



October 21, 2016

Jennifer Hillhouse  
Project Manager, Platte to Park Hill  
Denver Department of Public Works  
201 W. Colfax  
Denver, CO 80202

Dear Jennifer,

As planning intensifies for the City Park Golf Course, I want to provide additional formal comments, which are intended to build on the comments made in our March 11, 2016 letter as well as comments I have made in the Working Group Meetings.

We are grateful for the opportunity to participate in those meetings, and appreciate the time the project team has given to Historic Denver and the efforts several team members have made to better understand the history and design character of City Park Golf Course. However, we continue to have concerns about the project. We feel it is important to communicate these concerns now, before the Design Guidelines are fully developed or the Design Build Contract executed.

First, we remain deeply concerned about the impact of the project on the trees on the Golf Course. While we now understand that the grading required to accommodate the detention pond, if executed with proper refinement, can be accomplished and still maintain the original subtle undulations of the existing landscape, we remain concerned about the overall impact on trees and about the extension of that impact into the eastern portion of the Course due to the redistribution of soil. This has the potential to magnify the impact on the trees, which are valuable for their age as well as for the spaces they create on the course. So far the process has identified a small number of trees, primarily on the edges of the course, that "must remain" due to their age or importance, but it appears that many groupings of trees that we believe to be of historic significance have not been identified as such because of disease, or the fact they may be ash trees that will be susceptible to the Emerald Ash Borer in the near future. These trees should be identified on the plans as significant trees, in spite of their condition or species in order respect to the original plan and the character that subsequently developed.

Second, the relationship to City Park should be an important part of this conversation, as the Park and the Golf Course are closely inter-related. Decisions, such as moving the Club House, need to take into account the overall character and experience of City Park. For example, placing a traffic light on 23<sup>rd</sup> alters the park character of the road, impacts the Denver Zoo, and introduces a very different dynamic into an open space. Asking the Working Group to select preferences on this topic without a full understanding of the entire park complex or the engagement of other key City Park stakeholders will only lead to further complications down the road.

Historic Denver, Inc.  
1420 Ogden Street, Suite 202, Denver, CO 80203  
303-534-5288 [www.historicdenver.org](http://www.historicdenver.org)

Third, using a Design Build contract for this project will significantly reduce the ability of the community to weigh in on the specific design concepts or their execution. For example, at this time there has been very little discussion of the inlet and outlet structures, and only general discussion of a possible open channel or water quality wetlands. These are major elements of the project and the design of these should be included in the Design Guidelines for community review prior to the issuance of a contract. Simply approving general concepts about what elements need to remain in the course is very limiting and causes us great trepidation about whether the end result will really reflect the values and priorities of the Working Group and the community.

Fourth, on-going maintenance following construction is a major concern, and specific maintenance protocols should be identified and agreed upon that do not require that the Department of Parks & Recreation use their budget to maintain storm water facilities, and that appropriate budgeting will be a part of the commitment of the operating agreement between parks and public works.

Finally, we remain concerned that the State Register process, including an opinion on the effects of the Platte to Park Hill project on the Golf Course, is lagging behind the efforts of the Working Group. It appears that by the time State Historic Preservation Officer issues an opinion, the Design Guidelines will be well on their way to completion, putting these two processes at odds. It is also troubling that SHPO will be issuing feedback on a very general idea of the project, and not on a specific design solution, despite that fact that it is the design solution that will define the degree of impact.

For these reasons we continue to have reservations about the proposal to place a detention pond in City Park Golf Course. Without significantly greater detail about the ultimate design and impacts we will be unable to endorse the project.

Sincerely,



Annie Levinsky  
Executive Director

CC: Councilman Albus Brooks  
Steve Turner, State Historic Preservation Officer  
Lisa Schoch, CDOT

STATE OF  
COLORADO

Bryant - HC, Jennifer &lt;jennifer.bryant@state.co.us&gt;

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**Re: Denver's Historic City Park Golf Is Threatened | The Cultural Landscape Foundation**

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Norton - HC, Holly &lt;holly.norton@state.co.us&gt;

Tue, Sep 6, 2016 at 1:39 PM

To: Jacqueline Lansing &lt;jacqui.lansing@icloud.com&gt;

Cc: Rafael Espinoza D1 &lt;rafael.espinoza@denvergov.org&gt;, MaryBeth Susman &lt;MaryBeth.Susman@denvergov.org&gt;, Robin Kniech &lt;Kniechatlarge@denvergov.org&gt;, Debbie Ortega &lt;Ortegaatlarge@denvergov.org&gt;, Jolon Clark &lt;jolon.Clark@denvergov.org&gt;, Paul Kashmann &lt;Paul.Kashmann@denvergov.org&gt;, Paul Lopez &lt;Paul.Lopez@denvergov.org&gt;, Wayne New &lt;Wayne.New@denvergov.org&gt;, Kevin Flynn &lt;Kevin.Flynn@denvergov.org&gt;, Stacie Gilmore &lt;stacie.gilmore@denvergov.org&gt;, Kendra Black &lt;Kendra.Black@denvergov.org&gt;, Chris Herndon &lt;Christopher.Herndon@denvergov.org&gt;, Albus Brooks &lt;Albus.Brooks@denvergov.org&gt;, Jennifer Bryant - HC &lt;jennifer.bryant@state.co.us&gt;

Dear Ms. Lansing,

The Office of Archaeology and Historic Preservation has received the initiation of State Register Review through CDOT and the identification of the Area of Potential Effect (APE). We have not yet received plans for the project, but we are looking forward to working with CDOT and the City of Denver to protect this important historical resource.

Thank you for bringing this to my attention, as well for the information regarding designed landscapes. It's always nice when citizens take an active interest in our shared resources. If you have any further questions or comments, please do not hesitate to contact our office.

Cheers,

Dr. Holly Norton

Holly Kathryn Norton, Ph.D.  
State Archaeologist & Deputy State Historic Preservation Officer  
History Colorado  
1200 Broadway  
Denver, Colorado 80203  
O: (303) 866-2736  
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On Thu, Aug 25, 2016 at 8:09 PM, Jacqueline Lansing &lt;jacqui.lansing@icloud.com&gt; wrote:

Dear Ms. Norton,

FYI

CPGC is listed in the Cultural Landscape Foundation's Landslide Program.

Please advise what your office is doing to protect the national significance of this cultural landscape. Any design change and major removal of trees and plant material and alteration of views and topography would permanently alter the historically significant landscape design.

Thank you for your attention.

Sincerely,

Jacqueline Lansing  
303-901-2971

Sent from my iPhone

Begin forwarded message:

From: Jacqueline Lansing <jacqui.lansing@icloud.com>  
Date: August 22, 2016 at 6:32:09 AM EDT

11/9/2016

State.co.us Executive Branch Mail - Re: Denver's Historic City Park Golf Is Threatened | The Cultural Landscape Foundation

**To:** astrid.liveman@state.co.us, heather.peterson@state.co.us, amy.pallante@state.co.us  
**Subject:** Denver's Historic City Park Golf Is Threatened | The Cultural Landscape Foundation

<http://tclf.org/landslides/denver%E2%80%99s-historic-city-park-golf-be-redesigned>

Sent from my iPhone