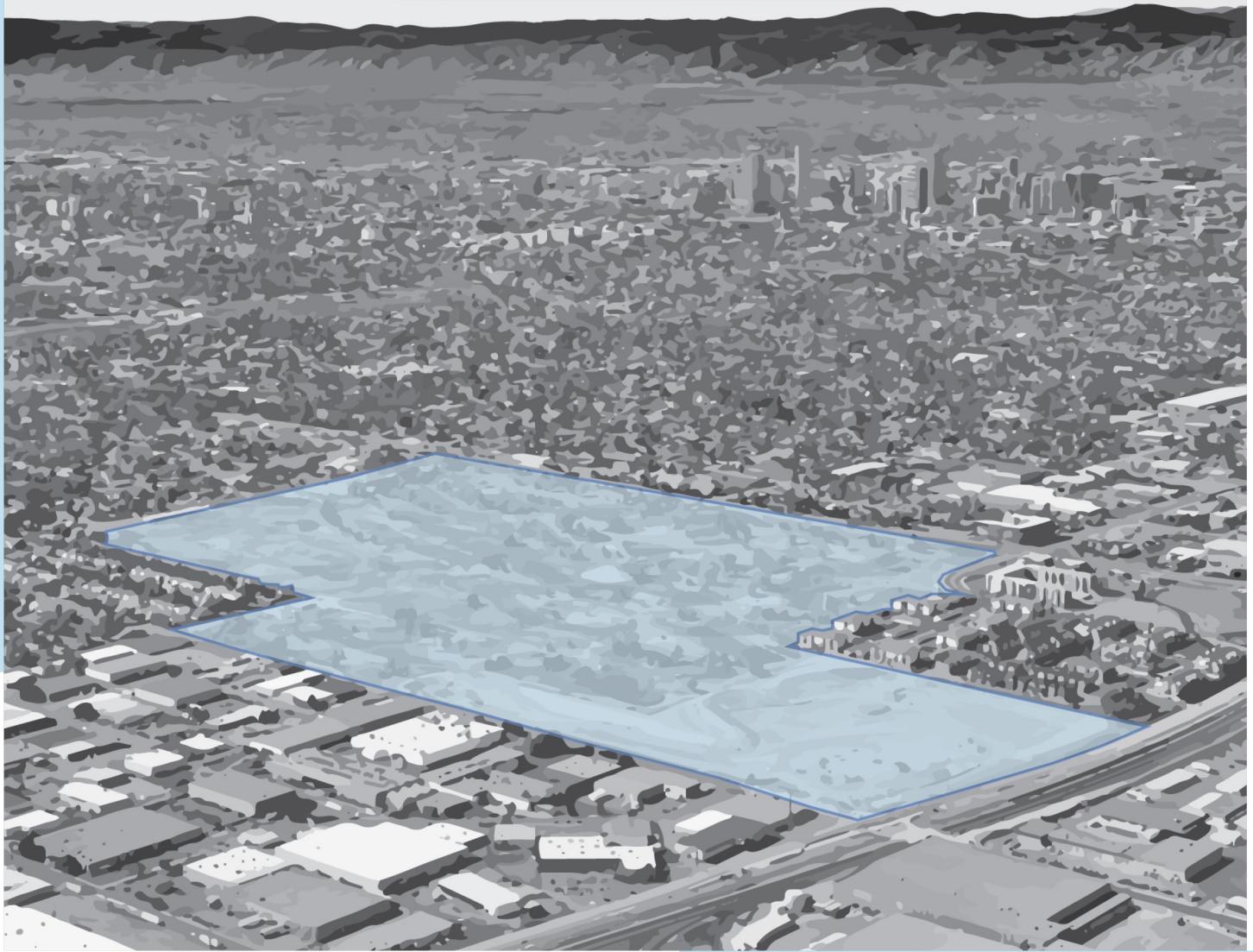


# NORTHEAST PARK HILL

HANNAH H, JENNIFER J, JACK S, RACHEL P



## Contents

MEET THE TEAM	4
INTRODUCTION	6
SITE INTRODUCTION .....	8
PROJECT INTRODUCTION .....	9
SITE ANALYSIS	10
HISTORY .....	14
SITE BOUNDARY.....	15
DEMOGRAPHICS .....	16
ECONOMY .....	22
TRANSPORTATION.....	24
ENVIRONMENTAL ANALYSIS .....	29
AMENITIES.....	32
ZONING.....	34
STAKEHOLDERS.....	36
VISION	38
SWOT & FOUNDATIONS.....	42
VISION STATEMENT .....	44
MASTER PLAN	46
WALKABILITY.....	52
ENJOYABILITY .....	56
EQUITABLE GROWTH .....	58
PROJECTS & SITE PLAN .....	60
PROGRAMS & PROJECTS.....	62
MODEL.....	64
PARTI.....	66

## MEET THE TEAM



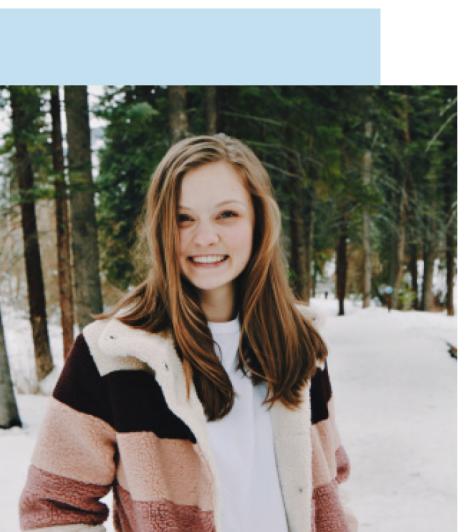
Jack Saverin

Sophomore student at CU Boulder studying Environmental Design with a focus in Sustainable Planning and Design.



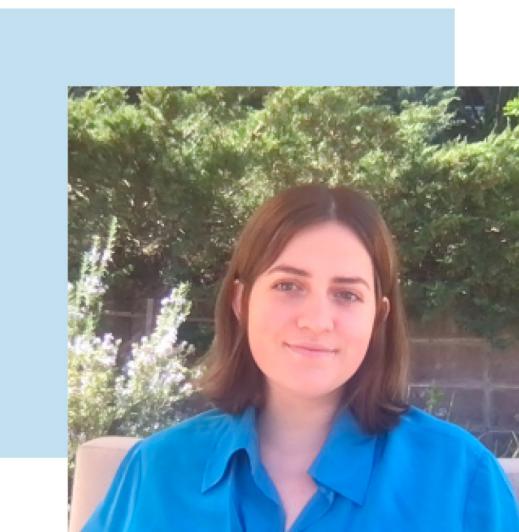
Jennifer

Sophomore in the ENVD program at CU Boulder studying Urban Planning.



Hannah Hopkins

Sophomore attending CU Boulder studying environmental design with a focus in Architecture and minor in Journalism



Rachel Pauly

Sophomore double majoring in Environmental Design [Urban Planing] and Atmospheric and Oceanic Sciences.

# INTRODUCTION

## SITE INTRO

Park Hill is one of the oldest neighborhoods in Denver, CO. Its founding dates back to the late 19th century and it's located in the northeastern part of the city. The neighborhood is bordered by Colorado Boulevard on the west, East Colfax Avenue on the south, Quebec Street on the east, and East 52nd Avenue on the north. Park Hill is further divided by the City and County of Denver into three neighborhoods which are South Park Hill, North Park Hill, and Northeast Park Hill. The area is currently experiencing rapid gentrification which especially impacts culturally diverse communities negatively. Something of important consideration within the neighborhood is the Park Hill Golf Course as it is no longer in operation and is a particularly large space in the context of Denver. In terms of demographics the census tract is mostly and historically African American at 35%. The rest of the population makeup is 29% White, 24% Hispanic, 9% two or more ethnicities, 2% Asian, and 1% Native American. The census tract is majority female at 55% and the male population is 45%. In terms of income, 53% of the population of the census tract makes less than 50k annually and the average overall median salary for all individuals is around \$43,000 annually.



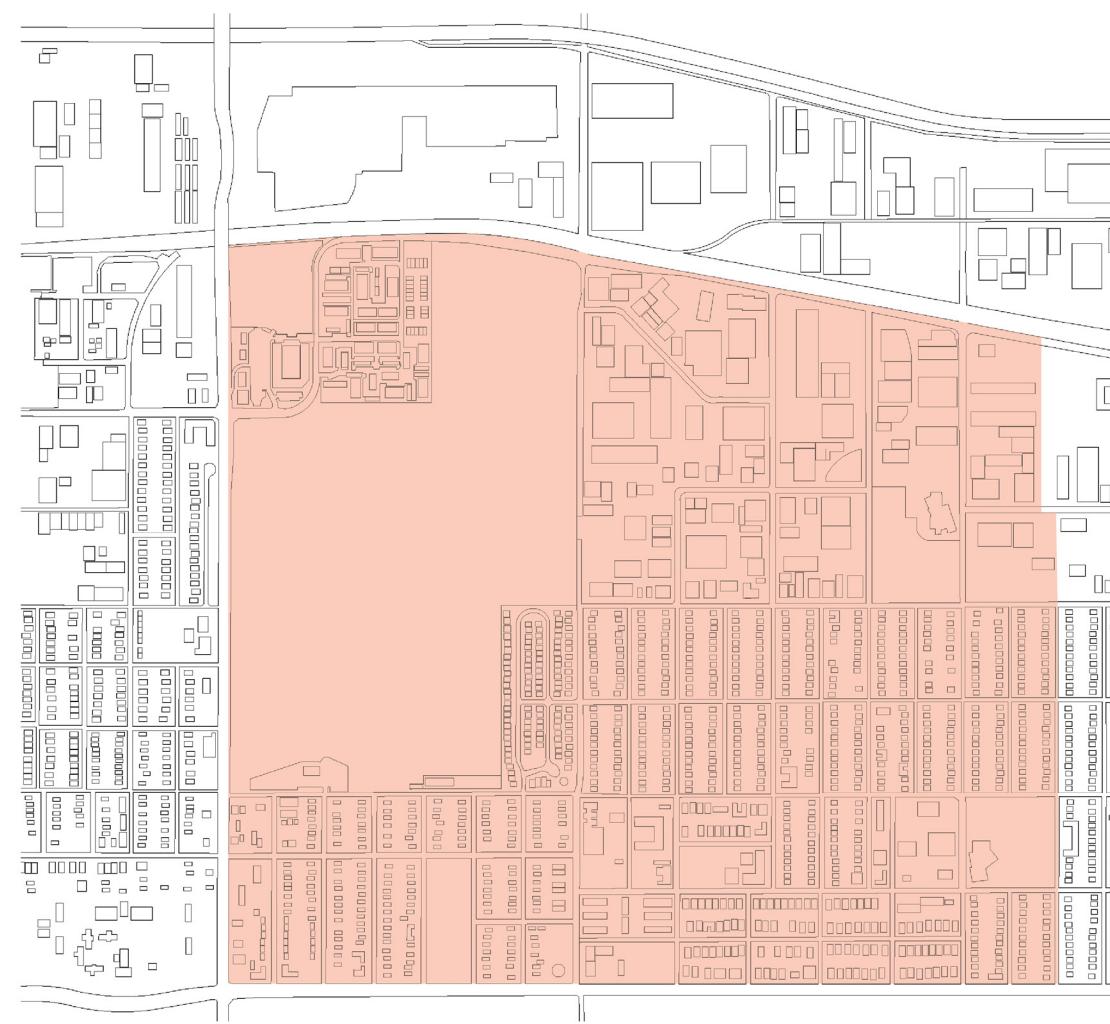
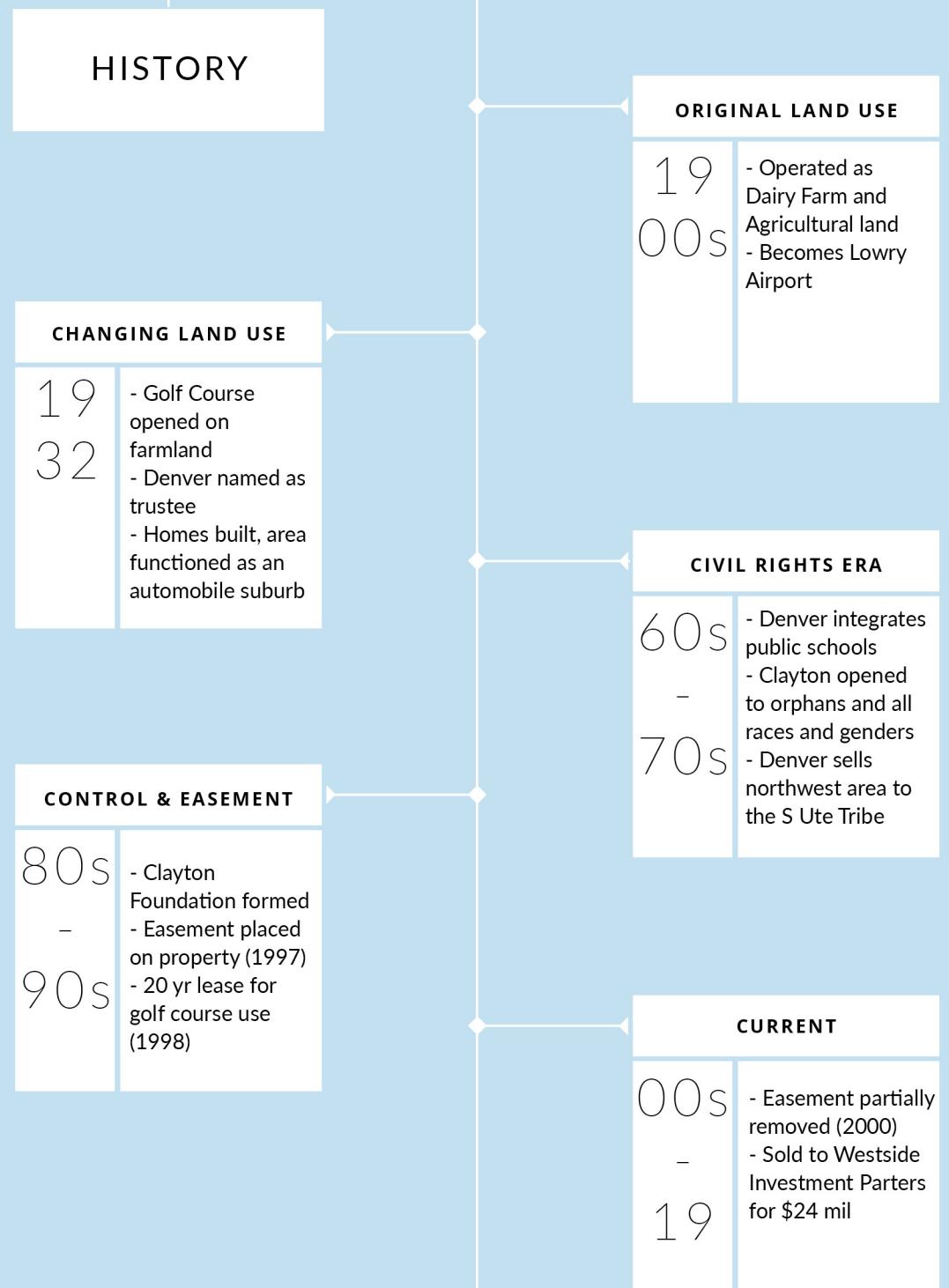
## PROJECT INTRO

Our reinvisioning of the North Park Hill Golf Course includes plans, renderings, and graphs that illustrate a walkable and enjoyable district. Our designs strive to promote equitable growth while honoring the neighborhood's special history. The reenvisioning focuses on the golf course as well as a portion of a surrounding neighborhood and an industrial site. In creation of the project's designs, we analyzed the greater Denver area demographics. These analyses cover a wide range of topics from median income to environmental conditions. Our project has taken into consideration each element from the analysis and has formulated these components into an idea that will better use the golf course space and serve the North Park Hill Community. The essence of this project is to connect, strengthen, and diversify. These basic actions will transform this area of Denver to better serve its residents. In this reinvisioned space we hope our design and policy changes will support businesses, residents and community.

# SITE ANALYSIS

## INTRODUCTION

We analyzed the history of the golf course and defined the boundaries of the site in which the project will be implemented. The site analysis will also include demographic, environmental, transportation, and stakeholder maps of the area. These maps provide information as to how the site currently exists. The analyses we have completed explore a wide range of existing site conditions that have informed our design and implementation.

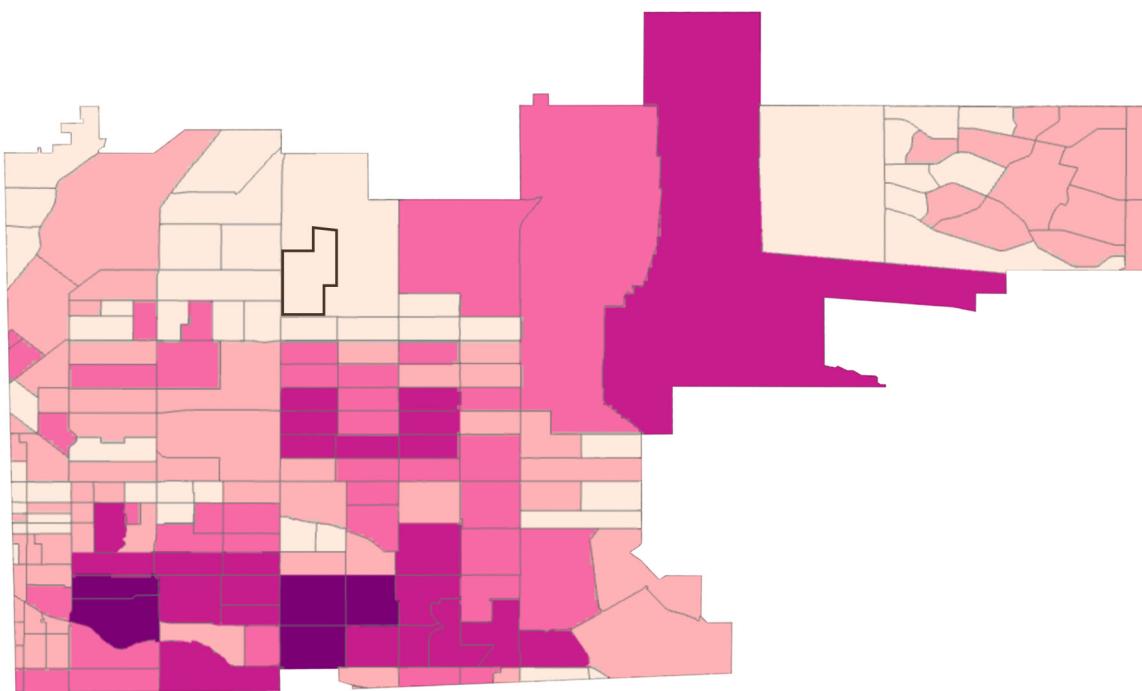


*“AS WE INVEST IN AN INFRASTRUCTURE PLAN FOR THE FUTURE, WE MUST ALSO SUPPORT OUT FAMILIES, OUR WORKERS, AND OUR COMMUNITIES”*  
- LUCY MCBATH

## SITE BOUNDARY

This site boundary provides opportunity to connect the neighborhood to the transit center, and use street interventions to reconnect the neighborhood within itself, as well as economic pockets.

## AVERAGE HOUSEHOLD INCOME



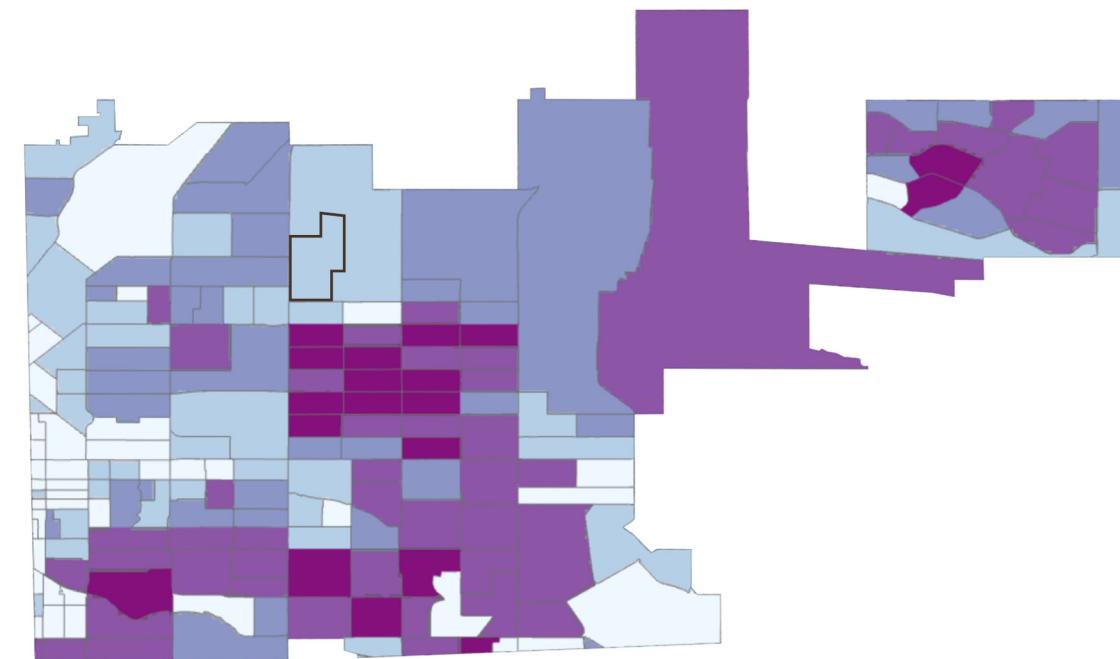
Key:

- \$0-\$63,000
- \$63,000-\$97,500
- \$97,500-\$152,000
- \$152,000-\$242,000
- \$242,000-\$368,000

Analysis:

The site is located within a lower income area. As you move southward the average household income increases significantly. This is likely due to the adjacent industrial area and associated noise and pollution.

## % OWNER OCCUPIED



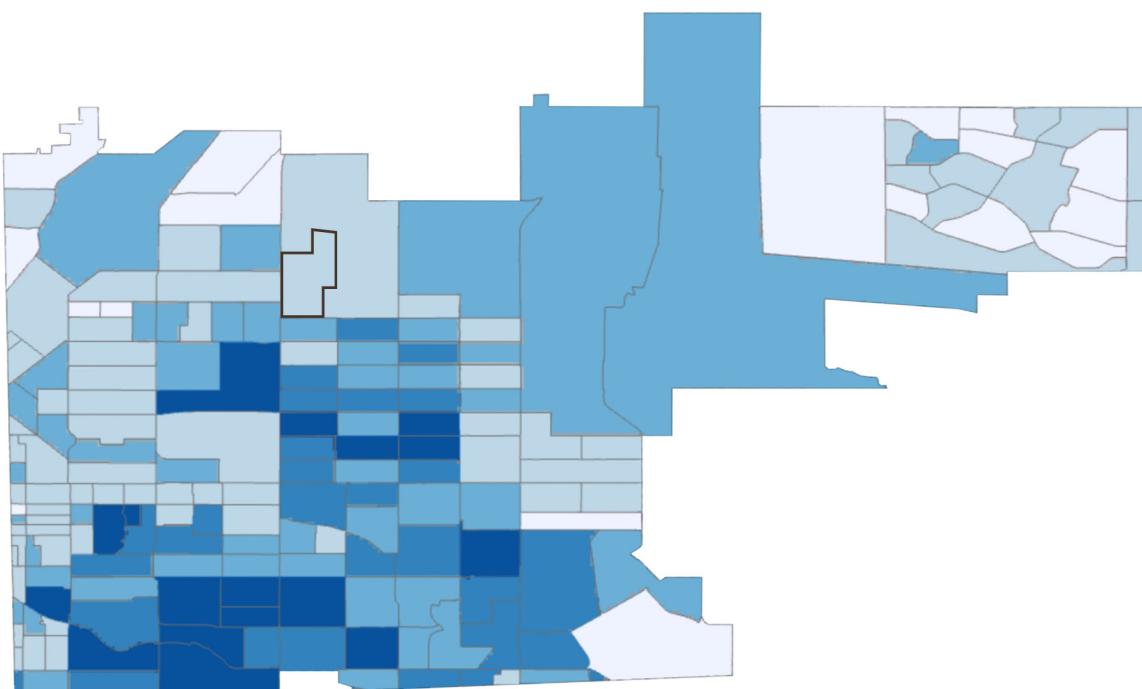
Key:

- 0.0% - 25%
- 25% - 50%
- 50% - 65%
- 65% - 85%
- 85% - 100%

Analysis :

There is a relationship between average household income and % owner occupied housing. Typically areas with a higher income have a higher % of owner occupancy. This means the block group our site is within is more susceptible to displacement.

## MEDIAN AGE



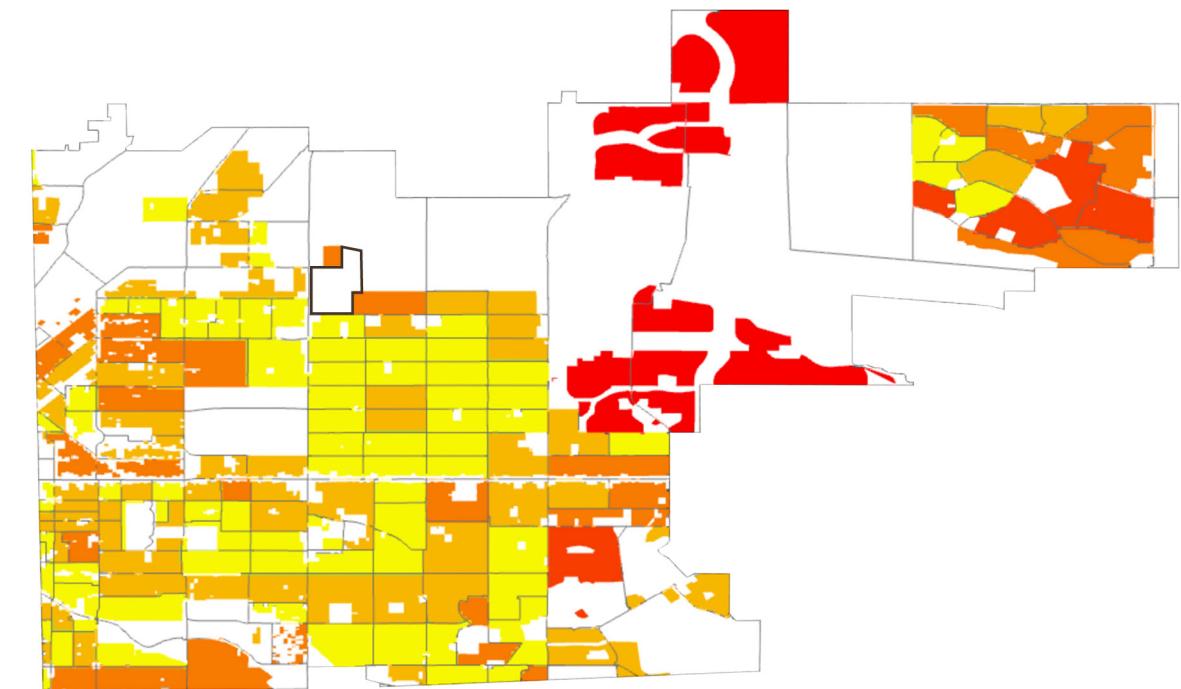
Key:

0.0 - 28
28 - 34
34 - 40
40 - 48
48 - 60

Analysis:

The median age is indicative of a few factors, including rate of housing turnover, career establishment status, and community attachment.

## TOTAL POPULATION



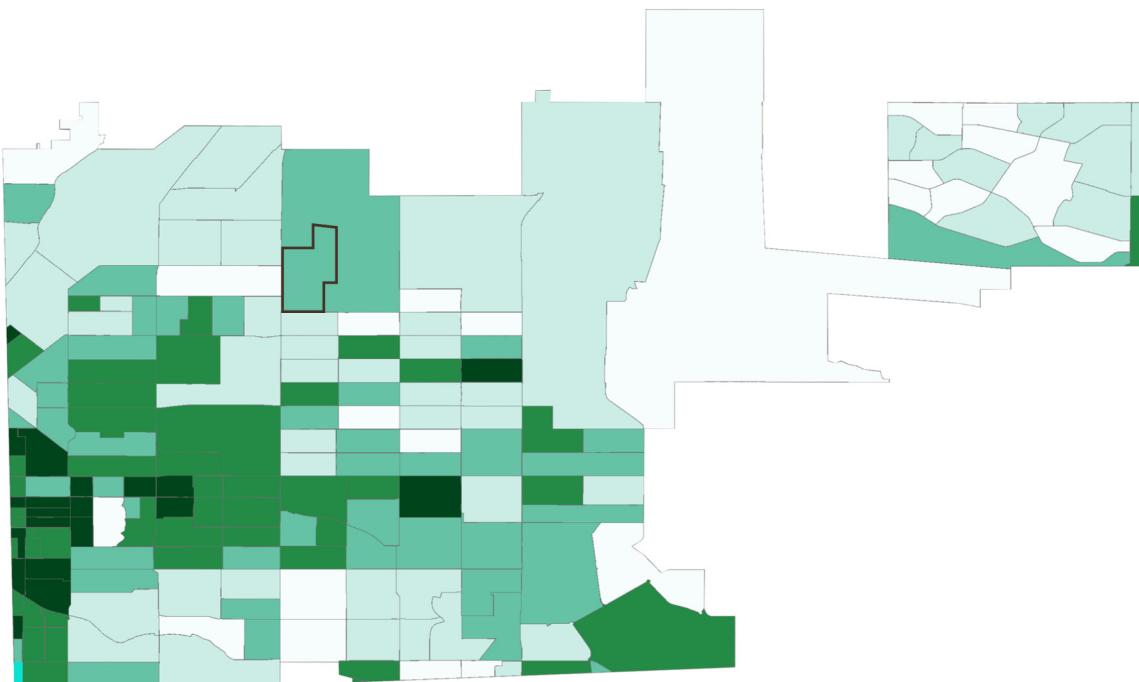
Key:

0.0 - 1,010
1,010 - 1,775
1,775 - 2,950
2,950 - 6,020
6,020 - 12,640

Analysis:

The site has a higher population than surrounding block groups, however the residential area is larger. This indicates an average density. Based on zoning composition (mostly single family) this makes sense.

## % COMMUTER



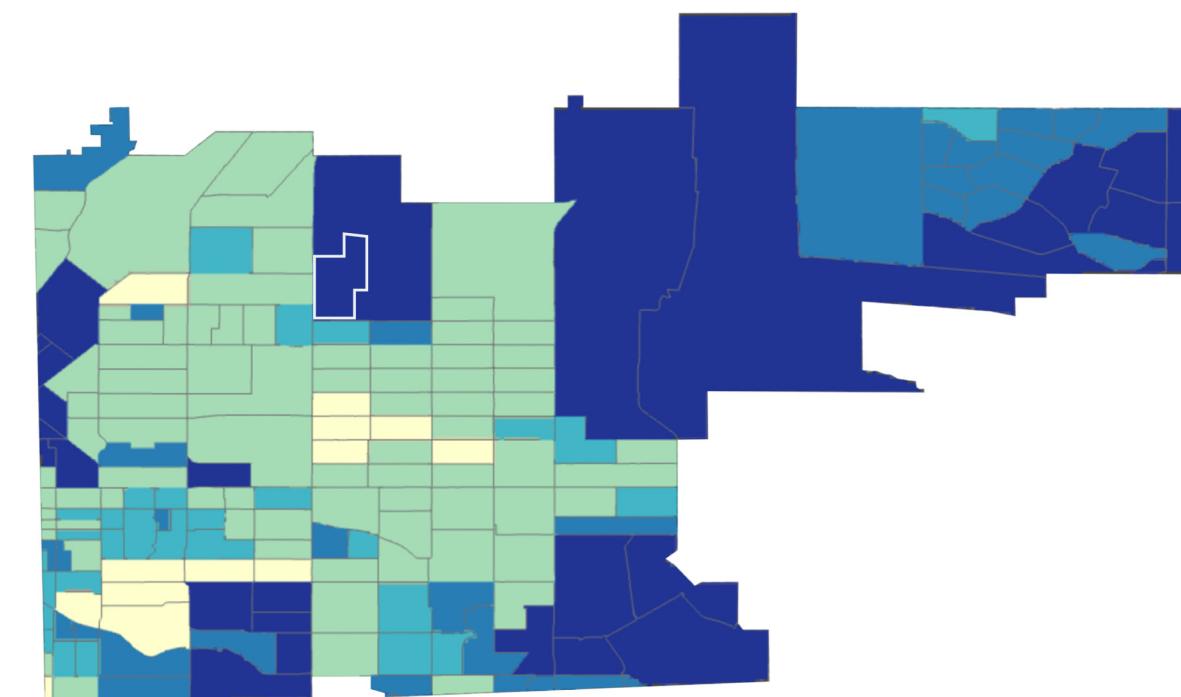
Key:

- 25% - 38%
- 38% - 47%
- 47% - 55%
- 55% - 67%
- 67% - 82%

Analysis:

Numerous factors that influence this include: % of population that is eligible to work, and proximity to the work place or ability to work from home. Around 70% of our block group is eligible by age to work, and thus it can be inferred that around 30% work locally.

## MEDIAN BUILD YEAR

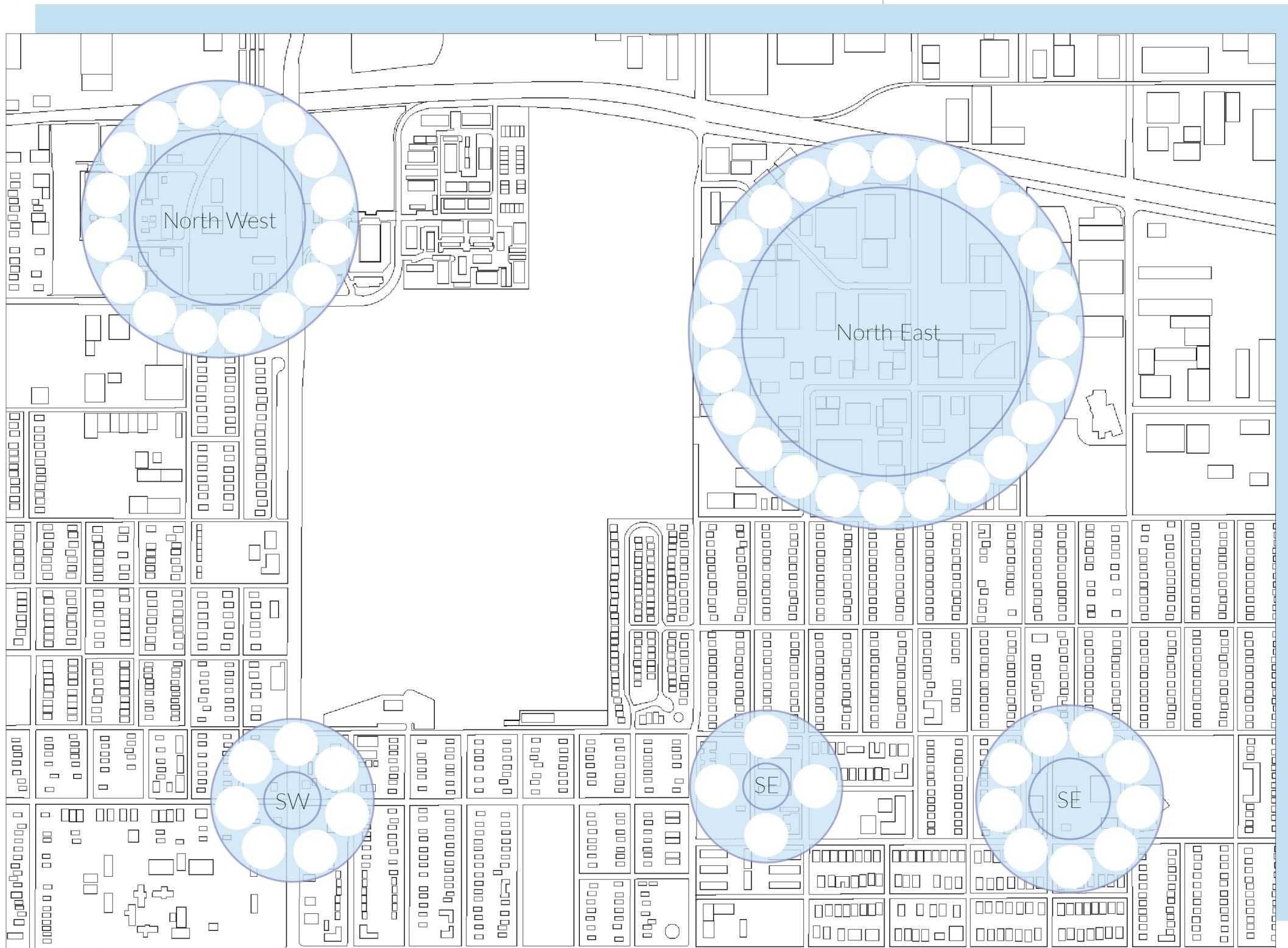


Key:

- 1939
- 1940 - 1942
- 1942 - 1950
- 1951 - 1971
- 1971 - 1991

Analysis:

The median build year is indicative of historical urban growth. It measures the year by which the block group was 50% established. Our site contains more recent development. This is indicative of existing gentrifying and developing forces.



## ECONOMY

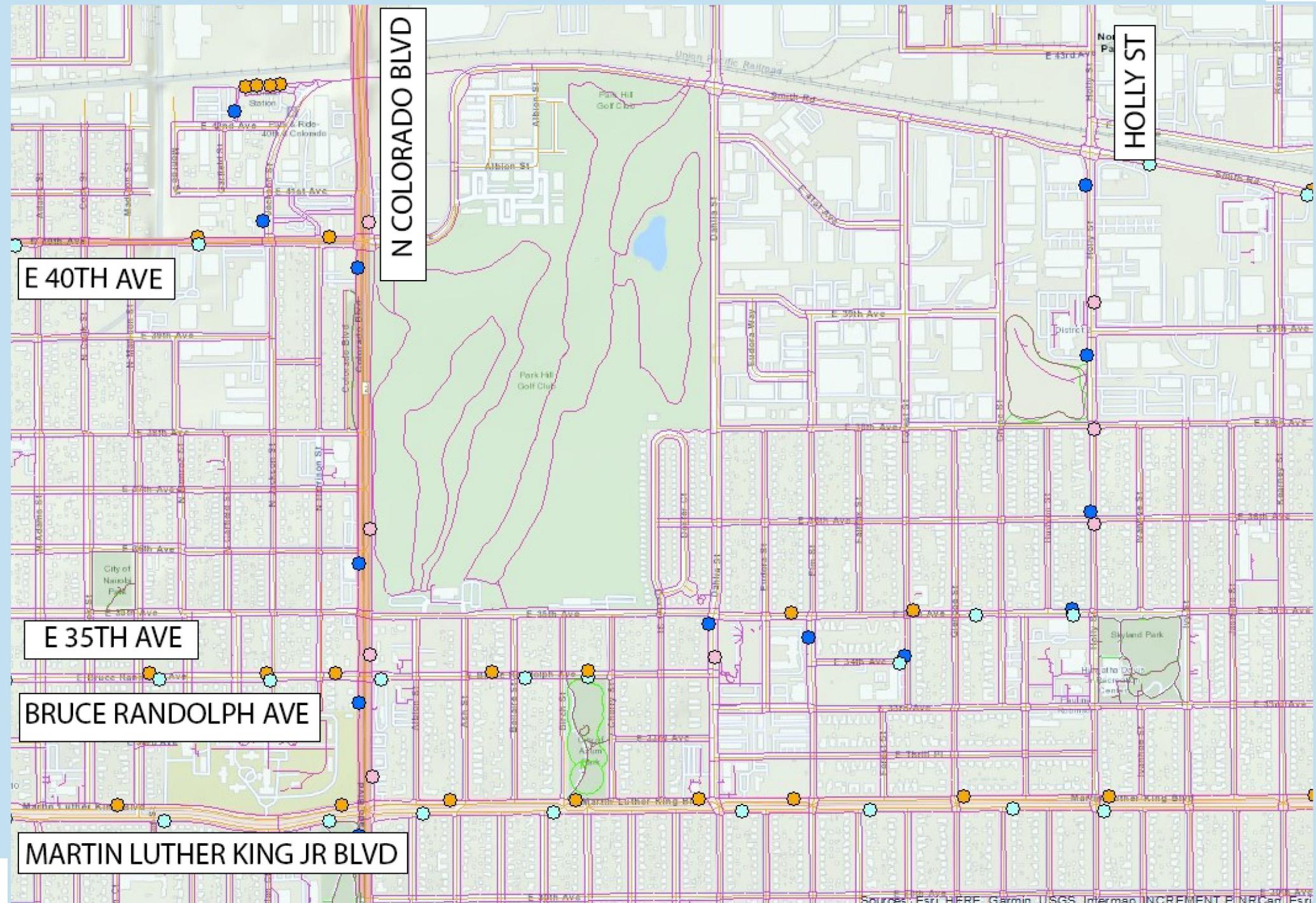
This Diagram depicts the scale of economies throughout the neighborhood. Although the largest economy is located within the industrial area, the primary land use is actually office space. There are a multitude and wide range of companies that are located there, alongside a handful of retail businesses as well. In the south east corner of the map, located within the heart of the North East Parkhill neighborhood, is a small economic center with a restaurant and small food market. This is an extremely important area. We strive to highlight this area through increased circulation and support the existing businesses. The economic centers on the north west and south western edges are primarily occupied by chain stores, and as such, are less vital to the neighborhood.

## TRANSPORTATION

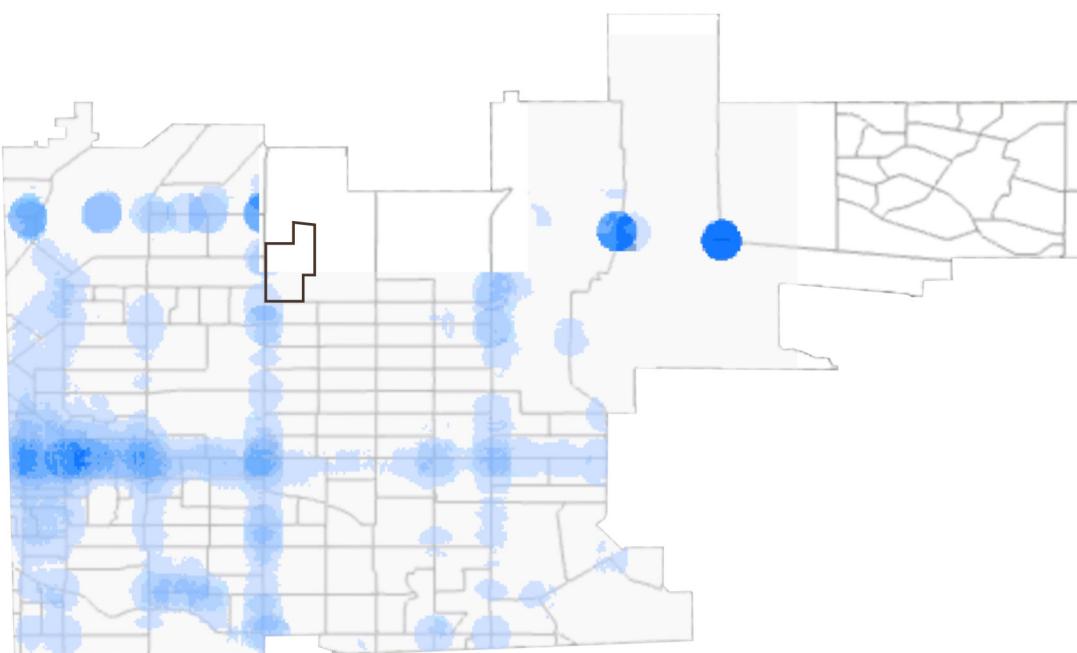
Public transportation is the key to equitable planning. As such, transportation network analysis is of high importance. There are holes in the existing infrastructure. There are numerous parallel east to west bus routes through adjacent block groups. However, there is a lack of north to south bus routes through the neighborhood. There are no bus routes that operate in support of light rail.

### Bus Stop Direction:

- North
- South
- East
- West



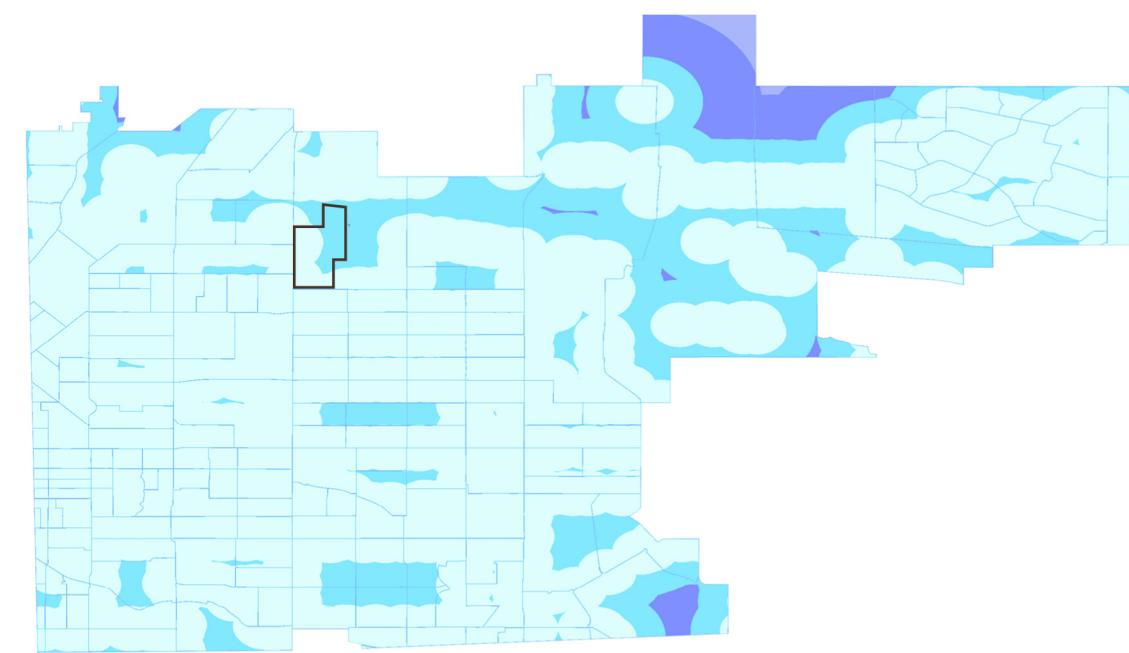
## TRAFFIC



### Analysis:

Traffic Accidents typically occur along larger arterial roads. As our site is adjacent to one of these arterial roads, pedestrian and bicycle safety should be a priority within our intervention.

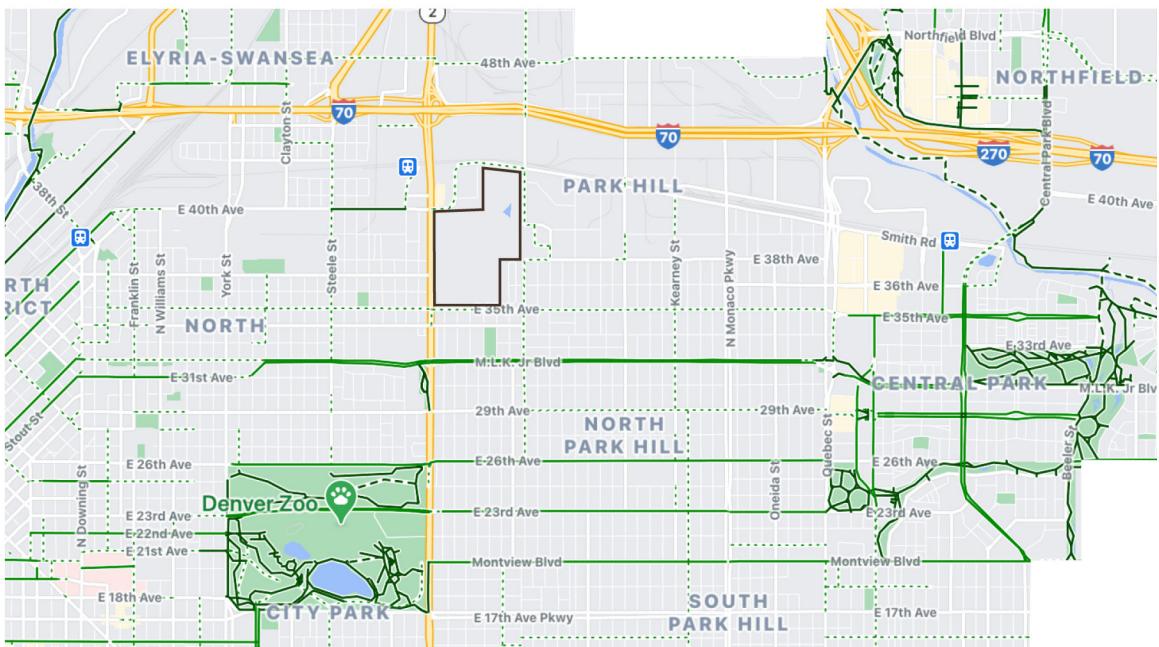
## BUS STOP ACCESS



### Analysis:

Throughout the block group, there is poor access to bus stops. Majority is located within a 10 minute walk, and there is substantial access along the perimeter, however in the center, the maximum distance is a 20 minute walk.

## BIKE INFRASTRUCTURE



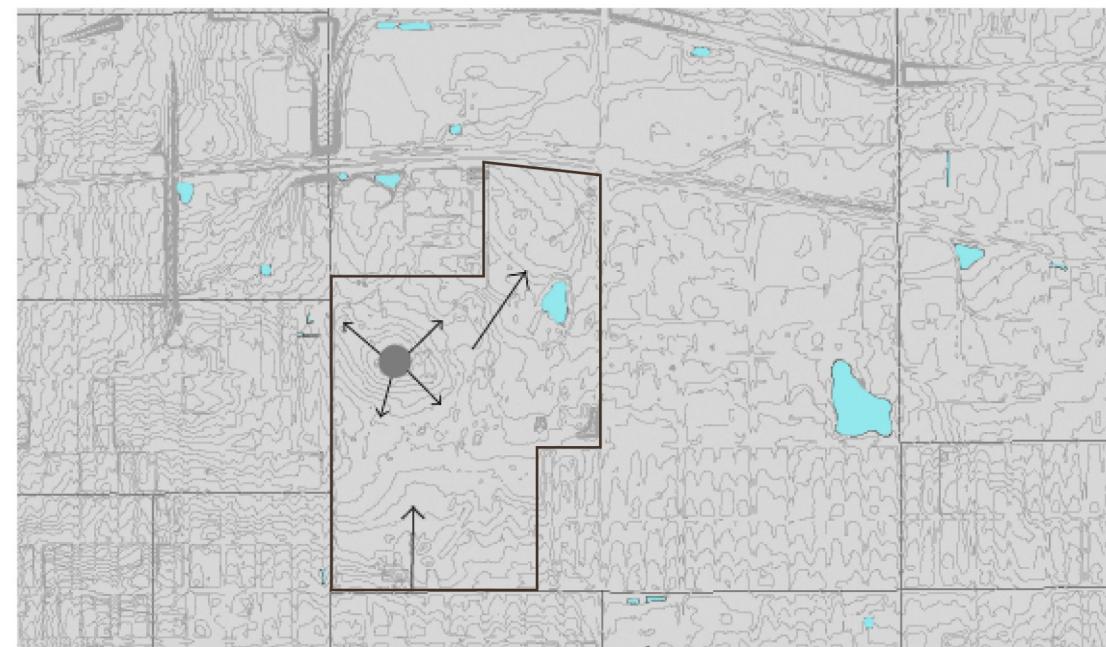
### Bike Infrastructure:

- Designated Lane
- Designated Road
- ■ ■ "Bike Friendly"

### Analysis:

There are very few roads that actually have designated bike lanes. Most roads through the neighborhood are "bike friendly" but boast no designated lane, and aren't wide enough to accommodate bike and vehicle traffic simultaneously.

## TOPOGRAPHY



### Analysis:

This map represents the topography with 2' lines. The highest point on the site is in the middle-west portion. Water runs down and off of the site flowing in all directions from the highest point. There are two big detention systems underground on-site. These underground vaults are designed to manage excess stormwater run-off. These vaults impact future development and the placing of things on site.

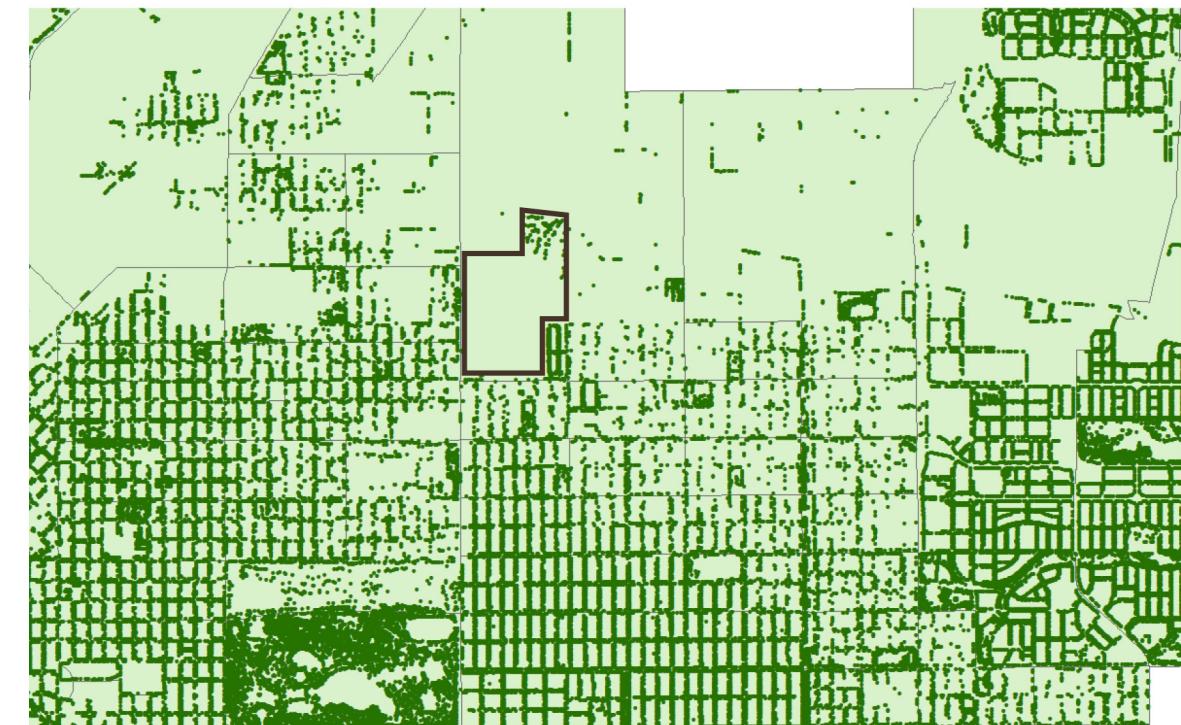
## TREE CANOPY



### Analysis:

The tree canopy on the site is generous, however, the neighboring areas are in need of more trees to provide a more comfortable experience for the users. The tree canopy is denser on the Northwestern portion of the site. A lack of tree canopy can be found Southeast of the site as well as North of the golf course.

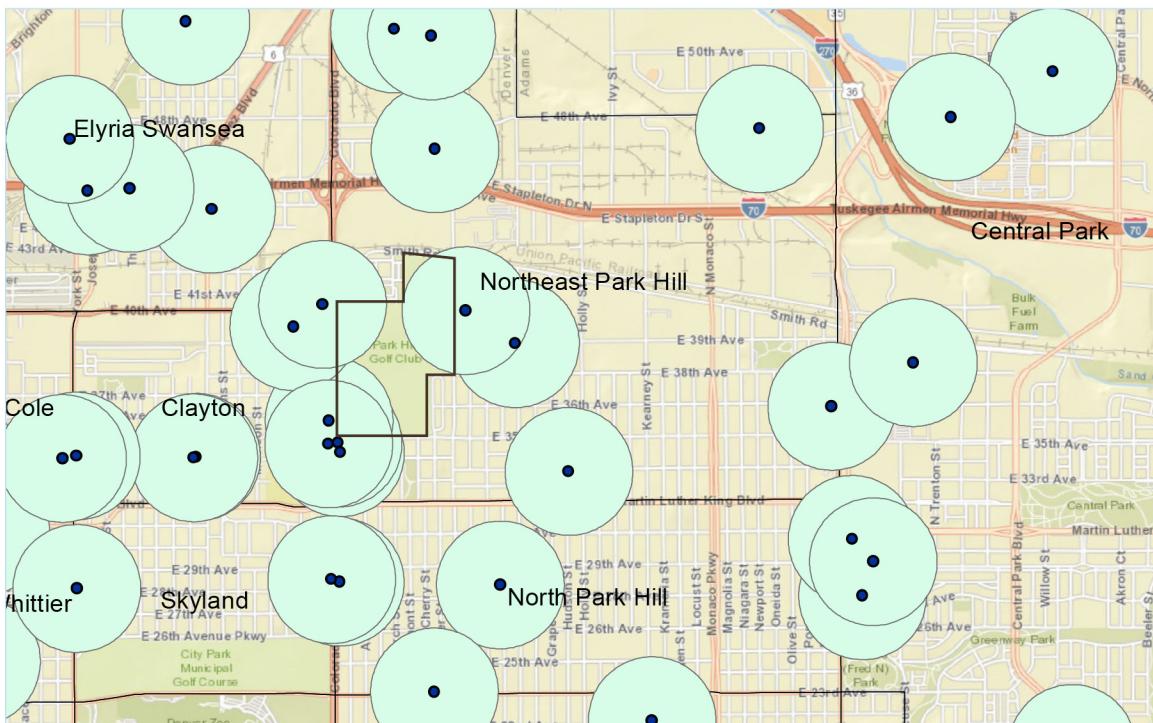
## TREE DENSITY



### Analysis:

There is little to no tree density on the North Park Hill Golf Course. In the Northeast corner of the site, more trees are present. The overall area shows that trees line only the streets. There is a lack of trees within spaces. To reduce the overall urban heat island effect and erosion, more trees need to be planted on and around the site. North of the site there is little to no trees as this is an industrial district.

## FOOD RETAILERS



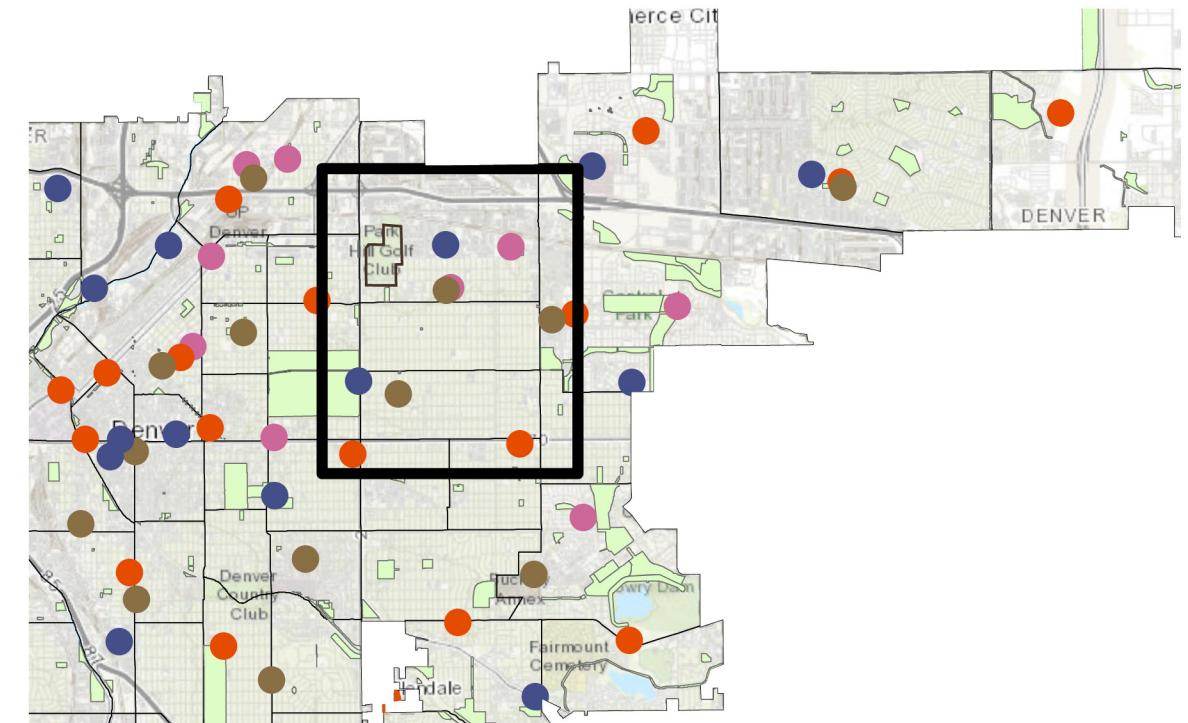
### Key:

- Food Retailers (Blue Dot)
- Five Min Walk (Light Green Circle)

### Analysis:

Our site has very limited access to fresh food, making it a food desert. This is a form of inequity as lower income areas typically have adequate access to unhealthy options while having very limited access to fresh and healthier options.

## AMENITIES



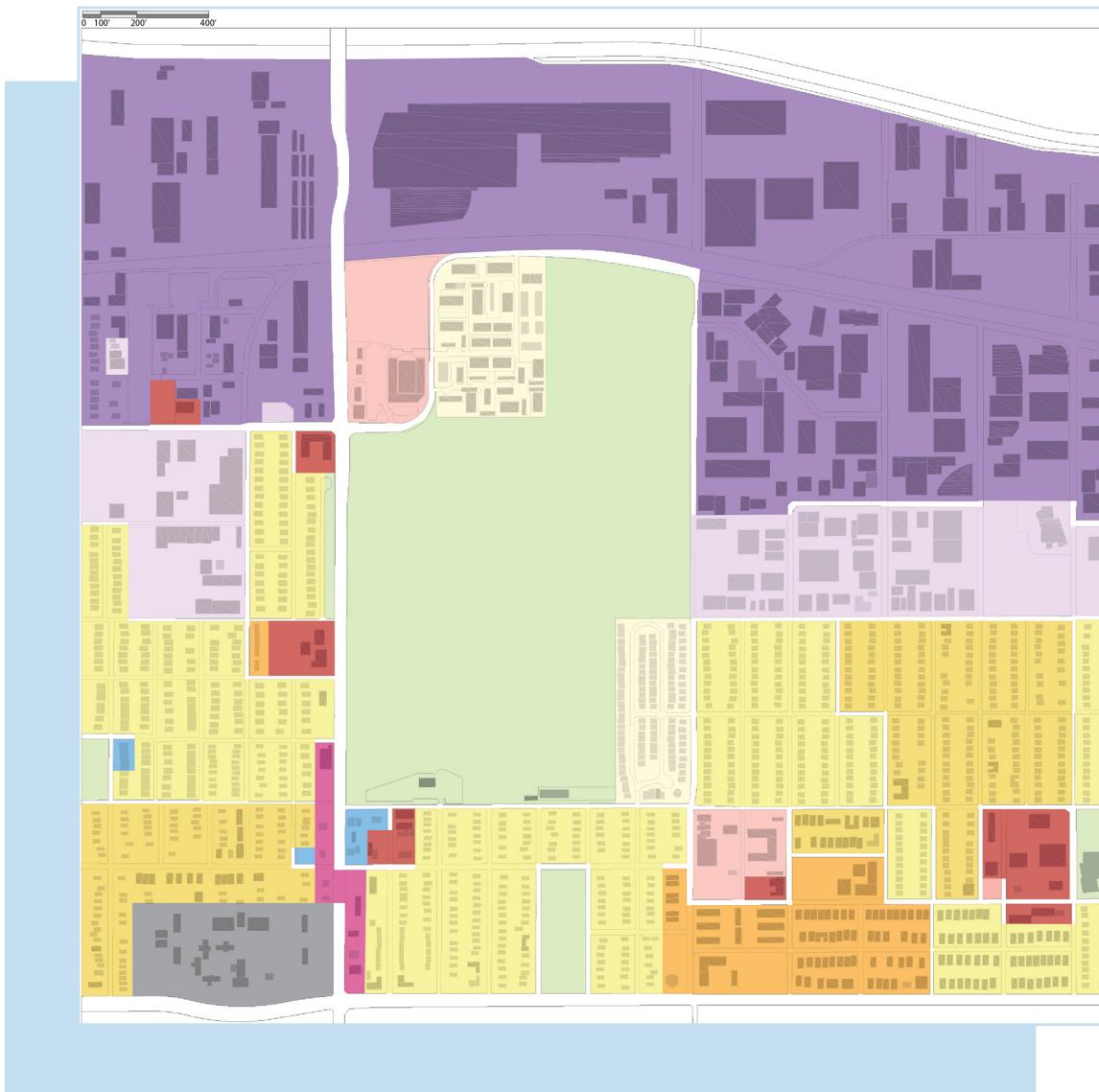
### Amenities:

- Libraries (Brown)
- Fire Stations (Orange)
- Rec Centers (Pink)
- Police Stations (Blue)
- Parks (Green)

### Analysis:

Public services and amenities are scarce on our site. The quality and presence of existing amenities are disproportionate to what exists in bordering neighborhoods. The presence of functioning and quality public amenities is an important factor for communities to enhance the enjoyment and mental health for residents.

## ZONING



## DESCRIPTION

Zoning Code	Description
E-SU-DX	Urban Edge-Single Unit
E-TU-B&C	Urban Edge- Two Unit
U-RH-2.5	Urban- Row House
R-2(-A)	Multi Unit Dwellings
PUD	Planned Unit Development
E-CC-3X	Urban Edge- Commercial Corridor
MX	Mixed Use
B3	Business, shopping center district
I-A(B)	Light Industrial & General Industrial
I-MX-3	Industrial- Mixed Use
CMP-EI	Campus- Educational Institution
OS - B	Open Space - Recreation

## CONSERVATION EASEMENT



Conservation easements were created with the intent to protect and preserve natural lands. Conservation easements are the most readily available tool for the conservation of private land. In order to ensure fulfillment of the conservation purposes of the easement, the land owner and conservation organization will enter a binding legal agreement to restrict future land use indefinitely.

## CURRENT PERMITTED USES

The permitted land uses for the site include : "a regulation 18-hole daily fee public golf course with such related uses and activities as may be accessory or incidental to the operation of a golf course, including but not limited to a driving range, golf learning center, club house, restaurant and bar, and such unrelated recreational uses such as ball fields, tennis courts, etc."

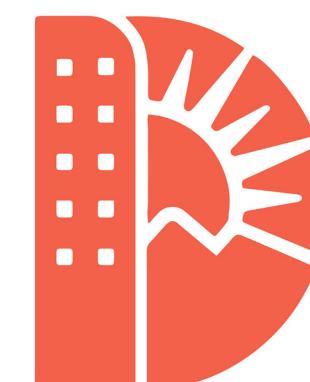
C.R.S. §38-30.5-101.



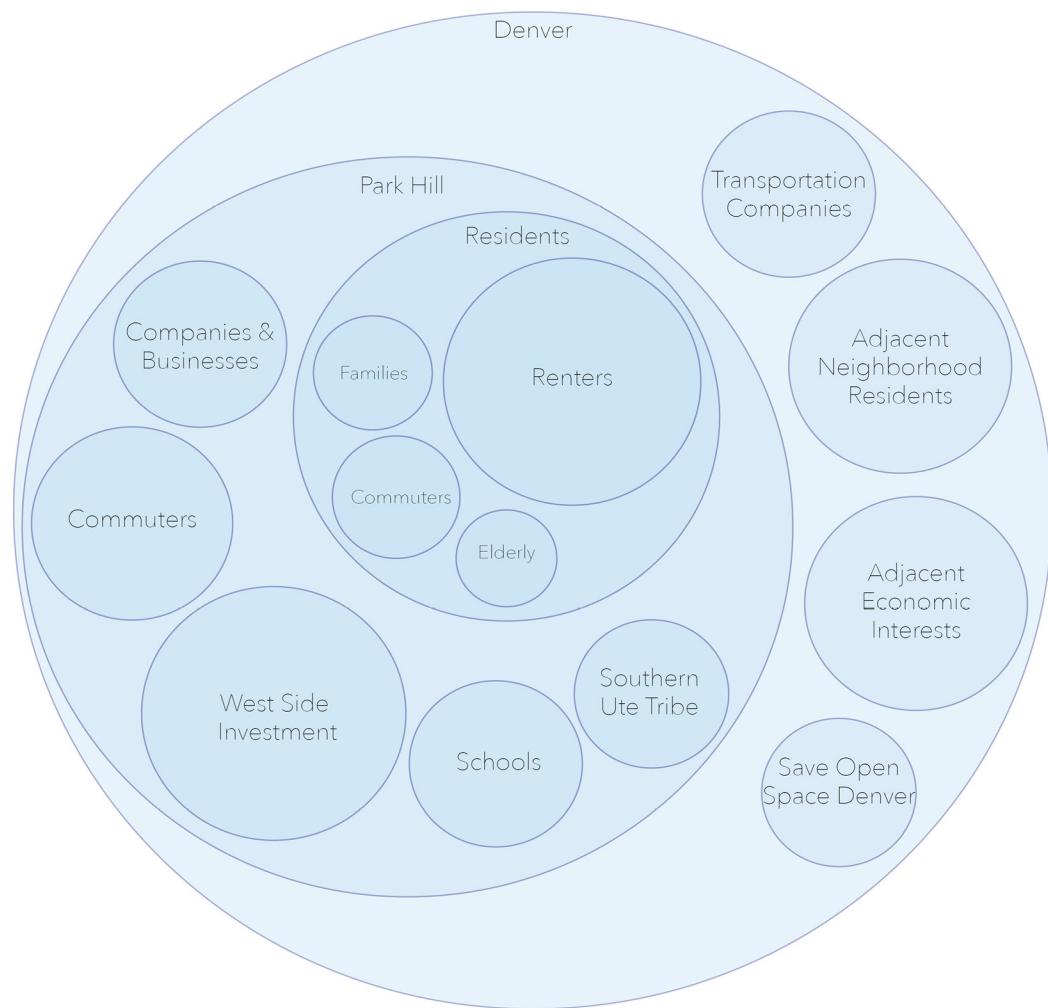
## CIRCUMSTANCES OF RELEASE

The circumstances of release of the conservation easement state that : "If it is determined that conditions on or surrounding a property encumbered by a conservation easement in gross change so that it becomes impossible to fulfill its conservation purposes that are defined in the deed of conservation easement, a court with jurisdiction may, at the joint request of both the owner of property encumbered by a conservation easement and the holder of the easement, terminate, release, extinguish, or abandon the conservation easement." C.R.S. §38-30.5-107

"If Westside chooses not to operate a golf course on the [Park Hill Golf Course] land, it and the City [of Denver] can modify and clarify the permitted uses of the [Park Hill Golf Course] land conservation easement as long as the modifications and clarifications are consistent with the conservation purposes of the easement." Any future land use change for the site will ultimately come down to negotiations with the city of Denver has they hold the title.



Source: <https://sosdenver.net/2020/12/18/analysis-of-the-park-hill-golf-course-land-conservation-easement/>



## STAKEHOLDERS

"THE BEST WAY  
TO MINIMIZE  
DISAGREEMENT  
IS TO MAKE  
SURE THAT  
ALL THE  
STAKEHOLDERS  
ARE IN THE  
ROOM"  
- CHERYL YEOH

Stakeholders include members inside and outside the community, each with their own vision and set of goals.

## GOALS FROM THE COMMUNITY

PROGRAM	Description
Public Safety	1) To encourage better communication between youths, parents, schools and police in the neighborhood, 2) Improve lighting on neighborhood streets, alleys and open spaces, and 3) Improve security in retail areas by encouraging pedestrian traffic
Parks & Rec	Acquire, extend, improve, and maintain parks, public open space and parkways in the neighborhood to meet the needs of increasing population and to support recreational opportunities. Provide improved and extended bike and jogging paths. Ensure preservation of current built and natural areas.
Traffic	Improve traffic control and anticipate and meet the expanding mobility needs of residents, businesses and visitors to create a safe and efficient transportation network that emphasizes a safe environment for transit users, pedestrians, and bicyclists.
Environment	Maintain and protect the built and natural features of the community including trees, parks and open space, and parkways through education, self-help activities and standards set in local ordinances.
Design	To preserve and maintain a high standard for parks, open space, boulevards, parkways, streetscaping, traffic circulation, and to pursue opportunities to create historic districts within Park Hill.
Economic	Sustain the Park Hill Neighborhood by attracting, stimulating and preserving businesses that serve and employ neighborhood residents and promote the health of those enterprises along the Colfax Avenue and Colorado Boulevard Corridors.
Community	Improve and maintain the quality of life for the whole community by providing services that build community, create connections across generations, and are respectful of all. Establish and maintain a variety of organizations that help to create an environment that is sustainable and stable.

Source: [https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Park\\_Hill\\_Neighborhood\\_Plan.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Park_Hill_Neighborhood_Plan.pdf)

# VISION

## INTRODUCTION

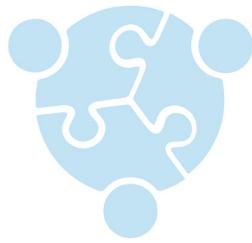
In support of our final vision for North Park Hill, we developed a strength, weaknesses, opportunities, and threats (SWOT) diagram and identified our mission and goals.

## SWOT TABLE

Program	S	W	O	T
Transportation	Proximity to existing transportation infrastructure (lack of rail)	Uneven bus access, lack of walkability, Un-maintained sidewalks	Improve existing transportation infrastructure	
Open Space	Flexibility in development and land use		Increase equitable access to open space and recreational opportunities	
Green Space		Inequitable access to existing parks	Opportunity to reduce Heat Island Effect through greening programs.	
Location	Adjacent to major arterial roads and transportation hub	Proximity to industrial district.		
Food		Lack of access to healthy options	Opportunity to increase access and support local businesses	
Demographics		High renter percentage increases susceptibility to displacement	Opportunity to increase homeownership opportunities.	

Program	S	W	O	T
History	This neighborhood dates back to 19th c.	Existing regulations and conservation easement may restrict development	Opportunity to build on history and honor the rich heritage of the area	
Economic		Lack of reinvestments back into the community	Opportunity to increase access to amenities and support small businesses	Large Impermeable surfaces around Industrial areas
Housing	Mix of newer & older development	Lack of high density and affordable housing	Opportunity to create affordable & community oriented housing	New development could cause further Displacement
Zoning	Existing mixed use areas	'Conservation easement' may restrict rezoning and development		Abundance of low density, single family zoning
Stakeholders	Strong sense of community, increasing input		Opportunity to create community oriented development that satisfies stakeholders	Uneducated, external stakeholders

## MISSION



Our mission is to turn spaces into places that serve the community and align with their vision of the future.

Our designs seek to increase equity, create walkable communities, mitigate environmental injustice and promote homeownership and community investments.

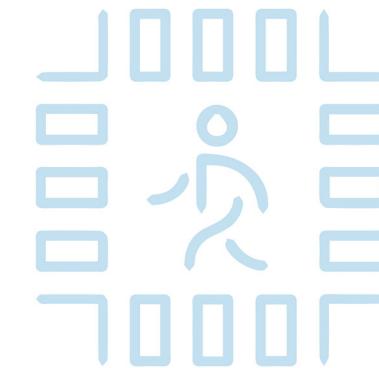
## VISION

We envision a walkable, enjoyable district that fosters community and equitable growth while supporting the neighborhood's diverse residents.



The space will honor the rich history dating back to the civil rights movement and uplift community members and existing establishments.

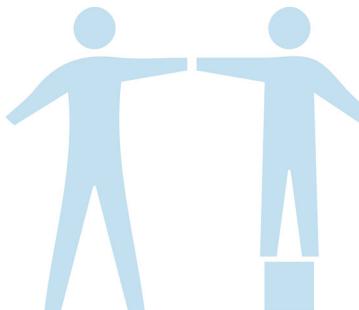
## GOALS



Walkability



Enjoyability

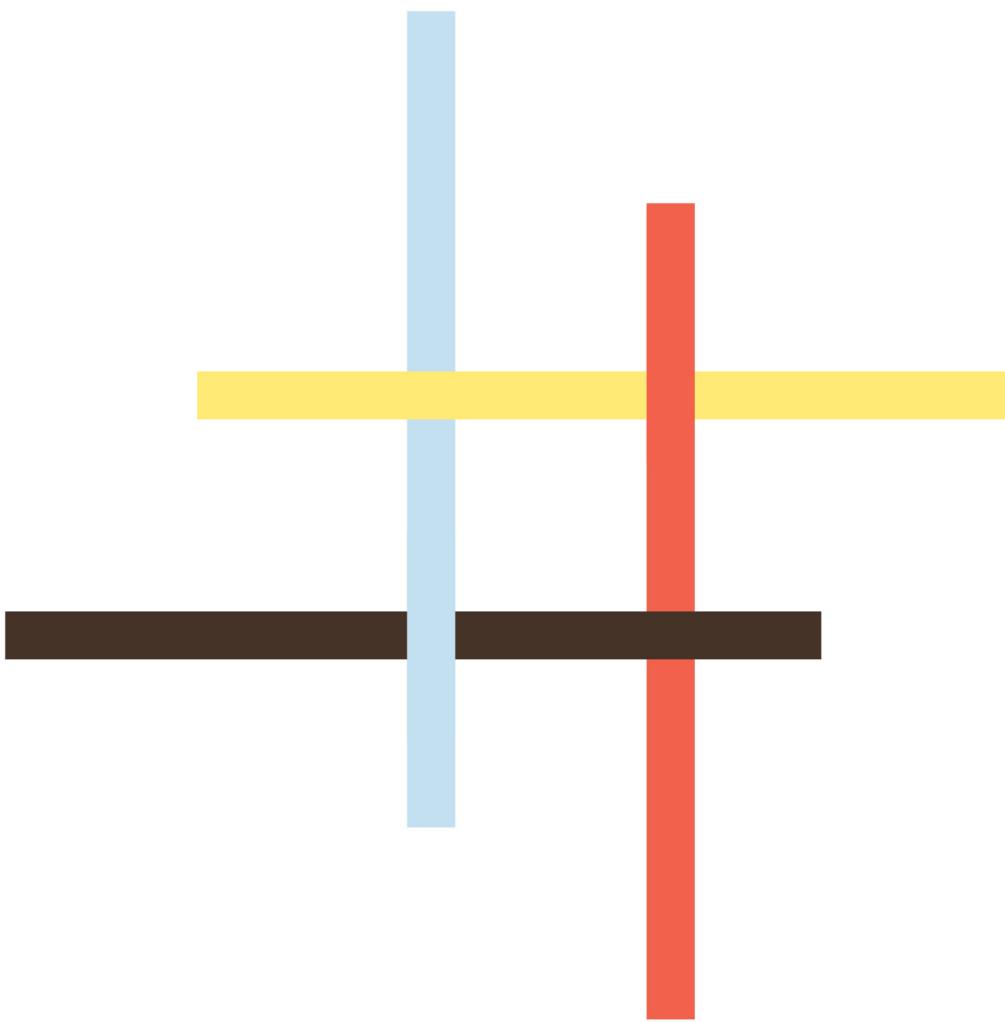


Equitable Growth

# MASTER PLAN

## INTRODUCTION

The vision of the site is rooted strongly in the design. This section highlights the design implementations of the project. We have created an implementation maps, a program matrix, sections, and renderings to convey what the site will eventually look like. While this section will explore the physical design of North Park Hill Golf Course, goals are paired with the designs to show what each element is accomplishing.

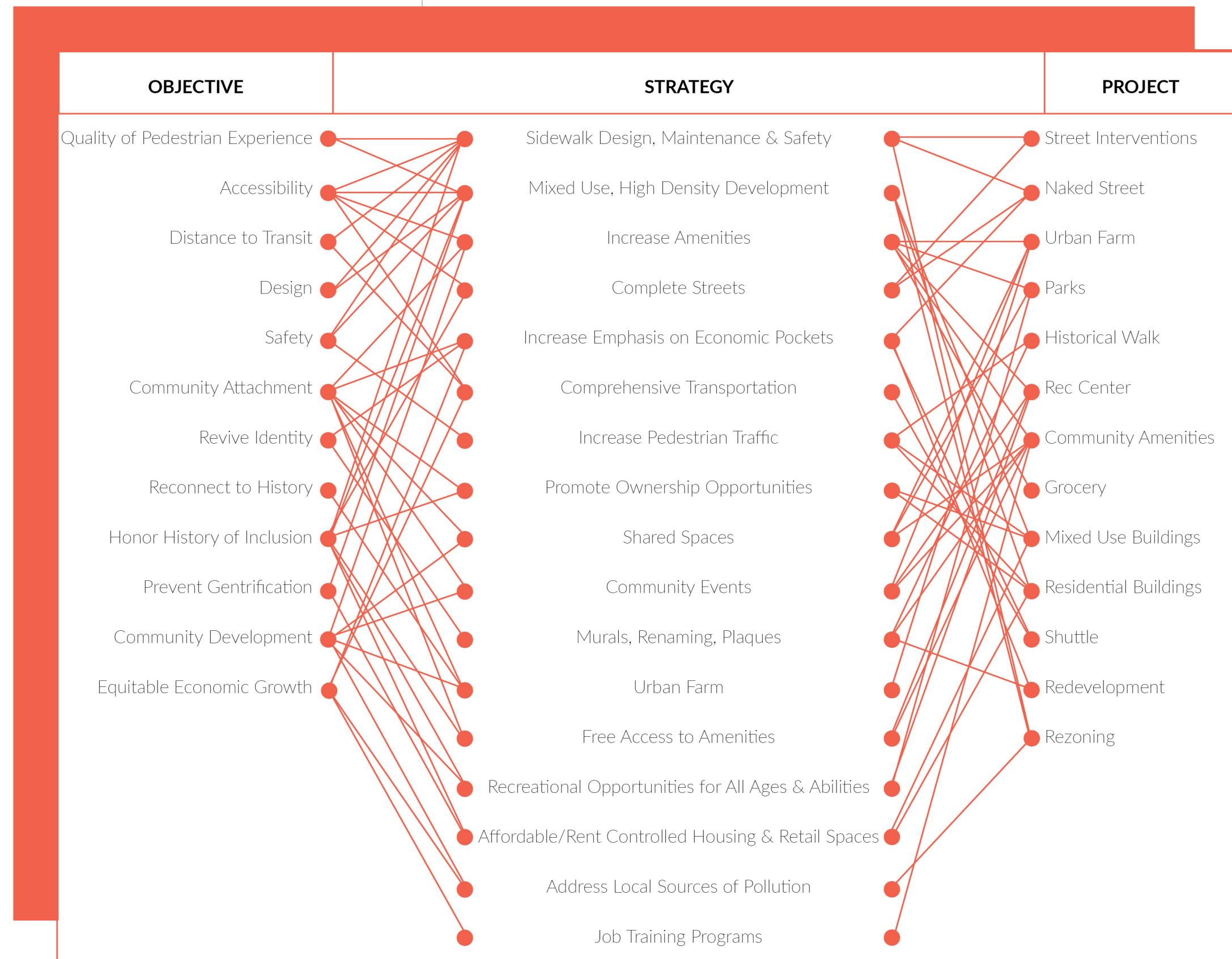


## PARTI DIAGRAM

This Diagram represents the concept at the core of our design that everything is connected yet unique. This is embodied through the urban farm, as all roads lead to the urban farm and all paths are touching. The colors represent the diversity being celebrated and supported through our design.

## PROCESS

This diagram depicts how we began with goals to form objectives and strategies, that were then used to inform projects. As you can see, there is tremendous overlap between objectives and strategies, and strategies and projects. This process ensures that our projects are well informed, and that all of our objectives are met. Because each project is associated with multiple strategies and objectives, it ensures that our master plan will stay true to our vision, and will ultimately meet our goals.



## WALKABILITY

Objective	Strategies
Quality of Pedestrian Experience	<ul style="list-style-type: none"> <li>- Sidewalk design</li> <li>- Maintenance</li> <li>- Safety</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>- Mixed use &amp; high density development</li> <li>- Increase amenities &amp; access to them</li> <li>- Comprehensive bus routes</li> <li>- Bike &amp; pedestrian friendly underpass</li> </ul>
Distance to Transit	<ul style="list-style-type: none"> <li>- Smaller scale public transit options</li> <li>- Infrastructure that supports lite rail</li> <li>- Higher density development</li> </ul>
Design	<ul style="list-style-type: none"> <li>- Quality of sidewalks</li> <li>- Shade &amp; aesthetic</li> <li>- Pedestrian &amp; bike oriented streets, balance between various modes</li> </ul>
Safety	<ul style="list-style-type: none"> <li>- Mixed use, eyes on the street</li> <li>- Lighting</li> <li>- Increased Pedestrian Traffic</li> </ul>
Diverse Uses	<ul style="list-style-type: none"> <li>- Mixed use vertically and horizontally</li> <li>- High density</li> </ul>
Zoning Gradient	<ul style="list-style-type: none"> <li>- Circulation emphasis on economic pockets &amp; amenities</li> <li>- Densify Residential Edges</li> </ul>

### Non Design Projects:

- Reduce speed limits
- Parking Policy (Zoning requirements)
- Required Bike Parking
- Consolidate street parking into alleys
- Community led advisory council

## PROPOSED PROJECTS



### Key:

- 90' Rd Intervention
- 45' Rd Intervention
- 30' Rd Intervention
- Naked Street
- Shuttle Route

## STREET EXPERIENCE

The principle behind naked streets is removing visual barriers between modes of transportation. This lack of certainty promotes eye contact and caution, resulting in safer, more comfortable streets.



Naked Streets



90' Street Intervention



45' Street Intervention



35' Street Intervention

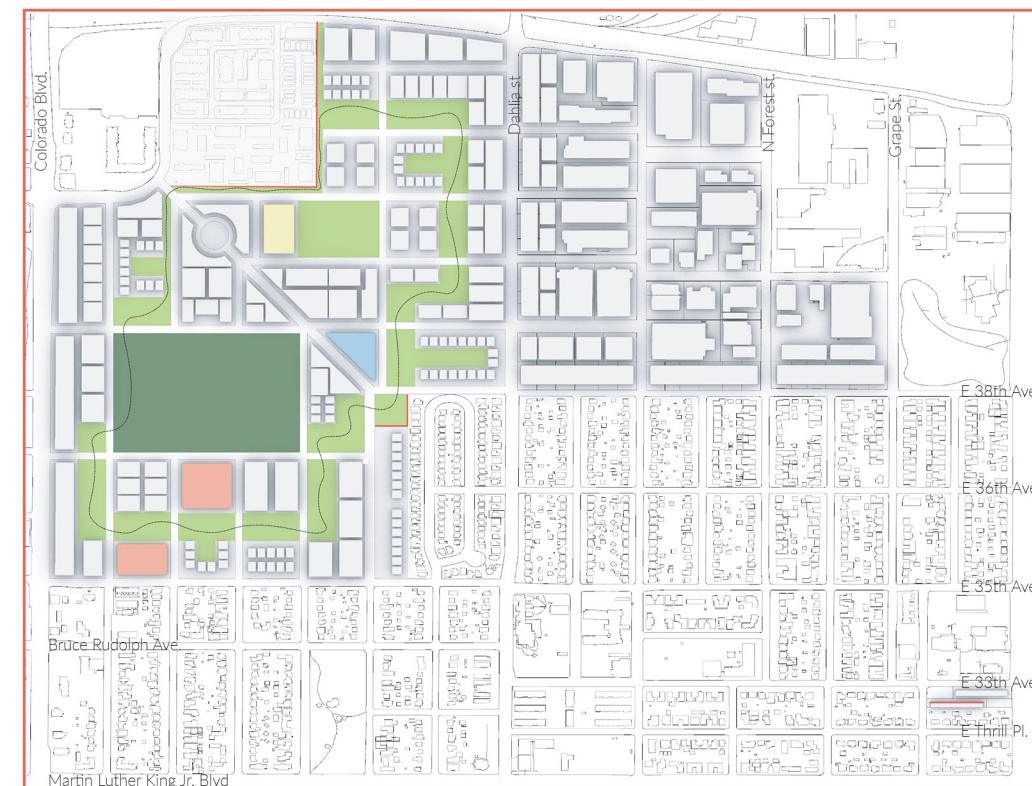
## ENJOYABILITY

Objective	Strategies
<b>Walkability</b>	- All encompassing of strategies listed previously
<b>Community Attachment</b>	- Affordability , promote ownership opportunities - Shared Spaces - Community Events
<b>Shared Spaces</b>	- Communal Plazas, pocket parks - Community owned & managed amenities - Larger shared spaces within economic pockets that honor character
<b>Revive Identity</b>	- Murals - Renaming - Plaques
<b>Reconnect to History</b>	- Urban Farm
<b>Honor History of Inclusion</b>	- Mixed use, mixed income - Accessible design throughout, sidewalk design - Free access to amenities - Affordable housing and retail spaces - Elements of play and recreational opportunities that engage children and people of all ages and varying physical capabilities

### Non Design Projects:

- Community Outreach, Activities, Fairs & Events
- Community Controlled Rent, Facilitated by the Community Land Trust
- Community Led Greening Programs

## PROPOSED PROJECTS



### Key:

<span style="background-color: #336633; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Urban Farm
<span style="background-color: #669933; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Green Space
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Rec Center
<span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Historical Walk
<span style="background-color: #CC3333; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Community Amenities
<span style="background-color: #993366; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Murals
<span style="background-color: #3366CC; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Grocery

## EQUITABLE GROWTH

Objective	Strategies
Prevent Gentrification	<ul style="list-style-type: none"> <li>- Rent controlled mixed use</li> <li>- Mixed income</li> <li>- Mixed housing type</li> </ul>
Community Dev.	<ul style="list-style-type: none"> <li>- Shared Spaces</li> <li>- Urban Farm: food and environmental education, classes, foster a sense of community and collective ownership</li> <li>- Recreation infrastructure: fields &amp; amenities, cycling &amp; jogging paths</li> <li>- Eliminate local sources of pollution (heavy industrial uses)</li> </ul>
Economic Growth	<ul style="list-style-type: none"> <li>- Support existing businesses</li> <li>- Maker Spaces: free classes for community members, hourly fee for other businesses &amp; individuals</li> <li>- Education &amp; job training programs</li> <li>- Alternate forms of public transit</li> </ul>

### Non Design Projects:

- Solar Program: source of income for the community & mitigate gentrifying forces through property tax breaks
- Remove barriers to employment, affordable retail spaces
- Rezoning: Create opportunities to attract growing businesses
- Provide accessible jobs with growth opportunities
- Job placement program that matches businesses within industries of opportunity with community members looking for work

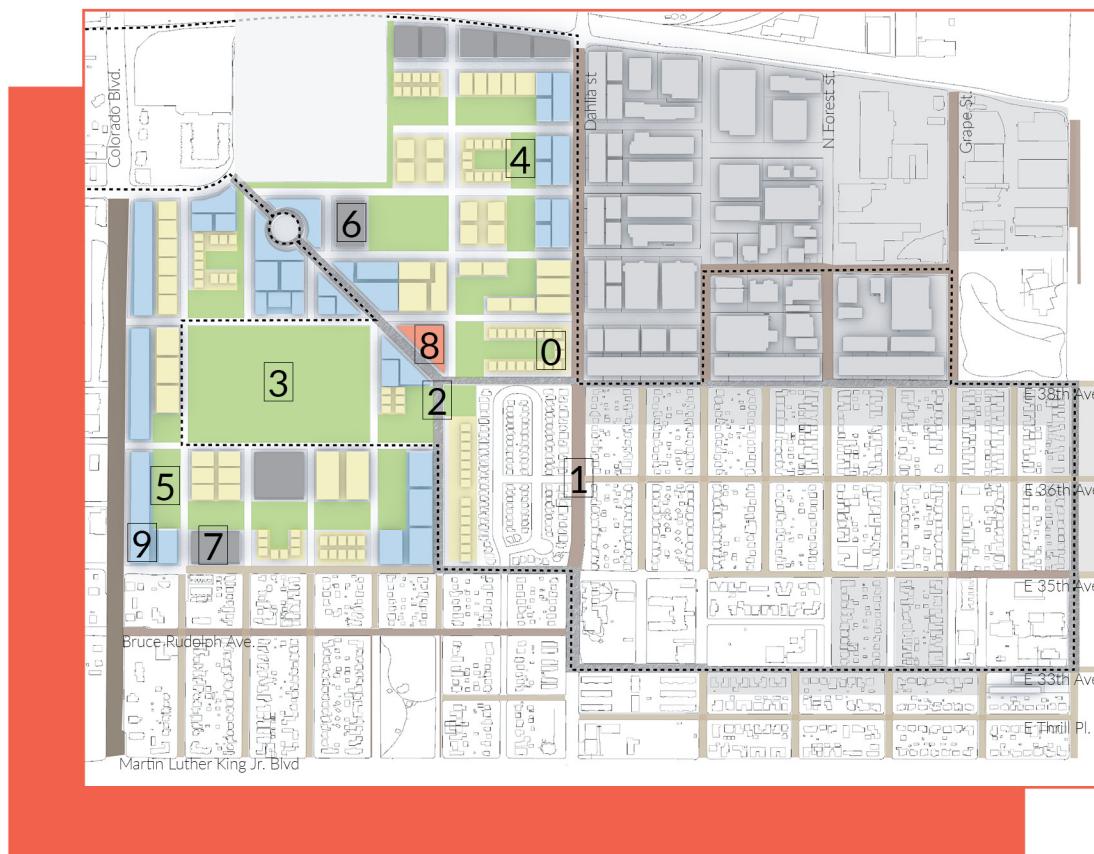
## PROPOSED PROJECTS



### Key:

<span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Urban Farm
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Rezoning
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Residential Dev.
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Mixed Use Dev.
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Community Dev.
<span style="background-color: darkbrown; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Grocery
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Redevelopment

## SITE PLAN



## Key:

Residential Dev.	Green Dev.	90' Rd Intervention
Mixed Use Dev.	Grocery Dev.	45' Rd Intervention
Community Dev.	Re Zoning	30' Rd Intervention

## PROJECT EXPLANATION

### Project

#### 1 Street Interventions

The location of street interventions was determined primarily by quality of sidewalks, pedestrian comfortability and bike infrastructure.

#### 2 Naked Streets

The naked street loop was designed with the intent to connect the new development and existing neighborhood assets. It was also designed to be the major artery of pedestrian traffic through the neighborhood, and facilitate access to public transportation.

#### 3 Urban Farm

As the urban farm serves the entire neighborhood, it was placed on the southern edge of the site in order to facilitate easy access from other areas of the neighborhood. It was placed in a central location as to cultivate a protected, comfortable and communal green space.

#### 4 Parks

The parks are distributed evenly within the new development as to ensure equitable access for all residents.

#### 5 Historical Walk

The Historical walk, or green loop, consists of connected parks through the entirety of the site. It features historical monuments, murals, and historical timeline via plaques.

#### 6 Rec Center

The recreational center was placed on the northern half of the site, in a central location to ensure equal access and balance of green space.

#### 7 Community Amenities

Community amenities, consisting of the community center and club house, are placed on the souther edge of the site to encourage a sense of inclusivity and community ownership for all members of the community.

#### 8 Grocery

The grocery store was placed in a central location along the primary axis of circulation.

#### 9 Mixed Use

Mixed use is placed along the 3 larger arterial roads around and through the site, as to ease the transition between other zoning and residential areas as well as increasing retail ownership and job opportunities.

#### 0 Residential

Residential development was placed more centrally as to protect it from unpleasant sensory experiences and increase proximity to transit.

## PROGRAM MATRIX

Program	Function	Seasonality	Goals
Residential	Mixed Density, Mixed housing type	Year Round	Create ownership opportunities
Mixed Use	3 stories with retail first floor	Year Round	Create vibrant and diverse streets and increase safety
Club House	Space for community engagement	Year Round	Create an area that fosters connections and socializing as well as hosting events
Rec Center	Recreational amenities	Year Round	Promote an active and healthy community
Community Center	Community engagement & management	Year Round	Provide services that build social capital
Urban Farm	Create a food system that engages and educates the community	Spring- Fall	Promote environmental education and community involvement
Parks	Promote equitable access to green spaces	Year Round	Meet the needs of a growing population
Grocery	Full service store to support residents	Year Round	Increase access to fresh and high quality produce
Anchor Plazas	Socializing and community engagement	Spring - Fall	Create accessible & comfortable gathering spaces
Shuttle	Support larger scale transportation	Year Round	Increase accessibility
Street Renovation	Expand sidewalks & protected bike lanes	Year Round	Increase comfort & accessibility

## NON DESIGN PROJECTS

Project	Function	Goals
Solar	Create revenue for the community	Promote sustainable energy while using profits for the community
Rezoning	Upzone Industrial area to commercial mixed use, Residential (Duplex) to Multiplex or Row homes	Commercial zoning to attract jobs with growth opportunities, and promote environmental equity. Densify areas along green streets to increase safety, and provide more housing options
Job Placement	Match businesses within industries of opportunity with community members looking for work	Promote access to jobs with growth opportunities
Controlled Prices	Prices & rents controlled by the community, facilitated by community land trust	Promote access to ownership opportunities, and promote community attachment
Community Events	Community development, connections and trust	Promote the development of social capital
Greening Programs	Programs that plant trees and green neglected or unmaintained areas	Promote community engagement, connections, sense of collective ownership and environmental improvement
Parking Placement	Require bike parking, parking located behind or underneath buildings	Promote feasibility of biking, promote a positive relationship between the public and private realms
Parking Policy	Reduce required parking	Reduce the amount of necessary vehicle infrastructure
Advisory Council	Community led management and maintenance task force	Facilitate the community's ability to address safety or maintenance issues

## ZONING MAP



## ZONING TABLE

Zoning	Description	Set Back	Stories/Height	Lot Cov.	FAR
E-RX-3	Residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired	0'0"/10'	3 stories / 45'	70%	2.1
G-MU-3	Multi unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms.	10'7.5"/20'	3 stories / 35'	60%	2
E-MU-2.5	Multi unit district and allows urban house, detached accessory dwelling unit, duplex, tandem house, row house, garden court, town house and apartment building forms	20'5"/20'	2 stories	NA	2
E-MS-2	The E-MS2 district is intended to provide for appropriate locations for traditional corner commercial establishments located directly within a residential neighborhood.	10'7.5"/0'	2 stories / 35'	70%	1.4
OS-B	This district is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use.	20'20"/20'	3 stories / 40'	NA	3

## KIT OF PARTS

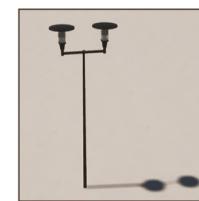
### Parks & Green Space:



Benches



Trash Cans



Lights



Paths

### Transportation:



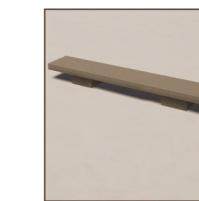
Shuttles



Bike Parking



Rental Bikes



Benches



Nature Play



Bioswale

### Landscaping:



Columbine



Russian Sage



Zinnia

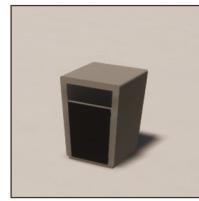


Mnt Mahogany

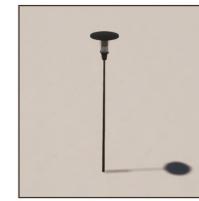
### Street:



Benches



Trash Cans



Lights



Paving



Cheyenne Privet



Douglas Fir



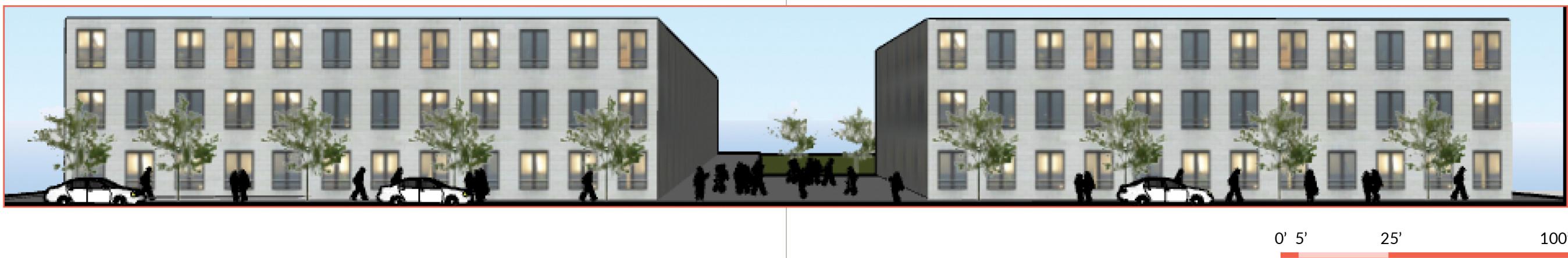
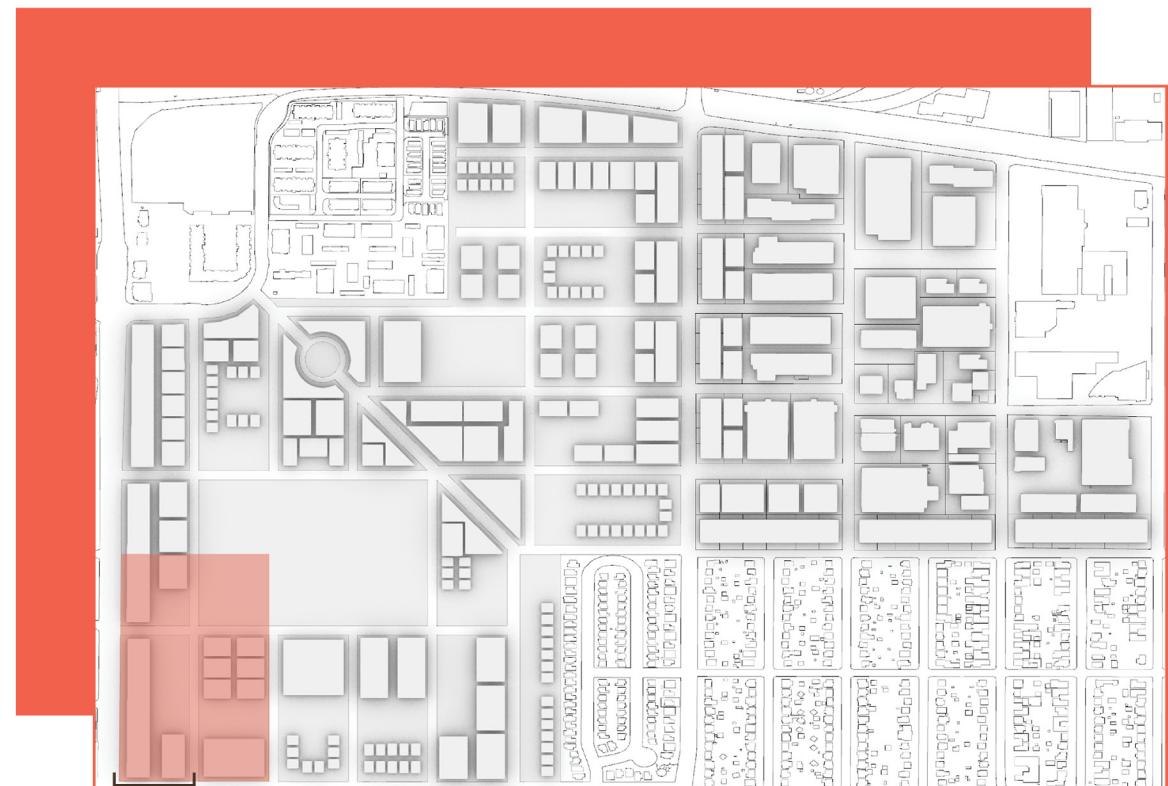
Fennel



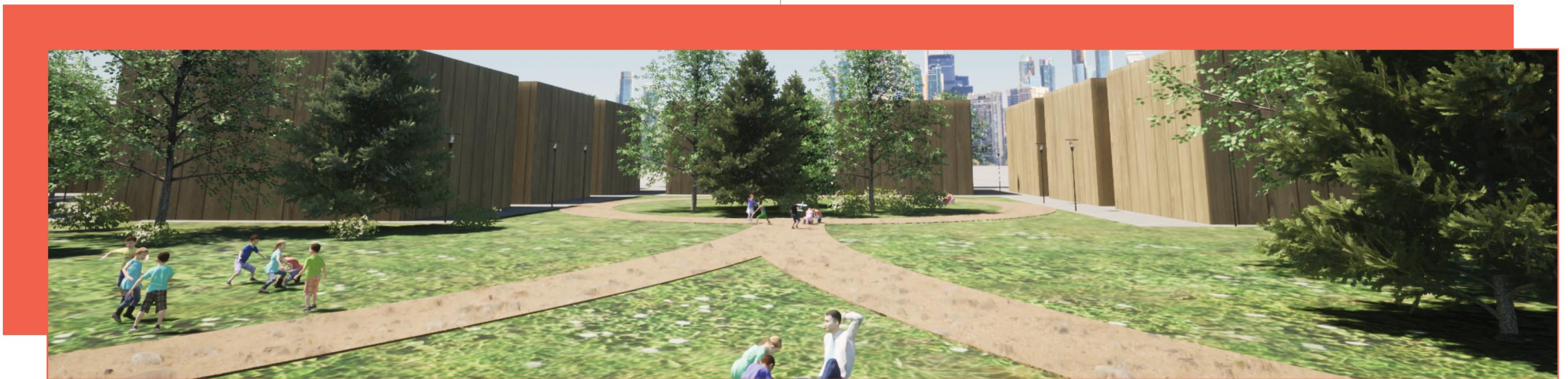
Y Alyssum

## AREA 1

This area encompasses a portion of the urban farm, mixed use development, multiplex residences, low rise apartments, the community club house and a portion of the green loop. This area is vital to building social capital and community trust through shared green spaces and passive interactions.



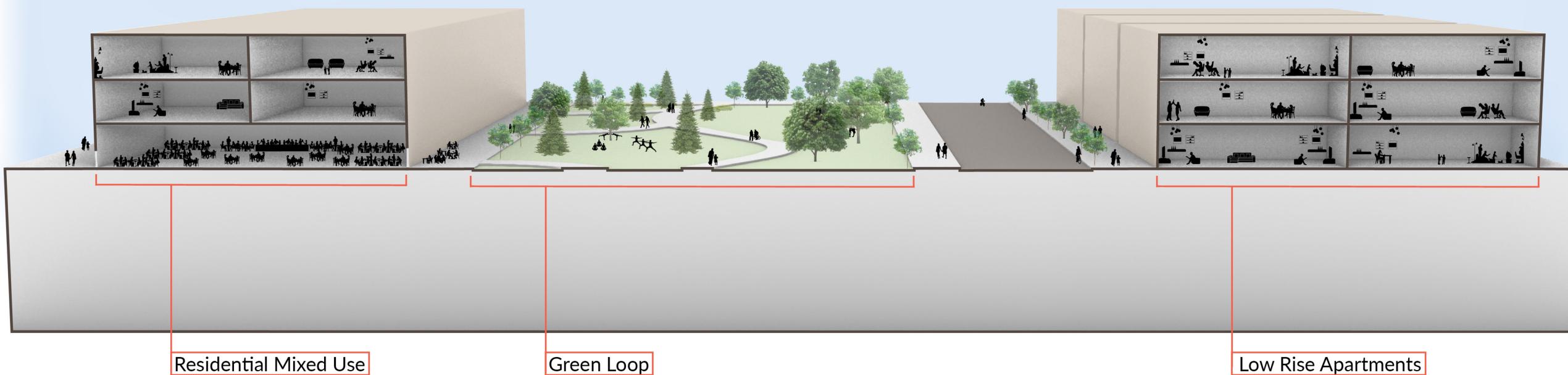
## GREEN LOOP PERSPECTIVES



## MIXED USE PERSPECTIVE

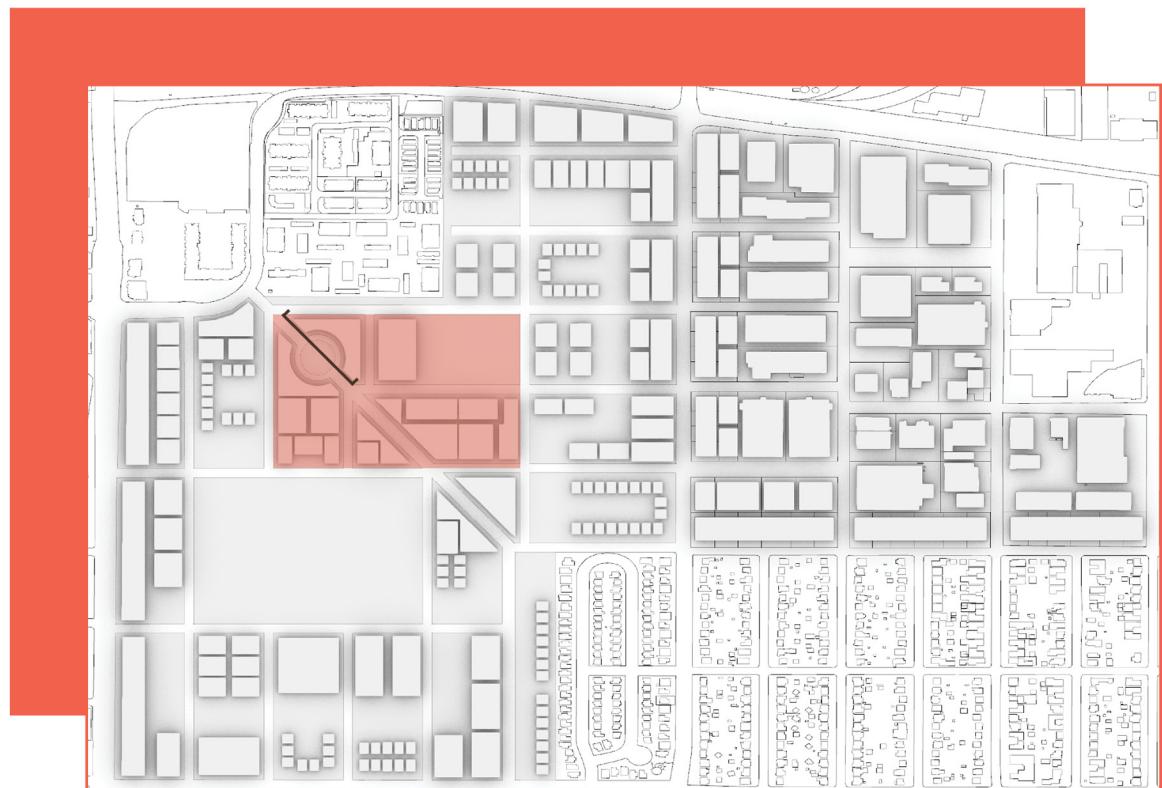


## SECTION VIEW

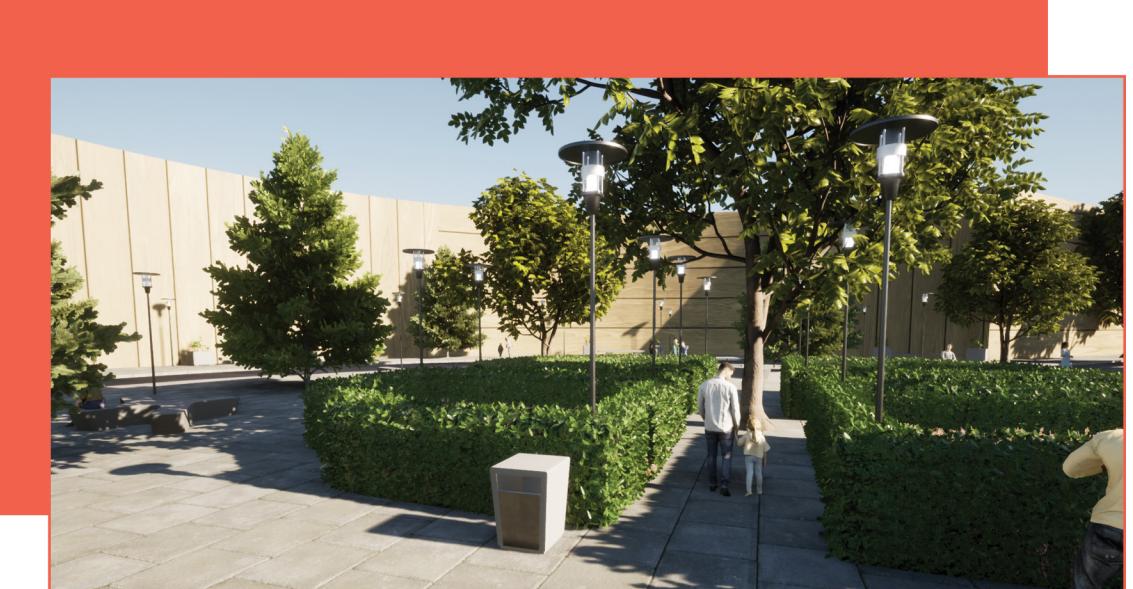


## AREA 2

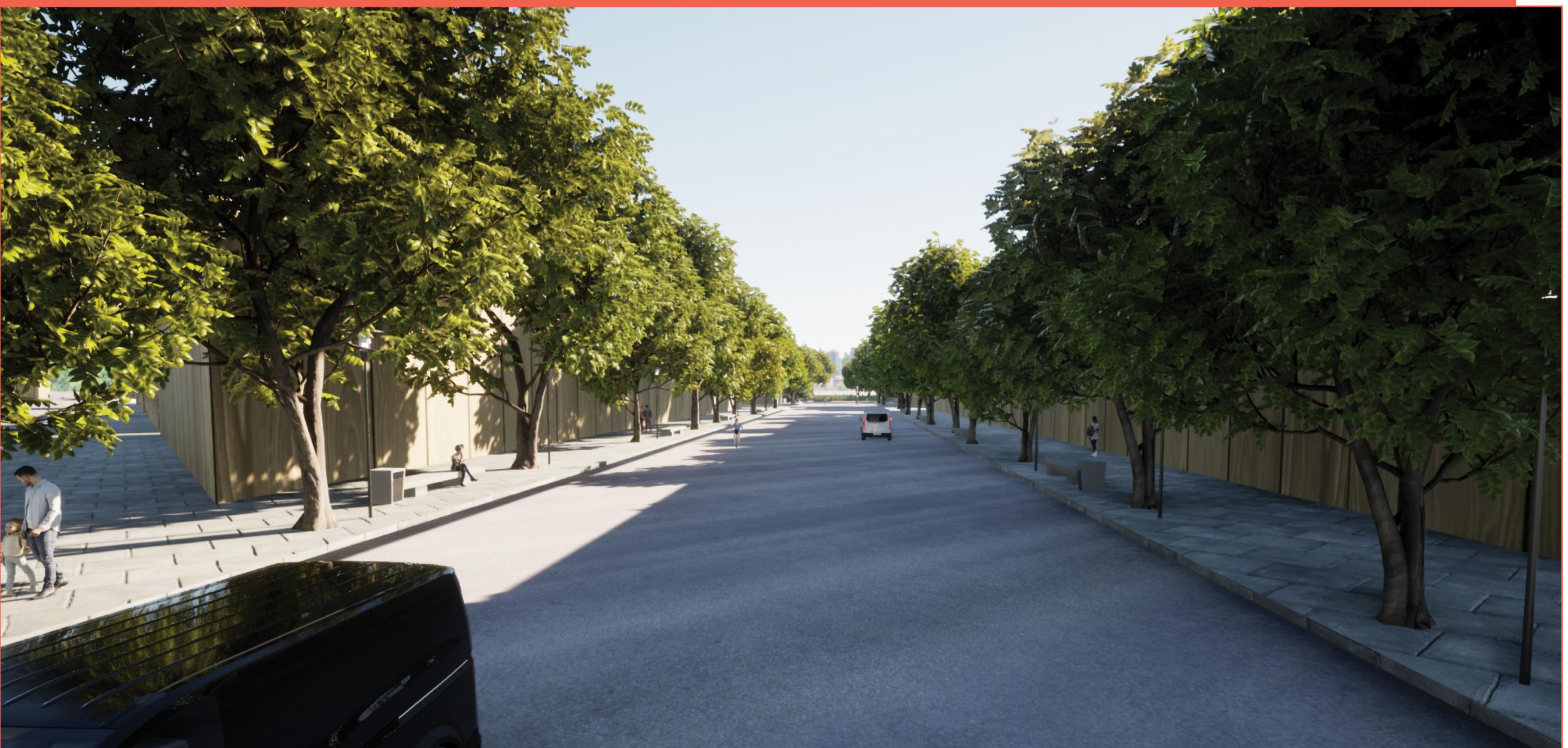
Area 2 is defined by the area highlighted in red. A wide range of land uses are covered within this area, including mixed use buildings, an anchor plaza, the community rec center & fields, multiplex residences, and low rise apartments. This area is vital to building community trust and hosting seasonal events.



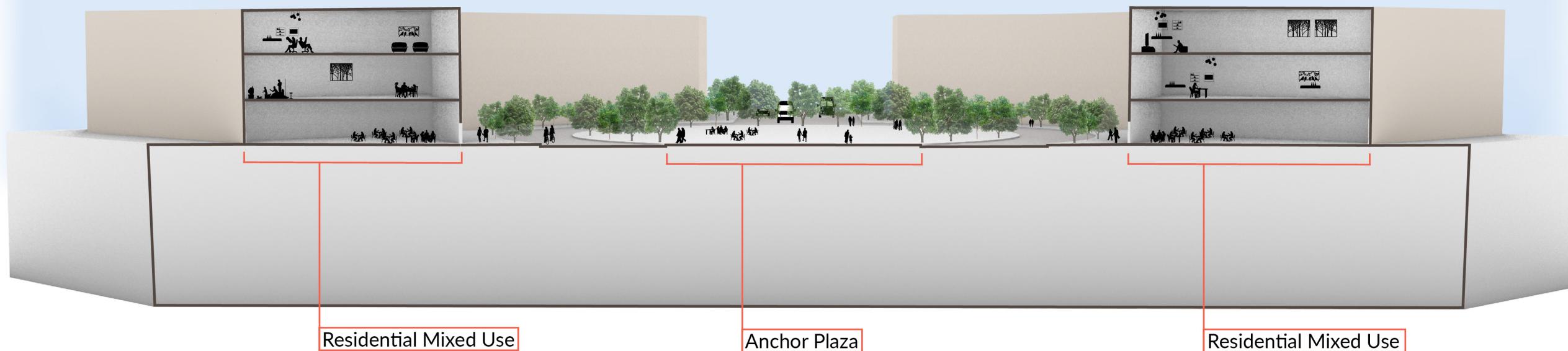
## PLAZA & GREEN SPACE PERSPECTIVES



## MAIN ST PERSPECTIVE



## SECTION VIEW



## ENVIRONMENTAL ANALYSIS

**CO<sub>2</sub>**

### Carbon Dioxide (5-10yrs)

#### Pounds:

- Avoided : 452,927
- Sequestered : 52,897

#### Savings:

- Avoided : \$10,533
- Sequestered : \$1,230



### Green Infrastructure Energy (5-10yrs)

#### Savings:

- 114,334 kWh
- \$13,990



### Water Management (5-10yrs)

#### Gallons:

- Rainfall Interception : 603,776
- Avoided Runoff : 143,509

#### Savings:

- Avoided Runoff : \$1,282



### Biomass (5-10yrs)

#### Short Ton:

- Biomass : 95.3



### Solar

#### Energy:

- Area on site : 1,712,500 sqft
- Energy / Area / Day : 0.449 kWh / sqft
- Energy / Area / Year : 21,600 kWh / sqft

#### Income:

- Revenue Per kWh : 0.05 / kwh
- Average Yearly Revenue : \$14,029,050

#### Profit:

- Installation : \$4 - \$10 / sqft
- Initial Investment : \$6.85m - 17.125m

## PHASE DIAGRAM



1

First, we will construct a grocery store to address food desert conditions. Then there will be an addition of residential mixed use buildings along the three main axis of the site. Community owned office spaces will also be developed for job training and placement programs.



2

Next, a community center and Rec Center will be added to improve community attachment. The old club house will also be renovated at this time.



3

Low rise apartment buildings will then be built throughout the site to offer a range of sizes, incomes, occupations and ages while also promoting safety with shared courtyards and greenspaces.



4

Next, greenspaces throughout the site will be added, making that connection between the buildings and surrounding walkable space. There will be more entries to the site from the smaller neighborhood roads and slightly fewer leading directly from the larger arterial roads.



5

Anchor plazas will be placed on either end of the primary axis of the site connecting the neighborhood to the transit center. Over time, the industrial area will be redeveloped in order to remove and heavy industrial uses. Residential mixed use development will create a zoning gradient.

## SOURCES

### Stakeholders-

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Park\\_Hill\\_Neighborhood\\_Plan.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Park_Hill_Neighborhood_Plan.pdf)

### Conservation Easement-

<https://sosdenver.net/2020/12/18/analysis-of-the-park-hill-golf-course-land-conservation-easement/>

### Environmental Analysis-

<https://online.aurora.edu/plants-policies-urban-farming/#:~:text=Providing%20healthy%20food%20in%20a,of%20urban%20agriculture%20is%20biodiversity.>  
<https://www.smartcitiesdive.com/ex/sustainablecitiescollective/how-solar-power-can-improve-air-quality-urban-areas/1281189/>  
[https://wiki.sustainabletechnologies.ca/wiki/Bioretention:\\_Sizing](https://wiki.sustainabletechnologies.ca/wiki/Bioretention:_Sizing)  
<http://www.treebenefits.com/calculator/ReturnValues.cfm?climatezone=North>

### Site Analysis Data-

<https://www.denvergov.org/opendata>

### Landscaping-

<https://cohomeblog.recolorado.com/8-best-plants-colorado-landscaping/>

