



## **MASTER PLAN**



# MASTER PLAN

Extensive design meetings were held between August and December 2008 with participants including City Park Staff and Commission members, Facility Planning and Control (FP&C), City Park Golf Committee, stakeholders, Bayou District Foundation (BDF) and the design team of Rees Jones, Inc. and Torre Design Consortium, Ltd (TDCL). The site was examined for a comprehensive golf program. Knowing that the reshaping of the course would also involve lagoon modifications, and that the cut from lagoon expansion would be cost effective to serve as fill for the new golf course, engineers were hired to complete a geotechnical investigation. These efforts showed the reality in this cost effective concept, and as such, that process and unit costs were used in the following cost estimates.

Further, an investigation was conducted by Ground Source Technology to verify that a well could provide irrigation water, and reservoir the existing system for the City potable water system. This would amount to substantial future savings in water costs. Meyer Engineers were hired to conduct a hydraulic/stormwater management study to analyze how the new golf course layout would affect the existing stormwater retention and capacity of City Park. With all of this data in hand, the TDCL/Rees Jones, Inc. team restructured a new golf complex which met all needs while supplying a new level of excellence for golf at City Park. The comprehensive design direction was delineated by Greg Muirhead of Rees Jones:

## Introduction and Golf Program Overview

City Park's new golf facilities will build on the game's considerable history in the Park, while also providing an exciting future for golf in New Orleans.

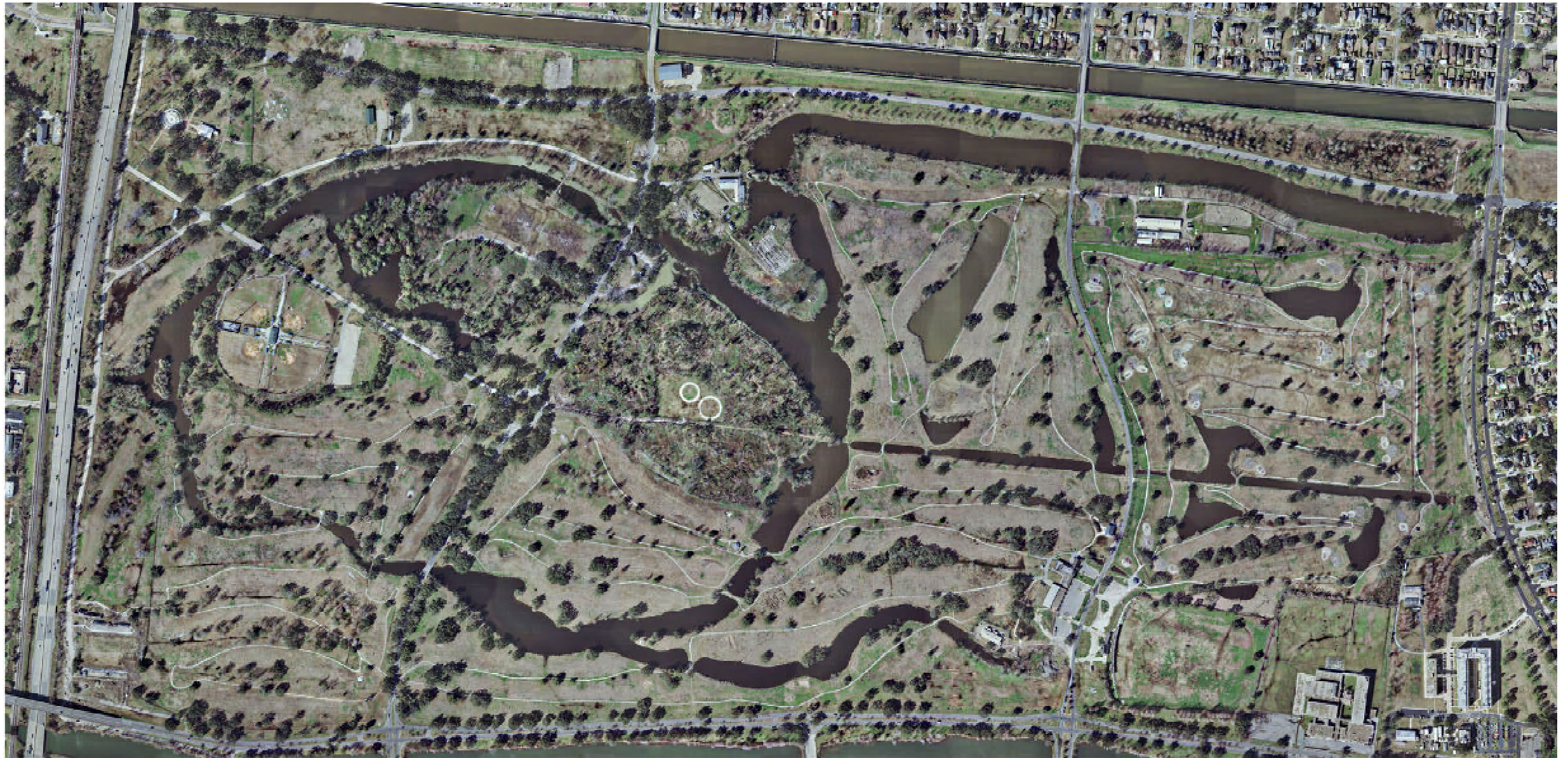
The Park's new golf program includes two, par 72, eighteen-hole golf courses, a comprehensive practice area, including a spacious practice range and ancillary short-game facility, as well as a multi-purpose nine-hole, par 3 course.

The design, construction, and long-term maintenance of all golf program components will be undertaken by qualified professionals, and developed to the highest possible quality level.

## Golf Course Design Philosophy

The primary design philosophy employed while developing the Park's *Golf Master Plan*, was to create courses that are uniquely diverse, maximize shot-making variety, and provide a challenging but fair golf experience, all within a visually striking and environmentally responsible landscape.

In order for a golf course to have lasting value and therefore be sustainable and fiscally viable, it must be both interesting and fun to play. Regardless of skill level, all golfers expect and enjoy a reasonable challenge. Well-defined golf holes that provide multiple shot options and require a player to develop a strategic plan of attack, always comprise the most interesting courses that players will return to play on a routine basis.



**EXISTING CONDITIONS**  
**CITY PARK GOLF COURSE**  
**NEW ORLEANS, LOUISIANA**



Both of the new courses at City Park have been designed to promote and reward the development and execution of a well-conceived and strategic plan of attack. By combining a variety of hole yardages, orientations and angles of play, with judicious location of multiple tees and a variety of sand, grass and water features, each course provides holes featuring alternate routes of play that allow the golfer to choose the degree of risk he or she is willing to take, in order to be rewarded by successful execution of the shot. Throughout construction, the visual “definition” of each shot will be of paramount concern. Features and fairways will be designed and shaped such that the golfer is able to clearly see and understand the multiple shot options, in order to better plan and execute the desired shot. In addition, both courses have been routed to encourage “walking”, with comfortable distances between the green of one hole and the tee of the next.

Typically, the best golf courses are also those that make the best use of the existing landscape. At City Park, it is important to maintain and incorporate, throughout each course, as many of the remaining, impressive oak trees and other vegetation, as well as the presence and character of the existing “bayou” water features, as possible. Accordingly, throughout development of the *Golf Master Plan*, these concerns, along with addressing numerous other existing site conditions, such as Scout Island and the Couturie Forest, existing roads, existing water features, existing site drainage patterns and overall hydrology, etc., as well as desired infrastructure improvements and long-term maintenance and operational objectives, were all carefully considered. Development of the initial plan was followed by a series of reviews and revisions, eventually culminating in the preparation of the final *Golf Master Plan*

The final plan deviates from the “footprint” set aside for golf only in one area next to Couturie Forest. This area, which was significantly degraded by Hurricane Katrina, contains portions of two golf holes. As final plans are developed, every effort will be made to preserve significant landscape features remaining in the area. It should be noted that City Park has developed a plan for Couturie Forest, which incorporates Scout Island into the forest. The incorporation of Scout Island approximately doubles the size of the forest.

## Golf Program Components

Paramount in the development of any golf routing, and especially critical in the instance of a multiple course project, is the location of the Club area. The Club area serves as the overall “hub” of the facility, from which all golf and practice rounds begin and return. As such, the Club area must be somewhat centrally located on the site, with as much unobstructed perimeter as possible available for locating adjacent golf facilities. Ideally, the Club area is also reasonably close to the major road(s) from which users will access the facility, in order to provide a shorter and more cost efficient Club entry road.

The City Park golf footprint accomplishes the above and is structured such that play on each of the four, nine-hole “loops” that comprise the two eighteen-hole courses, begins and returns to the central Club location. Additionally, one end of the practice range is located immediately adjacent to the Club area. This layout maximizes both day to day and tournament operational flexibility, while greatly enhancing golfer enjoyment.

The “Number 1 Course” occupies the southern portion of the golf footprint and meanders throughout some of the Park’s more stately oak trees and scenic, vegetated bayous. Several of the holes occupy the tree-lined corridors of some of the Park’s original golf courses. The design and strategic quality of this par 72, 7,520 yard course, incorporates all elements necessary to serve as a top quality venue and thereby challenge the top players in the world. At the same time, by incorporating multiple tees and alternate routes of play, this same course can provide a very playable and enjoyable experience, for average and high-handicap players, throughout the year.

The “Number 2 Course” occupies the northern portion of the golf footprint and features a nice blend of vegetated and more open holes. Although this par 72, 7,010 yard course is slightly shorter than the neighboring “Number 1 Course”, it too has been designed with the same strategic quality and overall design diversity. Again, multiple shot options, with alternate angles and routes of play, will help provide a player of any skill with an enjoyable experience.

A spacious and comprehensive practice facility has been included in the *Golf Master Plan*. The centerpiece of the practice facility is a dual-ended practice range, featuring numerous “target” greens, located at various yardages within the range. It is envisioned the south end of the practice range, located immediately adjacent to the Club, will be used primarily by golfers, prior to or after a round of play on either course. The north end of the practice range, immediately adjacent to Filmore Avenue, will be used more by residents and visitors simply wishing to hit balls. The north end will also be used for instruction at the Golf Learning Center in The

First Tee® program. The practice facility also features various chipping and putting greens, as well as practice sand bunkers and grass hollows.

The final component of the golf program is the nine-hole, par three course. Also conveniently located to the north end of the practice range, this facility, featuring holes measuring anywhere between 60 – 150 yards, provides a different and less time-consuming alternative, for residents and visitors to enjoy golf and experience the Park. It also serves as a wonderful place for new golfers to learn the game and hone their skills, in a comfortable and enjoyable environment. The nine-hole par three course can also serve as the staging area and primary teaching and play facility for participants of The First Tee® program.

## Summary

Development of all components associated with the above described *Golf Master Plan*, will provide New Orleans residents and visitors to City Park with a comprehensive and extremely high quality golf experience. The wide range of golf alternatives and experiences provided by the two eighteen-hole course, the nine-hole par three course and the practice facility, assure “something for everyone”. Proper execution of the “vision” established by the *Golf Master Plan* will result in an overall facility, accessible by the public that rivals any situated within an urban landscape. The project offers a unique and exciting opportunity to restore the beauty, character, and vibrancy of City Park, while also reviving its legacy as a meaningful and noteworthy venue within the game of golf.

# MASTER PLAN

## Implementation of the *Golf Master Plan*

The new City Park Golf Complex will be implemented in a dramatic new layout of two eighteen-hole courses and a nine-hole course; a new Clubhouse near Wisner Boulevard and Mirabeau Avenue in a new central location with new adjacent practice range; and a maintenance facility located on Zachary Taylor Drive. This new Golf Complex uses the natural resources of the site to a higher and better use for contemporary golf. The “Number 1 Course” will be of tournament caliber and the new centrally-located clubhouse will be a hub for all programs and facilities.

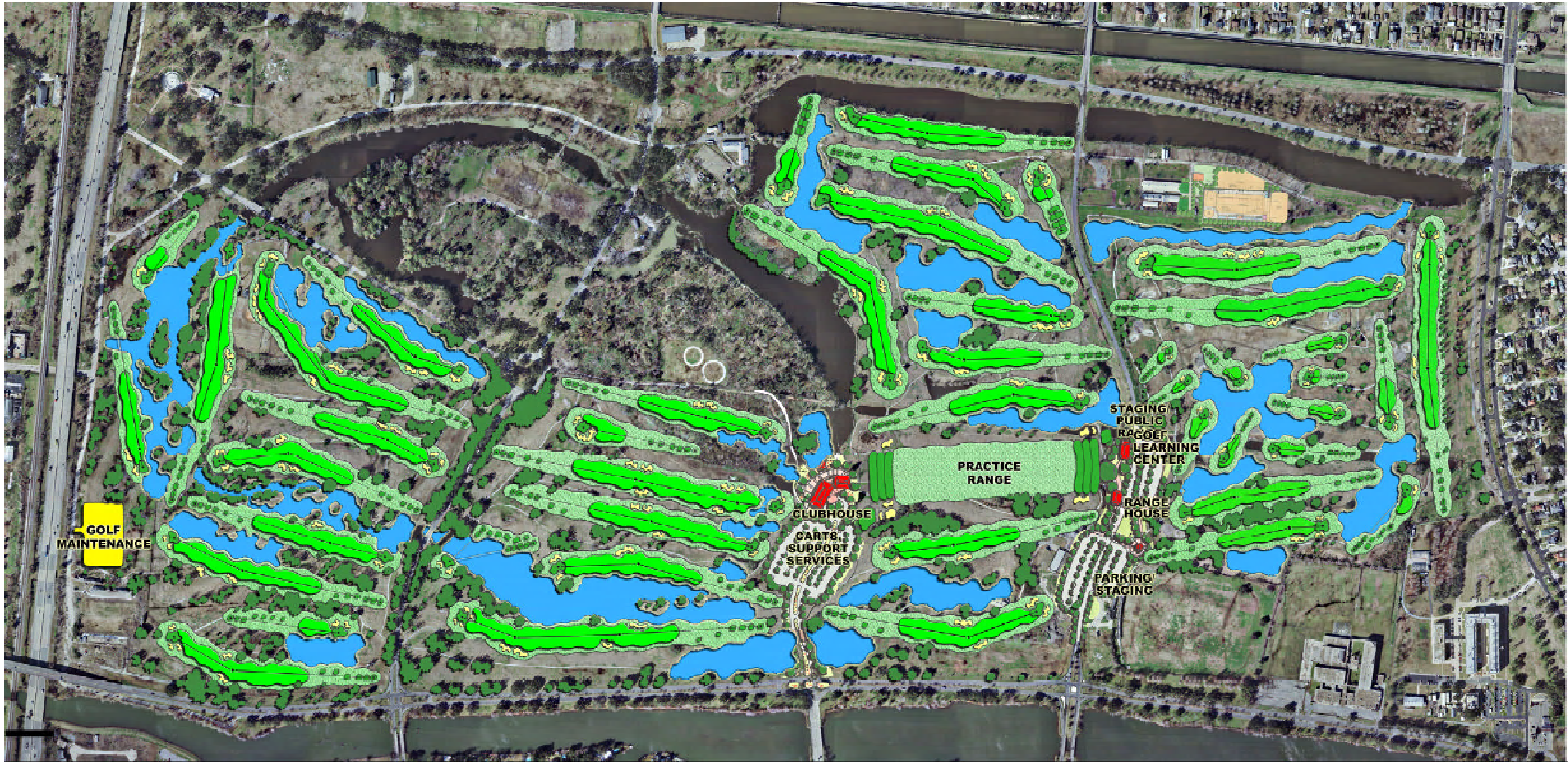
The cost for this comprehensive new *Golf Master Plan* is over \$40 million. There is \$5,900,000 in Park funds (from FEMA damage claims) and \$9,654,000 in State of Louisiana funding, through FP&C, making nearly \$16,000,000 available, causing a need for an additional public funding and/or a private sector partner to complete funding for the entire plan. The BDF, who played a role in creating this *Master Plan*, would be one of the competing entities to potentially be selected for this role.

The following maps and charts reflect phasing and implementation schedules to realize this new Golf Complex. The costs are presented in these components:

1. Build-out of the entire complex
2. Build eighteen-holes with Clubhouse, Practice Range, and Maintenance Facility (which would be the first of two Phases to build out the entire plan).
3. In the event that additional private or public funds are not available for the first phase, the Park can implement a variety of improvements with existing public funds. These alternatives include just building the first 18 holes and deferring the new clubhouse, driving range relocation, and new maintenance building. While some supplemental funding would be necessary to the public funds currently available, the Park is confident these funds can be raised given some additional time. Another alternative would be to simply renovate the existing East Course and build a new clubhouse on the site of the former clubhouse.

These options were established by this *Golf Master Plan* to be able to build distinct phases of the overall plan with the available dollars. These costs are reflected in the Phasing diagrams.

The final schedule represents when the project could be implemented; much of which is dependent on success in fund-raising along with the season-dependent planting and grow-in of the course, once constructed. It is anticipated by this schedule that the opening year will be 2011.



**MASTER PLAN**  
 CITY PARK GOLF COURSE  
 NEW ORLEANS, LOUISIANA



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 Design  
 Consortium Ltd  
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# MASTER PLAN

Diagram at right: Build-out  
of the entire complex  
Components I, II, and III



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11/16/2008

**GOLF COURSE MASTER PLAN  
Full Development**

Component I	\$ 28,205,941.00	29 holes	
	\$ 1,500,000.00	Driving range clubhouse	
	\$ 700,000.00	Club access road and parking	
	<u>\$ 30,405,941.00</u>		
Component II	\$ 7,851,883.00	16 holes	
Component III (Clubhouse)	\$ 3,300,000.00		
Total Construction Cost	\$ 41,557,824.00		
Fees plus project costs	\$ 4,421,000.00		
<b>Total Cost</b>	<b>\$ 45,978,824.00</b>		
Total cost of Master Plan	\$ 45,978,824.00		
<b>Public Funds Available:</b>			
- Damage claims	\$ 5,900,000.00		\$ 9,900,000.00 Available from State
Approved project work sheets			* \$ (246,391.00) Spent to date
			\$ 9,653,609.00 Net State Funds Balance
- State Capital Outlay Funds	\$ 9,654,000.00	rounded	
	\$ 15,554,000.00		
Funds needed to complete plan in a single phase	\$ 30,424,824.00		

# Full Development Golf Course



**MASTER PLAN**  
CITY PARK GOLF COURSE  
NEW ORLEANS, LOUISIANA



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# MASTER PLAN

*Diagram at right:*  
Build eighteen-holes with Clubhouse,  
Practice Range, and Maintenance  
Facility



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## PHASING OPTIONS (with public and private funds)

### Phase I

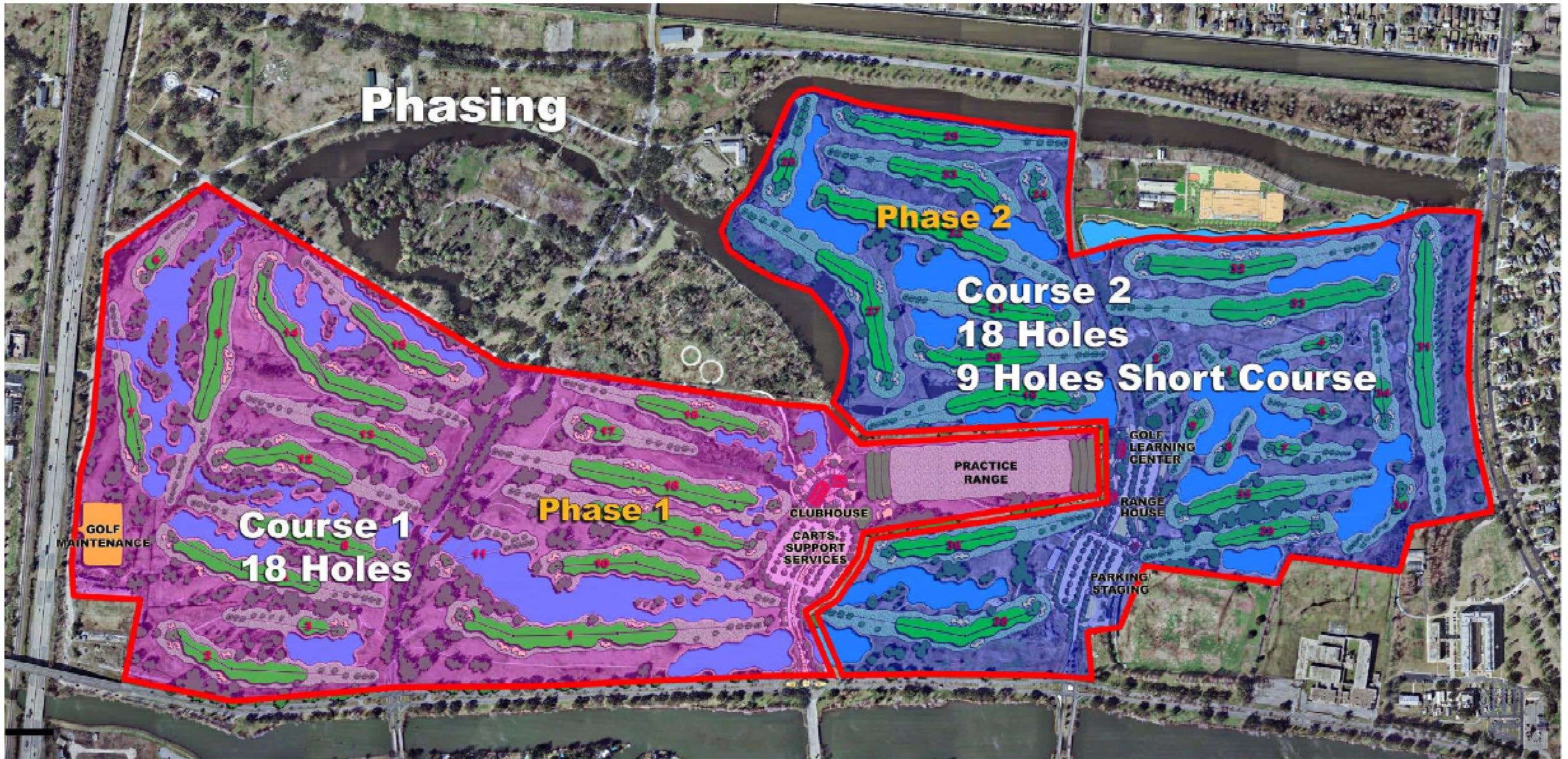
- 18-Hole Number 1 Course	-
- Driving Range	-
- Maintenance Facility	\$ 18,021,419.00
- Clubhouse	\$ 3,300,000.00
- Clubhouse Access Road/Parking	\$ 700,000.00
- Range Clubhouse	\$ 25,000.00
Total Construction Cost	\$ 22,046,419.00
Plus Fees	\$ 2,380,000.00
<b>Phase I Total Cost</b>	<b>\$ 24,426,419.00</b>

### Phase II

- 18-Hole Number 2 Course	}	\$ 19,580,448.00
- 9-Hole Course		
- Fees		\$ 1,971,957.00
		\$ 21,552,405.00

**Grand Total** **\$ 45,978,824.00**

<b>Phase I Total Cost</b>	\$ 24,426,419.00
- Available Public Funds	- \$ 15,554,000.00
- Private/Other Funds required to complete Phase 1	\$ 8,872,419.00



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NEW ORLEANS, LOUISIANA



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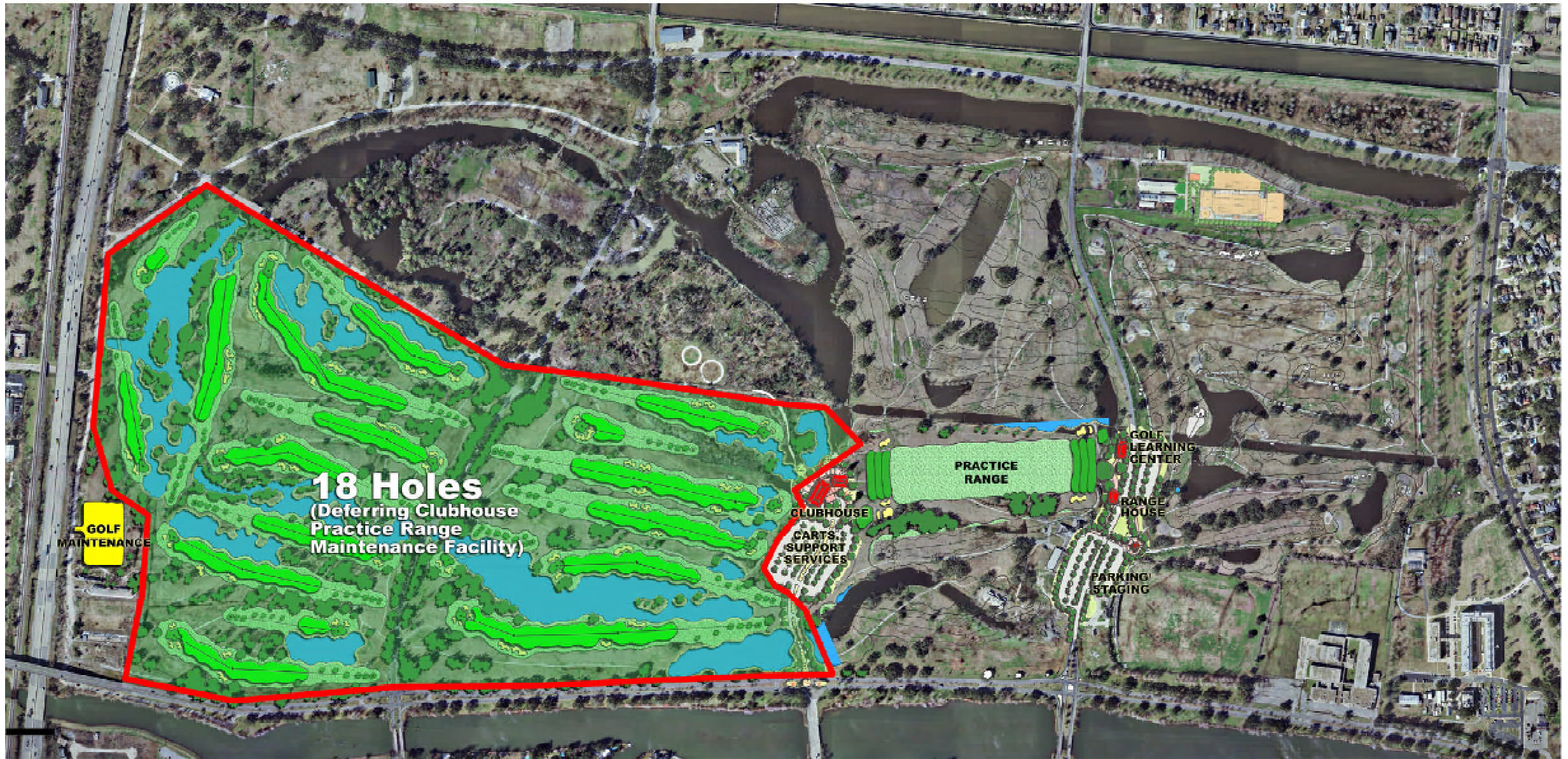
## 18 Holes Only

**PHASE 1 - 18 Holes**  
**PHASING OPTIONS (available public dollars only)**

- Continue to operate 18-hole north course		n.a.
- Construct 18-hole Number 1 Course	\$	18,021,419.00
- <del>Construct golf clubhouse</del>	\$	-0-
- <del>Construct driving range</del> Deferred	\$	-0-
- Clubhouse access road and parking	\$	400,000.00
- Driving range clubhouse (Temporary)	\$	25,000.00
<b>Total Construction Cost</b>	<b>\$</b>	<b>18,446,419.00</b>
Fees	\$	2,110,892.00
Project Costs	\$	50,000.00
<b>Total cost of public funding-only phase</b>	<b>\$</b>	<b>20,607,311.00</b>



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**18 Holes**  
(Deferring Clubhouse  
Practice Range  
Maintenance Facility)

**GOLF MAINTENANCE**

**CLUBHOUSE**  
**CARTS SUPPORT SERVICES**

**PRACTICE RANGE**

**GOLF LEARNING CENTER**  
**RANGE HOUSE**

**PARKING STAGING**

**MASTER PLAN**  
CITY PARK GOLF COURSE  
NEW ORLEANS, LOUISIANA



# MASTER PLAN

## Summary

The design of the new City Park Golf Complex, when completed, will bring the highest quality of facility back to City Park, convenient to the entire New Orleans metro area. The phasing scenarios were developed with input from the full design team and were based on full build-out with presently available public dollars, and phased build-out with a public/private partnership of varying levels of philanthropic success in fundraising.

The TDCL/Rees Jones, Inc. team has carefully analyzed the site development and site issues. Gulf Coast Aerial was hired to produce an accurate planimetric survey base. Eustis Engineers completed 74 borings on site to analyze suitability of endemic soils to be used as cut fill materials. After a preliminary layout was completed by TDCL/Rees Jones, Inc. team, a hydraulic study was performed by Meyers Engineers to analyze stormwater and hydrology issues, comparing the existing lagoon system to the new proposed system, created by the layout

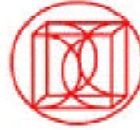
changes in the new course design. Southern Geomatics was then hired to do an in situ GPS-verified field layout of the new golf course complex, which was field-adjusted and documented to create the best course layout while saving virtually all major existing trees. TDCL staff further went into the field with City Park staff and completed soundings of the lagoons to verify average depths, again to substantiate suitability and volumes of fill for the new courses.

Numerous iterations of the cost estimates were completed and modified based on field acquired data as well as alternate design/cost directions. These estimates appear in the Appendix, with synoptic summary costs appearing in the Master Plan scenarios. The survey of phasing, costs, survey and geotechnical data, and other design and cost criteria are at a suitable level at this point to move ahead with the implementation process. The project schedule delineates several issues that need to be finalized in the next 60 days to bring this project on track:

1. City Park Commission must ratify this plan.
2. An RFP (Request For Proposals) must be issued so as to select a non-profit partner.
3. A contract amendment must be completed to the existing TDCL contract with a notice to proceed in early 2009.
4. A firm budget must be set to design to, as soon as the non-profit partner is selected, and a firm number is established of what their contribution will be for the total project costs.
5. Additional fee requirements of Rees Jones, Inc. will have to be advanced to the state of Louisiana to be put into the overall state contract with TDCL, as the Rees Jones, Inc. fee exceeds state fee levels.
6. A final arrangement of production schedule versus seasonal planting windows for the golf course will be established, with a target of 2011 for the new opening.

# City Park

New Orleans, Louisiana



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## Golf Course Implementation Schedule

Modified January 2009

Project Schedule 36 Months

Assumed Construction Budget \$26.6 million

