

MEMORANDUM

COMMUNITY DEVELOPMENT AGENCY

TO: Community Development Commission

FROM: Stephen Acree

SUBJECT: Approval of Amendment 02/97 (Municipal Golf Courses) to 1995
Forest Park Master Plan

DATE: October 1, 1997

On December 5, 1995, the Community Development Commission adopted the Forest Park Master Plan.

This proposed amendment revises the Master Plan to reflect that the Municipal Golf Courses will not be redesigned per the two options (A and B) included in the Master Plan. A hybrid scheme has been developed as a result of discussions between the City and golf related interests as required by the Forest Park Master Plan. This scheme achieves comparable standards and quality of golf, enhances environmental and aesthetic qualities, and minimizes conflicts with other park uses.

Approval of the proposed amendment 02/97 to the Forest Park Master Plan is requested.

SA:DR:jas

FOREST PARK MASTER PLAN

Approved at the Community Development Commission Meeting of December 5, 1995

PROPOSED

AMENDMENT NO. 02/97

(MUNICIPAL GOLF COURSES)

to

THE FOREST PARK MASTER PLAN

BACKGROUND

The Master Plan as approved by the CDC in December 1995 refers in several places to the fact that the current layouts of the Municipal Golf Courses do not meet today's standards, contains land use conflicts, and drainage problems. The Master Plan outlines site specific recommendations and particular improvements, and suggests two design options for the development of the golf courses.

The first, option A, offers 27 competition golf holes (one 18-hole course and one 9-hole course) and continues to use Lindell Pavilion as the clubhouse. The second, option B, provides 18 competition golf holes, a new clubhouse, a new driving range and 3 practice holes.

Since the plan was adopted, discussions have occurred with the American Golf Corporation and other golf related interests to achieve consensus on a design for the new Municipal Golf Courses. The result of these discussions is the development of a hybrid plan that integrates favorable elements from both options.

Accordingly, amendment of the Master Plan is appropriate, as follows:

AMENDMENT NO 02/97 TEXT

- I. Upon the recommendation of the Forest Park Advisory Board, made by resolution on October 2, 1997 the Community Development Commission adopts as Amendment 02/97 of the Forest Park Master Plan the following:
 - a. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, the Municipal Golf Courses will have 27 holes consisting of 3 returning nines, and golf course operations will be relocated to a new clubhouse building and a new parking lot.
 - b. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, existing hole 16, located on the western edge of the Art Hill/Grand Basin, is slightly modified in order to allow for the proposed promenade and walkway around Grand Basin, but remains approximately in its current location.
 - c. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, the proposed soft surface path from the Des Peres Ave./Lindell Blvd. intersection to the Grand Basin is deleted.
- II. Page 21 of the Executive Summary of the 1995 Forest Park Master Plan, Section J., System and Site Recommendations, Area 3: Cascades - Municipal Golf Course, is revised as follows:

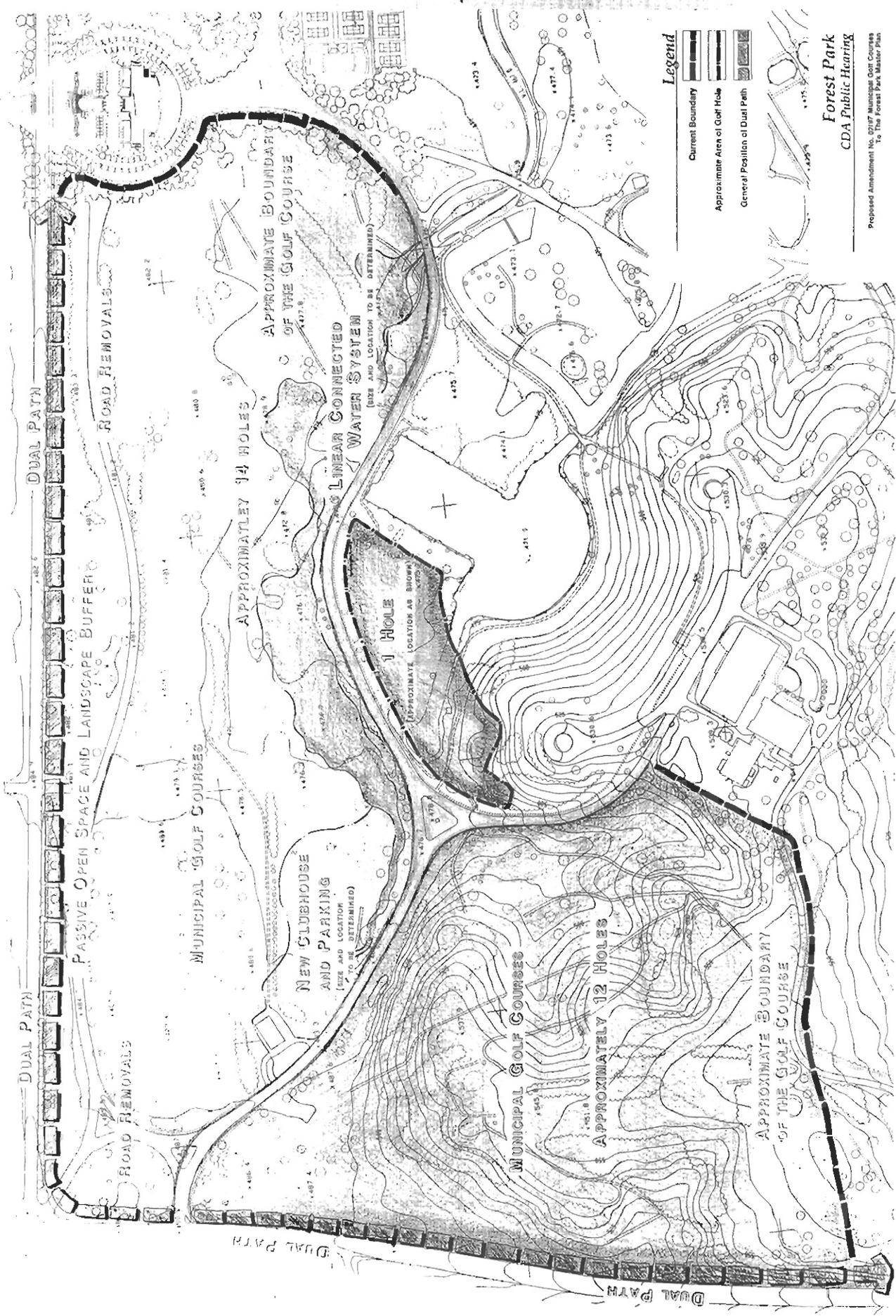
Delete all text following the caption, "MUNICIPAL GOLF COURSES", and insert in lieu thereof the following:

Notwithstanding any other provision of the 1995 Master Plan:

- Relocate *four* [five] golf holes away from the Art Hill/Grand Basin to create open space for passive recreation.
- Improve drainage and golf course quality with new lake system and wetlands. The water level will fluctuate within the lake/wetlands system and the water may be used for irrigation purposes.
- Landscape to be more naturalistic and responsive to the topography and proposed water system.
- Remove Grand Drive between Forsyth entrance and De Baliviere entrance.
- *The Municipal Golf Courses will have 27 holes consisting of 3 returning nines, and golf course operations will be relocated to a new clubhouse building and a new parking lot.* [Consider two golf course options: i) 27-hole course. ii) an 18-hole course.]
- Consider relocating the maintenance building to a visually unobtrusive hillside location.
- Redesign Municipal Golf Courses to maintain existing southern boundary adjacent to the existing Valley Drive.

Note: Text indicated by Italics *thus* is to be ADDED.

Text indicated in Brackets[thus] is to be DELETED.



Legend

- Current Boundary
- Approximate Area of Golf Hole
- General Position of Dual Path

Forest Park
CDA Public Hearing

Proposed Amendment No. 02117 Municipal Golf Courses
To The Forest Park Master Plan

FOREST PARK MASTER PLAN
AMENDMENT NO. 02/97
ATTESTED COPY


STEPHEN ACREE
CHAIRMAN CDC

10/21/97
DATE

FOREST PARK MASTER PLAN

Approved at the Community Development Commission Meeting of December 5, 1995

PROPOSED

AMENDMENT NO. 02/97

(MUNICIPAL GOLF COURSES)

to

THE FOREST PARK MASTER PLAN

approved by the Community Development Commission on October 7, 1997

BACKGROUND

The Master Plan as approved by the CDC in December 1995 refers in several places to the fact that the current layouts of the Municipal Golf Courses do not meet today's standards, contains land use conflicts, and drainage problems. The Master Plan outlines site specific recommendations and particular improvements, and suggests two design options for the development of the golf courses.

The first, option A, offers 27 competition golf holes (one 18-hole course and one 9-hole course) and continues to use Lindell Pavilion as the clubhouse. The second, option B, provides 18 competition golf holes, a new clubhouse, a new driving range and 3 practice holes.

Since the plan was adopted, discussions have occurred with the American Golf Corporation and other golf related interests to achieve consensus on a design for the new Municipal Golf Courses. The result of these discussions is the development of a hybrid plan that integrates favorable elements from both options.

Accordingly, amendment of the Master Plan is appropriate, as follows:

AMENDMENT NO 02/97 TEXT

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 - a. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, the Municipal Golf Courses will have 27 holes consisting of 3 returning nines, and golf course operations will be relocated to a new clubhouse building and a new parking lot.
 - b. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, existing hole 16, located on the western edge of the Art Hill/Grand Basin, is slightly modified in order to allow for the proposed promenade and walkway around Grand Basin, but remains approximately in its current location.
 - c. Notwithstanding anything in the 1995 Forest Park Master Plan to the contrary, the proposed soft surface path from the Des Peres Ave./Lindell Blvd. intersection to the Grand Basin is deleted.
- II. Page 21 of the Executive Summary of the 1995 Forest Park Master Plan, Section J., System and Site Recommendations, Area 3: Cascades - Municipal Golf Course, is revised as follows:

Delete all text following the caption, "MUNICIPAL GOLF COURSES", and insert in lieu thereof the following:

Notwithstanding any other provision of the 1995 Master Plan:

- Relocate four [five] golf holes away from the Art Hill/Grand Basin to create open space for passive recreation.
- Improve drainage and golf course quality with new lake system and wetlands. The water level will fluctuate within the lake/wetlands system and the water may be used for irrigation purposes.
- Landscape to be more naturalistic and responsive to the topography and proposed water system.
- Remove Grand Drive between Forsyth entrance and De Baliviere entrance.
- The Municipal Golf Courses will have 27 holes consisting of 3 returning nines, and golf course operations will be relocated to a new clubhouse building and a new parking lot. [Consider two golf course options: i) 27-hole course. ii) an 18-hole course.]
- Consider relocating the maintenance building to a visually unobtrusive hillside location.
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