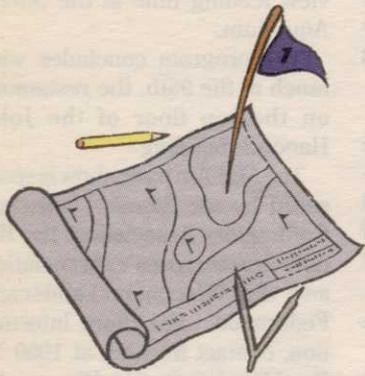


BRIEFS



NICKLAUS TURNS ON HEAT IN MEXICO

PALMILLA, Mexico — World traveler Jack Nicklaus is about to make his golf mark in Mexico.

The famed professional "warmed up" for the recent PGA tournament with a stay in the 100-degree dry desert heat of Los Cabos, where he is designing his first course in Latin America here. The Nicklaus course will open early in December.

Palmilla, where the average year-round temperature is in the low 80s, is cooled by a breeze from the Sea of Cortez. The backdrop of the course features a rare combination of desert, ocean and mountain breezes.

JOHNSTON GIVES SAVANNAH FACELIFT

SAVANNAH, Ga. — The Savannah Golf Club's 18 golf greens have been completely rebuilt, and the course is scheduled to re-open for play Oct. 1.



Clyde Johnston

Golf course architect Clyde B. Johnston of Hilton Head Island, S.C., coordinated the renovation.

Course historical aspects were retained. Local historians contend Savannah GC, established in 1794, was the first American golf club. Evidence suggests the course was viewed by George and Martha Washington, John Adams and the French general Lafayette.

A Civil War embankment bisects the course. Bunkers and other hazards originally were constructed from breastworks used by Confederate forces defending Savannah in the Civil War.

FLATT BUSY DESIGNING IN MIDWEST

OVERLAND PARK, Kan. — Larry W. Flatt of Flatt Golf Services here lists three new course projects.

They are Lincoln Valley Golf Club in State Center, Iowa; Paola (Kan.) CC, and Janesville (Minn.) Area Golf Club.

Lincoln Valley is planned as a nine-hole expansion to the semi-private club. Private Paola CC also will be a nine-hole expansion. And Janesville will be a new 18-hole public golf facility.

TOCQUINGNY TAKES MEXICO POST

Dennis Tocquingny has accepted the assignment of project coordinator at Tres Vidas in Acapulco, Mexico.

Tres Vidas will be a golf resort designed by Von Hagge Design Associates in conjunction with Diamante Desarrollos S.A. This project will be von Hagge's fourth venture in Mexico. Tocquingny had previously served as site coordinator at Katsuragaoka C.C., a von Hagge-designed course near Mito, Japan.

Building communities in face of hard times

Iowa families building course to turn over to their community

By MARK LESLIE

Members of the Vermeer Manufacturing and Pella Window company families have created a project in Pella, Iowa, that is a twist on a familiar theme. They have given the town 200 acres, are building a golf course on the land, and will lease the facility to the community for 20 years, at which time it will become the town's property.

Meanwhile, surrounding the course will be Bos Landen Golf Community, which will be owned and operated by the two families. Homes can be constructed by any builders in Pella.

According to project manager of golf course construction Bob Bruns, the development team includes architect Richard Phelps, land planners Bloodgood, Sharp and Buster of Des Moines and Johnson Golf Course Construction of Highland Village, Texas.

"This is the first major housing development in Pella in nearly 15 years," Bruns said. "We retained ownership of 145 acres of development ground — the 145 acres owned by the two families. In conjunction, the city issued \$1 million in bonds to provide development of city streets, sewer, water, etc."

Responsible are Dale and Mary Andringa, daughter of Vermeer Manufacturing founder Gary Vermeer; and Peter Kuyper and Charlie Farver, grandsons of the founder of Pella Windows.

Bruns, a business professor and golf coach at Central College in Pella, said the four golf-lovers saw the need for a new golf course for Pella, a community of 10,000 that has only a private nine-hole country club. They hired Bruns, Kurt Kettler and Darrell Van Hall of Van Hall Builders as the development team, now known as Frundtage Investment Group, Inc.

While plans were in the works for 3-1/2 years, ground was not turned until Labor Day 1991, and the grand opening is expected to be mid- to late-June 1993.

Has the idea taken hold?

Bruns said four homeowners are in their new houses and four more homes are

Continued on page 20



The Palmetto Course's 18th hole shows architect Arthur Hills' use of natural settings.

The Landings: A vision taken to fruition

By DOUG SAUNDERS

The Landings, a 6,500-acre residential community on Skidaway Island East of Savannah, Ga., sets a standard that many planned golfing communities have followed. Since the first golf courses were built here 20 years ago, it has grown into a private club that includes six championship courses, more holes of golf than any other private club in the world.

Its proximity to the Atlantic Intercoastal Waterway, abundance of wildlife, and setting among forests of pine, oak, and palms has drawn new residents from around the United States.

In many respects the project has become a valuable learning experience for people involved in the design, approval and construction of golf courses.

The entire project has been done within the framework of a master plan that detailed the needs for the golf courses and surrounding residential community. A major concern has been drainage, as the highest point on the island is only 32 feet. A system of inland lagoons has been designed to control runoff, provide water storage for the golf courses, and tie into the Coastal waterway, providing tidal flows.

The Branigar organization developed the project with a true vision and specific

Contrary to many planned golf course communities, The Landings was conceived as a long-term project that would take time to be fulfilled.

plan from the beginning. Its goals stressed preservation of the natural environment, protection of the sensitive waterways and saltwater marshes, and using this natural beauty to provide unique homesites.

Contrary to many planned golf course communities, The Landings was conceived as a long-term project that would take time to be fulfilled, rather than a quick, money-making venture that could not stand market changes, as so many new projects around the country have been.

The six courses have been built over the past two decades; and the changes in course architecture and construction ideas are evident in each phase. The first two courses — the Magnolia and Marshwood course — are early Arnold Palmer designs. But improvements in drainage techniques have made portions of these courses obsolete. The sloping fairways that carry runoff into

Continued on page 20

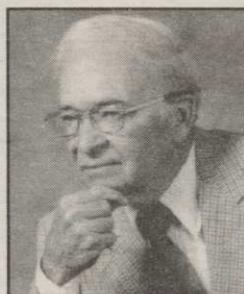
Willard Byrd: A one-of-a-kind, all-in-one design packager

By MARK LESLIE

Many people think mixing golf and housing is like combining apples and oranges. It doesn't work and shouldn't be done, they say. But to Willard Byrd, you can blend a great fruit punch.

Byrd, who has designed more than 100 golf courses, including 10 of Myrtle Beach's 72, stands alone as both a golf course architect and land planner. He was first a city planner with the Federal Housing Administration for eight years, then went into business for himself in 1956 and continued community and large-scale land planning.

Since his break came in 1958 to lay out his first regulation golf course, Northwood Golf and Country Club in Lawrenceville, Ga., Byrd has been a dominant force in the Southeast's world of golf course communities. The 73-year-old Atlanta, Ga., resident is now plying his trade in Southeast Asia and the Caribbean as well.



'We think we can solve problems better by combining the two jobs.'

— Willard Byrd

"We think we can solve problems better by combining the two jobs," Byrd said, "because we can 'give' when the real-estate needs to have precedence and we can 'give' when the golf course needs to have the precedence. And we can analyze it from a financial standpoint... much better and faster than if you had a team of 19 people. Fewer committees and other professions — that's the crux of the whole ball game."

Just as the foundation of a house shapes

its location and how you use the property, the routing plan is the cornerstone of a golf course development, Byrd said. And, after all, that is how he got into the golf business in the first place. He had routed courses in the past, only to have golf course architects enter the picture "and get all the glory."

So why not perform the whole job? he asked.

No reason. Willard C. Byrd and Associates will turnkey the package for a developer, from cash-flow projections to land planning, course design, operation budgets, and even drafting guidelines for homeowner covenants and associations.

"We discuss with the owner the type of course they're after, the clientele, whether it will be private, public, low-fee, high-fee, or equity club and get the parameters of what we're going to do. Then how much money is at their disposal," said Byrd, described as

Continued on page 20