

VISION



OPPORTUNITY



STEWARDSHIP



ECOLOGY

METRO PARK + GOLF COURSE

Walter E. Long Park, Austin, TX

Proposal for Planning, Design, Construction, and Management
Submitted by Decker Lake Golf LLC, on July 8th 2014

**Walter E. Long Metropolitan Park
Golf Course Proposal**

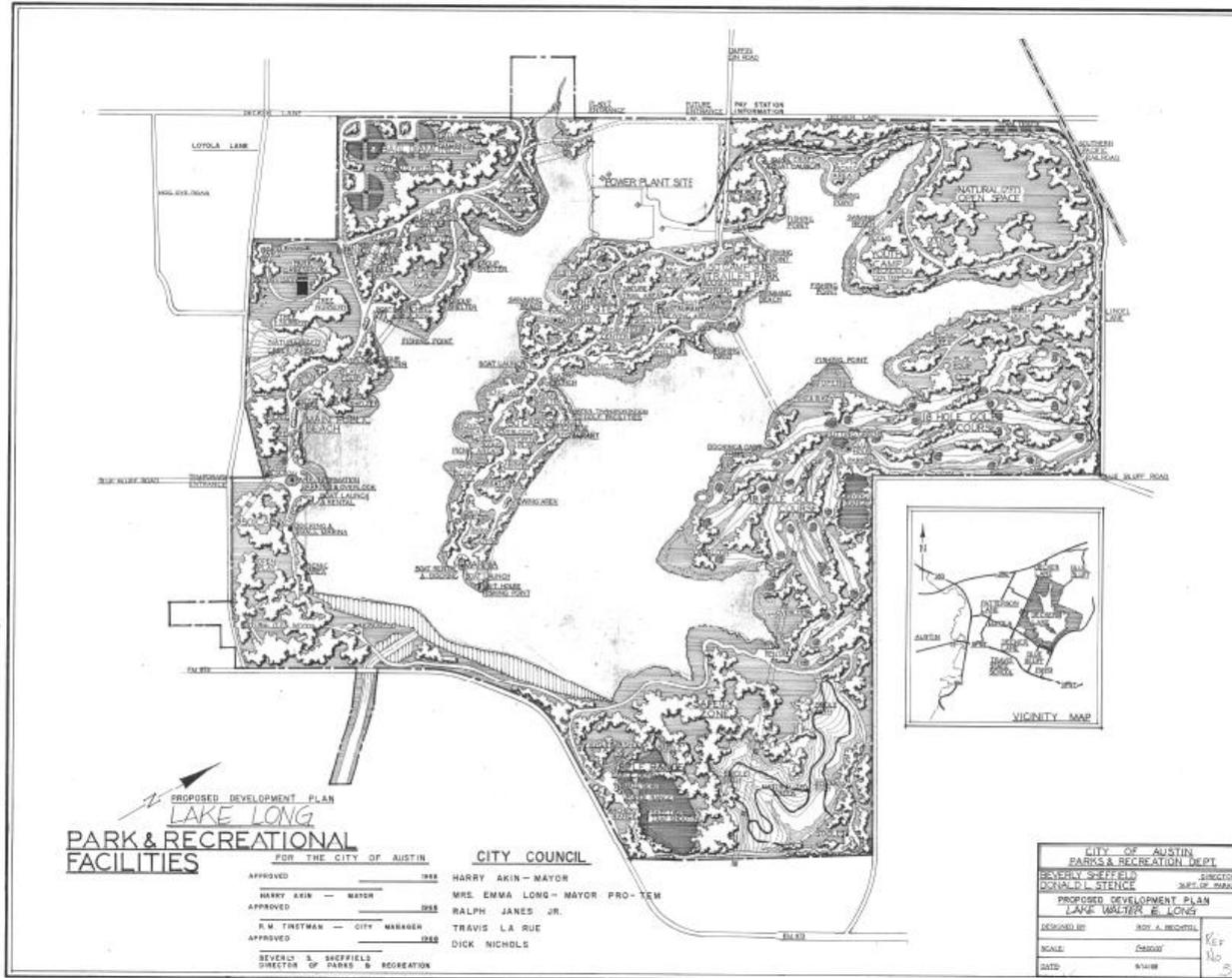
October 16th, 2014

Opportunities at Walter E. Long Metropolitan Park



Walter E. Long Master Plan

Adopted in 1968



Vision Implemented:

- ✓ Fishing Piers
- ✓ Boat Ramp
- ✓ Picnic Areas
- ✓ Aeromodelers
- ✓ Gun Range

To Be Completed:

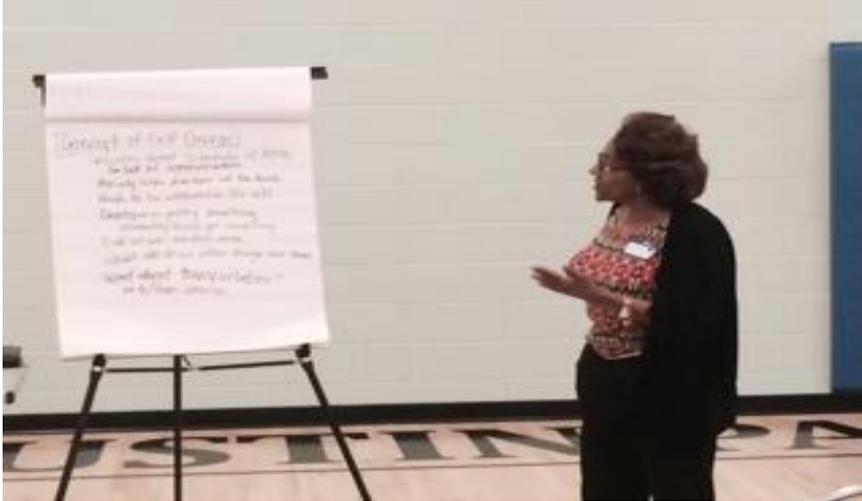
Golf Course

1400 acres remain undeveloped

Major Community Changes

- Population Growth
- SH 130

Community Input



Community Meeting Turner Roberts Recreation Center May 6, 2014

Focus of the input:

- Economic Development:
 - Job Creation
 - Commercial & Retail Development
 - Grocery Stores
 - Restaurants
- Improvements to existing parks
- Continued Public Involvement
- Increase golf programming opportunities
- Protect natural resources & minimize the environmental impact



Project Proposal Overview

Decker Lake Golf LLC (DLG) proposes complete financing for development & operations to include:

- 2 world class golf courses built in 2 phases
- Waterfront clubhouse
- Extensive practice facilities
- Corporate meeting space
- Food and beverage amenities
- Golf course infrastructure
- Other public park amenities & trail connectivity



Project Proposal cont.

Proposed course designers are world renowned for unique and sustainable golf course designs.

Phase #1:

Architects/Designers: Coore/Crenshaw

Known for reducing the irrigation demand and making the course more natural in appearance.

Phase #2:

Architects/Designers: Ogilvy/Clayton

An Australian enterprise lead by PGA Tour golfer Geoff Ogilvy

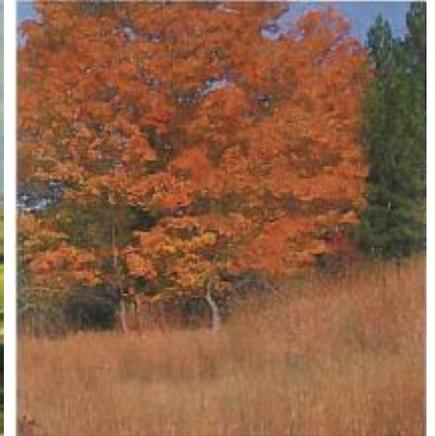
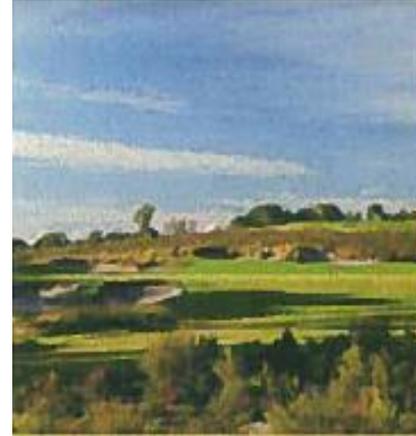
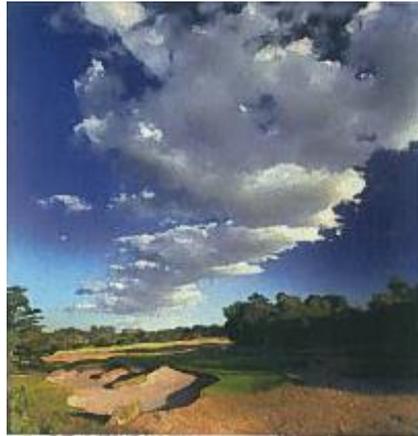


Aerial View from the East



Project Proposal cont.

- Minimalist golf course design
- Reduced water demands
- Utilize reclaimed water
- Audubon Certified golf courses



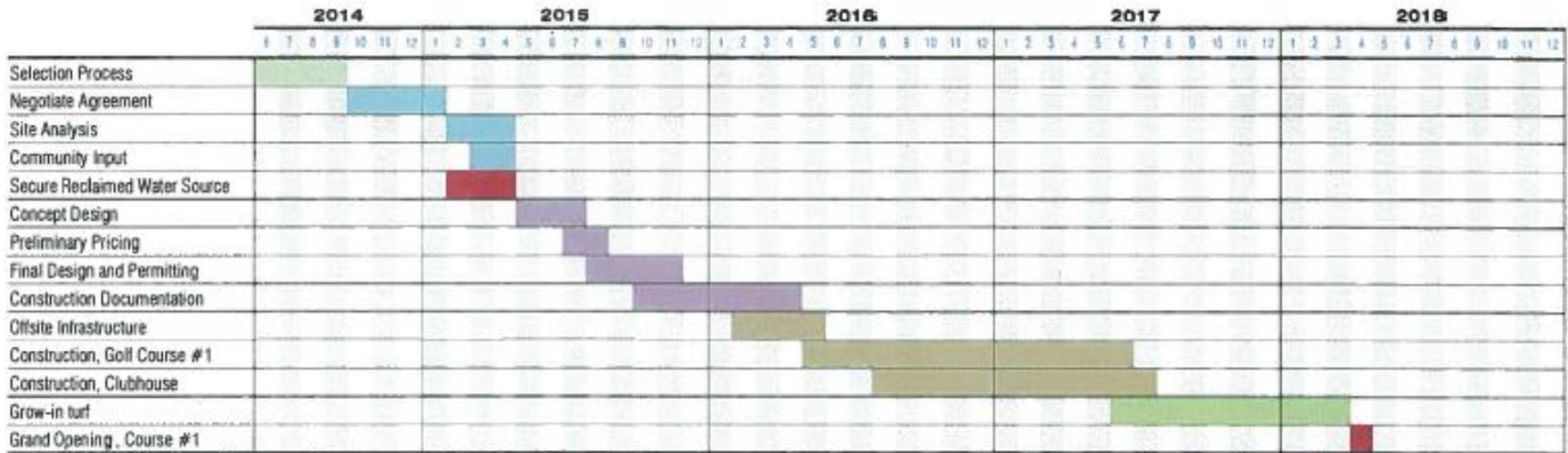
View of Clubhouse looking northwest from Decker Lake

- Building located near water's edge
- Views of downtown Austin
- Incorporate local natural building standards & adhere to COA codes

Project Proposal Timeline

WALTER E LONG METRO PARK + GOLF COURSE

Preliminary Development Schedule



Site Analysis



Planning + Design



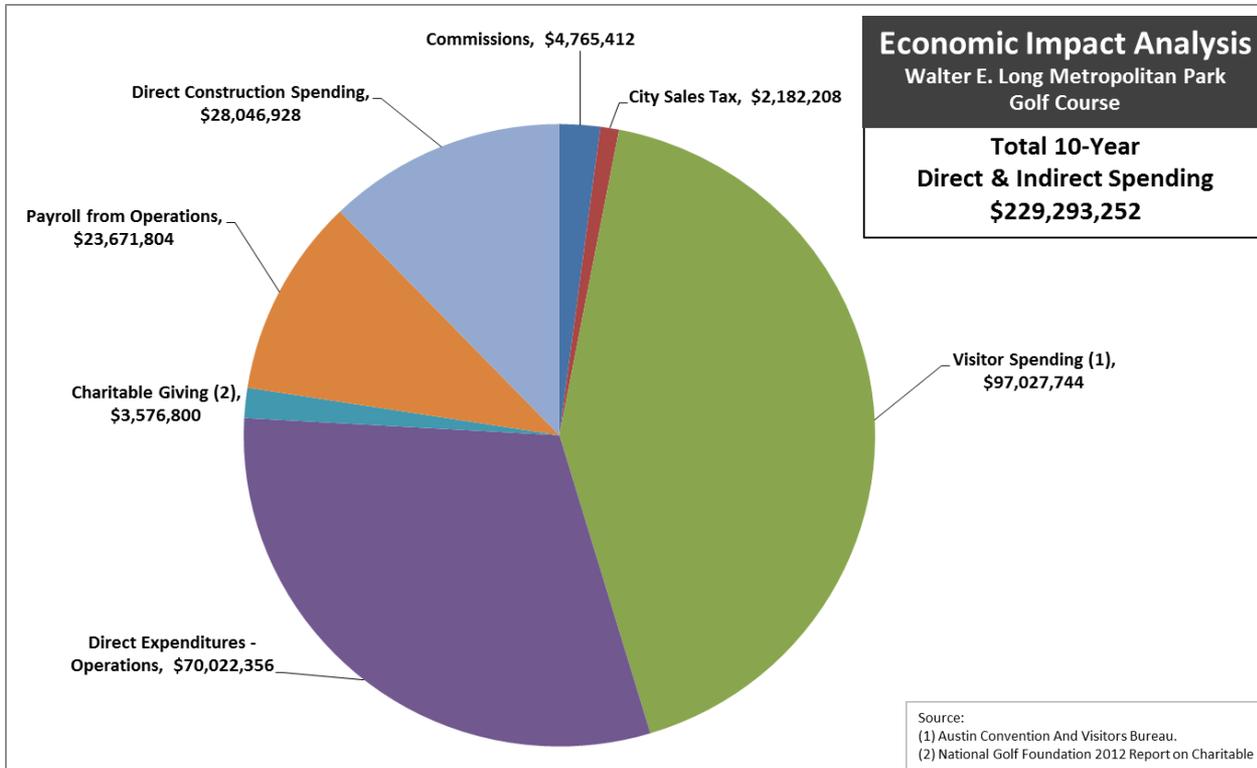
Construction



Operation

DLG will conduct public outreach, beginning with a public analysis phase, throughout the conceptual design process.

Economic Impact



Commission Formula: First 15-years of Agreement:

- 3% of revenues < \$4 million or \$90,000 minimum annual flat fee
- 5% of revenues between \$4 million - \$8 million
- 7% of revenues between \$8 million - \$12 million
- 9% of revenues between \$12 million - \$16 million
- 11% of revenues > \$16 million

Other Key Terms:

Contract period:

Establish 50 year term with four 10 year extensions.

Year 16 thru 25 = 11% of all gross revenues

Year 25 and beyond = 12% of all gross revenues

Community Opportunities

- **Golf Programming**
 - Juniors/Ladies/New golfer programs
 - Clinics & Instruction
 - Golf Tournaments & Special Events
- **Other Park Use Possibilities**
 - Walking/Running/Biking Trails
 - Meeting Space
 - Special Events
 - Ferry Boat/Lake Use
- **Major Golf Events:**
 - PGA Tour Interest expressed
- **Job Opportunities:**
 - Golf & Maintenance Operations
 - Food & Beverage Services
- **Anchor for Future Developments:**
 - Adjacent Hotels & Restaurants
 - Other commercial uses in the area



More than a Golf Course



- Destination type golf course
- Targets a different Golf Market
- Economic Driver
- Community Benefits