Meeting Purpose
• Tour City Park Golf Course to explore current conditions and redesign opportunities/challenges (e.g. tree health, views, topography and historic considerations)
• Further input on course layout/look/feel and prioritization of potential course features

Welcome
Andy Mountain (public involvement) facilitated introductions and explained the goals for the evening. He thanked the Workgroup for their overall commitment and reminded members of the Workgroup responsibilities, including representing the project area and larger communities. He also provided a brief overview of what to expect on the tour, reviewed the packet of tour materials, and highlighted key elements to consider (putting/chipping green, driving range, First Tee, maintenance and the clubhouse location).

Tour of City Park Golf Course
Scott Rethlake (Director of Golf) led Workgroup members and the project team on a tour of City Park Golf Course. The tour highlighted existing conditions and provided an overview of opportunities and challenges inherent to possible design preferences. The following offers highlights of each stop on the tour and key discussion points:

Stop 1: First Tee
First Tee: Scott Rethlake provided an overview of First Tee programming and goals for future growth. First Tee currently serves 5,000 children with the goal of reaching 10,000 by 2020. Programming focuses on integrating golf and life lessons. The current location provides four distinct holes which aid in teaching golfing skills to children. Challenges of the location include area noise and its proximity near a main road.

Tree Health: Rob Davis (City Forester) described the overall health of trees on the course, which range from very poor to good, with one or two trees in excellent condition. Trees also vary in age, with a large number planted in the 1950s/1960s and others planted more recently. Workgroup members requested additional information on when course trees were planted.

Stop 2: Existing Clubhouse & Chipping Area
Existing Clubhouse: Scott reviewed the history of the existing clubhouse, which was re-built in 2001. The current location provides a great view of the course, convenient cart storage and a nearby chipping/putting area. Trade-offs to the location include the lack of larger community meeting space, drainage issues during storms, poor building operations, course layout (cannot see holes 9 and 18) and First Tee headquarters which are too small for staffing needs.
Course Low Point: Jason Rutt (Engineer) identified the site as the low point on the course where water naturally gathers during major storms. Following questions from Workgroup members, Jason explained that the current water volume contained in the area is roughly 42 acre ft. With the proposed increase in detention capacity, this would move to roughly 200 acre ft. Project team members further highlighted that there would be no standing water in the area beyond 8 hours following a major storm.

Clubhouse History: Brian Shaw (historian) provided a high-level overview of clubhouse history at this original location and contributing defining features. The clubhouse first opened in 1918, remodeled in 1923 and 1964, and replaced in 2001. Brian explained that the many of the contributing features of the course has been changed over the course of many years and identified a few features that could help to bring back the historical character of the course including daylighting city ditch, plantings, and architecture characteristics.

Workgroup members requested more information on the costs associated with potentially relocating the clubhouse and further description of what the detention area would look like. Scott and Jenn explained that while the initial costs of relocation would be higher, the long-term maintenance costs for the existing location are only increasing, and a relocation with enhanced design would be an opportunity to generate more revenue. Jason described the detention area and drain as an inlet structure where water flows through and out. The detention area itself would look natural—covered in grass with golf features (greens, tees and fairways), not concrete.

Stop 3: Potential Mid-Hill Clubhouse & Detention Site
Potential Clubhouse Site and Driving Range: Jeff Zimmerman (Golf Course Architect) and Greg Cieciek (Golf Course Architect) described the potential for a clubhouse consolidated with maintenance at this mid-hill location as well as a driving range, which could be expanded. Jason Rutt described the potential for integrating detention into the driving range.

History: Brian provided a high-level overview of historic considerations for this area, highlighting views and an irrigation system which was operationalized in the 1920s. General history on the golf course includes its selection to the National Register of Historic Places in the 1980s as part of the larger Denver Parks system. The redesign offers opportunities to maintain historic elements while bringing back some historic integrity.

Workgroup members inquired about memorial stones and plaques located throughout the course. The project team emphasized that these would be mapped. If moving the items were necessary, the project team would work with related individuals to relocate.

Stop 4: Potential Hilltop Clubhouse Site
Potential Clubhouse Site: Jeff and Greg described the potential hilltop clubhouse location and associated considerations, including skyline views, potential access/traffic challenges and the opportunity to be near activity centers such as the Snack Shack.

Trees: Rob elaborated that the project team would be looking to prioritize the highest value trees. Tree impact may vary according to clubhouse location and redesign options.

Stop 5: Views Along Colorado Ave.
Views: Greg and Brian used this vantage point to reference previous tour stops and to highlight topography as seen from the eastern border of the course.
Stop 6: Views Along 26th Ave.

Views: Greg referenced previous tour stops from this vantage point and highlighted course topography as seen from 26th Avenue. This would not be a suitable clubhouse location because the building would impede views from 26th Avenue and adjacent residences.

Access: Several Workgroup members expressed concern with potential access off of 23rd Ave.

Priorities and Key Takeaways: City Park Golf Course Tour

Andy facilitated a discussion on key takeaways from the tour. Key themes included:

- Mid-Hill Clubhouse Location— Several Workgroup members saw potential in the mid-hill clubhouse location as it balances being in a central location without impeding surrounding views.

- Feeling of Open Space— Members commented on the openness of the course, explaining how it does not feel like it is located in an urban area.

- Trees— Similarly to the openness and natural feeling of the course, Workgroup members emphasized reducing impact to trees.

- Traffic/Access— Workgroup members were concerned about potential traffic congestion and access issues if the clubhouse was relocated. Even if the clubhouse were to remain in the current location, access is a concern during high-traffic events like zoo and museum free days.

Preferences Exercise

Andy introduced the design preferences exercise. Workgroup members were divided into small groups with each group consisting of both golfers and non-golfers. Each group was given the bare minimum requirements for City Park Golf Course:

- Par 70, 18-Hole Course (Including Detention)
- One Consolidated Maintenance Building
- First Tee (Existing)
- Driving Range (Warm-Up Nets Only)
- Clubhouse

Members were then able to choose from among other potential components to add onto the bare minimum listed above. Each group was limited to choosing items based on what could spatially and physically fit into the area of City Park Golf Course. Potential elements included:

- Par 71
- Par 72
- Driving Range (Drivers)
- Driving Range (Existing - No Drivers)
- Putting/Chipping Greens (Expanded)
- Putting/Chipping Greens (Existing)
- Expanded First Tee (Double Existing Size)
- Expanded First Tee (Green Valley Ranch Size)
- Existing Maintenance Layout
The number of groups who selected each preference are listed below with the reasoning provided for each selection. Visual representations of their selections are included at the end of this summary:

<table>
<thead>
<tr>
<th>Component</th>
<th>Number of Groups Selecting</th>
</tr>
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<tbody>
<tr>
<td>Expanded Driving Range (Drivers)</td>
<td>2</td>
</tr>
<tr>
<td>Expanded First Tee (Double Existing Size)</td>
<td>2</td>
</tr>
<tr>
<td>Putting/Chipping Greens (Expanded)</td>
<td>2</td>
</tr>
<tr>
<td>Putting/Chipping Greens (Existing)</td>
<td>2</td>
</tr>
<tr>
<td>Par 71 Course</td>
<td>1</td>
</tr>
<tr>
<td>Driving Range (Existing—Irons Only)</td>
<td>1</td>
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</tbody>
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- **Expanded Driving Range (Drivers)**—Groups that selected this preference cited an opportunity to draw more engagement with the course. Workgroup members noted that an expanded driving range with a trade-off of increased tree impact was not desirable. Additionally, almost all Workgroups members confirmed that if an expanded driving range would require large nets, it would likely influence the desire for this preference.

- **Expanded First Tee (Double Existing Size)**—Members cited an expanded First Tee as an opportunity to meet staffing needs and expand programming to serve more Denver-area youth. Combining the First Tee space with other areas, such as the clubhouse, entails concerns of inter-mixing youth and adult activities.

- **Putting/Chipping Greens (Expanded)**—As with expanding the driving range to include drivers, groups cited expanded putting/chipping greens as an opportunity to increase engagement with the course.

- **Putting/Chipping Greens (Existing)**—Groups selecting this option stated that the existing putting/chipping greens were sufficient and that intelligent design could act as an upgrade without expanding the physical space.

- **Par 71 Course**—While the group opting for a Par 71 course listed it as a preference, the group also discussed that regardless of the par number, intelligent and efficient design of the course would be the ultimate driver to make the best use of space. In this sense, a Par 70 course could be an upgrade from the current Par 72 course.

- **Driving Range (Existing—Irons Only)**—Similar to the discussion on putting/chipping greens, some Workgroup members stated that the existing driving range was sufficient.
Design Workgroup Feedback: Hopes, Fears, Must-Haves
Workgroup members reported back hopes, fears and must-haves provided from their respective communities. Key themes include:

- **Desire for more information**— Workgroup members cited inaccurate information in the community and would like even more information to help them provide thoughtful feedback on the project, particularly in the actual look of a detention area.

- **Cost impacting design**— Workgroup members cited community concerns that cost considerations may result in sacrifices on design, such as that for a relocated clubhouse.

- **Impact of detention**— Some community members were concerned with potential impact to trees, historic resources and overall environment by integrating detention. There is concern that the golf course will permanently close and become a stormwater “pond.” Furthermore, continued access to First Tee is a priority for local area students and their families.

Next Steps
Andy Mountain outlined next steps, including the July 30th Redesign Drop-In. The project team will develop an article with visuals to help communicate the potential look and feel of the redesigned course and detention. Happy Haynes thanked Workgroup members for their participation and acknowledged the value of their concerns. Jenn Hillhouse echoed the acknowledgement.

Attendees
**Design Workgroup Members:**
Jay April (Denver Golf Advisory Board)
Jennifer Bater (Denver Golf League)
Kate Bodenhemier (City Park Golf Course Women’s Golf Club)
Rebecca Born (Greater Park Hill Community Inc.)
Paul Brokering (Resident)
Alison Connolly (City Park West Neighborhood Organization)
Zach Florence (Resident)
Quinn Hornecker (East High School Golf Team)
Annie Levinsky (Historic Denver)
Scott O’Sullivan (First Tee)
Christian Picard (North City Park Civic Association)
Franke Rowe (Denver Parks and Recreation Advisory Board)
Becky Sharp (Denver Golf)
Kyle Shelton (North City Park Civic Association)
Galyynn Tagg (CPGC Women’s Golf Club President)
John Van Sciver (City Park Friends and Neighbors)
Devindra Williams (Resident)

**Project Team:**
Gregory Cieciek (CCD)
Rob Davis (City Forester)
Rachele DiFebbo (GBSM)
Miles Graham (GBSM)
Happy Haynes (CCD)
Jennifer Hillhouse (CCD)
Robert Krehbiel (Matrix Design Group)
John Madden (City Park Golf Course Superintendent)
Andy Mountain (GBSM)
Jamie Price (Matrix Design Group)
Chris Proud (CCD)
Scott Rethlake (CCD)
Gordon Robertson (CCD)
Jason Rutt (Matrix Design Group)
Brian Shaw (Atkins)
Becky Simon (CCD)
Meredith Wenskoski (Livable Cities Studio)
Jeff Zimmermann (Design Workshop)
City Park Golf Course Redesign
Design Preferences Exercise - Group 2

- Putting/Chipping Greens (Existing)
- Expanded First Tee (Double Existing Size)
- Driving Range (Drivers)
- Driving Range (Warm-Up Nets Only)
- One Consolidated Maintenance Building
- First Tee (Existing)
- Clubhouse

Par 70, 18-Hole Course (Includes Detention)
City Park Golf Course Redesign
Design Preferences Exercise - Group 3

- Putting/Chipping Greens [Expanded]
- Driving Range [Drivers]
- Driving Range [Warm-Up Nets Only]
- One Consolidated Maintenance Building
- First Tee [Existing]
- Clubhouse

Par 70, 18-Hole Course [Includes Detention]
City Park Golf Course Redesign
Design Preferences Exercise - Group 4

- Putting/Chipping Greens (Expanded)
- Driving Range (Existing - No Drivers)
- Par 71 Course
- Expanded First Tee (Double Existing Size)
- Driving Range (Warm-Up Nets Only)
- One Consolidated Maintenance Building
- First Tee (Existing)
- Clubhouse

Par 70, 18-Hole Course (Includes Detention)