

VISION



OPPORTUNITY



STEWARDSHIP



ECOLOGY

# METRO PARK + GOLF COURSE

Walter E. Long Park, Austin, TX

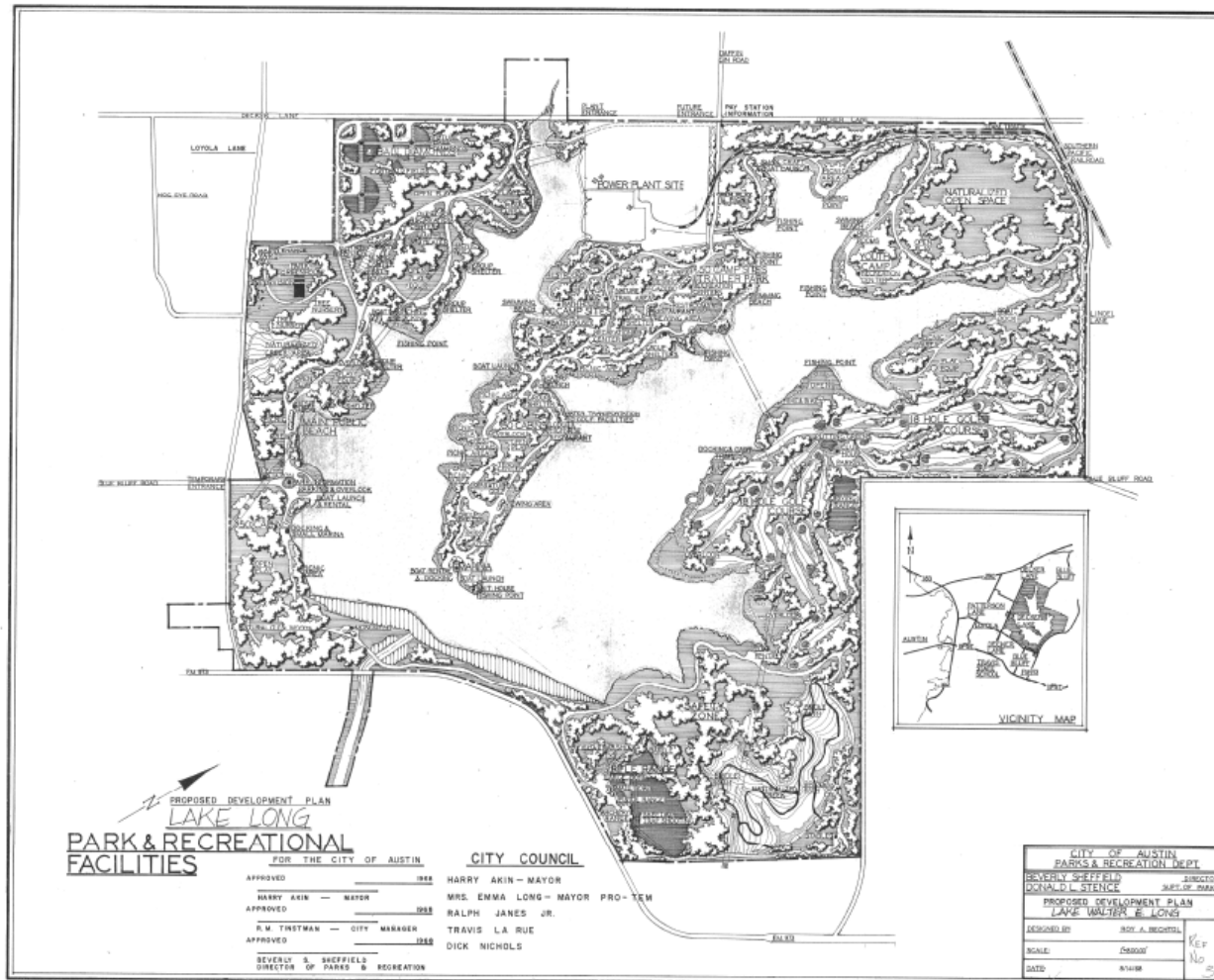
Proposal for Planning, Design, Construction, and Management  
Submitted by Decker Lake Golf LLC, on July 8th 2014

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

February 24<sup>th</sup>, 2015

# Walter E. Long Master Plan

Adopted in 1968



## *Vision Implemented:*

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

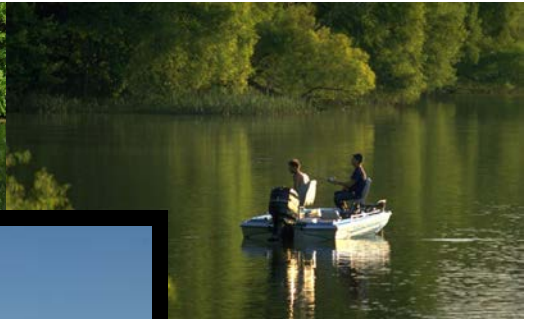
## *To Be Completed:*

- Golf Course
- Additional Park Amenities

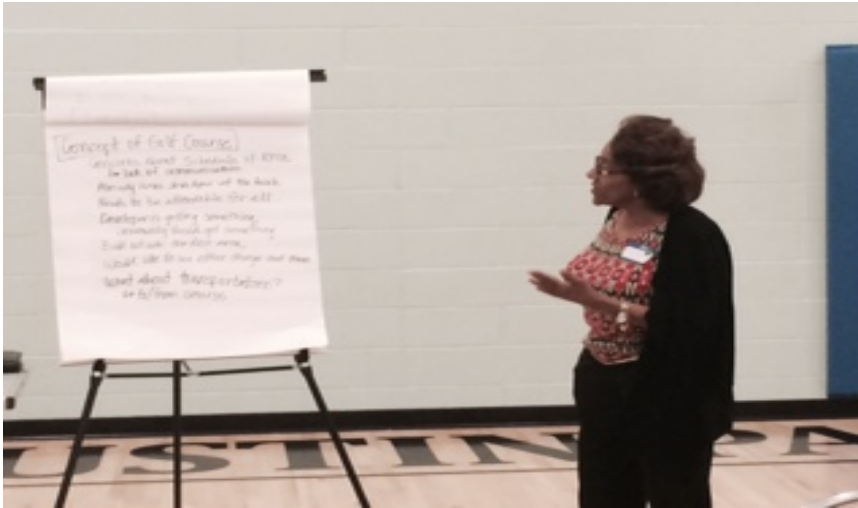
1400 acres remain undeveloped



# Opportunities at Walter E. Long Metropolitan Park



# Community Input



## Community Meeting Turner Roberts Recreation Center May 6, 2014

### *Community Priorities:*

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



# Project Proposal Overview

Decker Lake Golf LLC (DLG) proposes:

**Two world class golf courses built in two phases:**

**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

**Extensive practice facilities**

**Corporate meeting space**

**Food and beverage services**

**Other public park amenities & trail connectivity**



# Community Opportunities

## Major Golf Events:

- PGA Tour Event

## 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

## Job Opportunities:

- DLG will hold “Job Fairs” in local community
- Interview opportunities for District 1 applicants
- Golf & Maintenance Operations positions includes executive golf positions
- Food & Beverage Service positions including management

## Anchor for Future Developments:

- Adjacent Hotels & Restaurants
- Other commercial uses in the area
- Additional employment opportunities through growth



# Environmental Requirements



## WATER:

- Developer agrees for water source to be approved by City Council
- Developer prefers to utilize the 3,000 foot deep Hosston well consisting of brackish hot water suitable for irrigation
- Hosston well is unsuitable as a direct potable water source and will not impact City of Austin water resources
- City maintains all of its rights to any groundwater beneath WEL Park

# Environmental Requirements

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## LAKE:

- Project will not interfere with the City's use of Lake Walter E. Long
- Developer has no rights to water use from the lake
- City has no obligation to keep lake levels up to a certain level for aesthetic appeal



# Environmental Requirements

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## PROTECTION:

- A 150 foot development buffer established from the shoreline of the lake
- Developer will create an Integrated Pest Management plan for pesticide use
- Developer will work with Watershed Protection Department during design process

# Project Perception



Water Resource in an ongoing drought



Privatization of Park land



Golf as a declining sport



Utilizing up to 735 acres of parkland for golf



Loss of Open Space



# More than a Golf Course

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