

# Garrison's Lake Golf Course Site



WHAT SHOULD THE FUTURE BE?

## We need your help!

Garrison's Lake Golf Course was purchased by the State of Delaware in 2004 to minimize the effects of development on Route 13 and the surrounding local road system. The purchase was by legislative authority and handled by the Department of Transportation. The restrictions in the legislation and the deed permanently ensure the site will be used for community recreation and open space. The community needs to be involved in guiding the decision about the future of the site.

An Advisory Panel of elected officials, citizens and technical resource professionals has met three times beginning in April to frame the issue for a community workshop. The framework that follows attempts to capture the diversity of public thinking on this issue and to provide a constructive way to view different perspectives. The Advisory Panel will use citizen input to help them develop a recommendation for the Garrison's Lake Golf Course site.



An aerial view of the site.

## What you can do

Because this is a very important site, the strategy for the site needs wide public support. Your neighbors on the Advisory Panel would like you to read through the three scenarios and think about the possible costs and benefits of each one. Although the scenarios are presented separately they really are not intended to be mutually exclusive "choices," but rather an examination of real world scenarios for the site. You are not expected to choose one approach over another—In fact we would be surprised if you found any one scenario without fault. The most important step you could take after reading the scenarios would be to share your opinions, reactions, questions and other approaches you may have.

## The Scenarios

**Scenario 1** suggests that we need to respect the site for what it is, a very good golf course with amenities.

**Scenario 2** says the site should be developed for active use by all Delawareans.

**Scenario 3** offers the idea that the site was purchased by the state and should be used for its best environmental use.

**Scenario 4** says the scenarios are not mutually exclusive and there may be a better way.

What do you think?

## Scenario 1: 18-Hole Public Golf Course and Community Center

Garrison's Lake is an 18-hole championship golf course located on a major north south corridor in Kent County. The facilities include a pool, tennis courts and clubhouse.

**Use**  
18-hole golf course, pool, tennis courts, banquet/meeting facilities  
**Operation**—not for profit organization

**Costs** (\$ indicate relative costs)  
Initial – (\$\$\$) -State  
Improvements – (\$\$) – Lessee  
Operations and Maintenance – (\$\$) lessee

**User fees**  
Market rates

### Benefits

- Kent County has only one other public golf course
- Homeowners that surround the course will have their lifestyle preserved
- Delawareans will have access to an outstanding public golf course and recreational facilities at a central location with easy access
- Minimal disturbance of the site

### Challenges, drawbacks and tradeoffs

- Perception that public funds compete with private sector golf courses
- There is no assurance this enterprise will work. What happens then?
- This scenario appears to benefit golfers and surrounding homeowners.

# Garrison's Lake Golf Course Site—What should the future be?

## Scenario 2: A Park for all Delawareans

This scenario says that there needs to be something here for everybody. The central location makes the site an ideal place for meetings and other outings for families and companies who recreate and conduct business throughout the state.

### Use

Master-planned state or county park.

Active and passive recreation e.g. golf, tennis, walking, fishing, swimming, recreational fields, etc.

### Costs (\$ indicate relative costs)

Initial – (\$\$\$) – State

Improvements (\$\$\$) – State or County

Operations and Maintenance – (\$\$) State or County

### User fees

State or county park fees

### Benefits

- Central location
- “Something for everyone”
- Community use of the buildings

### Challenges, drawbacks and tradeoffs

- Security concerns for surrounding homeowners.
- Loss of an 18-hole course and historic golf tradition.
- Do we need another recreational facility given what we have and what is coming?

## Scenario 3: Passive Recreation and Open Space

Taxpayers have acquired a significant property in the Leipsic River watershed. The site provides significant buffers for an important water body, recharge for groundwater and wildlife habitat in an area that is quickly developing.

### Use

Forest and meadow

Passive recreation and open space

### Improvements – (\$) - State

Operations and maintenance – (\$) – State

### User fees

State park fees

### Benefits

- Preservation of open space in an urbanizing corridor
- Groundwater recharge and protective buffers for water quality
- Lease buildings for community use

### Challenges, drawbacks and tradeoffs

- What level of management will the site require?
- Surrounding homeowners concerned about vandalism and the return of a manicured site to natural woodland and meadow.
- Loss of a public golf course and active recreation opportunities

### Costs (\$ indicate relative costs)

Initial – (\$\$\$) - State

### How to register your opinion

- E - mail: [dot-public-relations@state.de.us](mailto:dot-public-relations@state.de.us).
- Call: DelDOT Public Relations at 1-800-652-5600 (in Delaware) or 302-760-2080.
- Write a letter:  
DelDOT Public Relations  
Attn: Garrison's Lake Golf Course,  
P.O. Box 778  
Dover, DE 19903.

You can also find the scenarios on [www.rec.udel.edu](http://www.rec.udel.edu) (click “publications”)

There is no one “right” solution. You will have to struggle with the issues, challenge the information presented and weigh the costs and consequences of each scenario.

Thanks for your help!

## Scenario 4: Is There Another Way?

Recognizing the parameters set forth in House Bill 550 and with Scenarios 1, 2 and 3 in mind, is there another use you think the site could be used for?

### Use

How would you use the site?

### Costs

What would the cost of operating the site be?

### User fees

What would users be charged?

### Benefits

- What are the benefits of your proposal?
- Who benefits?

### Challenges, drawbacks and tradeoffs

- What are the challenges associated with your proposal?
- What are the drawbacks?
- What are the tradeoffs?

