



**Council  
Communication**  
Office of the City Manager

Date

April 24, 2006

Agenda Item No. 62

Roll Call No. 06-

Communication No. 06-228

Submitted by: Donald M. Tripp, Park and  
Recreation Director

**AGENDA HEADING:**

Approving the Conceptual Master Plan for Grandview Golf Course.

**SYNOPSIS:**

Recommend approval of the conceptual master plan for renovations to Grandview Golf Course. The proposed course enhancements include relocating and building a new clubhouse with a pro shop, snack shop, class room/meeting room spaces, below grade cart storage, banquet facilities and potentially a second story restaurant and leased office space for golf related entities. The course improvements also include re-grading the number 10 fairway to accommodate the winter sledding experience and a new driving range.

**FISCAL IMPACT:**

Amount: \$5,000,000 (estimated cost)

Funding Source: Funding will come primarily from private donors with some City support (ratio yet to be determined). At this time, the City has already received from an anonymous donor a financial pledge in the amount of \$750,000 over three-years to support the new clubhouse effort as a part of the overall First Tee project.

**ADDITIONAL INFORMATION:**

On Tuesday, March 28, 2006, the Des Moines Park and Recreation Board unanimously approved the conceptual master plan for improvements to Grandview Golf Course. Both the Greater Des Moines First Tee Chapter and the Citizen Golf Advisory Committee have endorsed this conceptual master plan.

The first public meeting regarding improvements to Grandview was held on October 13, 2005 at Grandview Golf Course. A series of questions and issues were raised at that meeting. On Wednesday, February 22, 2006, the Des Moines Park and Recreation Department hosted a second public meeting at Goodrell Middle School. At the February 22<sup>nd</sup> meeting, staff provided answers to the questions from the October 13<sup>th</sup> meeting along with illustrations showing the course improvements, relocated clubhouse and winter recreational experiences (sledding and ice skating). A copy of the question and answer responses

from the first meeting and a copy of the February 22<sup>nd</sup> PowerPoint presentation are included in the Council packet.

Based on the positive comments and feedback about this project, the Park and Recreation Board and City staff recommend approval of the conceptual master plan. Upon City Council approval, the Greater Des Moines First Tee Chapter, in conjunction with the Park and Recreation Department, will begin to develop a capital campaign to secure private funds to assist with implementation of the improvements. It is anticipated that the fund-raising campaign will take place over the next 12 months with construction to begin at the earliest in the fall of 2007. One of the benefits of the First Tee affiliation is that the City and local Chapter will receive free construction documents and contract management support from the PGA Tour Design Group from St. Augustine, Florida.

In response to concerns raised at the public meetings, the City's Arborists, Park and Recreation Department contract management staff, City Engineering project manager and the PGA Tour Design architect will all have the authority to stop work should the contractor encroach upon environmentally sensitive areas (trees, pond, etc.).

Proposed course enhancements outlined in the conceptual master plan include the following:

- Relocating and building a new clubhouse with a pro shop, snack shop, class room/meeting room spaces, below grade cart storage, and banquet facilities.
- Potentially adding a second story restaurant in the clubhouse and leased office space for golf related entities.
- Regrading the number 10 fairway to accommodate the winter sledding experience and new driving range.
- Relocating the tee box on hole number 6 and creating five new holes (#5, #8, #9, #10 and #16) to accommodate routing of play while increasing the overall course yardage by 175 yards and maintaining the par 70 of the course.
- Rebuilding of all tees and greens to current United States Golf Association (USGA) standards and adding bunkers.
- Adding safety features related to the routing of play.
- Addressing environmental issues regarding storm water run off, landscaping and aesthetics.

The main concern voiced by area residents at the public meetings was the potential loss of the existing number 10 fairway, which is used as the eastside's primary sledding hill. The City hired Brian Clark and Associates to provide a detailed design of the slope changes to show that the sledding experience will be enhanced with the re-design of the course. This work included renderings showing the experience in both the summer and winter months. The conceptual master plan provides for the same slope and length of run as the existing hill. The plan also offers unique sledding opportunities by using the target greens as winter moguls and adding a longer safety landing area at the bottom of the hill.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: May 23, 2005

Roll Call Number: 05-1289

Action: Facility Use Agreement with Golf Foundation of Iowa for use of Grandview Golf Course to offer The First Tee life skills and instructional program through December 31, 2020. ([Council Communication No. 05-294](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Date: March 28, 2006

Roll Call Number: 06-021

Action: Park and Recreation Board approved the Grandview Golf Course Master Plan and recommended its approval to the Des Moines City Council.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Review and approval of the capital construction contract upon secured funding. Review and approval of the clubhouse design.