

# Flatirons Golf Course Facility Design Project

## July 22, 2020

### SUMMARY OF PUBLIC ENGAGEMENT – ROUND 1 (July 6 – July 13, 2020)

Prepared by Z-Design and Parks and Recreation Planning Staff

Means of Communication: Precautions with regard to COVID-19 caused a need to change the more typical means of communications. For example, it was not possible to arrange large group forums at the time. Instead the communications were achieved through:

(1) information posted on a webpage and online survey from July 6 through July 13,

(2) email notifications to the following lists:

- July 1 BPR E-Blast, which was sent to 30,230 people. 87 people clicked on the link to visit the project website for more information.
- July 1 Flatiron Forecaddie Email List, which was sent to 12,059 people. 80 people clicked on the link to visit the project website for more information.
- July 7 Flatirons Golf Course Facility Design Project email list, which was sent to 90 people. 23 people clicked on the link to visit the project website for more information.

(3) and drop-in sessions at the golf course on July 6 and 7. Members of the Parks & Recreation project team and representatives of the design consultant discussed and answered questions about the seven boards that were displayed, including:

- Background & History
- Process & Timeline
- Site Analysis & Sustainability
- Concept Plan for Phase 1 (Proposed)
- Enlarged Concept Plan for Phase 1 (Proposed)
- Enlarged Concept Plan for Phase 2 (Future)
- Invitation for Creative Influence

These boards are included at the end of this summary, or online at [bouldercolorado.gov/parks-rec/flatirons-golf-course-facility-design](https://bouldercolorado.gov/parks-rec/flatirons-golf-course-facility-design).



Level of Participation: There were 201 visits and 114 unique pageviews of the website from July 6 through July 13, with the greatest number of visits on July 7. To date, the project website has 1,094 views. The online survey received comments from five persons during Round 1. Due to the limited response the survey is being revised and reopened for additional comment.

During the drop-in session from 4:00-6:00 on July 6, there were about 10 persons who shared their thoughts and asked questions at the kiosk tent. The session from 10:00-12:00 on July 7 had about 25-30 persons who stopped in.

Guiding Principles: The presented information included plan diagrams and inspiration photos. The project team was guided by the following principles in development of the concepts:

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

Comments & Questions: Comments were very supportive of the proposed facilities and complimentary of the concept plans. Some persons said that the improvements were long overdue. Many asked about the timeline and said they would like it completed as soon as possible. Others expressed that they really liked the proposed orientation of the building to capture the beautiful views of the Flatirons. Although there were not comments supporting the event lawn, there also were not negative opinions. For the future master plan scenario, there was enthusiasm in support of the proposed golf simulator.

To actively participate in the future facilities, the participants were invited to study 20 inspiration images on the Creative Influence board and place a green dot sticker on their preferences. The images that received:

- 3 or more stickers included Nos. 2, 4, 8, 10, 12, and 19
- 1-3 stickers included Nos. 5, 7, 9, 11, 15, 16, 17, 18, and 20
- 0 stickers included Nos. 1, 6, 13, and 14.

Of these results, the strong consensus appears to be in support of connection to the outdoors. As for architectural and interior styles, it appeared that the most contemporary and most traditional were not preferred. Also the barn-like images were not supported. The preference seemed to be for “transitional” style with a blend of clean lines with some classic.

Whereas the green dot exercise at the drop-in sessions was a measure of positive support for Creative Influence, the online survey included the means for expressing negative opinions. As a result, some of the images that received more support at the drop-in sessions, received mixed reviews in the online survey. The images that appeared to have the most support online included Nos. 2, 8, and 19. Of these, 2 and 8 are again indicating a preference for connecting to the outdoors.

Summary: While the number of participants in the drop-in sessions and online survey were not as numerous as a traditional townhall format, the participants were very focused and engaged in the information. The concepts received positive support and the comments will be helpful for further refinement of the concepts. Preference was received for indoor and outdoor spaces that connect to the outdoor environment. This will be updated after comments have been received from reopening the online survey.

# Background & History



## Boulder Parks & Recreation Flatirons Golf Course Facility Design



### 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



Cornegie Library for Local History, Boulder



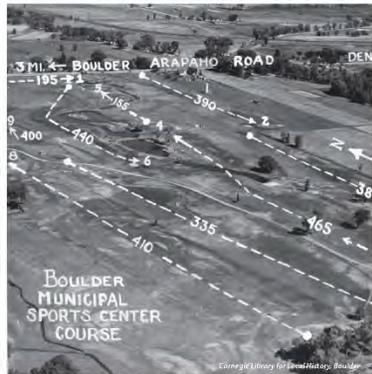
Existing Snack Bar



Flatirons Event Center (Demolished)



William H. "Willie" Tucker



Cornegie 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 & Timeline



## Boulder Parks & Recreation Flatirons Golf Course Facility Design

### 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

#### 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 [bouldercolorado.gov/coronavirus](http://bouldercolorado.gov/coronavirus).

#### 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
- Parks and Recreation Advisory (PRAB) Meeting
- Project Team Meetings
- Digital Feedback Period
- Other Digital Outreach:
  - Community Newsletter
  - Press Releases
  - E-mail Updates
  - Web Page Updates

#### 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.

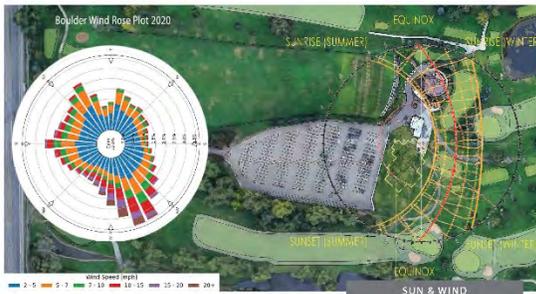
Throughout the past several years, the community has experienced residential and commercial growth providing opportunities to expand the services and community programs at the Flatirons Golf Course if new facilities were available. Community demand for services has outgrown the small space and the temporary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



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



Passive Daylighting Solutions such as Light Shelves



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

Concept Plan for Phase 1 (Proposed)



**Boulder Parks & Recreation  
Flatirons Golf Course Facility Design**



**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.

Enlarged Concept Plan for Phase 1 (Proposed)



**Boulder Parks & Recreation  
Flatirons Golf Course Facility Design**



**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
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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.

# Enlarged Concept Plan for Phase 2 (Future)



**Boulder Parks & Recreation  
Flatirons Golf Course Facility Design**



## 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:

Creative Influence Board: Dot Exercise Results

**Parks & Recreation  
Golf Course Facility Design**

## 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!

**1**

**2**

**3**

**4**

**5**

**6**

**7**

**8**

**9**

**10**

**11**

**12**

**13**

**14**

**15**

**16**

**17**

**18**

**19**

**20**

**Comments:**

#2 garage door panels #10-view advantage- open air

#12- indoor/outdoor dining  
#8- outdoor seating/mingling

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ZDESIGN June 23, 2020

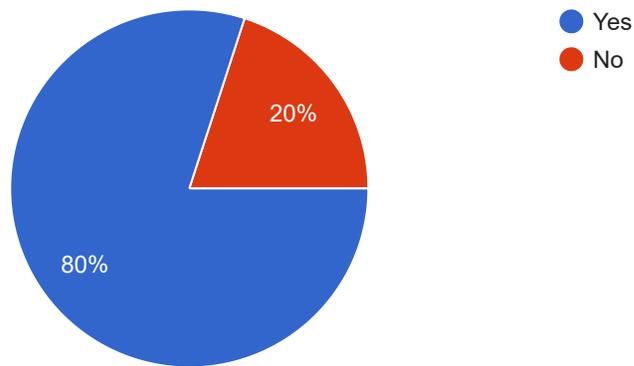
# Flatirons Golf Course Facility Design Project Survey: Creative Influence - Share Your Opinions!

5 responses

[Publish analytics](#)

Would you like your email address to be added to the list to receive updates regarding the Facility Design Project?

5 responses



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 1 that stand out to you. You may also leave this blank if you have no comments.

5 responses

Feels too much like a sports bar to me, I'd prefer a warmer more welcoming feel.

I would leave out multiple televisions...maybe one

awful. looks like a sports bar from the 90's. demographics of flatirons players need chairs not barstools..kids and elderly need dining chairs.

Looks like a sports bar, not appropriate for FGC

I like the tvs

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 2 that stand out to you. You may also leave this blank if you have no comments.

5 responses

Love the garage door!

Open air looks great.

keep the aesthetics true to the original land use and the silos on #17. fixtures are nice but the building needs to be less industrial if you want to attract wedding events...nobody wants a garage door as a photo back drop in their bridal party shot.

not appropriate for FGC

I like that it's indoor and outdoor.



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 3 that stand out to you. You may also leave this blank if you have no comments.

3 responses

no

this would attract your wedding venue and other less flashy events and is true to the use of the original land.

This residential style so common in Boulder is not appropriate for FGC

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 4 that stand out to you. You may also leave this blank if you have no comments.

5 responses

Prefer #3 over #4

no

is this part of a shopping mall from the early 90's?

Looks like a Golf Course clubhouse!

I like that it's big.



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 5 that stand out to you. You may also leave this blank if you have no comments.

4 responses

Prefer #3 over #4 and #5

All that glass is waiting for me and my driver!! This look would date the event center quickly and we all know that another remodel will not happen in any of our lifetimes!

Maybe if the windows are oriented to the view of the mountains

I like 4 better than 5

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 6 that stand out to you. You may also leave this blank if you have no comments.

4 responses

Cool

Like the open concept options but again industrial and no dining tables..need to find a compromise. This is Boulder..we have an aging population of some of the fittest people in the world that play golf and want to partake in more golf events at the club...make the seating friendlier and accommodating to all or at least have options.

not appropriate for FGC

I like 2 better than this one



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 7 that stand out to you. You may also leave this blank if you have no comments.

4 responses

Cool

Is there an indoor event space or just the grass? The plans look seasonal?

not appropriate for FGC

No character

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 8 that stand out to you. You may also leave this blank if you have no comments.

5 responses

Cool

Great if the televisions are eliminated

nice idea for outdoor seating.

A nice patio would be appreciated

I like the fireplace



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 9 that stand out to you. You may also leave this blank if you have no comments.

2 responses

Not great. Feels like every course in Colorado.

dated.

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 10 that stand out to you. You may also leave this blank if you have no comments.

2 responses

dated.

I like that it's covered

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 11 that stand out to you. You may also leave this blank if you have no comments.

2 responses

residential style not appropriate for FGC

I like the vertical wood on the building



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 12 that stand out to you. You may also leave this blank if you have no comments.

4 responses

Too much sports bar

college sports bar...

Sports bar not appropriate for FGC

Too casual

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 13 that stand out to you. You may also leave this blank if you have no comments.

3 responses

Ask yourself...does the image of 12 go with the image of 13? what are the goals of this event center? I am not a millennial male..but my family has been playing at Flatirons since 2000.

The facility could add revenue as a wedding site.

nice



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 14 that stand out to you. You may also leave this blank if you have no comments.

4 responses

Too much like a barn

great for events..as long as the bathroom doors are close to the pro shop!

not appropriate for FGC

It looks like a barn

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 15 that stand out to you. You may also leave this blank if you have no comments.

5 responses

Yuck - this is an old white man's country club

not my style.

nailhead trim does not belong in Boulder.

Too old fashioned

It looks too stuffy



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 16 that stand out to you. You may also leave this blank if you have no comments.

4 responses

nice without the tvs

the distressed barn wood interiors is getting old fast!

not appropriate for FGC

I like the lights

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 17 that stand out to you. You may also leave this blank if you have no comments.

3 responses

I like this style..maybe an elevated deck for views.

uuugh not appropriate for FGC

It looks like a fancy house



Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 18 that stand out to you. You may also leave this blank if you have no comments.

4 responses

no

comfy barstools and spindle dining chairs...sit and drink a lot at our pub tables..

not appropriate for FGC

I like the slanted roof

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 19 that stand out to you. You may also leave this blank if you have no comments.

3 responses

nice roof lines that flow with the flatirons

Maybe

Too big

Provide any input you have regarding the building style, atmosphere, or any other aspects of Photo 20 that stand out to you. You may also leave this blank if you have no comments.

3 responses

train station

Too modern not appropriate for FGC

Does not look like Flatirons golf course



## What other comments or questions do you have?

4 responses

Flatirons desperately needs improved and more practice facilities. Many working professionals have 60 minutes to practice but do not have 2.5 hours to play 9 holes. Please do not lose track of practice facilities with the clubhouse redesign. Clubhouse redesign may be a profit center, but your core customer - the ones who visit Flatirons more than 20x time per year are the ones who provide a stable long term base (and make up 99% of the community).

I am concerned about access to the bathrooms from the staging area at the bottom of the pro shop..this is where groups meet and sign in...not everyone arrives in a timely matter and having the bathroom be a jaunt to the other side of the new event building is poor planning..also there are many kid camps that happen and bathroom doors should be easily visible by the instructors.

Does the new event center have an indoor area for large events (weddings, celebrations of life, quinceanera, non profit fund raisers?) Boulder Elks is booked every Saturday night with an event. We are limited on venues here in Boulder.

I realize that the pool was a money pit...but a golf/swim camp would be ideal...not open to Avid for adventure since they have overrun all the family rec areas in town.(pre covid).

Are you able to check in at the event center or only at the pro shop up the stairs?

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