



Background

Legacy of the Golf Course

Golf in Boulder began in 1914 at Chautauqua Park with a nine-hole track including sand greens. In 1933, the Boulder Country Club commissioned a design at 57th and Arapahoe by 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. The 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 Golf Club (1939-45)
- Country Club Golf Course (1945-56)
- Boulder Country Club (1956-65)
- University Country Club (1965-70)
- Flatirons Country Club / Boulder Municipal Golf Course (1970-86)
- Flatirons Golf Course (1986-Present)

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



Existing Golf Shop and Cart Storage



Carnegie Library for Local History, Boulder



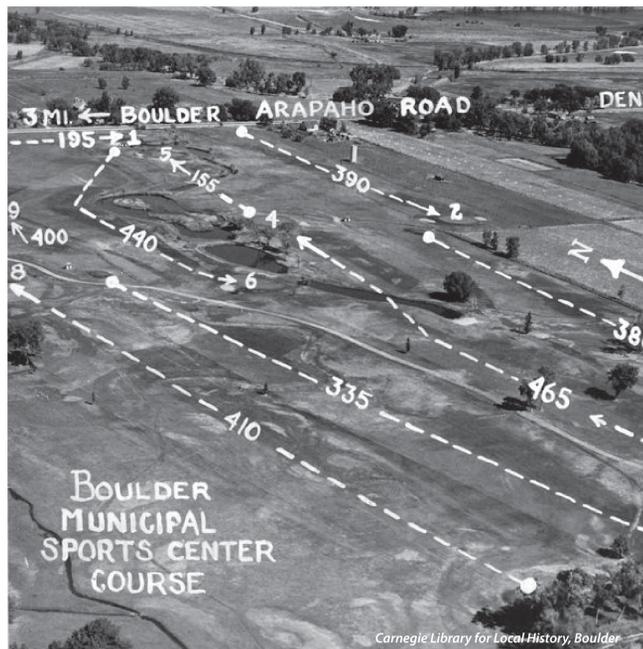
Existing Snack Bar



Flatirons Event Center (Demolished)



William H. "Willie" Tucker, Sr.



Carnegie Library for Local History, Boulder

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in 2008 found that the event center building was in poor condition and that the cost of operating and maintaining the outdated systems could exceed the cost of replacement.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

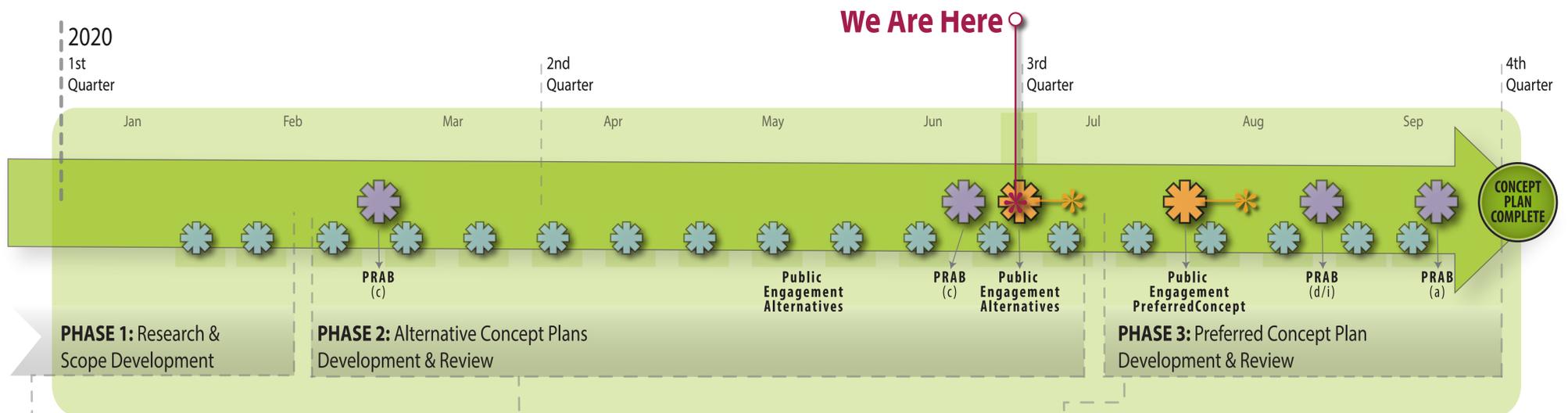
In the last few months, options have been studied to create a vision for facilities that will serve the community today and well into the future at Flatirons GC. In considering golf course operations, food & beverage operations, and event functions, the following has evolved:

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.



Process and Timeline



PHASE 1: Research and Scope Development

(January – February 2020)

This phase is focused on gathering background information, assessing existing conditions, and developing the goals and objectives for the project. Research includes but is not limited to:

- **Background:**
 - Research, Assemble & Review
 - Base Information
 - Base Drawings
 - Land Surveys
 - Other Background Data
- **Site Analysis:**
 - Opportunities & Constraints
 - Mapping
 - Initial Study of Solar & Wind
 - Vegetation
 - Views & Vistas
 - Floodplain Requirements
 - Planning/Zoning Land Use
 - Code Requirements

PHASE 2: Alternative Concept Plans Development and Review

(February - July 2020)

In this phase, the background information, goals and objectives will shape the draft alternatives for the concept plans. Staff and consultants will be seeking input from operation staff, boards, stakeholders and the community on the alternatives and ideas.

- **Preliminary Master Plan Alternatives:**
 - Space Programming Analysis
 - Recommendations
 - Conceptual Options to Remodel, Expand and/or Build New Facilities
 - Document Target Rooms, Sizes, Quantities, & Other Special Requirements
- **Site Considerations:**
 - Building Sites
 - Terraces/Patios
 - Parking Areas
 - Golf Course Flow
 - Vehicular Circulation

PHASE 3: Preferred Concept Plan Development and Review

(July – September 2020)

This phase is focused on developing a preferred hybrid concept plan considering community feedback in addition to existing limitations and regulations required for renovation.

- **Master Plan Refinement**
 - Analyze Alternatives & Feedback
 - Develop a Preferred Concept Plan
 - Summarize Process & Outcomes for Design Development & Construction Documents

Future Phases:

➔ **Design Development, Construction Documents and Permitting (2021)**

➔ **Bidding and Construction (2022)**

Public Meeting Project Team Meetings

Parks and Recreation Advisory (PRAB) Meeting Digital Feedback Period

Other Digital Outreach:

- Community Newsletter
- E-mail Updates
- Press Releases
- Web Page Updates

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.

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.

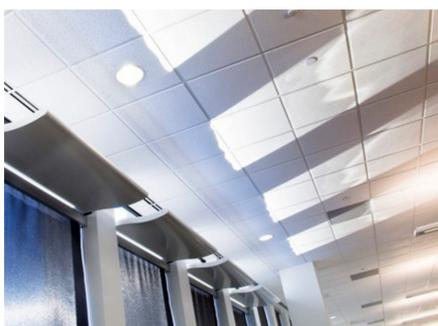
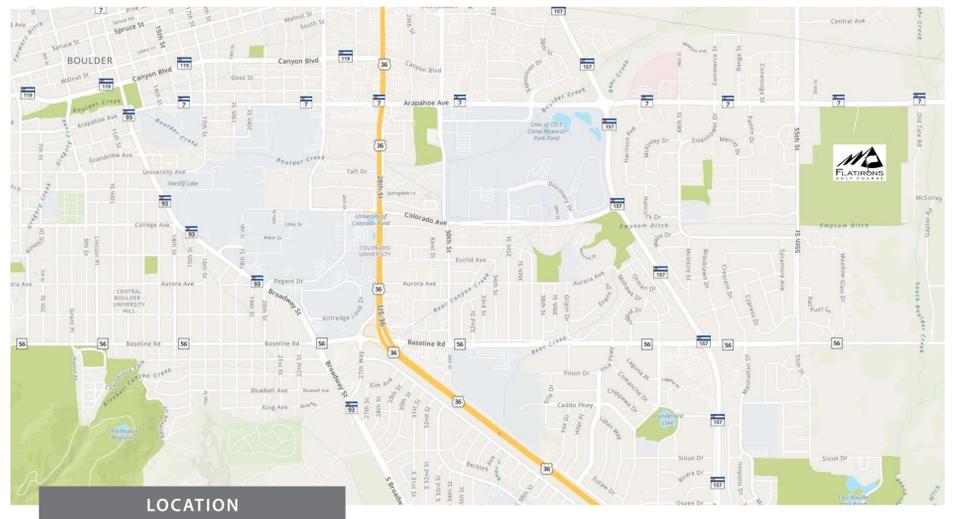
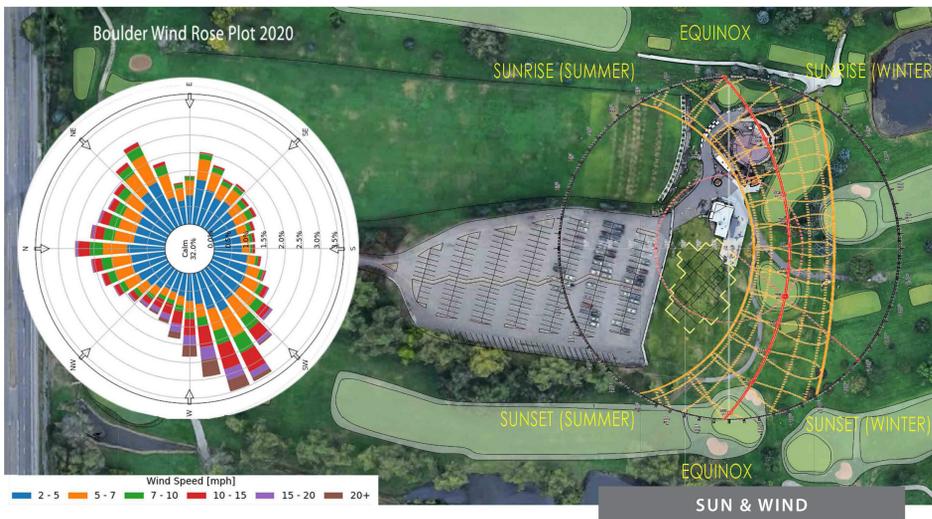
Throughout the past several years, the community has experienced residential and commercial growth providing opportunities to expand the services and community programs at the Flatirons Golf Course if new facilities were available. Community demand for services has outgrown the small space and the temporary 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.

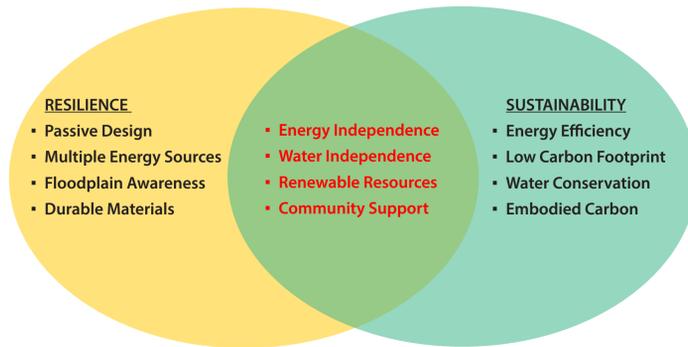


Site Analysis



Passive Daylighting Solutions
such as Light Shelves

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



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

Resilience and Sustainability



Phase 1 - Proposed: Concept Plan



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



Pop-up drive-in movie theater at the parking lot.



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



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



Golf staging area configured better for day-to-day operations and also for tournaments.



Charging stations will be provided in the parking lot.



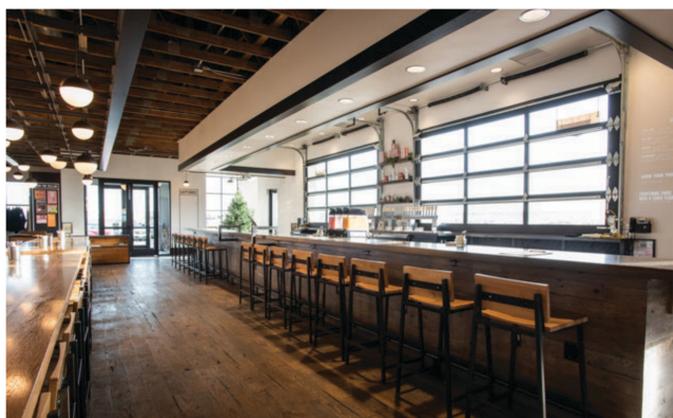
Games lawn will be adjacent to the dining/bar patio.



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



Phase 1 - Proposed: Enlarged Concept Plan



19th Hole is envisioned to open wide to outdoors.



Outdoor games will be adjacent to the dining patio.



Wedding reception banquets and other events at the lawn area.



Example of 19th Hole opening to outdoors.

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



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.



Phase 2 - Future: Enlarged Concept Plan



The Phase 2 concept includes a new Golf Shop.



Improved facilities for golf tournaments.



State-of-the-art golf simulator is envisioned.



New Player Performance Area is envisioned.

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



Enlarged and enhanced staging area will improve tournament experience.



New golf cart storage facility for full fleet of carts.



Simulator would be available for other sports too!



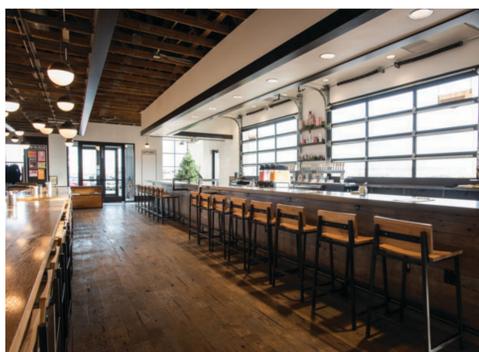
Large porch venue for tournament functions and other events.



Creative Influence - Put Your Dots Here

Here are images of a variety of building style options.
We want to know your thoughts!

Place your green dots on any of the images that inspire or interest you!
And add comments below, too!



Comments: