

DEVELOPMENT & RENOVATION



Coldwater developers bring affordable public golf to Iowa

By DEREK RICE

AMES, Iowa — At this time next year, golfers will be playing Coldwater Golf Links, which is nestled between the athletic fields at Iowa State University and the business district of Ames on 150 acres of former farmland and land leased from the university.

Routing and construction of the Tripp Davis-designed links course has been completed and seeding is underway. Despite a string of bad-weather days in mid-September, the developers said the course opening would be on time next year.

Niebur Golf Construction Services took on the building and shaping of the course, which required moving 450,000 cubic yards of dirt to give the flat farmland some definition.

For developers Marvin J. Walter and Scott Randall of the Randall Corp., the experience of building a golf course was a new one. The two owned ad-

joining tracts of land on the site and decided to pool their resources to form Legacy Golf Associates Inc. In order to build an 18-hole course, they leased 50 acres from Iowa State. That land sits adjacent to the football overflow parking area in the shadow of Jack Trice Stadium, where Iowa State plays its home games. Under the agreement with the university, should a larger stadium be built, which would require more parking, the university may park cars on



A view of what will be the 16th hole at Coldwater Golf Links in Ames, Iowa.

Photo: Derek Rice

the golf course. But Matt Randall, vice president of the Randall Corp. said he's not worried about that.

"The stadium they have now doesn't fill up for most games," he said. "But if it happens, I'll be out here parking cars and taking money."

The search for an architect who

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BRIEFS

RIVER HILLS REOPENS AFTER RECONSTRUCTION

LITTLE RIVER, S.C. — River Hills Golf & Country Club has reopened after a \$2 million reconstruction project. The greens, which were originally bentgrass, were replaced with Champion bermudagrass. Other improvements to the Tom Jackson-designed course included redesigning several holes and making aesthetic changes, such as adding stone bulkheads around several of the course's water features, changing some of the bunkering, landscaping with indigenous vegetation and replacing all the bridges.

TURNER CONSTRUCTION TO OPEN NEW BRANCH

GAITHERSBURG, Md. — T.A. Turner Construction will open a branch office in Orlando, Fla., to serve the Southeastern region. Michael Crone, who comes to Turner from ValleyCrest Golf Maintenance (formerly Environmental Golf Inc.), will serve as vice president in charge of Turner's operations at the new office, including two fully staffed and equipped divisions specializing in golf course construction and renovation, as well as environmental construction and renovation. Crone has worked on more than 60 golf course construction and renovation projects in his more than 30 years in the industry.

FIRST NATIONAL COMMITS TO GOLF PROJECTS

MARTINSVILLE, N.J. — First National of America Inc. continues to fund golf projects across the country. In September, First National committed more than \$10 million in funds for two projects, Taqueta Falls Country Club in Rising Fawn, Ga., and Lakecliff in Spicewood, Texas. Taqueta Falls was designed by Rick Robins and will be managed by Troon Golf, while Arnold Palmer designed the Lakecliff project. Earlier this year, First National completed funding for Black Mesa Golf Course in Santa Fe, N.M. At press time, the company said it planned to commit to a course expansion project in northern California, an acquisition in Ohio and the refurbishment of a course in New York.

Niebur keeping busy despite building slowdown

COLORADO SPRINGS, Colo. — While work continues on Coldwater Golf Links in Ames, Iowa (see story above), golf course builder Niebur Golf has several other ongoing projects proceeding coast to coast in spite of a slowdown in course construction.

"The housing market has

been keeping us alive," said president Joe Niebur. "All but eight of our 10 projects are in housing developments."

Current projects include:

- Trilogy at Redmond Ridge for Shea Homes in Redmond, Wash. Work on the Gary Panks-designed 18-hole course will be completed this year.
- An 18-hole course designed by

Rick Phelps in Falcon, Colo. It is due to open in fall 2003.

- Highland Meadows GC in Windsor, Colo. Work just started on the 18-hole course designed by Art Schaupeter.

- Art Hills' White Clay Creek GC in Wilmington, Del. The course will be finished this fall.

- 18-hole addition by Robert

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East West Partners breaks ground in Truckee

By DOUG SAUNDERS

TRUCKEE, Calif. — Site preparation began last month on a new Jack Nicklaus Signature golf course in this small railroad town in the Sierra Nevada Mountains. Old Greenwood Golf Course marks the beginning of a new era for this hamlet that for years has been the gateway to nearby Lake Tahoe.

Old Greenwood is the first of two courses to be built as the linchpin to an ambitious resort undertaken by East West Partners, which will feature 3,000 home sites, the creation of a European-style ski village at nearby Northstar at Tahoe and complete recreational amenities for prospective club members.

The project will signal a transformation for the small mountain community and also mark an expansion of the resort concept that

East West developed over two decades in Colorado. East West is internationally recognized for the development around the base of



Construction has begun on East West Partners' Old Greenwood Golf Course in Truckee, Calif.

Photo: Freddy Bird

Beaver Creek, Colo. That complex combined a ski village core with a blend of single-family homesites, shared ownership homes and condominiums for visitors. The ski resort brought winter visitors, and a Robert Trent Jones Jr. course was

constructed to lure summer residents and visitors.

"We have begun to remove trees and will do as much rough work on the first five holes this fall as the weather permits. We should be able to complete final shaping and sod the course by next fall in order to open in 2004," said Todd Patrick, East West Partners' director of sales.

The development group has teamed with Crescent Real Estate as a financial backer for the 15-year project. East West Partners is also already involved in a long-term lease arrangement with another Truckee course, Coyote Moon. With the construction of the two new courses, East West will be able to offer 54 holes of golf to prospective members of the planned Tahoe

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Univ. of Texas, developer in golf course pact

AUSTIN, Texas — Taylor Woodrow Communities and the University of Texas have partnered to bring a golf course and real estate project to Austin.

Construction is underway at the University of Texas Golf Club at Steiner Ranch, a club that will serve university alumni, Steiner Ranch residents and the city of Austin. Dallas businessman Mike Myers, a longtime supporter of academic and athletic programs at the University of Texas, is spearheading the project. November 2003 is the target date for the course opening.

Bechtol Russell Golf Inc. designed the 7,008-yard, par-71 course, and plans to seek additional input from several former University of Texas golfers.

Taylor Woodrow, which is a limited partner in the project, along with Lincoln Property Co. and Steiner Ranch Ltd., has developed country club living components around the world, including The Legacy Club at Alauqua Lakes in Orlando, Fla., and Mirasol in Palm Gardens, Fla., home of the PGA Tour's Honda Classic.

Upon completion of the course, Taylor Woodrow will assume management of the course and will develop the land surrounding it.

Niebur stays busy

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Trent Jones II at Chenal CC in Little Rock Ark. The course will open later this year.

- Three Crowns GC in Casper, Wyo. for British Petroleum. The 18-hole Robert Trent Jones II-designed course will be finished in fall 2003.

- A nine-hole addition to Boone CC in Boone, Iowa. Work was com-



Dyric Snyder and Joe Niebur of Niebur Golf.

Golf also is starting on jobs in Lansing, Mich. and Beckett Golf Club in New Jersey. The firm will also be opening a satellite office in Scottsdale, Ariz., this fall that will be staffed by Kent Neville.

"We want to get closer to the action down there," said

Niebur. ■

— Andrew Overbeck

pleted in September.

In addition to this work, Niebur

GC at Westwood seeks rebirth

HOUSTON — The Golf Club at Westwood has hired architect Keith Foster to redesign and Landscapes Unlimited to construct the course's planned changes.

With construction expected to be completed in November 2003, the course hopes to undergo a rebirth of sorts. Head pro Scott Olsen promises a simple, clean and classic design

surrounded by 160 acres of natural, heavily vegetated parkland just minutes from downtown Houston.

Foster will redesign all 18 greens and tees, as well as hand-crafted bunkers in what the club said is reminiscent of early 20th century designs. The renovation also includes a new irrigation system and turfgrasses.

Old Greenwood

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Mountain Resort.

The 6,740-yard, par-72 Old Greenwood course is being built on a 600-acre parcel of land that features tall mature white pine and ponderosa pine that are spaced throughout a rolling site that offers a very natural routing. While no figures are available, East West has said that expenditures on the course, clubhouse and infrastructure costs will be substantial.

With construction underway, the Truckee area is heading toward recognition as a mountain golf destination community. Old Greenwood will bring the number of courses in this town up to six. The move to build courses in this town, which is just 14 miles from Lake Tahoe, is driven by the environmentally sensitive nature of the Tahoe Basin. The area continues to draw visitors and residents to the numerous ski areas and mountain scenery, but building such an ambitious project within the Tahoe Basin would be impossible.

East West Partners came to the California mountains three years ago to access the development of Northstar at Tahoe, a ski resort situated on the ridge that divides Lake Tahoe from the Martis Valley.

"After our experiences in Colorado with Beaver Creek and Copper Mountain, we understand how important golf is to creating a desirable four-season resort. We could see the potential of Northstar and the surrounding area. Tahoe Mountain Resort will expand on the concepts we created in Colorado," said Roger Lessman of East West Partners.

The biggest difference the group has encountered in California is the strict environmental review process that is necessary to obtain approval for the golf course construction. This approval process brings local, state, and federal regulatory agencies into play. This process can take two years to clear, but this is an improvement from the late '80s, when the approval process could take up to eight years.

"We appreciate the interest to make these golf courses as environmentally sensitive as possible and are excited to finally begin the construction process," Lessman said. ■

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