



# FLATIRONS GOLF COURSE FACILITY DESIGN

SEPTEMBER 2020





# Project Process and Timeline

## Summary of Project Process Summarized from the BPR Design Standards Manual



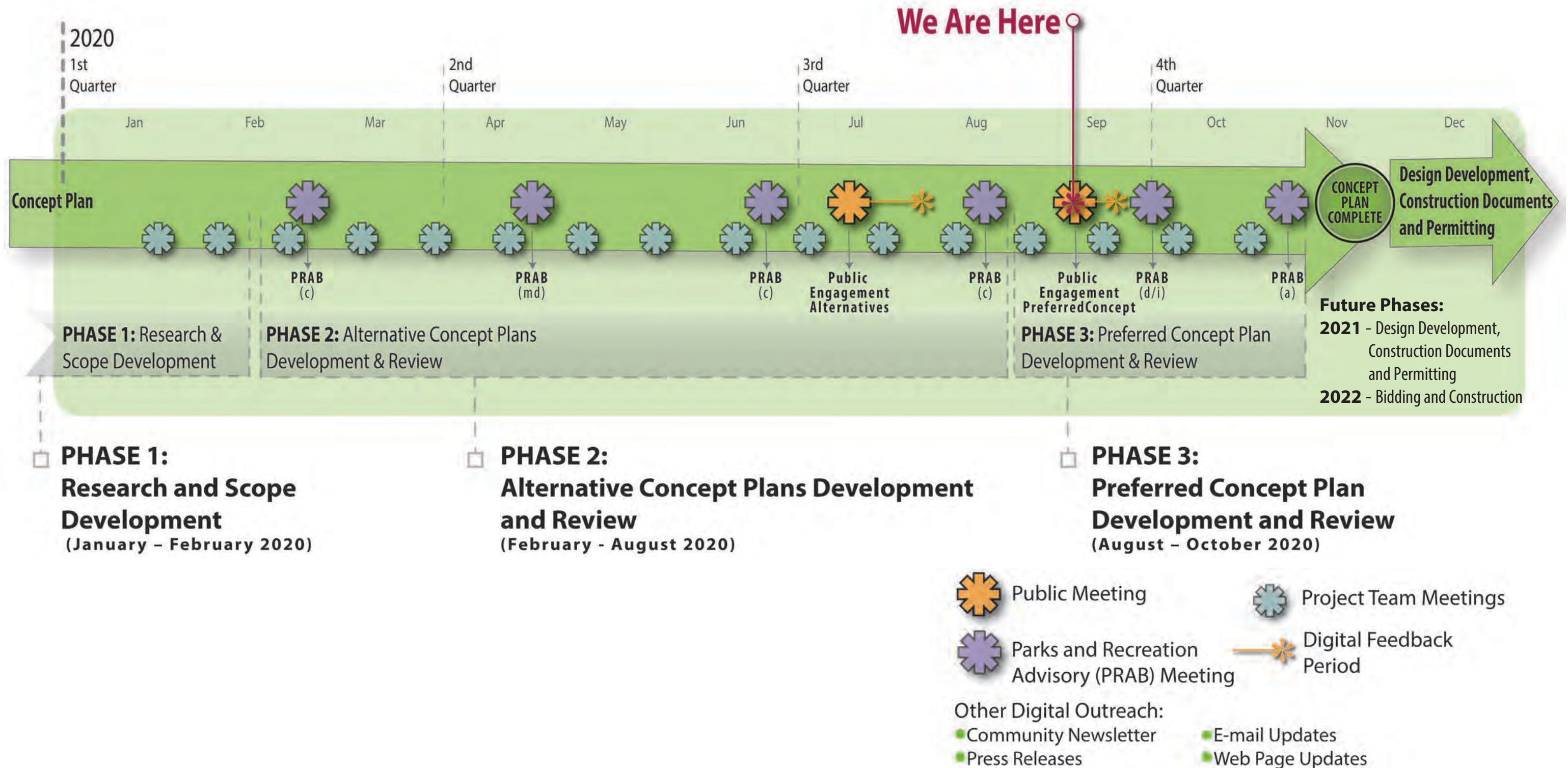
The current process, through October of 2020, is concept planning only. The current process heavily relies on community engagement and Parks and Recreation Board (PRAB) feedback.

The Design Development stage, anticipated to begin in early 2021, moves into technical development of the concept plan which commonly does not include additional community feedback. The project web page will receive regular updates throughout all stages of the project.





# Current Process & Community Engagement Timeline





## 'Proposed' and 'Future' Concept Plans

Please note as you review the boards that there is a 'Proposed' and Future' Concept Plan.

The facility is designed first and foremost as a golf facility but will also become a multi-functional space open the community for dining, entertainment/games and small outdoor events.

The **Proposed Concept Plan** is roughly estimated within the existing budget and will go through design development and construction.

The Proposed Concept Plan shows a new the facility that includes restrooms, indoor/outdoor dining space, kitchen/prep areas, storage and other related functional areas. The golf services and cart storage will remain in the existing building with some renovations. This plan also shows a multi-purpose lawn to with potential to place an event tent to host a full tournament (approx. 144 attendees) in addition to other events that would attract the broader community to the facility.

The **Future Concept Plan** was developed to ensure that the facility is primed for the least expensive scalable growth, as funding or need arises.

The Future Concept Plan shows an expansion of the new building to include golf services, offices, expanded indoor/outdoor dining and small event/meeting spaces. The existing building would be replaced by a cart barn that could accommodate a full fleet of golf carts. This plan would allow a full tournament or other small events/meetings to be held indoors and still accommodate other community activities. The Future Concept Plan building footprint is smaller than the previous Spice of Life Event Center. The parking lot will accommodate parking for intended use of the building and lawn without creating competing need between events and golf services.





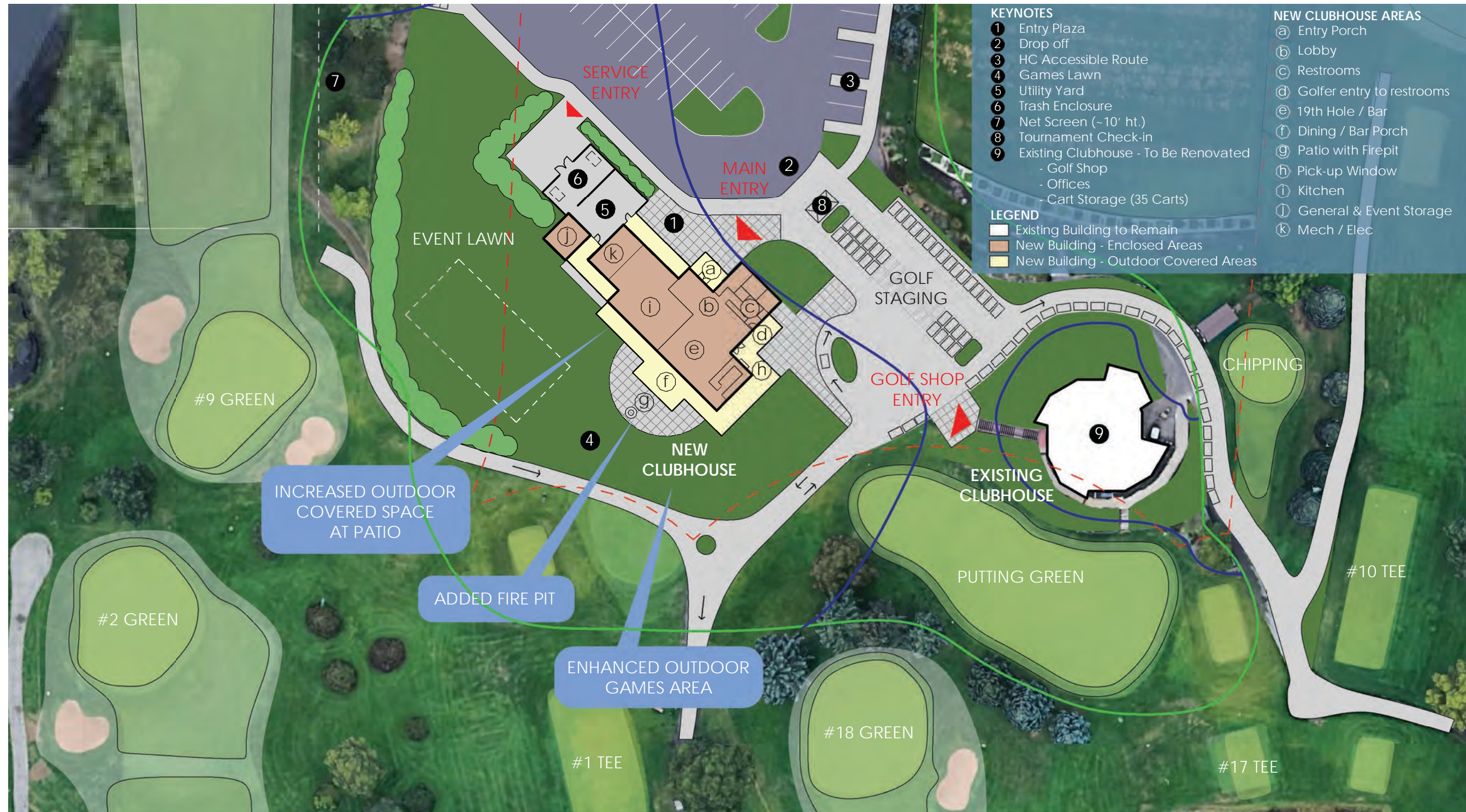
## Proposed: Concept Plan







## Proposed: Enlarged Concept Plan







## Future: Enlarged Concept Plan







## Community Engagement

Engagement Summaries and all comments for round 1a and 1b are available on the project page. The overall feedback included in 1a were in reference to building style, atmosphere and other aspects that were used to refine the project and develop more specific questionnaire for 1b.

o [Engagement Summary 1a](#)

o [Engagement Summary 1b](#)

Outcomes of the community engagement include design consideration for the concept plans and are demonstrated in the conceptual features.

Example of key outcomes:

- o careful screening of light and noise for golfers and neighbors
- o placement, access and number of restrooms
- o casual, welcoming and flexible spaces for a wide variety of community members
- o continued focus on golf as the primary function, while being inviting to the community
- o taking advantage of the amazing views with consideration for shade
- o modern architectural style with lots of windows with some mountain inspiration
- o access, circulation and wayfinding improvements
- o conservative budget consideration





## Conceptual Features



Marquee tent at the event lawn can be used for tournament award banquets, wedding receptions, corporate meetings, and other events.



Event lawn can be used for Grow the Game programs, like SNAG Golf.



State-of-the-art golf simulator is envisioned in the *future* concept plan.



Enlarged and enhanced staging area will improve tournament experience



Event lawn can be used for outdoor community events.

### Guiding Principals for the Concepts:

- Create a positive image
- Be community oriented
- Combine functional with aesthetic
- Develop flexible/multiuse spaces
- Increase revenue flow
- Reach new markets



New Player Performance Area is envisioned in *future* concept plan.



Charging stations will be provided in the parking lot.



Games lawn will be adjacent to the dining/bar patio.



Example of barrier netting screen proposed at east side of 9th fairway.



Large porch venue for tournament functions and other events envisioned in the *future* concept plan.





## Conceptual Features



New golf cart storage facility for full fleet of carts in the *future* concept plan.



Outdoor games will be adjacent to the dining patio.



Simulator in the *future* concept plan to be available for other sports too.



Example of 19th Hole opening to outdoors.



The *future* concept plan includes a new Golf Shop.



Restrooms will be gender and family friendly.



Comfortable porch and patio will expand the 19th Hole.



Fire pit at the dining patio to enjoy sunset and view of Flatirons.



Dining area will be casual and will connect to views of the golf course and Flatirons.





## Existing Clubhouse



In the Proposed Concept Plan, the temporary snack bar building and restroom trailer will be removed and replaced while some minor improvements to the existing pro shop building are needed to ensure the facility will continue to function properly in the near future. Below are example of improvements to the existing building:

- Repairing and updating exterior finishes for coordination with new building
- Roof repair and/or replacement
- Window repair and/or replacement
- Repairing and replacing stairs/railing as needed
- Updating and refreshing interior finishes
- Repairing mechanical/electrical systems

In the Future Concept Plan, the existing golf pro shop and golf cart and storage is envisioned to be removed and replaced with new facilities.





# Boulder Parks & Recreation Flatirons Golf Course Facility Design



## Character & Style



*Comfortable Casual Dining*



*Covered Outdoor Space*



*Lots of Glass*



*Clean Lines with Warm Materials*



*Outdoor Experience*



*Indoor-Outdoor Connection*



*Some Mountain Flavor*



*Outdoor Games Lawn*



*Preliminary concept to help illustrate the vision and size. Final materials, configuration and coordination with the existing building will be refined.*



# OTHER INFORMATION

This following information is a duplicate of information provided in previous presentations. They are included here for your convenience.





# Boulder Parks & Recreation Flatirons Golf Course Facility Design



## History / Background

### Legacy of the Golf Course

Golf in Boulder began in 1914 at Chautauqua Park with a seven-hole track including sand greens. In 1922, the Boulder Golf Club developed a nine-hole course in North Boulder at what is now known as Palo Park. Wanting to expand to 18 holes in 1933, the Boulder Country Club teamed with the City of Boulder to purchase land at 57th and Arapahoe. Willie Tucker, an English golf professional who became a renowned designer of more than 100 courses across the U.S. during a career that spanned over 50 years, was commissioned to design the course. The first 9 hole course built in 1938 was one of hundreds built with the help of the Works Progress Administration (WPA) which supported golf courses as a quick way to get people to work. During the last 82 years, the course has been known as:

Boulder Municipal Sports Center (1938-39)	Boulder Country Club (1956-65)	Flatirons Country Club/Boulder Municipal Golf Course (1970-86)
Boulder Golf Club (1939-45)	University Country Club (1965-70)	Flatirons Golf Course (1986-Present)
Country Club Golf Course (1945-56)		

In 1986, the City of Boulder Parks and Recreation Department began operating Flatirons Golf Course as a municipally owned public golf course.



### Clubhouse

Initially built in 1948, the clubhouse was expanded in 1961 to serve as golf pro shop, locker rooms and food & beverage facilities. The building currently operating as golf shop and cart storage was built in 1987, and the original clubhouse was converted to become the Flatirons Event Center which was further expanded to a total of 17,400 SF in 1991. For more than 10 years and up until 2013, Spice of Life leased the facilities for meetings and events as well as off-site catering. Included in the original structure was a snack bar operated by an outside vendor.

A facilities assessment in 2008 found that the event center building was in poor condition and that the cost of operating and maintaining the outdated systems could exceed the cost of replacement. Some improvements were made for conditions that were found to be most severe, but other problems persisted. After the historic flood of 2013 caused additional damage, another investigation was performed and recommended: "In general, we find a building at the end of its useful life, with accessibility shortcomings, extreme energy inefficiencies, and substantial quantities of hazardous materials." The event center building was demolished and removed, and only the 900 SF snack bar at the east end remained. A 400 SF storage room was added to the snack bar structure and a modular trailer unit was added to serve as interim restrooms.



### Proposed Improvements

In the last few months, options have been studied to create a vision for facilities that will serve the community today and well into the future at Flatirons GC. In considering golf course operations, food & beverage operations, and event functions, the following has evolved:

Phase 1 - Proposed: The concept plans propose removal of the interim snack bar and restroom trailer, and replacement with permanent building facilities and creation of an event lawn. The restaurant and bar is envisioned to appeal to the surrounding neighborhoods as well as to daily golfers, and the event lawn will be utilized for many community activities and events, as well as for golf tournament events. The parking lot area will be improved and updated, and the existing structure will remain and be refreshed and repaired, continuing to serve as the golf cart storage.

Phase 2 - Future: The concept plans include enhancement and expansion of the facilities in Phase 1. The existing golf building would be removed and a new cart barn would be built for a full fleet of golf carts. The main building would be expanded to include the new golf shop, increased dining space, a tournament/event porch, offices, and a golf simulator.







## Objectives

### Project Statement

In 2019, the Parks and Recreation Department allocated Capital Improvement funds to design a new facility at the Flatirons Golf Course. The department seeks to design and construct a new facility or renovate and add to the existing facilities at the golf course to provide support for the services currently offered.

Throughout the past several years, the community has experienced residential and commercial growth providing opportunities to expand the services and community programs at the Flatirons Golf Course if new facilities were available. Community demand for services has outgrown the small space and the temporary restroom is nearing the end of its useful life. Additionally, a full-service event center was located on the site, but had to be demolished given the 2013 flood impacts to the facility. The previous facility included banquet rooms, full service commercial kitchen and administrative offices. Construction of a new pro shop, permanent indoor restrooms, restaurant, cart storage and administrative spaces have been a priority since the retirement of the previous facility.

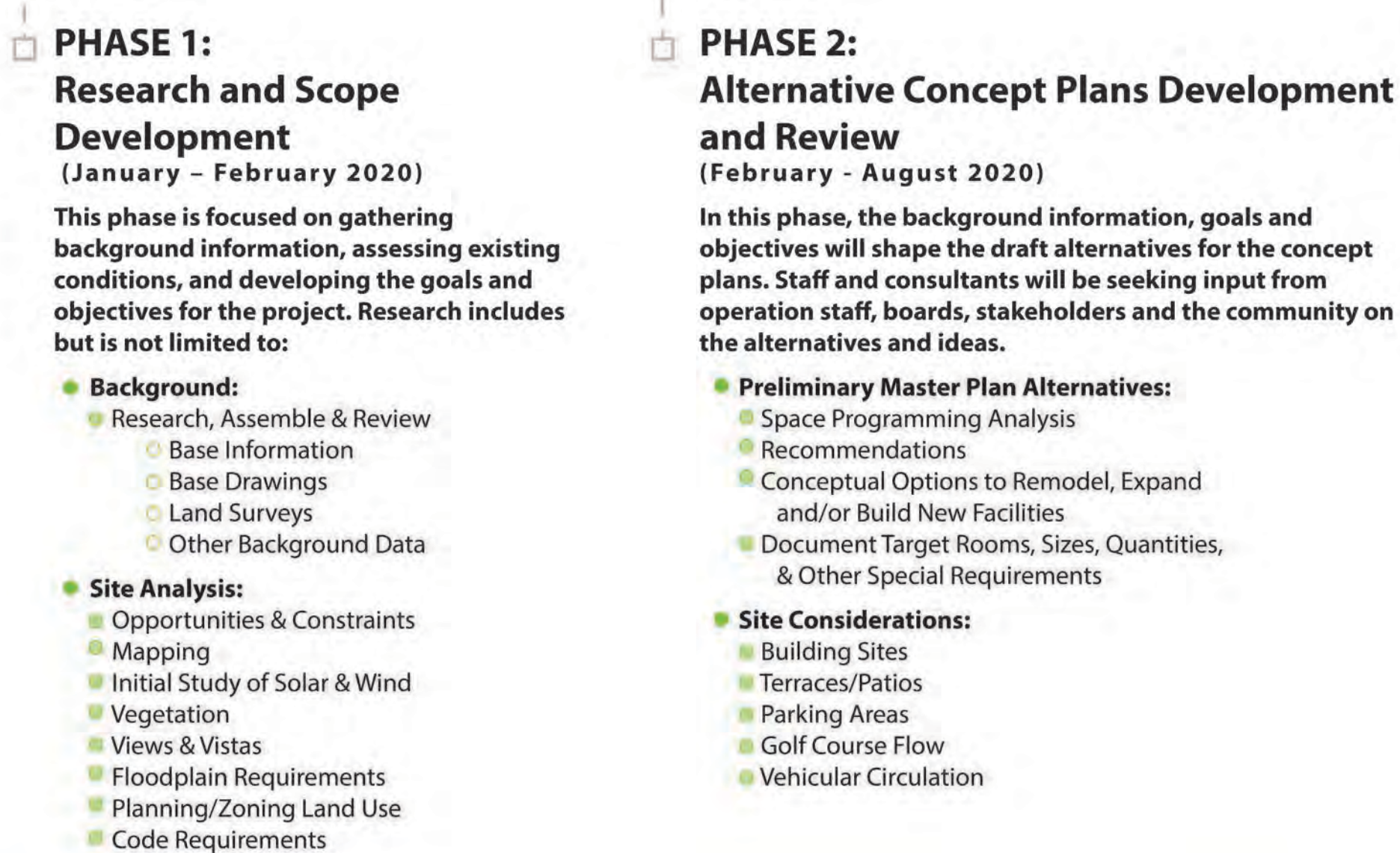
### Goals

- The priority of the facility is to provide a functional yet aesthetic facility to the golf course to support the current programs and needs.
- The facility will serve the golf operations through community-oriented design, flexible, multi-functional spaces, and perhaps complementing existing facilities.
- The facility might be a replacement for the existing buildings on site or complement the existing buildings.
- Deliver a well thought out and functional operations center that will reach new markets, increase revenue flow and create a positive image.
- Provide conceptual designs that consider and incorporate all relevant City of Boulder Revised Code requirements including the most recently adopted Energy Conservation Code and, where possible, incorporate aspirational goals for energy efficiency and environmental sustainability.





## Process



### Planning During COVID-19

This project was identified, planned and funded prior to COVID-19. Currently this project is in the planning and design stages only. Nonetheless, the city and its partners are committed to community safety and will be following social and physical distancing guidelines. Community engagement will be conducted per these guidelines, including using virtual sharing and connection tools, for as long as physical distancing guidelines are in place. For the latest information on the city's response to COVID-19, visit [boulder.colorado.gov/coronavirus](https://boulder.colorado.gov/coronavirus).





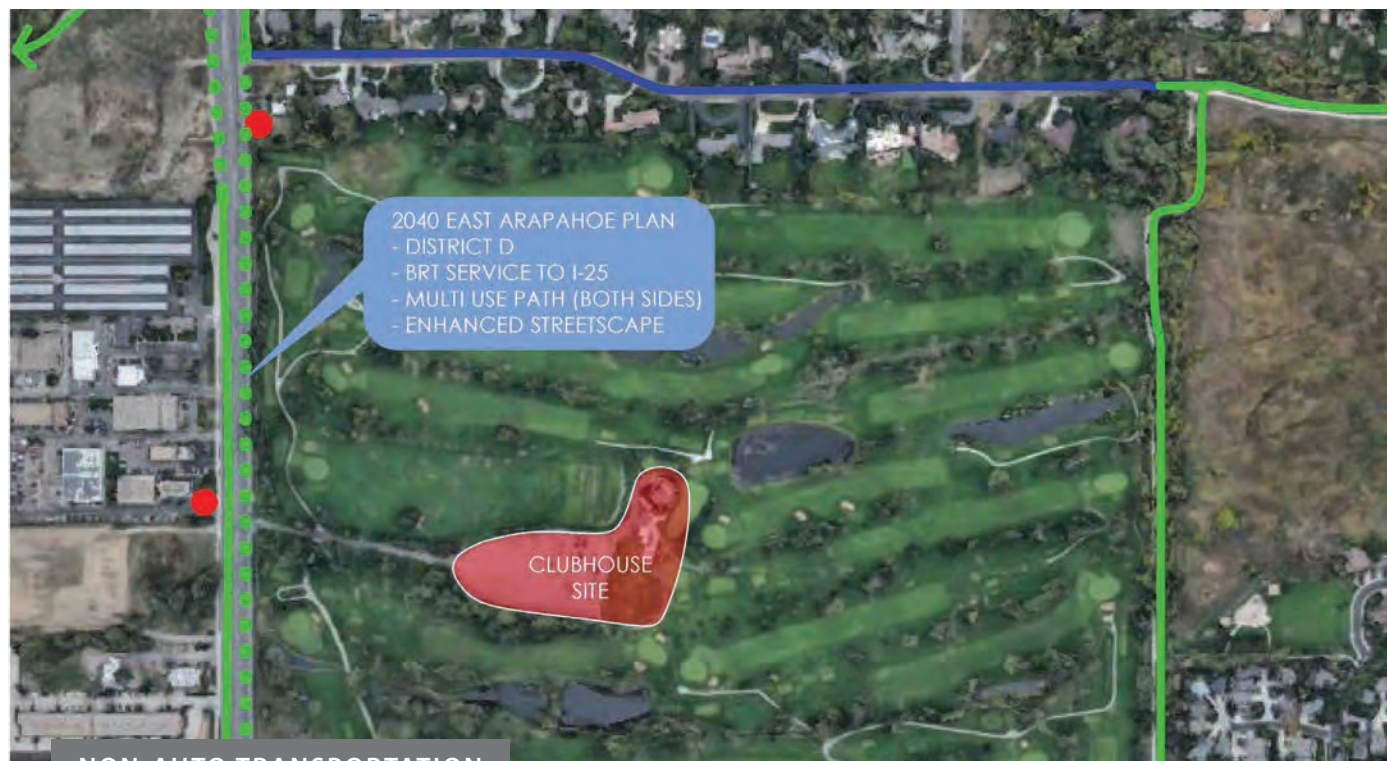
## Site Analysis



CLUBHOUSE VIEWS



ARRIVAL



NON-AUTO TRANSPORTATION

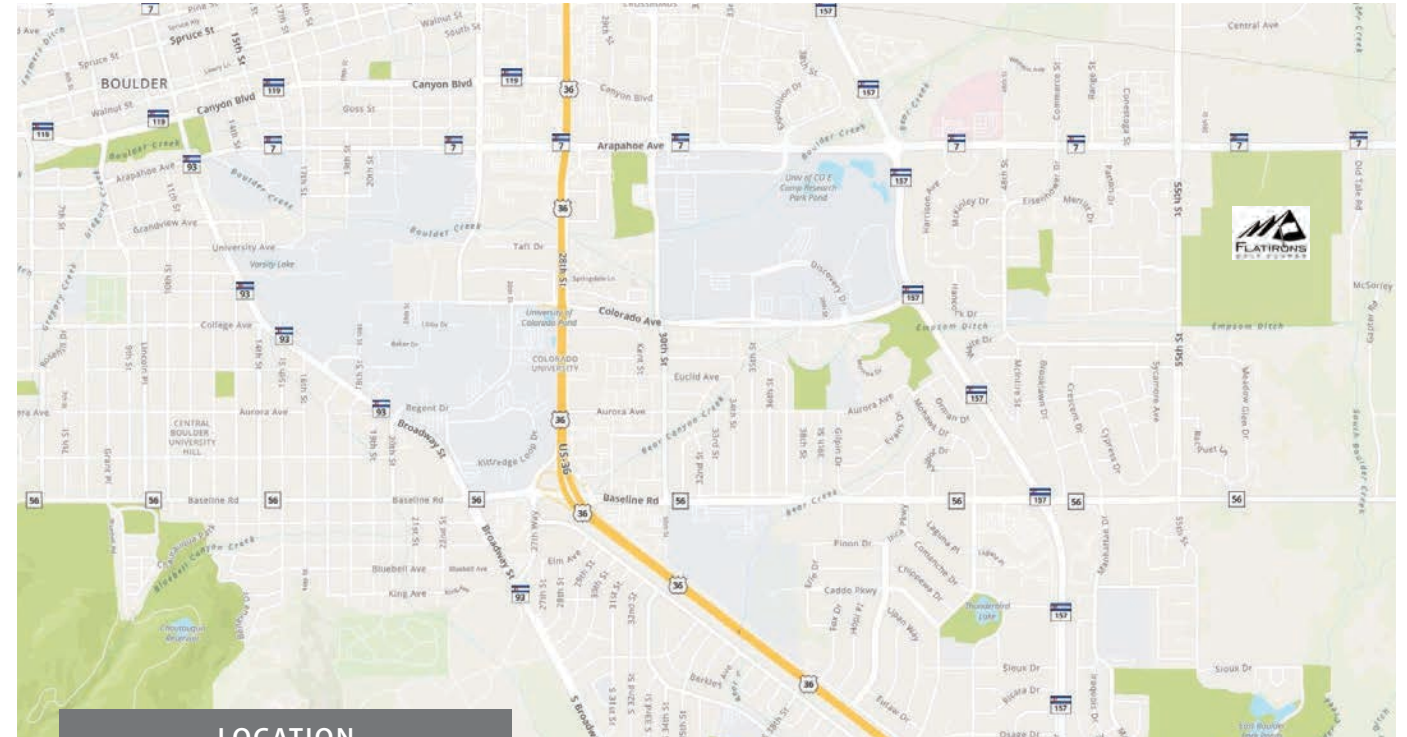
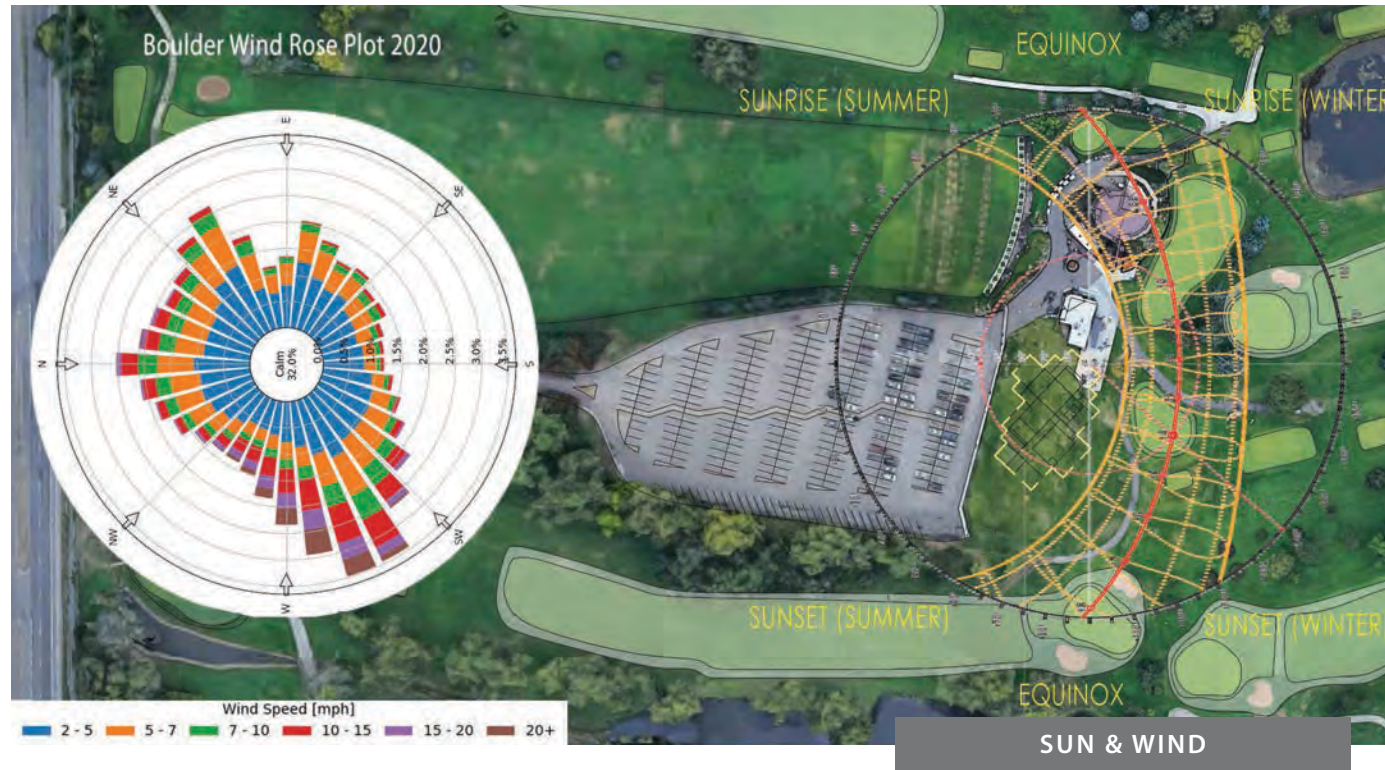


FLOOD PLAIN





## Site Analysis



LOCATION





## Resilience and Sustainability



Passive Daylighting Solutions  
such as Light Shelves

### RESILIENCE

- Passive Design
- Multiple Energy Sources
- Floodplain Awareness
- Durable Materials

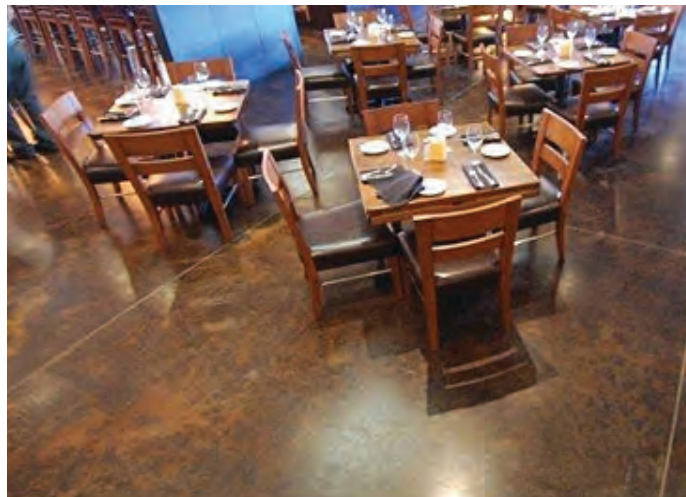
- Energy Independence
- Water Independence
- Renewable Resources
- Community Support

### SUSTAINABILITY

- Energy Efficiency
- Low Carbon Footprint
- Water Conservation
- Embodied Carbon



Net Zero Carbon Solutions  
such as Photovoltaic Panels



Durable Materials  
such as Polished Concrete Floor



Embodied Carbon Solutions  
such as Mass Timber Construction



Water Conservation  
such as Rain Garden / Bioswale



Electric Equipment  
such as Induction Cooking Stoves

WE ARE COMMITTED TO RESILIENCE AND SUSTAINABILITY - - THESE ARE A FEW EXAMPLES OF OPTIONS UNDER CONSIDERATION