

### City Park Golf Course Redesign: Design Guideline Themes

Through a collaborative process with the City Park Golf Course Design Workgroup, the following design guideline themes were developed and updated based on input from the broader community. These guideline themes – and the related input summary – should inform the final design guidelines and also serve as a qualitative reference point for the Design Build contractor to ensure that their approach addresses the spirit and intent of the needs and desires identified by the community.

Guideline Topic	Input-to-Date	Guideline Themes
<b>Integrated Stormwater Detention</b>		
Detention Capacity/ Flood Control	<ul style="list-style-type: none"> <li>Provide needed flood control while improving playability</li> </ul>	<ul style="list-style-type: none"> <li>100 year event</li> <li>Seamless incorporation into the design of the course</li> <li>Maintain playability to the greatest extent possible</li> <li>Must be dry outside of major events (<i>approx. 10 year storm</i>)</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>Support for opportunities to integrate a natural water treatment channel that enhances course playability</li> </ul>	<ul style="list-style-type: none"> <li>A naturalized open channel will be integrated into the course as a design element and water hazard</li> <li>Design should handle minor events and serve water quality needs as well as minimizing damage to the course in smaller events</li> </ul>
<b>Short-Game Practice Area</b>		
General Location	<ul style="list-style-type: none"> <li>Short game area is a very important course feature</li> <li>Close proximity to clubhouse area should be maintained</li> </ul>	<ul style="list-style-type: none"> <li>Should all be sited near the clubhouse and organized with safety concerns fully addressed</li> </ul>
Putting Greens	<ul style="list-style-type: none"> <li>Existing size of putting greens is sufficient</li> <li>Existing practice greens are flat; opportunity to more closely resemble sloping course greens is preferred</li> </ul>	<ul style="list-style-type: none"> <li>Maintain or exceed exiting putting green area (~8,000 sf)</li> <li>Putting green(s) will be designed to mimic course greens</li> </ul>
Chipping Greens	<ul style="list-style-type: none"> <li>Existing size of chipping area is more than sufficient</li> <li>Opportunity for more efficient chipping area layout/sizing</li> </ul>	<ul style="list-style-type: none"> <li>Maintain or exceed existing practice area(s) (~14,800 sf) including:                             <ul style="list-style-type: none"> <li>Practice green(s)</li> <li>Practice sand bunker(s)</li> <li>Fairway cut chipping area</li> </ul> </li> </ul>

First Tee		
General Location	<ul style="list-style-type: none"> <li>• First Tee is a very important course program and location should not limit future growth of the program</li> <li>• Close proximity to clubhouse area should be maintained</li> <li>• Preference to avoid locating First Tee too close to sensitive areas (e.g. greens, tee boxes, etc.) to minimize noise/activity disruptions</li> <li>• Safe accessibility for East High School students is important</li> </ul>	<ul style="list-style-type: none"> <li>• Location should be in close proximity to the clubhouse</li> <li>• Location should offer safe access and bus drop off</li> <li>• Design should consider ways to minimize noise/activity disruptions</li> <li>• Location and clubhouse should maintain First Tee and provide appropriate office space, programming/education area(s) and club repair/maintenance</li> </ul>
Size/Elements	<ul style="list-style-type: none"> <li>• Interest in opportunities to increase size, efficiency and diversity of First Tee playable area</li> <li>• Opportunity to improve First Tee admin/education programs if a new clubhouse is built</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain or exceed existing First Tee area (87,000 SF) including:                             <ul style="list-style-type: none"> <li>○ Holes with varying lengths</li> <li>○ Layout and bunker locations that provide opportunities for a variety of shots</li> <li>○ Greens sized to accommodate various sized groups and improved maintenance</li> </ul> </li> </ul>
Maintenance Facility		
General Location & Size	<ul style="list-style-type: none"> <li>• Existing location works fine</li> <li>• Existing size is inefficient with outdated buildings</li> <li>• Open to relocation for improved course operations/playability</li> </ul>	<ul style="list-style-type: none"> <li>• Consolidate facility to improve upon inefficiencies and realize additional course area</li> </ul>
Access Point	<ul style="list-style-type: none"> <li>• Existing access works fine; open to relocation for improved operations and traffic flow</li> </ul>	<ul style="list-style-type: none"> <li>• Access should be separate from golf traffic and provide looped delivery truck access</li> </ul>
Course Style & Playability		
Minimum Par/ Distance	<ul style="list-style-type: none"> <li>• Par must remain at least 70 and the course must remain a full size course</li> <li>• High-quality redesign is more important than a specific distance or par</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain, at a minimum, the current course length of 6,708 yds. No restriction on maximum length</li> <li>• Par may range from 70 to 72</li> </ul>

Course Style	<ul style="list-style-type: none"> <li>• Important to retain existing look and feel: Parkland style course</li> <li>• Opportunities to reintroduce some original Bendelow design elements (e.g., green-side bunkers, planting types)</li> </ul>	<ul style="list-style-type: none"> <li>• Parkland style will be maintained and consist of vast areas of turfgrass with gentle rolling slopes and selective tree placements along fairways of varying widths</li> <li>• Natural areas that incorporate detention and water quality may be utilized in limited amounts throughout the course</li> <li>• Additional limited natural areas may be utilized throughout the course to reduce water consumption</li> </ul>
Greens	<ul style="list-style-type: none"> <li>• Important to retain existing style</li> <li>• Opportunities exist to improve excessive sloping of certain greens (e.g., 1, 2, 3)</li> <li>• Opportunities exist to improve green-side bunkers (e.g., sand/mud/drainage)</li> </ul>	<ul style="list-style-type: none"> <li>• Greens should vary in size</li> <li>• Greens should be slightly elevated above fairways</li> <li>• Tree backdrops around greens, if incorporated, should consist of dense canopied ornamental deciduous trees</li> </ul>
Fairways	<ul style="list-style-type: none"> <li>• Important to retain existing style</li> <li>• Opportunities exist to improve safety (e.g., adjacent holes, vehicle, pedestrian conflicts)</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain defined fairways of varying widths with appropriate tree placements that create course strategy</li> </ul>
<b>Community Connectivity</b>		
Pedestrian Connections	<ul style="list-style-type: none"> <li>• Significant pedestrian traffic currently exists through and around the course perimeter</li> <li>• Opportunities exist to improve pedestrian safety in and around the course</li> <li>• Emphasize pedestrian improvements on east side of course perimeter (Colorado Blvd.)</li> <li>• Concern exists about safely integrating a mid-course north/south connection</li> <li>• Concern about pedestrian connections disrupting golf operations and experience</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian connections should not impact trees or golf playability/operations</li> <li>• Design should seek to preserve the existing pedestrian path on York St. and seek to implement a path along the west side of Colorado Blvd.</li> <li>• Design should explore opportunities for improved east/west connectivity with existing bike/pedestrian facilities adjacent to the course along 26<sup>th</sup> and 23<sup>rd</sup> Avenues</li> <li>• If the clubhouse is relocated, design should explore the possibility for a safe, well-marked pedestrian path crossing the golf course north/south somewhere near its midpoint</li> <li>• Pedestrian paths should integrate</li> </ul>

	<ul style="list-style-type: none"> <li>• Pedestrian path materials should blend in with surrounding landscaping</li> <li>• If a mid-course pedestrian path is created, it should prioritize safely connecting the clubhouse and neighboring communities</li> </ul>	<p>with the design of the course, connect to the clubhouse, provide for the safety of both pedestrians and golfers, be well marked and use non-porous material consistent with cart paths (e.g., crusher fines v. concrete)</p> <ul style="list-style-type: none"> <li>• If included in the proposed design, the mid-course north/south connection must be designed to encourage users to stay on the path, away from the area of play for purposes of both safety and preserving playability</li> </ul>
<b>Driving Range Area</b>		
General Location	<ul style="list-style-type: none"> <li>• Inclusion of a driving range is a very important course feature</li> <li>• Close proximity to clubhouse area should be maintained</li> </ul>	<ul style="list-style-type: none"> <li>• At a minimum the design will incorporate an irons-only range</li> <li>• Location should be adjacent to clubhouse</li> </ul>
Size/Elements	<ul style="list-style-type: none"> <li>• Strong preference exists for at least an irons-only range</li> <li>• Integration of warm-up nets and/or swing simulator should be explored with irons-only range</li> <li>• A strong preference exists for a full driving range</li> <li>• Full driving range is a benefit only if it could be done without safety netting or playability impacts</li> </ul>	<ul style="list-style-type: none"> <li>• At a minimum the design will incorporate an irons-only range with at least twenty-five (25) stations, with no safety netting given associated visual impacts</li> <li>• Design should incorporate a full driving range provided it does not require safety netting with associated visual impacts or impede course playability/operations</li> <li>• Design should consider integration of swing simulators/warm-up nets to supplement an irons-only range</li> </ul>
Hitting Area/Surface	<ul style="list-style-type: none"> <li>• Preference for a grass hitting area</li> <li>• Interest in exploring space saving integration of hitting/target areas</li> </ul>	<ul style="list-style-type: none"> <li>• The hitting surface should be turfgrass</li> <li>• A mat area will be included to provide winter or tournament practice</li> </ul>
<b>Trees</b>		
General	<ul style="list-style-type: none"> <li>• Preservation of course trees is a top community priority</li> <li>• As many trees as can be saved, should be saved</li> <li>• Priority should be given to the protection of perimeter</li> </ul>	<ul style="list-style-type: none"> <li>• Avoid/limit impact to high-priority perimeter and interior stands of trees; enhance and replace perimeter plantings where appropriate</li> <li>• All efforts should be made to protect as many trees on the course as possible</li> </ul>

	<p>trees and large healthy tree stands</p> <ul style="list-style-type: none"> <li>• Tree preservation and new tree plantings should continue to contribute to the park-like look/feel of the course</li> <li>• Species of replacement trees should be diverse and sustainable with reclaimed water irrigation and in Denver's climate</li> </ul>	<ul style="list-style-type: none"> <li>• Tree preservation and protection should consider the existing characteristics of the golf course, grading, view sheds, contribution to the park-like feel of the course and playability of the golf course</li> <li>• Tree replacement approach will follow the City's policy (replace impacted canopy coverage) and be approved by the City Forester and Denver Golf with the possibility to relocate existing trees into tree protection areas based upon cost, aesthetics, feasibility, playability and sustainability</li> <li>• The most effective tree protection elements from all design submittals will be integrated into final design</li> </ul>
Course Operations/Playability	<ul style="list-style-type: none"> <li>• Existing trees significantly contribute to the playability of the course</li> <li>• Consideration should be given to species diversity and ultimate size of mature replacement trees</li> </ul>	<ul style="list-style-type: none"> <li>• Golf course tree placement and species selection should consider long term effects on playability and turf health</li> <li>• Tree placement around greens complexes must not interfere with southern sun exposure in winter and morning sunlight in the spring, summer, and/or fall</li> <li>• Planting plan must account for variation in tree species, size/foliage, growth/maturation, and ease/effectiveness of maintenance</li> </ul>
<b>Grading</b>		
General	<ul style="list-style-type: none"> <li>• Prefer high efficiency grading plan to ensure needed detention while minimizing impacts to existing trees, views and existing topography</li> <li>• Minimize impacts to existing horizon lines</li> <li>• Minimize impacts to existing trees whenever possible</li> <li>• The sweeping vistas and park-like feel of the course should be maintained</li> </ul>	<ul style="list-style-type: none"> <li>• Grading should preserve the greatest number of trees possible</li> <li>• Areas of fill should not exceed existing high point/ridgeline on the site</li> <li>• Golf course edges should be similar slopes to existing conditions</li> <li>• East/west topographical relationships should remain consistent</li> <li>• Contractor should design and construct the golf course to incorporate all grading, drainage, and water quality components as attractive and naturally appearing strategy features</li> </ul>

<p>Course Operations/Playability</p>	<ul style="list-style-type: none"> <li>Grading should retain existing look/feel and topography, as well as enhance course playability, operations and maintenance</li> <li>The undulations and slight shifts in topography are important to the course.</li> </ul>	<ul style="list-style-type: none"> <li>Grading should integrate stormwater detention areas that allow golf holes to remain playable within a reasonable timeframe following large storm events</li> <li>Grading should consider the existing characteristics of the golf course including view sheds and look and feel of a parkland style course</li> </ul>
<p>Construction</p>	<ul style="list-style-type: none"> <li>Impacts to adjacent neighborhoods and businesses from construction activities (e.g., dust, traffic, duration) should be mitigated whenever possible</li> </ul>	<ul style="list-style-type: none"> <li>All grading practices should incorporate appropriate Best Management Practices (e.g., dust and erosion control) to ensure minimal impacts to neighbors</li> <li>Options to haul dirt off-site may be considered given opportunity to do so efficiently and with minimal impacts to neighboring communities, businesses and park users</li> </ul>
<p><b>Clubhouse (if existing is relocated)</b></p>		
<p>General Location</p>	<ul style="list-style-type: none"> <li>Clubhouse site should be chosen to minimize visibility of structure, parking lot and lighting from 26<sup>th</sup> Ave. looking south and York St. looking east</li> <li>Location should minimize impacts to existing trees and park-like feel of the course</li> <li>Location should provide opportunities to improve golf operations</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>Clubhouse and related parking should be designed to minimize impacts to existing perimeter and site trees</li> <li>Clubhouse and related parking should be designed to enhance course playability and in close proximity to practice and First Tee program facilities</li> <li>Lighting for clubhouse and related parking should minimize spillage and impact to surrounding community</li> <li>Clubhouse location should provide opportunities for improved golf operations (e.g., returning nines)</li> </ul>
<p>Access &amp; Parking</p>	<ul style="list-style-type: none"> <li>Preference for access off 23<sup>rd</sup> Ave.</li> <li>No access off of Colorado Blvd.</li> </ul>	<ul style="list-style-type: none"> <li>Parking operations plan/design should discourage use by non-course visitors, while preserving free and easy use for course</li> </ul>

	<ul style="list-style-type: none"> <li>• Access and parking should consider multi-modal traffic impacts to 23<sup>rd</sup>, 26<sup>th</sup> and other area streets</li> <li>• Access and parking should emphasize safety and comfort for all modes of travel</li> <li>• Adequate golfer parking must be provided near the clubhouse (i.e. parking management discourages uses unrelated to facility)</li> <li>• Consider context-sensitivity and sustainability in design and materials choices to blend wayfinding, traffic control, parking area, etc. with natural landscape</li> <li>• If needed, appropriate traffic control/signals should preserve/enhance bike and pedestrian safety</li> <li>• Maintenance facility access should emphasize multi-modal safety, minimize traffic congestion and disruption to golf access</li> </ul>	<p>visitors</p> <ul style="list-style-type: none"> <li>• Site access should emphasize safety, consider surrounding context and minimize traffic and mobility impacts to residents and patrons</li> <li>• Access point and lighting should be located and designed to minimize negative impacts on views, perimeter and internal trees</li> <li>• Access point should be designed to maintain or improve existing multi-modal traffic operations both for comfort and safety, and comply with City standards for ped/bike crossing, intersection treatments and signage</li> <li>• Signage and traffic control devices should comply with City standards while applying context-sensitive design principles to support the adjacent park environment</li> <li>• Parking should be sized appropriately to meet facility needs to accommodate golf tournaments while providing additional parking spaces for non-tournament users (e.g. restaurant and practice facility patrons) with no fewer than the current number of spaces</li> <li>• Parking facilities should consider sustainable design options (e.g. permeable surfaces) and lighting (e.g., energy efficient/low glare/full cut-off)</li> <li>• Access should integrate appropriate traffic control to balance all modes of travel while exploring opportunities to improve bike and pedestrian mobility with innovative alternatives</li> <li>• Maintenance access should be separate from golf traffic and provide looped delivery truck access</li> </ul>
<p>General Size/Programming</p>	<ul style="list-style-type: none"> <li>• Opportunities exist to improve upon layout and efficiency of existing clubhouse</li> </ul>	<ul style="list-style-type: none"> <li>• Clubhouse should be designed to provide efficient and multi-functional spaces consistent with current programming while exploring</li> </ul>

	<ul style="list-style-type: none"> <li>• Opportunities exist to improve functionality of existing First Tee admin/education programs</li> <li>• Opportunities to improve golf and non-golf amenities should be pursued (e.g., locker room, indoor/outdoor dining, community activities, etc.)</li> <li>• Emphasis should be placed on expanding outdoor seating from current capacity</li> </ul>	<p>opportunities for additional amenities</p> <ul style="list-style-type: none"> <li>• Clubhouse design should include a Pro Shop and cart storage no smaller than the current size</li> <li>• Clubhouse should maintain First Tee and provide appropriate office space, programming/education area(s) and club repair/maintenance</li> <li>• Provide additional opportunities for more efficient outdoor seating (e.g. patios, decks, etc.)</li> <li>• Clubhouse restrooms should be efficiently designed to include small-scale area(s) for changing and other locker-room type amenities, where possible given space limitations</li> </ul>
Community Space	<ul style="list-style-type: none"> <li>• Existing clubhouse size is not well suited to large golf events or non-golf, community events</li> <li>• New clubhouse should be accessible and offer flexibility to accommodate indoor and outdoor amenities for the golf and non-golf communities</li> <li>• New clubhouse should be able to accommodate multiple small scale events simultaneously and provide modern technology and amenities</li> <li>• Community spaces should be family-friendly</li> <li>• Find opportunities to highlight and display the history of the course</li> </ul>	<ul style="list-style-type: none"> <li>• Clubhouse should be designed to accommodate multiple neighborhood-scale events and golfing events simultaneously by providing appropriately sized (12-40 people), multi-purpose, separate (or sectioned) family-friendly spaces from restaurant</li> <li>• Community spaces should include, at minimum, dining space for restaurant patrons/golfers and multiple separate or sectioned small/medium scale meeting/banquet spaces</li> <li>• Community spaces should provide amenities for neighborhood-scale events (e.g. AV technology, WiFi, adjustable lighting, etc.)</li> <li>• Outdoor seating areas should be able to accommodate golf and community-related uses simultaneously</li> <li>• Community spaces should be designed to provide opportunities for displaying the history of the course (i.e. memorabilia, trophies, historic narrative etc.)</li> </ul>
Views	<ul style="list-style-type: none"> <li>• Clubhouse location must protect mid-course neighborhood views (e.g., looking south from 26<sup>th</sup> Ave.) and looking east to west (e.g., looking west from 26<sup>th</sup> Ave. &amp; Colorado</li> </ul>	<ul style="list-style-type: none"> <li>• Design should minimize view impacts of the structure looking east from York St., west from Colorado Blvd. and south from 26<sup>th</sup> Ave.</li> <li>• Design should provide mountain/skyline and views of the course from</li> </ul>



	<p>Blvd. and east from York St.)</p> <ul style="list-style-type: none"> <li>Location should provide downtown/skyline views from clubhouse while also maintaining park-like views provided by existing clubhouse</li> </ul>	<p>the structure</p> <ul style="list-style-type: none"> <li>New clubhouse and outdoor spaces should be designed and sited to take advantage of existing distant and local views</li> <li>Landscaping around the clubhouse (e.g. trees, shrubs, etc.) should mimic the existing “park-like” feel and seamlessly blend into the course</li> </ul>
<p>Design Style</p>	<ul style="list-style-type: none"> <li>Existing clubhouse was value engineered</li> <li>New clubhouse should have a high-quality, modernized, efficient and sustainable design that is also timeless, keeping in mind long-term use</li> <li>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)</li> <li>Design should blend in with its surroundings and be on a “human scale”</li> <li>Downtown/skyline and mountain views from the restaurant should be emphasized</li> <li>Top of structure should not exceed ridge/horizon lines (e.g. high point of the course)</li> <li>Consider using glass in developing the indoor/outdoor relationships and in emphasizing views while ensuring that overhangs are provided to mitigate sun exposure</li> <li>Ensure that design can accommodate all programming, golf and community needs</li> <li>Outdoor/patio seating areas are important, and</li> </ul>	<ul style="list-style-type: none"> <li>Design should utilize sustainable and energy efficient materials that complement the natural landscape</li> <li>Clubhouse should utilize high-quality materials and design with minimal maintenance requirements</li> <li>Clubhouse should be timeless, sustainable, and designed as a long-term course feature</li> <li>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</li> <li>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</li> <li>Design should emphasize downtown/skyline and mountain views from the clubhouse while minimizing visibility of the structure/roofline</li> <li>Design should provide ample outdoor seating, including covered and open areas (e.g. patios, decks, etc.) and consider optimal view sheds and sun exposure</li> <li>Design should consider use of glass windows to emphasize views from clubhouse and openness to the outside, while considering sun exposure</li> <li>Design should meet the functional needs of all programming uses (e.g.</li> </ul>

	should include a mix of covered/open areas	restaurant, community spaces, Pro Shop, First Tee, cart storage, etc.) <ul style="list-style-type: none"><li>• Explore design that maximizes useable space with minimal footprint (e.g., below-grade first level, no vaulted ceilings, etc.)</li></ul>
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