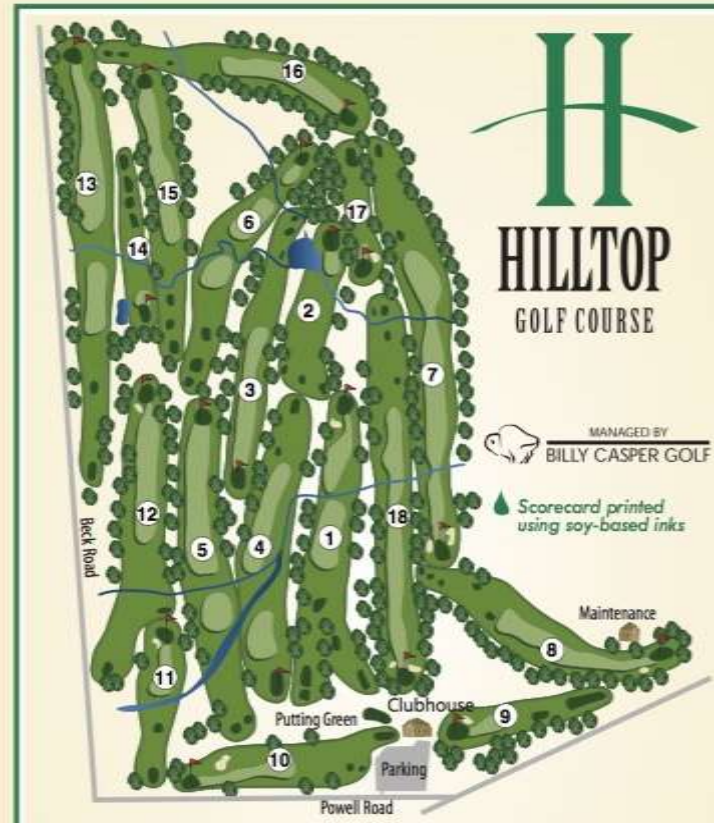




HILLTOP GOLF COURSE

PLYMOUTH TWP, MICHIGAN



HillTop Golf Course

- Built in 1921 and Designed by Jerry Matthews
- Managed by Billy Casper Golf
- Golf Course is **Not** “paying for itself”
- Clearly – to sustain – improvements need to be made
- Or – does it make sense to NOT have a golf course?
- Which way to go for HillTop??????
- The best way to determine the “Best way to Proceed”

CREATE A MASTER PLAN

THE VALUE OF A MASTER PLAN

- Road Map for Future
- Coherent understanding of Options
- Eliminate “design by Committee”
- Understanding the cost/benefits of all options
- Comprehensive compilation
- Most value created for a property



...design team

Paul Albanese

Principal



...our company

- Member of the American Society of Golf Course Architects.
- Cornell University: Received a B.S in Environmental Engineering and was captain of the men's golf team.
- Harvard University: Received a Master's Degree in landscape architecture and studied the history of golf architecture.
- Director of Golf Course Architecture at the Edinburgh College of Art in Scotland – the birthplace of links golf.
- Designed and remodeled over 25 golf course projects since 1991.

Director of Golf Course Architecture EDINBURGH COLLEGE OF ART

Edinburgh Scotland

...teaching

- The only program in the world that teaches golf course architecture to this extent.
- Students earn a Master's Degree after their 12 months of intensive study.
- The program focuses on the historical links style golf course architecture of Scotland.
- As Director of the program, Paul Albanese is able to visit and study the famous links courses – such as St. Andrews, Turnberry, Carnoustie – but the unsung gems all along the coasts of Scotland.

Cornell University



...teaching

- This is a ten day seminar that will teach adult students the appreciation of golf course architecture.
- The trip is held in October, and students will have an opportunity to play and study, St. Andrews, Carnoustie, Troon, Turnberry and other classic links courses.
- Paul's knowledge of links style golf course architecture made him the ideal candidate to teach this class.

...design team

Chris Lutzke

Principal



- Has worked with Pete Dye for over 20 years as one of his key associates.
- Michigan State University: Received a Bachelor of Landscape Architecture and an Associates of Arts degree in Turfgrass Science.
- Has worked on many Top 100 golf course projects, including The Ocean Course at Kiawah Island, Crooked Stick, Colleton River and Whistling Straits.
- Has traveled extensively throughout the U.S and Britain to study the classic forms and shapes of the master golf architects.

...our company

...design team

Garrett Wasson

Senior Designer



- **Cornell University:** Received a B.S. in Landscape Architecture with a concentration in Turfgrass.
- **Edinburgh College of Art (Scotland):** Received a MSc. in Golf Course Architecture.
- Has over 9 years of golf course design experience.
- Has 7 years landscape architecture experience.
- Registered Landscape Architect in New York State.

...our company



...our company

Allen Belyea
Senior Designer



Sam Thomas
Designer



Vijit Nandrajog
Designer



Sweetgrass Golf Club

Wilson, Michigan



TOP TEN BEST
NEW COURSES
2009

sweetgrass
GOLF CLUB



Web Site

www.golf-designs.com

Whistling Straits

Kohler, WI

new courses



*Host of the 2004
PGA Championship*

Golf Magazine

- Top 100 Golf Courses in the World



Web Site

www.golf-designs.com

Sweetgrass Golf Club

Harris, MI

MIDWEST
golfing
MAGAZINE™

DESTINATION GOLF
It's Time to Travel

Getting
Personal with
Wilson
Sporting Goods

FREE COPY
2008 Fall Issue

sweetgrass
GOLF CLUB

Web Site
www.golf-designs.com


**ALBANESE
& LUTZKE**

Landscape Architecture

Ocean Breeze Park Staten Island, NY

... our company



SITE PLAN LEGEND:

- EXISTING WOODLAND VEGETATION
- EXISTING SHRUB VEGETATION
- EXISTING GRASSLAND
- LAWN / ATHLETIC TURF
- LIMIT OF DELINEATED WETLANDS
- 100' WETLAND BUFFER

- A** PARK ENTRY
- B** MAJOR PARK PATHWAY
- C** NATURE TRAIL
- D** CROSS COUNTRY TRAIL
- E** NEIGHBORHOOD EDGE
- F** DOG RUN

MATERIAL

- 4** **6** **7** **8** **9** **14**
- 11**
- 1** **2** **3** **8**
- 16**
- 9** **9.5** **10** **14**
- 11** **16**

MATERIAL

- G** FIELD HOUSE
- H** FIELD HOUSE PLAZA
- I** FIELD HOUSE PARKING LOT
- J** NATURE TRAIL ORIENTATION
- K** PLAY AREA
- L** FOOTBALL / SOCCER FIELD

MATERIAL

- M** BASEBALL FIELD **15**
- N** PARKING **11**
- O** PICNIC AREA
- P** BADWAY **11**

Montclair Kimberly Academy

Landscape Architecture

Montclair, NJ



...our company

Jerome Park Bronx, NY

Landscape Architecture



... our company

GOLF COURSE DESIGN PROCESS

- SITE ANALYSIS and PROGRAMMING
- SCHEMATIC PLANNING
- MASTER PLAN
- PERMITTING
- CONSTRUCTION PLANNING
- CONSTRUCTION MANAGEMENT
- GROW-IN

A&L HAS BEEN RETAINED TO CREATE UP TO THE MASTER PLAN

- SITE ANALYSIS and PROGRAMMING
- SCHEMATIC PLANNING
- MASTER PLAN
- PERMITTING
- CONSTRUCTION PLANNING
- CONSTRUCTION MANAGEMENT
- GROW-IN and OPERATIONS

Site Analysis

- Analyze the opportunities and constraints present on site
- Investigate and map the existing site conditions
- Create graphic drawings and images to form a base from which to build ideas
- Meet with constituents to determine community goals and objectives

LEGEND

- PROPERTY LINE
- USGS TOPOGRAPHY
- EXISTING STREAM / POND
- EXISTING TREELINE
- EXISTING BUILDING
- SLOPE 0-5%
SLOPES ARE EASY TO WALK AND ARE MOST SUITABLE FOR GOLF.
- SLOPE 5-20%
SLOPES CAN BE WALKED, BUT WILL BE TRICKY OVER LONG DISTANCES. SOME GRADING WILL BE REQUIRED FOR THE PLAYABILITY OF THE GOLF HOLES.
- SLOPE > 20%
SLOPES ARE DIFFICULT TO WALK AND SIGNIFICANT GRADING WILL BE REQUIRED FOR THE PLAYABILITY OF THE GOLF HOLES. HIGH EROSION POTENTIAL.
- HP HIGH POINT (ON-SITE)
- LP LOW POINT (ON-SITE)
- SLOPE DIRECTION



Scale in Feet:

 1" = 200'
 Contour Interval = 10 Ft.

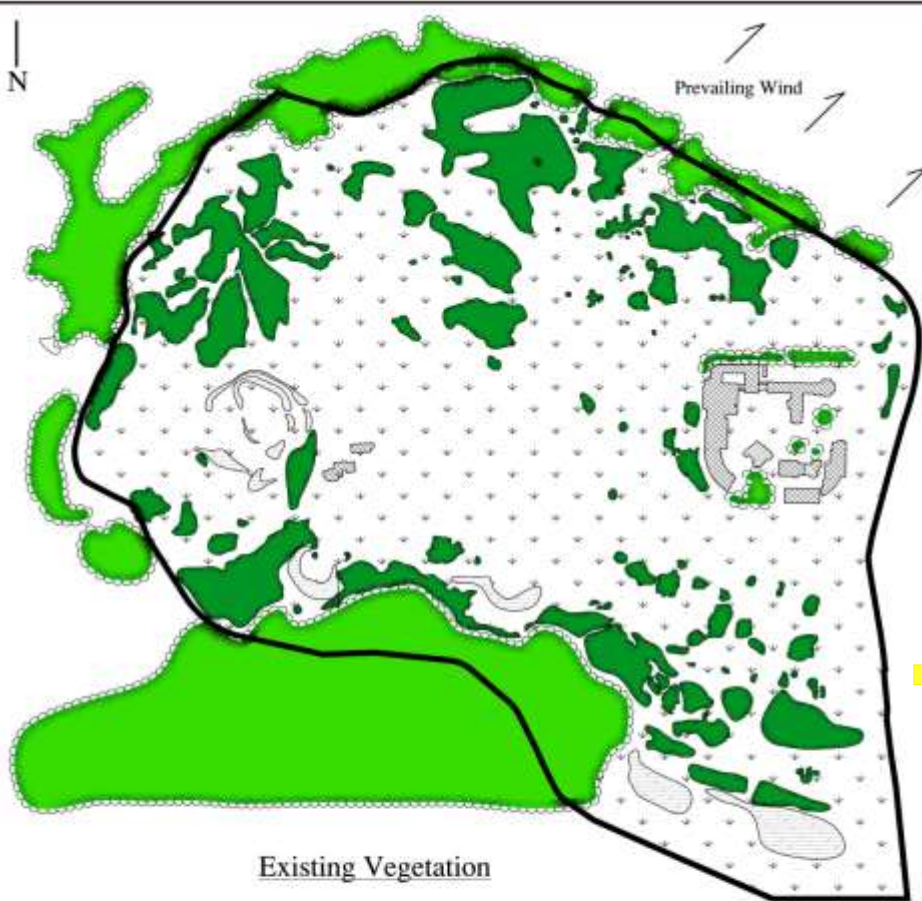
Site Analysis
Slope Analysis Plan






Project:

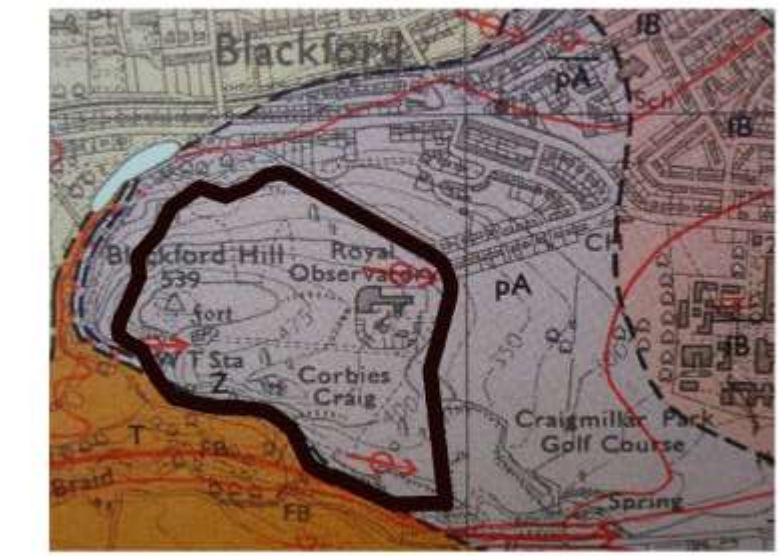
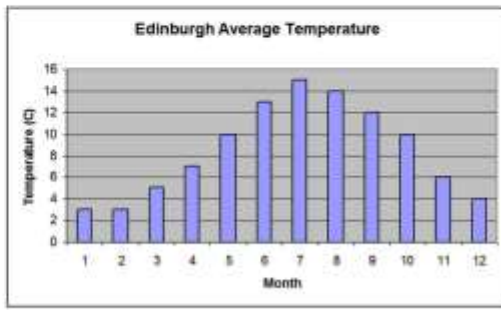
Flandreau Santee Sioux Tribe
 Flandreau, SD

ALBANESE & LUTZKE
 575 Hamilton Street
 Plymouth, WI 53420
 Office: 734.667.5150

Date: 11/28/2016
 Revisions:



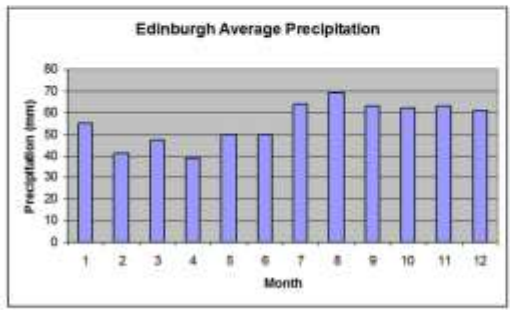
-  Meadow Grasses
-  Gorse
-  Trees
-  Exposed Rock Outcroppings
-  Buildings



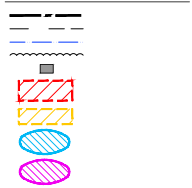
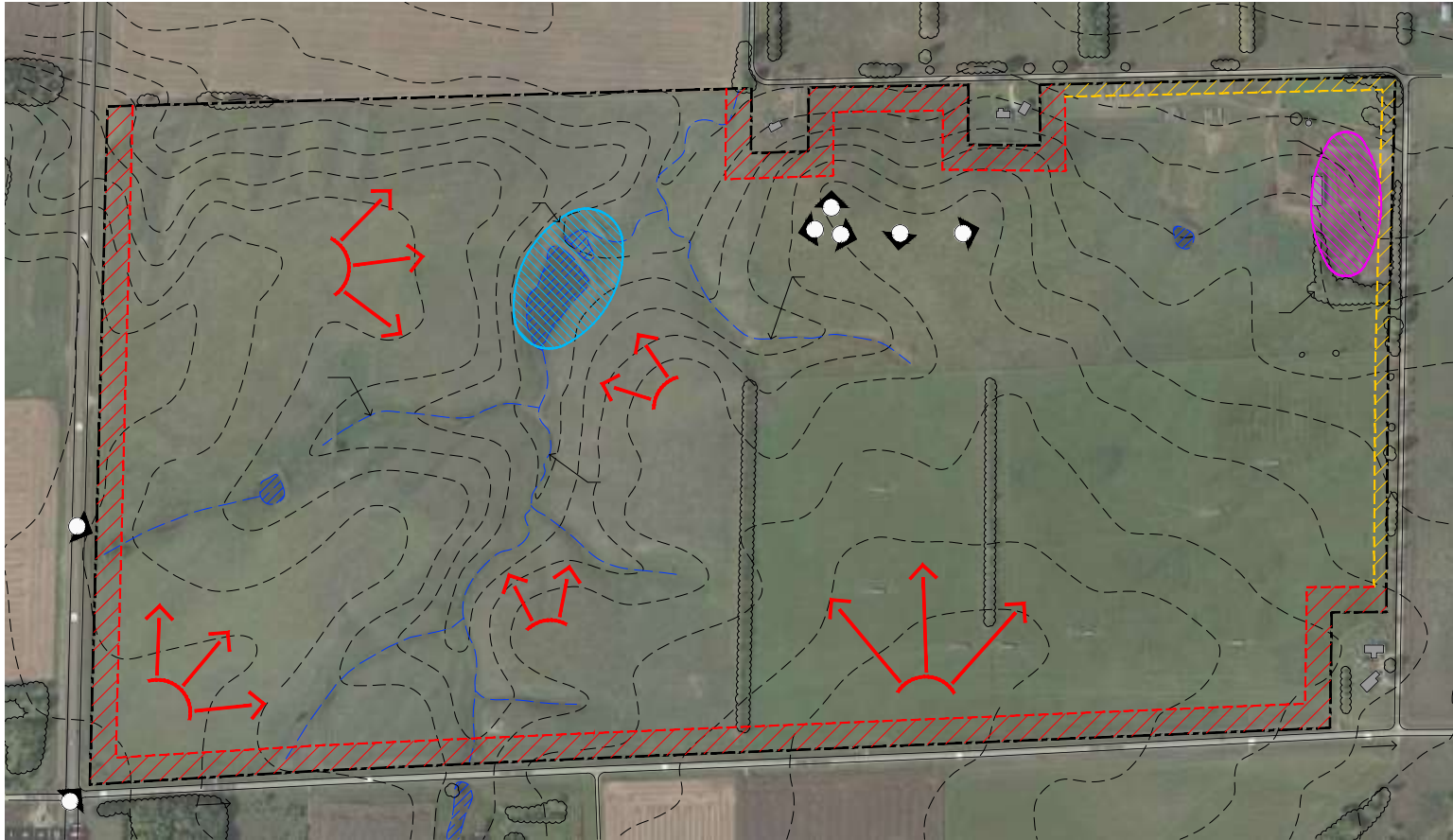
pA Pyroxene-andesite

Geology & Soils

- Soils are generally well drained
- Soil depth varies
- Areas around exposed rocks and at top of slopes are shallower than areas at the bottom of slopes



BLACKFORD HILLS
 TERM 2 - PROJECT 2
 DATE: 9 FEB. 2007
 GARRETT WASSON

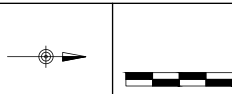


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Climate

Vietnam is located between 8 and 23 degrees north. The country is insubstantial in the southeast and a few central highlands along the South China Sea, with peaks reaching up to 4000m. Vietnam is the south around Hanoi and in the south around Ho Chi Minh City. There are extensive low-lying regions in the Red River delta and the Mekong delta (see map).

Like other countries of the region, Vietnam has a tropical monsoon climate dominated by south to northwesterly winds from May until September and northerly to northwesterly winds between October and April. There is a relatively quiet period of variable winds at the time of transition from the south to north monsoon.

Delhi has a single rainy season during the south monsoon (May-July). Rainfall is abundant and light during the remainder of the year. Rainfall is dominated with annual rainfall exceeding 1000mm almost everywhere. Annual rainfall is even higher in the hills, especially those facing the sea, in the range of 2000-2500mm.

Eastern Vietnam has a rainy monsoon on the Gulf of Tonkin and the South China Sea. It has a tropical monsoon type of climate, from May-May the north monsoon sets in, and the country is dominated by south to northwesterly winds. From October, the north monsoon is dominated with northerly to northwesterly winds blowing the country. There is a transitional period between each monsoon season when winds are light and variable.

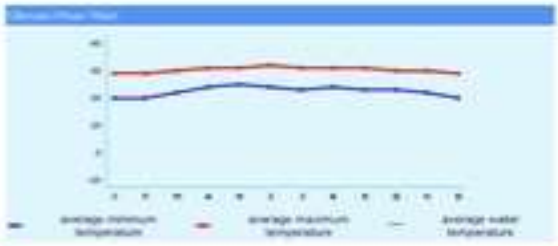
For coastal areas and the parts of the central highlands facing southeast, the season of maximum rainfall is during the south monsoon, from May-July. These regions receive a greater per cent precipitation which occurs in form of the South China Sea at this time of the year. The rainfall in the hills is much less frequent (200mm).

During the north monsoon, southern Vietnam has cloudy days with occasional light rain while northern Vietnam tends to be dry and sunny. Temperatures are high all year round for western and central Vietnam, but northern Vietnam has a better winter season as the north monsoon increasingly advances with age in form of China. Frost and snow occur very rarely in the highest mountains in the north for a few days a year in the winter. However, the forests are protected from cold winds of winter northerly as and the dry season is more to suit with much conditions. South Vietnam is generally warm, the hottest months being March through May, when temperatures rise into the 30-35°C range (86-95°F). This is also the time for the season in the south, followed by the April-October monsoon season.

During the rest of the year rainfall is abundant and light. Annual rainfall is almost everywhere above 1000 mm (40 in), and more in between 2000 mm (80 in) and 2500 mm (100 in) in the hills, particularly those facing the sea.

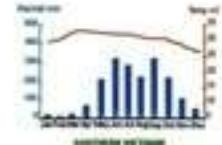


The figure shows the average rainfall in the coastal lowlands of Vietnam, which is also the highest rainfall in the country.



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Relative Humidity	75	75	75	75	80	82	84	82	82	84	75	72
Precipitation (mm)	2	5	7	22	144	239	204	187	207	189	62	22
Precipitation (days)	3	3	5	6	20	14	20	24	14	17	12	11

The figure shows the climate data for the site for the proposed golf course development in Vietnam.



The figure shows the average rainfall in the coastal lowlands of Vietnam, which is also the highest rainfall in the country.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Precipitation (mm)	2	5	7	22	144	239	204	187	207	189	62	22
Precipitation (days)	3	3	5	6	20	14	20	24	14	17	12	11

The figure shows the climate data for the site for the proposed golf course development in Vietnam.

Concepts & Schematic Planning

- Develop multiple ideas for how the golf course will maximize the value of the resort as a whole.
- Review ideas with committee and development team in a charrette workshop.
- Continue in this phase until an idea that fits all goals and objectives is created.

LANDSCAPED BUFFER

Schematic Land Use Plan 'C'

Grand Harbor Golf & Beach Club North Nine VERO BEACH, FLORIDA



80
FOOT
BUFFER

NORTH

Pod 1 - 17 acres of multi-family
 Pod 2 - 11,400 l. f. road, 80' x 140' lots
 Pod 3 - 11,000 l. f. road, 65' x 140' lots
 Pod 4 - 7,300 l. f. road, 55' x 120' lots
 Pod 5 - 6,300 l. f. road, 45' x 120' lots

53 Acres of Ponds
 Approximately 700+ residential units

NOT TO SCALE
January 14, 2005



NOT TO BE USED FOR STAKING OR CONSTRUCTION



**ALBANESE
& LUTZKE**
 golf course architecture & construction management
 2121 Redwood Road
 Royal Oak, MI 48067
 248.435.1142
 www.golf-blueprint.com



Potawatami Project
5/10/05
SLUP X
7400 Yards Par 72

-  Probable Unstable Soils Area
-  Possible Unstable Soils Area



Hole	Yards	Par
1	400	4
2	557	5
3	222	3
4	499	4
5	460	4
6	387	4
7	610	5
8	230	3
9	426	4
Out	3791	36
10	399	4
11	452	4
12	583	5
13	200	3
14	366	4
15	510	4
16	462	4
17	190	3
18	585	5
In	3747	36
Total	7538	72

Master Plan

- Compilation and hybridization of the Schematic Land Use Plans into a final Master Plan.
- The Master Plan becomes the road map for the future development of the project.
- The Master Plan includes a detailed analysis of the costs and timing issues associated with the project.



KENNETT SQUARE GOLF AND COUNTRY CLUB

MASTER PLAN

PROPOSED SCORECARD					EXISTING SCORECARD					
HOLE	BLACK	BLUE	WHITE	RED	PAR	BLACK	BLUE	WHITE	RED	PAR
1	424	480	371	332	4	388	371	379	337	4
2	348	378	345	343	4	345	334	324	278	4
3	174	180	143	126	3	174	182	143	142	3
4	128	137	126	100	4	128	134	124	79	4
5	106	105	100	103	3	106	106	101	103	3
6	137	134	126	109	4	137	134	126	109	4
7	161	143	132	105	4	161	143	132	105	4
8	430	487	383	325	4	478	474	450	343	4
9	393	445	400	350	5	404	413	376	315	5
OUT	3174	3074	2748	2417	36	2715	2675	2675	2556	36
IN	334	413	392	382	4	404	413	376	375	4
10	167	160	138	120	3	167	166	137	129	3
11	240	240	212	183	4	240	240	212	183	4
12	183	183	148	117	3	183	183	148	148	3
13	352	340	312	261	4	352	340	312	261	4
14	393	374	343	300	4	393	374	343	341	4
15	430	430	390	328	4	430	430	390	328	4
16	446	430	365	330	4	430	433	406	420	4
17	430	430	390	328	4	430	430	390	328	4
18	334	334	314	271	4	334	334	314	271	4
19	334	334	314	271	4	334	334	314	271	4
OUT	3118	3074	2748	2417	36	2715	2675	2675	2556	36
TOTAL	6292	6148	5496	4833	72	5430	5350	5350	5112	72



LEGEND

- HOLE NUMBER
- TEE UP/DIRECTION TO LANDING AREA
- LANDING AREA 50+ YARDS FROM TEE (SHADES DIVERGENCE INDICATED)
- FAIRWAY
- GREEN
- BUNKER
- WATER

- CARTPATH
- HARD FENCE
- EXISTING TREES TO BE REPAIRED
- EXISTING TREES TO BE REMOVED
- EXISTING GOLF FEATURES TO BE REMOVED

- GENERAL RENOVATION NOTES**
- ADD OR EXTEND THE BACK TEE TO LENGTHEN THE GOLF COURSE
 - ADD NEW INTERMEDIATE AND FORWARD TEES TO PROVIDE TEE BOXES FOR ALL SKILL LEVELS
 - REMOVE UNDESIRABLE EXISTING BUNKERS
 - ADD FAIRWAY BUNKERS THAT WILL CHALLENGE THE GOLFER
 - ALL BUNKERS TO BE REPOSESSOR IN SIMPLER / ROMA STYLE
 - REMOVE FAIRWAYS AS NEEDED
 - CREATE NATIVE AREAS
 - TREE PLANTING ON TRENCHES IN SELECT AREAS
 - REMOVE AND ADD CART PATHS WHERE NEEDED

Project: Kennett Square Golf and Country Club
 Kennett Square, Pennsylvania
 Preliminary Master Plan
 September 2013

Prepared By:
ALBANESE & HUTZKE
 705 South Main Street, Suite 214
 Pottsville, PA 17857
 Office: 717.887.3136

Brady S. Klein
 Direct Designer, LLC
 82 1st Avenue West
 Mechanicsville, VA 23103
 800.243.2706 (MTV)
 800.508.7668 (DC)
 info@bradyklein.com

MASTER PLAN



Double Black Diamond AT HOLIDAY VALLEY

Ellicottville, New York

Scorecard

Hole	Par	◆◆	◆	■	◆◆◆	Par	●	◆◆◆
1	4	394	380	312	11	4	295	11
2	4	351	342	317	3	4	275	3
3	4	400	367	323	5	4	292	1
4	4	423	384	388	7	4	280	7
5	3	292	189	158	15	3	140	17
6	5	491	474	434	13	5	343	13
7	4	374	363	322	1	4	283	5
8	4	404	378	363	9	4	339	9
9	4	289	287	281	17	4	226	18
	36	3300	3134	2830	38		2453	
10	3	171	150	137	18	3	104	18
11	4	365	346	327	2	4	292	2
12	3	187	165	150	16	3	124	16
13	4	446	395	376	12	4	317	19
14	5	548	507	484	10	5	396	8
15	3	220	200	174	14	3	131	14
16	4	458	419	396	4	5	363	12
17	5	480	459	399	6	5	365	4
18	4	429	407	337	8	4	299	6
35		5394	5048	2779	38		2390	
Total 71		6512	6182	5617	72		4643	

Double Black Diamond 72.2 / 138
Black Diamond 70.2 / 121
Blue Square 67.6 / 113
Green Circle 65.8 / 108



MASTER PLAN

SCORECARD						
Hole	Par	White	Blue	Green	Gold	Red
1	3	564	536	508	481	388
2	4	734	708	682	658	527
3	4	475	451	428	380	334
4	7	109	101	152	135	118
5	3	611	599	588	565	442
6	3	189	181	152	135	118
7	4	370	352	333	296	258
8	5	563	535	517	480	384
9	3	313	293	283	262	142
GOLF	36	3468	3285	3121	2774	2428
10	4	411	419	397	353	308
11	3	183	183	174	154	123
12	4	393	372	354	314	275
13	4	481	461	442	388	348
14	3	175	166	158	140	123
15	3	565	537	509	452	386
16	4	438	416	384	358	307
17	3	539	523	495	448	383
18	3	431	409	388	342	302
19	56	2946	2888	2819	2653	2088
TOTAL	72	1104	1082	1051	962	8924



- 01- HOTEL DE GOLF
- 02- HOTEL DE LUXE
- 03- BOUTIQUE HOTEL
- 04- APPARTEMENTS MEUBLES
- 05- VILLAS CONDOS
- 06- MAISONS D'HOTES
- 07- VILLAGE
- 08- CLUB EQUESTRE
- 09- CENTRE DE SPA ET DE THALASSOTHERAPIE
- 10- PARC A THEMES
- 11- COURS DE GOLF & CLUBHOUSE
- 12- APPARTEMENTS
- 13- RESIDENCES
- 14- FERMES
- 15- VILLAS GOLF
- 16- ECOLE
- 17- CLINIQUE
- 18- CENTRE DE SERVICE CLIENTELE
- 19- STATION DE TRAITEMENT DES EAUX
- 20- PARKING POUR VISITEURS
- 21- ZONE DE REUL PAR RAPPORT A LA VOIE PRINCIPALE
- 22- SCULPTURE
- 23- TUNEL

LEGEND

- Fairway
- Wood Bunker
- Maintenance Bunker
- Grass Rough
- Green
- Teeing Area
- Water Feature

ALBANESE & LUTZKE
*Golf Course Architecture
 Construction Management*
www.golf-designs.com

MASTER PLAN

Site Analysis

- Analyze the opportunities and constraints present on site
- Investigate and map the existing site conditions
- Create graphic drawings and images to form a base from which to build ideas
- Meet with constituents to determine community goals and objectives

THAT IS WHERE WE ARE TONIGHT

- Tonight is a “working meeting” – called a “Charrette”
- The idea is to enable us to hear ideas, gain insight, gather data, receive input – from the end users – YOU.

Hilltop GC – Background

- Hilltop built in 1927 as 9 hole course
 - Market saturation from 1970's to 2000's caused a reduction in rounds played
 - The course was leased prior to 2011 – operator had no interest in continuing under that arrangement
 - Lessee contributed to a deteriorating facility until current management took over
- Billy Casper Golf (“BCG”) has operated the course since 2011
 - BCG runs 4 other municipal facilities in Michigan and is the largest operator of municipal courses in the US
 - BCG receives management fee of 11% of revenues for turnkey operations management
 - Current agreement expires in March 2019

What Township has learned about Hilltop Via Current Operator

- BCG projects operating losses to continue – average of \$70k
- Using a four year average of recommended capital expenditures results in an average cash loss of \$230k annually
- However, the projection assumes growth in rounds to 25k and increasing in 2019/20. This could be an overly optimistic assumption.

Public Comments about HillTop

- Regular users of Hilltop enjoy the course
 - Challenging greens – although a short course, it is a tough course
 - Good value for greens fee rates
- These same features, however, presumably limit ability to grow the amount of rounds
 - Beginner golfers can be frustrated because of difficulty of the course
 - Pace of play can be a problem with too many poor or inexperienced golfers
 - “Tight” course causes safety concerns
 - About 20% visited Hilltop
 - About 47% preferred that Hilltop remain open; 29% preferred it being repurposed for other recreational purposes

Possible Directions for Hilltop Golf Courses

- Design Concepts and Direction
Needs come from some Data Points
- Ideally – the Community would be Surveyed
- Fortunately – This community WAS Surveyed about this precise question in 2016 and 2017

Community was Surveyed in 2016
About:

“What they desired to see
as recreation amenities”

COMMUNITY SURVEY RESULTS

Community Survey

	Very Interested	Interested	Somewhat Interested	Not at All Interested	Not Sure	Total
Baseball/Softball Fields	10.17% 120	12.20% 144	20.76% 245	49.66% 586	7.20% 85	1,180
Soccer Fields	10.71% 127	12.73% 151	19.73% 234	50.17% 595	6.66% 79	1,186
Football Fields	4.02% 46	7.52% 86	14.96% 171	66.05% 755	7.44% 85	1,143
Basketball Courts	9.78% 115	13.95% 164	19.81% 233	50.77% 597	5.70% 67	1,176
Tennis Courts	14.88% 180	15.70% 190	20.41% 247	42.81% 518	6.20% 75	1,210
Shuffleboard Courts	5.77% 68	10.53% 124	20.71% 244	55.69% 656	7.30% 86	1,178
Pickleball Courts	7.64% 90	8.91% 105	14.26% 168	55.43% 653	13.75% 162	1,178
Sand Volleyball	8.23% 96	14.58% 170	21.70% 253	49.91% 582	5.57% 65	1,166
Dog Park	23.73% 295	13.76% 171	14.72% 183	43.85% 545	3.94% 49	1,243

Playgrounds	29.04% 352	23.35% 283	17.41% 211	26.65% 323	3.55% 43	1,212
Picnic Facilities	28.74% 359	28.42% 355	22.66% 283	17.77% 222	2.40% 30	1,249
Natural Areas/Open Space	49.85% 653	27.56% 361	11.76% 154	9.08% 119	1.76% 23	1,310
Walking/Running Trails	57.44% 799	24.44% 340	8.55% 119	7.91% 110	1.65% 23	1,391
Biking Trails	45.08% 586	23.23% 302	12.69% 165	16.54% 215	2.46% 32	1,300
Horseback Riding	11.50% 136	10.90% 129	14.96% 177	55.71% 659	6.93% 82	1,183
Cross-Country Skiing	17.96% 220	19.27% 236	18.12% 222	39.59% 485	5.06% 62	1,225
Canoe/Kayak Access	26.25% 326	21.10% 262	14.90% 185	33.98% 422	3.78% 47	1,242
Fishing Access	15.78% 186	14.50% 171	18.24% 215	44.78% 528	6.70% 79	1,179
Disc Golf	8.33% 98	13.01% 153	19.22% 226	52.72% 620	6.72% 79	1,176
Sprayscape	21.84% 264	17.20% 208	16.54% 200	37.06% 448	7.36% 89	1,209
Swimming	32.99% 418	17.36% 220	14.84% 188	30.23% 383	4.58% 58	1,267
Skateboard Park	5.90% 68	6.42% 74	15.35% 177	66.09% 762	6.24% 72	1,153
Workout Stations	19.93% 245	18.71% 230	22.21% 273	35.31% 434	3.82% 47	1,229

Horseshoe Pits	6.81% 80	12.43% 146	25.45% 299	49.53% 582	5.79% 68	1,175
Ice Skating	21.14% 260	21.71% 267	20.00% 246	33.09% 407	4.07% 50	1,230
Small Venue/Low Amplification Band Shell/Amphitheater	14.43% 192	14.65% 195	13.90% 185	50.56% 673	6.46% 86	1,331
Small Venue Indoor Performing Arts Theater (think Tipping Point or Purple Rose)	20.22% 271	16.87% 226	16.34% 219	41.27% 553	5.30% 71	1,340
Large 800-Seat Orchestra Hall	12.06% 158	8.93% 117	12.37% 162	59.47% 779	7.18% 94	1,310

TOP 5 DESIRED OUTDOOR RECREATION LAND USES FROM COMMUNITY SURVEY (not including golf)

- Walking/Running Trails – 57.44%
- Biking Trails – 45.08%
- ~~• Swimming – 32.99%~~
- Playgrounds -- 29.04%
- Picnic Facilities – 28.74%
- ~~• Canoe/Kayak Access – 26.25%~~
- Dogpark – 23.73%

Another Survey Regarding
Recreation was done in September
2017 with Specific Questions Being
Asked Regarding Community
Recreation

Two Questions Are Particularly
Germane to this Site and its
Future

31. There has been some discussion in the community about the future of Hilltop Golf Course. Would you prefer to see Hilltop kept open as a golf course, or closed and repurposed for other recreational uses?

IOI	CTY	TWP		
45%	39%	47%	Keep open as a golf course	GO TO Q.33
29%	29%	29%	Close Hilltop Golf Course and repurpose the property	ASK Q.32
26%	32%	24%	Undecided/Refused	GO TO Q.33

32A-C. If Hilltop Golf Course was closed, what would you like to see developed on that property? [WRITE RESPONSES AS STATED FOR UP TO THREE USES—PROBE WITH: “Are there any others?” UNTIL THREE RESPONSES MENTIONED OR UNPRODUCTIVE]

IOI	CTY	TWP	
N=87	N=29	N=65	
12%	15%	10%	Green Space-Nature
11%	3%	13%	Parks
10%	5%	12%	Trails-Walking/Hiking
6%	8%	5%	Community Pool-Swimming
6%	8%	5%	Soccer-Fields
6%	4%	6%	Dog Park
6%	3%	6%	Kids Play Area
5%	6%	4%	Community Recreation Center
5%	6%	4%	Multi Purpose Fields
5%	3%	6%	Trails-Biking
4%	5%	4%	Housing Developments
3%	4%	2%	Baseball-Fields
2%	3%	2%	Skate Park
2%	1%	2%	Golf-Courses
2%	—	2%	Disc Golf
2%	—	2%	None
1%	4%	—	Music-Theatre Stage
1%	3%	—	Ice Rink
1%	1%	1%	Lacrosse-Fields
1%	1%	1%	Tennis-Courts
1%	—	2%	Business Developments
1%	—	2%	Gym-Weights
1%	—	1%	Pickleball
1%	—	1%	Sledding Hill
1%	—	1%	Splash Pad
1%	—	1%	Volleyball Courts
—	2%	—	Youth Programs
—	1%	—	Basketball-Courts
—	1%	—	Girls Programs
—	—	1%	Dodge Ball
—	—	1%	Running Track

10A-C. What additional recreational or athletic program(s) that are currently not offered in the Plymouth Community would you like to see offered? [WRITE RESPONSES AS STATED FOR UP TO THREE PROGRAMS – PROBE WITH: “Are there any others?” UNTIL THREE RESPONSES MENTIONED OR UNPRODUCTIVE]

<u>TOT</u> <u>N=64</u>	<u>CTY</u> <u>N=22</u>	<u>TWP</u> <u>N=48</u>	
10%	15%	8%	Soccer-Fields
8%	7%	9%	Community Pool-Swimming
6%	7%	2%	Community Recreation Center
5%	5%	4%	Basketball-Courts
5%	5%	5%	Green Space-Nature
5%	3%	6%	Trails-Walking Hiking
5%	2%	7%	Trails-Biking
4%	5%	3%	Baseball-Fields
4%	2%	5%	Tennis-Courts
4%	—	5%	Adult Programs
3%	6%	2%	Youth Programs
3%	5%	2%	Lacrosse-Fields
3%	4%	3%	Ice Rink
3%	3%	2%	Parks
3%	2%	3%	Gym-Weights
3%	2%	4%	Multi Purpose Fields
3%	2%	3%	Softball-Fields
2%	2%	2%	Hockey
2%	—	2%	Dog Park
2%	—	2%	Pickleball
1%	5%	—	Skate Park
1%	2%	1%	Football-Fields
1%	2%	1%	Senior Programs
1%	—	1%	Art
1%	—	1%	Dodge Ball
1%	—	1%	Girls Programs
1%	—	1%	Golf-Courses
1%	—	1%	None
—	2%	—	Archery
—	2%	—	Climbing Wall
10%	10%	10%	Other (less than 1% each)/Undecided/Refused

Please note: totals may not equal 100% due to rounding

General Timeline – Next Steps

■ Fall 2018

- Complete Master Plan for Hilltop Site
- Evaluate course financial operations for 2018 year
- Review RFP responses for golf course management contract (including negotiating with BCG)
- Review results of professional work for alternative uses of Hilltop

■ Year End 2018

- Trustees make decision on direction of Hilltop

Master Plan Timeline

■ Tonight

- CHARETTE – when a large group of people get together for the purpose being involved in a design process
- This is NOT design by committee!
- This IS a valuable manner in which community space can head in most effective design direction.
- Do NOT be offended if your ideas and thoughts don't end up in the final Master Plan.
- NOT all ideas and land use can – or should – fit into this one parcel.

Master Plan Timeline

■ After Tonight

- Our office will take ideas and come up with Concepts to be reviewed by the committee and/or board.
- These ideas will be influenced by tonight's meeting and input.
- By end of September, the goal is to have a Master Plan completed for this project.

Costs

- All plans will have a cost associated with them.
- The different ideas and concepts presented to the committee and board will have associated cost estimates and general pro-formas attached.
- Tonight's "Charrette" will NOT focus on costs, necessarily.
- The ideas tonight are to be explored with the idea that costs are NOT the driving variable.
- Costs WILL be accounted for in the next phase of process.

THREE GENERAL CONCEPTS

- **GENERAL CONCEPT A:** Keep Hilltop Golf Course as is and simply try to operate and compete better.
- **GENERAL CONCEPT B:** Get rid of Hilltop Golf Course completely, and repurpose the site for other recreation.
- **GENERAL CONCEPT C:** Modify Hilltop Golf Course and integrate other community recreation amenities into the design.

GENERAL CONCEPT A

Keep Hilltop Golf Course “As-Is”
and simply try to operate and
compete better.

- The option presumes to essentially put little to no additional \$ toward the golf course.
- In the opinion of the current operator, there **NEEDS** to be additional capital put toward improvements in order to compete and **NOT** lose money.
- In our opinion, there **WOULD** be a need to invest significant \$ into this golf course in order to compete and **NOT** lose money.

GENERAL CONCEPT B

Get rid of Hilltop Golf Course completely, and repurpose the site for other recreation.

- The option presumes to eliminate the golf course.
- Redesign the site for other recreation amenities.
- Considering the surveys indicate a desire by residents for golf as a recreational sport and to NOT lose their golf amenity – this Concept is NOT being considered at this point.

GENERAL CONCEPT C

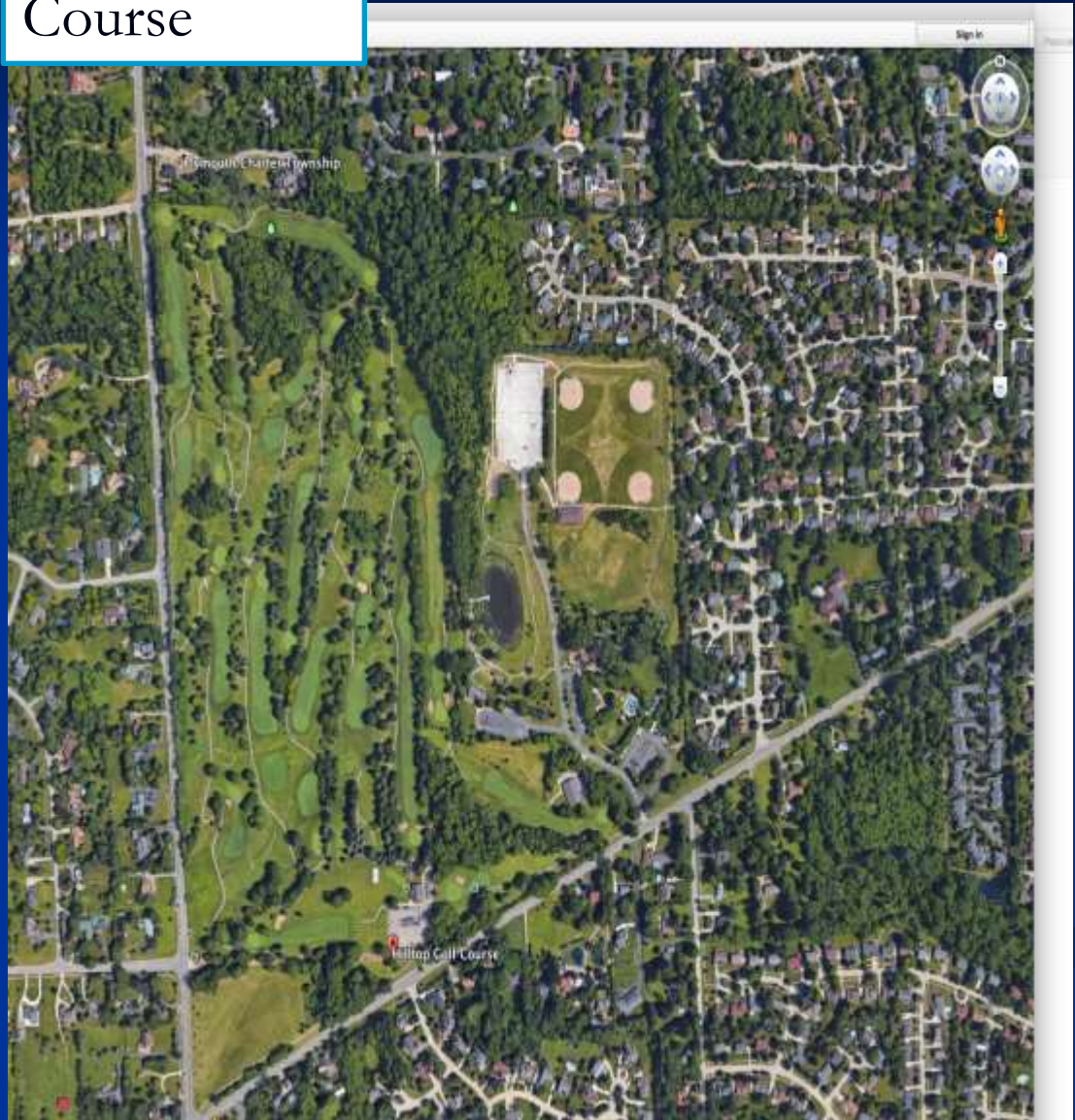
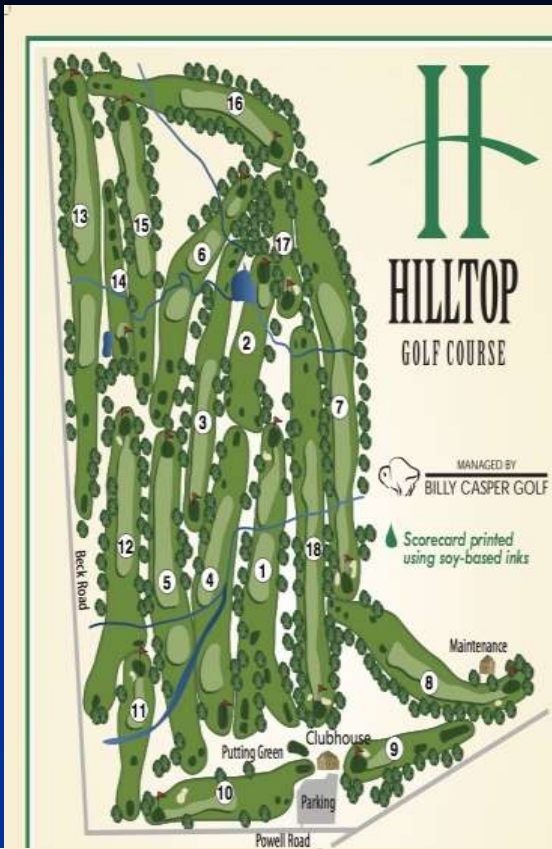
Modify Hilltop Golf Course and integrate other community recreation.

- The surveys show that there IS a desire to keep Golf as a recreational amenity and include other recreational amenities.
- Which recreational amenities should be included?
- That is where we are tonight.....

GENERAL CONCEPT C

- We have begun to explore how this General Design Concept might work.
- Via our preliminary design work – we have found out that it would be possible to KEEP and existing nine holes of golf essentially around the the perimeter of the property.
- This idea the opens up space on the interior the property in which we can then design other recreational amenities

The Hilltop Course



HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOT		
Back	69.5	131	370	204	347	366	402	330	538	340	188	3087	253	202	360	545	195	376	343	169	479	2922	6009
Middle	68.2	129	350	182	323	361	400	307	529	316	166	2934	230	179	351	526	163	345	316	144	439	2693	5627
Handicap	9	13	15	5	3	7	1	17	11				18	14	8	2	10	4	6	16	12		
Par	4	3	4	4	4	4	5	4	3	35	4	3	4	5	3	4	4	3	5	35	70		