

## City issues bonds, creates public improvement district to attract course

Graham & Panks see the mutually beneficial aspects of the arrangement. "It's a real win-win situation for all the entities involved," said David Graham, Senior Tour golfer and president of Graham & Panks.

Rowlett Mayor Buddy Wall

agreed, saying: "As residential developers, WaterView will enjoy the advantage of adding a golf course to their list of marketable amenities; future home owners get the inherent values of buying in a golf course community; the city and its retailers

will enjoy increased revenues from the new homes built and the families that will live and shop locally; and the public in general and the city of Rowlett in particular get a world-class golf course."

Currently under construction, the WaterView Golf Course will

be an 18-hole, 7,050-yard course with bentgrass greens and white sand bunkers. Scheduled to open to the public in the fall of 1999, the 220-acre course will also boast a three-hole junior-level course, clubhouse, pro-shop, food/beverage facility, driving range, and putting and chipping practice area. Approximately 1,560 homes will be built over the life of the surrounding residential community.

DALLAS — Calling it one of the most innovative "win-win" alliance's created between a local developer and a city government, WaterView Development, Inc. has chosen the city of Rowlett as the location for the next golf course to be designed for the firm by Graham & Panks International. It is normally incumbent upon developers to finance such projects. But, here the city took an aggressive role to ensure the course's site selection by issuing bonds to finance the venture and establishing a public improvement district (PID) to facilitate the course until the bonds are repaid.

WaterView Development and

### Gateway Nat'l

Continued from previous page a retention lake.

Foster mimicked the old-style bunkers of Scotland and Ireland with have high fescue faces.

"The scale of the golf course is magnificent," Foster said. "You can see great distances. On 13 or 14 holes you can see the Gateway Arch."

"Keith has done a fabulous job," said Smith, who is looking forward to a May 1 opening.

Gateway National will be the only public golf course in St. Louis with bentgrass from tee to green, he said.

The par-71 layout stretches from 5,187 to 7,168 yards.

The signature hole, Smith said, is the 10th, a 317-yard par-4 with a large wood-faced bunker square in the middle of the fairway and a tie-walled burn that runs directly in front of the green.

"You either drive over the trouble or lay up short," he said.

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Meanwhile, the Foster-designed Persimmon Woods in St. Louis is expected to open June 15 with a sold-out membership.

"There are so many daily-fee golf courses in St. Louis, this bucks the system," Foster said. "It's private, but affordable private for average folks who love golf. For most private clubs, it's a social scene, tennis, pool, etc. This one, every member loves golf."

The stand-alone golf club was developed by a group of investors led by Gregg Eisenberg.

### Lanark Links

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have fun and not feel the pressure of a large course," he said.

How has the response from the community been?

"It's early and a lot of people are doing yard work, but those who have come out have liked it," Powers said.

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