Design Guideline Themes: Integrated Stormwater Detention and Landscape

Platte to Park Hill: STORMWATER SYSTEMS
### Design Guideline Themes: Integrated Stormwater Detention

#### Detention/Flood Control

**What We Heard:**
- Provide needed flood control while improving playability
- 100 year event
- Seamless incorporation into the design of the course
- Maintain playability to the greatest extent possible
- Must be dry outside of major events (approx. 10 year storm)

#### Water Quality

**What We Heard:**
- Support for opportunities to integrate a natural water treatment channel that enhances course playability

**Guideline Themes:**
- A naturalized open channel will be integrated into the course as a design element and water hazard
- Design should handle minor events and serve water quality needs as well as minimizing damage to the course in smaller events

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

### General

**What We Heard:**
- 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

**Guideline Themes:**
- 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

### Course Operations/Playability

**What We Heard:**
- Grading should retain existing look/feel and topography, as well as enhance course playability, operations and maintenance
- The undulations and slight shifts in topography are important to the course

**Guideline Themes:**
- Grading should integrate stormwater detention areas that allow golf holes to remain playable within a reasonable timeframe following large storm events
- Grading should consider the existing characteristics of the golf course including view sheds and look and feel of a parkland style course

### Construction

**What We Heard:**
- Impacts to adjacent neighborhoods and businesses from construction activities (e.g., dust, traffic, duration) should be mitigated whenever possible

**Guideline Themes:**
- All grading practices should incorporate appropriate Best Management Practices (e.g., dust and erosion control) to ensure minimal impacts to neighbors
- 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

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### Design Guideline Themes: Trees

#### General

<table>
<thead>
<tr>
<th>What We Heard:</th>
<th>Guideline Themes:</th>
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<tbody>
<tr>
<td>• Preservation of course trees is a top community priority</td>
<td>• Avoid/limit impact to high-priority perimeter and interior stands of trees; enhance and replace perimeter plantings where appropriate</td>
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<td>• As many trees as can be saved, should be saved</td>
<td>• All efforts should be made to protect as many trees on the course as possible</td>
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<td>• Priority should be given to the protection of perimeter trees and large, healthy tree stands</td>
<td>• 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</td>
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<td>• Tree preservation and new tree plantings should continue to contribute to the park-like look/feel of the course</td>
<td>• 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</td>
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<td>• Species of replacement trees should be diverse and sustainable with reclaimed water irrigation and in Denver's climate</td>
<td>• The most effective tree protection elements from all design submittals will be integrated into final design</td>
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#### Course Operations/Playability

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<td>• Existing trees significantly contribute to the playability of the course</td>
<td>• Golf Course tree placement and species selection should consider long term effects on playability and turf health</td>
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<td>• Consideration should be given to species diversity and ultimate size of mature replacement trees</td>
<td>• Tree placement around greens complexes must not interfere with southern sun exposure in winter and morning sunlight in the spring, summer, and/or fall</td>
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<td></td>
<td>• Planting plan must account for variation in tree species, size/foliage, growth/maturation, and ease/effectiveness of maintenance</td>
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Views

Distant Skyline/Mountain Views

Local Views