



CITY AND COUNTY OF DENVER

PARK HILL ACTION PLAN

5 YEAR PLAN

Denver Community Planning and Development
February 2026

A LETTER FROM THE MAYOR

Dear Denver Neighbors,

We have a once-in-a-lifetime opportunity to transform the 155-acre Park Hill Golf Course into a park that will serve as a place for play, community building, and connection to nature for generations to come. With this great opportunity comes a responsibility – to both design a world-class park and to also ensure we honor the rich cultural history of the neighborhoods that surround it.

The Park Hill Action Plan reflects that commitment. This plan focuses on achievable, short-term actions to reduce the risk of gentrification and displacement for nearby residents and businesses while creating a safer, more accessible destination for everyone walking, biking, or rolling to the park. It prioritizes affordable housing, small business opportunities – especially for women and BIPOC entrepreneurs, access to healthy food, and environmental improvements like expanding tree canopy and addressing urban heat.

These actions are just the beginning. Over the next five years, we will work shoulder-to-shoulder with the community to deliver quick wins while laying the foundation for a long-term vision through the upcoming Near Northeast Neighborhood Plan. Together, we can create a park and a community that reflects Denver’s values of equity, inclusion and opportunity for all.

Thank you for your partnership in shaping this future. Denver’s new frontier starts here – at Park Hill.

Sincerely,



Mike Johnston
Mayor of Denver



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And a special thank you to all of the community members who shared their time and knowledge to make this plan meaningful

INTRODUCTION

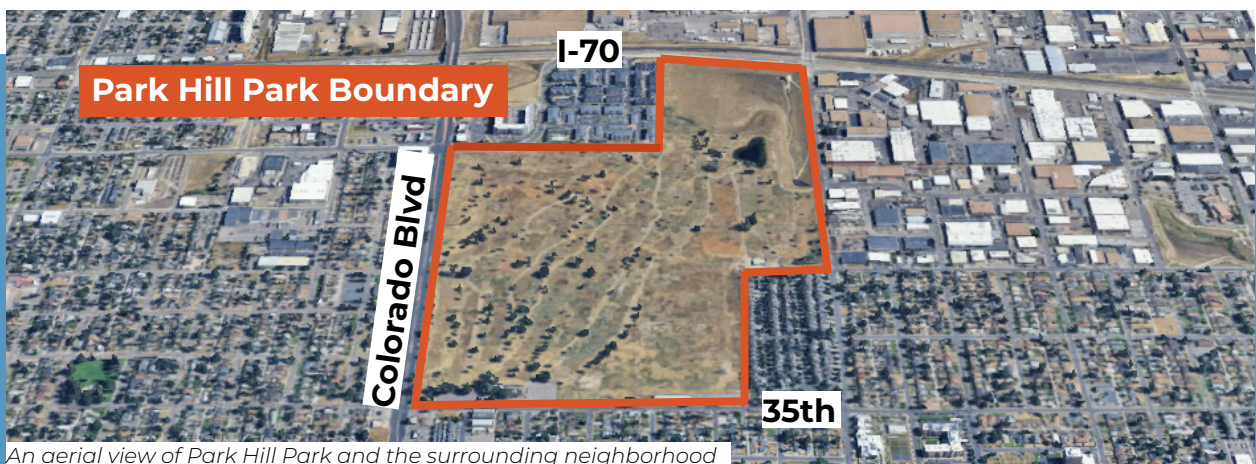
In 2022, a small area plan was proposed for the development of the privately owned 155-acre Park Hill Golf Course located in the Northeast corner of Colorado Boulevard and E 35th Avenue. This small area plan included extensive community outreach and a clear vision for the neighborhoods surrounding this course. Top priorities included creating and preserving affordable housing, reducing risk of displacement of residents and businesses, access to healthy food such as a grocery store, expanding tree canopy and addressing urban heat island, creating safe access to the site, and creating small business opportunity particularly for women and BIPOC owned businesses.

The proposed development was brought to a vote of the people in 2023 to determine if the existing conservation easement should be lifted to allow for non-park like uses on a portion of the site. Denver voters chose to retain the conservation easement, therefore retaining this space to be a park indefinitely.

To honor the work that went into the small area plan as well as address the critical need to reduce risk of gentrification and displacement to nearby residents and businesses, the Park Hill Action Plan was launched.

This swift action plan identifies short-term actions that align with the community's goals. All actions identified in this plan have a 1 to 5 year horizon and were prioritized by community members within 1/2 mile of the Park Hill Park site including key neighborhoods NE Park Hill, North Park Hill, Skyland, Clayton and Elyria Swansea.

This plan marks the beginning of a larger process to support the community in shaping a long-term vision for its future. While the action plan focuses on quick wins over the next five years, the upcoming Near Northeast Neighborhood Plan will aim to identify long-term solutions that advance community goals and create lasting impact.

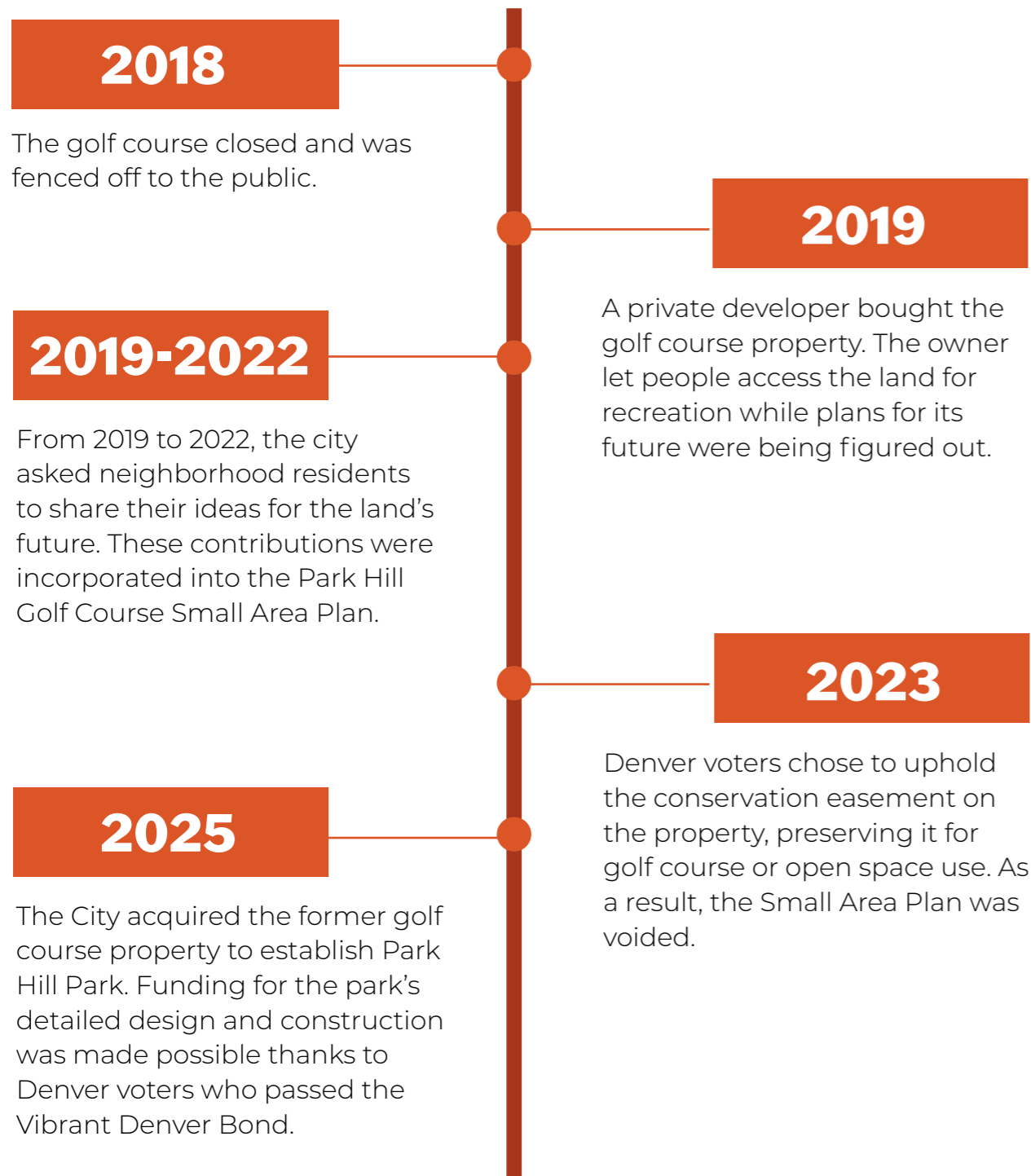


An aerial view of Park Hill Park and the surrounding neighborhood

HOW WE GOT HERE

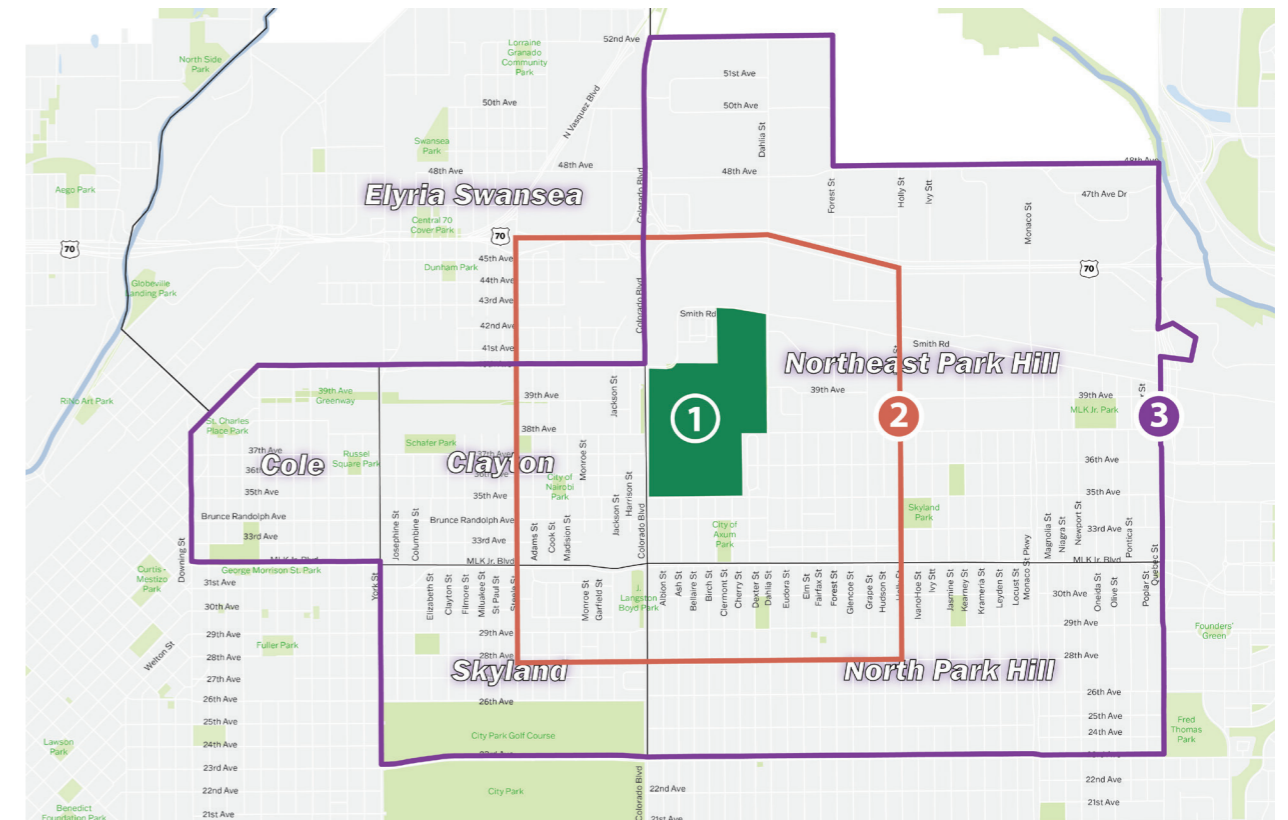
WHAT'S HAPPENED ALREADY?

This timeline provides an overview of how the changing park space has evolved and led to the Park Hill Action Plan.



WHAT'S HAPPENING NOW?

The Action Plan is one of three key planning efforts happening in the area.



<p>1</p> <p>Park Hill Vision Plan</p> <p>This current phase focus on the vision for the park space and what recreational uses should be included into the former golf course property. This vision is set to complete in early 2026 followed by detailed design and then construction.</p>	<p>2</p> <p>Park Hill Action Plan</p> <p>This current project focuses on strategies to bring improvements to the area immediately around the park in the next 5 years. This is 'phase one' of identifying and implementing community goals.</p>	<p>3</p> <p>Upcoming: Near Northeast NPI</p> <p>A future Neighborhood Planning Initiative (NPI) will look at some of the neighborhoods in this area for a longer term plan (5-20 years). This is 'phase two' of identifying and implementing community goals.</p>
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COMMUNITY ENGAGEMENT

COMMUNITY INPUT

The six driving goals for the Action Plan are informed by the incredible input the community provided during the 2019 - 2022 planning process, which had thousands of engagement touch points. These represent the goals that cannot be completed within the future Park Hill Park site and are still outstanding. To ensure continued alignment with community needs, the Action Plan revisited these goals during summer 2025, engaging residents within the area to confirm they remain the right focus for short-term action.

In total, there were over 15,500 connections made with the

community from summer 2025 through early 2026.

Community input gathered in summer 2025 confirmed these six priorities remain the right focus for short-term action.

-  Safe Access to the Park
-  Affordable Housing
-  Reducing Risk of Displacement
-  Access to Healthy Food
-  Trees & Green Infrastructure to Lower Urban Heat
-  Small Business Opportunity

Combined Park Hill Park & Action Plan Open House #1, Summer '25



Park Hill Park Open House #1, Summer '25



Dahlia Wellness Campus Harvest Festival



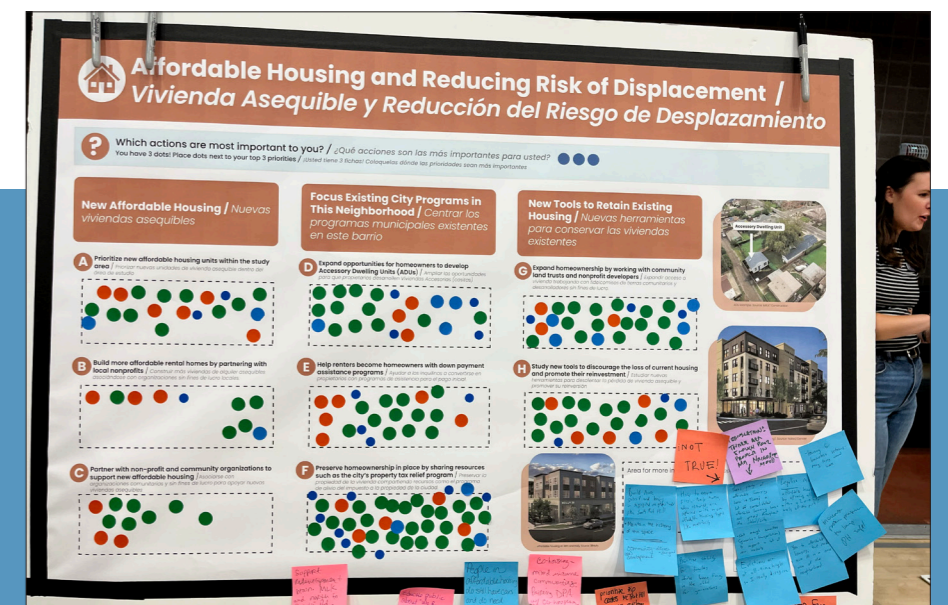
PHOTOS AND QUOTES FROM THE 2025 ENGAGEMENT PROCESS

“I LOVE THE CHARACTER OF MY COMMUNITY, THE HOUSING, DIVERSITY AND ACCESS TO NATURE IN CITY PARK” -NORTH PARK HILL COMMUNITY MEMBER



“WE NEED A GROCERY STORE. WE’VE NEVER HAD A FULL SERVICE GROCERY STORE IN OUR COMMUNITY” -CLAYTON COMMUNITY MEMBER

“WE NEED AFFORDABLE HOUSING FOR SENIORS, TAX FIXED FOR SENIORS ON FIXED INCOMES” -NORTHEAST PARK HILL COMMUNITY MEMBER



EQUITY PRIORITY

To tackle the challenges that community identified, a list of 63 potential actions were created. These actions ranged from projects and investments that the city could implement to programs and partnerships that non-profits, community partners, and key external groups could lead. All actions identified were 'quick wins' that could be completed within the next 5 years. The 63 potential actions were presented to the community over late summer and fall 2025 to prioritize. This included feedback from the following:

- Surveys (online & in-person)
- Open House
- Pop-up events throughout the community
- Registered Neighborhood Organization meetings
- Key Partner Meetings
- Website
- Postcards
- Door to door flyering
- Calls
- Emails

This community feedback was paired with an equity lens approach to ensure the actions moving forward supported those most at risk of involuntary displacement.



In 2025, the City and County of Denver announced a \$50 million budget shortfall with a larger anticipated shortfall for 2026. Given these circumstances, it was critical that all actions were also evaluated for resource availability. As a result, much of the actions focus on existing programs investing within the community around Park Hill Park over the next few years.

ANALYSIS

Existing conditions were studied related to the 6 action plan goals. This analysis paired with feedback from community led to an understanding of the challenges and opportunities that exist today. Some key takeaways from the existing conditions included:

TRANSPORTATION

- There are challenges with safe, convenient multi modal access to the site.
- Several well-used bus networks exist with a need for upgrades; particularly for transit stops along the south side of the park.
- The nearest rail station is separated from much of the community by the large, fenced park.
- Bike lanes on some major roadways are not connecting throughout the community.
- There are missing or deficient sidewalks and crossings.
- Colorado Boulevard, which flanks the west side of the park, exists on Denver's High Injury Network. These areas have a high rate of serious injuries and traffic fatalities compared to most streets in Denver.

TREES AND PLANTING

- The existing tree canopy in the NE Park Hill neighborhood is only at 5%.
- There are few to no trees along key corridors such as Colorado, Bruce Randolph, 40th, 38th, 35th, Dahlia, Forest, and Holly Street.
- Most of the tree planting opportunities exist within private land area versus the public right of way.

SMALL BUSINESS AND FOOD

- Employment information was analyzed for all neighborhoods in the Near Northeast Neighborhood Planning Area (Clayton, Cole, North Park Hill, Northeast Park Hill, Skyland).
- The availability of retail, office, and industrial space is slim, as almost all are occupied.
- There has been a loss of buildings and spaces available for business operations.
- No major retail grocery stores exist; specialized markets, food pantries, and community gardens are available.

HOUSING

- There have been population changes over the last decade including a 34% decline in the Black population between 2013 and 2023.
- The median income of households rose by 190% between 2013 and 2023.
- There was a 25% decrease in single parent households.
- There was a decrease in 'missing middle' housing such as townhomes and fourplexes.
- The availability of affordable for sale properties (specifically condo buildings with 5 or more units) decreased by over 50%.



ACTIONS: MOBILITY

Advance safety improvements at 40th & Colorado.

Agency Lead: DOTI

Partners: Colorado Department of Transportation (CDOT)

Details: In the near term, improve pedestrian safety. In the long term, DOTI will work with CDOT to design and construct permanent safety improvements.



Five Year Targets

- Improve crossing safety by reducing pedestrian exposure, providing medians, and slowing turn speeds.

Assess upgrades to bus stops that provide access to the park.

Agency Lead: DOTI

Partners: Regional Transportation District (RTD), CDOT

Details: DOTI will prioritize key bus stops through its bus stop improvement program as funding becomes available.



Five Year Targets

- Improve comfort, access, and safety for bus stops along key transit routes that service the park.



Develop traffic calming strategies along E. 35th.

Agency Lead: DOTI

Partners: NE Park Hill Coalition, 303 ArtWay

Details: Collect traffic data to assess volumes and speeds and develop traffic-calming strategies that enhance comfort and safety for people accessing the park, based on needs. These next steps require additional funding, which can be prioritized through DOTI's Traffic Calming Program.



Five Year Targets

- Create safer, slower streets along park frontage



Install the 303 ArtWay wayfinding signage along 35th Avenue and within the neighborhood loop.

Project Lead: 303 ArtWay Steering Committee

Partners: Radian, The Denver Regional Council of Governments, DOTI

Resource: 2025 Vibrant Denver Bond and the Colorado Health Foundation

Details: The 303 ArtWay Steering Committee is a team of community members, consultants and

other experts working to tell the communities' history through storytelling signage and a trail. This action focuses on getting the ArtWay permitted and installed between Park Hill Park and Skyland Park.



Five Year Targets

- Installation of this section of the 303 ArtWay



COMMUNITY FEEDBACK

Improving the 40th & Colorado intersection ranked highest on both the community survey and at the open house.

"I want to be able to walk across the street and feel safe accessing the park." Clayton community member



ACTIONS: HOUSING

Support new affordable housing opportunities.

Agency Lead: HOST

Partners: Community Partners and Developers

Details: Support creation of new affordable housing to help legacy residents who have been in the community for multiple generations in purchasing a home and building generational wealth. Also support the construction of new affordable rental housing within the area surrounding the park.



Five Year Targets

- Construction of new affordable for-sale and rental housing units close to the park



Expand opportunities for homeowners to develop Accessory Dwelling Units (ADUs).

Agency Lead: HOST

Partners: The Housing Authority for the City & County of Denver (DHA)

Details: The Single Family Plus program (SF+) is an existing program run by the Denver Housing Authority.

This program works with Denver homeowners at all income levels to make accessory dwelling units more accessible and affordable. For more information on SF+, go to www.mywdrc.org/sf-adu-main-page



Five Year Targets

- Targeted outreach to the neighborhoods surrounding Park Hill Park
- Several new ADUs within community



Expand outreach and use of the metroDPA downpayment assistance program to assist legacy and current low- to moderate- income renters to purchase homes in the area.

Agency Lead: HOST

Partners: Stifel

Details: The city currently oversees the metroDPA program, which provides assistance citywide. This is an existing program and some of the program dollars will be focused around the future Park Hill Park. This action aims to help those who have lived within the community for many years to become homeowners and establish generational wealth, including first generation homebuyers.

- Reaching out to at least 100 families to connect them with the program
- The city partnering with additional downpayment programs in the community



Five Year Targets

- Targeted outreach of existing metroDPA

What is metroDPA?

Metro Down Payment Assistance (metroDPA) is sponsored by the City & County of Denver. It provides a home loan and down payment assistance to help people become homeowners in eligible Front Range cities and counties.

More information can be found at www.metro-dpa.com



COMMUNITY FEEDBACK

Community feedback prioritized programs that will support existing community members staying in their homes.

“Need to make sure the affordable housing is well-designed and matches the rest of the community” -Community member at Park Hill open house

ACTIONS: REDUCING INVOLUNTARY DISPLACEMENT



Preserve existing homeownership in the neighborhood.

Agency Lead: HOST

Details: The city manages a property tax relief program to assist eligible low to moderate income residents in being able to stay in their homes. This action will focus on proactively connecting the community with this resource to help reduce risk of displacement. Where possible, the involuntary displacement efforts will also include support of Community Land Trusts as a tool to help preserve affordable homes long-term.

What does the property tax relief program do?

The Denver Property Tax Relief Program provides a partial refund of property taxes paid, or the equivalent in rent, to qualifying Denver residents. If you are eligible and funding is available, you will receive a payment of at least \$372, with an average refund of \$1,100. The Denver Property Tax Relief Program is managed by the Department of Housing Stability (HOST). Applications can be submitted online. For more information, visit the program website: denvergov.org/propertytaxrelief.

Five Year Targets

- Connect at least 100 families with the property tax relief program



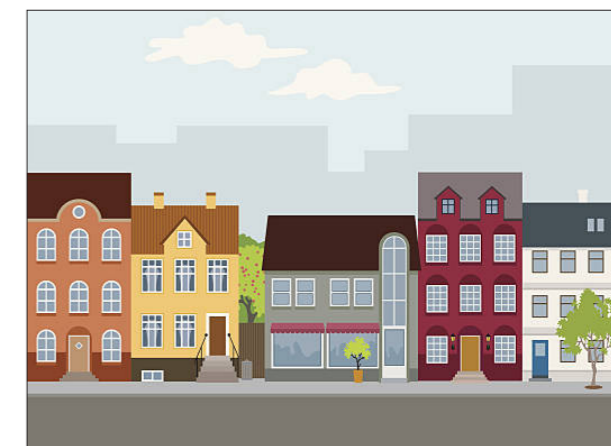
Conduct a citywide strategy to address involuntary displacement.

Agency Lead: HOST, DEDO, & CPD

Details: Involuntary displacement is an ongoing issue throughout many communities, especially those seeing significant city investment. The Action Plan elevates the need to develop additional programs, regulations, and investments through a citywide strategy that can be strategically implemented to focus on the unique needs of the residents, businesses and cultural institutions at risk of involuntary displacement around the Park Hill Park. This action will identify additional tools starting in 2026 through the citywide housing needs assessment and the anti-displacement and reinvestment strategy.

Five Year Targets

- A robust toolkit is created and deployed, expanding the city's current programs and tools
- The strategy will explore tools such as combatting predatory home investment



COMMUNITY FEEDBACK

The community raised concern for the displacement of renters, homeowners, and businesses.

"My family has lived in this community for three generations."- NE Park Hill community member



ACTIONS: HEALTHY FOOD ACCESS

Work with partners to advance a grocery store in the area.



Agency Lead: DDPHE & DEDO

Partners: Community Partners

Details: This action is focused on taking steps to advance getting a grocery store within the area around the park.

Five Year Targets

- More food retail options providing access to fresh food

Host a farmers market task force.

Agency Lead: DDPHE

Partners: Local community farms and garden

Details: The city will host a farmers market collaborative to better understand the challenges for current food focused farmers markets in the area. Prior to determining what resources are needed to support pop-up farmers markets in the area, it is important to understand the challenges from those who have successfully hosted these in the past.

Five Year Targets

- City to hold a farmers market collaborative



Identify sites, including 38th and Holly, that can grow and distribute food to area residents.

Agency Lead: DOTI and DDPHE

Partners: Farm operators & distributors

Details: The 38th and Holly detention pond is a city owned property that has potential to host a food growing space such as a food forest or community garden. This goal is focused on redesigning portions of this space to allow for food growing and distribution. The city will find an operator through a request for proposals with the goal of constructing this space in 2027.



Five Year Targets

- A food growing space constructed

Identify opportunities for food-based businesses located in the area to be vendors at the new park.

Agency Lead: DPR

Resource: Vibrant Denver Bond (park design)

Details: As the park moves through design and toward construction, space will be identified within the 155 acre site to support food vending. These may include permanent

opportunities as well as options for food trucks or other mobile vendors.

Five Year Targets

- Dedicated spaces for vendors within the park design
- Flexible opportunities for food trucks and pop-ups

COMMUNITY FEEDBACK

The ask of a grocery store and more access to healthy foods was prioritized within both the community survey and the open house.



ACTIONS: SMALL BUSINESS

Connect area businesses with The Park Hill Innovation Hub. The PHI Hub offers a variety of amenities designed to meet the needs of Denver's growing entrepreneurial ecosystem. It is a free resource offered by DEDO.

Agency Lead: DEDO

Details: DEDO's PHI Hub provides entrepreneurs and startups a free resource to advance their entrepreneurial skills, resources, network and goals. From free coworking spaces to available conference rooms and event space plus connection building and networking opportunities, the PHI Hub was created to help Denver's entrepreneurial ecosystem thrive. This action focuses on specific outreach to

area businesses to increase utilization of this existing resource.

Five Year Targets

- Strategic outreach to all area businesses
- New Black, Indigenous, and people of color (BIPOC) and women owned businesses opening or expanding around the park



Connect area businesses with affordable loan programs that can help expand and enhance their existing operations.

Agency Lead: DEDO

Five Year Targets

Details: DEDO's small business lending programs provide access to capital for Denver small businesses. DEDO will promote the program to area businesses, especially those located near the future park site, and assist applicants seeking capital.

- Focused outreach and awareness of this program to all area businesses



COMMUNITY FEEDBACK

Access for businesses to get affordable loans was ranked as #1 on survey. PHI Hub support was ranked as #1 at the community open house. There was strong preference for uplifting black and women owned businesses, making sure the community keeps it's cultural businesses hubs.

ACTIONS: TREES AND GREEN INFRASTRUCTURE



Provide community with free or low-cost 'opt-in' tree planting and tree establishment support on private property.

Agency Lead: CASR

Details: To address the high heat areas of the community, free or low cost trees will be provided to interested property owners starting in 2026. This includes providing education, tree establishment care support, and other resources to support the health and survivability of trees within the community.

Five Year Targets

- 300 opt in trees planted
- More shade created in the community
- Outreach and support for tree establishment



Identify where new landscaping and trees can be installed on public land to address stormwater.

Agency Lead: DOTI

Details: Utilize the swift implementation of green infrastructure (SIGI) program to install stormwater and water quality planters. This includes identifying existing spaces in the right of way or areas of underutilized pavement that can be removed and replaced with landscaping and trees. This action includes identifying locations, designing and installing green infrastructure in the community.

Five Year Targets

- Identify 2 spaces within the right of way to replace concrete or impervious cover with landscape and trees
- Create a design and install the new green infrastructure



COMMUNITY FEEDBACK

Tree canopy ranked high on both the survey and at the open house. There is a strong desire to make walking through the community more cool and comfortable.

"It gets really hot in the summer [...]. I want better sidewalks to push my kids and more trees to make it cool!"- Community member

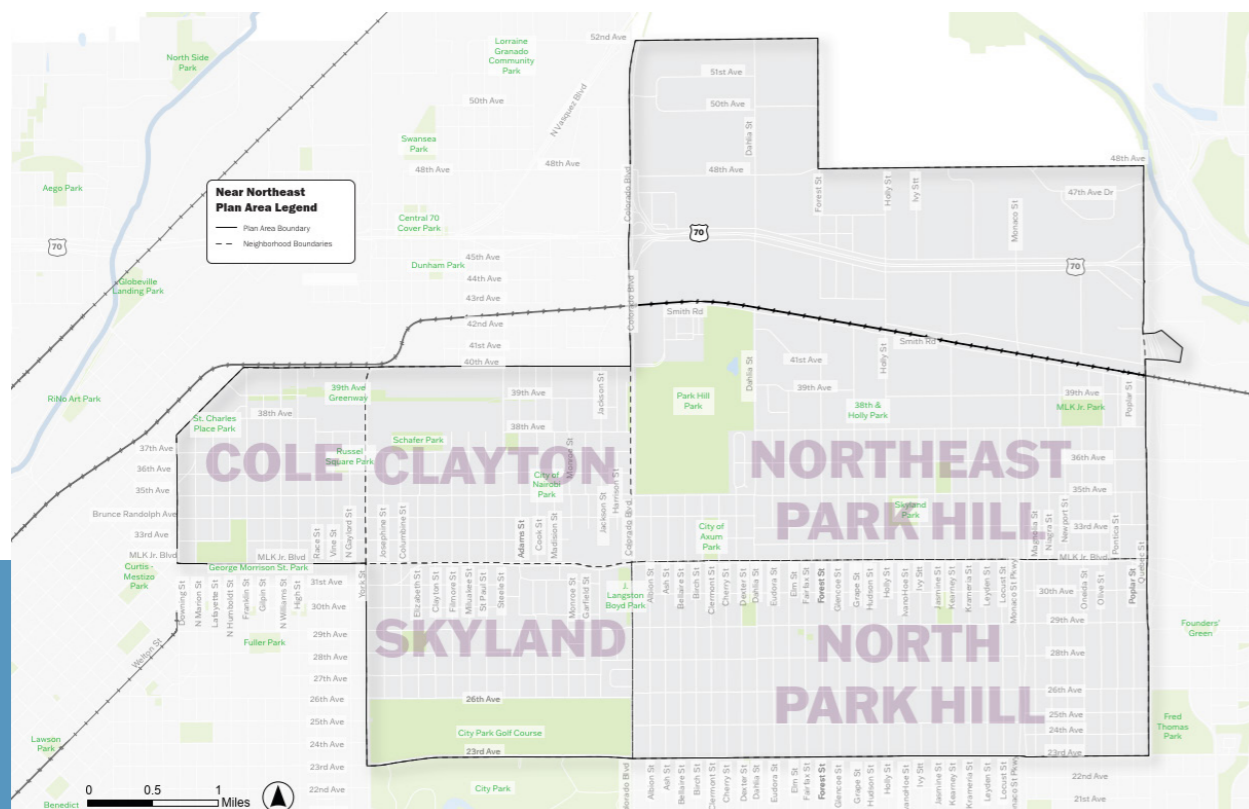
NEXT STEPS

IMPLEMENTATION AND FUTURE NEIGHBORHOOD PLANNING

As the actions identified in this plan are implemented over the next five years, a larger neighborhood plan for this area and surrounding neighborhoods will begin in early 2026. Many items identified in this action plan can be further studied through this next process. The Neighborhood Planning Initiative (NPI) is Denver’s program for creating long-term plans for every part of the city. These plans are developed together with community members

and are officially approved by City Council. Once adopted, they help guide decisions about things like land use, new infrastructure, and city services for the next 20 years.

To make covering the entire city achievable in a reasonable timeframe, and planning more meaningful, NPI groups nearby neighborhoods into larger “planning areas,” each named for its general location in the city.



CONCLUSION

The Near Northeast Plan area includes the neighborhoods of Cole, Clayton, Skyland, Northeast Park Hill, and North Park Hill. This plan will set a shared long-term vision for the area and outline strategies to make that vision a reality. The planning process will involve ongoing conversations with the community and will cover topics such as housing, land use, transportation, jobs and local businesses, parks and recreation, and community spaces.

The Near Northeast NPI planning process will begin with the community in early 2026. Ideas raised during the Park Hill Action Plan that

weren’t part of that plan’s short-term recommendations will be brought forward into this new process for further community discussion.

NPI uses a four-step process—shown in the graphic below—that takes about 18 months from start to finish.

Every step includes community involvement to ensure the plan reflects communities’ values and long-term vision.



Scan the QR code to sign up to receive information via email about the planning process and opportunities to share your voice.

