



# Golf Evaluation Next Steps

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July 12, 2022



# Golf Evaluation Next Steps Resolution

On February 7, 2022, the City Council adopted the **Resolution Accepting the Report from the National Golf Foundation and Approving Further Evaluation of the Rochester Municipal Golf System.**

The resolution outlines three options:

1. Maintain existing complement of courses and develop a strategy to fund the recommended \$722,500 per year to support the Capital Improvement Projects and the appropriate level of annual operating support, as well as the cost of additional operations needed (e.g. maintenance staffing, marketing, other service level enhancements) to maintain the complement of courses and better preserve the value of new investment in an improved system.
2. Optimize the Rochester Municipal Golf System by repositioning a course and a) evaluate the opportunities and challenges associated with repositioning each, and b) identify high-level future uses for each, and c) assess the long-term financial impact associated with maintaining or repositioning each.
3. Maintain the existing complement of courses with the current level of funding and identify service and user experience reductions needed overtime.



# Golf System with Reductions Over Time

1. Assess reductions over the course of time
  - Retire physical assets (buildings & equipment)
  - Limited improvements (gravel vs. bituminous drives and lots)
  - Limited on-site services (clubhouses, food, beverages, etc.)
2. Drives toward reduced resource needs
3. Will result in decreased user experience



# Current Complement of Courses with New Funding Strategy (using NGF estimates for annual costs)

1. All courses, clubhouses, services and other assets would remain operational and be maintained.
2. Estimated annual costs to operate and support capital maintenance will be approximately \$850,000.

## 100% Tax Levy Supported

- Approximately 1.0% tax levy increase
- All tax payers pay for support of the system

## 100% Surcharge Supported

- \$9.00 Per round
- Users of the system pay for support of the system

## 50/50 Tax Levy & Surcharge

- 0.49% tax levy increase
- \$4.50 Per round
- Support of the system is split between users and all tax payers



# Current Complement of Courses with New Funding Strategy (using reduced annual cost / recommended )

1. All courses, clubhouses, services and other assets would remain operational and be maintained.
2. Estimated annual costs to operate and support capital maintenance will be approximately **\$500,000**.

## 100% Tax Levy Supported

- Approximately 0.58% tax levy increase
- All tax payers pay for support of the system

## 100% Surcharge Supported

- \$5.20 Per round
- Users of the system pay for support of the system

## 50/50 Tax Levy & Surcharge

- 0.29% tax levy increase
- \$2.60 Per round
- Support of the system is split between users and all tax payers



# Optimized Golf System

1. All courses will be assessed through consideration of the following:
  - evaluating the opportunities & challenges associated with repositioning each
  - identifying high-level future uses for each
  - assessing the long-term financial impact associated with maintaining or repositioning each

## Opportunities

- Further community engagement
- Alternative land use for community goals
- Resource utilization efficiencies
- Ease tax levy support for the system

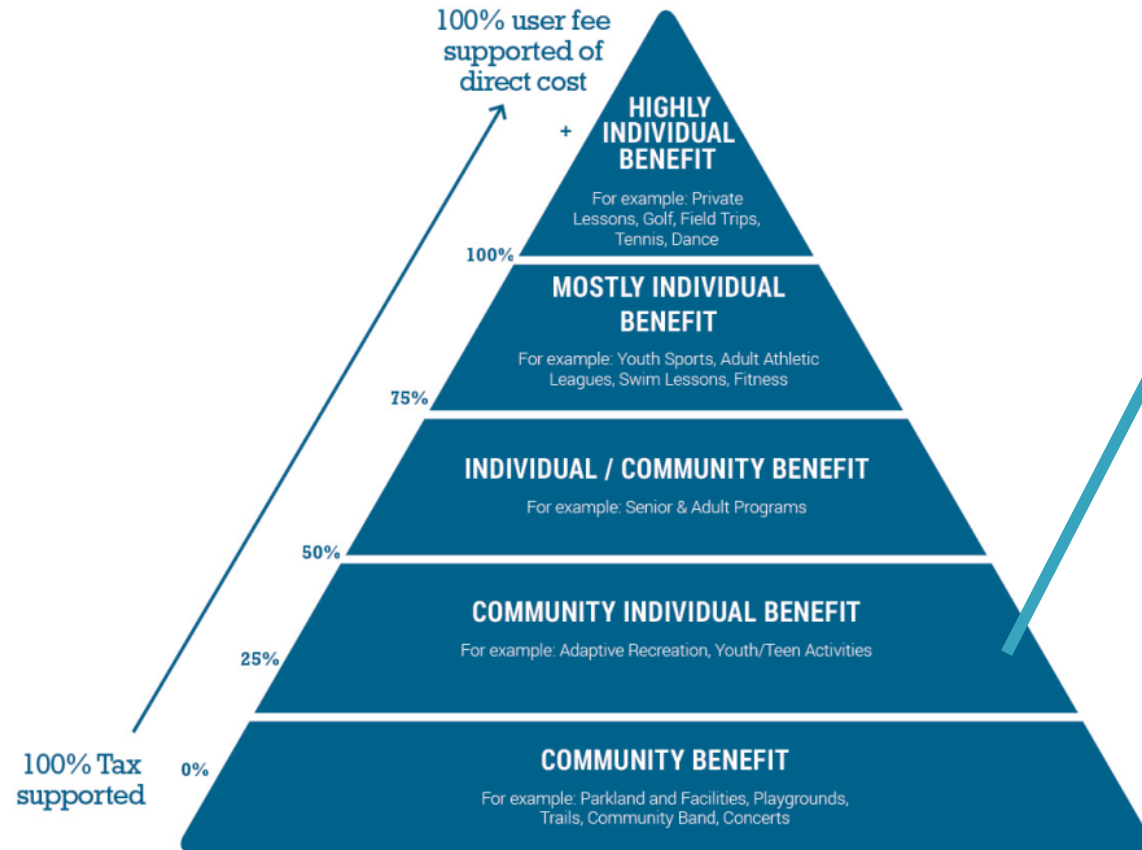
## Challenges

- Golf system user preferences
- Community wants vs. needs
- Time & cost constraints



# Tiered Pricing Structure ([hyperlink to System Plan 5-37](#))

FIGURE 5-13: TIERED PRICING STRUCTURE



Youth focused programming, such as First Tee, is a Community Individual Benefit.

Source: Cost Recovery Pyramid from GreenPlay LLC



# Eastwood

June 2022

**ROCHESTER PARKS & RECREATION**  
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**Eastwood Golf Property Review**  
Prepared By: Michael J. Nigbur

**Request:** Potential Re-Use of Eastwood Golf Course.

**Location:** Site is located south of Hwy 14 & west of 40<sup>th</sup> Avenue with access from Towne Club Parkway & Eastwood Road

**Action Items**  
**Request:** Review the potential for development of portions of Eastwood Golf Course and/or alternate park uses  
**Summary and Background**

The City is proceeding through an analysis of the Utilization/Optimization of the Golf Courses in the City with consideration for alternate uses in an effort to adjust the operational activities to align with golf revenue and tax levy support for the operations and capital improvement needs along with golf community desires in the short term and foreseeable future.

While the surrounding area of the Eastwood Golf Course, and the golf course itself, went through significant development review and golf course modifications over 15 years ago which included a general development review and land swapping to better facilitate development. Those plans did not anticipate future reuse of all or any portion of the golf course, but for one exception. The revisions to the golf course did consider and had plans to redevelop the existing club house area as a private/public partnership with golf operations utilizing a small area, approximately 1600 square feet, of the club house. Though this re-use option all but died when the original developer did not pursue the partnership, the option is still a possibility, but this has not been pursued recently.

If re-use of the golf course for development did occur. There would be a wholesale formal review of any contemplated development scenarios. Without going through the formal review discussions did occur with various city departments.

does not give the level of detail to determine if the areas are financially cost effective for development.

Of the 165 acre golf course approximately 85 acres showed potential, on its surface, for possible development.

**Three areas north of Towne Club Parkway/Eastwood Road may be suitable for some development.**



Area 1, 2, and 3 would have approximately 34 acres of development potential. Additional grading may allow expansion of this acreage. Areas 1 & 2 are most suited for some multifamily housing and be developed together due to access limitations to Towne Club Parkway, with access coming from Eastwood Road. Area 3, with access also from Eastwood Road may be more suited for SF or townhome style development due to the topography and adjoining existing SF homes. These uses or development areas are hindered by potential Decorah Edge limitations and all three are restricted due to the lack of sanitary sewer. All three would also have some limitations or additional costs for grading of the property. The remaining areas of the north 1/2 of the golf course would be best used for passive recreation such as expansion of the mountain bike course or hiking/skiing due to the rolling/steep topography.

**Several areas south of Towne Club Parkway/Eastwood Road may be suitable for some development.**

Like areas noted above, Areas 4, 5, and 6 are impacted by Decorah Edge. Though only 1/2 of the area 4 is impacted. While sewer can more easily serve these three areas, there would likely be some sewer relocation to better align with any development scenario. As shown sewer was haphazardly extended through these areas since no redevelopment plans were contemplated at the time of installation. This existing sewer could impact development layout if not relocated.

**Final Conclusion**

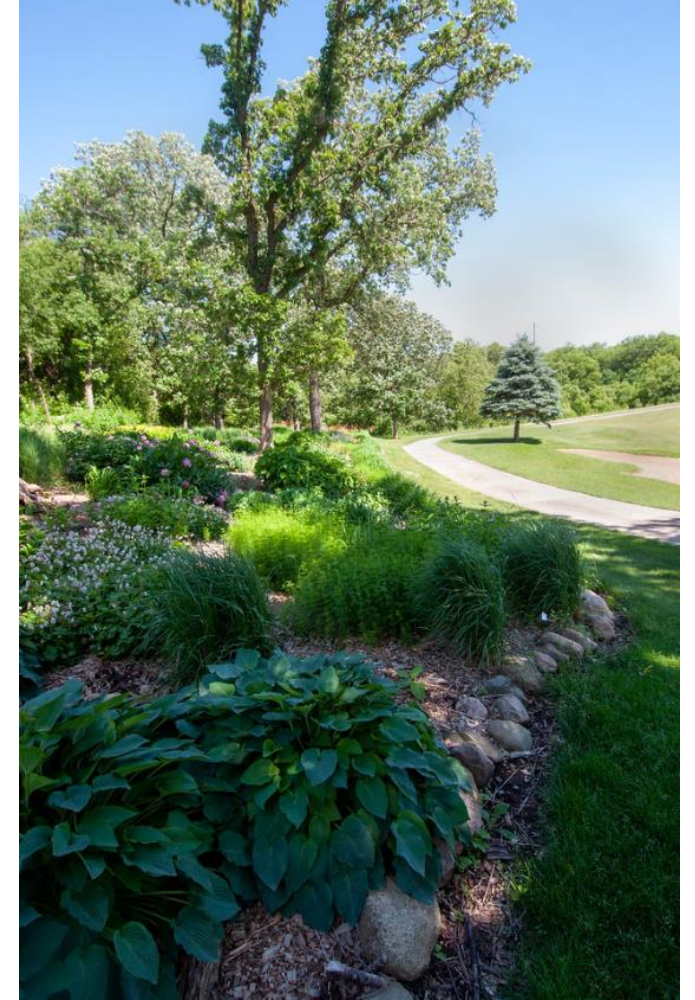


Overall for this area, while development of the areas may be possible if we are able to avoid the wetlands and decorah edge limitations, there would be some larger costs associated with site grading, watermain looping and sanitary sewer costs which ultimately may make this site significantly less desirable by a developer. To overcome these higher development costs, typically a lower land price would be warranted to offset risks associated with this additional work needed. A lower financial benefit to the City and the duplication in near area amenities may be two additional characteristics that are considered in the Utilization/Optimization review.





# Eastwood



# Hadley Creek

**ROCHESTER PARKS & RECREATION**  
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**Eastwood Golf Property Review** June 2022

**Prepared By:** Michael J. Nigbur

**Request:** Potential Re-Use of Hadley Creek Golf Course.

**Location:** Site is located north of 48<sup>th</sup> Street, NE, east of Hwy 63/Broadway and west of Hadley Valley Road.


**Action Items**

**Request:** Review the potential for development of portions of Hadley Creek Golf Course and/or alternate park uses.

**Summary and Background**

The City is proceeding through an analysis of the Utilization/Optimization of the Golf Courses in the City with consideration for alternate uses in an effort to adjust the operational activities to align with golf revenue and tax levy support for the operations and capital improvement needs along with golf community desires in the short term and foreseeable future.

The City originally owned the golf learning center consisting of 3 holes and practice putting facilities along with the surrounding vacant land area. In 2007 the surrounding area of the Hadley Creek Golf Course, and the practice golf facility itself, went through significant development review along with the creation of the golf course, park spaces and areas for housing. This development included a general development review and land conveyance to allow development adjoining ground and to create the larger golf facility that exists today.



Due to the prior development activities, including the land swapping for the golf course creation, together with the flood plain and storm water facilities the majority of land that can be developed is now in private ownership or has limited development potential. However, the driving range area was previously identified for disposal under a separate review process as having development potential. There are also two small park spaces south of Hadley Creek Drive that could be developed with access directly from the roadway.



Cumulatively these areas cover approximately 20 acres and are shown below:

Area 1 is approximately 1 acre, Area 2 is approximately 1.7 acres, and area 3 is 17.5 Acres. Areas 1 & 2 are most likely suited for a continuation of the abutting low density residential development. Area 3 has more options, due in part to its size, for reuse including some multifamily housing.

**RE-USE Parkland Options**

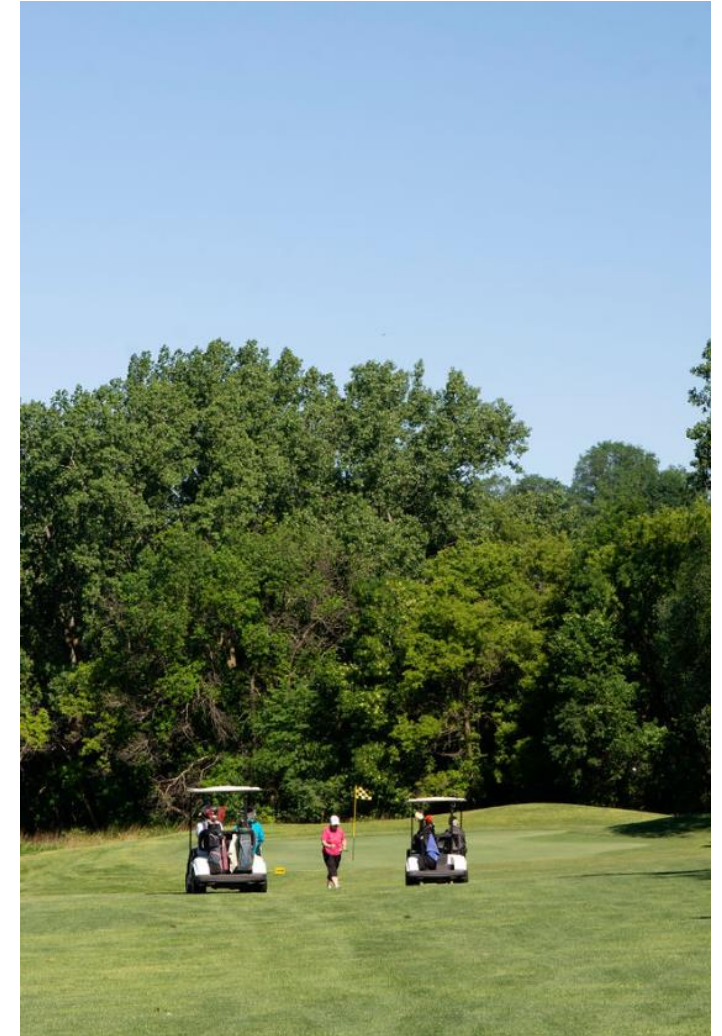
We have also considered options for re-use of this property as alternate park space. Areas 1 & 2 serve as the surrounding development. If these two locations are disposed of the neighborhood park needs would need to be met elsewhere in the park space retained. Because of the amount of flood plain, wetlands and ponds there are limited active sports options. However, golf operations could be scaled back and return to more of the original concept of a golf learning center. The remaining area or all of the area, if no golf was the solution, could be some nature based recreation. Nature based recreation would be limited to trails utilizing the existing bridges and cart paths along with mowed trail areas or perhaps a disc golf course. The reuse for the driving range and the club house are more challenging.

The Club house could be converted to a small community center with space directly outside for a general sports field, though grading would be necessary.

Grading would also be needed but some multiple field complex could be created in the driving range area. Though definitely not ideal due to the topography but it is possible.



# Hadley Creek



# Northern Hills

**ROCHESTER PARKS & RECREATION**  
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**Eastwood Golf Property Review** June 2022

Prepared By: Michael J. Nigbur

Request: Potential Re-Use of Northern Hills Golf Course.

Location: Site is located between West Circle Drive and 50<sup>th</sup> Avenue NW, south of Nicklaus Drive and north of Alpha Parkway.

**Action Items**

**Request:** Review the potential for alternate uses of portions of Northern Hills Golf Course in the Utilization/Optimization of the Golf Courses in the City with consideration for alternate uses in an effort to adjust the operational activities to align with golf community desires in the short term and foreseeable future.

**Summary and Background**

The City is proceeding through an analysis of the Utilization/Optimization of the Golf Courses in the City with consideration for alternate uses in an effort to adjust the operational activities to align with golf community desires in the short term and foreseeable future. This property was scenic along with golf community desires in the short term and foreseeable future. The City acquired through donation and purchase, property for Northern Hills Park that extended well beyond the immediate golf course starting in 1988. This property was scenic rolling farmland that was planned for park purposes including a golf course. The golf course began design in 1970 and had its grand opening in 1978. The golf course covers approximately 134 acres with the remaining lands acquired being trails, drainage, and community park space. This review focuses solely on the golf course portion of the Park System as shown below.

<b>Boulevard Trees:</b>	Boulevard trees are required with this development at a rate of 1 tree for every 50-ft of frontage. Prior to the recording of the Final Plat, the applicant shall either make a payment to the Rochester Parks and Recreation Department to plant the required number of boulevard trees, or excavate and record a Boulevard Tree Green Facilities agreement which will include a planting plan approved by the Parks Department.
<b>Parkland Dedication:</b>	While the City does have some additional parkland spaces outside of the golf course that is not considered part of this analysis. It is anticipated that further development of the golf course for residential development will require some combination of cash payment and land dedication/preservation (keeping part of the land area in city ownership) to meet the parkland dedication requirements.
<b>Re-Use Summary</b>	Due to the prior developments on the adjoining property that occurred, which never anticipated conversion of this golf course property to development, has created additional challenges to support new development on the site because of the lack of roadway or utility connections. However, there are significant areas within the current golf course that may have development potential. This review does not give the level of detail to determine if the areas are financially cost effective for development. Of the 134 acre golf course approximately 97 acres showed potential for development. Though we would anticipate that something less of this area would actually be developed due to constraints of topography, wetlands and drainage ways/streams.

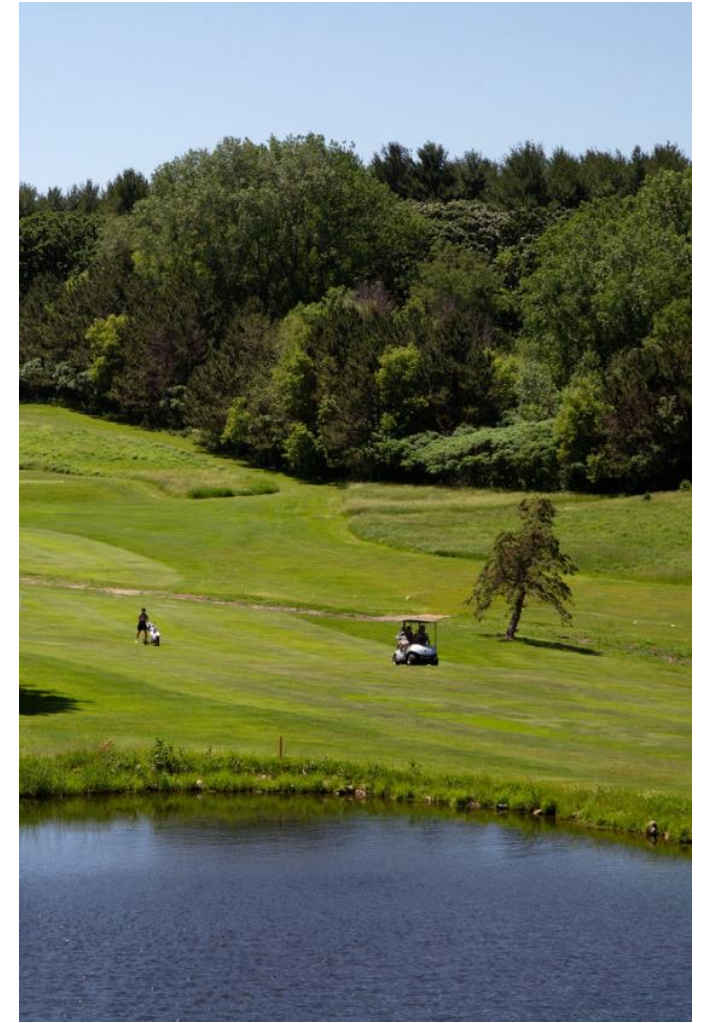
**RE-USE Parkland Options**

Given the challenges surrounding development of these areas and the opportunities of the amount of land available, we have also considered options for re-use as alternate park space. Options for this park space is very wide ranging as some more passive nature based recreation park or higher intensity as aquatics and sports complex. While topography and drainage/streams areas do create challenges to the need for open flat field spaces there is some room for providing these flat spaces, though not without some significant grading. The creation of a community wide park which has multiple uses has much more opportunity for success given the size of the space available. A concept showing the potential of a larger multiple use concept similar to Soldiers Field or Silver Lake Park is included. This concept has space allocation for a Pool & Aquatics area, Disc Golf, Pickleball, multi use fields, dog park along with expansion of parking and a major playground facility. Additionally, walking trails, paved and natural, could be developed throughout the park.

The distribution for larger aquatics (Pool) at this location would seem geographically appropriate for the community as would the disc golf course & pickleball. The dog park location would potentially meet the needs for the planned site in the community, as identified in the Park System Plan, though it does have some overlapping area with the existing dog park on West River Road, a better location may be further north and slightly west. Development of flat multi use fields can be accomplished and would likely be needed over time for the community. This location would serve the northern portion of the City as compared to some of the existing sports fields elsewhere in the southern area of the community. These fields would anticipated to be similar quality or condition to Withers Sports Complex.



# Northern Hills



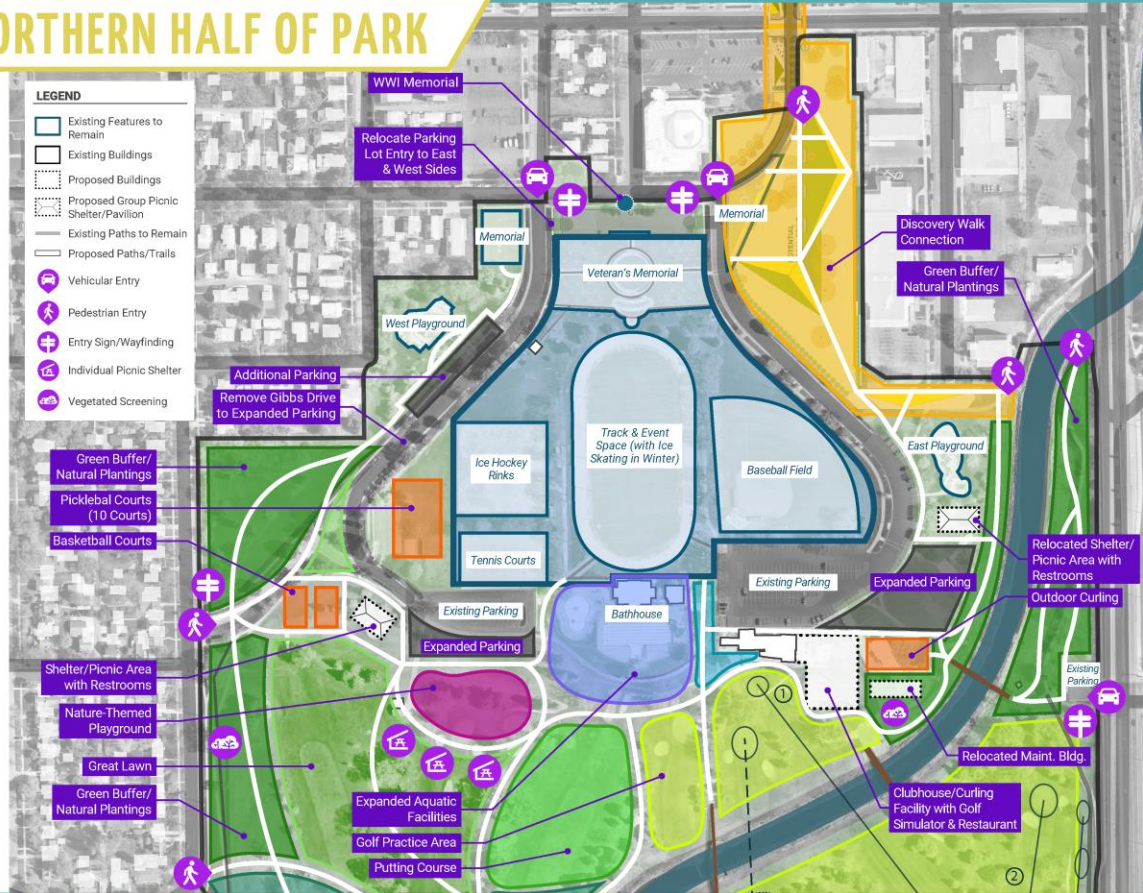
# Soldiers Field

## CONCEPT 2

### NORTHERN HALF OF PARK

SHARE YOUR INPUT!

Scan this QR Code to fill out an online survey!

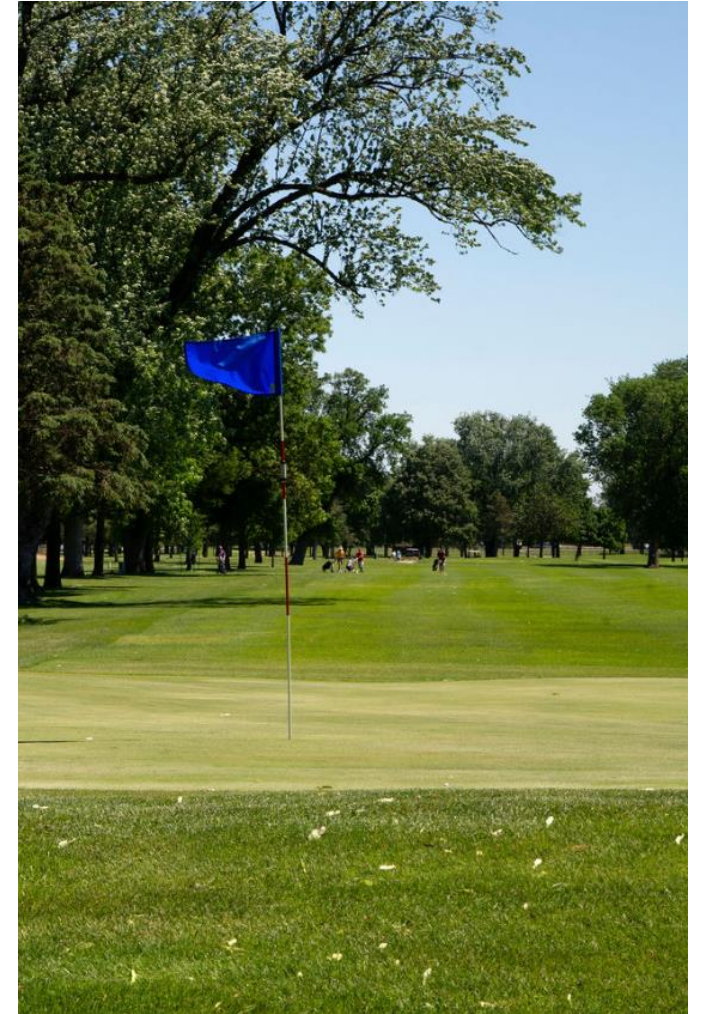


Soldier's Field Memorial Park | Public Open House

May-June 2022



# Soldiers Field



# Engagement Next Steps

1. Statistically Significant Survey (vender dependent)
2. In-person Engagement Activities
3. Education/Awareness via Social Media Channels and via Community Partners





**Thank you!**