

Randolph Park and Golf Complex

Opportunity Study



Addendum to the Gene C. Reid Park Master Plan

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PROJECT CONTEXT AND PURPOSE

Randolph Park and Golf Complex: The Green Jewel of Midtown Tucson

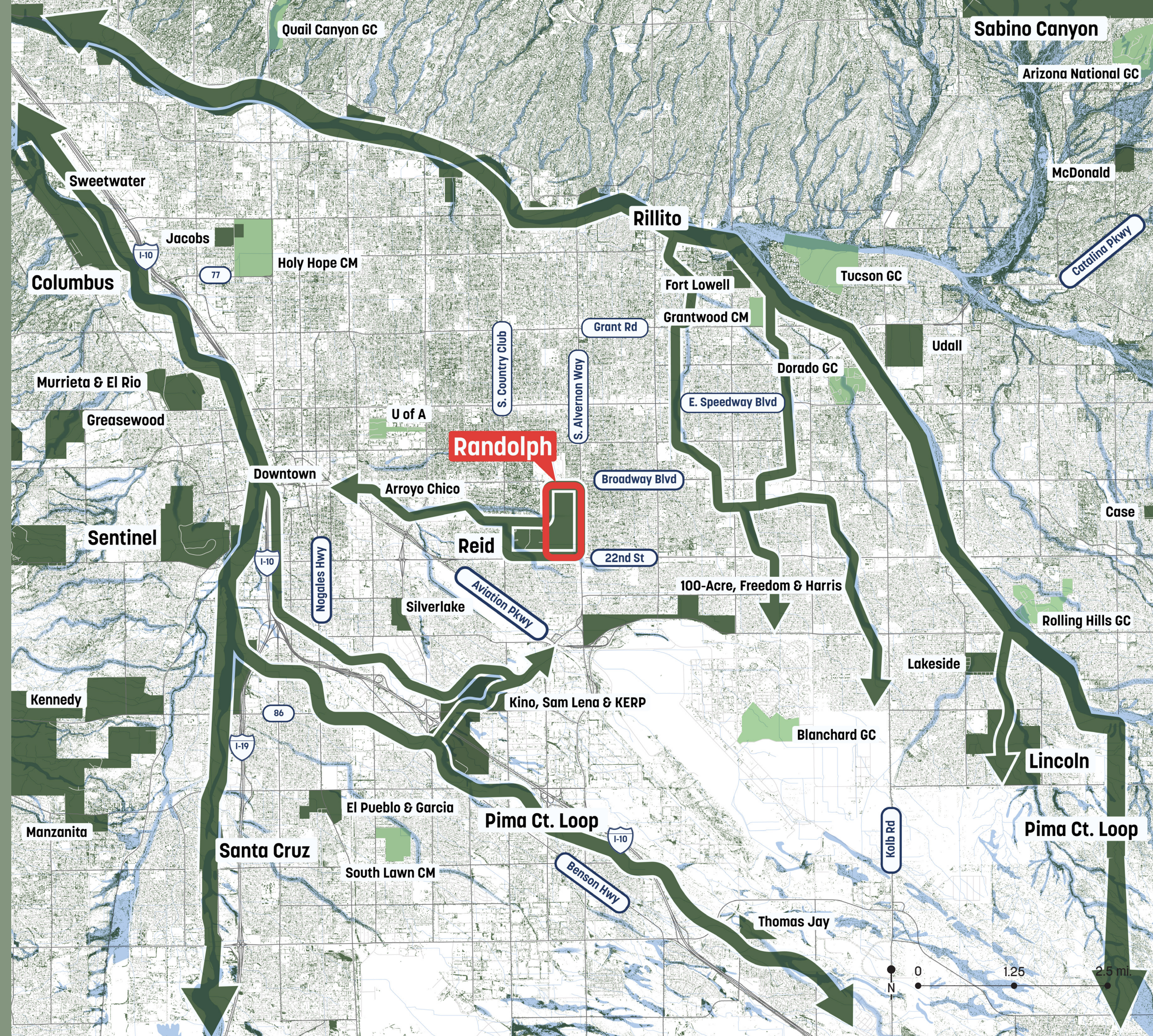
The Randolph Park and Golf Complex is a 300-acre public asset that includes two golf courses, Randolph North and Dell Urich, and other recreational amenities. It is encircled by David Bell Multi-Use Path and is an important crossroads of a growing bike and pedestrian network. Beyond providing recreational facilities for Tucson residents, it acts as a hydrological and ecological node at the city center, mitigating the impacts of extreme flooding and heat. The complex is centrally located in midtown Tucson and, when combined with the adjacent Reid Park, constitutes the largest municipal green space in Tucson.

In 2018, voters approved Proposition 407, allocating funding to improve the David Bell Multi-Use Path and incorporate water conservation measures at the golf courses. This opportunity study is designed to ensure that this funding is used efficiently and is coordinated with other planned improvements to the complex. This opportunity study explores ways to better leverage this important public space to meet the long term recreational, pedestrian mobility, and public space goals of the Tucson community. This study will complement the Reid Park Master Plan and identify how Reid Park and the Randolph Complex can better connect to function as a single contiguous recreational asset. Initial goals of the study were as follows:

- Identify opportunities to improve the function and quality of multi-use pedestrian paths in the complex.
- Identify opportunities to improve golf course operations and user experiences in tandem with Proposition 407 funded investments in irrigation and water resources.
- Identify recreational use opportunities in addition to the existing golf courses.

This is an aspirational opportunity study and the first step in a multi-phase process that will continue to engage key stakeholders and the Tucson community in defining the future of the Randolph Park and Golf Complex.

- ➔ Greenways and Riparian Corridors
- Parks
- Cemeteries and Private Golf Courses
- Riparian Zone
- Tree Canopy Cover



EXECUTIVE SUMMARY

Existing Conditions










Randolph Park and Golf Complex is a 300-acre Tucson Parks and Recreation asset. It is home to two 18-hole golf courses, practice facilities, and a driving range operated by Tuscon City Golf. Proposition 407 allocated funding to update irrigation systems and improve water conservation on the golf courses.

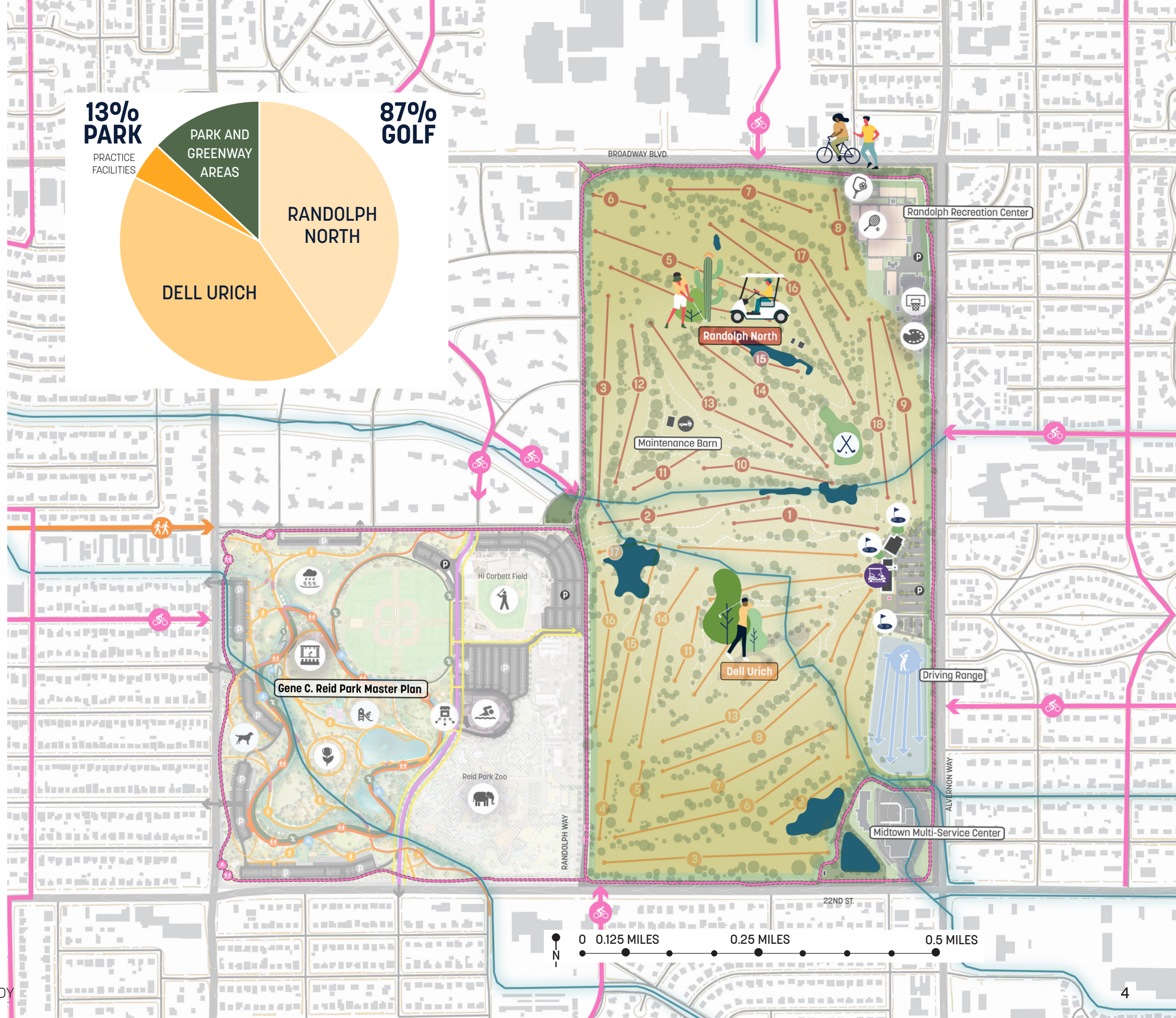
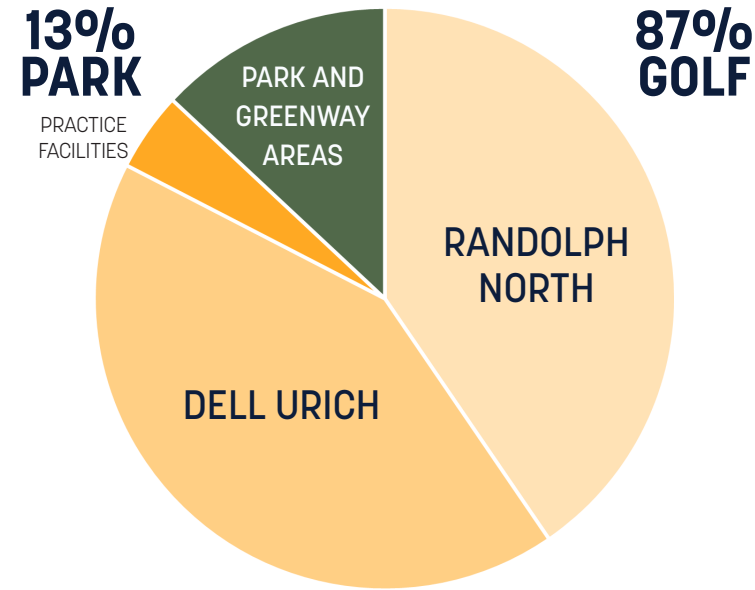
Randolph Park and Golf Complex is surrounded on all sides by the David Bell Multi-Use Path, a bike and pedestrian path that includes small open spaces, benches, and picnic areas. Pedestrian infrastructure, vegetation, and furnishings within this greenway are in need of renewal and were allocated funding through Proposition 407.

Currently 87 percent of the complex's land area is dedicated to golf, through its two 18-hole courses: Randolph North on the north side, and Dell Urich on the south side. Of the complex, 13 percent is dedicated to parks and greenways that can be accessed by non-golfers.

This opportunity study uses the Gene C. Reid Park Master Plan as a starting point. All proposals for the Randolph Complex were made in relation to the planned conditions at Reid Park.

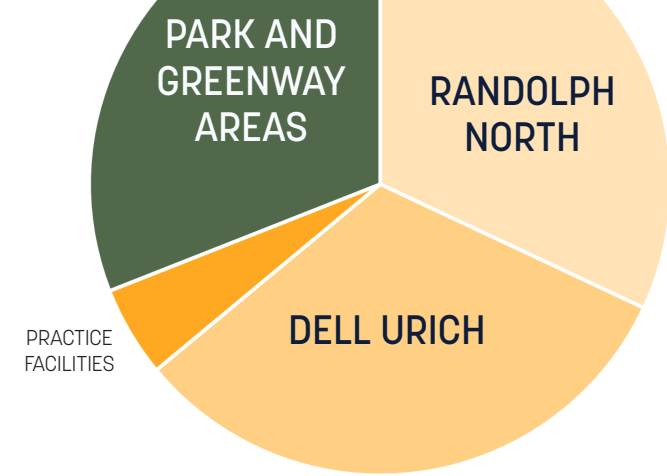
Legend

-  Multi-Use Pathway
-  Pedestrian Pathway
-  Golf Holes
-  Water Bodies
-  Streams
-  Roads
-  Putting Green
-  Golf Cart Pickup
-  Short-Game Area (4 acres)



31%
PARK

69%
GOLF



Opportunity Plan

The Randolph Park and Golf Complex Opportunity Plan identifies an efficient land use scenario that increases the availability of public park space for non-golf users while reinvesting in golf assets. It is the result of collaboration with golfers, golf course operators, neighborhood organizations, and recreational user groups and finds a balance between the needs of golf and non-golf recreation on the complex.

The opportunity plan is shaped by four big moves:

Route a central greenway through the center of the complex to improve pedestrian connectivity between Alvernon Way in the east and Reid Park in the west. This wide greenway will not only allow pedestrians to more directly reach their destinations, but will also offer a more pleasant recreational experience that is away from busy roadways.

Reimagine Randolph North Golf Course to make more efficient use of land and update holes to offer more diversity of challenges, a refreshed style of play, and improved course walkability.

Bring David Bell Multi-Use Path in from Alvernon Way to create a more comfortable and enjoyable experience for pedestrians and connect users to a necklace of revitalized recreational assets including a roller park, neighborhood park, renovated clubhouse, and nature park.




Expand the David Bell Greenway from a sidewalk sitting near or directly adjacent to busy roadways into a wide green corridor that includes vegetation, shade, benches, and smaller recreational destinations along its route.

The resulting plan converts a loop that can only be experienced one way into a woven network of paths anchored by recreational destinations that enable a wide diversity of experiences.

EXISTING CONDITIONS INVENTORY

Golf Courses

There are two 18-hole regulation length golf courses at the Randolph Complex: Randolph North and Dell Urich. Randolph North opened in 1925 and has had many renewals but no major changes to its design and game play. Dell Urich first opened in 1961 and was redesigned in 1996 to be regraded into a flood detention basin. As a result, Dell Urich is reported to have a more contemporary game play. Randolph North is a slightly larger course than Dell Urich in both land area and length. In addition to these courses, the Randolph Complex has small putting greens, a four-acre short-game area, and a twelve-acre driving range.

-  Putting Green
-  Short-Game Area (4 acres)
-  Driving Range (12 acres)

18 Randolph North
 124 acres
 18 holes
 Par 72
 6,900 yards (championship tees)

18 Dell Urich
 113 acres
 18 holes
 Par 70
 6,629 yards (championship tees)



GOLF OPERATIONS AND PROGRAMMING

COURSE PERFORMANCE

The Randolph Complex, which includes both Randolph North and Dell Urich courses, is one of the highest performing municipal courses in the Tucson region in terms of income and course utilization. Regular golfers of the course attribute this success to its central location, walkability, pleasant vegetation, sweeping mountain views, and balanced game play.

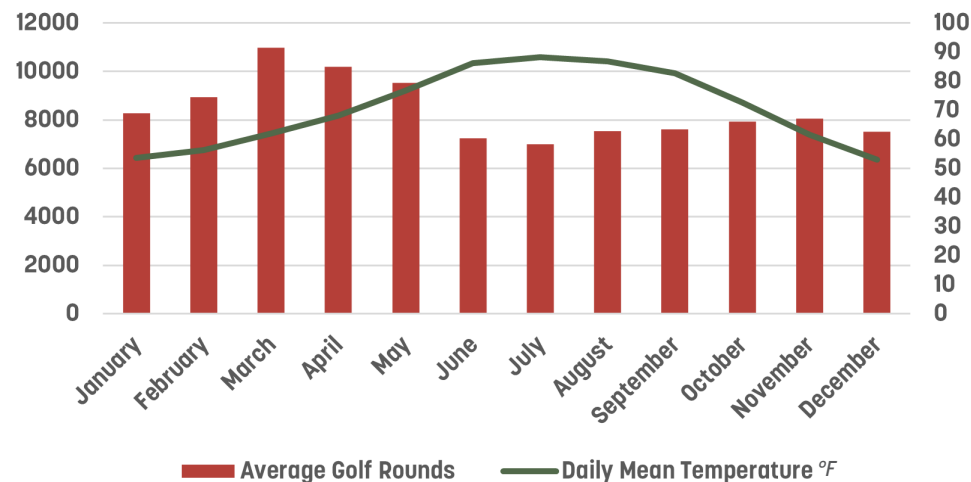
SEASONAL CHANGE

The high season for golf in Tucson is spring. On average, March is the Randolph Complex's busiest month. Like all outdoor spaces in Tucson, visitation declines substantially in summer months to nearly half of its spring peak due to heat. Tucson City Golf uses dynamic pricing to lower greens fees in summer months and mid-day in order to compensate for lower demand.

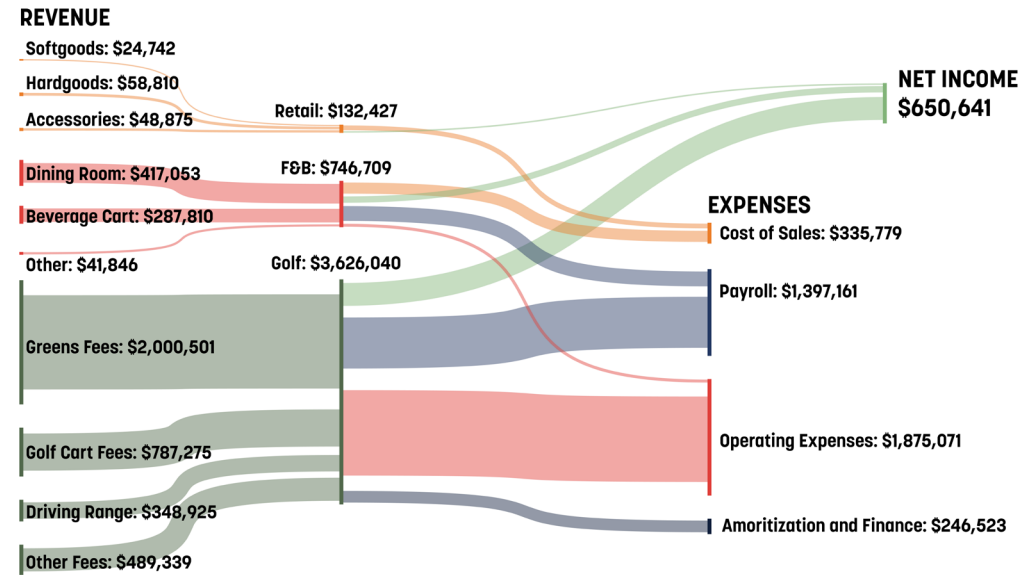
REVENUE SOURCES

The Randolph Complex gets the majority of its revenue from greens fees, which vary in response to demand. Fees for supplemental services like golf carts and use of the driving range are also an important income source. Currently food and beverage sales at the clubhouse are low

Golf Rounds and Average Temperature By Month



Average Rounds of Golf Played Versus Daily Mean Temperature



Randolph Golf Complex Revenue and Expenses for Fiscal Year 2022

compared to other municipal flagship clubhouses. Relative to its operating costs, the beverage cart is a more significant revenue source. Retail sales at the pro shop represent a small income source with limited opportunity for profit.

OPERATING EXPENSES

Nearly half of Randolph Complex's operating expenses are dedicated to payroll for grounds maintenance crews, starters, clubhouse staff, and others. The other half is dedicated to material and overhead expenses, most of which is related to the care and upkeep of more than 200 acres of turf. Tucson's dry climate and hot summers mean that turf upkeep requires large quantities of water, which is Randolph's biggest single material cost. In the future, the operating cost of water will be minimized by the addition of a new groundwater pump and treatment plant at the complex. After the initial capital expenditure, the water received from this system will be free for use in irrigation and water hazards on the course.

TOURNAMENTS AND EVENTS

The Randolph Complex is host to a wide variety of community golfing events. While both courses are championship length, large professional tournaments are not common at the complex. Stakeholders attribute this to a shortage of parking, lack of amenities, and undersized

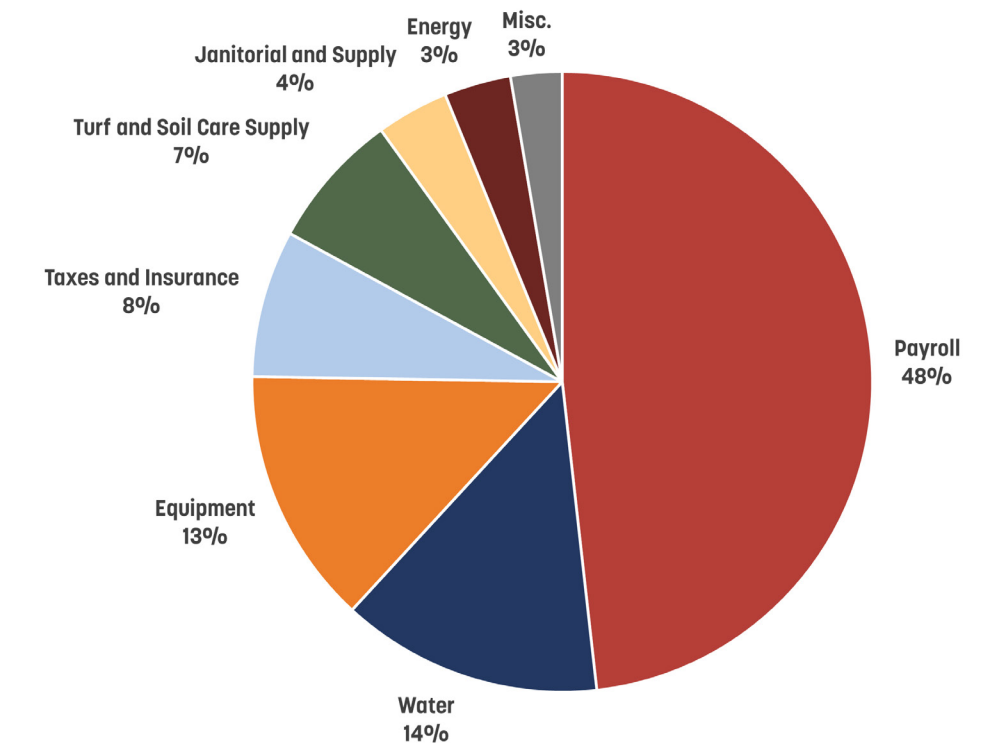
clubhouse. Recently, stakeholders have explored course improvements with a goal to attract professional events to the course.

AMENITY AND COMFORT FACILITIES

The Randolph Complex is served by a clubhouse at its main entrance. The clubhouse features a small restaurant and multi-purpose room that can be used for community gatherings. Restrooms at the clubhouse were out of order at time of inspection. Additional restrooms are available in an ancillary building, but these are outdated and not ADA compliant. Small restroom pavilions on the course itself are reported to be in poor condition.

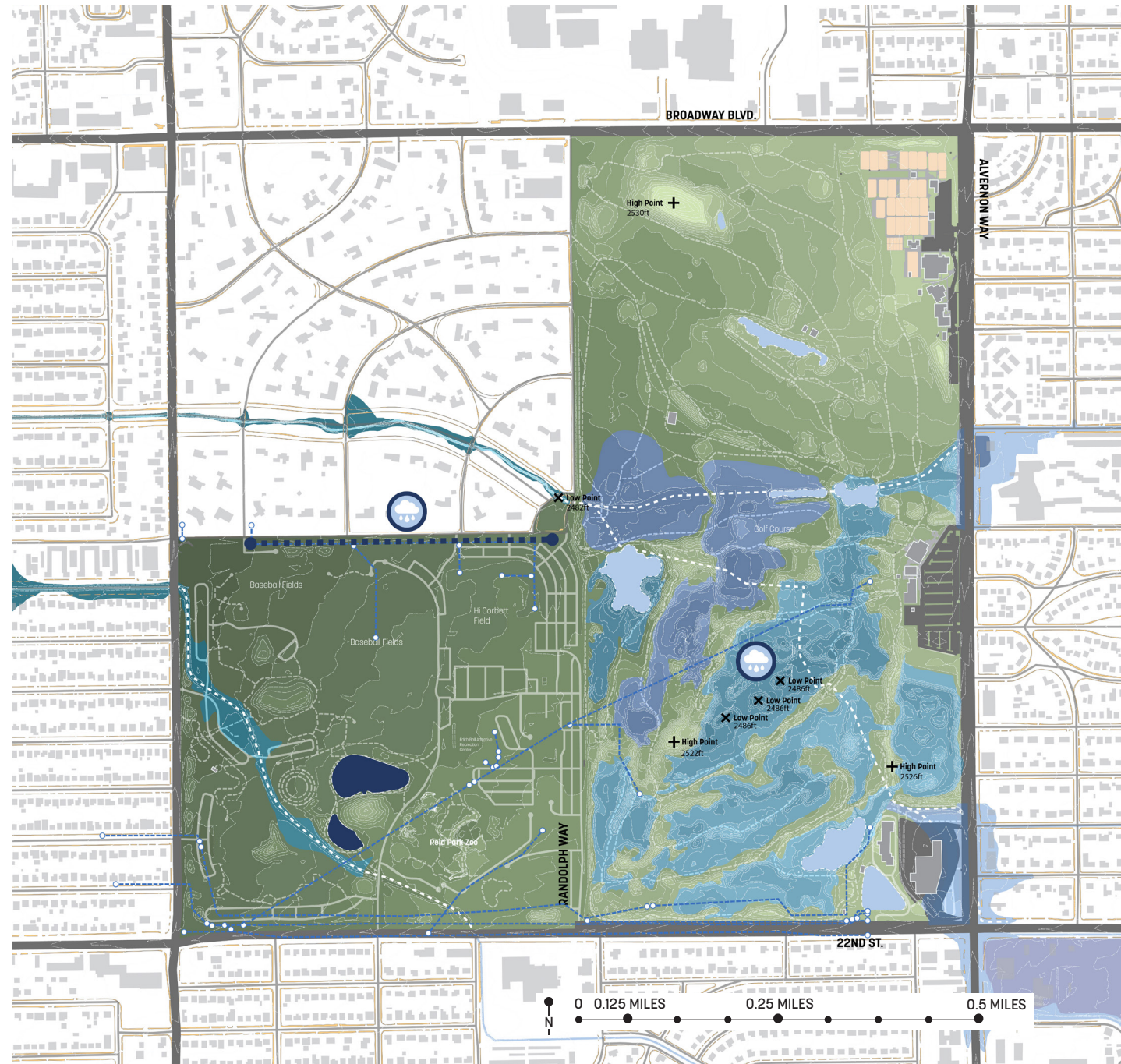
GOLF CIRCULATION

The Randolph Complex is a compact parkland course which makes it very walkable. Turf is kept mowed and there are limited areas of dense vegetation, making the entire course porous to movement. Golfers can also opt to rent an electric golf cart and utilize the complex's network of golf cart paths.



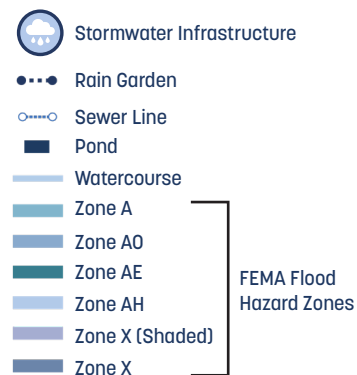
Randolph Golf Complex Operating Expenses Fiscal Year 2022

ENVIRONMENT



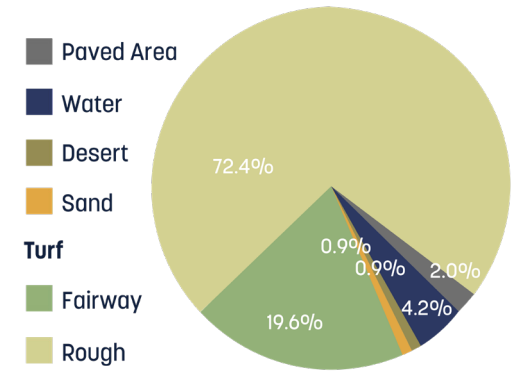
Topography and Hydrology

Randolph Complex is naturally relatively flat with gentle topography introduced as part of golf course design. In 1996 Randolph's Dell Ulrich course was significantly regraded to create a flood detention basin suitable to capture and hold large quantities of stormwater. This feature helps prevent the Arroyo Chico from overflowing into surrounding residential areas in Midtown and Downtown Tucson. The highest point of the Randolph Complex is a large mound in the northwest corner. There are seven small ponds on the complex. Most act as storage basins for the course's reclaimed irrigation water.

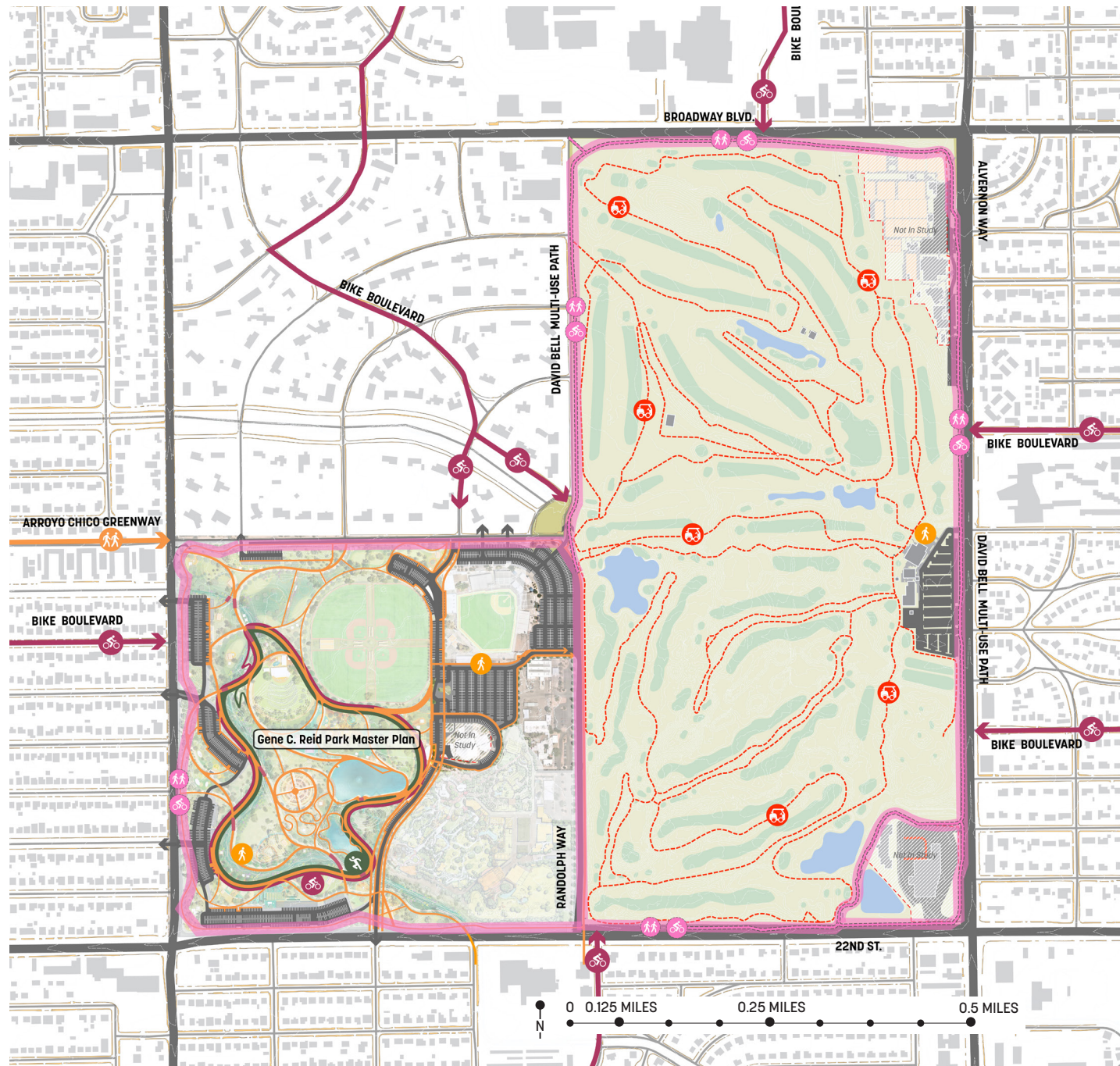


Ground Cover

Randolph Complex is predominantly occupied by its parkland golf course. This course consists of Bermuda grass used for both roughs and fairways that together represent 92 percent of the complex's land area or about 276 acres of turf. Other ground cover types in the complex include sand traps, water, paved areas like parking lots and golf cart paths, and small areas of native desert vegetation.








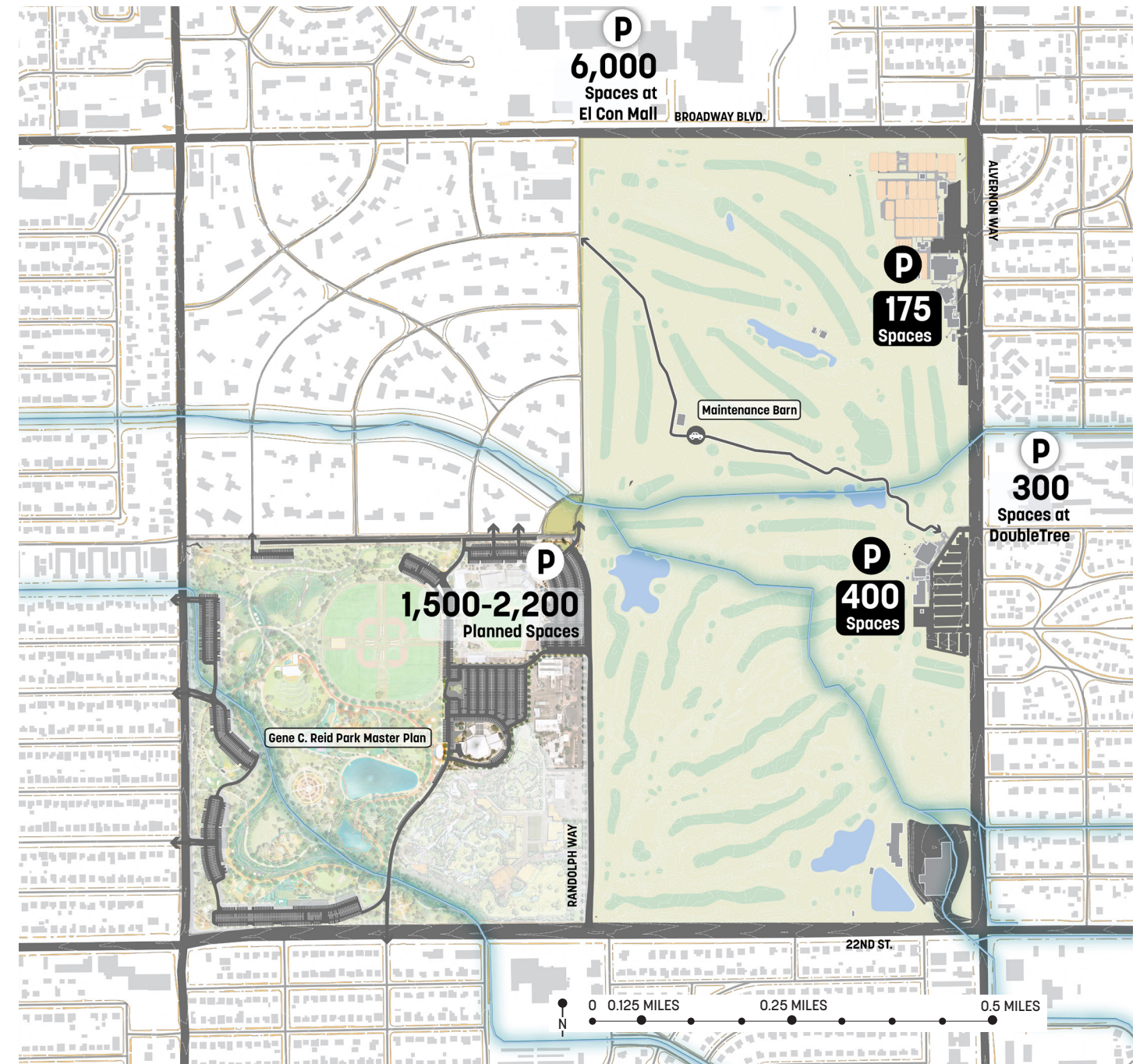
CIRCULATION AND PARKING



Bike and Pedestrian Circulation

The Randolph Park and Golf Complex is located at a node in an expanding Tucson bike and pedestrian infrastructure network. Randolph is currently the easternmost terminus of the Arroyo Chico Greenway which expresses itself here as the David Bell Multi-Use Path looping around the perimeter of the complex. There are no ways for bikes or pedestrians to move through the complex as the interior of the complex is accessible only to golfers from the main entrance at the clubhouse.

-  Multi-use Pathway
-  Pedestrian Pathway
-  Bikeways
-  Golf Cart Paths
-  Run/Jog Track



Vehicular and Parking Circulation

Most existing parking at Randolph is found next to the clubhouse with about 400 spaces dedicated to golfers and other visitors. Parking for the Randolph Recreation Center at the northeast corner of the complex totals about 175 spaces. In some cases, large tournament events create a demand for parking which exceeds this available supply. In these cases, the parking available at Reid Park can be used but pedestrian connectivity between these parking areas and the clubhouse is poor. Privately owned off-site parking is available at the DoubleTree Hotel and El Con Mall but authorization for its use is not guaranteed and there are similar connectivity issues. The central maintenance barn for the complex is currently located on the Randolph North course. Gates on either side of the complex allow service and delivery vehicles to access the maintenance barn.

STAKEHOLDER CHARRETTES

Understanding opportunities, goals, and challenges

In March 2023 the planning team met with five stakeholder groups to discuss opportunities for the future of the Randolph Park and Golf Complex. Each stakeholder group introduced concerns and aspirations specific to their point of view, but many shared similar goals. With feedback from these groups, the planning team developed guiding principles around which there was consensus across the stakeholder community. The five stakeholder groups were as follows:

1. CITY AND MUNICIPAL AGENCIES

City and municipal agencies represented the broader strategic and infrastructural goals of Tucson. This stakeholder group emphasized opportunities to advance pedestrian mobility, green stormwater infrastructure, flood resilience, and community development goals through adjustments to the complex. As employees of the city, they also understood challenges related to funding and upkeep and encouraged the long-term maintenance of these assets to be kept front of mind.

2. GOLF OPERATORS

The golf operators group included the third party operators of the Randolph golf facilities: Tucson City Golf, OB Sports, and Troon. The Greens Committee, a citizen group tasked with oversight of Tucson’s municipal golf facilities, also participated. This group understood the financial performance of the course and emphasized priority investments that would bring new revenue and reduce operating costs.

3. NEIGHBORHOOD ASSOCIATIONS

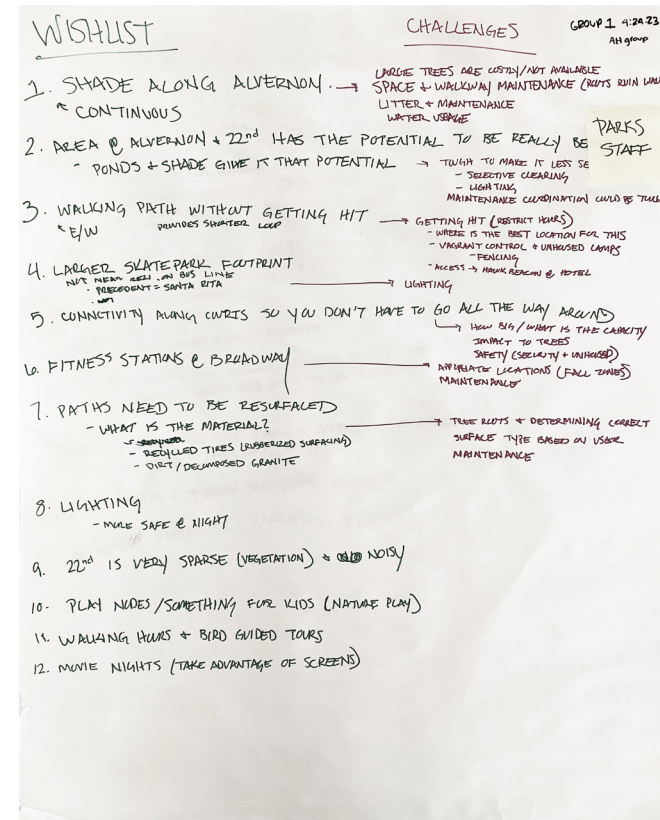
Representatives from nearby neighborhoods spoke on the needs of their constituents. The neighborhood associations emphasized that changes to the Randolph Complex should minimize traffic and noise impacts on residential neighbors. They also asked that access to nearby park spaces in and around the complex be enhanced to better serve neighborhoods on all sides of Randolph.

4. RECREATION AND WALKING USER GROUPS

Recreational groups included non-golf groups who advocate for recreational facilities throughout Tucson. These groups were interested in using improvements to integrate recreational programming like skating, disc golf, and jogging.

5. GOLF USER GROUPS

Golf course users included members of local golfing groups passionate about the sport and its ability to bring people together for fitness, socialization, and community-building. The golf course user group emphasized the need to maintain safety when bringing non-golfers in or near spaces dedicated to golf. They expressed interest in refreshing the Randolph Complex’s north course to offer a wider range of challenges, a more contemporary style of play, and increased walkability.



Wish Lists

Each stakeholder group was asked to create a wish list representing their aspirations for the future of the Randolph Park and Golf Complex. In making these wish lists, each group was told to momentarily suspend concerns about cost, implementation challenges, or the perception of other stakeholders in order to identify authentic goals and desires.



Challenges

Each stakeholder group was encouraged to think about what challenges might stand in the way of realizing the items on their wish lists. In a workshop style session involving markers, maps, and sticky notes, the groups developed potential strategies to address these challenges.

Connections and Opportunities

Using maps, each stakeholder group identified ways to connect points of interest in and around Randolph and areas of greatest opportunity to introduce new recreation, programming, and public facilities.

GUIDING PRINCIPLES

These six guiding principles reflect the input of the stakeholder groups. They identify some of the key aspirations of the Randolph Opportunity Study and suggestions for how to synergize goals and investments to improve both golf and non-golf experiences of the Randolph Complex.



1 MAINTAIN A HIGH QUALITY, 36-HOLE GOLF COMPLEX

The Randolph Complex is Tucson's most successful public golf complex. Its two courses are highly valued by golfers for their affordability, central location, and walkability. The opportunity plan should preserve these assets while inviting new users and uses to the complex.



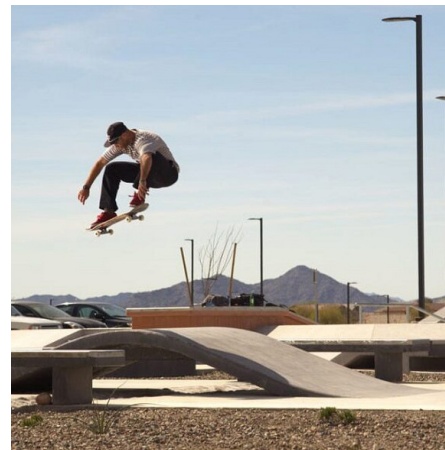
4 BE RESPONSIBLE STEWARDS OF WATER RESOURCES

The Randolph Park and Golf Complex requires large amounts of water to operate. The Randolph Opportunity Study should seek water-use efficiencies through turf reduction, irrigation updates, and rainwater capture strategies. Randolph provides essential flood detention and capacity cannot be reduced. Additional green stormwater infrastructure can be an opportunity to diversify recreation, buffer pedestrian facilities, and improve local water quality.



2 ELEVATE PEDESTRIAN COMFORT AND EXPERIENCES

The Randolph Complex is currently encircled by the David Bell Multi-Use Path. Many of Randolph's paths are in poor repair and directly abut busy roadways lacking in shade. The Randolph opportunity plan should refurbish and expand a pedestrian greenway that fosters high quality, comfortable, and interesting pedestrian experiences.



5 DIVERSIFY PROGRAMMING AND REVENUE

The Randolph Opportunity Study should find ways to diversify revenue from both golf and non-golf facilities in order to increase financial resilience to changing recreational preferences. Diverse programming will maximize the ability of these public assets to serve the community. Bringing together both non-golfers and golfers in new green space and shared facilities will foster a greater sense of community and may help to introduce newcomers to the sport of golf.



3 CONNECT THE COMMUNITY TO OUTDOOR RECREATION

The Randolph Opportunity Plan should find ways to improve the connectivity of local residential neighborhoods to outdoor recreational destinations at Reid Park, the Randolph Complex and beyond. By connecting multiple destinations as stepping stones, these facilities can encourage the adoption of sustainable mobility and wellness habits.



6 EXPAND RECREATIONAL USES AND GREEN SPACE

Many features of Randolph, like its ponds and shady tree groves, have an unrealized value for community recreation that can be harnessed by introducing new green space alongside golf. Underutilized existing facilities, like the clubhouse or skate park, can be revitalized with expansion of green space, amenities, and investment in new community connections.

OPPORTUNITY PLAN

The Randolph Park and Golf Complex Opportunity Study imagines a future in which this public open space has a balanced mix of golf and non-golf recreational opportunities. The Randolph Opportunity Study focuses on adding a **central greenway** through the middle of the complex and improving existing pedestrian paths around its perimeter. These adjustments are an opportunity to renew the **clubhouse**, expand the **driving range** and reimagine the design and gameplay of the **Randolph North Golf Course**.

The Randolph Opportunity Study seeks to maximize the value the community can gain from many of the open space and recreational assets that the Randolph Park and Golf Complex already has. New pedestrian pathways become opportunities to access and revitalize existing underutilized features of the complex. The northwest mound, currently an unusable portion of the golf course, becomes the **hill park** that leverages this unique topography for scenic views and nature play. Randolph Recreation Center's underutilized skate park and abandoned pool are reimaged as the **roller park** for skating, roller blading and adaptive sports. New paths and overlooks around the two ponds at the southeast corner become the **nature park** that improves access to these features already bustling with bird life. The **neighborhood park** captures flow from major pedestrian routes to create a new public gateway and reconnect the community with the clubhouse's renewed public spaces.



- Multi-Use Pathways
- Pedestrian Paths
- Bikeways
- - - Tertiary Paths
- Driveways
- Putting Greens
- Short Game Greens
- Stormwater Infrastructure
- Rough and Fairway
- Park and Greenway
- Golf Cart Pickup
- Outdoor Dining Venue
- Pedestrian Crossing

The Clubhouse

The Randolph clubhouse currently performs lower than expectations for its central location in Tucson and affiliation with a popular golf complex. The opportunity plan should be used to give the clubhouse a refresh and draw both golf and non-golf visitors to the asset. The clubhouse should introduce an indoor/outdoor concept that allows dining and events to leverage these scenic surroundings. Existing community rooms should be refreshed and better promoted to increase utilization. The rerouting of the David Bell Multi-Use Path will pass by the clubhouse, likely increasing its exposure to non-golfers and improving revenue performance.



Wildlife Observation

In the Sonoran Desert, water is always a major attractor of unique wildlife, especially birds. Randolph Park and Golf Complex is home to seven ponds that act as stopover points for migratory birds and cool, verdant oases for year-round residents. The Randolph Opportunity Study leverages these existing ponds as wildlife viewing opportunities with several proposed viewing platforms placed strategically where pedestrian pathways meet water bodies.



Practice Facilities

Practice facilities at the Randolph Complex are currently a big attraction. Practice facilities are a great way to expand interest in the sport of golf and require less time and money than playing a full round of golf. The Randolph Opportunity Study includes both a short game area and putting greens placed near the clubhouse.



Roller Park

The Randolph Opportunity Study proposes expanding Randolph Recreation Center's existing skate park into a roller park with diverse facilities for skating, roller blading, and adaptive roller sports. The roller park could consider adaptive reuse of the abandoned outdoor swimming pool at the complex.



Driving Range

The Randolph Complex's current driving range is a well-utilized asset that is usually fully booked in peak season. However, the driving range is underutilized in summer. Simple shade structures are a low-cost way to increase visits to the driving range all year. The Randolph Opportunity Study also recommends extending the length of the driving range. This will give it an even greater range of challenges for golfers of all skill levels.



Rain Garden

With heavy rainfall events and large areas of impervious roadways, parking lots, and roofs, stormwater management is critical urban infrastructure in Tucson. Green stormwater infrastructure (GSI) uses plants and soils to absorb, detain, and slowly release rainfall. Rain gardens are a type of GSI that can address stormwater management needs with attractive plantings. The Randolph Opportunity Study identifies opportunities for intentional rain gardens that can capture and treat stormwater runoff. These can be designed to weave into park spaces and mitigate extreme heat.



FRAMEWORKS



Golf

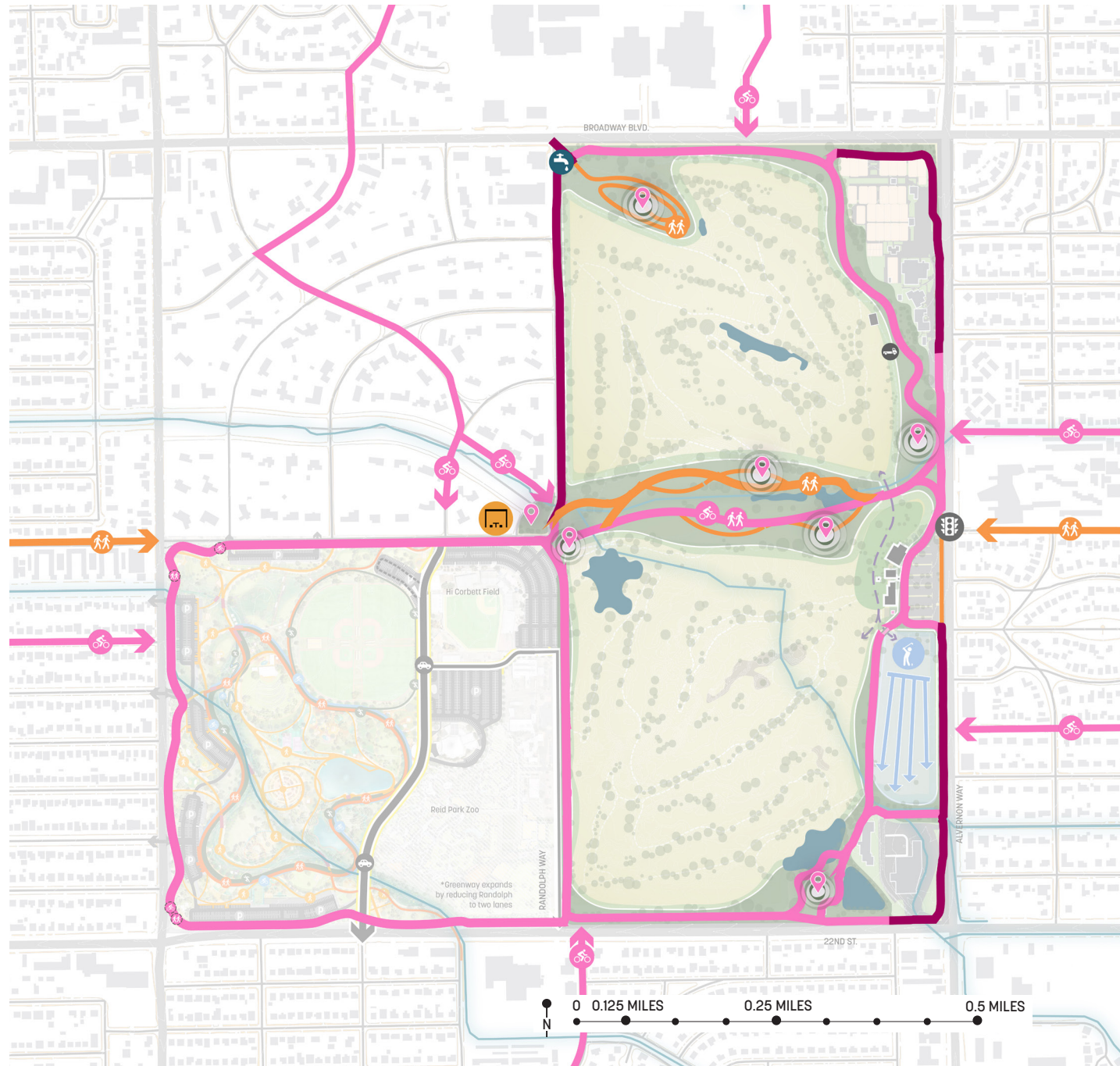
The investments the opportunity plan makes in new pedestrian greenways and recreational open spaces is also an opportunity to reinvest in golf. Dell Urich was redesigned in 1996 and is a regulatory flood detention basin. Significant modification to the course is not recommended. Opportunities for redesign occur on the older Randolph North course. The course is due for a redesign to refresh gameplay and improve course walkability. The fairway and hole layout will be studied further by golf course designers in consultation with local experts and course operators. A detailed tree survey should be performed and course design tailored to preserve as many healthy, mature trees as possible. Golf practice facilities are also slated for renewal, with a new short-game area, putting greens, and increase to the length of the driving range.



Non-Golf Programming Opportunities

The Randolph Opportunity Study reinvigorates possibilities for non-golf recreation in the complex. Trails, supported by increased shade, canopy cover, and frequent benches, will enable jogging, walking, biking, and rolling throughout the greenways. The hill park converts the existing northwest hill into a play feature with a scenic overlook at its crest connected to the greenway by an accessible spiral path. At the base of the hill a new stormwater detention area will act as an attractive water feature and address flooding challenges in this area. A new roller park renews the existing skate area at the Randolph Recreation Center, and complements existing sports and cultural programming there. The neighborhood park is a general purpose open space at the central greenway's eastern gateway intended to serve local residents. The nature park takes advantage of the southeast corner's two existing ponds with new overlooks. The central greenway follows the route of the Arroyo Chico with two permanently wet ponds that are also an opportunity for scenic enjoyment, bird watching, and family gatherings supported by ramadas and picnic areas.

CIRCULATION AND PARKING

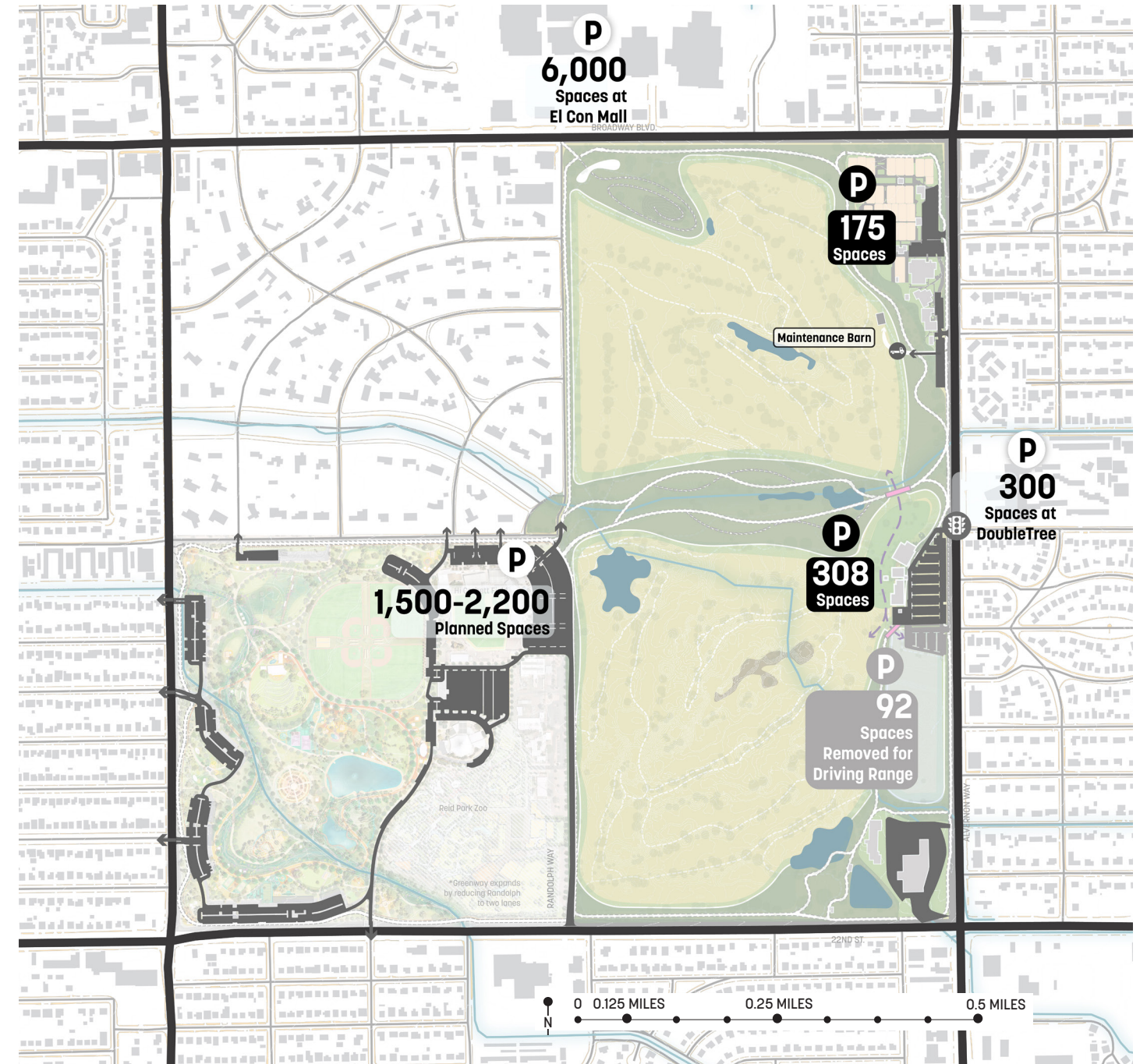


Bike and Pedestrian Circulation

The Randolph Opportunity Study focuses on creating comfortable bike and pedestrian routes that are buffered from busy roadways. A wide central greenway allows direct pedestrian connections from Alvernon Way to Reid Park. Main multi-use paths through the central greenway allow an expedient connection while smaller pedestrian paths invite leisurely enjoyment of the park space. On the perimeter of the complex, the existing greenway is renewed into a wider multi-use bike and pedestrian facility with a wide vegetated buffer for protection from busy roads. Because width is limited between Alvernon Way and the Randolph Recreation Center, parking lot, and driving range, an alternative inner route passes on the inside edge of these features, creating an even more protected and pleasant pathway.

Legend

- Multi-use Pathway
- Pedestrian Pathway
- Water Bodies
- Streams
- Roads

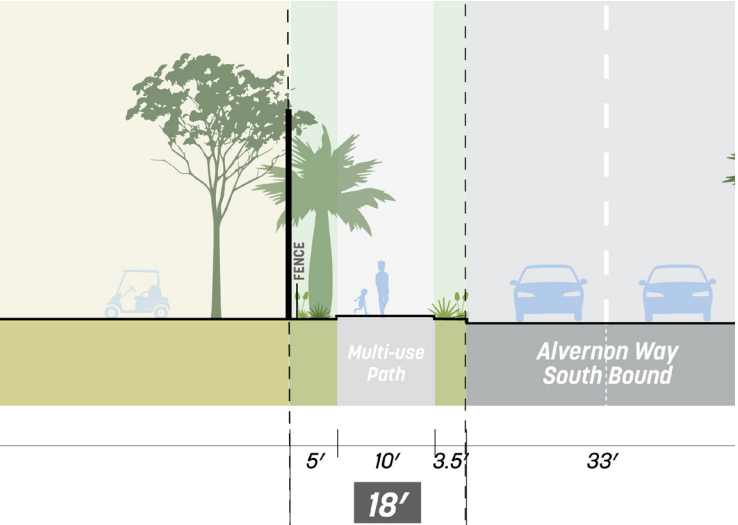
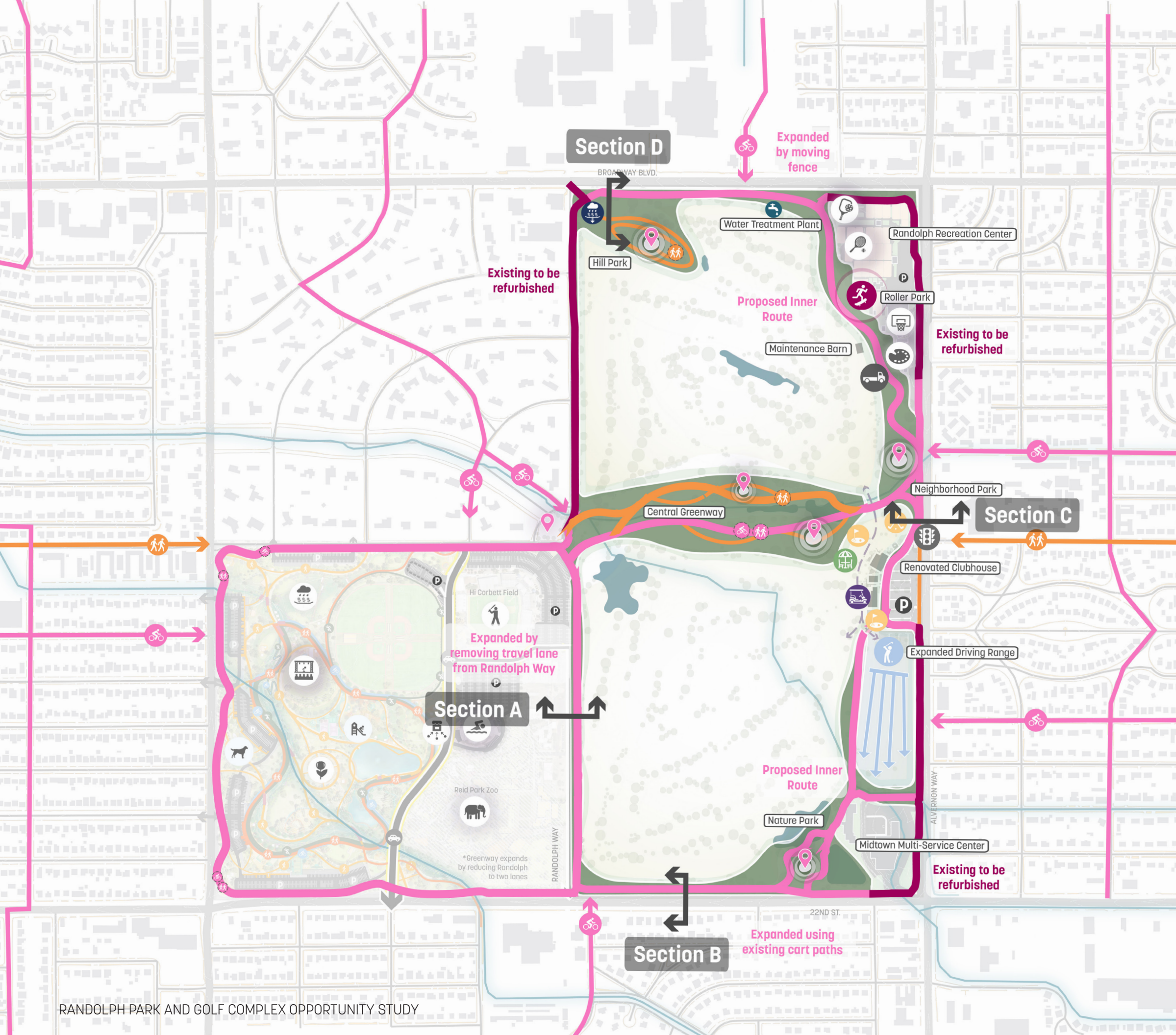


Vehicular and Parking Circulation

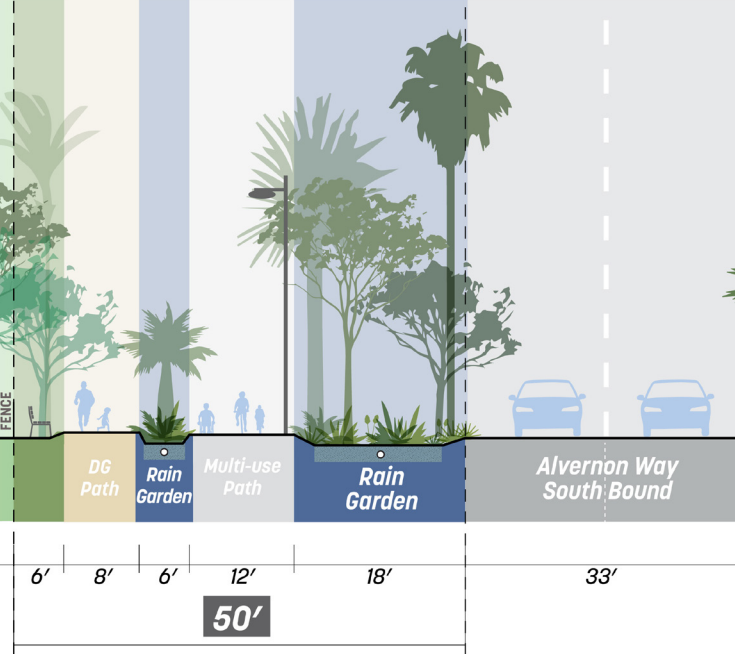
The Randolph Opportunity Study proposes only minor adjustments to vehicular infrastructure. The complex's main parking area at the clubhouse is reduced from about 400 spaces to 308 spaces in order to lengthen the driving range. This change is supported by golf course operators who state that the parking lot has excess capacity even in peak season. The Reid Park Master Plan calls for new parking near the point where the central greenway will meet the park. The direct connection of the greenway to this parking area expands the effective parking supply for Randolph. For one-off large events, shuttles from this or nearby parking lots should also be considered as a viable parking solution. The expansion of David Bell Multi-Use Path along Randolph Way in Reid Park involves removing one lane from this three lane road. This adjustment is enabled by the reconfiguration of Reid Park's parking, which places more emphasis on Lakeshore Lane as the primary means in and out of the park. To further minimize vehicular traffic on Randolph Way, the Randolph Opportunity Study recommends relocating the golf course maintenance barn to Alvernon Way, which is a busier and wider road more suitable for delivery vehicles.

GREENWAYS AND EDGES

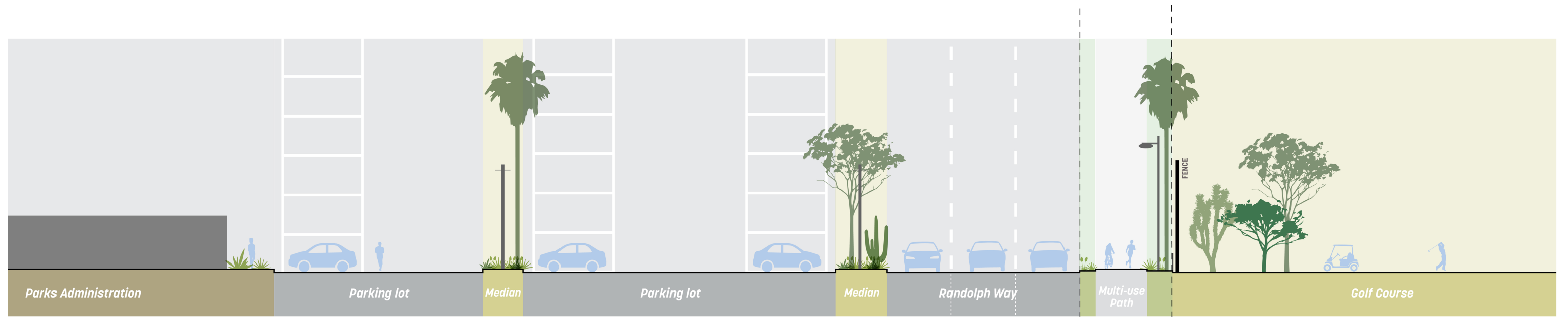
The David Bell Multi-Use Path is a greenway encircling Randolph Park and Golf Complex and is the main recreational feature of the facility. Today, that path is narrow, at times squeezed between roadways and the golf course fence. The Randolph Opportunity Study expands this greenway wherever possible to improve pedestrian experiences; add capacity for cycling, jogging, and walking; and incorporate new amenities.



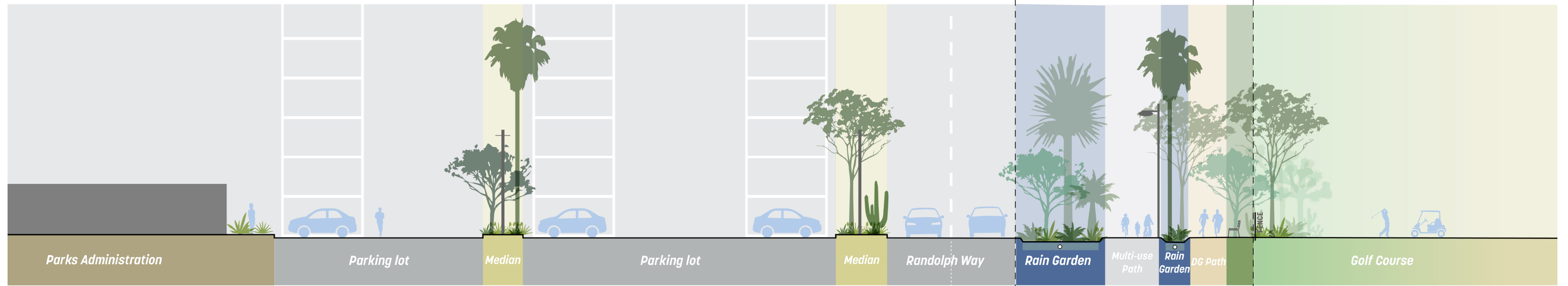
Typical Existing



Typical Proposed



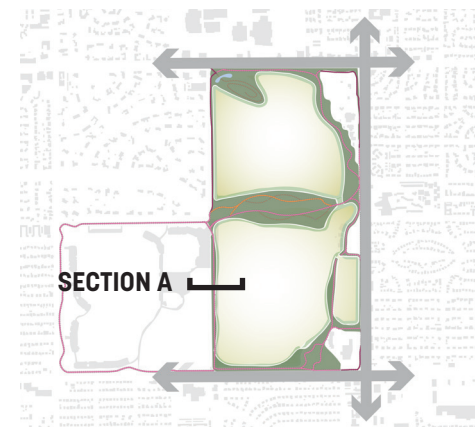
Existing

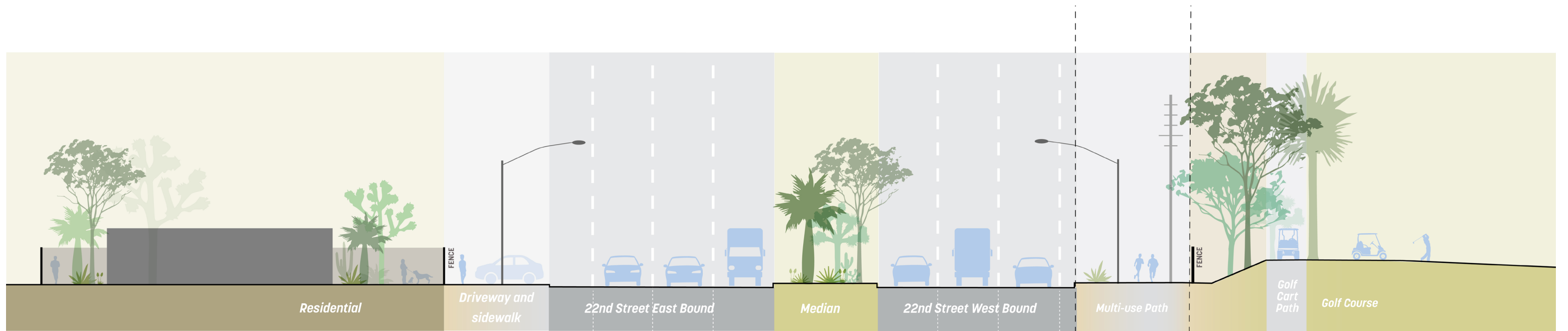


Proposed

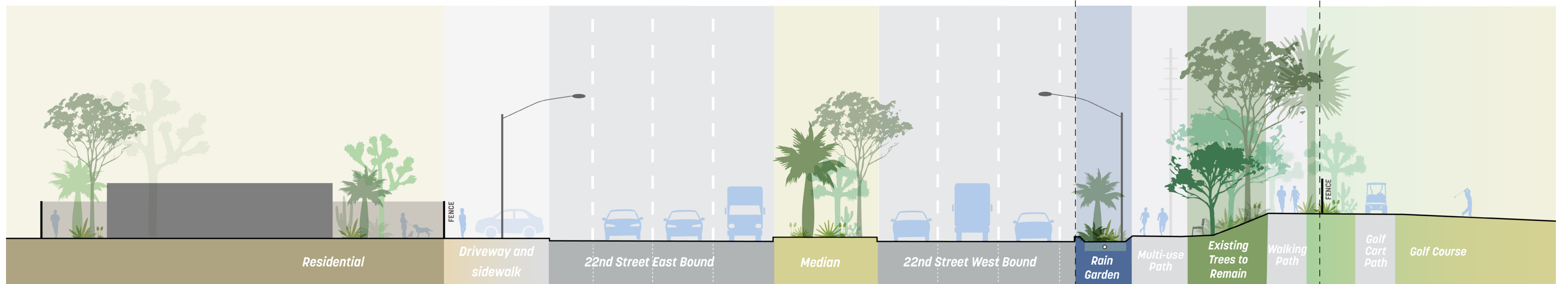
SECTION A: RANDOLPH WAY

Today, the greenway between Reid Park and the Randolph Complex passes between Randolph Way and the Dell Ulrich Golf Course fence in a constrained corridor. Randolph Way is a three lane road and currently the main way to access parking at Hi-Corbett Field. In the Reid Park Master Plan parking reconfiguration shifts the emphasis to Lakeshore Lane. This will enable Randolph Way to be narrowed, providing space to expand the greenway without major modification of the Dell Ulrich Golf Course. The reduction in travel lanes to provide an enhanced greenway needs to be further studied by traffic engineers. Vehicular capacity must be sufficient to serve the needs of the Reid Park Zoo, Park Administration and maintenance buildings located along Randolph Way.





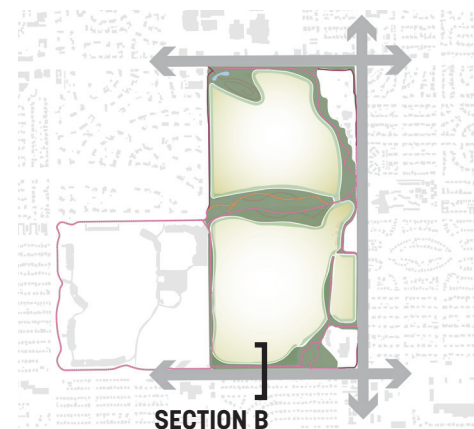
Existing



Proposed

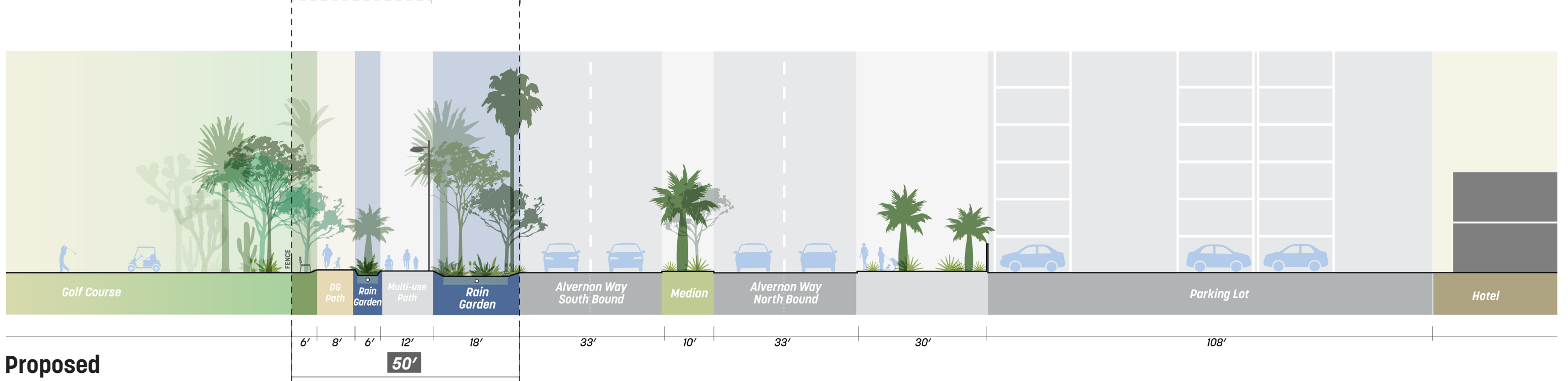
SECTION B: 22nd STREET

Along 22nd Street, David Bell Multi-Use Path is currently in poor condition. This area is heavily exposed to sunshine and sits directly against one of Tucson's busiest roads. The result is an unpleasant experience for pedestrians. In this corridor, the Randolph Opportunity Study proposes expanding the greenway by incorporating a former golf cart path as a walking path. This will allow the greenway to expand without significant regrading of the terrain. The advantage of avoiding regrading is to maintain the current performance characteristics of the Dell Urich flood detention area and preserve existing trees. This northward shift of the edge of the Dell Urich course requires a slight adjustment to adjacent fairways.





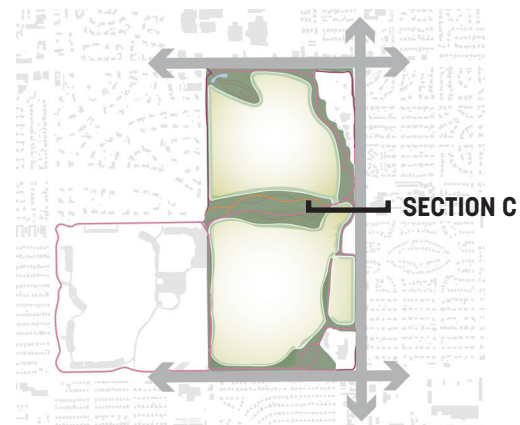
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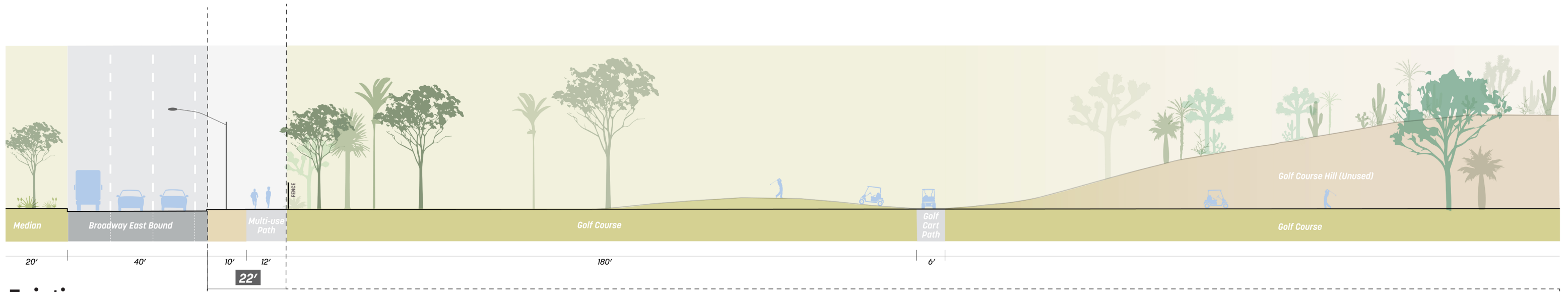


Proposed

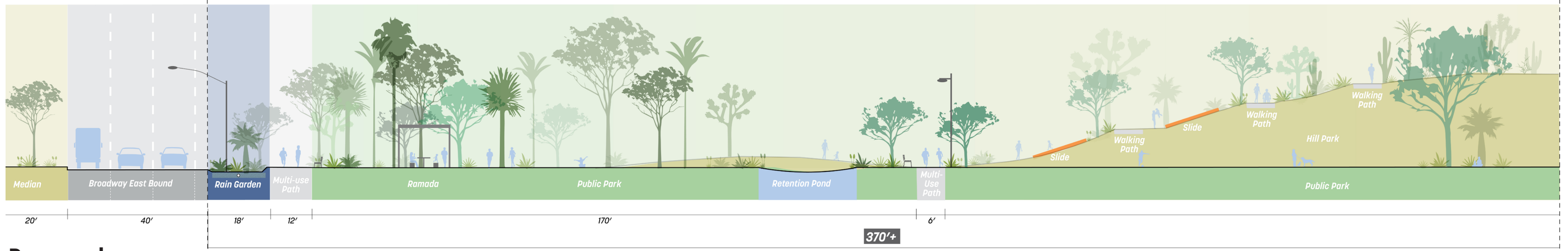
SECTION C: ALVERNON WAY

Along Alvernon Way the existing greenway condition is highly variable. In some locations the greenway is located next to obstructions which cannot be easily moved, such as the Randolph Recreation Center, multiple parking lots, and the driving range. To expand the greenway along much of this corridor requires creating a new greenway route that follows the inside path of these features. Redirecting the greenway behind these obstructions creates a larger, protected greenway away from the road. The original greenway along Alvernon Way remains and is widened where feasible, or refurbished in kind.





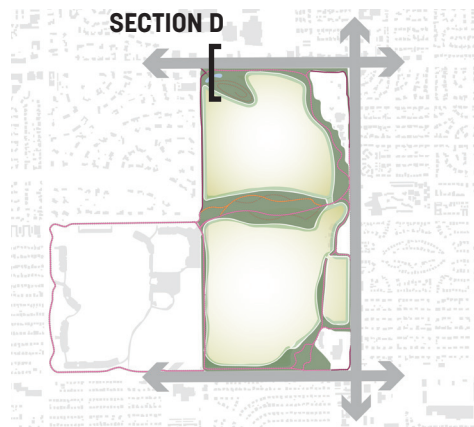
Existing



Proposed

SECTION D: BROADWAY AT HILL PARK

The existing length of greenway along Broadway is currently one of the widest and heavily forested portions of the David Bell Multi-Use Path. With the redesign of the Randolph North Golf Course even more opportunities are generated to widen this greenway into a generous park feature that incorporates the hill at the complex's northwest corner. This hill could become a character-defining feature offering scenic views, showcasing native vegetation, and leveraging the terrain for nature-based play experiences like embankment slides.



Embankment Slide at Presidio Tunnel Tops / Rachel Styer