

## Platte to Park Hill: Stormwater Systems Open House Summary

### City Park Golf Course Redesign

January 31, 2017

#### **Introduction and Executive Summary:**

The third City Park Golf Course Redesign public meeting was held on January 31, 2017, at the course clubhouse. More than 200 community members attended and more than 40 comments were submitted during the meeting. An Open House format allowed community members to engage in direct one-on-one conversations with members of the project team, who were posted at each meeting station including:

- Program Overview
- Design-Build Process
- Design Guideline Themes: Integrated Detention and Landscape
- Design Guideline Themes: Golf Course Operations
- Design Guideline Themes: Course and Community Facilities
- Public Comment

Community members were able to view the final design guideline themes which inform many of the technical requirements driving the redesign of the golf course, and are included in the Request for Proposals (RFP). Station boards also provided additional information on the Design-Build team selection process and shortlisted teams:

#### **Landscapes Unlimited, LLC**

- 1,600+ golf courses, 48 in Colorado
- Golf Course Builders Association of America

#### **Robert Trent Jones II**

- Edinburgh USA Golf Course  
– Brooklyn Park, MN
- Ute Creek – Longmont, CO
- Chambers Bay Golf Course  
– University Place, WA

#### **Barker Rinker Seacat Architecture**

- Columbine Country Club  
– Littleton, CO

#### **Find more information on this team at:**

- <http://www.landscapesunlimited.com>
- <http://www.rjt2.com>
- <http://brsarch.com>

#### **Saunders Construction, Inc. with Aspen Corporation**

- 250+ golf courses completed (Aspen Corporation)
- Golf Course Builders Association of America

#### **iCon Golf Studio with Hale Irwin Golf Design**

- Washington National Golf Club  
– Auburn, WA
- Lakewood Country Club Remodel  
– Lakewood, CO
- Lodestone Golf Club  
– McHenry, MD

#### **Johnson Nathan Strohe Architecture**

- Hyland Hills Golf Course Clubhouse  
Renovation – Westminster, CO

#### **Find more information on this team at:**

- <http://www.saundersci.com>
- <http://icongolfstudio.com>
- <http://www.jns.design>

#### **SEMA Construction, Inc. with Total Turf**

- 70 golf courses (SEMA), 350+ golf courses (Total Turf)
- Total Turf - Golf Course Builders Association of America

#### **Dye Design**

- Glenmore Country Club  
– Englewood, CO
- Riverdale Dunes Course  
– Brighton, CO
- Crooked Stick Golf Club  
– Carmel, IN

#### **Oz Architecture**

- Sonnenalp Golf Club House  
– Edwards, CO

#### **Find more information on this team at:**

- <http://semaconstruction.com>
- <http://www.dyedesigns.com>
- <http://ozarch.com>

All of the meeting boards and handouts are available on the [project website](#).

**Key Input Themes:**

Attendees provided open-ended comments, all of which are included in the “Raw Comments” section of this document. A summary of comment themes is provided below and the project website provides [responses to frequently asked questions](#).

- **Pedestrian Connectivity:** Meeting participants expressed support for a mid-course pedestrian/bike/running path with access to the Zoo, connecting 23<sup>rd</sup> and 26<sup>th</sup> Avenues. Others were also in support of extending a North/South path on the west side of the course along Colorado Blvd.
- **Traffic:** Community members noted concerns with already heavy traffic along 23<sup>rd</sup> and 26<sup>th</sup> Avenues due to the proximity of the Zoo, Museum of Nature and Science and City Park. Additional information on traffic impacts and mitigation measures for potential clubhouse access off of 23<sup>rd</sup> Avenue is desired.
- **Preservation:** Community members noted that preservation of the historic designation of the course, tree health and views should be prioritized aspects of the redesign, and remain concerns for some. Attendees referenced a strong desire to maintain the current look and feel of the course and greater City Park neighborhood.
- **Community and Golfer Asset:** Community support for the project exists, seeing the plan as an effective solution for flood control with an opportunity to update the course. Commenters emphasized that the redesign should maintain and look for opportunities to enhance the course and clubhouse as community assets.
- **Adjacent Projects:** Community concern for the project exists, primarily relating to perceived project connections to I-70 expansion, environmental impacts and benefits for private developers with doubt regarding the community benefits of the program.
- **Public Involvement:** Participants expressed a mix of support for the open house meeting format, as well as a desire for a meeting forum that integrated a formal presentation and public comment period. Additionally, community members desire ongoing information on project progress, funding, environmental impacts and traffic mitigation measures.

**Raw Comments:**

Raw general comments are listed below. Comments appear as they were written, and no edits have been made to spelling, grammar, format or content. [Responses to frequently asked questions](#) can be found on the project website.

***General Comments Submitted: 47***

Why would not 5 small enhancements between here and Montclair be as adequate as one destructive one? After all this will we be able to say this is a Tom Bendelow Course?

Concerned regarding loss of historic designation of course. Very concerned regarding change to feeling of neighborhood.

A mid course connector path connecting 23rd and 26th would provide access from City Park north (Skyland) with City Park. It would enhance the community and reduce unwanted foot traffic on the course. Thanks.

Please upgrade pedestrian access around and through the golf course. Along Colorado Blvd and 26th specifically. This is a great opportunity to extend the City Park running loop to include the golf course. This is an existing path from use around the course but it should be permanently established. With the population growing in and around the neighborhood, this improvement to the path could be a great amenity for the neighbors.

There is zero information on environmental impact studies. No info on budgeting besides "approved drainage fees increase." How much? For how long? What residents? How are budget overages accounted for?

I would prefer a more formal meeting to bring logic to this decision vs a poster session. This does not answer public concern.

This project will not stop flooding - infrastructure is why our stormwater fees being used obsolete for Department of Transportation. Why install an obsolete drain system. Why drain water and not conserve rain water. Traffic problems a great concern. The golf course is not a flood plain - why destroy an existing water mitigation system. Why put Globeville into a flood plain when we just paid \$30M to take out or a flood plain. Who will benefit from payout? The office of Mayor Hancock.

Basically I oppose the Platte to Park Hill Stormwater Systems program. Once again planned without community involvement. I object to the destruction of CP Golf Course Bogey's and potential loss of valuable trees. I am tired of watching this administration taking over our treasured community.

I am strongly opposed to this entire project. It is not necessary and does not do as you say it will to prevent flooding. I want you to acknowledge the thousands of voters who are against this project and tell us what we can do to stop it. It is not in the interests of any Denver citizen... even the golfers.

The theft of City Park Golf Course by Hancock and his fellow corrupt cronies is wrong! The only beneficiaries of this project is the moronic I-70 below grade ditch in a flood plan, RTD/Fastracks with Hancock's developer friends north of I-70. This project does not do one thing about flooding in Park Hill. The entire project is a farce. We will remember when we vote.

Another waste of the taxpayers' money to serve the development community

Mostly it seems to me that you are trying to get the affluent neighborhoods to see the benefits of redoing the golf course and ignoring Globeville and Cole. A simple glance at the water table map shows just a small portion of water going through the SW corner of the golf course, but entirely flooding City Park. Why not focus over there if there even is a real problem. I have never seen CPGC flooded the way other flood plains have been i.e. Vetrains Park. Also why are you bringing water from I-70? That's miles away and could be better managed by simply removing the highway. Less pavement - less flooding

Please try to design a pedestrian/bike connection from Skyland neighborhood (north of 26th) to 23rd, preferably at a 1/2 mile section between York and Colorado

Re-design please!

Robert Jones II is my choice for architect. We need massive dirt dunes created along the holes bordering on streets, similar to Commonground Golf Course along Alameda.

It seems that democratic processes are still being subverted. This project has never been voted on by the public concerned - i.e. the people of Denver. It feels very discouraging to have decisions made which impact us without the opportunity to vote - illegal even a "Tee" is a tax. Sorry. you're missing the point - or not. Who benefits? - Not "we the people"

Having people around to clear up conspiracy is great. That said, if I-70 need to collaborate to meet their flood needs, why not?

As a runner I use the perimeter a lot. I adore the views and the quiet nights. Please keep keeping the views in mind. Though I am mostly strict dirt runner, I love the thought of adding pedestrian paths around the perimeter. Keeping people happy through recreation is really important and having City Park and the golf course as a playground is really important to thousands of citizens a day.

No opportunity to discuss project feasibility in general.

Project is proceeding in spite of continued protest and opposition.

Project is proposed as a faitaccompli

So, neighborhood opinion is being carefully ignored.

1. The relocation of the clubhouse is an insult to every taxpayer in the city and county of Denver.
2. The lack of community meetings where A) people can speak about the issues so all of their neighbors can hear them and B) There is a chance to respond within everyone's hearing is repressive and sneaky government at its worst! All the conversations at these "open house" gatherings are essentially private conversations - these gatherings are not "community meetings" because this is not an open, public community conversation in which members of the community can share ideas and ask questions of the city so that everyone at the meeting hears the same ideas, same questions, same answers!
3. This idea for a golf course clubhouse built in the center of golf course was fought by neighborhood residents and defeated prior to the construction of the bogey's clubhouse. Why is it resurfacing again? Why should citizens have to keep fighting the same battle over and over again??
4. The City Park Golf Course is one of our neighborhood's most valuable assets - not because it's a golf course, but because it is one of the most beautiful stretches of open space in the central Denver area, with a long sight line across the stretch from Colo. Blvd. to York St. looking west. Nothing should be built there, the current bogey's is ideally situated on the site

Love the "What we heard" and accompanying "Guideline Themes." However: Your most important poster was the one showing the watershed - that is the critical info people need in order to understand why this project needs to happen and how it's not to mitigate I-70 drainage because the water flows NW to the Platte River. It doesn't flow N to S as map orientation makes many people believe. I myself, as a teenager, couldn't understand that Lake Victoria was the source of the Nile

cuz it sure as hell looked wee and flowed from the Mediterranean, down into E Africa! LOL inform, inform, inform!

Is the reconstruction of City Park Golf Course a done deal? I am not convinced that the proposed changes are driven primarily for the benefit the park or golf course itself. The posters were aesthetically pleasing, but there was not platform by which proponents or opposition of the reconstruction could address those in attendance to present facts or an argument. I would like to see this style of open forum to make a more informed decision/opinion, rather than relying on printed posters for information that is promotional in nature. The information provided tonight was very one-sided.

I object to this project.

I object to any stormwater system that makes no effort to conserve water during periods of heavy rainfall.

Lowering I-70 below ground level directly across the natural flow of water makes no sense. We are a modern city in a region susceptible to drought. We need a modern highway and stormwater system that meets our needs for conservation and community.

The project seems to costly for the benefits to the community. The plans are well thought out and have some benefits, but the emphasis seems to benefit the I-70 and RiNo development rather than the residents. By changing the I-70 design (study the I-270/I76 alternative) less costly options could be considered for the golf course and the effected communities.

I'm very interested in the north-south connection. I'd like neighbors to the north to Rowe easy access to pull a wagon or push a strollers or ride a bike to the zoo or City Park Jazz. That would easy some of the car parking concerns too! I'd love to see the clubhouse more central and use that as an island in the N-S pathway. I know there are concerns about parking used by the zoo. I suggest putting a small lot north of a relocated club house to decrease the convenience of using that parking for the park or zoo.

Thank you for hosting this - and I appreciate the improved effort to reach out to the community via the fliers. And I'm a supporter of the project. However, if I was to offer any criticism it would be to seriously review the public outreach process and communication process that was designed and implemented for the next phase of the project. Public engagement is only valuable if it is transparent and authentic. People can feel it if they're being "gamed" or "campaigned." Perhaps you should have a "public engagement" committee?

Ladies or Forward Tees: Be sure to have forward tees very far forward! For instance, a par from the distance should be no more than 260 yards!

Most important/highest priority for us:

1. Entrance on 23rd not 26th, if clubhouse is moved.
2. Ped/running path on north and south perimeters of course. Prefer gray breeze, not concrete.
3. Concrete sidewalk on Colorado Blvd. need for bikes and peds and bus stops.
4. Keep as many trees as possible; plant more on Colo Blvd.

I appreciate the plan for the golf course, however, though this may be needed... one day that potentially may not happen. This is a residential family community with history that goes back to the

20th century. My grandparents have lived in this area since the early 1900s. Though I have moved away from this area - many family continues to live in this area. This should be on the list of historical sites. I think this needs to go back to the drawing board and other ways and means to plan for a potential 100-year flood.

While we are configuring I-70 why not run the water on an expanded I-70 channel?

If we can't run the A train, not build the VA hospital on budget on time, how in the world can you successfully complete this impossible project?

Although the "designs" may appeal to people with no connection to the neighborhood, the residents will be disrupted by a construction zone, traffic, noise, pollutants. The other issue is the detention pond at the golf course will not alleviate flooding in my neighborhood south and east of Park Hill golf. The residential areas should have priority because we are not getting what we pay for in taxes and fees associated with this limited range project. Most importantly, the golf course was not intended to be used as a detention pond

What a brilliant project. I have funds available to donate. Please contact me.

Poorly conceived plan that will not resolve flooding issues. Destruction of a historic golf course. Director tied to the I-70 project. This is directly tied to helping developer. This money spent on decision (remember city loop) that could be spent so many other ways

I strongly oppose this project because the benefit to storm water mitigation is not worth the cost and there are no assurances about the environmental damage and health affects of disturbing PCE plumes and landfills. Thank you.

I live extremely close to the golf course and I was wondering what the traffic situation will look like when this all rolls out. University is already a mess, as is 26th and 23rd particularly during rush hour. What is going to be done to alleviate traffic? How is this going to affect my quality of life for my children and I over the next two years? Also, what is the fate of the Park Hill course? Hancock is in with the greedy developers and it has me worried?

This is an atrocity. It is about money at the expense of many things, including City Park Golf Course. I have golfed at City Park Golf Course for 50 plus years. Our children played 1st Tee. Hole #12 is dedicated to my father. We have the Bill Dea golf tournament here every year in his honor where 100 plus golfers play. It is sickening not hearing from many that you push ahead with a project which could be managed significantly better. Save City Park Golf Course!

There was no opportunity for community input or discussion!

This project is being paid for by all of Denver but will not impact flooding in any neighborhood south of 23rd.

I am disturbed by an "open channel" of water running along 39th. What does ongoing monitoring mean? Why should those neighborhoods have an open channel running down 39th? You would not do it in the Crestmoor neighborhood

The name of this project is complete garbage. It's a cute trick I suppose to try to garner support from residents of Park Hill. Park Hill and the Park Hill and Montclair watersheds upstream of the big bathtub proposal, won't be positively affected. There's no widening of storm drains, sensible

greenspace use to spread out and absorb flows better, or really anything other than a big bathtub downstream. A better name would be the Platte to City Park Golf Course Giant Bathtub. This is an archaic design, simple minded in its blunt approach and clearly a corporate giveaway to the Highway Project and the new Stock Show facility brought to you by our corporate major, paid for the citizens as always!

I am opposed to the Platte to Park Hill Stormwater Systems plan. This will not only be detrimental to the environment but also to the health of those living along the canal. The city has not fully vetted the effects of digging up superfund sites and the impact. Furthermore, this does not solve the storm water issues in those neighborhoods it's stated to help. Stop this project and find a better, environmentally, human and animal friendly way.

I am unalterably opposed to any project that adversely impacts the historic and environmental character of City Park Golf Course. The plan to create a stormwater detention pond/swamp is antiethical to the purpose of the golf course. I'm ashamed for Denver Parks and Rec for going along with the plan. The city should be ashamed of itself for failing to meaningfully involve the public in the decision making process and for failing to be more transparent about the links between the stormdrain fees, this project and the I-70 expansion project. What a wasted opportunity to model a more sustainable approach to stormwater management, its infrastructure and environmental stewardship. The 1/31/17 open house demonstrates that Denver isn't interested in listening to its citizens. The whole process seems to be about concertizing the rape of City Park Golf Course. Shame on you!

I fully support this project... it makes the most sense from a cost and use standpoint.

I believe that the opposition has waged a campaign against this project based on lies, exaggerations and fear.

What a ridiculous example of government overreach and cronism. Stop this bad idea now!

We strongly oppose this program and the lack of transparency about the real issues. I-70 issues should be handled separately and not impact our neighborhood or others. We need to address our stormwater issues in the best interest of our residents and businesses that live here and not as this ridiculous scheme(s) being presented.

1. Historic Denver should be engaged with all design phases of this project (as well as Colorado History)
2. If a new clubhouse is considered a site south central - should be considered to co-locate facilities w/ maintenance and reduce traffic along 26th and allow for parking to be shared with 300 along 23rd

I am an utter opposition of this project.

This project will not be the solution and will destroy over 200 trees and habitat.

Please stop this project.

Why is there no public discussion? I have been to several of these and at no time is anyone able to ask a question in a public forum. You continue to provide these one on one discussion so you are not heard accountable for your comment. Please provide us with a true format for discussion. This

current format is not democracy. Uncontrolled growth is not in our best interest, control smart growth is.....

No question a boondoggle for the higher up - Mayor and Friends to make traitors/followers - while peeing on the neighborhood - "so much better" is BS.

Hello,

I attended the P2PH design plan open house at City Park Golf Course last week, and am submitting my feedback.

I continue to oppose this project overall, regardless of design plan. I believe it is a waste of taxpayer money that serves the development along I-70, including National Western Complex, more than it helps residents. I am vehemently against any project that means that some of my neighbors lose their homes, not to mention the large ditch that will be put in along the north boundary of Cole and the environmental hazards that come with its construction and ongoing maintenance (or lack thereof).

This project is a colossal waste of money. Residents have spoken out repeatedly about the reasons why, but the city has turned a deaf ear, and we all know why. Money talks.

Thank you for your time,

[REDACTED]

Cole resident

This is [REDACTED]. I reside at [REDACTED] in Denver and I'm a golfer. I support the redesign effort for the City Park Golf Course. I wanted to comment on one issue in particular: I support the relocation of the club house despite the "pain" of having to reinvest in that expensive asset. (One wonders why the possibility of relocation wasn't carefully studied before this expensive mistake was made). In any event, I think concerns about negative visual impacts of a multi-story new clubhouse near the brow of the hill in the middle of the course (near the snack shack) are misplaced. I read comments at a recent public meeting concerned with the visual impacts on neighbors of a new club house at this location. Some comments were adamant that the new clubhouse be built into the side of the hill. Given the scale of the site and a structure limited to three stories or less, I am not concerned that there would be any negative impacts to course aesthetics or to neighbors. In fact, a 2-3 story structure would be able to take advantage of the site including views to downtown and the Front Range. I am not opposed to partially burying the structure in the hillside provided verandas, balconies, plazas are included in the new design that can best take advantage of the views. A well-designed clubhouse could be a major new city asset and bring many non-golfers to enjoy the setting (and perhaps raise additional revenues to support the golf operation).

Thank you for consideration of these comments.