

Subject: Fwd: Randolph Complex Proposal

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To all respective golf leagues. This is Jims Sims and I represent the Pima Education Golf league in Tucson.

Attached is the proposal that was presented to Tucson City Council and Mayor on 12/12/2023, by Tucson Parks and Recreation. I attended the meeting and it was very evident that the Mayor wants to implement this plan.

There are obstacles that will impede this:

- 1) Dell Urich is a retention water basin to prevent flooding in downtown Tucson, the water flows to Randolph North. The Corps of Engineers MUST approve any change, even a minor one, to Dell prior to making changes. The city MUST pay the Corps for any work they do. (This cost is NOT included in the attachment)
- 2) The plan calls for netting to protect the walkers/bikers. As we all know, netting does not prevent golf balls from traveling over the fence at the driving range onto Dell #1. So, safety is a major concern.
- 3) The cost starts with a deficit of \$18 million (Again not including work by the Corps) In the meeting, they actually discussed possible financing. I am a Tucson tax payer, I will not support this.

4) Dissecting two golf courses with a walk/bike path is absolutely ludicrous !!!

I am asking that club representatives spread the word to your members. We, Pima Ed, signed a petition by all of our members and sent it to all Council members and the Mayor. We also have attended meetings with Parks & Rec, Ward 6 Councilman and The Greens Committee.

Thank You and if you would like more info, please let me know,
Jim Sims

<https://tucsonaz.hylandcloud.com/221agendaonline/Documents/ViewDocument/ATTACHMENT%20D%20-%20STUDY%20SESSION%20POWERPOINT%20PRESENTATION.pdf?meetingId=1744&documentType=Minutes&itemId=70376&publishId=140395&isSection=false>

PARKS AND RECREATION RANDOLPH OPPORTUNITY STUDY

Lara Hamwey, Director

December 12, 2023



CITY OF
TUCSON
PARKS & RECREATION



PARKS &
RECREATION
DEPARTMENT

PROCESS

March 2023 Stakeholder Meetings

July 2023 Mayor and Council Discussion

November 2023 Open House

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.



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.



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.



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.



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.



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.



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.

Existing Conditions










Randolph North

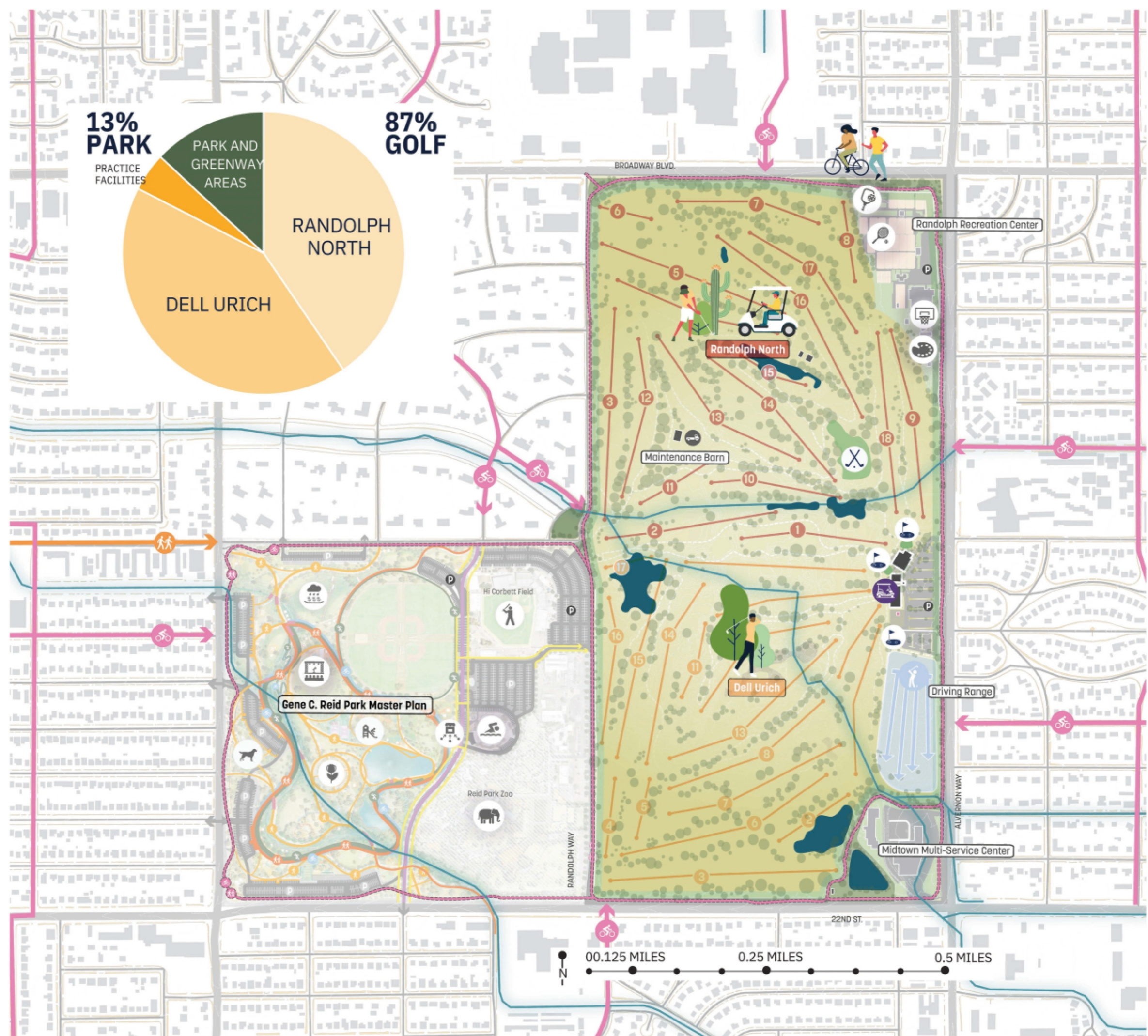
124 acres
 18 holes
 Par 72
 6,900 yards (championship tees)

Dell Urich

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

Legend

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



Opportunity Plan

-  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



Walking path concept



COST SUMMARY

Funding Sources	
Prop 407 - golf	\$ 4,976,400
Prop 407 - path	\$ 967,590
Partnership opportunities	\$ 3,000,000
S2S	\$ 1,000,000
State ARPA	\$ 1,000,000
Total	\$ 10,943,990
Expenses	
Randolph North-complete renovation	\$ 14,140,000
Clubhouse renovation/expansion	\$ 8,500,000
Path and improvements	\$ 5,290,968
Del Urich to account for path	\$ 1,426,000
Total	\$ 29,356,968
Delta	\$ (18,412,978)

PHASING COST

Phase 1 - Adjustments to Del Urich to accommodate pathway improvements to 22nd Street

Golf course	\$	1,426,000
Pathway	\$	644,888
Total	\$	<u>2,070,888</u>

Phase 2 - Renovation of Randolph North, main path between the courses and path improvements on N. Randolph Way, Broadway and N. Alvernon.

Golf course	\$	14,140,000
Pathway	\$	4,025,941
Total	\$	<u>18,165,941</u>

Phase 3 - Restaurant renovations, event space.

Restaurant	\$	8,500,000
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Future phase - Randolph way from 22nd Street to Hi Corbett (coordinate with road reduction when scheduled for resurfacing)

Pathway	\$	620,138
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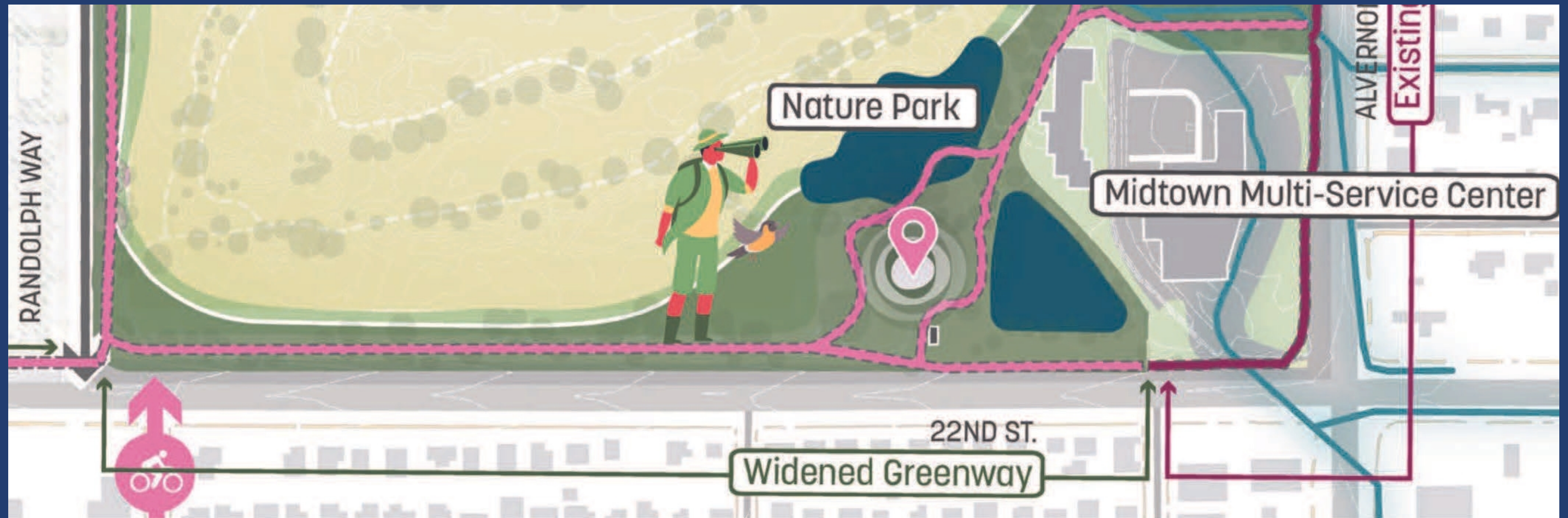
Total	\$	29,356,968
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PHASE 1 OPPORTUNITY

Adjustments to Del Urich to accommodate pathway improvements to 22nd Street

Cost: \$2,070,888

Increased Acreage: 3.5-4.5 acres of park space



PHASE 2 OPPORTUNITY

Renovation of Randolph North, main path between the courses and path improvements on N. Randolph Way, Broadway and N. Alvernon.

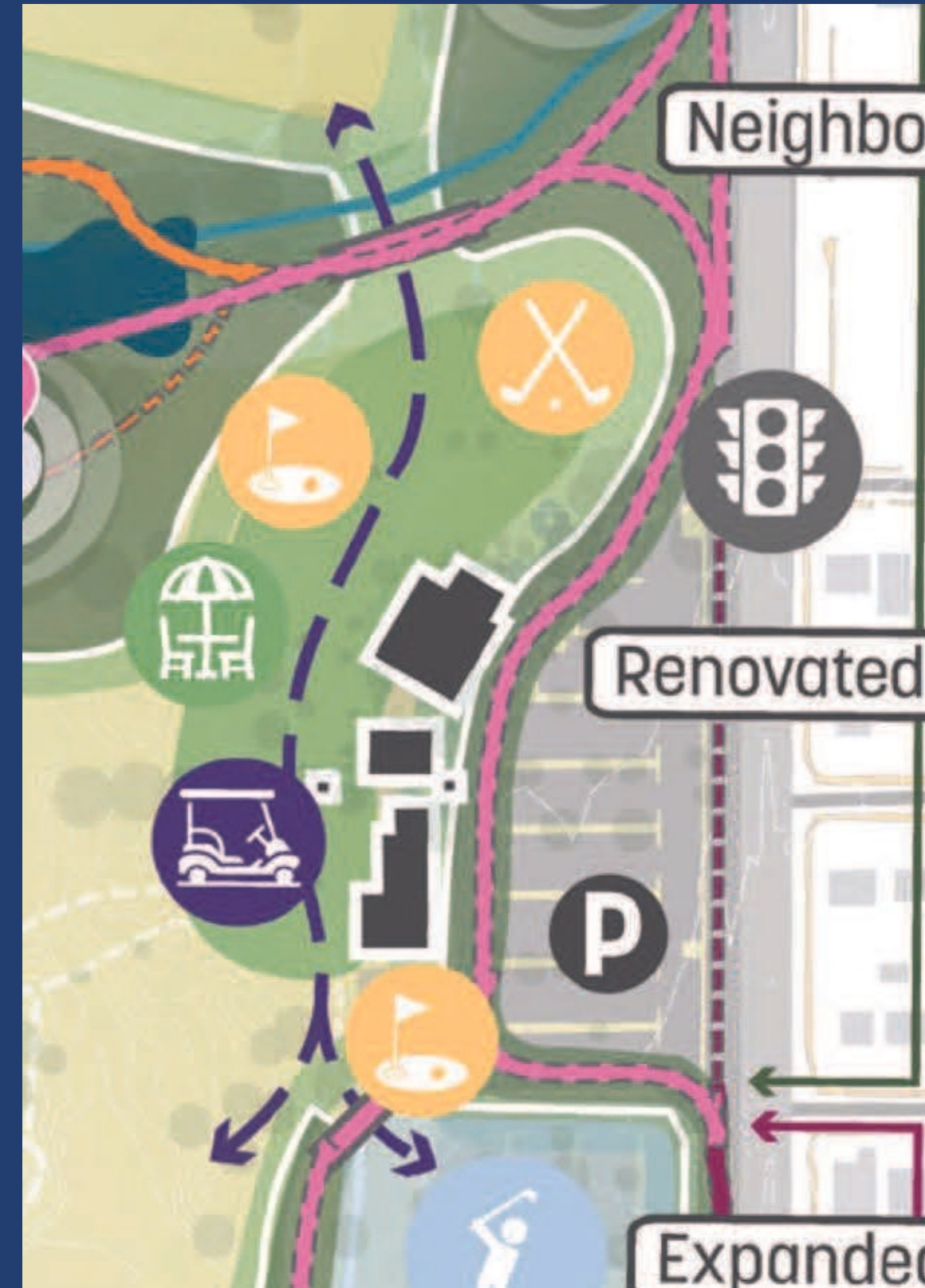
Cost: \$18,165,941



PHASE 3 OPPORTUNITY

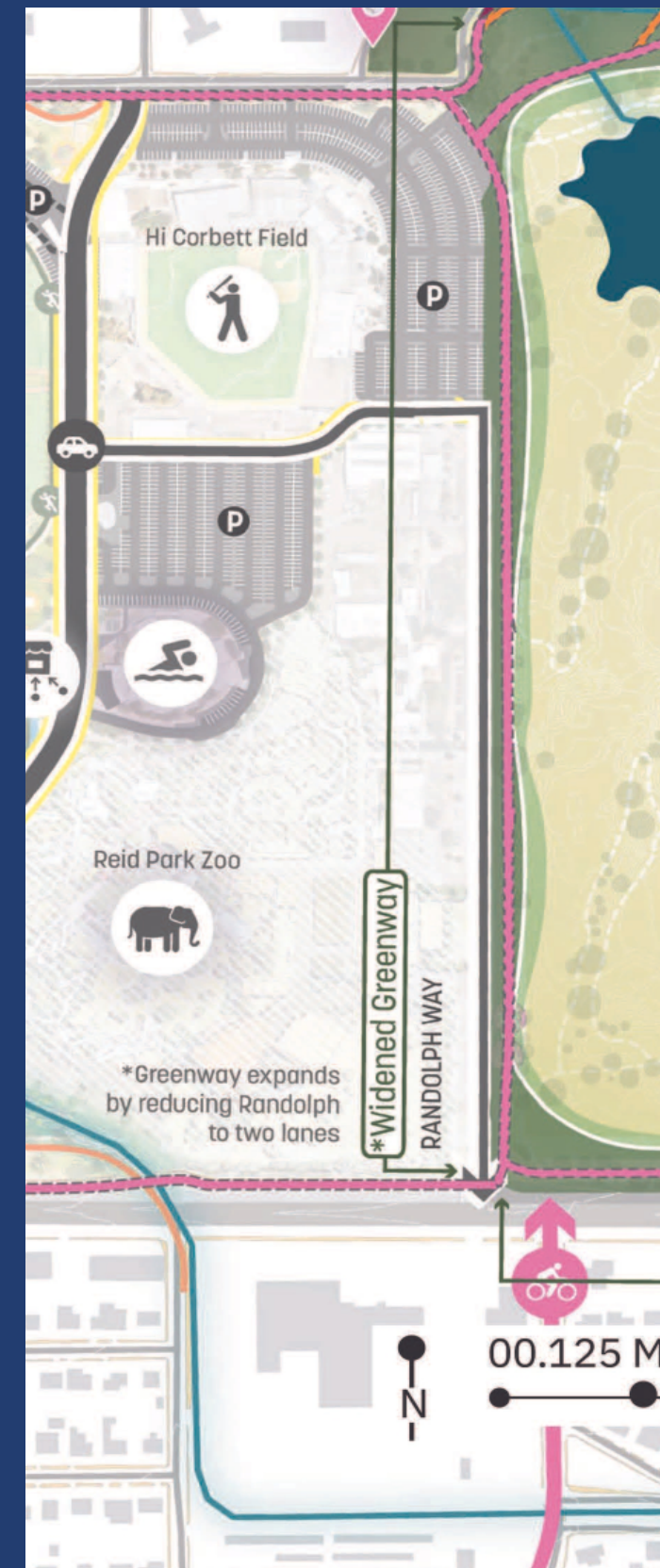
Restaurant renovations, event space.

Cost: \$8,500,000



FUTURE PHASE OPPORTUNITY

Reducing Randolph Way from three lanes to two and creating the path system.
Cost: \$620,138



Randolph Opportunities

Questions...