



**TO:** Parks and Seattle Center Committee  
**FROM:** Timothy Gallagher, Superintendent  
**DATE:** August 5, 2009  
**SUBJECT:** Golf Master Plan Update

### **Background**

In 2008 Parks and Recreation began a process to update the master plan for capital improvements to the City's four municipal golf courses. The last master plan was approved by City Council Resolution 28376 in 1991 and has been to a large degree implemented. In 2006 the Council approved Resolution 30926 including financial polices and a prioritized list of capital investments. This Master Plan Update includes a list of projects with a possible funding strategy focused on key goals and priorities and is the result of public process that started in September 2008. The full Master Plan Update text and tables is available at <http://www.seattle.gov/parks/athletics/golferse.htm>

### **Project Description and Background**

The goals for the Golf Course Master Plan Update are to:

1. improve public golf opportunities and experiences,
2. increase environmental sustainability in the facilities, and
3. develop funding options/strategies for specific, proposed projects.

Based on the review by staff, input from the public process and previous guidance from the City Council, six top priorities were identified for the Master Plan.

1. Perimeter trails around each golf course - The Plan identifies a variety of routes for public access via perimeter trails around each course. Some of the trails would be dirt paths, some would be gravel, and others would utilize public rights of way or sidewalks depending on local conditions.
2. Clubhouse renovations - Clubhouses were analyzed with an emphasis on improving the condition, overall function, and revenue potential of each facility through major rehabilitation or replacement. A generic space program using national standards for a municipally owned clubhouse serving an 18-hole golf course was developed and applied individually to each facility. Views and multi-use rooms were a priority in siting.
3. Conversion to electric cart barns - For efficiency and environmental reasons, Parks would like to transition from gas powered golf carts to an all electric fleet. The transition will require adequately sized cart barns where the vehicles can be parked, recharged, and serviced. When feasible, the barns are incorporated with the clubhouses.
4. Tee-to-green cart paths - The Plan identifies options for paving all existing cart paths and adding missing links to provide a continuous circuit. Paving will not add a significant amount of impervious surface since paving would be applied to the existing, impervious

compacted gravel paths. Paved paths are also necessary for the operation of electric carts since these are more sensitive to dust and debris than are gas-powered carts. On-course restrooms are also necessary amenities at all 18-hole golf courses. Most of the existing restrooms are in poor condition and require upgrading or replacement.

5. Possible driving range additions and expansions - The Plan identifies options to provide driving ranges that will both enhance the golf experience and increase revenue potential. Whenever feasible, double deck ranges are recommended to maximize revenue, while also being sensitive to any potential light shed and ball trespass issues.
6. Maintenance facility renovations – Renovations focus around environmental sustainability, code compliance and equipment needs.

### **Options Considered**

Through the planning process a number of options for prioritizing projects were considered. The purpose of prioritizing the projects was to identify those projects that should be considered for implementation in the next 6 years. Other projects would remain on the list but be implemented later or if surplus funding becomes available.

Each option, described in Table 1 on page 3, included a slightly different mix of projects, but all were trying to be consistent with the goals and priorities. Options 1 and 2 were preliminary options developed to gauge how proposed improvements might impact overall revenue and the amount of debt that might be supported. Option 1 is the full build out scenario and Option 2 considered remodeling rather than replacing clubhouses and doing fewer double deck driving ranges.

Building on Options 1 and 2, five additional options were developed for detailed analysis. The analysis considered phasing strategies, additional revenue and expenses associated with each project, and the return on investment.

Following the public process and review by the Park Board, option 4B was settled on as the preferred option. It includes the most appropriate mix of projects including clubhouses, driving ranges, cart barns and paths, and perimeter trails. A 4B Lite option was developed subsequent to the publication of the Master Plan Update to consider a slightly different phasing option with a more conservative, lower initial cost. 4B Lite would delay a new clubhouse and maintenance facility at West Seattle until after the West Seattle driving range and the clubhouses at the other courses have been completed. This approach will allow Parks to assess the implementation and the results of those previous investments

Table 1: Golf Master Plan Update Options – Projects proposed for implementation by 2016

	1	2	3A	3B	4A	4B	4BLite
<b>Jackson Park</b>							
New cart barn with clubhouse	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pave and complete cart paths	Yes			Yes	Yes	Yes	Yes
New clubhouse	Yes	Yes	Yes	Yes	Yes	Yes	Yes
New double deck driving range	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Expand Maintenance facility	Yes			Yes	Yes		
Replace on course restroom	Yes			Yes	Yes		
Perimeter trail	Yes		Yes	Yes	Yes	Yes	Yes
Irrigation improvements	Yes						
Other course improvements	Yes						
<b>Jefferson Park</b>							
New cart barn near 1 <sup>st</sup> tee	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pave and complete cart paths	Yes			Yes	Yes	Yes	Yes
New clubhouse	Yes	Yes	Yes	Yes	Yes	Yes	Yes
New double deck driving range	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rehab and expand maint. fac.	Yes			Yes	Yes		
Upgrade on-course restrooms	Yes			Yes	Yes		
Perimeter trail	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Irrigation improvements	Yes						
Other course improvements	Yes						
<b>West Seattle</b>							
New cart barn with clubhouse	Yes		Yes	Yes	Yes	Yes	
Remodel cart barn		Yes					Yes
Pave and complete cart paths	Yes			Yes	Yes	Yes	Yes
New clubhouse	Yes		Yes	Yes	Yes	Yes	
Remodel clubhouse		Yes					
New double deck driving range	Yes			Yes	Yes	Yes	Yes
New maintenance facility	Yes	Yes	Yes	Yes	Yes	Yes	
Upgrade and new course restroom	Yes			Yes	Yes		
Perimeter trails	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Irrigation improvements	Yes						
Other course improvements	Yes						
<b>Interbay</b>							
Clubhouse expansion	Yes			Yes	Yes		
Perimeter trails	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Irrigation improvements	Yes						
Other course improvements	Yes						
<b>Cost (in millions)</b>	<b>\$29.7</b>	<b>\$19.8</b>	<b>\$21.0</b>	<b>\$27.0</b>	<b>\$27.0</b>	<b>\$25.3</b>	<b>\$20.3</b>

### **Public Involvement Process**

The master planning process included five presentations to the Golf Steering Committee, four public open houses, five presentations to the Board of Park Commissioners and one public hearing.

Parks hosted several open houses in early December 2008, one at each course, to present the draft concepts, options and proposals. Approximately 150 citizens participated in the public open houses, with an additional 60 comments being submitted via letter or e-mail. Overall public input was supportive and positive. The majority of concerns raised were regarding how soon improvements would commence, perimeter trails, parking issues, funding capacity, worry over fee increases and the need for banquet halls.

**Next Steps**

The Superintendent has proposed Option 4B Lite to the Mayor for inclusion in the Proposed 2010-2015 CIP, and it has been included.