Arthur Hills tackles UMichigan renovation, other projects

TOLEDO, Ohio — Arthur Hills, chosen restoration architect for the $3.1 million University of Michigan designed Dunes West, an 18-hole Golf Course renovation project, has to its original style.

Alister MacKenzie, in collaboration with Perry Maxwell, designed Charleston, S.C. Owners plan to restore the course from the fairways, and half the back nine will be enseeded in woods completely isolated from homes.

The developers have been meticulous in ensuring environmental compatibility.

Three ponds will be dug to serve a variety of purposes, including storm water buffering, irrigation, and as habitat for aquatic life and native plants. The quality of the on-site salmon spawning waters will be rigorously maintained.

A manual outlining the project's operating philosophy also details how both design and maintenance will use sustainable agriculture and integrated pest management to minimize reliance on pesticides and herbicides.

Construction plans already specify areas to be reserved for materials stockpiling.

Because of an important trout stream traversing the fairway on the 380-yard 13th hole, Lally has agreed that no construction equipment will be allowed to move the length of the fairway. Instead, bulldozers and equipment will approach only half of the fairway from the tee side, and then the construction crew will have to travel hundreds of yards around wetlands in order to build the greenside half of the fairway.

Besides the massive volumes of scientific documentation, the permitting application called for exhaustive engineering specifications.

Some 100 detailed blueprints were submitted, showing everything from the installation of culverts under surface roads to the joints of the wooden bridges to be built.

So far, Lally has carried costs of the project on his own. He figures he'll need another $3.5 million for construction, $2.5 million for the clubhouse and parking lots, and $4 million for phasing in the housing lots.

Lally's recent progress through the approvals process has now brought Fox Brook Associates to the point where they wish to seek a permit to proceed.

"Well," he said, with a boyish smile, "my mother's an avid golfer, and I promised her she could play golf with her.