

Review of Three Categories of Potential Alternatives
Hyland Greens Task Force — December 16, 2015

	What will it take to sustain this alternative?	What community needs will it serve?	What will the community lose if this alternative is implemented?	What will the community lose if this alternative is <u>NOT</u> implemented?	What is the return on investment (ROI)?	Photos
Golf	<ul style="list-style-type: none"> Decrease losses Increase rounds Improve marketing Reduce expenses Refine internal service charges Community buy-in for subsidy (treat like parks) Alternatives for uses and management Year-round golf options Increase interest in golf/foot golf Facility upgrades Variety of golf experiences (mini, Frisbee) 	<ul style="list-style-type: none"> Provide a place for youth to learn how to play Provide a place for seniors to play a shorter course Provide a place to practice (driving range) Provide a faster and less expensive alternative Serves different group than Dwan – par 3 golf course Environmental/green space Health and wellness 	<ul style="list-style-type: none"> Opportunity for multi-use space Negative \$ balance Lack of total, free community access 	<ul style="list-style-type: none"> Provide a place for youth to learn how to play Provide a place for seniors to play a shorter course Provide a place to practice (driving range) Provide a faster and less expensive alternative Serves different group than Dwan – par 3 golf course An attraction for other people to live here Community amenity 	<p>Financial</p> <ul style="list-style-type: none"> Financial Current negative in \$ Potential improvement in \$ Hoping for break even Long term cost – annual losses > annual park maintenance <p>Social</p> <ul style="list-style-type: none"> Attracts people to city Serves different group than Dwan Health/wellness <p>Environmental</p> <ul style="list-style-type: none"> Green space Lack of pavement 	
Park	<ul style="list-style-type: none"> Periodic investment to maintain facilities - \$'s to maintain Attractiveness to community People interested in using park space/amenities provided Programming beyond organized athletics (youth and family), seniors, all! Activities and amenities for everyone Increased city resources for maintenance and capital, reducing resources available for other parks in the system 	<ul style="list-style-type: none"> Parks and recreation needs for adjoining neighborhoods Health and wellness Appealing to non-golfers Could be a space for other activities 	<ul style="list-style-type: none"> Golf in present configuration A place for youth to learn and seniors Recreation opportunities for golf for current users (youth and seniors) Loss of upfront revenue if developed Driving range 	<ul style="list-style-type: none"> Community access and usage Parkland – once it's gone, it's gone Parks and recreation needs for adjoining neighborhoods Health and wellness Appealing to non-golfers Could be a space for other activities Option to create more green space on east side 	<p>Financial</p> <ul style="list-style-type: none"> Sell/develop eastern portion of property to fund other park improvements and operations and maintenance Varies based on option selected Significant capital costs Potential for revenues from facility rentals/leagues Negative operationally Property values in area increase <p>Social</p> <ul style="list-style-type: none"> Neighborhood access to parks and open space Community gathering place and recreation Health and wellness Address changing recreational needs of community [Takes away] option to create more green space on east side of town <p>Environmental</p> <ul style="list-style-type: none"> Maintaining green space Wildlife preservation Water quality – non-impervious surfaces Same as golf course usage 	
Development	<ul style="list-style-type: none"> Basic City services Park maintenance (if included) Willing buyers/tenants Access - transit (public and private) 	<ul style="list-style-type: none"> Increase tax base Space for senior housing Third places – community space/gathering Some preservation of green space Model city for future development More land for development 	<ul style="list-style-type: none"> Green space Golf course See golf options list 	<ul style="list-style-type: none"> Opportunity – model/leader in 21st century development \$/revenue Increase tax base Space for senior housing Third places – community space/gathering Some preservation of green space Model city for future development More land for development 	<p>Financial</p> <ul style="list-style-type: none"> Use cash to upgrade facilities or cover deficit Large revenue infusion If sustainably/efficiently developed = \$ <p>Social</p> <ul style="list-style-type: none"> Could be meet needs for senior, affordable housing Opportunity to partner with non-profits who meet City needs (art spaces) Increase/attraction of new residents/younger families “Eco-halo” (same as if sustainably/efficiently developed = \$) <p>Environmental</p> <ul style="list-style-type: none"> Neutral Walkable area If sustainably/efficiently developed Decreases green space Negative visual, pavement, urban sprawl, traffic 	