

BROOKLINE GOLF COURSE

1933

ROBERT T. LYNCH GOLF COURSE
Brookline, Massachusetts

**PRELIMINARY MASTER PLAN
PRESENTATION**

PROJECT

- ❖ Development of a new, comprehensive Master Plan to guide future Golf Course and property improvements.
- ❖ Last Master Plan was prepared in 1999 by The Northeast Golf Company.

CONSULTANT TEAM



- ❖ MUNGEAM GOLF DESIGN, Inc. – Mark A. Mungeam, ASGCA
- ❖ GARDNER + GERRISH LANDSCAPE ARCHITECTURE – Timothy Gerrish, RLA
- ❖ CONECO ENGINEERS & SCIENTISTS, Inc. – Michael Toohill, PWS, CE, CERP – Ecological Services & Permitting Department
- ❖ IRRIGATION CONSULTING, Inc. – Brian Vinchesi, Principal Designer
- ❖ ARTHUR LITTLE – Forward Tee Consultant
- ❖ GEOSYNTEC Consultants – Daniel Bourdeau (Stormwater Consultants hired directly by Town)

SOME HISTORY

- ❖ BROOKLINE has a tremendous reputation for the conservation of land and historic facilities.
- ❖ 1883 – Frederic Law Olmstead establishes the first Landscape Architecture firm in America at Fairsted on Warren Street in Brookline.
- ❖ 1886 – Tree Planting Committee formed at the advisement of Mr. Olmstead.
- ❖ 1896 – First Audubon Society in the Commonwealth started in Brookline.
- ❖ 1899 to 1902 – The Town purchases 124 acres comprising Putterham Meadows and Woods to establish a tree farm.

COURSE HISTORY

- ❖ Municipal Golf Course development begins in 1895 at Van Cortland Park in NY and Franklin Park in Boston.
- ❖ Designed by the local golf design firm of STILES & VAN KLEEK and opened in 1933. Wayne Stiles was the principal designer of the Brookline Golf Course.
- ❖ Stiles and Van Kleek were selected by the Town after review of several proposals. A goal of the Town was the preservation of the woods and hemlock trees.
- ❖ Course changes since opening:
 - 1970's – Eliminate 1st hole. New 5th hole & 14 green.
 - 2000's – New driving range. 1st hole shortened and new 7th green.



SITE CHARACTERISTICS

Soil Conditions are most poorly drained peat with areas of ledge



Much of the course is flat with elevation changes at ledge locations



GOALS & OBJECTIVES

- ❖ Create a comprehensive plan that addresses the functionality, playability, aesthetics, conditioning and consistency of presentation of the course.
- ❖ Functionability is the Top Priority. The MP should focus on Improvements that PROMOTE CONSISTENTLY GOOD PLAYING CONDITIONS THROUGHOUT THE GOLF SEASON.
- ❖ Increase COMMUNITY USE of the facility by adding and enhancing other uses.

GOALS & OBJECTIVES

- ❖ **PRESERVATION** – preserve the integrity and historic character of the course while improving features and visual aesthetics.
- ❖ **INTEGRATION** – Proposed modifications must blend with the natural environment and the historic character of the Wayne Stiles design.
- ❖ **RESTORATION** – Improve facility infrastructure and course features to meet the current standards for maintenance and play.
- ❖ **FLEXIBILITY** – Allow for flexibility in implementation of improvements.
- ❖ **RESPONSIBILITY** – changes must be phased and implemented in a fiscally responsible manner and to reduce impacts on course use.

MASTER PLAN PROCESS

THE PRELIMINARY MASTER PLAN is based on months of review and many meetings with the Committee.

- ❖ Several visits and site walks to evaluate the course.
- ❖ Survey of residents and golfers.
- ❖ Evaluation by storm water and drainage consultant.
- ❖ Evaluation by environmental consultant who specializes in the permitting of golf renovation and new course projects.
- ❖ Review of historic information.





LEGEND

LANDSCAPE

1	Existing landscape
2	Proposed landscape
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FORMAL

SCHEMATIC

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LEGEND

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Scale: 1:1000
 North Arrow

HUNGERFORD
 COLLEGE

MP

Architect: [Name]

Client: [Name]

Date: [Date]

Project: [Name]

Scale: 1:1000

North Arrow

DRAINAGE ISSUES

- ❖ Poor drainage is the most negative feature of the existing course.



DRAINAGE ISSUES

- ❖ Most of existing Holes 3 through 11 and 13 through 18 are flat, underlain by peat and poorly drained. Original pipes are compromised and no longer working.



DRAINAGE ISSUES

- ❖ Flow through course is constricted by flatness and the elevation of the culvert under the driving range.



DRAINAGE

RECOMENDATIONS

- ❖ Re-dredging and widening of some ditches.
- ❖ Installation of sand drains in flat fairways.



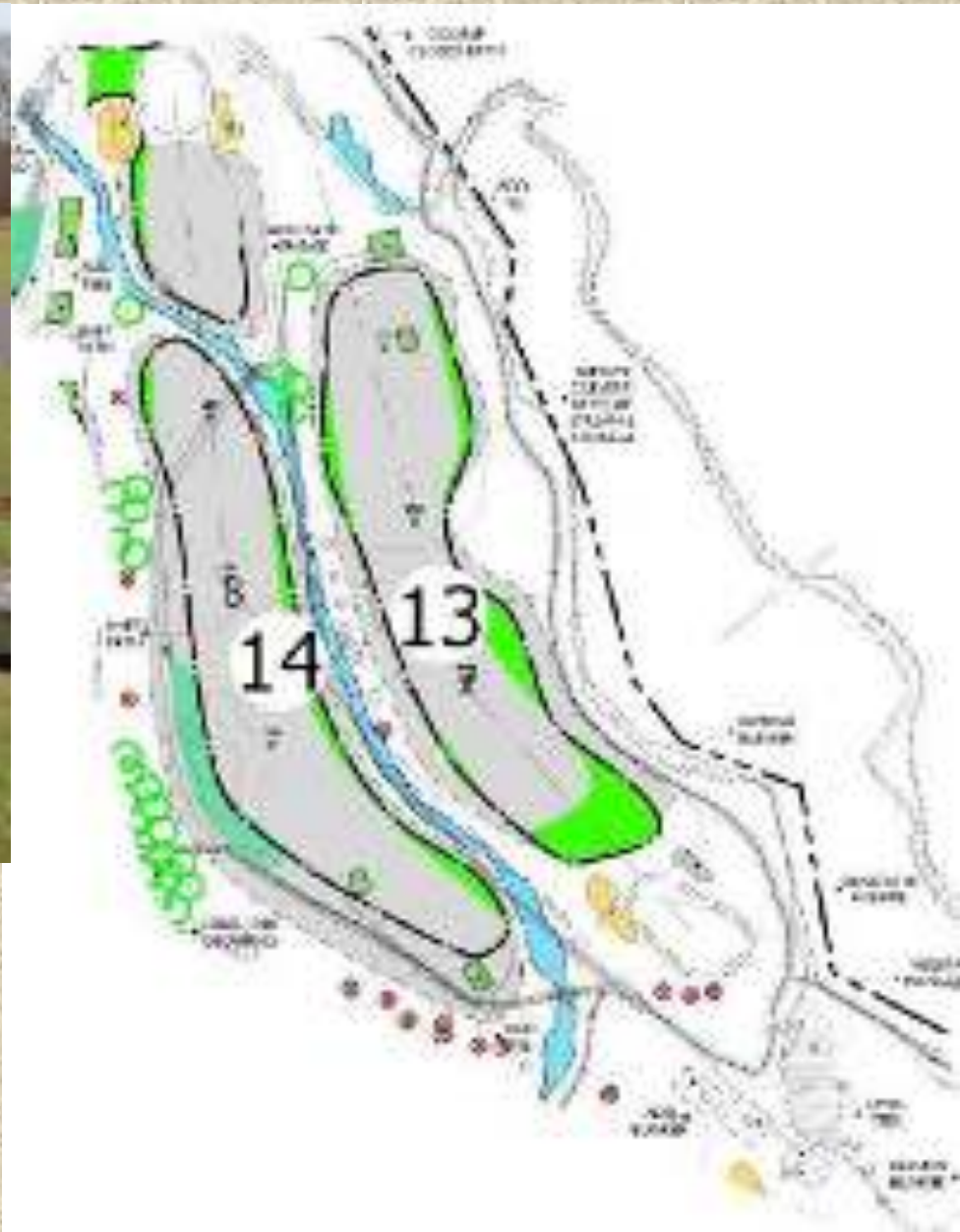
DRAINAGE

RECOMENDATIONS

- ❖ Hole 9 pump repair and addition of additional pumps to better move storm water.



DRAINAGE



PROPOSED CULVERT
REMOVAL AND DITCH
RESTORATION BETWEEN
HOLES 7 AND 8.

DRAINAGE



PROPOSED PIPE AND DITCH
REMOVAL FROM HOLE 14 AND
RELOCATION OF STREAM TO
HOLE 15 TEE AREA

DRAINAGE

RECOMENDATIONS

- ❖ Pipe existing ditch across Holes 13 and 15 to improve playability of both holes.
- ❖ Incorporate ditches into course design to add interest and strategy.

TEEING GROUNDS

ISSUES

- ❖ Many are of inadequate size and are no longer level.
- ❖ Forward is the Future. The existing course lacks suitable forward tees for slow swing speed users.
- ❖ Current tees provide few options to play holes from different lengths and angles.

TEEING GROUNDS ISSUES



TEEING GROUNDS

RECOMMENDATIONS

- ❖ Add new forward tees to establish two (2) additional tee markers that can shorten course to 4,500 or 3,800 yards with the goal to increase participation by women, juniors and beginner players.



TEEING GROUNDS



RECOMMENDATIONS

- ❖ Renovate or level existing tees.
- ❖ Add a few new rear tees to make course more attractive to better players.

PHOTO TAKEN FROM
PROPOSED REAR TEE OF
HOLE 16. EXISTING TEES
TO BE LEVELED.

TREES & VEGETATION

ISSUES

- ❖ Rows of single trees framing hole corridors added after design. Not Stiles design concept.
- ❖ Treed areas include dead/dying trees.
- ❖ Invasive vegetation in wooded areas.
- ❖ Original Hemlocks are slowly dying from woolly adelgid and age.

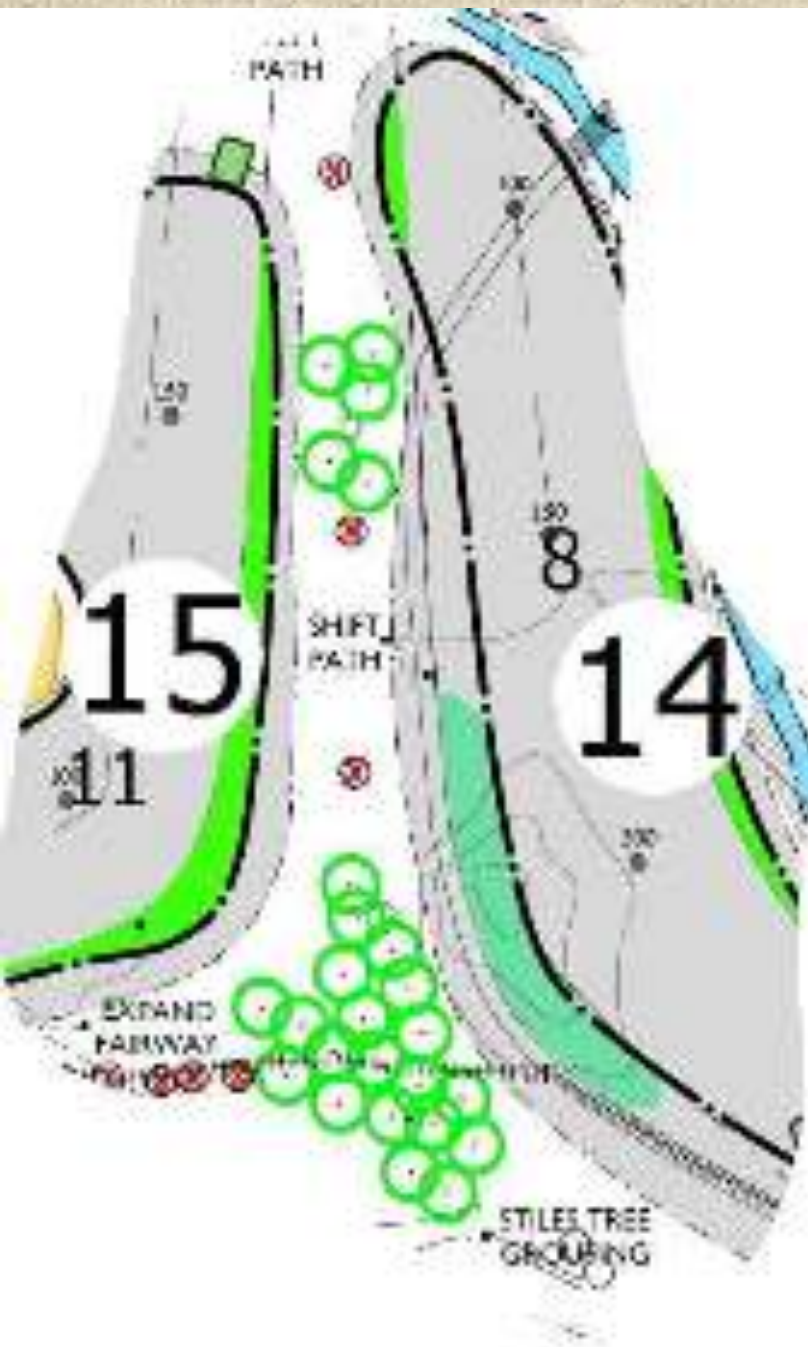




TREES & VEGETATION

RECOMMENDATIONS

- ❖ Selective removal of trees in poor condition.
- ❖ Remove and manage invasive species intrusion.
- ❖ Plant climate adaptive species in groupings as advised by Stiles with some focal plantings.
- ❖ Manage hemlocks and plant Western species to maintain evergreen course character.



HOLE # 8 - REPLACE EVENLY SPACED SINGLE TREES WITH MORE NATURAL GROUPINGS OF TREES.

BUNKERS

ISSUES

- ❖ Most of the bunkering is from the original design. Exceptions on Holes 2, 4, 5, 7, 11 & 16 where bunkers have been removed or added.



BUNKERS

ISSUES

- ❖ Existing bunkers are in fair to poor condition.
- ❖ Survey identifies bunkers as needing improvement.
- ❖ Course changes have led to inconsistency in the style, maintenance requirements and strategic value of the features.



ONE OF TWO FORMER BUNKERS AT
LEFT FRONT OF HOLE 16 GREEN

BUNKERS

RECOMMENDATIONS

- ❖ Renovation of most existing bunkers in a consistent vintage style with improved drainage and bunker sand.
- ❖ Restoration of several Stiles bunkers that were changed or eliminated.
- ❖ The addition of several new bunkers to add strategy and improved aesthetics.
- ❖ Removal of a few added bunkers not part of the original design.



VIEW FROM HOLE
11 (15) TEE AND
PLAN SHOWING
THE PROPOSED
WASTE BUNKER
STYLE ADDITION
TO SEPARATE
HOLES.

GREENS

ISSUES

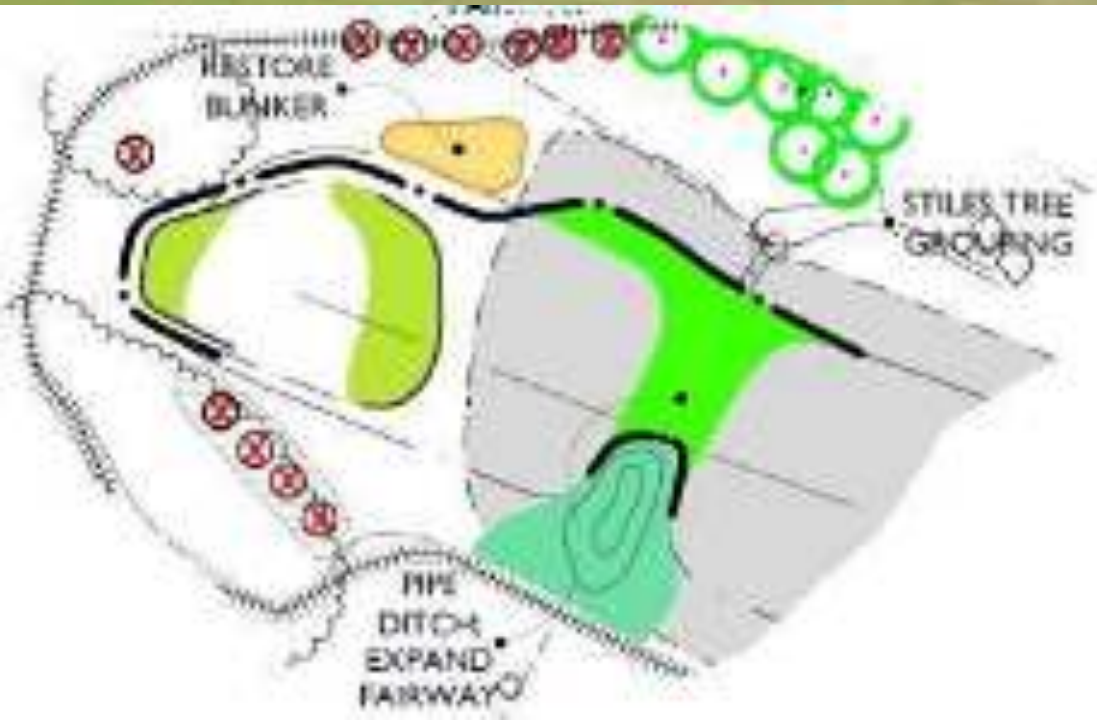
- ❖ Green complexes are the highlight of the course. They are varied in style and provide interest and challenge.
- ❖ Hole 5, 7 & 14 Greens rebuilt. 5 & 14 relocated.
- ❖ Most greens have shrunk and become rounded. This is normal at old courses.
- ❖ Small green size results in limited, worn cupping areas.



VOLCANO TEMPLATE
GREEN AT HOLE 7.

THE UNDULATING
PUTTING SURFACE OF
THE FIRST GREEN.





ISSUES

- ❖ Hole 15 green is very steep with limited fair cupping area.
- ❖ “Push up” soil and poor drainage impact turf health.

GREENS

RECOMMENDATIONS

- ❖ Reclaim lost putting surface. Restore shape.
- ❖ Add sub drainage to those greens with poor surface drainage.
- ❖ Raise and rebuild the 17th green.
- ❖ Soften slope on lowest tier of 15th green.
- ❖ Remove excess sand buildup from bunker shots and sand dams from topdressing.

FAIRWAYS

ISSUES

- ❖ Many fairways are flat with poor drainage and weak turf.
- ❖ Considered the least desirable aspect of course.
- ❖ Fairway width and location limited by irrigation coverage.



FAIRWAYS

RECOMMENDATIONS

- ❖ Improve conditioning and playability primarily through the installation of drainage and restoration of turf.
- ❖ Widen fairways to better incorporate existing natural features (existing Holes 10 and 14).
- ❖ Raise selected areas of fairway and rough to add ground movement and play interest.
- ❖ Add closely mown “chipping areas” at greens along with fairway connections to the next tee.



FAIRWAYS

EXPAND START OF
FAIRWAY AT HOLE 10 AND
INCORPORATE MOUND
INTO THE FAIRWAY SHAPE

THE WONDERFUL NEW
'CLOSE CUT' CHIPPING AREA
TO THE LEFT SIDE OF HOLE
18 GREEN. SEVERAL MORE
SIMILAR FEATURES ARE
PROPOSED.



PRACTICE FACILITIES

ISSUES

- ❖ Currently limited to Driving Range and putting green. No area for chipping and bunker practice.



PRACTICE FACILITIES RECOMMENDATIONS

- ❖ Add a short game practice area for chipping and bunker practice at area of current bocce courts.





COMMUNITY ACCESS

ISSUES

- ❖ Site is primarily used for golf and driving range. Limited use by the majority of residents who don't play golf.
- ❖ Putterham Woods has been closed to use due to tree storm damage.
- ❖ Limited parking during the golf season.
- ❖ Lack of trail connections to adjacent properties.



COMMUNITY ACCESS RECOMMENDATIONS

- ❖ Add an event pavilion adjacent to upper parking area.
- ❖ Establish foot trails through Putterham Woods with connection to Dane Park.
- ❖ Improve and expand parking.
- ❖ Add shorter tees to promote beginner and youth use of course.
- ❖ Consider off season use of range as a dog park.
- ❖ Develop “Course Closed” foot path with interior loops for walking, running, XC skiing and sledding.
- ❖ Consider the addition of tennis or pickleball courts.











PATHS

ISSUES

- ❖ Course has a mixture of asphalt, gravel and re-ground asphalt paths.
- ❖ Worn areas at ends of current paths.
- ❖ Path system is not continuous so wet conditions can result in course being closed to cart use.
- ❖ Paths that are too close to existing play areas or detract from the view.

HOLE 2 PATH ISSUES



PATHS

RECOMMENDATIONS

- ❖ Upgrade gravel paths to asphalt.
- ❖ Add curbing at tees and greens to restrict carts and control drainage.
- ❖ Determine locations restricting cart use and add paths in those locations.
- ❖ Shift paths that are too close to existing or expanded golf features.

IRRIGATION

ISSUES

- ❖ Existing irrigation system is at least 25 years old and is mostly single row in fairways. Most irrigation systems have a life expectancy of 25 years.
- ❖ Existing system is inefficient.
- ❖ Town water used for irrigation.

IRRIGATION

RECOMMENDATIONS

- ❖ Installation of a new and more efficient irrigation system with moisture sensors and directed sprinklers.
- ❖ Development of on-site pond for water storage that can reduce or eliminate the dependence on municipal water for irrigation.

IRRIGATION



COURSE ROUTING

ISSUES

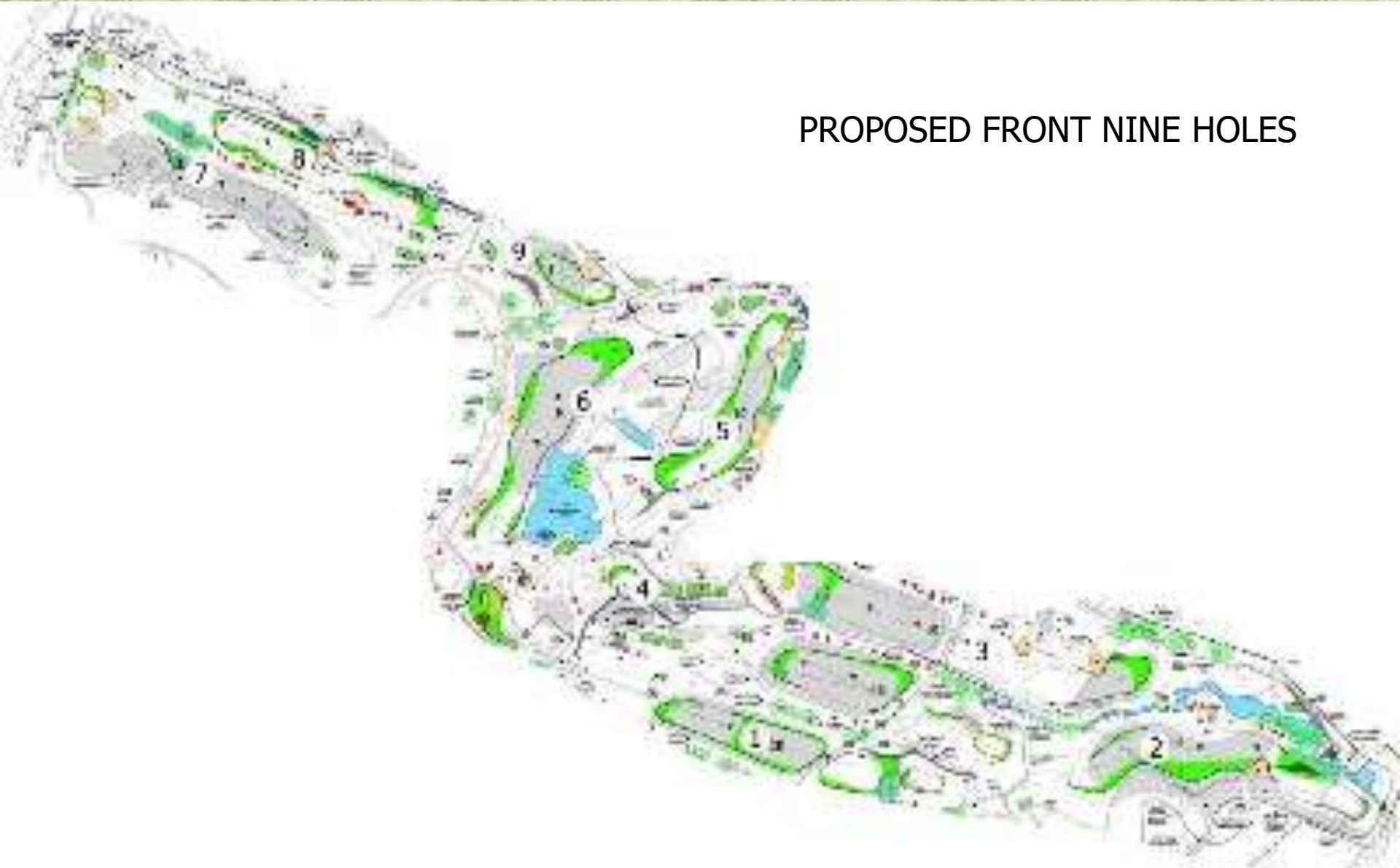
- ❖ Hole 1 tee is a long ways from the clubhouse. It is hard for new players to find and difficult for golf operations to control.
- ❖ Holes 1 & 2 are considered by many to be their least favorite. Bad first impression.

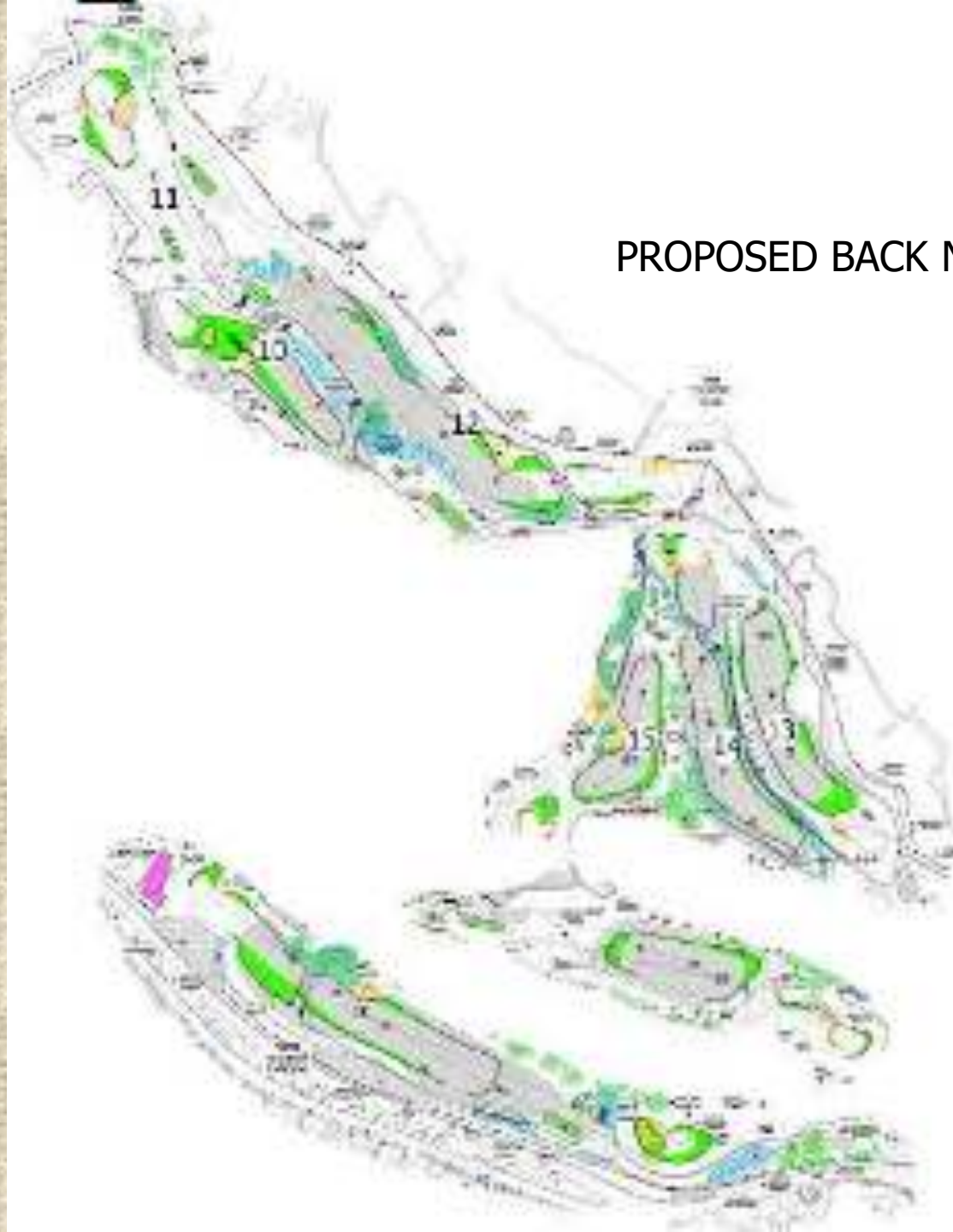
COURSE ROUTING

RECOMMENDATIONS

- ❖ Change starting hole to Hole 13 to make the first tee visible from the Pro-Shop.
- ❖ Revise hole numbering. Existing holes 1 & 2 to become Holes 7 & 8.
- ❖ Revised routing still has returning nines to allow for nine hole play.
- ❖ Added bonus of having Hole 6 return to clubhouse area provides the potential sale of 6-hole early morning and twilight passes.
- ❖ Hole 18 remains as the last hole.

PROPOSED FRONT NINE HOLES





PROPOSED BACK NINE HOLES

EXISTING SCORECARD

HOLE	BLUE	WHITE	RED	PAR
1	372	361	345	4
2	341	351	319	4
3	175	175	170	3
4	321	317	314	4
5	308	177	157	3
6	321	305	454	5
7	347	340	323	4
8	401	390	370	4
9	390	365	370	4
CUT	3861	2937	2781	36
10	338	330	311	4
11	301	290	287	4
12	132	119	99	3
13	400	380	385	4
14	374	401	377	4
15	347	320	490	5
16	264	401	374	4
17	177	160	165	3
18	471	381	391	4
19	327	352	275	3
CUT	3881	2934	2781	36
TOTAL	4180	3659	3537	70

PROPOSED SCORECARD

HOLE	BLUE	WHITE	GREEN	RED	GOLD	PAR
1 (13)	415	387	356	344	283	4
2 (16)	435	403	372	293	281	4
3 (12)	555	520	460	370	335	5
4 (12)	160	119	105	105	105	3
5 (10)	355	320	311	210	210	4
6 (9)	290	350	352	270	210	4
7 (11)	372	341	345	281	231	4
8 (11)	341	318	268	249	203	4
9 (9)	175	145	140	140	114	3
CUT	3,384	2,928	2,729	2,527	1,867	35
10 (8)	301	294	294	231	209	4
11 (8)	320	185	157	157	125	3
12 (6)	520	505	454	370	329	5
13 (7)	347	325	325	240	200	4
14 (10)	401	382	370	278	280	4
15 (11)	301	290	288	226	200	4
16	307	345	320	249	217	4
17	190	150	128	128	125	3
18	470	391	320	275	251	4
19	327	344	275	254	197	3
CUT	3,136	2,920	2,729	2,227	1,857	35
TOTAL	4,260	4,015	4,458	4,427	3,724	70

MOVING FORWARD

- ❖ MP Committee should review the ideas proposed in the Preliminary Plan.
- ❖ We would like to get your thoughts regarding ideas that you like and dislike.
- ❖ Meet to review the proposed changes.
- ❖ Consultants will develop a list of the tasks identified on the Preliminary Plan along with a cost estimate to implement the work.

THANK YOU!!!

