

# On Course

News & Thoughts from Forrest Richardson & Associates, Golf Course Architects

Winter 2019



PHOTO BY DAVE SANSON © 2018

## RIGHTSIZING THE GOLF FACILITY

It's not a new concept in golf, but one with momentum as we approach 2020. Take an existing golf footprint and look for ways to realize better and more productive uses for some of the acreage.

We've been leaders in this approach for many years. Our work at the historic Arizona Biltmore in 2005 resolved a decade-long debate on land uses at the c.1926 design by William P. "Billy" Bell. As golf course architects it was our guidance that ultimately brought a solution to the table.

We found a way to reroute six holes while preserving the regulation length 18-hole course, and we greatly improved practice opportunities in the process. Most impactful was the freeing up of six acres for residential development that garnished more than \$150 million in real estate sales.

*The shared green of Holes 3 and 15 at Baylands Golf Links where 10.5 acres valued at \$50 million was realized after a full-course reconfiguration and rebuilding project*

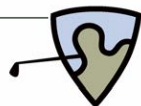
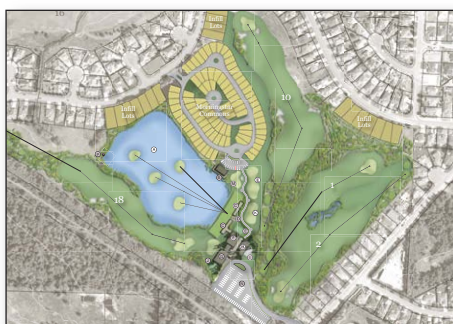
**The goal is to create multiple "wins" where the golf becomes better and occupies a more realistic acreage — and where creative land planning opens the door to new sources of revenue and ROI.**

**DOWNSIZING** — *Creating a new golf experience that may better fit the market and consumer time constraints*

**GEOMETRY** — *Creative uses of "dead" spaces while preserving safety, aesthetics and a great golf experience*

**RE-ROUTING** — *Often the shifting golf holes to more appropriate land, allowing some areas to be developed*

**EMBRACING TECHNOLOGY** — *Using simulators to replace large practice spaces where appropriate*



**SWINGERS DECK**  
AQUA RANGE & SOCIAL CLUB

### THE CREATIVE USE OF WATER

As a way to open up nine acres of developable land at a British Columbia club, we planned a fun aqua range on the course's main irrigation lake. Players use floating balls that are automatically collected into skimmers.

The floating targets, night lighting and covered hitting bays all create an entertaining practice and social experience that was rebranded into something special and memorable.

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