

# On Course

News & Thoughts from Forrest Richardson & Associates, Golf Course Architects

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PHOTO COURTESY OF GENEVA HOLDINGS

## THE KEY TO GOOD IN-FILL PLANNING

*Two Biltmore Estates where we helped make way for 113 high-end townhomes while preserving the historic Arizona Biltmore Adobe Course*

For many golf courses today the best path forward may be to find available land for repurposing. Whether the land will be earmarked as for-sale residential, multi-family, recreation or appropriate commercial-retail in use, the process must begin with careful consideration of existing residents, legal entitlements and, of course, *the golf course itself*.

The golf course is typically the largest “piece of the puzzle,” and this realization is often underestimated. For this reason, the land planning expertise of the golf course architect is essential.

“When we look at a golf course, we are looking at it from literally hundreds of perspectives,” notes Forrest Richardson. “In the end we want an enjoyable, beautiful and sustainable course — and those qualities must exist whether you are playing the game, living on a golf hole or part of the development and ownership.”

### Considerations for Golf Course In-fill Projects

1. *The neighborhood comes first — as these property owners represent those who will live with the results*
2. *Even though legal entitlements may allow uses, the uses must pass the test of being truly good for all*
3. *The golf experience must endure to be fun, enjoyable and financially sustainable*
4. *Golf practice habits are changing — today it is possible to generate as much revenue with in-door simulators and launch monitors as it is on a 10-acre range*
5. *New development concepts should be planned so they contribute to the success of the golf facility*
6. *Communication is essential — and the earlier the better in order to get people on board with new ideas*



### GOLF COURSES COME IN ALL SHAPES & SIZES

Regulation, Executive, Par-3 and in any number of holes — from 6 to 18 — the golf course of tomorrow knows no real boundaries. In the example at left, a 5,800-yard 18-hole course was creatively redesigned to free up 20 acres for new homes and a neighborhood retail project. With only six new greens and some creative planning, the resulting length was kept at 5,500-yards. But the biggest benefit was a better routing, more strategic holes and less turf area.

**FORREST RICHARDSON & ASSOC.**

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