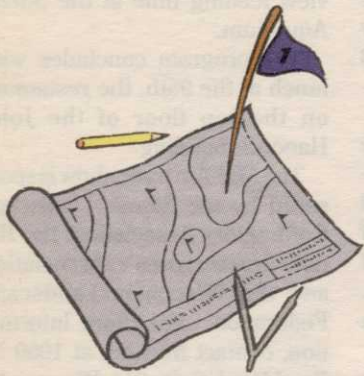


BRIEFS



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

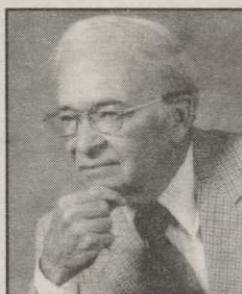
Willard Byrd: A one-of-a-kind, all-in-one design packager

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

Byrd unique

Continued from page 18

conservative, no-nonsense and straight-shooting.

"We do numerous sketches and advise clients almost weekly. In 60 days we have it boiled down, how much the course will cost, roughly how much dirt will have to be moved. We run a cash-flow analysis of what the land will yield. We give the owner several scenarios on costs of operation, absorption of lots and lot sales. We program in interest rates and operating and everything else into it.

"If we think it needs a feasibility study, we suggest that and work with the marketing company while we are doing studies to see what the land will yield, what type of course is best suited and what it will cost."

Traditionally, golf course architects complain that housing inhibits their design. But, with his two hats, Byrd sees two pluses.

"A lot of times we get a double amenity," he said. "We have many holes that have a marsh or lake and both a golf hole and a house lot."

Byrd said that in the battle for space his designs usually favor the golf course.

"I'd rather have a house lot that's 150 feet deep and have ample space for the golf course, for wild boars and all — rather than a lot that has 200 feet and have less space for the course. The lot owner gets advantage of that land anyway.

"We consider the play of the hole. I know some golf courses where I can play across a house easier than going around the corner, because it is shorter that way. The house shouldn't be there in the first place."

Byrd declared that "a lot of developers are trying to force units too tight to the fairway," but added: "Golf needs space."

He said 200 acres are required to design an adequate course and clubhouse today — considering lakes and wetlands.

"I'd rather have that land on the golf course rather than have all the problems associated with putting the course on 125 acres and contending with the lot owners all the time," he said.

But in some regions the whole idea of golfing communities is moot.

Some areas have "passed the saturation point" for golf course communities, Byrd said. Although he has a half dozen projects under construction and 10 to 15 others in the design stage, he said: "The economic condition is affecting all of us more than anything right now. Banks don't want to talk golf."

Bos Landen

Continued from page 18

under construction, and the first three townhouses are inhabited, with three more being built.

The property — thick with 200-year-old oak and hickory trees — promises to produce a fine community and golf course.

Bruns said the lease is "self-funded," meaning the town will pay the developers only if there are excess revenues.

Landings community remains in tune with the times

Modern techniques mean better drainage, use of grey water, other maintenance pluses

Continued from page 18

the bordering lagoons also dumped balls in as well. But properly constructed French drains and a unique system of subterranean water recovery pipes have been used to make the courses more playable and water use more efficient.

More than 3,000 feet of perforated pipe have been laid under ground. This system collects the top water as it filters down into the soil, and directs it to a central collection point. More than 200,000 gallons of water a day are reclaimed and supplement the irrigation needs of the courses.

"We have been pleased with the success of this system and plan to expand its use throughout the project," said Project Engineer Neil Ackerman. "The amount of water recovered is certainly not enough to irrigate a golf course, but we must all work on ways to reclaim dwindling resources with an eye toward the future."

The early courses have undergone extensive work the past two years. Mounding and landscaping, done to deal with runoff problems in construction, is evident in the newest course, Deer Creek, designed by Tom Fazio. While 200,000 cubic yards of dirt were moved on the first Palmer course in 1972, more than 500,000

yards of dirt were moved at the Fazio course in 1990.

Most of the tees are raised and the swales cross through fairways to help drainage. The holes that play along the marshlands are raised and sculpted to keep runoff and potential nutrients on the course and out of the wetlands.

Neil has also developed a system to deal with grey water from the island's water treatment plant. He ran irrigation lines throughout the most remote stretches of forest on the island. Here the grey water is spread, and through natural filtration it is returned to the water table.



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tremendous suction and can handle everything from leaves and clippings to cans and bottles. Add the optional hand-held hose attachment and there's virtually no place