Arawana Golf Course Proposal
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Developer

- Freelance writer and author. Majority of articles written cover the golf course maintenance, design and construction industries, including a number for national and international publications that focus on environmentally-friendly golf course maintenance practices.
- Course architecture consultant
- Lecturer to regional golf course superintendent organizations focusing how to get the message to the public that superintendents are stewards of the environment.
The Idea

• 18 months of formulating a plan once I discovered the land in Maromas was available for active recreation.
• First had architect Brian Silva walk the site to determine if it was suitable for golf. Then toured the area with Mark Eitelman, owner of Agri-Scape Golf Course Construction to get an estimated cost.
• Consulted with David Southworth of Southworth Development and Southworth Golf about the viability of the project. Southworth Development continues in a consulting role.
History of Golf in Middletown

- Arawana Golf Club
- Highland Golf Club
- Minor Hills Golf Course
Benefits to the Community

• Land that is used by a small minority of residents, will become available to a wide variety, including the off-season.

• Affordable recreation -- $20 for 9, $38 for 18.

• Opportunity for youth to learn about, and to play, golf:
  • Hunter Golf Course youth camp draws about 100 children a year. A number of participants went onto careers in golf.

• Home course at which Middletown High and Vinal Tech can practice and play.

• Quality of life.
Benefit to Businesses

• Adds to Middletown’s draw as a “destination.”
• A total experience
  • Restaurants
  • Lodging
  • The arts
  • Gas stations, convenience stores, etc.
Arawana and the Environment

Elimination of washouts and noxious weeds.
  • Purple loosestrife, bittersweet, Japanese knotweed…
  • Intergrated Pest Management (IPM)
  • Grassing plan: low water, pesticide use
  • Protection of native grasslands
  • Removal of few trees
  • Energy-efficient buildings
The Design

- Harkens back to the Golden Era of golf architecture.
- Fun and challenging
- Yardage between 5,000 and 6,950
- Plays differently the second time around -- four holes change par, four other play from a different angle.
- Visually appealing and unique to the region.
The Look
Practice and Learning Area

- Open to the general public
- 290-yard long driving range with a 50,000-square-foot practice tee and lesson tee
- Short-game area
- Large practice putting green
Clubhouse

- Small, no locker room
- Small restaurant, bar that will only be open when golf course is open
- Adjoining tent for outings
- Open room that can be utilized by organizations looking to access the area.
Timeframe

- Securing investors: 8 months
- Permitting: 10 months
- Construction and grow-in: 18 months
- First golf ball struck: fall of 2012
Conclusion

• Affordable Recreation
• Increased business traffic for downtown
• Quality of life
• Destination