transportation system to serve all ages and physical abilities.

Goal 3: Maximize the public right-of-way to create great places.

- A. Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.
- C. Protect, enhance and expand Denver’s legacy pathways: its historic parkways, boulevards, greenways and trails.

Goal 4: Create an equitable and connected multimodal network that improves access to opportunity and services.

- A. Ensure focused transportation investments—on streets as well as neighborhood trails—in areas with populations more dependent on walking, rolling and transit.
- B. Use the multimodal network to connect vulnerable populations to employment, education, parks and health services.

Goal 5: Ensure the development of a frequent, high-quality and reliable transit network.

- A. Promote a citywide network of frequent transit service—including buses— that is reliable, safe and accessible to users of all ages and abilities.
- B. Implement *Denver Moves: Transit*, including the frequent transit network and transit capital investment corridors.

Goal 6: Build and maintain safe bicycle and pedestrian networks.

- A. Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.
- B. Implement the bicycle network, including facilities easy to use, recommended in *Denver Moves: Bicycles*.
- C. Implement the complete network of pedestrian infrastructure recommended in *Denver Moves: Pedestrians & Trails*.

Goal 7: Expand funding options for multimodal infrastructure.

- A. Explore new and long-term funding tools to enable increased investments in mobility projects and services.

Goal 8: Strengthen multimodal connections in mixed-use centers and focus growth near transit.

- A. Improve multimodal connections within and between mixed-use centers including downtown, Denver International Airport and major urban centers.
- B. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.

Vision Element: Economically Diverse and Vibrant

Goal 1: Ensure economic mobility and improve access to opportunity.

- A. Improve economic mobility through workforce training, career development, quality education and wealth creation.
- C. Support business development and grow the talent necessary to compete in the global economy.

Goal 2: Grow a strong, diversified economy.

- D. Ensure a broad range of jobs to align with the skills and interests of local residents.

Goal 3: Sustain and grow Denver’s local neighborhood businesses.

- A. Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.
- B. Target investments and small business support to the most underserved or distressed neighborhoods.
- C. Address the needs of culturally-relevant businesses that are most vulnerable to involuntary displacement.

Goal 4: Ensure Denver has a productive, educated, competitive and knowledgeable workforce.

- A. Develop a highly trained local workforce with the skills and knowledge to effectively compete for a diverse range of local jobs.
- C. Encourage businesses to work with local workforce training and education organizations to better prepare residents for job and career opportunities.

Vision Element: Environmentally Resilient

Goal 2: Prepare for and adapt to climate change.

- A. Prepare for the impacts of climate change including increased temperatures, loss of tree canopy, infrastructure damage, increased frequency of extreme weather events and reduced snowpack and earlier snow melt.

Goal 3: Conserve water and use it more efficiently.

- A. Encourage requirements for water-conserving landscaping for private development and publicly owned land.

Goal 4: Integrate stormwater into the built environment by using green infrastructure to improve water quality and reduce runoff.

- A. Embrace stormwater as an asset and integrate it into the design of streets, open spaces and neighborhoods.
- B. Encourage low-impact development that reduces impervious surfaces and positively impacts community health by using trees, low-water landscaping and green infrastructure.

Goal 6: Protect and expand Denver's green infrastructure network.

- A. Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver's growth.
- B. Connect parks, open spaces, trails, river corridors, parkways and street trees into an integrated green infrastructure network.
- C. Maintain and expand the citywide tree canopy.
- D. Preserve and enhance the city's system of parkland and adapt park landscapes to be more climate and heat resistant.

Goal 8: Clean our soils, conserve land and grow responsibly.

- B. Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.
- C. Focus growth by transit stations and along high- and medium-capacity transit corridors.

Goal 9: Protect and Improve Air Quality

- B. Improve Denver's air by reducing the use of single-occupancy vehicles, advancing renewable energy sources, expanding the use of transit, promoting innovative and alternative technologies and supporting mixed-use walkable neighborhoods.

Vision Element: Healthy and Active

Goal 1: Create and enhance environments that support physical activity and healthy living.

- A. Recognize parks, recreation and the urban forest as vital components of a complete community.
- B. Promote walking, rolling and biking through the development of a safe and interconnected multimodal network.

Goal 2: Provide high-quality parks, recreation facilities and programs that serve all Denver residents.

- A. Ensure equitable access to parks and recreation amenities for all residents.
- B. Make Denver's healthy outdoor lifestyle accessible to residents of all ages and backgrounds
- C. Expand the supply of parks, recreational facilities and programs relative to Denver's population growth.

Goal 3: Ensure access to affordable, nutritious culturally-diverse food in all neighborhoods.

- A. Expand efforts to recruit and retain fresh-food retailers in low-income and underserved areas.

- C. Build community-driven food resources.

Vision Element: Denver and the Region

Goal 1: Be a regional leader in smart growth.

- A. Demonstrate the benefits of compact, mixed-use development for the region.

Goal 2: Embrace Denver's role as the center of regional growth.

- A. Direct significant growth to regional centers and community centers and corridors with strong transit connections.

Goal 3: Lead the advancement and promotion of regional collaboration.

- B. Coordinate with RTD, DRCOG and local jurisdictions to lead investments in multimodal regional connections, including transit corridors.

Blueprint Denver

Blueprint Denver Section 3.1 (Plan in Action- Implementation) notes that “small area plans are necessary for effective planning because they provide a level of analysis, detail and guidance on issues affecting local areas that citywide plans cannot” (p.60). *Blueprint Denver* establishes the following content for NPI plans, which can also be applied to small area plans:

- A detailed vision for the future of the area that aligns with the comprehensive plan vision and the vision of *Blueprint Denver*.
- Strategies for achieving the vision, including recommendations for land use, built form, mobility and quality-of-life infrastructure.
- An implementation section identifying strategies by type, responsible entities, timelines, and any metrics for tracking plan progress over time.
- A summary of intended updates to *Blueprint Denver*.

The *Park Hill Golf Course Area Plan* contains content specifically addressing each of the minimum standards listed above. *Blueprint Denver* also provides specific guidance compelling the *Park Hill Golf Course Small Area Plan* stating,

“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.” (p. 153).

Additionally, the *Park Hill Golf Course Area Plan* is consistent with the following policies and strategies found in *Blueprint Denver*:

Land Use and Built Form Recommendations

General Recommendations- Land Use and Built Form

Policy 1: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.

- A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including:
 - Regional centers and community centers
 - Community corridors where medium- and high-capacity transit corridors are planned
 - High and medium-high residential areas in the downtown and urban center contexts.

Policy 2: Incentivize or require efficient development of land, especially in transit-rich areas.

- B. Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.

Policy 4: Ensure equitable planning processes and include underrepresented residents in plans and plan implementation.

- A. Include multilingual engagement in all public outreach.
- D. Integrate equity and environmental justice considerations into plans and identify methods to measure and reduce inequities as part of the planning process.

Policy 9: Promote coordinated development on large infill sites to ensure new development integrates with its surroundings.

- B. Use large development review, or similar tools, to coordinate infrastructure and open space on large infill sites while minimizing and mitigating negative impacts on surrounding communities.
- C. Implement regulatory tools to set clear and predictable requirements for large redevelopments to provide benefits to the community such as affordable housing and open space.

Housing Recommendations- Land Use and Built Form

Policy 6: Increase development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

- A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include a process—informed by community input—to create citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing Diversity.

Policy 7: Expand family-friendly housing throughout the city.

- A. Implement tools to require and/or incentivize the development of family-friendly housing. This could include bonuses for affordable large units (those with three or more bedrooms), especially in multifamily developments.
- B. Implement tools to incentivize the construction of family-friendly services and amenities, including daycares, playgrounds and community centers, especially in large redevelopment areas.

Policy 8: Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts.

- C. Ensure land use regulations, small area plans and major transit investments support desired growth areas
- D. Advance housing affordability recommendations from this plan and *Housing an Inclusive Denver* to ensure new units include units affordable to a range of income levels.

Economic Recommendations- Land Use and Built Form

Policy 2: Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.

- A. Invest in high- and medium-capacity transit corridors to connect all Denver residents to the city's regional, community centers and community corridors.
- B. Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors.

Policy 4: Promote creative industries, maker spaces, artists and small businesses as vital components of Denver's innovation economy.

- B. Develop programs and identify potential incentives to maintain existing spaces, reduce rent costs and other business costs and help create new spaces for hand crafted manufacturing, maker spaces, artists and other small, locally-owned businesses, especially in areas that score high for Vulnerability to Displacement.

Policy 5: Support organizations and districts within the city's centers and corridors to aid in attraction and retention of employment and commerce.

- B. Provide information, technical assistance and support to commercial areas interested in creating a business organization, merchants' association, or similar entity.
- C. Actively foster interaction between Denver Economic Development & Opportunity and existing business development organizations and partnerships to align citywide economic development initiatives with needs of the local areas.
- D. Partner with organizations that are actively supporting economic opportunity across Denver.

Policy 6: Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors.

- A. Support locally-owned businesses—new and old—to expand and evolve to meet the changing needs of residents and visitors. Support could include assisting businesses, especially in the most underserved or distressed neighborhoods, with regulatory processes, education, training, helping with marketing or increasing access to capital.

Design Quality and Preservation Recommendations- Land Use and Built Form

Policy 2: Ensure residential neighborhoods retain their unique character as infill development occurs.

- C. Use design overlays as targeted tools in developing or redeveloping areas that have a specific design vision. Ideally one articulated through a planning process. Although these overlays tend to be specific to a particular area—it is also appropriate to create design overlays for multiple areas where common design outcomes are desired.

Policy 3: Create exceptional design outcomes in key centers and corridors

- B. In other centers and corridors citywide, especially those that anticipate significant growth, study and implement a design review process guided by design standards and guidelines. This could include administrative design review by city staff with the potential for projects of a certain threshold or type to be reviewed by a board.
- C. Create a system of design tools, including standards and guidelines, that are scalable and repeatable to enable baseline design requirements that can be applied to a range of contexts and locations and be modified with a smaller subset of locally-applicable features.
- D. Use design overlays in limited areas to direct new development towards a desired design character unique to that area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process.
- F. Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses.

Policy 4: Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors.

- A. Require strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses.
- B. Study and implement stronger street-level active use requirement for community and regional centers and community corridors. Tools could include regulations on floor-to-floor heights for the first story to facilitate conversion to commercial uses and reconsideration of appropriate street-level uses.

Policy 7: Improve requirements for landscaping, with a focus on climate-appropriate vegetation, for private property.

- D. Promote new development that integrates trees, vines, planters or other live plants into the building design and their outdoor spaces to soften architecture, frame spaces, minimize bulk and avoid harsh edges.

Mobility Recommendations

Policy 1: Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements.

- A. Implement the bicycle, pedestrian and transit networks in *Denver Moves* plans.
- D. Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas, especially for areas that score low in Access to Opportunity.
- E. Promote mixed-use development in all centers and corridors.

Policy 2: Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities.

- B. Work with city agencies to explore the feasibility and effectiveness of increase participation from new development to improve transportation infrastructure.
- E. Adopt policies that require Transportation Demand Management programs for developments to maximize use of alternative modes and reduce single-occupancy vehicle trips on Denver's streets.

Policy 3: On all streets, prioritize people walking and rolling over other modes of transportation

Ensure safe pedestrian crossings, especially along the High Injury Network identified by Vision Zero.

Policy 4: Implement the vision for street types and the layered multimodal network to create complete streets

- F. Establish freight efficiency corridors to consolidate freight traffic and reduce conflicts with other street users.

Policy 8: Connect centers and corridors across the city through a variety of modal choices.

- A. Implement the sidewalk network in *Denver Moves: Pedestrians & Trails*.
- B. Implement the bicycle network in *Denver Moves: Bicycles*.
- C. Update the bicycle network from the *Denver Moves: Bicycles* plan to ensure low-stress bicycle connections to centers and corridors.
- E. Implement the Transit Capital Investment Corridors in *Denver Moves: Transit*.

Policy 9: Improve safety on Denver's streets and collaborate with city departments on safety programs when developing small area plans.

- A. Build streets that are safe for everybody and implement the *Vision Zero Action Plan* to achieve zero traffic related fatalities by 2030.

- F. Create slow zones in priority areas such as school zones, major park zones and areas with a high concentration of seniors.

Quality of Life Infrastructure Recommendations

Policy 1: Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver's growth.

- C. Evaluate the need to increase requirements and/or create incentives for publicly accessible outdoor space for mid- and large-scale developments in centers, corridors and districts.

Policy 2: Protect and expand Denver's tree canopy on both public and private property.

- A. Prioritize trees in green infrastructure facilities to improve urban tree canopy.
- B. Support a robust street tree canopy by prioritizing trees in right-of-way design.
- D. Strengthen standards to protect trees and explore requirements and/or incentives to mitigate tree loss during redevelopment on both public and private property to help achieve Denver's tree canopy goal.
- E. Incentivize technology to support healthy tree growth, such as structural cells, in centers and corridors, especially in the downtown, urban center and general urban neighborhood contexts. This will help to expand and maintain a health tree canopy in more urban areas.

Policy 3: Minimize flooding and effectively manage stormwater as part of a larger integrated ecological system.

- B. Include a floodplain analysis and considerations in all plans and proactively seek to protect communities from future flood risk.
- D. Encourage adaptable, multi-functional stormwater facilities to support redevelopment and provide neighborhood recreational amenities.

Policy 4: Promote environmentally friendly development strategies in the public and private realms.

- A. Create incentives for private development to integrate green infrastructure — such as pervious surfaces, permeable pavement and plantings that provide water quality — into project design.
- B. Study and implement requirements to preserve existing green infrastructure, including trees, within the right-of-way. This could include regulations to replace green infrastructure components when preservation is not feasible.
- F. Include water conservation requirements for landscaping for new developments, such as irrigation standards that incorporate water budgeting and hydrozone analysis. Promote efficient water use for landscaping.

Policy 5: Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.

- A. Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm.
- C. Identify public safety improvements to streets, including appropriate levels of lighting.
- F. Prioritize pedestrian relationships in design such as building orientation, vehicular access points and public wayfinding.

Policy 7: Recognize greenways and trails as multimodal connections providing a variety of experiences and habitats for people, plants and wildlife.

- B. Explore opportunities for public and private development to enhance and expand Denver's trail network.

Policy 8: Develop tools to improve access to healthy foods to support community health outcomes.

- B. During small area planning, identify opportunities to expand healthy, culturally-relevant food access and programming. In areas with limited food access, community gardens, greenhouses,

edible landscaping and mobile produce markets are tools that can be calibrated to develop culturally relevant recommendations.

- F. Incentivize and support efforts to recruit and retain grocery stores in centers and corridors, with focus on areas of low food access.

Policy 9: Develop tools to improve environmental health, especially in areas that score low for Access to Opportunity.

- A. Study and implement tools to reduce or mitigate environmental pollution impacts on residents, with special consideration for sensitive uses and populations, including senior housing and care facilities, child care center and schools
- D. Through small area planning, study potential land use approaches to mitigate environmental pollution impacts, particularly on vulnerable communities.
- E. Through small area planning, consider regulatory tools or other strategies to reduce noise pollution, especially for communities located near highways and rail corridors.

Policy 10: Work with public and private partners to improve access to shops, restaurants, entertainment, services and a variety of daily needs for all Denver residents.

- A. Prioritize street and trail improvements and connections leading to and through existing and future centers and corridors.
- C. Promote development that compatibly integrates and includes daily needs such as child care centers, grocery stores and community-serving retail.

Finding: The Park Hill Golf Course Area Plan is consistent with Comprehensive Plan 2040 and Blueprint Denver.

3. Long-Term View

The *Park Hill Golf Course Area Plan* establishes a vision for creating a new mixed-use community and a network of public open space, including a significantly-sized park. The plan calls for 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.

Finding: The Park Hill Golf Course Area Plan has an appropriate long-term perspective.

Staff Recommendation:

Based on the findings that the *Park Hill Golf Course Area Plan* used an inclusive public process, is consistent with *Comprehensive Plan 2040* and *Blueprint Denver*, and takes a long-term view, staff recommends **approval with the condition that the document be edited for clarity and correctness.**

Attachments:

1. Public comments (received between August 2022 and October 10, 2022)
2. Park Hill Golf Course Area Plan