

McCall Lake Alternative Redevelopment Options

McCall Lake Golf Course Recreation Planning								
Option	Environmental			Social		Economic		
	Public Trees	Water bodies	Open Space	Golf User Impact	Lease holder and Recreation User Impact	Operational Impact to Golf	Net Return	Capital Liability Remaining
1. Status Quo	Maintained	Maintained	Maintained	McCall Lake Golf Course remains open	Lease holders keep existing amenities No new recreation campus	N/A	N/A	Golf: (\$34.5M) Recreation: N/A
2. 2014 Concept Plan	1,320± trees removed Birth Forest remains	2 ponds filled 2 ponds re-graded into stormwater facility	76.5 ac± allocated for new recreation campus Additional open space around expanded McCall Lake water body	McCall Lake Golf Course closed in its entirety; loss of learn to golf and family golf opportunities	Majority of lease holders are displaced 76.5 ac± allocated for new recreation campus, however minimal funding to contribute	Annual savings of \$250,000	Out of the options, yields highest revenue but not highest net return	Golf: No capital liability remains Recreation: Minimal funds available for the recreation campus
3. Redevelop Driving Range Only	20± public trees removed Birth Forest remains	Small pond modification to accommodate redevelopment	Driving range removed Remainder of open space undisturbed	Driving Range Closed Par 3 and 18 Hole Course remain undisturbed	Lease holders keep existing amenities No new recreation campus	Loss of driving range revenue	Out of the options, yields low net return	Golf: Large capital liability remains Recreation: N/A
4. Redevelop Driving Range & Par 3	80± trees to be removed Birth Forest remains	Small pond modification to accommodate redevelopment	Driving range and Par 3 removed Minor modification to 18-hole course Remainder of open space undisturbed	Driving Range and Par 3 Closed 18 Hole Course remains open with the relocation of the Hole 2 and Hole 3 green Tee Box	Lease holders keep existing amenities No new recreation campus	Loss of driving range and Par 3 revenue	Out of the options, yields low net return	Golf: Large capital liability remains Recreation: N/A

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5. Redevelop Golf Course & Maintain Lease holders	1,120± trees removed Birth Forest remains	2 ponds filled 2 ponds re-graded into stormwater facility	55.4 ac± allocated for new recreation campus Lease holders remain with minor modifications Opens space around expanded McCall water body	McCall Lake Golf Course closed in its entirety	Lease holders keep existing amenities with modifications to parking and field layout for road connection to 39 Avenue Land available for new recreation campus, however no funding to contribute	Annual savings of \$250,000	Out of the options, yields medium net return	Golf: Medium capital liability remains Recreation: No funds available
6. Raw Land Sale of 138.5 ac±	Trees no longer considered public Private developer discretion	Private developer discretion	Private developer discretion	McCall Lake Golf Course closed in its entirety	Potions of lease holders are displaced. 55.4 ac± allocated for new recreation campus, however no funding to contribute	Annual savings of \$250,000	Out of the options, yields second highest revenue and highest net return	Golf: Minimal capital liability remains Recreation: No funds available