Farmers Marketing deserves credit

To the Editor:

We appreciate your coverage of New Mexico State University's royalty agreement for seed propagated NmMex Sahara bermudagrass in your October issue. However, it has come to our attention that Farmers Marketing Corp., which paid us the royalty, and which assumed responsibility for increasing the seed under genetically pure conditions, was eliminated from the article.

We are well aware of publications' continuing battle with space limitations. But we feel Farmers Marketing Corp., should receive credit for its work in making NuMex Sahara a commercially viable bermudagrass.

Sincerely,
Beth Morgan
Information Specialist
New Mexico State University

Golf communities

Continued from page 8

It should be noted, however, that community and citizen involvement in an open, responsive planning process is essential to gain support and approval.

Cluster and mixed-use plans

Golf course communities, using clustered development principles are an increasingly popular alternative to standard, single-family, detached developments. The high percentage of open space creates an attractive residential environment.

Clustering concepts can often accommodate much greater density than allowed under larger-lot, conventional zoning, in a manner that is responsive to the site environment and natural features. Clustering creates a perception of lower density.

In a golf course community of 500 acres or more, retail, employment, civic and additional recreational uses can be provided, creating truly mixed-use development. This gets workers closer to jobs and shopping and recreation areas.

Protected open space

By combining a golf course's 100 to 200 acres with cluster planning principles, substantial areas of permanent open space are established. Natural site features are preserved and recreational amenities provided.

In many cases, 40 to 50 percent of a site can be preserved as permanent open space.

Contrary to popular opinion, golf courses developed under today's stringent federal and local regulations are environmentally sensitive. Golf courses can also be important components of a community's stormwater management system, using portions of fairways as detention areas.

Stringent controls

Most golf course communities are developed under special Planned Golf Course Community Ordinances. They are generally modeled after Planned Unit Development or Planned Residential Development ordnances containing many similar provisions. The ordinances allow flexibility in site layout and design, but require high standards in implementation.

Typical provisions of a golf course community ordinance might include substantial open space and landscaping requirements, buffering of adjacent properties through extensive perimeter setbacks, and strict architectural design controls.

Positive community impact

Comparing a golf course community to development of a property under conventional zoning almost always favors the golf course approach. In many cases, the difference is striking.

A conventional subdivision usually produces more school-age children and more traffic than a comparable golf course community. Off-site traffic can be further reduced by incorporating mixed-use land-use concepts.

In most cases, a golf course community will produce significant long-term benefits and a positive tax impact as well as being a source of continuing pride for the local citizenry.

Frederick Jarvis is principal, co-founder and director of planning for LDR International Inc., a planning consultancy and landscape architecture firm. Copies of the growth cartoons can be obtained by contacting Jarvis at LDR International Inc., Quarry Park Place, Suite 100, 9175 Gulf Road, Columbia, Md. 21046-2666.

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