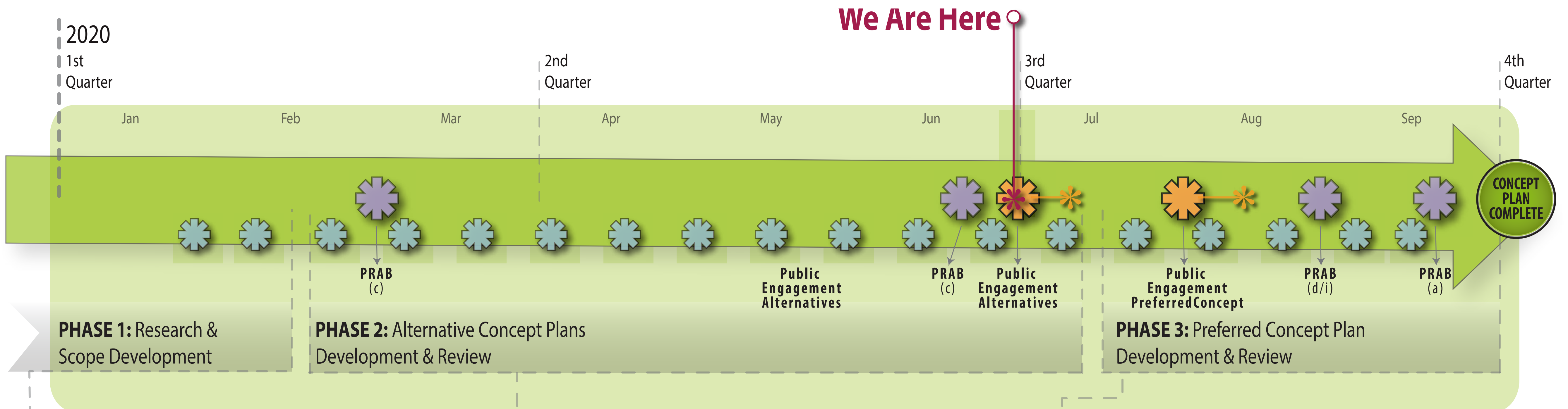




Process and Timeline



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

Parks and Recreation Advisory (PRAB) Meeting

Other Digital Outreach:

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

Project Team Meetings

Digital Feedback Period

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.