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RICHARDSON  
DANNER



GOLF COURSE  
ARCHITECTS

## PARKS & RECREATION BOARD (August 11th, 2022)



- Summary of goals for the golf course work
- Review Re-configuration Options (A, B, C, D)
- Share public input from public meetings  
*(June 8th, June 22nd, July 14th)*
- Seek further public comment
- Discussion Q&A — Recommendations



## GOLF IMPROVEMENT PHASES

1. Make improvements to golf features  
Holes 4-18 – tees, bunkers, greens,  
permanent restrooms & cart paths.
2. Determine a solution for rectifying golf  
practice area safety concerns by relocating  
golf holes (1-3) to allow for required  
practice area dimensions. *(Tonight)*



## GOLF IMPROVEMENT PHASES – COMBINED



### Phase 1 (15 holes)

- Greens
- Tees
- Bunkers
- Potential Cart Path

### Phase 2

- New Range
- Re-configured Golf Holes



**Overall  
County Recreation  
Asset  
Improvement**

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## MISSION STATEMENT

The overriding goal is to improve the Los Alamos Golf Course in each area that we have been asked to address.

And — to accomplish this within budget and as efficiently as practical on behalf of the County and its residents.



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7 Goals

## 1. PRACTICE OPPORTUNITIES

The practice area should be lengthened and should have adjacent areas for short game practice and player development — With all areas appropriately buffered from each other and from adjacent golf holes.



## 2. CONDITIONS

We should strive for excellent conditions, healthy turf and an overall golf environment that supports these conditions with a sustainable and responsible approach.

### 3. SUSTAINABILITY

Our responsibility includes implementing long-lasting components and methods that conserve water, resources, labor and helps ensure an operation that is financially responsible.

- Recycled water used on 100% of course
- No anticipated increase in turf area, even after improvements

## 4. SAFETY

We need to address the aspect of safety, providing the best possible golf experience that protects all users of public recreation — both the golfers and those using nearby trails and public spaces.



## 5. YARDAGE PRESERVATION & DIVERSITY

We recognize the need to preserve yardage for more accomplished players, yet we must implement appropriate tees and playability aspects that will attract new golfers and cater to a range of abilities.

## 6. POINT OF PRIDE

An overriding goal is to make sure that our work preserves Los Alamos Golf Course as a “Point of Pride” for the community, its residents and the visitors who enjoy the area and its many opportunities.

## 7. GOLF AS OPEN SPACE & MEETING SPACE



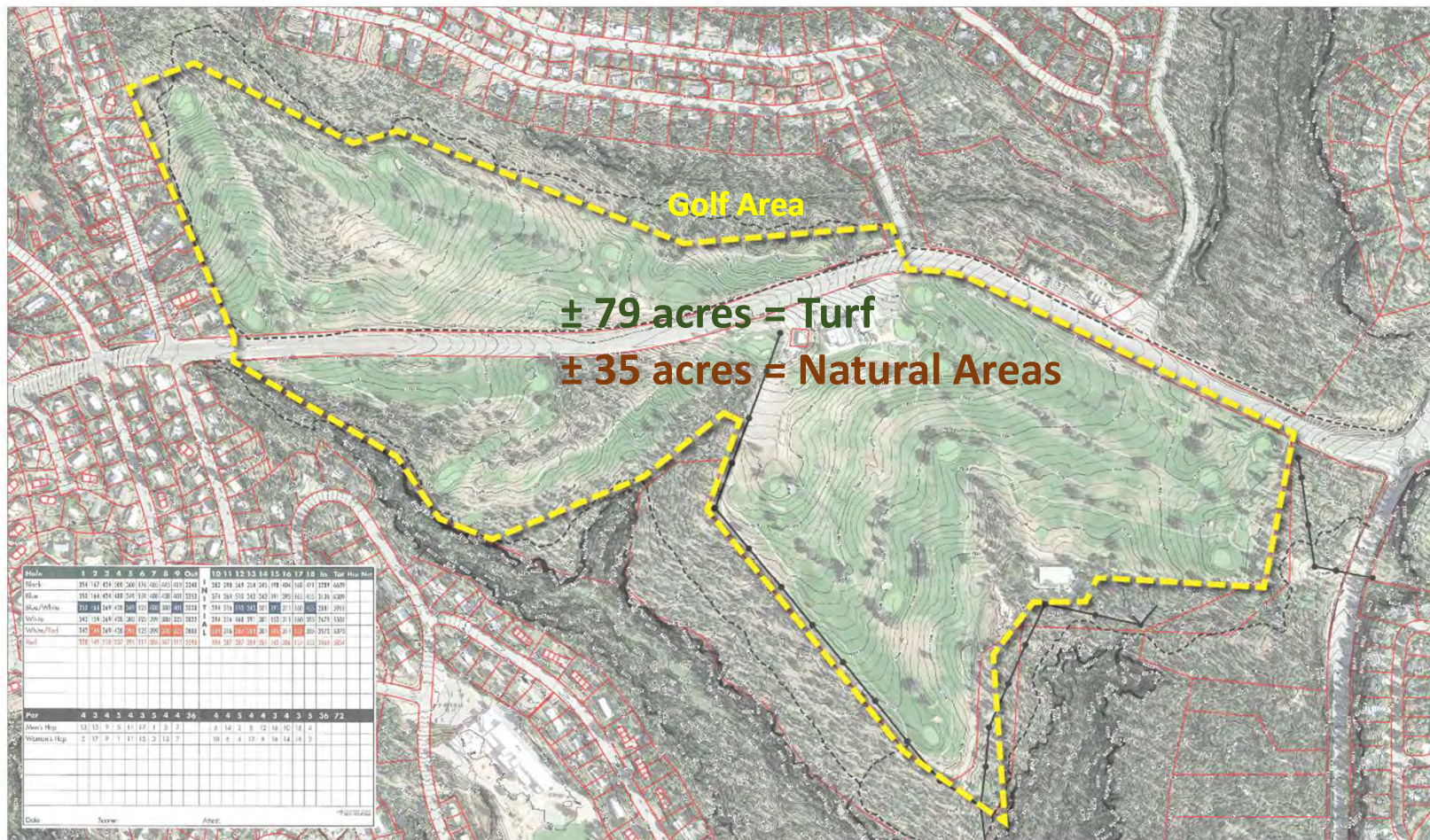
At every turn we need to enhance the benefits and qualities that the golf course provides — and be sensitive to its open space, existing trails, naturalized areas and the facilities that host groups, activities and events for our community.





## Golf Course Area: Currently 130 Acres (Entire Facility)

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# Adjoining & Integrated Uses

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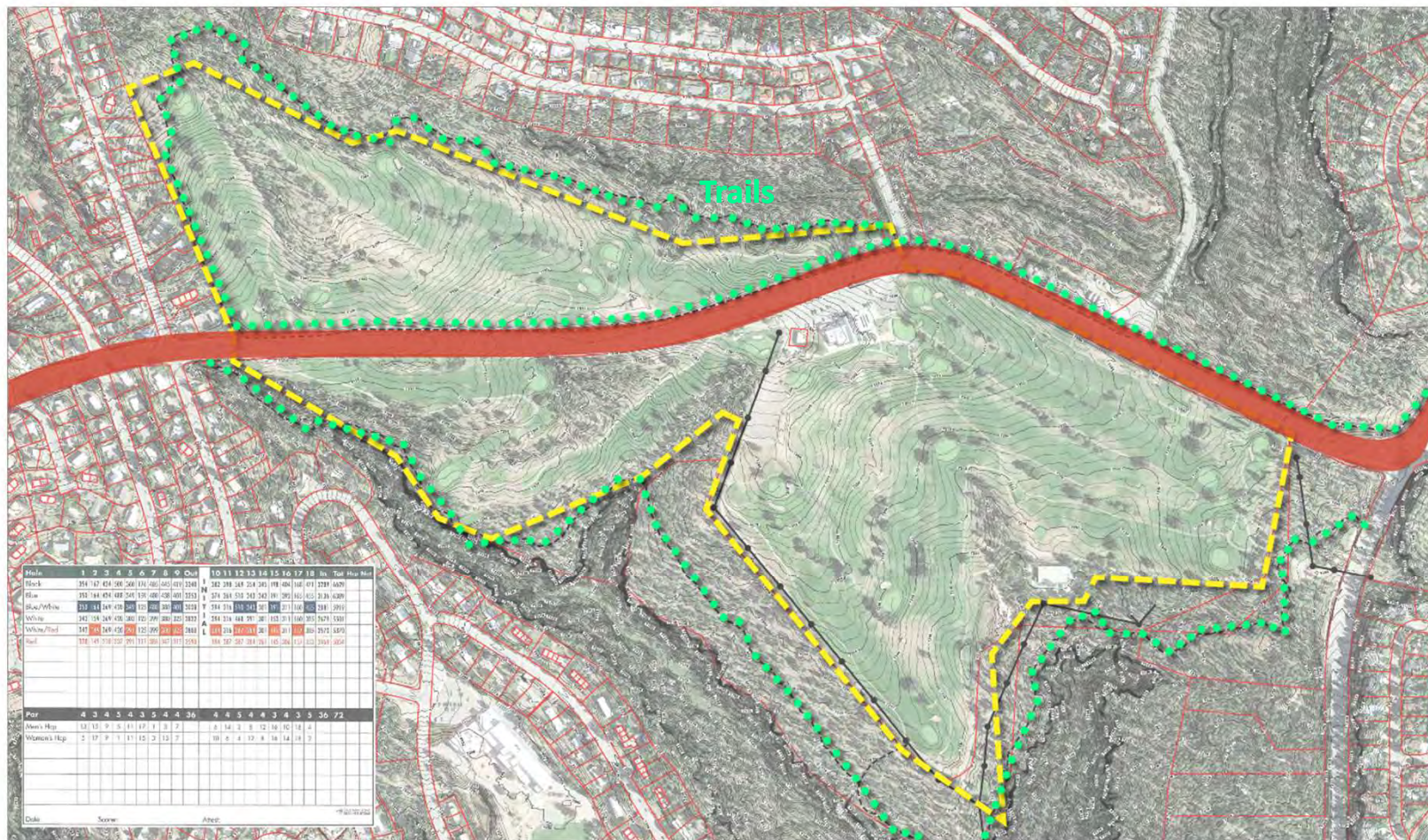
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## Diamond Drive & Public Trails

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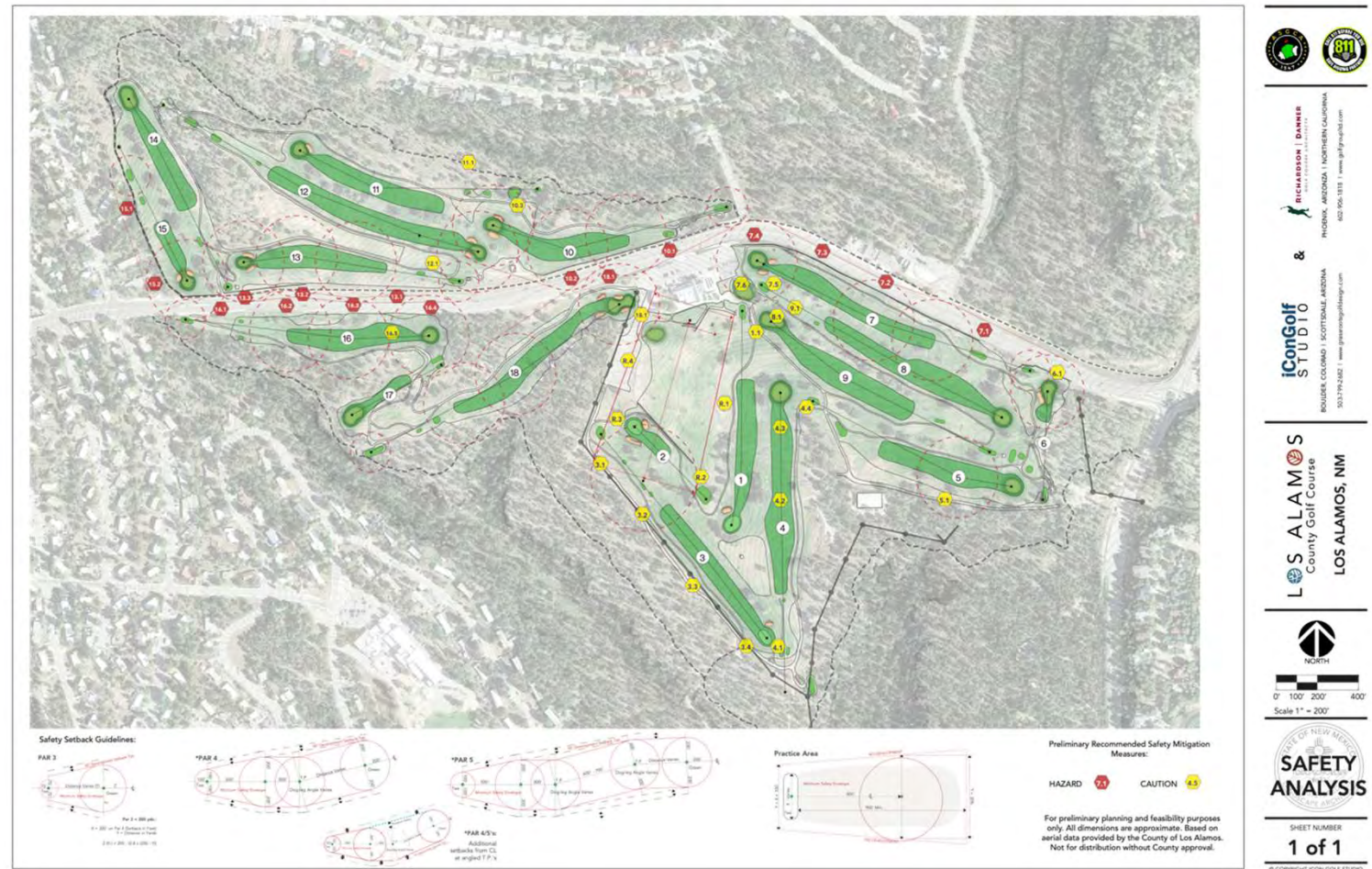


## GOLF COURSE FOOTPRINT HISTORY

- Diamond Drive impacted the golf course footprint when it converted from two lanes
- Bike lanes (both sides) and trail (north side) now require >112 feet (width)
- Golf course acreage loss following road and trail widening has been  $\pm 6.0$  acres total
- Hole Nos. 7, 8, 9, 10, 13, 15, 16 and 18 were impacted most (*safety concerns*).

# Formal Safety Analysis

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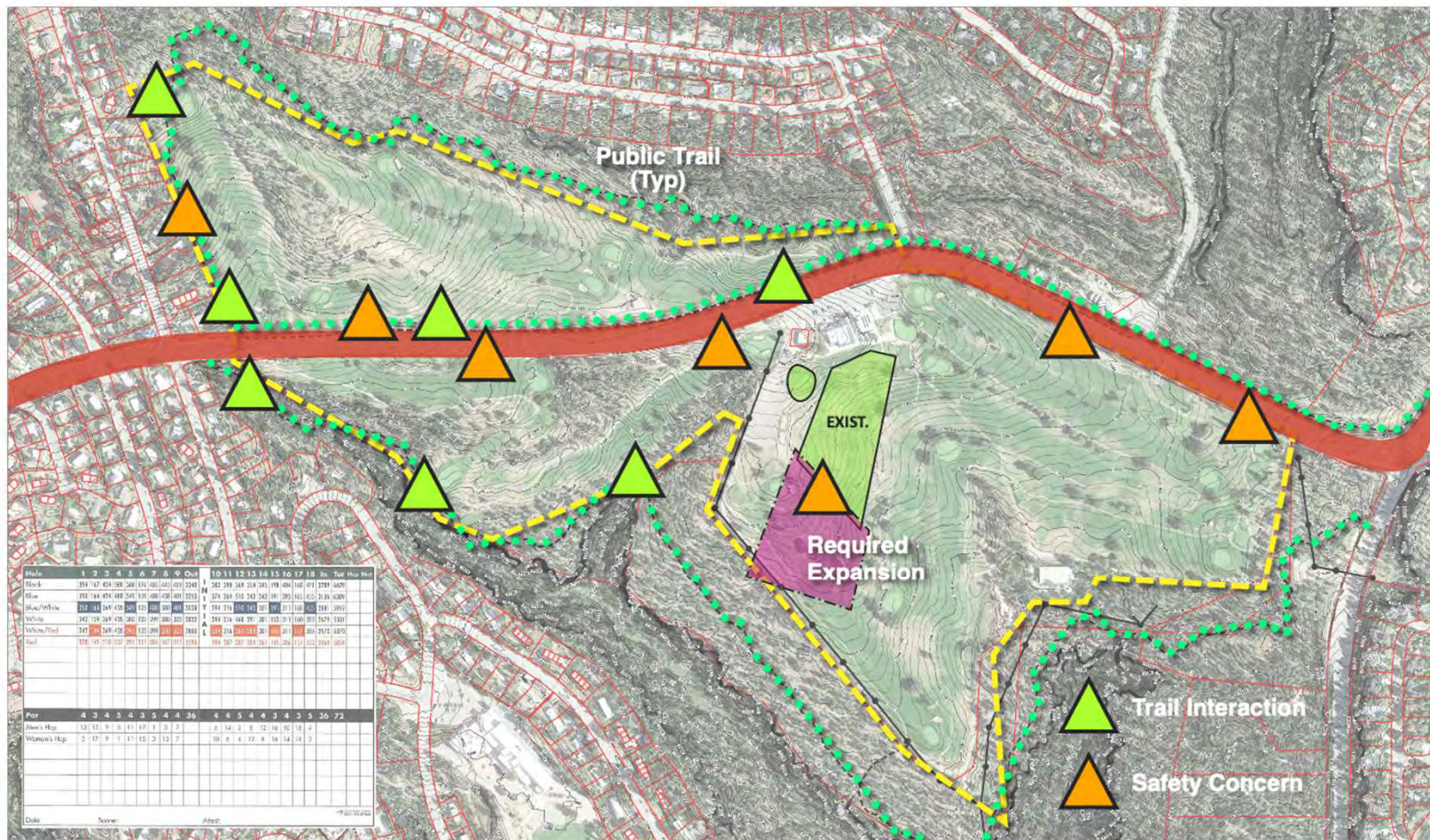


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## Areas of Safety Concern — Internal & External



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# Study Areas for Potential Expansion

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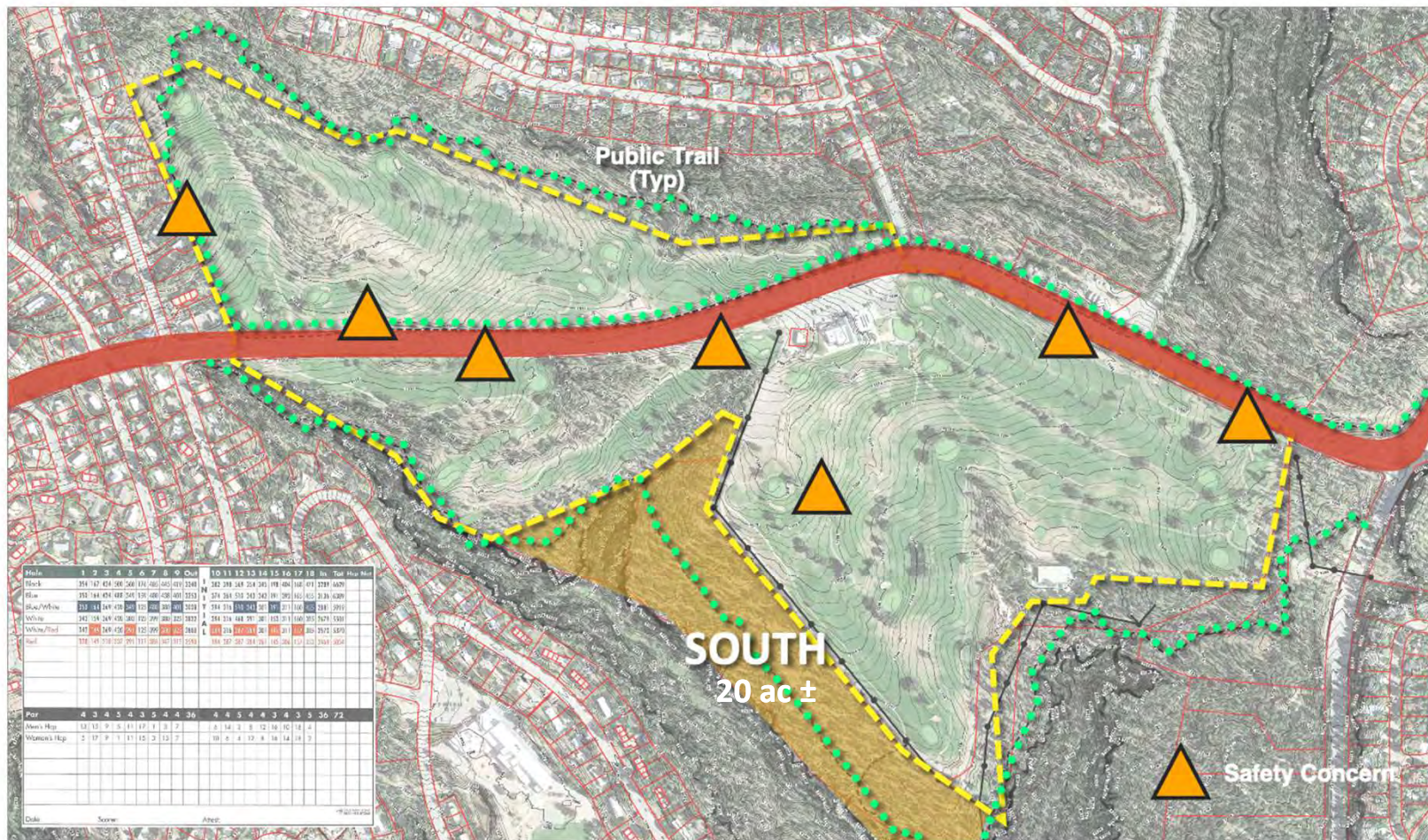
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## SOUTH — Past Existing Overhead Utility Lines

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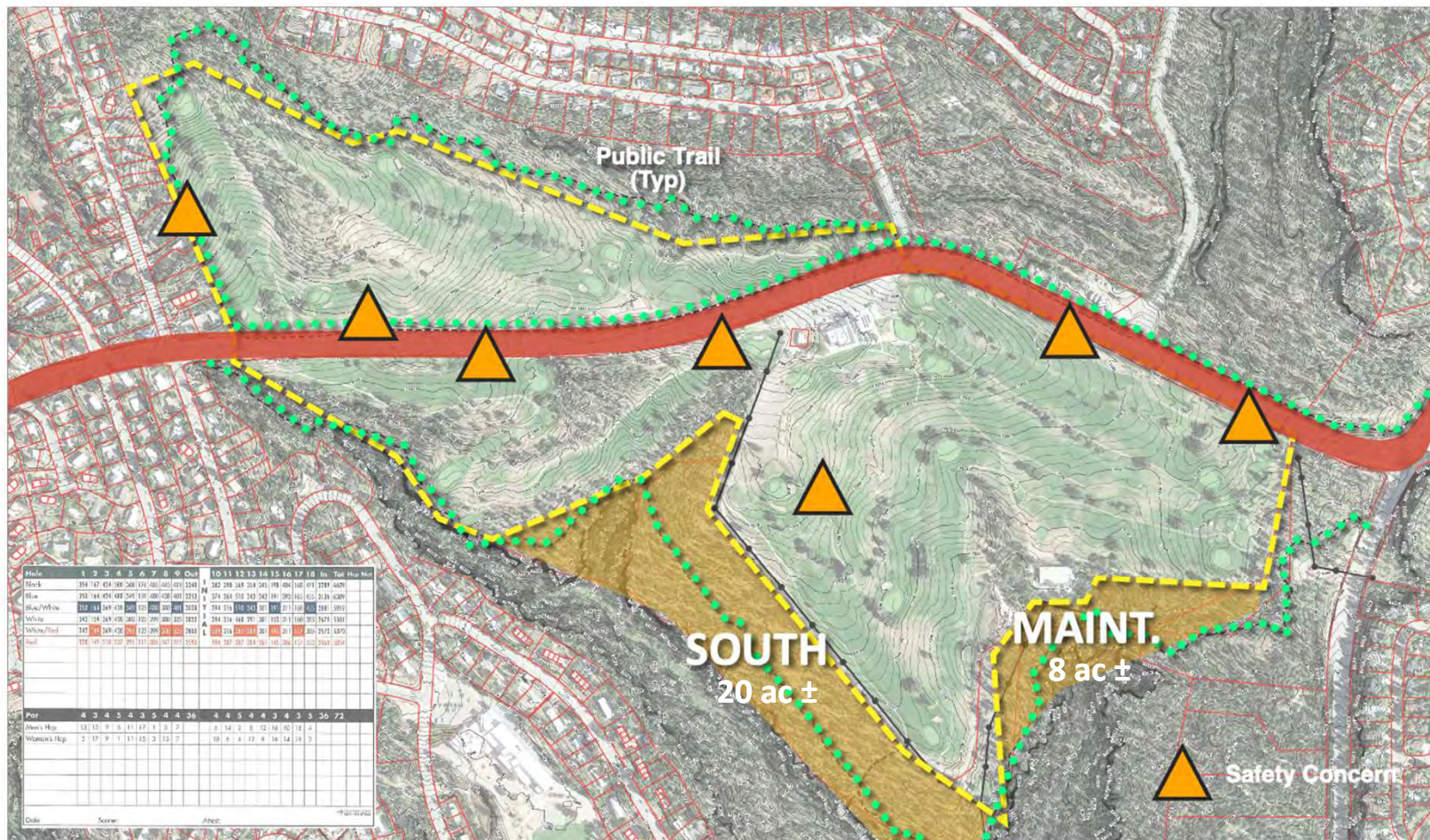
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## MAINTENANCE AREA — South of Existing Maint. Yard

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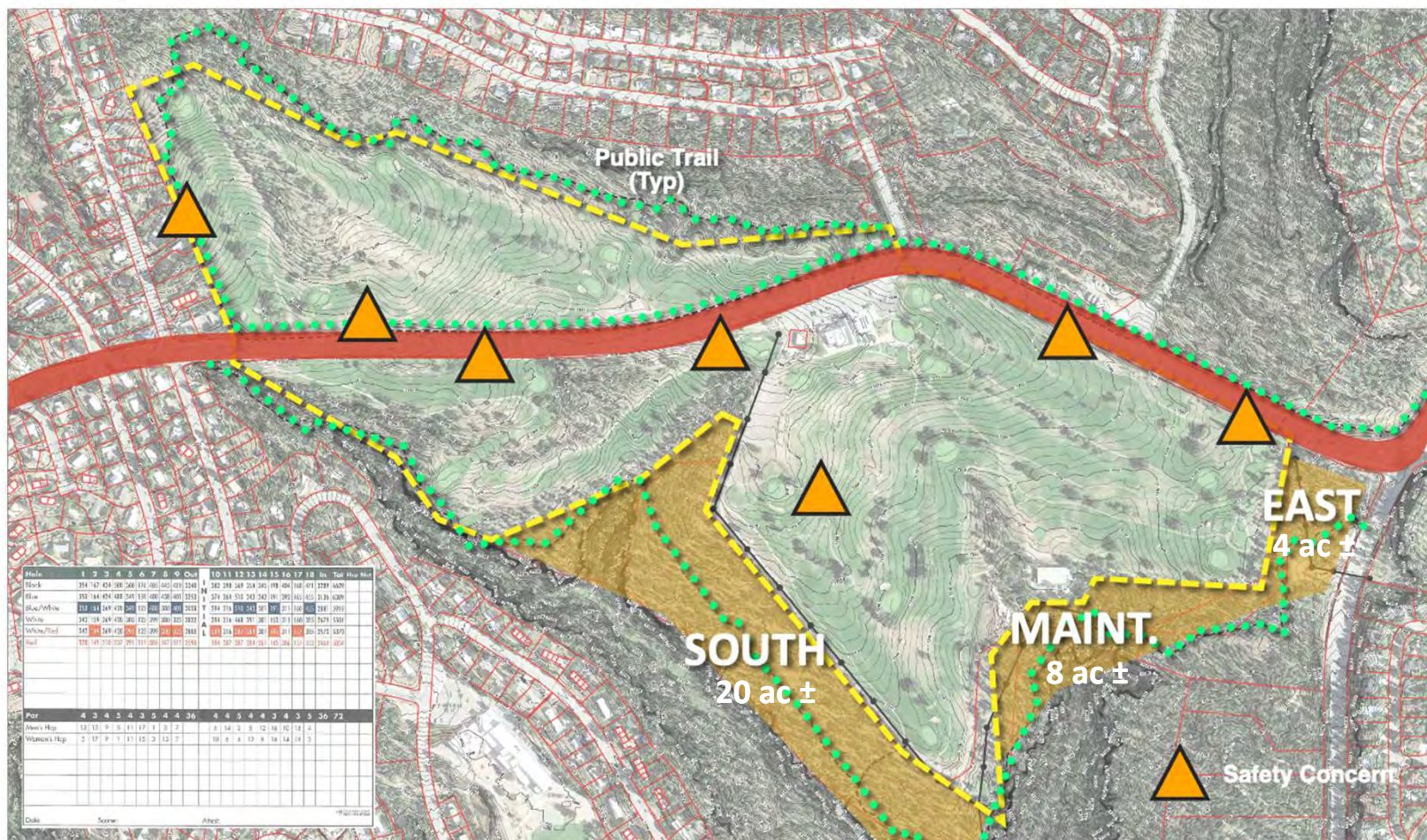
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## EAST — South of Diamond Drive East of Hole 6

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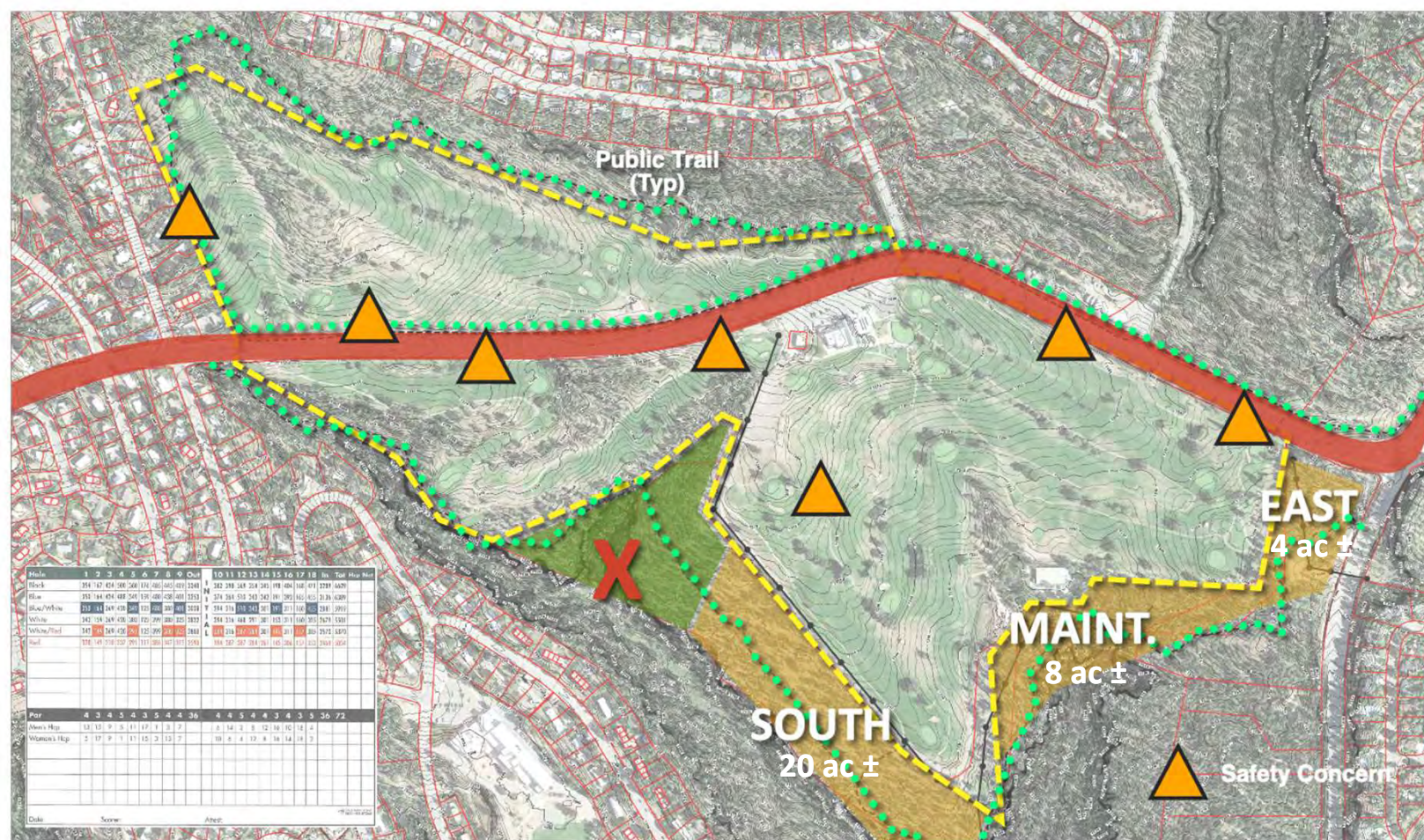
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## WEST PORTION — Removed from Consideration



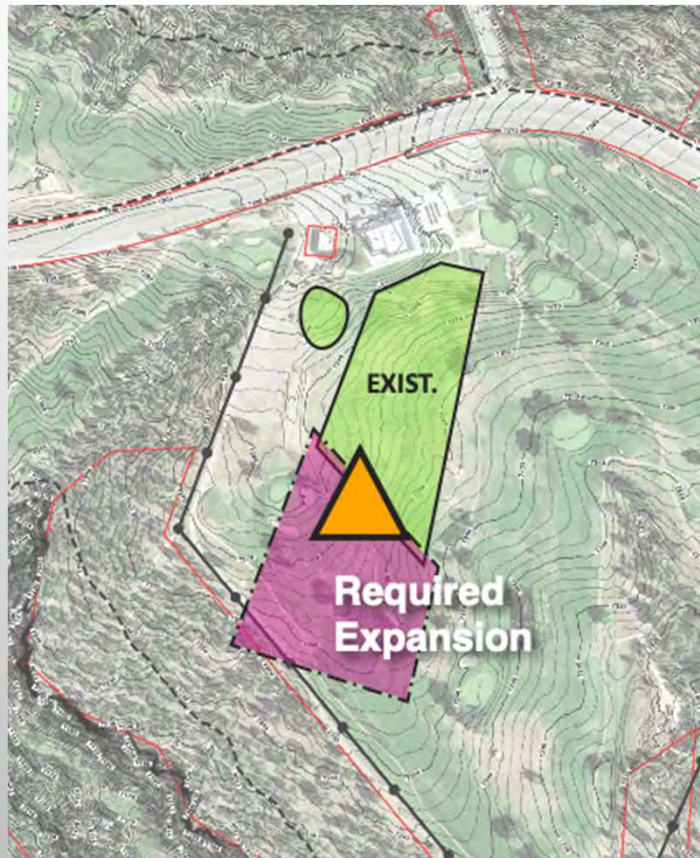
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## Existing Practice Area Deficiencies



## Required Practice Area Dimensions



## RANGE IMPROVEMENT RATIONALE

- Safety — to mitigate existing conditions
- Creates a viable practice area that mirrors actual on-course playing conditions
- Facilitates clinics, academies & school team practice
- Will help “grow the game” (new players)
- Allows full revenue to County for range use
- Facilitates potential entertainment technology such as TopTracer® to extend the range use as a social activity



# Routing Options

(Refined Alternatives)

± 4.5 Acres of ± 20.0 Acres (SOUTH)

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**A**  
PHASE 2

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6,750 Yards (+120±), Par-72

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**± 3.5 Acres of ± 12.0 Acres (MAINT. & EAST)**

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6,700 Yards (+70), Par-72

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Golf Course



**B**

PHASES 1 & 2

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*New Hole No. 4 — 135 Yards (Option B)*

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**± 2.8 Acres of ± 12.0 Acres (MAINT. & EAST)**

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PHASE 2

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6,555 Yards (+25), Par-72

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PHASES 1 & 2

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*New Hole No. 4 — 165 Yards (Option C)*

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**± 1.4 Acres of ± 4.0 Acres (EAST)**

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**D**  
PHASE 2

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6,570 Yards (-60), Par-72/71

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*New Hole No. 1 — 540 Yards (Option D)*

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## COMPARISON

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Range Req's</b>	Yes	Yes	Yes	Yes
<b>New Greens</b>	2-3	4	4	3
<b>Yardage</b>	6,750 (+120)	6,700 (+70)	6,655 (+25)	6,570 (-60)
<b>Par</b>	72	72	72	72/71
<b>Expansion Area</b>	± 4.5 ac.	± 2.8 ac.	± 2.8 ac.	± 1.4 ac.
<b>Addn. Irrigated Area</b>	None	None	None	None
<b>Trail Relocation</b>	± 800 l.f.	± 680 l.f.	± 680 l.f.	± 350 l.f.
<b>Tree Removal (Est.)</b>	± 135	± 84	± 84	± 42
<b>New Restroom</b>	Yes (\$)	Yes (\$)	No	No
<b>Ranking (GCAs)</b>	4th	3rd	1st	2nd

*Avg. 30 trees per acre basis (calculated on south, maintenance and east areas)*



## PROBABLE COST COMPARISON (Phase 2, Adjusted 7-28-22)

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Golf Holes</b>	\$1,450,000	\$1,950,000	\$2,050,000	\$2,100,000
<b>Range</b>	1,100,000	1,100,000	1,100,000	1,100,000
<b>Short Game Area</b>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>
<b>Subtotal</b>	\$2,950,000	\$3,450,000	\$3,550,000	\$3,600,000
<b>Tree Mitigation (2:1)</b>	270,000	168,000	168,000	84,000
<b>Soft Costs/Eng.</b>	375,000	375,000	375,000	375,000
<b>Total Est. (Phase 2)</b>	<u>\$3,595,000</u>	<u>\$3,993,000</u>	<u>\$4,093,000</u>	<u>\$4,059,000</u>

*Probable cost estimate using prevailing wage assumptions. Preliminary only based on conceptual designs. Tree mitigation at \$1,000/new tree. Golf hole Est's adjusted based on Phase 1 work overlap.*



# Direct Comparison A & C

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A



- Lower cost
- 2-3 New Greens
- Restroom required
- Most tree removal
- 4.5 acres (expansion)
- Most trail relocation
- No “wow” factor  
(unless canyon edge is used for golf)
- Positive among LAGA
- Lowest ranked  
(Golf Architects)





- Higher cost (+\$368k)
- 4 New Greens
- Restroom optional
- Less tree removal
- 2.8 acres (expansion)
- Less trail relocation
- New Par-3 “wow factor”
- Highest ranked  
(Golf Architects)



## Permanent Restrooms (Concepts)



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# Diamond Drive Set-back Mitigation



+ \$350,000 (Est.)

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MITIGATION

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+ \$350,000 (Est.)

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Golf Course



B

DIAMOND DR.  
MITIGATION

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+ \$350,000 (Est.)

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+ \$350,000 (Est.)

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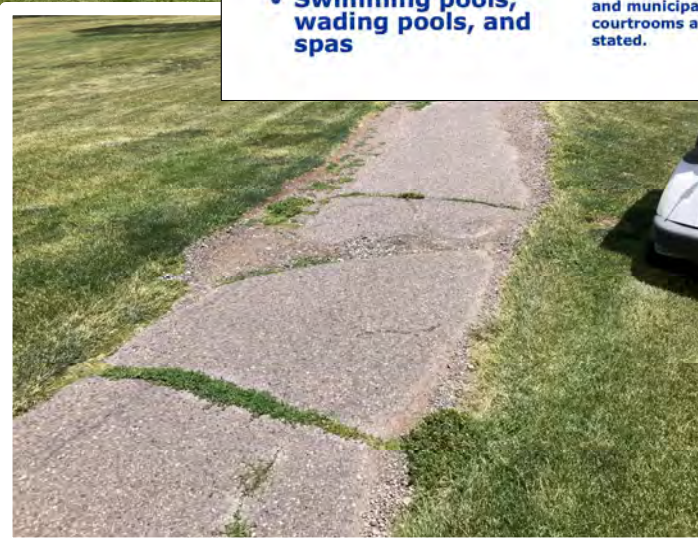
DIAMOND DR.  
MITIGATION

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*“Our cart paths need work...”*



## DOJ Adopts Revised ADAAG

- Amusement rides
- Boating facilities
- Fishing piers and platforms
- Sports facilities
- Play areas
- **Golf courses**
- Miniature golf courses
- Swimming pools, wading pools, and spas



"For the very first time, these rules will cover recreational facilities like amusement parks and marinas and gyms and golf facilities and swimming pools, and municipal facilities like courtrooms and prisons," Obama stated.



# Phase 1 Progress (Greens, Tees, Bunkers) — Includes Cart Path Study



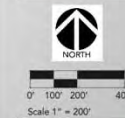
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LOS ALAMOS, NM



Scale 1" = 200'

**Phase 1**  
100% SD  
Bunker Plan  
(Cart Path)

SHEET NUMBER  
**2 of 2**

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## ADDITIONAL CONSIDERATIONS (OPTION)

(i) Diamond Drive: \$ 350,000

(ii) Cart Paths  
(green to tee): \$ 1,200,000

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\$ 1,550,000

*Probable cost estimate using prevailing wage assumptions. Preliminary only based on conceptual designs. These considerations may be partially funded by any savings realized in Phase 1; may be integrated to funding for Phase 2; or may be funded separately*



## NEXT STEPS

- Public Input – Q&A (*Tonight*)
- Parks & Recreation Board (*Tonight*)  
Further Recommendation(s)
- Phase 1 Progress (*Costing, Scheduling*)
- Council Presentation (*Next Step*)



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