



**THE WORLD OF DEVELOPMENT '97**

An international environmental organization plans to develop 100 golf courses across the country, using land given to it by government agencies and individuals. A major developer begins construction of the largest (42-square-mile) golf course community west of the Mississippi River. New, more restrictive national wetlands regulations take effect but can't terribly slow construction as more than 400 new and expanded golf courses are unveiled to golfers.

While paradoxical in some ways, the 7th year of the decade of the 1990s added another rung to the ladder of spiraling growth in golf. In these pages we have put together a few slices of pie we hope give the flavor of golf industry this year.

— Mark Leslie

**Notable Quotables**

● 'To this day I've never had a 'job' — quote-unquote. My life is a continuous adventure, from one place to the other.'

— Dana Fry, course architect



Dana Fry

● 'By and large, it's [golf course construction] a pretty safe industry. You're dealing with dirt, not 2-by-4s.'

— Skip Lynch

● 'In the '20s there were pros who dabbled in golf course architecture. But if you had a golf course today, who would you rather have had design it — Walter Hagen, or [A.W.] Tillinghast or [Donald] Ross? I think it would be Tillinghast or Ross. And I think that's what's going to happen 20 or 30 years from now. People won't care that a big-time player who won two majors designed a golf course. They are going to want to know that it was Steve Smyers, or Bob Lohmann, or Stephen Kay.'

— Stephen Kay, course architect



Stephen Kay

● 'I was a one-employee show... I made sure I could park my dozer close enough to the tractor so I could jump from one to the other without having to hit the ground.'

— Allan MacCarrach, explaining his start in course construction



Allan MacCarrach

**Audubon Int'l dives into development with a splash**

**Aims to plan and build 100 golf course facilities**

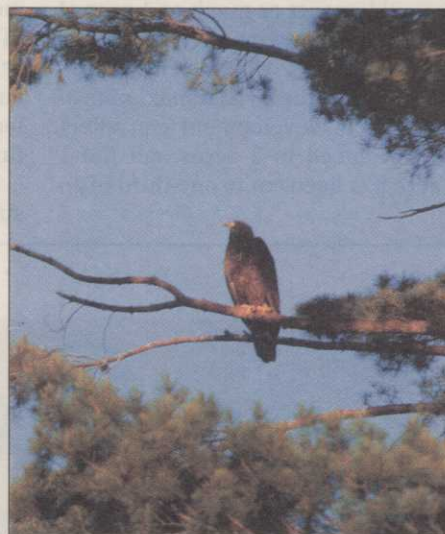
By MARK LESLIE

SELKIRK, N.Y. — When Audubon International (AI) entered the world of golf, no one would have dreamed of the heights it is about to reach — no one except, perhaps, President Ron Dodson.

AI has created the Audubon International Golf and the Environment Land Trust to accept "real property interest" that will be used to facilitate development of Audubon golf courses as environmental research and demonstration centers.

"We asked, Who better to implement our beliefs than us?" said Dodson. "One

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A baby eagle finds a perch on a fairway at Garland Resort in Lewiston, Mich.

**Backers ready to pour in \$300M to \$500M**

By MARK LESLIE

SELKIRK, N.Y. — In its quest to develop perhaps 100 golf courses, the Audubon International Golf and the Environment Land Trust has found a number of individuals and two major federal government agencies offering land, and a partner has stepped forward to finance, develop and operate those facilities. Contracts could be signed by the end of this year.

While the U.S. Army Corps of Engineers and the Bureau of Land Reclamation (BLR) are offering up tracts of land across the country, a newly created firm,

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**GCN JANUARY**



Carter (left) and father Jay Morrish prove blood runs thick in design business.

**A Father & Son Union: No hazards reported in partnerships**

By MARK LESLIE

Tim Nugent was born on a golf course construction site. W. Bruce Matthews III grew up at Grand Haven (Mich.) Golf Course, managed by his father. Carter Morrish has been around the likes of Jack Nicklaus and Tom Weiskopf since he was a toddler. Heck, golf course architect Bob Cupp was his youth football coach. When Trent Puddicombe was born two years ago, his architect dad, Mark, assessed him this way: "Just another little shaper."

This father-and-son golf course design gig can no longer be dismissed as merely anecdotal. It has gone beyond fad to trend.

The golfing public generally knows the Joneses (Robert Trent Jones Sr. and sons Rees and Robert Trent Jones Jr.), the Dyes (Pete and Alice and sons Perry and P.B.) and perhaps the Nicklauses (Jack, Jackie and Gary). But, there are more: the Nugents (Dick and Tim), Morrishes (Jay and Carter), Robinsons (Ted and Ted Jr.), Aults (Brian and Eric), Cupps (Bob and Bob Jr.), Davises (Arthur and Lee), Phelps (Dick and Rick), Kernses (Gary and son Ron), Puddicombes (Sid and sons Grant and Mark) and Mootes (Bob and Dave).

The list goes on. There's Tom Fazio's boy in the dirt with his Tonka truck, and Dan Maples' son in his pile of dirt-cum-miniature golf course.

"Trent already has a toy John Deere dozer," said Mark Puddicombe. "He's the only kid with a USGA-

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**GCN JANUARY**

**Corps' flip on wetlands regs will have wide impact**

By MARK LESLIE

WASHINGTON, D.C. — The U.S. Army Corps of Engineers has changed a wetlands permitting regulation that will affect commercial and residential developers across the board.

Probably 10 percent of golf course projects built the last few years would have been affected by the new parameters had they been in effect, according to Dr. Stuart Cohen, president of Environmental & Turf Services, Inc. of Wheaton, Md.

The regulation is Nation Wide Permit (NWP) 26, which is routinely re-issued every few years. In recent years, it has

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Wetlands at Hammock Dunes in Palm Coast, Fla.

**GCN OCTOBER**

**Diablo es mas Grande**

By MICHAEL LEVANS

WEST STANISLAUS COUNTY, Calif. — When Jack Nicklaus and Gene Sarazen team up on a course design, you know there's something big happening.

The two legends have put their heads together for the first time on the design of The Legends West Course, one of two courses in phase one of Diablo Grande development 20 miles outside of Modesto, Calif. The course is scheduled to open next month.

At 33,000 acres — that's 42 square miles, or twice the size of the island of Bermuda — Diablo Grande calls itself the largest master-planned community west of the Mississippi. Once completed, Diablo will feature five residential neighborhoods, a polo and equestrian center, 45 acres of vineyards (in the foothills of Oak Flat Ranch), and a luxury hotel and European spa.

"The facility could have up to seven golf courses," said Don Panoz, president of the Diablo development who owns Chateau Elan in Georgia. Panoz is in the finishing stages of Diablo's first phase, 5,000 acres that will act as the hub, or village, for his final vision.

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Gene Sarazen



Jack Nicklaus

## Bay Harbor

Continued from previous page

perched on the edge of those bluffs. Four of the Quarry Course holes play down into the old limestone quarry; then out to two more bayside holes. Several are routed through natural sand dunes. The rest are cut through northern Michigan hardwoods.

The 10,000-square-foot clubhouse has a commanding view of the bay as well as the 9th hole on the Quarry Course.

The golf course reclaims what was once a scarred and browned-out cement factory, adjacent to a sand and gravel quarry, jutting out over the pristine bay.

Three years ago the land was an environmental disaster dotted with poisonous piles of kiln dust, a 90-acre hole in the ground, and two huge cement and brick smoke stacks. "The place looked like a windswept lunar surface," said Andy Stempke, an environmental quality analyst of the Department of Natural Resources (DNR).

No vegetation would grow on the piles of kiln dust which contained arsenic, lead and other metals — residues of the cement-making process. The poisons wafted up into the atmosphere when the wind blew off the lake, while some of the polluting metals constantly seeped into the bay.

Today the smoke stacks are gone. The kiln dust has been replaced by rolling green fairways, and the huge hole in the ground is a deep blue-water harbor.

With the permission of the Michigan's DNR and the U.S. Army Corps of Engineers, the developers blew a hole in the sea wall, allowing water from Lake Michigan to flood the old quarry and creating the 75-foot-deep Quarry Lake where 100-foot Hatteras yachts regularly congregate. Bay Harbor has already hosted more than 50 Hatteras yachts for one function, the largest such gathering of those luxury models on the Great Lakes.

The yacht club boasts a 23,000-square-foot clubhouse and 500 slip marina. The "slipominiums," as they are called, sell for \$150,000 and include a yacht club membership.

The ramshackle cement factory buildings have been replaced by 10,000-square-foot Victorian-styled waterfront mansions. Where fences once encircled browned-out land, green park land now invites passersby to enjoy the view of Little Traverse Bay.

The peninsulas created on each side of the dredged-out entrance to Quarry Lake gave the developers prime frontage that they turned into \$1 million lots featuring the bay in front and the new lake in the backyard.

The 1,100-acre site will have 800 homes and condominium units, GOLF COURSE NEWS

clustered in groups of 25 neighborhoods, each with different themes. There are waterfront homes where owners can walk out their front door to their yachts; homes on the golf course; and clusters of condominiums near a shopping and restaurant district.

The golf club is open to the public for now. When all 525 memberships are sold (opening price \$25,000) Bay Harbor will be a private facility.

## BEST OF DEVELOPMENT '97

### Diablo es Grande

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Diablo's first two courses are already in place.

In June, The Ranch Course designed by Denis Griffiths opened for play. Phase one's second course, Nicklaus and Sarazen's Legends West Course, should open for play by the end of November — the last hole was seeded Aug. 5

"It's probably the most incredible piece of inland property I've ever seen," said Griffiths. "It's a perfect piece of property for golf."

"The property was loaded with old California

Oak trees when we first saw it," said Panoz, "and we didn't cut one tree when building either course."

He said 700 to 1,000 trees will be planted on the two tracks over the next few years. "We've allotted 3,500 acres for a nature preserve with approximately 63 percent of the land devoted to wildlife habitats," he said.

"We had zero wetland impact, all of streams had stream buffers on them, we used fescues and other native grasses and irrigated only 85 acres. We were very careful," said Griffiths.

Work on the next four neighborhoods, which will stem off of phase one, is underway.

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