



Golf Course Development In Residential Communities

Desmond Muirhead, Guy L. Rando



Golf Course Development In Residential Communities:

Golf Course Development in Residential Communities David A. Mulvihill, Gregory L. Cory, 2001 *An Exploration of the Relationship Between Planned Golf Course Communities and Developmental Impacts on Suburban, Ohio Cities* Seth Andrew Hertlein, 2005 Abstract This study was intended to explore the nature of the relationship that exists between golf course housing developments and the municipalities in which they are constructed in terms of their effect on growth and development in those cities Five Ohio cities were selected for their geographic locations in counties experiencing rapid population changes and for their similar demographic profiles City Planners were interviewed in each city to get a first hand look at growth trends and expert observations of the effects of golf courses in their respective cities Three of the cities Springboro Miamisburg and Centerville all built public municipal golf courses with attached upscale housing developments The courses were all built with different reasoning and goals in mind but all had similar results on their communities Dublin has been home to many privately built member only golf clubs for many years and has seen tremendous growth starting at about the time its first major course was built Only in the last five years did planning begin for a municipal course in Dublin Franklin does not have a golf course and that is by design Officials in Franklin believe that residential growth is an unnecessary burden on the local government which sustains a revenue deficit on every new house built in the city The cities that built municipal courses did so for many reasons but always mentioned were hopes to encourage residential expansion increase property values and attract new commercial opportunities The results of this study would indicate that golf courses do all of those things in communities and when used properly can be quite an effective municipal tool In the private sector land developers seem to use golf courses as insurance policies for their investments because houses in developments with golf courses sell better than those without The effects of golf courses while often fulfilling some municipal goal can exacerbate a city's problems if the growth begins to come too fast The impact is usually first felt by a city's school district which pays more to educate one student than it can collect from each family's property taxes If the growth spurt continues for too long a city may find itself unable to keep up with costs of providing services and infrastructure to new developments The nationwide trend of building golf courses with housing does not appear to be slowing The effects of this phenomenon are generally well known which make it a useful tool when managed properly

Estelle Plantation Partnership Municipal Golf Course and Housing Development, Jefferson Parish, 1996 Golf Course Design Robert Muir Graves, Geoffrey S. Cornish, 1998-07-23 When it comes to golf course design Robert Muir Graves and Geoffrey S. Cornish are true masters Over the past few decades they have produced every type of course imaginable long and short entry level and upscale courses built on ocean bluffs and swamps courses located in the United States and around the world Now drawing on this vast experience and their popular golf course design seminars held at the Harvard Graduate School of Design and nationwide for the Golf Course Superintendents Association of America Graves and Cornish share a wealth of expertise on all aspects of

design and construction in this outstanding book *Golf Course Design* covers all of the major historic aesthetic business and technical issues of the subject from course layout hole design drainage irrigation and turf grass selection to planning financing construction and environmental considerations [Information and Exclusion](#) Lior Jacob Strahilevitz, 2011-07-19
DIV Nearly all communities are exclusive in some way When race or wealth is the basis of exclusion the homogeneity of a neighborhood workplace or congregation is controversial In other instances as with an artist s colony or a French language book club exclusivity is tolerable or even laudable In this engaging book Lior Strahilevitz introduces a new theory for understanding how exclusivity is created and maintained in residential workplace and social settings one that emphasizes information s role in facilitating exclusion The book provides many colorful examples to show how lawmakers frequently misunderstand the subtle mechanics of exclusion leaving enormous loopholes in the law Strahilevitz focuses particular attention on today s changing dynamics of exclusion and discusses how technology presents new opportunities for governments to stamp out the most offensive exclusionary behaviors div [The Rural-urban Fringe in Canada](#) Kenneth B. Beesley, 2010 **Conceptual Development Plan, Palos Colorados Residential and Golf Community, Moraga,**

California Brad Wiblin, 1994 [Report of Investigations - Minnesota Geological Survey](#) , 1963 **Golf Course Development and Real Estate** Desmond Muirhead, Guy L. Rando, 1994 This text explains how the golf business works It examines the factors to be considered from economic viability to course design marketing and asset management of courses It also covers how to design courses that enhance the value of the surrounding residential area and how to get financing

Developing Golf Communities National Golf Foundation, 1998 Updated 1998 Edition All New Articles The 75 articles in this collection deal with the problems successes associated with the development of golf communities It covers a range of topics including industry trends planning evaluating the potential of golf communities marketing golf communities legal environmental issues potential problem areas pricing homes homesites trends in project development Some of the specialized subjects are the advantages of club memberships in selling real estate risks of golf community development willingness of banks to finance premiums for golf related lots course development in a master planned community the Master Marketing Program for selling golf residential properties mitigation banking REITs joint venture with a town strategies to lower maintenance costs housing market trends Several successful golf communities are profiled This is a NGF InfoPac publication InfoPacs are bound collections of full text articles compiled copied from various golf industry magazines newsletters journals

Economic Impact & Benefits of Golf Course Development National Golf Foundation, 1999 The many ways golf course development positively impacts benefits the economy are seen through this collection of 59 articles The broad topics which are studied here are real estate enhancement golf communities retail sales factors community assets employment work force factors recreation charitable contributions More specific subjects explored are the National Amputee Championship contribution to the tax base courses built on former airports landfills closed military bases courses subsidizing

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The Municipal Journal and Public Works Engineer ,1929 **California. Court of Appeal (4th Appellate District). Division 2. Records and Briefs** California (State)., *California. Court of Appeal (3rd Appellate District). Records and Briefs* California (State)., *In Re Utility Development Corporation* ,1972 California. Court of Appeal (2nd Appellate District). Records and Briefs California (State)., Received document entitled APPENDICES TO PETITION FOR WRIT **California Real Estate Magazine** ,1930 **Golf Course Management** ,2004 Regional Survey: Neighborhood and community planning comprising three monographs: The neighborhood unit ,1929

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