--MEETING SUMMARY--
City Park Golf Course Redesign Workgroup Meeting #9
City Park Greenhouse
January 18, 2017, 5:30 – 7:00 p.m.

Meeting Purpose

- Update on teams selected during Request for Qualifications (RFQ)
- Overview of Request for Proposals (RFP) content, process and schedule

Welcome and Introductions
Andy Mountain, project communications consultant, facilitated introductions and welcomed attendees. He explained the purpose of the meeting and outlined the agenda.

Project Update
Jenn Hillhouse, City and County of Denver project manager, provided an update on the procurement process. She overviewed the purpose of the RFQ issued in October 2016 to screen potential teams for required qualifications, share basic project information/approach and identify the teams pre-qualified to respond to the RFP. Shortlisted teams were identified in early 2017 and were issued the RFP on January 12.

Each of the shortlisted teams includes:

- General Contractor
- Golf Course Architect/Designer
- Golf Course Builder/Contractor
- Structural Engineer
- Architect
- Other Technical Experts

The selection panel for the RFP process is composed of City staff, golf/technical experts and community representatives. Jenn emphasized the robust response to the RFQ while highlighting that each of the three shortlisted teams have the experience needed to deliver on the project’s goals.

The three Workgroup representatives participating in the selection panel provided their reflections on the process to-date. Representatives said they were impressed with the range and expertise evident in the potential teams. Comments included the important balance between golf, community and technical needs, and the experience of all teams with integrated detention. It was noted that each team recognizes the significance of the project, the course and its connection to the greater City Park area. A potential challenge was cited in balancing civil engineering and architectural/design elements amongst teams who may be stronger in one area than the other.

Shortlisted Teams
Greg Cieciek, Denver Parks and Recreation Senior Landscape Architect, and Scott Rethlake, Director of Denver Golf, provided an overview of the three teams selected to participate in the RFP process:
Landscapes Unlimited, LLC, with Robert Trent Jones II, and Barker Rinker Seacat Architecture
Saunders Construction, Inc., with iCon Golf Studio, and Johnson Nathan Strohe Architecture
SEMA Construction, Inc., with Dye Designs, and Oz Architecture

All three teams are well-known nationally and internationally for high-quality golf course design. Each has local experience and membership with the Golf Course Builders Association of America. Greg and Scott presented some examples of courses completed by each team nationally and locally in Colorado, and websites for each team.

Workgroup members asked several questions regarding the shortlisted teams, including the experience and role of project managers, project funding sources, and mitigation. Jenn stated that updating and maintaining the uniqueness of the course are critical to the success of the project and a priority made clear in public feedback.

**RFP Overview**

Jenn Hillhouse overviewed the purpose of the RFP, which is to:

- Outline technical and operational requirements
- Integrate and emphasize community and golf priorities (sustainability, efficiency, context-sensitivity, neighborhood connectivity, tree and view preservation etc.)
- Encourage innovation and creativity
- Ensure cost, schedule and total value needs are met
- Select the proposal that best meets or exceeds project goals

She also noted that the RFP includes project reference materials and site background (including historic preservation information), a public input summary, and final design guideline themes as developed by the Workgroup.

Andy Mountain reviewed several examples of how the design guideline themes translated into the technical requirements of the RFP. These examples are included below, beginning on the following page:
**Technical Requirements: Section 17.1.7 Trees**

Design shall consider the following:

- Avoid/limit impact to high-priority perimeter and interior stands of trees.
- All efforts should be made to protect as many trees on the golf course as feasible.
- Tree preservation and protection shall consider the existing characteristics of the golf course, grading, view sheds, contribution to the “Parkland Style” of the course and playability of the golf course.
- Tree replacement approach shall follow the City’s policy (replace impacted canopy coverage) and be Approved by the City.
- Golf course tree placement and species selection shall consider long term effects on playability and turf health.
- Tree placement around greens complexes shall not interfere with southern sun exposure in winter and morning sunlight in the spring, summer, and/or fall.
- Planting plan must account for growth/maturation of trees.
Views

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<th>View Topics</th>
<th>Input-to-Date</th>
<th>Guideline Themes</th>
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| **Grading** | • Prefer high efficiency grading plan to ensure needed detention while minimizing impacts to existing trees, views and existing topography  
• Minimize impacts to existing horizon lines  
• Minimize impacts to existing trees whenever possible  
• The sweeping vistas and park-like feel of the course should be maintained | • Grading should preserve the greatest number of trees possible  
• Areas of fill should not exceed existing high point/ridgeline on the site  
• Golf course edges should be similar slopes to existing conditions  
• East/West topographical relationships should remain consistent  
• Contractor should design and construct the golf course to incorporate all grading, drainage, and water quality components as attractive and naturally appearing strategy features |
| **Clubhouse (if existing is relocated)** | • Clubhouse site should be chosen to minimize visibility of structure, parking lot and lighting from 26th Ave. looking south and York St. looking east  
• Clubhouse location must protect mid-course neighborhood views (e.g., looking south from 26th Ave.) and looking east to west (e.g., looking west from 26th Ave. & Colorado Blvd. and east from York St.)  
• Location should provide downtown/skyline views from clubhouse while also maintaining park-like views provided by existing clubhouse | • Clubhouse should be sited and designed to minimize view impacts of the structure from adjacent neighborhoods, while emphasizing mountain/skyline and course views from the structure  
• Design should minimize view impacts of the structure looking east from York St., west from Colorado Blvd. and south from 26th Ave.  
• Design should provide mountain/skyline and views of the course from the structure  
• New clubhouse and outdoor spaces should be designed and sited to take advantage of existing distant and local views  
• Landscaping around the clubhouse (e.g., trees, shrubs, etc.) should mimic the existing “park-like” feel and seamlessly blend into the course |

**Technical Requirements: Section 17.2.7 View Sheds**

- The City and community highly value the existing views of the downtown skyline and mountains from the golf course, as well as the views into the golf course from the adjacent roadways/residences.
- Design and construction of the golf course, detention areas, Clubhouse, Maintenance Facilities, and associated accesses shall not reduce the existing view sheds of and into the golf course.
- Protecting and/or making the views better is critical to the success of this Project.
- Grading shall not exceed the elevation of the existing highpoint, which resides along the ridgeline at approximately midway in the golf course.
The project team noted that the decision of whether or not the clubhouse will be relocated has been left open in the RFP to allow teams further opportunity for innovation and creative design.

Andy reviewed the remaining key procurement process dates and facilitated Workgroup discussion on advice for the procurement representatives as they participate in team selection.

The following themes emerged:

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<td>Design Style</td>
<td>- Existing clubhouse was value engineered&lt;br&gt;- New clubhouse should have a high-quality, modernized, efficient and sustainable design that is also timeless, keeping in mind long-term use&lt;br&gt;- Design and materials should blend in with natural landscape (e.g. utilize organic, earthy tones) and be authentic (e.g. consider materials like brick, concrete, glass)&lt;br&gt;- Design should blend in with its surroundings and be on a &quot;human scale&quot;&lt;br&gt;- Downtown/skyline and mountain views from the restaurant should be emphasized&lt;br&gt;- Top of structure should not exceed ridge/horizon lines (e.g. high point of the course)&lt;br&gt;- Consider using glass in developing the indoor/outdoor relationships and in emphasizing views while ensuring that overhangs are provided to mitigate sun exposure&lt;br&gt;- Ensure that design can accommodate all programming, golf and community needs&lt;br&gt;- Outdoor/patio seating areas are important, and should include a mix of covered/open areas</td>
<td>- Design should utilize sustainable and energy efficient materials that complement the natural landscape&lt;br&gt;- Clubhouse should utilize high-quality materials and design with minimal maintenance requirements&lt;br&gt;- Clubhouse should be timeless, sustainable, and designed as a long-term course feature&lt;br&gt;- Clubhouse design should be context-sensitive and authentic in use of materials (avoid faux materials where possible, do not attempt to mimic historical features with modern materials) with consideration of organic, darker, earthy tones that blend into the natural landscape&lt;br&gt;- Design should blend in with the surrounding environment and golf course features, reflecting a human-scale design rather than competing with the course, City Park or surrounding neighborhood&lt;br&gt;- Design should emphasize downtown/skyline and mountain views from the clubhouse while minimizing visibility of the structure/roofline&lt;br&gt;- Design should provide ample outdoor seating, including covered and open areas (e.g. patios, decks, etc.) and consider optimal view sheds and sun exposure&lt;br&gt;- Design should consider use of glass windows to emphasize views from clubhouse and openness to the outside, while considering sun exposure&lt;br&gt;- Design should meet the functional needs of all programming uses (e.g. restaurant, community spaces, Pro Shop, First Tee, cart storage, etc.)&lt;br&gt;- Explore design that maximizes usable space with minimal footprint (e.g. below-grade first level, no vaulted ceilings, etc.)</td>
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The theme of the architecture shall be compatible with the architecture of the region, community, and with consideration of the context of the City Park Golf Course.

Clubhouse design should be context-sensitive and authentic in use of materials (avoid faux materials where possible, do not attempt to mimic historical features with modern materials) with consideration of organic, darker, earthy tones that blend into the natural landscape.

The exterior design shall be in support of the opinions gathered from the design workgroup and summarized elsewhere in this document.
• **Context-sensitivity** – Workgroup members emphasized the need to balance golfer and community needs in the final design, the importance of continuity amongst drainage, the course and clubhouse design, and the significance of the course’s history and connection to the greater City Park area being infused throughout all selection/design considerations. Additionally, local experience and knowledge should be considered assets in the selection. Such positives in a team’s qualifications and design approach should be a focal point.

• **Accountability** – The selection process should set-up accountability methods and processes that are strong and specific, allowing for the selected team to proactively address challenges. Project management systems and methodology should be considerations, including which team(s) have a track record of remaining on schedule and budget. Furthermore, an owner-oriented perspective among project management and sub-contractors (such as architects) will be important in upholding accountability to the project’s vision and goals.

• **Engagement** – Members highlighted that maintaining engagement with the community throughout the process would be critical to the success of the project. For example, the First Tee should be consulted in the final design process to ensure the organization’s needs and priorities are met.

**Next Steps**
Andy outlined next steps, including an upcoming open house on January 31. A tenth Workgroup meeting will be held in Summer 2017 following the announcement of the winning team.

**Attendees**

**Design Workgroup Members:**
Jay April (Denver Golf Advisory Board)
Jennifer Bater (Denver Golf League)
Kate Bodenheimer (City Park Golf Course Women’s Golf Club)
Paul Brokering (Resident)
Jim McBride (City Park Golf Course Men’s Golf Club)
Scott O’Sullivan (First Tee)
Frank Rowe (Denver Parks and Recreation Advisory Board)
Andy Sense (Parks and Recreation Advisory Board)
Becky Sharp (Denver Golf)
John Van Sciver (City Park Friends and Neighbors)

**Project Team:**
Gregory Cieciek (CCD)
Rachele DiFebbo (GBSM)
Miles Graham (GBSM)
Jennifer Hillhouse (CCD)
Andy Mountain (GBSM)
Jamie Price (Matrix)
Marcus Pulsipher (Design Workshop)
Scott Rethlake (CCD)