

★ **Roll Call Number**

Agenda Item Number

62

.....  
April 24, 2006

Date.....

WHEREAS, the Des Moines Park and Recreation Department is charged with maintaining and programming Grandview Golf Course; and

WHEREAS, on May 23, 2005, by Roll Call Number 05-1289 the Des Moines City Council entered into a Facility Use Agreement designating Grandview Golf Course as the home of The First Tee Chapter of Greater Des Moines to offer The First Tee life skills and instructional program; and

WHEREAS, a series of public meetings were held on October 13, 2005 and February 22, 2006 to present the conceptual Grandview Golf Course master plan and related improvements with overall public support for the proposed improvements; and

WHEREAS, the City of Des Moines has been offered a pledge in the amount of \$750,000.00 over five years from a private donor to support the clubhouse reconstruction as a part of the overall First Tee program and related course improvements; and

WHEREAS, on March 28, 2006, the Des Moines Park and Recreation Board approved the Grandview Golf Course conceptual master plan and recommends approval of the master plan to the City Council; and

WHEREAS, it is in the best interests of the City to pursue the enhancements outlined in the Grandview Golf Course master plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the conceptual master plan for Grandview Golf Course is hereby approved.

Moved by \_\_\_\_\_ to adopt.

(Council Communication No. 06-228)

APPROVED AS TO FORM:

Ann DiDonato  
Ann DiDonato, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

.....Mayor

\_\_\_\_\_ City Clerk

62

***Grandview Golf Course  
Public Meeting  
Questions and Responses***

On Thursday, October 13, 2005, the Des Moines Park and Recreation Department hosted a public meeting to discuss the conceptual re-design of Grandview Golf Course. The City wishes to thank those that came out to express their opinion on this issue. The information below outlines the questions raised at the public meeting and staff's response.

**1. How will the proposed re-design affect the existing topography (height and slope) of the #10 fairway (the sledding hill)?**

Response: The Park and Recreation Department has requested the golf course architect to develop a cross section of this area to show the existing elevations and proposed change in elevation. This diagram will be available at the next public meeting. The date and time of this meeting will be set once this document can be completed.

**2. How will the proposed re-design affect Grandview Park, specifically, how much area (square feet or acres) will be impacted by the re-design.**

Response: The two holes will take approximately 3 acres from the park, the majority of which is through the ravine on the west side of the park. The current park is about 16 acres

**3. Where is the parking area to be located, size and will it be fenced?**

Response: The parking area is identified to be located at the existing north overflow parking area and expanded to the south to the existing practice green. The parking area will be approximately 36,000 square feet and will accommodate approximately 135 vehicles. Staff is recommending that this area be secured with fencing and locked during non-business hours. An overflow parking area will be located at the current entrance to the course and will be approximately 9,750 square feet and will accommodate approximately 25 vehicles. In addition, the plan calls for off-street parallel parking between the two parking lots which would accommodate approximately 20 vehicles. The total available parking will be approximately 180 spaces.

**4. What is the revenue estimates based on the re-design of the course?**

Response: Staff anticipates that the driving range will generate approximately \$40,000. Staff also anticipates an increase of 10% in rounds, which would result in approximately \$90,000 in new revenues annually. The First Tee program will most likely be subsidized and not generate a profit. The First Tee program in Davenport has over 450 participants annually on a renovated 9-hole course with a driving range that was renovated through a private fund-raising campaign.

**5. How will the improvements be funded?**

Response: At this time the City is working with The First Tee Chapter of Greater Des Moines. The current understanding is that The First Tee with support from the City will privately fund-raise for all of the course improvements, estimated at \$2.5 million and a portion of the

new clubhouse, as that facility will have indoor classroom space for the First Tee participants. At this time the size, design and cost of the new clubhouse has not been determined due to the City not knowing the total space needs, which will be determined through a Request For Interest to local restaurant operators and other potential partners (Iowa Golf Foundation, Golf Course Superintendents) both of which may have an interest in re-locating to this new facility. Additionally, the Grandview Men's Club has expressed interest in having a dedicated space for their membership. The City will participate in the development of the new clubhouse and may also participate in course improvements depending on the final design and overall fund-raising efforts of The First Tee Chapter of Greater Des Moines.

**6. How high and what will the netting protection along the proposed driving range look like?**

Response: The cross section of the #10 fairway will include a conceptual rendering of the size and appearance of the protective netting along E. 29<sup>th</sup> and Guthrie. The outside of the driving range area will be landscaped to minimize the visual impact of the protective netting.

**7. Will ice skating be allowed on the pond for winter recreation?**

Response: The Park and Recreation Department has established guidelines regarding ice skating on the City's ponds as most of them are storm water inlets, which result in weak ice due to street winterization practices. The ice skating rink will be available for public use if it meets the required 6" ice depths at multiple locations.

**8. Who will be liable for damage to property from errant golf balls from the driving range operations? The City or individual home owner?**

Response: The responsibility for damage done by an errant golf shot is determined from the facts of the situation. The golfer who hit the shot may bear some fault for the damage or the owner of the course may bear some percentage of fault. As a general rule, a course owner must act reasonably when it knows that golf shots are, or are likely to be leaving the confines of the course.

**9. Would the City consider providing a safe walking path throughout the golf course with the planned re-design?**

Response: Due to the intended use of the golf course, for the purpose of golf, a walking path would increase the City's liability (pedestrian safety) of providing a walking path within the confines of the course due to errant shots. This could only be accomplished if the entire walking path was covered with a protected material.

**10. Will the City research the potential issue with errant golf balls along the course?**

Response: The City will evaluate the potential and actual occurrence of errant golf balls with the re-design of the golf course and take corrective measures to minimize this issue to surrounding property owners.

**11. Will the City consider installing a snow making machine to extend the winter recreational experience at the course.**

Response: City staff has researched this issue and the purchase of one used snow making machine with a one-year warranty excluding installation (3-phase power and 200 psi water pressure with a dedicated below frost water line) will cost approximately \$25,000, with an additional expense of approximately \$10,000 for a used snow grooming machine.

**12. What will be the effect of the existing mature trees and what species will be used in the landscaping plan for the re-design?**

Response: The existing pines along E. 29<sup>th</sup> shall remain. Staff (City arborist) has reviewed the existing species and calibers of the trees along the ravine and has determined that the proposed re-design of the course would have a minimal impact on the mature hardwoods allowing for deviations based on the health and location of the hardwoods. The City will work with local tree experts to determine the best routing to minimize the impact to the healthy established hardwoods.

**13. Will the course "out shine" all other courses?**

Response: Each course is unique in its own way, but staff believes that with the proposed improvements to the course and construction of a new clubhouse, this facility will enhance the eastside and be a show case for golf and private functions at the new clubhouse.

**14. Will the course be Senior friendly?**

Response: The re-design of the course does not impact 12 existing holes, with the exception of re-routing play to accommodate the driving range. The City will continue to own and operate the golf course with the belief that the re-design will enhance the playability of the course and provide a driving range and short game practice area. Additionally the re-design provides for placement of senior and ladies tees. All current rules and regulations shall remain in effect. I.e. use of private carts, senior badges, competitive green fees, etc.

**15. How many people use the course?**

Response: The City does not track the unduplicated number of players at our facilities, however over the past three-years Grandview Golf Course has averaged 28,000 rounds annually compared to Blank (37,500) and Waveland (33,000) respectively.

**16. What will be the impact on the location of the clubhouse to surrounding properties?**

Response: At this time the size and design of the clubhouse has not been identified. It is the recommendation of the Citizen Golf Advisory Committee that the short game practice area and clubhouse be switched, allowing a greater set-back and closer vision to the 1<sup>st</sup> and 10<sup>th</sup> tee boxes for management of the course. This particular item will go through its own public review and approval process.

**17. If a private restaurant operation is a part of the clubhouse what would be their hours of operation?**

Response: This particular issue would be subject to city ordinances. Upon approval of a conceptual design for the golf course including the location of the clubhouse, staff will issue a Request For Interest to determine the desires of potential restaurant operators. Staff would anticipate that the facility would be open daily for lunch and dinner with the probability that the last reservation would be taken by 10:00 p.m. on weeknights and 11:00 p.m. on weekends.

**18. Do the re-design plans address the existing perimeter fencing?**

Response: The conceptual design and associated cost estimates for the course improvements do not include the replacement of the existing perimeter fencing.

**19. Will the cart storage area be screened?**

Response: At this time staff is anticipating that a cart storage area will be included in the design of the clubhouse. With the clubhouse being constructed on a hill, underground storage would allow for greater security and improved views from surrounding property owners.

**20. What will be the impact on home values?**

Response: Based on the final design and configuration of the improvements, staff believes that property values will not be negatively impacted and may even increase in value due to the proposed improvements.

**21. Will there be rest room facilities on the course?**

Response: At this time the conceptual plan does not provide for permanent rest room facilities to be located on the course. However, staff will look into this issue to determine if either a permanent structure or enclosed portable rest room structure can be located on the course.

**22. Is the hill on fairway #10 the highest elevation in Des Moines?**

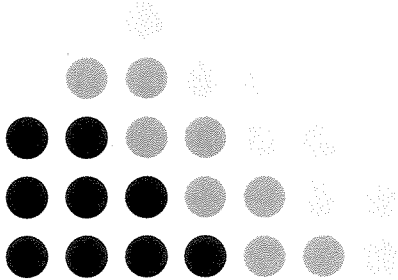
Response: Grandview Golf Course does not hold the highest elevation in the City. The highest elevation point in the City, based on City topographical maps is located at Chamberlain Avenue and California near Roosevelt High School.

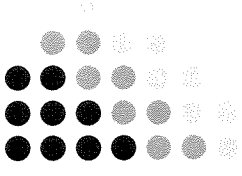
**23. How much money has been spent on Grandview Park since the adoption of the park master plan?**

Response: Since 1996, the City has invested over \$500,000 for improvements at Grandview Park which included improvements to the wading pool shelter and playground, road improvements, rental cabin remodel, park entrance signs, the 18-hole disc golf course (partially donated) and additional landscaping. Currently staff is recommending to the Des Moines City Council that \$75,000 be allocated in FY07 (available July 1, 2006) and \$250,000 in FY08 (available July 1, 2007) in the City's Capital Improvement Program budget. Additionally during phase one (FY07) of the Parks Reforestation Plan, Grandview Park will have 357 trees planted at a cost of approximately \$45,000.

# Grandview Golf Course

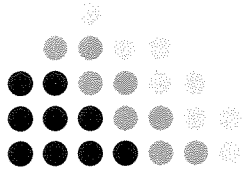
Presentation on Proposed  
Improvements to benefit  
Grandview Golf Course





# Guiding Principals

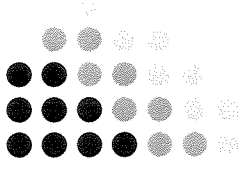
- Golf and non-golf use should be enhanced
- Golf Course and Clubhouse need improvements which increases year-round use
- Golf Course operations need to increase revenues
- Overall enhancements must benefit the neighborhood
- Sledding will be continued with a hill that is as long and has a grade similar to existing hill



# Benefits of Project

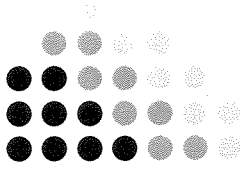
- Home of The First Tee
- New Clubhouse
  - Pro Shop / Snack Shop
  - Banquet facilities
  - First Tee Classroom / public meeting rooms
  - Restaurant
  - Opportunities for Lease office space to golf related entities
- Course enhancements to increase play
- New driving range
- Aesthetic improvements around course; pond, landscaping, golf cart storage, etc.





# Benefits of Project

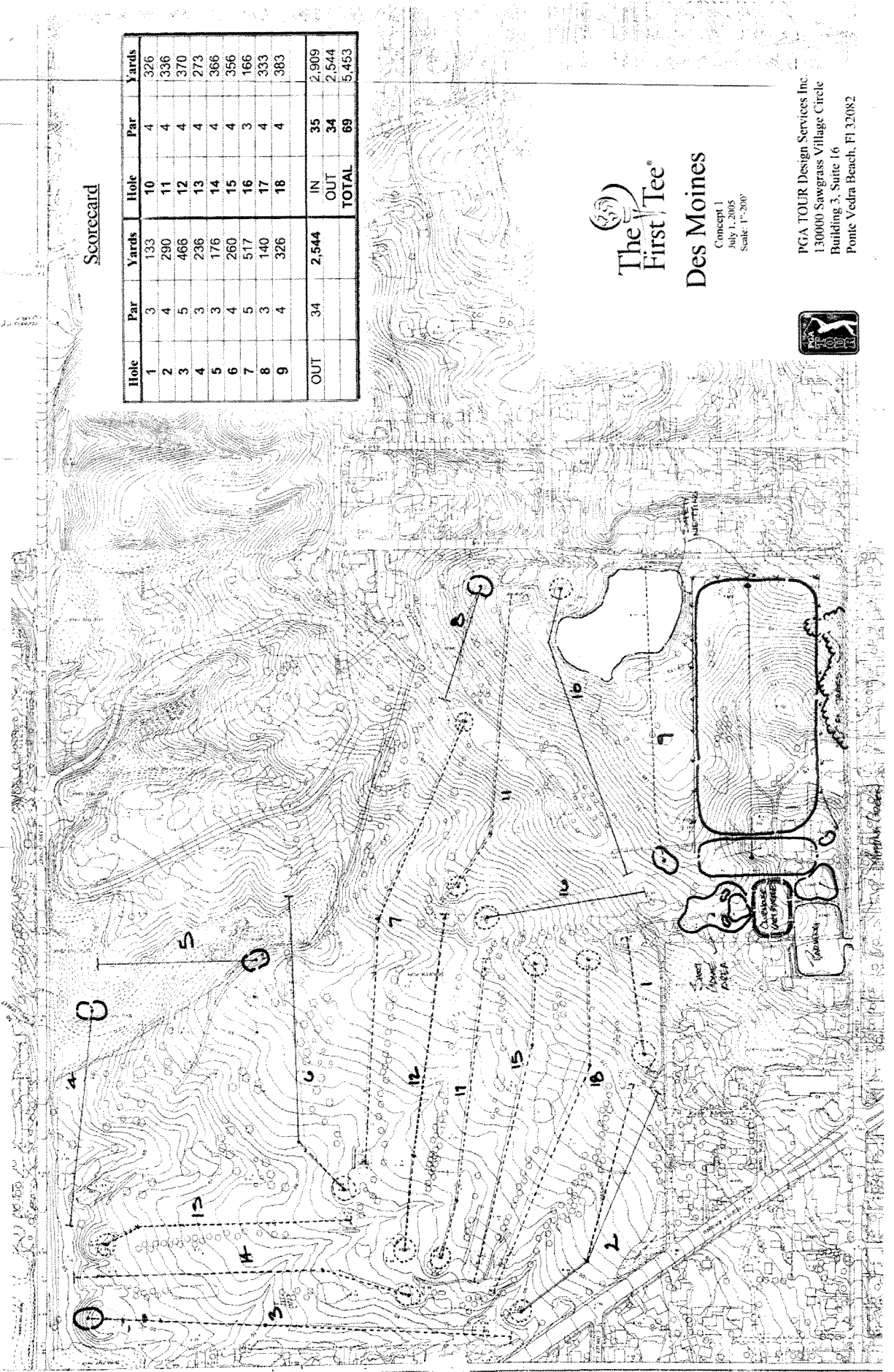
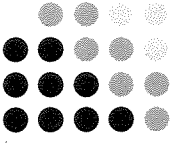
- Continued sledding experience
- Graduated slope with a longer run and moguls
- Safer landing area, elimination of tires along fence
- Winter access to Snack Shop for warming, food, beverages and parent viewing
- Warming shelter for ice skating participants
- Aesthetic Improvements
  - Pond
  - Landscaping, Environmental protection



# Site Review Process

- Evaluation of existing course lay-out from the PGA Tour Design Group
- Alternative options reviewed by The First Tee and Citizen Golf Advisory Committee
- Recommendations from The First Tee and Citizen Golf Advisory Committee
- Public Input
- First Tee and Citizen Golf Advisory recommendations
- Park and Recreation Board recommendation
- City Council decision

# Option 1



Scorecard

Hole	Par	Yards	Hole	Par	Yards
1	3	133	10	4	326
2	4	290	11	4	336
3	5	466	12	4	370
4	3	236	13	4	273
5	3	176	14	4	366
6	4	260	15	4	356
7	5	517	16	3	166
8	3	140	17	4	333
9	4	326	18	4	383
OUT	34	2,544	IN	35	2,909
			OUT	34	2,544
			TOTAL	69	5,453



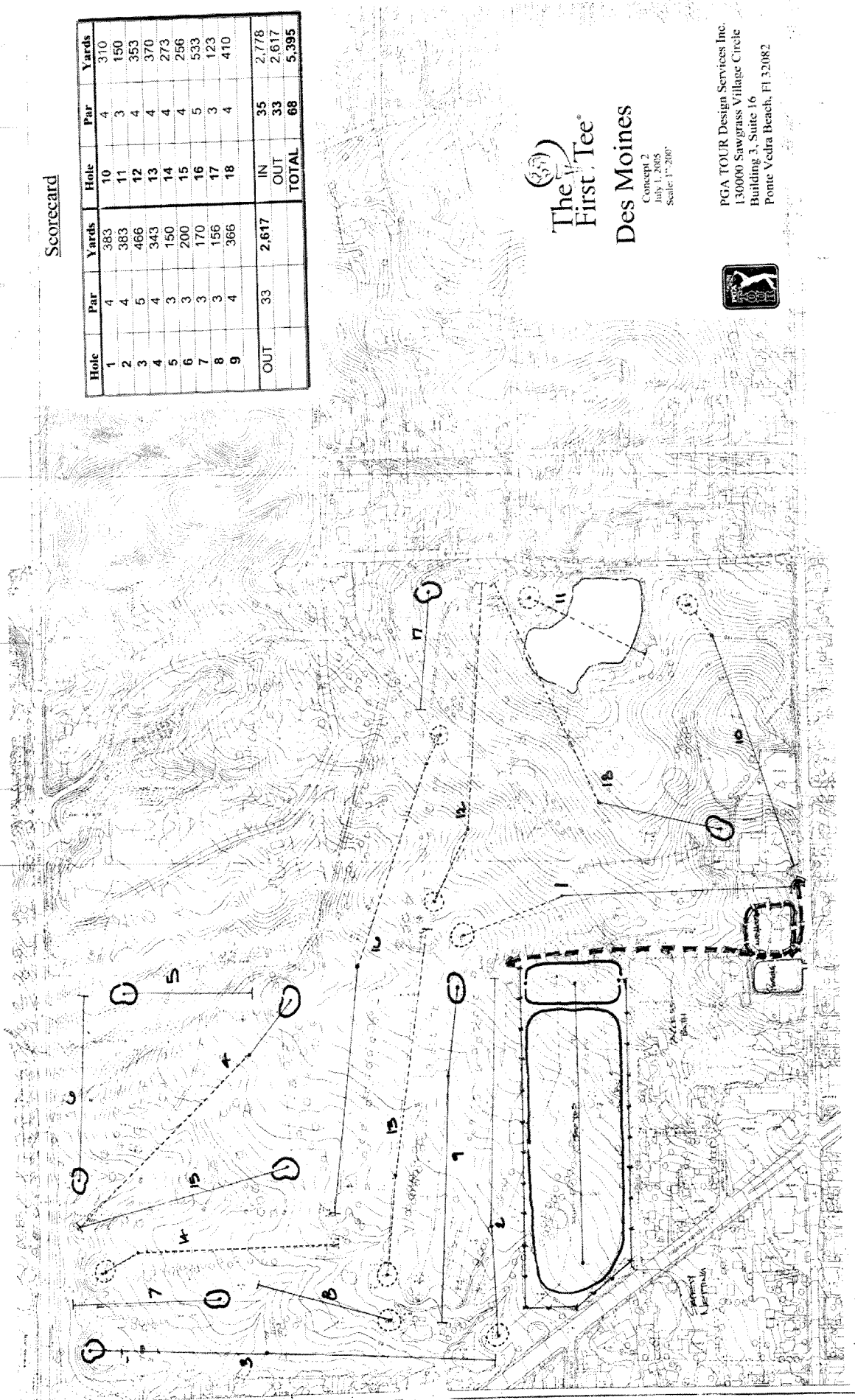
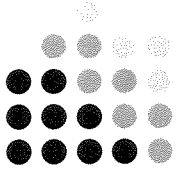
Des Moines

Concept 1  
July 1, 2005  
Scale: 1"=200'



PGA TOUR Design Services Inc.  
130000 Sawgrass Village Circle  
Building 3, Suite 16  
Ponte Vedra Beach, FL 32082

# Option 2



Scorecard

Hole	Par	Yards	Hole	Par	Yards
1	4	383	10	4	310
2	4	383	11	3	150
3	5	466	12	4	353
4	4	343	13	4	370
5	3	150	14	4	273
6	3	200	15	4	256
7	3	170	16	5	533
8	3	156	17	3	123
9	4	366	18	4	410
OUT	33	2,617	IN	35	2,778
			OUT	33	2,617
			TOTAL	68	5,395



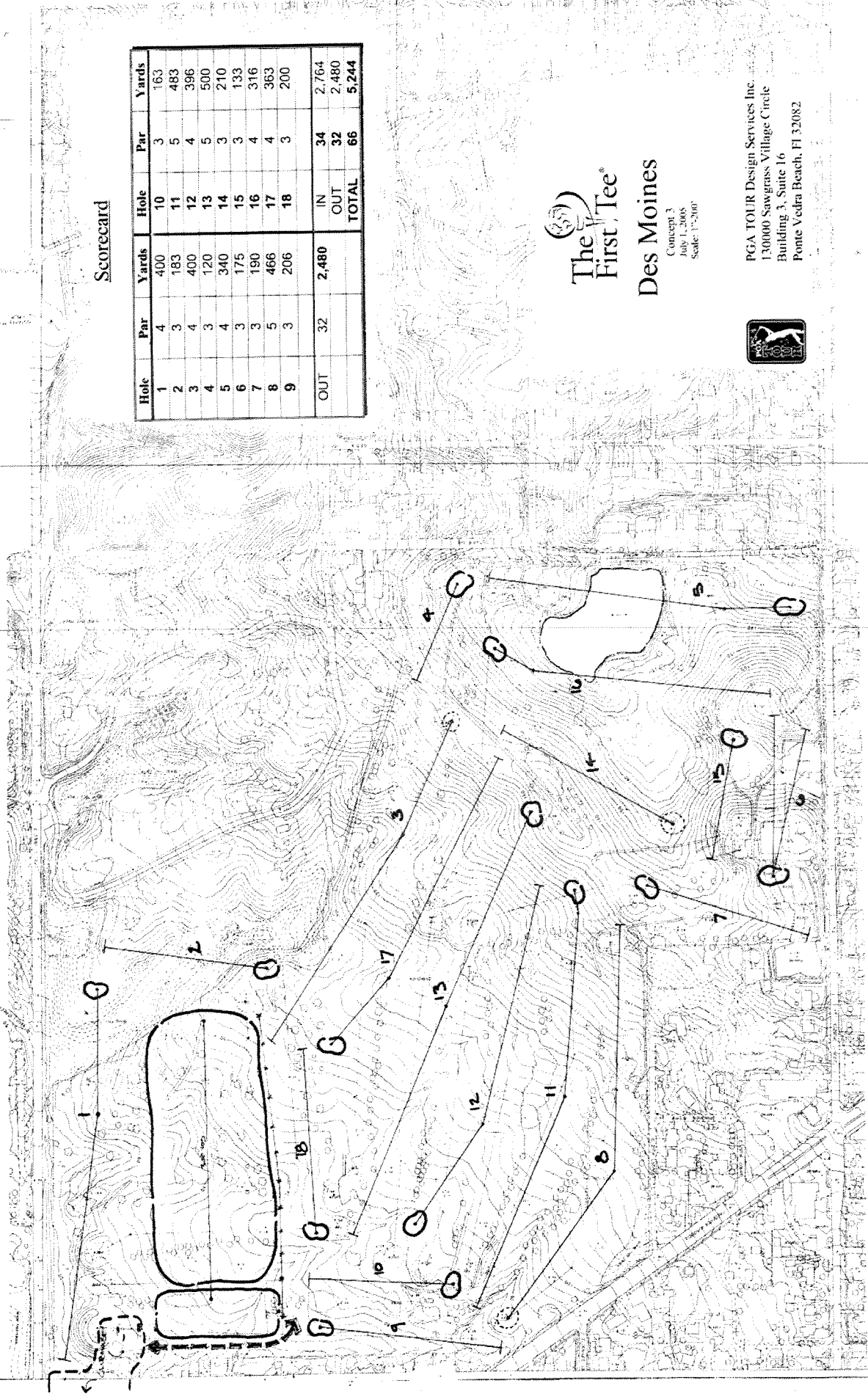
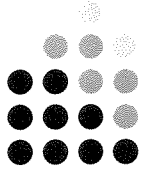
Des Moines

Concept 2  
July 1, 2005  
Scale: 1" = 200'

PGA TOUR Design Services Inc.  
130000 Sawgrass Village Circle  
Building 3, Suite 16  
Ponte Vedra Beach, FL 32082



# Option 3



Scorecard

Hole	Par	Yards	Hole	Par	Yards
1	4	400	10	3	163
2	3	183	11	5	483
3	4	400	12	4	396
4	3	120	13	5	500
5	4	340	14	3	210
6	3	175	15	3	133
7	3	190	16	4	316
8	5	466	17	4	363
9	3	206	18	3	200
OUT	32	2,480	IN	34	2,764
			OUT	32	2,480
			TOTAL	66	5,244



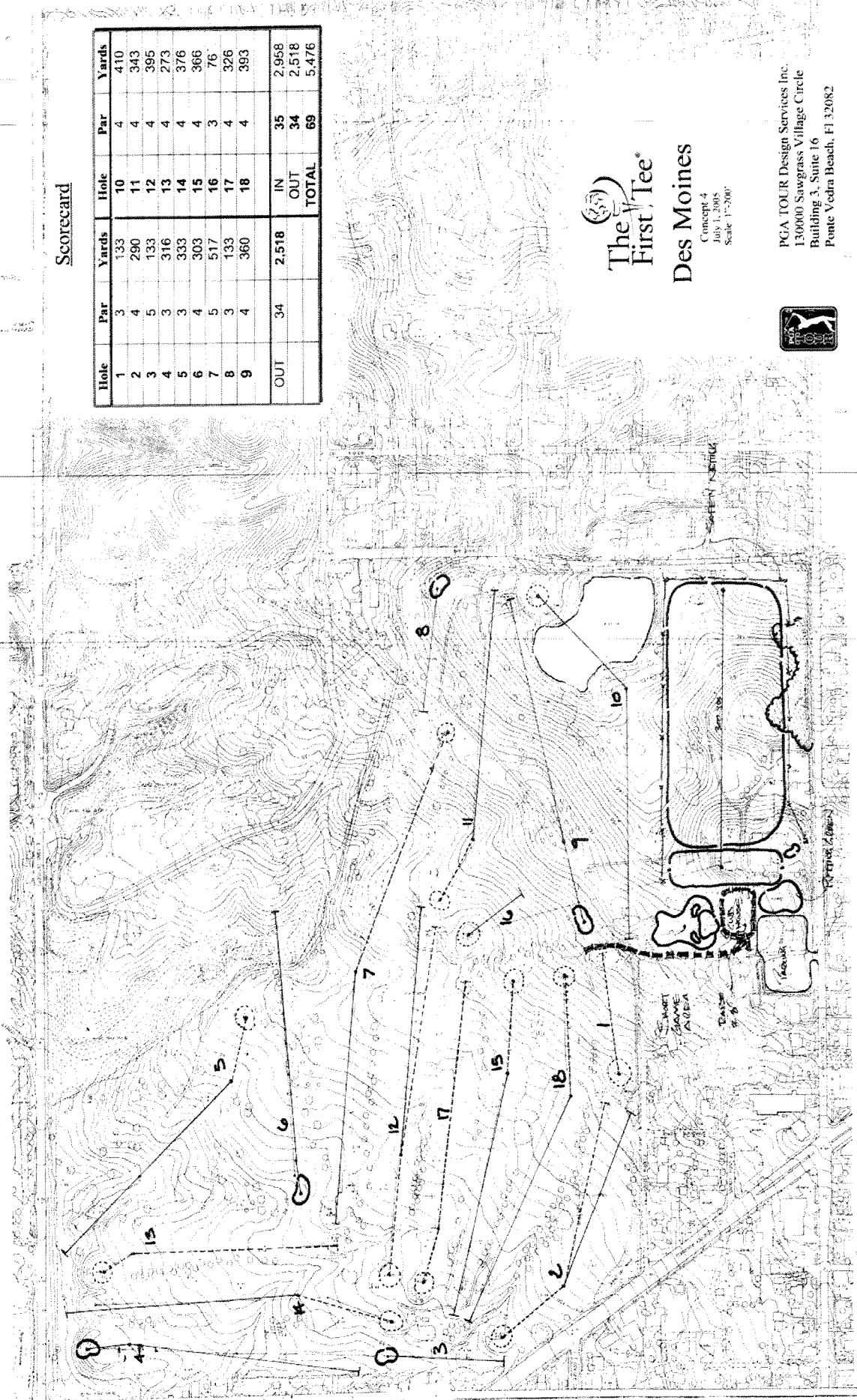
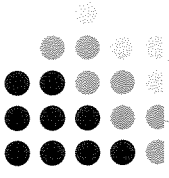
Des Moines

Concept 3  
July 1, 2005  
Scale: 1"=200'



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130000 Sawgrass Village Circle  
Building 3, Suite 16  
Ponte Vedra Beach, FL 32082

# Option 4



**Scorecard**

Hole	Par	Yards	Hole	Par	Yards
1	3	133	10	4	410
2	4	290	11	4	343
3	5	133	12	4	395
4	3	316	13	4	273
5	3	333	14	4	376
6	4	303	15	4	366
7	5	517	16	3	76
8	3	133	17	4	326
9	4	360	18	4	393
OUT	34	2,518	IN	35	2,958
			OUT	34	2,518
			TOTAL	69	5,476



**Des Moines**

Concept 4  
July 1, 2005  
Scale 1"=200'

PGA TOUR Design Services Inc.  
130000 Sawgrass Village Circle  
Building 3, Suite 16  
Ponte Vedra Beach, FL 32082



# Scorecard

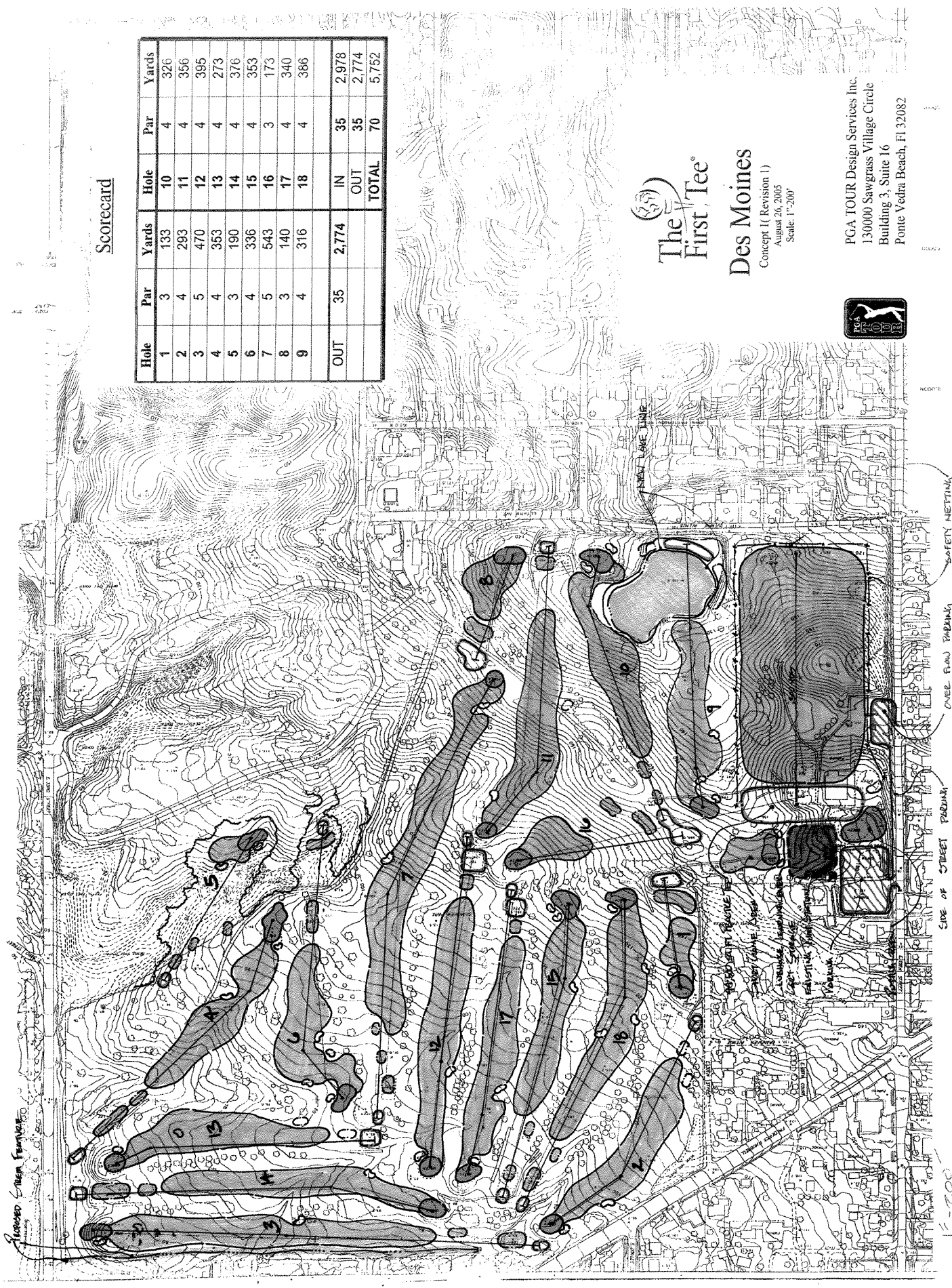
Hole	Par	Yards	Hole	Par	Yards
1	3	133	10	4	320
2	4	293	11	4	356
3	5	470	12	4	395
4	4	353	13	4	273
5	3	190	14	4	376
6	4	336	15	4	353
7	5	543	16	3	173
8	3	140	17	4	340
9	4	316	18	4	386
OUT	35	2,774	IN	35	2,978
			OUT	35	2,774
			TOTAL	70	5,752



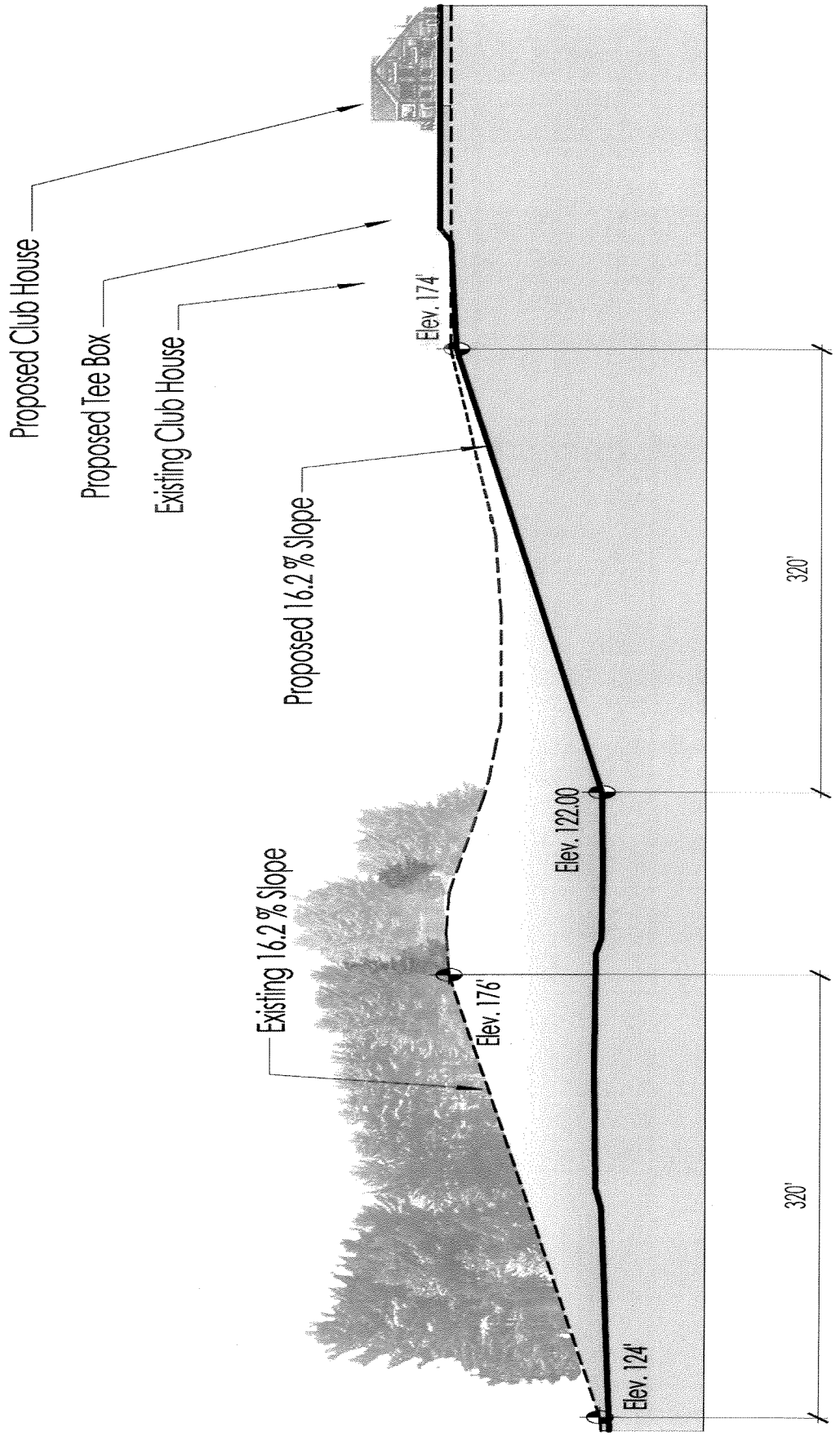
## Des Moines

Concept II (Revision 1)  
August 26, 2005  
Scale: 1"=200'

PGA TOUR Design Services Inc.  
130000 Sawgrass Village Circle  
Building 3, Suite 16  
Ponte Vedra Beach, FL 32082



1" = 200'





# CONCEPTUAL VEGETATION PLAN 1/21/06

TREE SAVED

NEW VEGETATION

TREE TRANSPLANT OR REMOVAL

PORTIONS OF THE NEW VEGETATION WILL LOCATED AT TRANSPLANTED MATERIAL

PORTIONS OF THE VEGETATION SHOWN WILL BE TRANSPLANTED FROM OTHER LOCATIONS OF TREE SURVEY



## Scorecard

Hole	Par	Yards	Hole	Par	Yards
1	3	133	10	4	326
2	4	293	11	4	356
3	5	470	12	4	395
4	4	353	13	4	273
5	3	190	14	4	376
6	4	336	15	4	353
7	5	543	16	3	173
8	3	140	17	4	340
9	4	316	18	4	386
OUT	35	2,774	IN	35	2,978
			OUT	35	2,774
			TOTAL	70	5,752



Des Moines

Concept 1 (Revision 1)  
August 26, 2005  
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