

TDA to Partner with Shea Homes for Active Adults

Tripp Davis and Associates has been retained by Shea Homes Trilogy to design a golf course as part of a master planned community south of the town of Maricopa, Arizona, a suburb of Phoenix. Shea Homes Trilogy is partnering with three additional builders including their "Family" division on the development of this 2,000 acre parcel.

We are currently working with land planners/landscape architects Greey/Pickett, and clubhouse architect H&S International on developing a master plan for the new Trilogy community. We look to begin design development this fall and construction documents early in 2006. Golf Course construction is slated to commence in the fall of 2006 with completion in the summer of 2007. Grand Opening of the Golf Course and Community is scheduled for late 2007 or early 2008.

We are fortunate to have this opportunity to design a golf course for Shea Homes. Shea Homes is one of the top home builders in the country and has done a tremendous job at marketing the Trilogy name and setting a very high standard by which all of their communities are measured. With Shea Homes' commitment to quality and our passion for golf course design we feel strongly that this new golf course community will be recognized both locally and nationally for its execution and experience.

We look forward to working with Alex Baird (Trilogy Project Manager) and the entire Shea Homes team to make this project one of the best golf course communities in Arizona and the United States.

Project Updates

We have completed grading and drainage plans for **The Tribute New Course** near Dallas and have been working with Project Engineering firm Kimley-Horne and Land Planning firm TBG Partners on final golf course/lot tie downs. Next step is Army Corp approvals with construction expected to start next summer.

Working with Justin Leonard and Project Manager Jeff Martin, we have solidified a routing for the **Orvis-Shorefox** project in Granby, Colorado. We will be working with Oxbow Land Management and Western Ecological Resources to get Wetland Mitigation approvals over the winter, while we are working with Project Engineers Carroll & Lange to work through storm drainage and golf course/lot tie downs. Niebur Golf should start construction in late April of 2006.

Full work at **Engineers Country Club** and the **Meadow Brook Club**, both on Long Island, is going very well, even though record rain slowed us down for a short time. The work at Engineers is a continuation of our restoration of the Herbert Strong design that hosted the 1920 U.S. Amateur, involving the reintroduction of Mr. Strong's large "ragged" bunkering, new tees, and minor work to greens where slopes have become too severe to maintain the original design variety. As noted in the related inside article, Meadow Brook is a bunker renovation/restoration. Both projects are being handled by Eagle View Golf of Conroe, Texas.

The restoration of the "Biarritz" hole at the **Whippoorwill Club** in Westchester County, New York is complete, fulfilling Charles Banks' (original Golf Architect in 1928) vision for the hole. As always Chuck Martineau - Golf Course Superintendent, Gerry Klingman - Club President, and Sam DiPasquale - Golf Course Builder, were great to work with.

Master Planning for the **Northwood Club** in Dallas, site of the 1952 U.S. Open has been completed and adopted by the Club Board. We expect to have construction work begin next year. Many thanks to Greens Chairman Frank Leftwich, Golf Course Superintendent Kevin Carpenter, and Head Golf Professional Bob Elliott for their input and support.

Restoration of the Biarritz green at Whippoorwill Club



natural attributes of the land to accentuate the strategic/visual character of the site not only will allow the course to fit its surrounds seamlessly, it can save many thousands of dollars, if not millions for the project by not having to remake what is already there, and it can easily suggest the best theme for the project. It is worth noting that Preliminary Planning on a very good site should also embody much of what is done during Design Development (described below), and as such, should take more time.

With a site that is flat and/or featureless, our main objective is to accentuate what off-site views may exist, pay attention to existing topography that may allow sound storm water management to be efficiently achieved, and make sure the golf course has a sequence of holes that present variety in length, movement and orientation. While a flat, relatively featureless site makes it more of a challenge to create a course that appears natural, marry this to an understandable and saleable theme, and it will often make it easier to work with the Land Planners to maximize frontage, orientation, and exposure for the real estate component when such is involved.

Design Development

The best golf courses and the best golf course architects of the past were the product of maintaining a focus on beauty in nature, both found and made, and a focus on creating strategic interest in the play of the game. The creativity necessary to build a golf course that embodies these two important elements, especially in today's engineering sensitive golf development environment, is not the result of quick epiphanies that come to the golf course architect all of the sudden when huddled over a drafting table. It is the product of spending a great deal of time on site to know what you are working with first hand, it is the product of brainstorming with a group of talented people to gain creative insight from multiple points of view, it is the product of working through concepts for what will be adjacent to the golf course, and it is the product of knowing and expecting that you won't, and should not find what you are looking for the first time around. These are the principals for our Design Development process.

Our Design Development process begins by creating "Design Development Base Sheets" for each hole, with the centerlines of the approved routing (or in the case of working with a very natural site, this will be the preliminary centerlines of a preliminary routing), and all necessary site information such as contours, signature trees, out boundaries or development lines, environmentally sensitive areas, etc. Tripp will then start "playing" with ideas for strategy, grades, drainage, tying in grades on the perimeter of the golf hole corridor, grassing and landscape, etc. His ideas are then "presented" to everyone else in the firm, where they will offer their own comments and suggestions, starting the process of these becoming "living documents" that will evolve as we work with the entire Project Team to involve the Owner, the Land Planner, the Project Engineer, and others that need to have input on both how the golf course plan will work and how the golf course will relate to its surroundings. Our Design Development drawings are how we communicate the details of the golf course and how it will relate to its surroundings with everyone involved with the project. It is done in freehand and the process is kept very creative. Once we have developed the strategic and visual intent we are looking for, and we have addressed the necessary coordination issues between the golf course, sensitive areas, and the surrounding development, the Tripp Davis and Associates Project Coordinator, often times Gary Brawley or Michael Rhoads, will prepare "pre-final" Design Development Sheets for each hole and these are distributed to everyone on the Project Team for final review and comment before we move on to the development of Construction Documents. In this way, we uniquely and creatively address most, if not all, of the important issues prior to starting the more rigid and time consuming process of developing Construction Documents.



Drainage Plans very closely with the Land Planner and the Project Engineer to ensure that we are still working within the guides of what was established during Design Development and to be certain that features such as detention basins are sized properly according to where they will exist on the golf course. It is about this time that we will walk the staked routing with preliminary Grading Plans in hand to make sure that the site features we wanted to keep, such as a signature tree or a unique landmark, are not affected by earthwork. We will then prepare a Clearing Plan, noting those site features we want to remain untouched. AutoCAD then allows us to

Construction Documents

The development of detailed Construction Documents serves to accurately define the scope of work and definitively guide the construction effort. This is how cost and quality are controlled. Our objective is nothing short of producing the best set of Construction Documents in the golf development industry. Construction Documents begin with the development of preliminary Grading and Drainage Plans based on the Design Development drawings. Again, Tripp begins this process in freehand, which is then presented to the TDA Project Coordinator for review to ensure that none of the knowledge gained in the Design Development phase is bypassed. These freehand drawings are then scanned and digitized into AutoCAD, where all of the earthwork calculations can be accurately checked to make sure we are not only balancing the earthwork on the site, but in smaller areas that allow for the more efficient movement of earth. Typically, this will result in having to make minor alterations to low areas or lakes to produce more fill if needed, or in having to "beef" up fill areas, such as irregular mounds to "lose" excess fill. We then review the Grading and

Tripp's Year in Golf - 2005

After resting a wrist injury over the winter that cut his 2004 playing season short, Tripp once again played many amateur events around the country this year. His first event was the Jones Cup at Ocean Forest Golf Club on Sea Island in Georgia. The Jones Cup is a bi-annual event played in early February in the same year as the Walker Cup and brings together a select cast of players such as US Walker Cup Team hopefuls, the Great Britain and Ireland Walker Cup Team hopefuls, and a limited number of other top ranked amateurs. Tripp played well enough to tie for 15th in this elite field of 81 players, while being able to spend the week at the Lodge on Sea Island (with his own butler, nonetheless!).

Next up was the Azalea Amateur in March at one of Tripp's favorite courses, Country Club of Charleston (designed by Seth Raynor in 1926), in one of Tripp's favorite cities, Charleston, South Carolina. This year was more of a family vacation, as Jenny, Mary and Maggie made the trip as well. However, Mary came down with chicken pox, it rained most of the week, and Tripp did not play well. But, Maggie got to see "some really old stuff," so the week was not a total loss.

In late May, Tripp again played in the Inverness Mid Am at the Inverness Club in Ohio, the Donald Ross design that has played host to numerous major championships. After a poor start, Tripp rallied to finish second to Mid Am legend Danny Green and enjoyed spending time with many old friends.

In June, Tripp again played in the Sunnehanna Amateur at the Sunnehanna Country Club (a Tillinghast design) near Pittsburgh and the Northeast Amateur at Wannamoisett Country Club (a Ross design) near Providence. A very balky putter kept Tripp from playing well at the Sunnehanna, but over the last few years he has developed many good friends there and staying with Ruth and Tom Stephenson was great as always. At the Northeast, one bad nine hole stretch, (a 40 on his second nine in the second round), kept Tripp from being near the lead, but his 280 total was more than respectable in a great field.

After a nearly twenty year absence, Tripp once again played in the Southern Amateur in mid July, being held this year at the Dunes Club in Myrtle Beach, oddly enough the site of the last Southern Amateur Tripp played. Tripp's dad, Bill, made the trip and was a big help carrying water and Gatorade around in the high heat and humidity. Once again, a 41 on his second nine in the second round kept Tripp from being near the lead, but he garnered a top thirty finish.

Tripp's next event, and maybe the most exciting of the year, was the US Mid Am at the Honor's Course, in Chattanooga, Tennessee in early September. TDA Senior Golf Architect Gary Brawley made the trip and was Tripp's caddy for the week. After qualifying 21st with rounds of 72-74, Tripp made it to the Quarterfinals, coming from well behind in two matches, losing to eventual champion Kevin Marsh in a hard fought 3 & 1 decision. It was a great experience especially for Gary, as he got to meet many of the players Tripp competes with and calls friends, as well as seeing a USGA event up close. The Quarterfinal finish exempts Tripp for next years event in Flagstaff, Arizona, for which Gary and Tripp have vowed to be in better shape.

Tripp makes his way out of the brush with a great recovery shot during the US Mid Am



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Tripp Davis and Associates Golf Architecture

Corporate Office
219 West Boyd
Suite 205
Norman, Oklahoma 73069
405.447.5259
405.447.3125 fax
tdavis@tdagolfarchitecture.com

Western Office
P.O. Box 5248
Peoria, Arizona 85385
602.617.0038
623.374.4816 fax
gbrawley@tdagolfarchitecture.com

The Planning & Design Process - TDA Style



by Tripp Davis and Gary Brawley

The game of golf was founded as the simple pleasure of using a stick to hit a ball into a hole. When someone started counting how many hits it took, the game took on a competitive nature that brought with it a sense of strategy. In our mind, golf is at its best when it is a simple pleasure that involves strategic thought.

As the game of golf and golf course architecture have evolved, a greater sense of art has been incorporated into the simple pleasures experienced in the naturalistic setting of a golf course and into how golf course architects challenge strategic thought. Further, the process of planning for golf course construction has become a scientific process involving many design disciplines and often times numerous regulatory bodies. What began as simply marking starting points with a post and finding the most interesting routes to rabbit holes, is now an often times complex series of site analysis, consideration of multiple routing options, coordination of grading and drainage with a myriad of consultants, and unique selection of construction methods that best fit the site, among other important details. Our job today, as golf course architects, is to marry the pleasurable artistic elements of the game of golf with the science necessary to bring the course to life and to make it sustainable. No matter if the site is perfect for golf, or if the site must be made to appear perfect, this marriage is only made to be efficient through a very in-depth and comprehensive planning and design process carried out by creative, knowledgeable and thorough professionals.

Our firm has been built first on bringing these creative, knowledgeable and thorough professionals together. Over time, we have developed our own planning and design processes that allow us to creatively bring the art of golf course architecture to the landscape canvas in an efficient and sustainable manner. This process begins with Preliminary Planning, where the land planning objectives are met and the "Project Theme" is first identified. It continues with Design Development, where the strategic/visual character of the course is developed and engineering issues are raised, is completed with the development of Construction Documents where the final details are incorporated in the plans/specifications and the objectives for construction are clearly defined, and is monitored during the construction period to ensure that details represent and accentuate the design intent.

Preliminary Planning

Preliminary Planning is the phase in which we work closely with the Owner and the Land Planner to establish the routing of the golf course and begin to establish how the project will be themed. With sites that possess very strong natural character, the routing of the golf course is the single most important part of the process. A good routing that uses the inherent

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Greenwich Country Club

Quite rich in history, Greenwich Country Club in Greenwich, Connecticut has seen many changes over its years. First named the Fairfield County Golf Club, this club was established in 1892 by members with a passion for the game and an inspiring vision. The club evolved from nine to eighteen holes in 1908 and eventually took on its current name in 1909. In 1911, golf architect Seth Raynor designed eight new holes, influencing the existing holes that remained. In following years, A.W. Tillinghast and Donald Ross among others, made alterations to the course.

With the entire club currently being looked at, relative to the quality of facilities and continuity in style, TDA has been hired to evaluate the same for the golf course and prepare a Master Plan that evolves from this evaluation. Our initial discussion with the greens committee, offered that they want the course to consistently present a classic style and playing interest symbolic of the era the club was founded. Seth Raynor had the greatest influence on the character of the course, so we evaluated the course relative to his well known style and strategy, looking to see what still exists that Raynor influenced and what has been significantly or negatively altered. Using this opportunity to take a very in depth look at Greenwich Country Club, we realized that the site is outstanding and a great deal of the Raynor influence still exists. Currently we are finalizing the details of a Master Plan for consideration by the Club Board.



Meadow Brook Club

The Meadow Brook Hunt Club was established on Long Island in New York in 1881 as a retreat from Manhattan. Golf came to the club in 1893, and the first USGA Women's Amateur Championship was held at Meadow Brook in November 1895. Development of the Long Island Expressway in the early 1950's forced the club to move to its current location, the former Middleton S. Burrell property in Jericho. Renown golf architect Dick Wilson designed the new course and it has since been regarded as one of the best courses on Long Island, hosting the Champions Tour Long Island Classic for a short time.

Dick Wilson originally designed the course to have grass faced, flat bottom bunkers to mimic the links course, assumably driven by his background as a site superintendent during William Flynn's reconstruction of Shinnecock Hills where links style bunkering was a strong character trait. Although the Meadow Brook Club is one of the best conditioned courses in the country, through Superintendent John Carlone's efforts, the bunker style has been altered over time from the original design intent of Dick Wilson mainly because the sandy soil was not able to support turf and sand lines were raised. That same sandy, gravel soil contributes to rocks coming up into the bunkers and has over time greatly reduced bunker sand quality.

Tripp Davis and Associates was hired to restore the original bunker style while also implementing modern construction methods such as using liners and a mixture of a local sand and a manufactured angular sand to improve the bunker quality. We are using Zoysia grass on south facing slopes to keep turf quality high so the same problems don't arise again.

We have enjoyed working with the Greens Committee of Meadow Brook Club, driven by Mr. Tom Lister, and look forward to improving one of the great clubs in the United States.

