Design Guideline Themes:
Golf Course Operations

Platte to Park Hill:
STORMWATER SYSTEMS
## Design Guideline Themes: Short Game Practice Area

### General Location

**What We Heard:**
- Short game area is a very important course feature
- Close proximity to clubhouse area should be maintained

**Guideline Themes:**
- Should all be sited near the clubhouse and organized with safety concerns fully addressed

### Putting Greens

**What We Heard:**
- Existing size of putting greens is sufficient
- Existing practice greens are flat; opportunity to more closely resemble sloping course greens is preferred

**Guideline Themes:**
- Maintain or exceed existing putting green area (~8,000 sf)
- Putting green(s) will be designed to mimic course greens

### Chipping Greens

**What We Heard:**
- Existing size of chipping area is more than sufficient
- Opportunity for more efficient chipping area layout/sizing

**Guideline Themes:**
- Maintain or exceed existing practice area(s) (~14,800 sf) including:
  - Practice green(s)
  - Practice sand bunker(s)
  - Fairway cut chipping area

*Themes are included in the Request for Proposals (RFP) and inform many of the technical requirements driving the course redesign*
Design Guideline Themes: First Tee

### General Location

**What We Heard:**
- First Tee is a very important course program and location should not limit future growth of the program
- Close proximity to clubhouse area should be maintained
- Preference to avoid locating First Tee too close to sensitive areas (e.g. greens, tee boxes, etc.) to minimize noise/activity disruptions
- Safe accessibility for East High School students is important

**Guideline Themes:**
- Location should be in close proximity to the clubhouse
- Location should offer safe access and bus drop off
- Design should consider ways to minimize noise/activity disruptions
- Location and clubhouse should maintain First Tee and provide appropriate office space, programming/education area(s) and club repair/maintenance

### Size/Elements

**What We Heard:**
- Interest in opportunities to increase size, efficiency and diversity of First Tee playable area
- Opportunity to improve First Tee admin/education programs if a new clubhouse is built

**Guideline Themes:**
- Maintain or exceed existing First Tee area (87,000 SF) including:
  - Holes with varying lengths
  - Layout and bunker locations that provide opportunities for a variety of shots
  - Greens sized to accommodate various sized groups and improved maintenance

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## Design Guideline Themes: Course Style & Playability

### Course Style

**What We Heard:**
- Important to retain existing look and feel: Parkland style course
- Opportunities to reintroduce some original Bendelow design elements (e.g., green-side bunkers, planting types)

**Guideline Themes:**
- 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
- Natural areas that incorporate detention and water quality may be utilized in limited amounts throughout the course
- Additional limited natural areas may be utilized throughout the course to reduce water consumption

### Fairways

**What We Heard:**
- Important to retain existing style
- Opportunities exist to improve safety (e.g., adjacent holes, vehicle, pedestrian conflicts)

**Guideline Themes:**
- Maintain defined fairways of varying widths with appropriate tree placements that create course strategy

### Greens

**What We Heard:**
- Important to retain existing style
- Opportunities exist to improve excessive sloping of certain greens (e.g., 1, 2, 3)
- Opportunities exist to improve green-side bunkers (e.g., sand/mud/drainage)

**Guideline Themes:**
- Greens should vary in size.
- Greens should be slightly elevated above fairways
- Tree backdrops around greens, if incorporated, should consist of dense canopied ornamental deciduous trees

### Minimum Par/Distance

**What We Heard:**
- Par must remain at least 70 and the course must remain a full size course
- High-quality redesign is more important than a specific distance or par

**Guideline Themes:**
- Maintain, at a minimum, the current course length of 6,708 yds. No restriction on maximum length
- Par may range from 70 to 72

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# Design Guideline Themes: Driving Range Area

## General Location

<table>
<thead>
<tr>
<th>What We Heard:</th>
<th>Guideline Themes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Inclusion of a driving range is a very important course feature</td>
<td>• At a minimum the design will incorporate an irons-only range</td>
</tr>
<tr>
<td>• Close proximity to clubhouse area should be maintained</td>
<td>• Location should be adjacent to clubhouse</td>
</tr>
</tbody>
</table>

## Size/Elements

<table>
<thead>
<tr>
<th>What We Heard:</th>
<th>Guideline Themes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Strong preference exists for at least an irons-only range</td>
<td>• 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</td>
</tr>
<tr>
<td>• Integration of warm-up nets and/or swing simulator should be explored with irons-only range</td>
<td>• Design should incorporate a full driving range provided it does not require safety netting with associated visual impacts or impede course playability/operations</td>
</tr>
<tr>
<td>• A strong preference also exists for a full driving range</td>
<td>• Design should consider integration of swing simulators/warm-up nets to supplement an irons-only range</td>
</tr>
<tr>
<td>• Full driving range is a benefit only if it could be done without safety netting or playability impacts</td>
<td></td>
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</tbody>
</table>

## Hitting Area/Surface

<table>
<thead>
<tr>
<th>What We Heard:</th>
<th>Guideline Themes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Preference for a grass hitting area</td>
<td>• The hitting surface should be turfgrass</td>
</tr>
<tr>
<td>• Interest in exploring space saving integration of hitting/target areas</td>
<td>• A mat area will be included to provide winter practice</td>
</tr>
</tbody>
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### General Location and Size

<table>
<thead>
<tr>
<th>What We Heard:</th>
<th>Guideline Themes:</th>
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<tbody>
<tr>
<td>• Existing location works fine</td>
<td>• Consolidate facility to improve upon inefficiencies and realize additional course area</td>
</tr>
<tr>
<td>• Existing size is inefficient with outdated buildings</td>
<td></td>
</tr>
<tr>
<td>• Open to relocation for improved course operations/playability</td>
<td></td>
</tr>
</tbody>
</table>

### Access Point

<table>
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<th>What We Heard:</th>
<th>Guideline Themes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Existing access works fine; open to relocation for improved operations and traffic flow</td>
<td>• Access should be separate from golf traffic and provide looped delivery truck access</td>
</tr>
</tbody>
</table>

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