Design Guideline Themes: Course and Community Facilities

Platte to Park Hill: STORMWATER SYSTEMS
### Connections

**What We Heard:**

- Significant pedestrian traffic currently exists through and around the course perimeter
- Opportunities exist to improve pedestrian safety in and around the course
- Emphasize pedestrian improvements on east side of course perimeter (Colorado Blvd.)
- Concern exists about safely integrating a mid-course north/south connection
- Concern about pedestrian connections and disrupting golf operations and experience
- Pedestrian path materials should blend in with surrounding landscaping
- If a mid-course pedestrian path is created, it should prioritize safely connecting the clubhouse and neighboring communities

**Guideline Themes:**

- Pedestrian connections should not impact trees or golf playability/operations
- 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.
- Design should explore opportunities for improved east/west connectivity with existing bike/pedestrian facilities adjacent to the course along 26th and 23rd Avenues
- 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
- Pedestrian paths should integrate 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)

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### General Size/Programming

**What We Heard:**
- Opportunities exist to improve upon layout and efficiency of existing clubhouse
- Opportunities exist to improve functionality of existing First Tee admin/education programs
- Opportunities to improve golf and non-golf amenities should be pursued (e.g., locker room, indoor/outdoor dining, community activities, etc.)
- Emphasis should be placed on expanding outdoor seating from current capacity

**Guideline Themes:**
- Clubhouse should be designed to provide efficient and multi-functional spaces consistent with current programming while exploring opportunities for additional amenities
- Clubhouse design should include a Pro Shop and cart storage no smaller than the current size
- Clubhouse should maintain First Tee and provide appropriate office space, programming/education area(s) and club repair/maintenance
- Provide additional opportunities for more efficient outdoor seating (e.g., patios, decks, etc.)
- 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

### General Location

**What We Heard:**
- Clubhouse site should be chosen to minimize visibility of structure, parking lot and lighting from 26th Ave, looking south and York St. looking east
- Location should minimize impacts to existing trees and park-like feel of the course
- Location should provide opportunities to improve golf operations

**Guideline Themes:**
- 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
- Clubhouse and related parking should be designed to minimize impacts to existing perimeter and site trees
- Clubhouse and related parking should be designed to enhance course playability and in close proximity to practice and First Tee program facilities
- Lighting for clubhouse and related parking should minimize spillage and impact to surrounding community
- Clubhouse location should provide opportunities for improved golf operations (e.g., returning nines)

### Views

**What We Heard:**
- 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

**Guideline Themes:**
- 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 views 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

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**Design Guideline Themes: Clubhouse (if Existing is Relocated)**

### Design Style

<table>
<thead>
<tr>
<th>What We Heard:</th>
<th>Guideline Themes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Existing clubhouse was value engineered</td>
<td>• Design should utilize sustainable and energy efficient materials that complement the natural landscape</td>
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<tr>
<td>• New clubhouse should have a high-quality, modernized, efficient and sustainable design that is also timeless, keeping in mind long-term use</td>
<td>• Clubhouse should utilize high-quality materials and design with minimal maintenance requirements</td>
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<td>• 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)</td>
<td>• Clubhouse should be timeless, sustainable, and designed as a long-term course feature</td>
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<tr>
<td>• Design should blend in with its surroundings and be on a “human scale”</td>
<td>• 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</td>
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<tr>
<td>• Downtown/skyline and mountain views from the restaurant should be emphasized</td>
<td>• 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</td>
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<td>• Top of structure should not exceed ridge/horizon lines (e.g., high point of the course)</td>
<td>• Design should emphasize downtown/skyline and mountain views from the clubhouse while minimizing visibility of the structure/roofline</td>
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<td>• Consider using glass in developing the indoor/outdoor relationships and in emphasizing views while ensuring that overhangs are provided to mitigate sun exposure</td>
<td>• Design should provide ample outdoor seating, including covered and open areas (e.g. patios, decks, etc.), and consider optimal view sheds and sun exposure</td>
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<td>• Ensure that design can accommodate all programming, golf and community needs</td>
<td>• Design should consider use of glass windows to emphasize views from the clubhouse and openness to the outside, while considering sun exposure</td>
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<tr>
<td>• Outdoor/patio seating areas are important, and should include a mix of covered/open areas</td>
<td>• Design should meet the functional needs of all programming uses (e.g. restaurant, community spaces, Pro Shop, First Tee, cart storage, etc.)</td>
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<td></td>
<td>• Explore design that maximizes useable space with minimal footprint (e.g. below-grade first level, no vaulted ceilings, etc.)</td>
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</tbody>
</table>

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## Design Guideline Themes: Clubhouse (if Existing is Relocated)

### Access/Parking

#### What We Heard:
- Preference for access off 23rd Ave.
- No access off of Colorado Blvd.
- Access and parking should consider multi-modal traffic impacts to 23rd, 26th and other area streets.
- Access and parking should emphasize safety and comfort for all modes of travel.
- Adequate golfer parking must be provided near the clubhouse (i.e., parking management discourages uses unrelated to facility).
- Consider context-sensitivity and sustainability in design and materials choices to blend wayfinding, traffic control, parking area, etc. with natural landscape.
- If needed, appropriate traffic control/signals should preserve/enhance bike and pedestrian safety.
- Maintenance facility access should emphasize multi-modal safety, minimize traffic congestion and disruption to golf access.

#### Guideline Themes:
- Parking operations plan/design should discourage use by non-course visitors, while preserving free and easy use for course visitors.
- Site access should emphasize safety, consider surrounding context and minimize traffic and mobility impacts to residents and patrons.
- Access point and lighting should be located and designed to minimize negative impacts on views, perimeter and internal trees.
- 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.
- Signage and traffic control devices should comply with City standards while applying context-sensitive design principles to support the adjacent park environment.
- 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.
- Parking facilities should consider sustainable design options (e.g. permeable surfaces) and lighting (e.g. energy efficient/low glare/full cut-off).
- Access should integrate appropriate traffic control to balance all modes of travel while exploring opportunities to improve bike and pedestrian mobility with innovative alternatives.
- Maintenance access should be separate from golf traffic and provide looped delivery truck access.

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