TO: Denver Planning Board
   Joel Noble, Chair
FROM: Courtney Levingston, AICP – Senior City Planner
DATE: March 17th, 2021
RE: Informational Item on Park Hill Golf Course Visioning Process

Summary and Background
The Park Hill Golf course is a privately owned, 155-acre property located in the Northeast Park Hill neighborhood. Until 2019, the Park Hill Golf Course land was privately owned by the Clayton Trust and was operated by a private business entity, Arcis Golf. The golf course ended operations and closed in 2018 and in 2019, Clayton Trust sold the land to Westside Investment Partners.

In 1997, the city agreed to pay the Clayton Trust $2 million to place a conservation easement on the property requiring the property to be used as an 18-hole golf course, which remains in place today. The property is currently zoned OS-B (Open Space Recreation District), but it is the city’s opinion that the conservation easement further limits the property’s use to an 18-hole golf course.

Why Now?
At the time of the property’s purchase by Westside Investment Partners, a settlement agreement was put in place between the City and Westside Investment Partners, allowing them to not operate a golf course (as the city thinks is required under the conservation easement) and up to three (3) years for a planning process. With the property’s new ownership, it is pertinent for the city to facilitate a transparent community conversation about the future of this property in Northeast Park Hill.

Schedule/Timeline
While the pandemic delayed the start of this public process, it kicked off in January 2021 and is process expected to last about 6 months. City staff will engage the community to determine if the vision for the property is anything other than an 18-hole golf course. If through the engagement process it is determined that something other than a golf course is envisioned for the property, additional planning processes may need to occur. If it is desired that the entire 155 acres becomes park and open space, a park master plan would be contemplated. If a mix of uses, including a significant sized park and open spaces are desired, then the process will transition into a small area plan process, which is anticipated to take an additional 13-14 months.
Community Engagement

Community Engagement for this visioning process includes: a Community Steering Committee, Community Navigators, At-large community input including a mailed statistically-valid and open online survey and two (2) community workshops and stakeholder focus groups.

- **Community Steering Committee** - The Community Steering Committee is a diverse cross-section of the community that reflects the diversity of the neighborhood surrounding the golf course, both in demographics and interests. Perspectives and interests like nearby residents, renters, local business owners, park and open space advocates and civic leaders are examples of the interests and perspectives represented. The Community Steering Committee’s role is to help guide a conversation around the future of the property, review and consider public feedback and engage their networks in the visioning process. The Park Hill Golf Course Visioning Process Community Steering Committee is led by a neutral, third-party facilitator, Dr. Nita Mosby Tyler. If the outcome of the visioning process is to contemplate a large park and some level of development, the community steering committee would transition over and continue to meet as part of a Park Hill Golf Course Small Area Plan process.

- **Community Navigators** - Managed by Denver Metro Community Impact, community navigators are compensated community members that help underrepresented and hard-to-reach populations engage in the Park Hill Golf Course Visioning process. Community Navigators each host small group input sessions, which create a more informal and comfortable avenue for community members that we don’t typically hear from (like youth, unhoused, ethnic and racial minorities) to discuss their thoughts around the future of the Park Hill Golf Course.

- **Broader Community Input** – For this visioning process, two community open house meetings will be held to provide engagement opportunities for the broader community.

- **Surveys** - A statistically valid survey administered by an independent firm will be mailed to residences within a mile of the Park Hill Golf Course to gauge thoughts around the future of the PHGC property and determine high-level community needs and desires. An open online version of the survey will also be made publicly available for the broader community to weigh in. These surveys are available in both English and Spanish.

- **Groups** – As part of the visioning process, we’ll meet with identified stakeholder groups such as RNO’s, advocacy groups and community groups to engage and gather input on the visioning process.