

Ark. course to close while greens rebuilt

BELLA VISTA, Ark. — Because of a change in plans for the rebuilding of its greens, Kingswood Golf Course here will be closed for most of 1994. Originally set to reopen on July 1, the course will stay closed until Oct. 1, and possibly later, according to Mike Shea, director of recreation for the Bella Vista Village Property Owners Association.

The course has been closed since last Nov. 15.

"We considered sodding the greens with bentgrass sod to speed up the process of reopening the course for play," Shea told the *Northwest Arkansas Times*. "While sodding would be more expensive, everyone had agreed that the reopening of the course by July would be worth every penny."

Following lab testing, however, this approach was rejected because the fine sand base used in sodding would not work in this area. Golf officials have indicated that serious problems could develop with the application of heat and stress on the sod and soil mix.

Therefore, Shea said the greens will need to be sown by seed, which will require more time to develop.

Illinois layout expands to four-season facility

SHEFFIELD, Ill. — Despite weather delays, Hidden Lake Golf Club and Resort should be surrounded by a complete year-round resort by 1995. The four-phase expansion project is the brainchild of owner LeRoy Wirth.

Phase I, which started last fall, is the construction of five new golf holes and a new dam to raise the existing strip mine lake eight feet, according to Wirth. The dam will expand the three-acre lake to eight acres and put it in play on three of the five new golf holes.

Concurrently, there is an ongoing remodeling of existing buildings, including the full-service commissary-pro shop and a 30-by-35-foot meeting area with panoramic views of the golf course.

"Our plan is to get the first five new holes operable by September of this year," Wirth told the *Star Courier*. The original nine-hole golf course will remain in play through the 1994 season.

When the 18-hole layout is complete, it will play to a 35-35-70 par.

Plans for massive golf course community project unveiled in Arizona

PHOENIX, Ariz. — Details of development plans for the first phase of Desert Ridge — a huge, multi-use community in the city's northeastern Valley — include two 18-hole golf courses and approximately 2,000 residences on 1,346 acres, according to Donald L. Viehmann of Northeast Phoenix Partners, the community's master developer.

Northeast Phoenix Partners is a joint venture of The Viehmann, Martin Companies of Phoenix, and Thomas J. Klutznick Company of Chicago.

According to J. Michael Martin of the Viehmann, Martin Companies, the golf resort will be "a high-quality destination-type resort that will help set the tone and quality of the overall Desert Ridge development."

The golf and residential components constitute only the initial phase of the proposed development.

Construction of roads, storm drainage, utility connections and other infrastructure is tentatively scheduled to begin next year, Viehmann said.

Zoned for an eventual 25,000 residences, Desert Ridge is estimated to house 50,000 people when the community is completed in 2020.

Northeast Phoenix initially acquired a grazing-rights lease for the site 12 years ago and obtained zoning for the entire tract on behalf of the Arizona State Land Department, the actual owner of the site.

On July 7, 1993, Northeast Phoenix acquired the rights for the acreage that constitutes the first phase of the development,

acquiring lease rights for 99 years on 570 acres of land designated for commercial use and purchasing 780 acres of land designated for residential use.

For the leased land, Northeast Phoenix will pay rent that will net the state approximately \$500 million over the life of the lease. The venture paid \$9.36 million for the residential land.

Access to Desert Ridge from throughout the Phoenix metropolitan area will be enhanced with the opening in 1997 of the four-lane interim Pima Freeway.



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