

Application Narrative

Golf Maintenance Storage Building
Coal Creek Golf Course

2/11/26

Coal Creek Golf Course is an award-winning facility located in Louisville, Colorado. Originally designed by Dick Phelps in 1990, Coal Creek was redesigned by Kevin Norby after being destroyed in the 2013 flood and was reopened in June 2015. Course management now seeks to construct an additional equipment and materials storage building at the course's existing maintenance facility located south of Dillon Road opposite the Clubhouse.

The proposed building will store equipment and palletized materials currently being held outdoors and subject to premature deterioration. Given cost and space constraints, the Owner's desire is to construct the most cost-effective architectural solution capable of meeting regulatory requirements. The interior of building is to provide minimal amenities given the existing shop building will remain to provide mechanical servicing space, offices, restrooms, etc. The new building will contain dry-pipe automated fire suppression served from a new water line and small conditioned mechanical closet. The remainder of the building is proposed to be unconditioned.

Following completion of an ALTA survey, soil testing and preliminary site planning, the preferred building location and footprint have been identified to avoid site constraints including major utilities, easements and the adjacent floodplain. The current building footprint is approximately 2,600 SF and proposed as an architectural metal building on concrete slab foundation. The north and east facades are proposed to have design enhancements given those are the most public facing sides of the building.

A separate concrete pad is proposed south of the building for relocating fuel tanks (to remove them from the floodplain) and dumpsters in a screened area. This will also allow for a hammerhead style fire turn-around to be located on the west/south side of the existing shop building. Staff parking for the facility is proposed to remain informal, gravel parking although spaces are shown on plan as placeholders to ensure adequate number of vehicles can be accommodated during work hours.

The project will take place on a city-owned parcel of approximately 22.5 acres. The existing maintenance facility comprises roughly 1.6 of the 22 acres, and the proposed project will impact less than ½ acres of overall land, including excavation of proposed utilities. Areas of the 22-acre parcel not already used for golf maintenance will remain in their current conditions as grasslands and wooded areas along Coal Creek including portions of the existing Coal Creek Regional multi-use trail.

While an ALTA survey is provided to show the existing boundary, the formal plat application will follow as a separate, standalone application as the survey team requires additional time to complete verification of boundary monumentation.