

CITY OF BOULDER
PARKS AND RECREATION ADVISORY BOARD AGENDA ITEM

MEETING DATE: October 26, 2020

AGENDA TITLE: Public Hearing and Consideration of a Motion to Approve the Flatirons Golf Course Concept Plan

PRESENTERS:

Ali Rhodes, Director

Jeff Haley, Planning and Ecological Services Manager

Tina Briggs, Parks Planner

EXECUTIVE SUMMARY:

The Flatirons Golf Course facility replacement project replaces core infrastructure destroyed in the 2013 flood and follows direction determined with City Council input in 2014. The current concept replaces the temporary restroom trailer and to-go snack shop with an energy-efficient building that includes accessible and gender-neutral restrooms, provides space for a family-friendly, neighborhood restaurant, and takes advantage of the setting and iconic Flatirons views with an outdoor event space.

The project was originally approved in the Capital Improvement Program (CIP) last year for the current planning and design process to be ready for bidding and construction starting in late 2021. The construction is funded almost entirely from Permanent Parks and Recreation Funds (PPRF), which are dedicated to the acquisition or permanent improvement of parkland. This investment will ensure that golf operations are not subsidized and can instead contribute funding for services that benefit the broader community.

Concept plans for the Flatirons Golf Course Facility Design were presented to [PRAB on September 28, 2020](#) for discussion and staff is returning to request an approval of the concept plans. City Council was provided additional information about the project on Oct. 6, 2020 while reviewing the CIP and unanimously approved the 2021 CIP. If the concept plans are approved by the Parks and Recreation Advisory Board (PRAB) and with City Council approval of the 2021-2026 CIP, the proposed plan will move into the next phases outlined in the Design Standards Manual, which are: Design Development, Construction Documents, and Bidding and Construction with anticipated overall project completion in 2022.

BACKGROUND:

The Flatirons Golf Course is the only public golf course in the city of Boulder and offers the opportunity for all community members to participate in the sport of golf while it also strives to be more than a traditional municipal course. With the new facility, BPR will expand access to

non-traditional players. The proposed facility will be a re-imagined community space replacing some of the functions provided by the previously demolished building.

Community engagement for this project showed that current users are interested in and excited for community events to return to the facility, creating a more vibrant and inclusive atmosphere. The facility is designed first and foremost as a golf facility but will also become a multi-functional space open to the community for dining, entertainment/games, and small outdoor events.

The **Proposed Concept Plan** is roughly estimated within the existing construction budget of approximately \$6.95 million and will continue through design development and construction, if approved. This plan focuses on replacement of the core infrastructure such as indoor restrooms and a small indoor/outdoor food and beverage area designed to serve as a family-friendly neighborhood restaurant. Click on the plans below to review the Proposed Concept Plan with a regular and enlarged view of the facility.



The existing golf services building, built in 1987, provides space for the pro shop, staff offices and some golf cart storage. The proposed plan includes some minor improvements that are required to ensure that it will continue to function properly in the near future. Improvements such as exterior finishes, roofing and refreshing interior finishes are examples of improvements that will be part of this project or planned in upcoming years in the CIP.

A 50+ year facility lifespan requires some consideration of future needs for flexibility and expansion. **Future phases of the Concept Plan** were developed to ensure that a potential future expansion could be constructed at minimal cost, if and when, the funding is available. Click on the image on the right to review the Future Concept Plan.



ANALYSIS:

Staff presented a discussion item to PRAB at the September meeting to solicit feedback and comments on the concept plans that were developed directly from input received from the community as well as PRAB throughout the process. PRAB supported the concept plans and followed the meeting with a letter provided to City Council in support of continued funding for this project during 2021 Budget Study Session. The main points for support include:

- the need for permanent restrooms,
- the addition of a restaurant in east Boulder, and
- an indoor/outdoor space with incredible views for dining and other activities.

A few points of discussion between staff and PRAB are outlined below.

- **Multi-use path through the golf course:** Staff had explored the option of a multi-use path through the golf course. The Flatirons Golf Course was designed in a way that is intended to be a very walkable course with a tight configuration of fairways and little space between. A safe route for a multi-use path through the course is not feasible based on the design of the course. The concept plans do, however, promote walking with a 6' path from the facilities to the entryway.
- **Golf simulator:** There was also discussion regarding the need for a golf simulator in the future concept plan. The community had some interest in a simulator to extend the type of activity and season at the course and have potential revenue generation. At the time of any future development, the feasibility will be evaluated to determine the best use for that space. It should be considered a flexible use space in the Future Concept Plan.
- **Stage Facilities:** Stage facilities was another consideration from PRAB. The flat open lawn is intended to maximize flexibility and will be able to accommodate a portable stage, like the event tents. Locations of and access to power supplies will be considered in the design development to accommodate either use on the event lawn.
- **Future technology:** Including infrastructure for future expansion of Electronic Vehicle (EV) stations and/or solar panels is not on the concept plans due to the level of detail on this type of plan. It should be noted that preparation of the infrastructure for future expansion will be included in design development. For example, planning for future placement of EV station expansion would allow consideration of power supply needs and location of conduit sleeves to be run under concrete and asphalt.

None of the inquiries resulted in alterations of the concept plans, however, did provide some guidance for the next phase of design development, if approved.

STAFF RECOMMENDATION:

Suggested Motion Language:

Staff requests the PRAB's consideration of this matter and action in the form of the following motion: Motion to Approve the Flatirons Golf Course Concept Plan.

NEXT STEPS:

If the concept plans are approved by the Parks and Recreation Advisory Board (PRAB) and with City Council approval of the 2021-2026 CIP, the proposed plan will move into the next phases outlined in the Design Standards Manual, which are: Design Development, Construction Documents, and Bidding and Construction with anticipated overall project completion in 2022.