Park Hill Golf Course Visioning Process

Community Virtual Open House
March 25, 2021
Tonight’s Agenda

• How to participate
• Overview of visioning process and early study data
• Shared Park Hill histories and Community Navigators
• Discussion
  - Type your question or comment into the Q&A box at the bottom of the screen
  - We will hold time at the end for people who dialed in by phone
• Wrap Up

denvergov.org/parkhillgolfcourse
Participating this evening...

- Everyone is welcome.
- Enter your question/comment into the Q&A box at any time.
  - Participants will be called on to ask their question live after presentation and will be able to turn on microphones or cameras if they wish
  - We will hold time at the end for people on the phone to ask their questions
- Please limit your questions and comments to 2 minutes each to allow time for everyone to speak.

Meeting is being recorded and will be published on website

www.denvergov.org/parkhillgolfcourse
Here tonight:

- Dr. Nita Mosby Tyler, moderator
- Courtney Levingston, Community Planning and Development
- David Gaspers, Community Planning and Development
- James Roy II, Denver Metro Community Impact
- John McGrath, City Attorney's Office
- Owen Wells, Denver Parks and Recreation
Park Hill Golf Course background

1930 – Golf course created and begins earning money for Clayton Trust

1997 – City paid Clayton Trust $2 million for the conservation easement

2018 - Golf course closed

2019 – Settlement agreement between Westside and city

2019 – Westside Investment Partners purchased the property from Clayton Trust for $24 million
What’s possible?

- The land can stay a golf course
- All park/open space
- Large park/open spaces and some development

What’s most important:
- Resident-led direction on what, how much, and where

What’s NOT possible:
- Development of the site *without any* large public park/open spaces
Public involvement in the visioning process

COMMUNITY NAVIGATORS

- Community Navigator Conversations (ongoing)
- Community Navigator Report

GROUPS & EVENTS

- Neighborhood meetings
- Community open houses
- Community-wide Open House #1
- Community-wide workshop #2
- Surveys – mailed and online
- Share survey results

SURVEYS

- Surveys – mailed and online

STEERING COMMITTEE

- Steering committee (meets monthly)

ALL INFORM THE CITY DECISION ON WHAT TO DO NEXT

CITY DECISION ON VISION DIRECTION
Have you submitted a survey?

Mailed, paper survey
- Developed and administered by RRC Research
- Mailed to households within a mile of the property
- Available in English and Spanish

Online Survey
- [www.PHGcsurvey.com/open](http://www.PHGcsurvey.com/open)
- Open to anyone
- Available in English and Spanish
- Survey open March 25 – April 30
The area around the Park Hill Golf Course
Population

Source: ESRI, Denver population is a July 2019 population estimate from DOLA
Socioeconomics

**AGE 25+, HIGH SCHOOL DIPLOMA OR GREATER (2020)**

- **.5 Mile**
  - Northeast Park Hill: 84%

- **1 Mile**
  - Denver: 88%

**HOUSEHOLDS BELOW THE FEDERAL POVERTY LINE (2018)**

- **Denver**
  - 12.9%

- **Northwest Park Hill**
  - 21.6%

- **1 Mile**
  - 16.7%

- **.5 Mile**
  - 22.9%
Studies underway:

• Environmental, Parks and Recreation Study
• Market Study
• Mobility Study
Area parks and open spaces
<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Population</th>
<th>Park Acres</th>
<th>Acres per 1,000 residents</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northeast Park Hill Neighborhood</strong></td>
<td>9,643 people</td>
<td>28.92 Acres</td>
<td><strong>3 acres per 1,000 residents</strong></td>
</tr>
<tr>
<td><strong>Clayton Neighborhood</strong></td>
<td>4,862 people</td>
<td>18.52 acres</td>
<td><strong>3.81 acres per 1,000 residents</strong></td>
</tr>
<tr>
<td><strong>Elyria and Swansea Neighborhood</strong></td>
<td>6,636 people</td>
<td>43.84 acres</td>
<td><strong>6.61 acres per 1,000 residents</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Average Per 1,000 residents</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>National Average</td>
<td>9.9 acres per 1,000 residents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Citywide Average</td>
<td>8.9 acres per 1,000 residents</td>
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<td></td>
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</tbody>
</table>
## Tree Canopy and Urban Heat Island Effect

### Neighborhood Tree Canopy Coverage %

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Tree Canopy Coverage %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast Park Hill</td>
<td>18%</td>
</tr>
<tr>
<td>Clayton</td>
<td>21%</td>
</tr>
<tr>
<td>Skyland</td>
<td>20%</td>
</tr>
<tr>
<td>North Park Hill</td>
<td>35%</td>
</tr>
<tr>
<td>Elyria and Swansea</td>
<td>10%</td>
</tr>
</tbody>
</table>
Golf
Fresh Food Access

Residents within 1/4-mile walk to a full-service grocery store (2020)^2

- .5 Mile, Northeast Park Hill: 0%
- 1 Mile, Denver: 13%
### Area Rental Housing

64% of renters in Northeast Park Hill are cost burdened

29% are severely cost burdened

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2018</th>
<th>% change from 2010 - 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Denver (citywide)</td>
<td>$789</td>
<td>$1,217</td>
<td>52.5% increase</td>
</tr>
<tr>
<td>Elyria and Swansea</td>
<td>$817</td>
<td>$1,110</td>
<td>35.9%</td>
</tr>
<tr>
<td>Cole</td>
<td>$700</td>
<td>$963</td>
<td>37.6%</td>
</tr>
<tr>
<td>Whittier</td>
<td>$798</td>
<td>$1,025</td>
<td>28.4%</td>
</tr>
<tr>
<td>City Park West</td>
<td>$538-$651</td>
<td>$913-$941</td>
<td>44.5% - 69.7%</td>
</tr>
<tr>
<td>Clayton</td>
<td>$732</td>
<td>$1,018</td>
<td>39.1%</td>
</tr>
<tr>
<td>Skyland</td>
<td>$694</td>
<td>$1,222</td>
<td>76.1%</td>
</tr>
<tr>
<td>City Park</td>
<td>$680</td>
<td>$1,033</td>
<td>51.9%</td>
</tr>
<tr>
<td>Northeast Park Hill</td>
<td>$822-$918</td>
<td>$1,076 - $1,472</td>
<td>30.9% - 60.3%</td>
</tr>
<tr>
<td>North Park Hill</td>
<td>$1,076-$1,098</td>
<td>$1,451-$2,090</td>
<td>34.9% - 90.3%</td>
</tr>
<tr>
<td>South Park Hill</td>
<td>$889-$1,307</td>
<td>$1,095-$1,219</td>
<td>0% -23.2%</td>
</tr>
</tbody>
</table>

Sources: American Community Survey, 2006-2010 & 2014-2018, ArLand
Home Sale Prices 2014/15 vs. 2019/20

Average Sale Price 2014-2015
- $84,600 - $250,000
- $250,001 - $375,000
- $375,001 - $550,000
- $550,001 - $800,000
- $800,001 - $1,645,800

Average Sale Price 2019-2020
- $84,600 - $250,000
- $250,001 - $375,000
- $375,001 - $550,000
- $550,001 - $800,000
- $800,001 - $1,645,800

Source: CCD Assessors Office
Mobility

On-street bike lanes (painting) are in progress for Dahlia St. between Smith Rd. and 35th

RTD saw a citywide decrease of 70% in ridership due to COVID; in contrast, this area’s ridership did not decline as much
Mobility - Safety

- Colorado Blvd. has the greatest safety concerns

Intersections with the most crashes between 2016-2019:

- Colorado and 40th (111 crashes)
- Colorado and 35th (60 crashes)
- Colorado and Bruce Randolph (54 crashes)
Thank you for coming

What’s next?

• Send in your survey or take the online survey: [www.PHGCsurvey.com/open](http://www.PHGCsurvey.com/open)

• Survey open March 25 - April 30

• 2nd community open house anticipated in late May/June

• Sign up for the email newsletter:

[Denvergov.org/parkhillgolfcourse](http://Denvergov.org/parkhillgolfcourse)