

Jefferson Park Golf Course

The Jefferson Park facility occupies about 123 acres and consists of an 18-hole regulation length golf course, 9-hole par 3 course, driving range, practice green, clubhouse with adjoining café, and support facilities. Designed by Thomas Bendelow and opened for play in 1915, Jefferson is Seattle's oldest municipal golf course. The area occupied by the golf course and adjacent park was part of the original Seattle park master plan developed by the Olmsted brothers in 1903 and the location of the golf course



and the park roadway on the west side were built as planned. Other features of the master plan west of Beacon Avenue were not implemented (source: Seattle Parks and Recreation Historic Resource Plan, 2004). Beacon Avenue and Cheasty Boulevard were also part of the Olmsted Boulevard Plan.

Figure 15. Jefferson Park Area Map



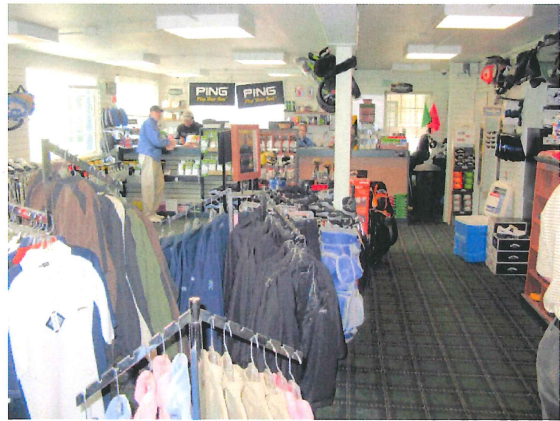
Figure 16. Jefferson Park Master Plan

Existing Clubhouse

The original clubhouse at Jefferson Park burned down in 1919 and was rebuilt as the current facility, which was remodeled and enlarged by WPA in 1936. It consists of a partial basement with a boiler room and general storage; a main level with pro shop, restaurant, restrooms/locker rooms, office and meeting space; and an attic level with offices, a restroom, and storage. Office users in the attic level include Seattle Parks and Recreation and the First Tee of Greater Seattle, a youth outreach program.

The current clubhouse has several structural, heating and wiring deficiencies. Two options were analyzed to provide enhanced facilities, including a comprehensive remodel of the existing clubhouse and construction of a new facility. Based on the age of the building and general condition of interior and exterior finishes, renovation of the building may not be feasible due to the extent of repairs necessary to provide another forty-years service. All costs include architectural and engineering fees, bidding and construction contingencies, City project management, testing, and inspection fees, and sales tax.

Participants at the open houses were unanimously in favor of improving the Jefferson Park clubhouse and providing an improved restaurant. Dining facilities are generally seen as a missing amenity on Beacon Hill.



Jefferson Park clubhouse, pro shop, and dining area

Renovation Option

Estimated Cost: \$3.65 million

Under the renovation option the building interior would be completely demolished to allow necessary structural repairs, insulation upgrades and replacement of worn finishes. Exterior components such as wall siding, windows and doors will also need to be replaced. A 3,000 square foot addition on the north end of the existing clubhouse will provide additional space and improved connectivity with the driving range. Total building area would be 9,740 square feet. A trailer would be used during construction to provide limited pro shop, dining, and support space.

Renovation Advantages

- Lower cost
- Less waste due to reuse of existing materials

Renovation Disadvantages

- Operations disrupted during construction
- Layout not ideal

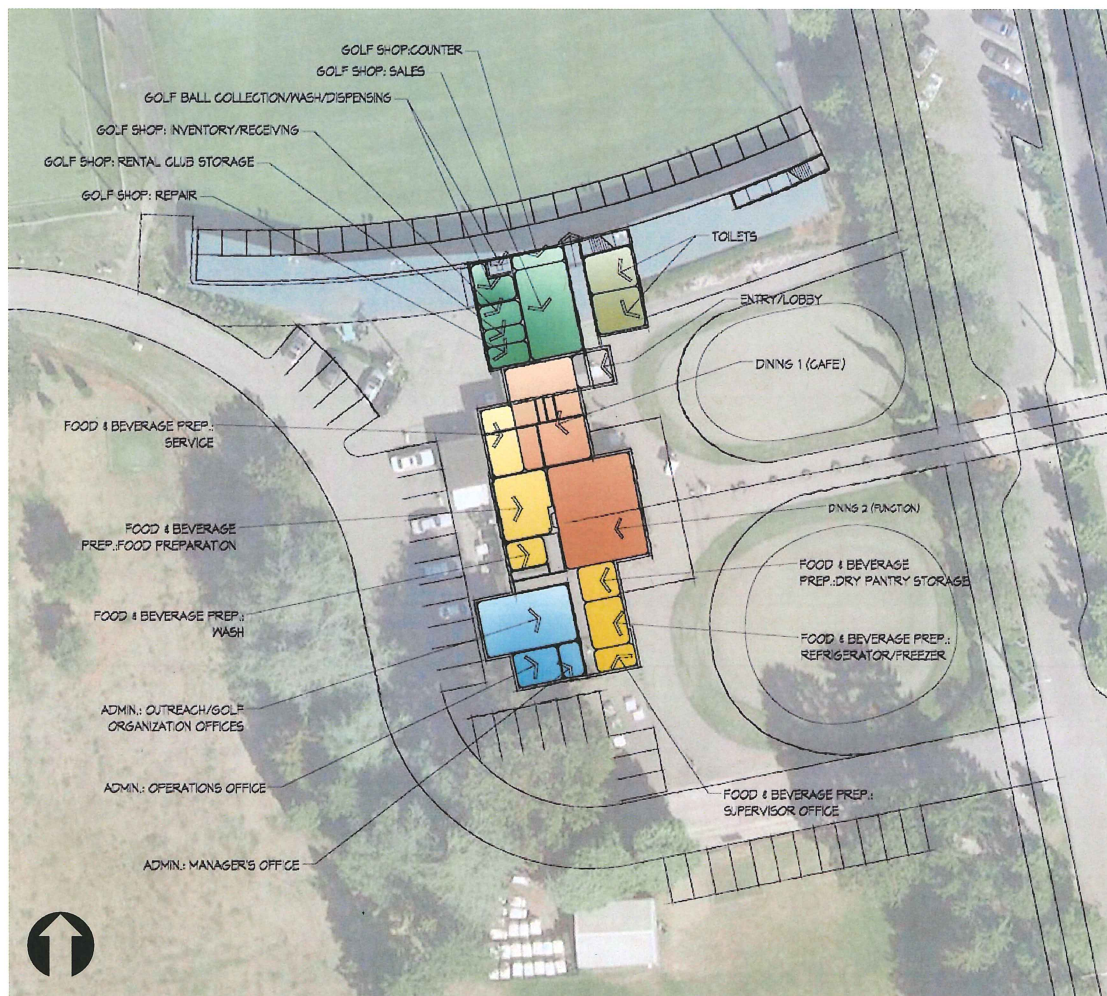


Figure 17. Jefferson Park Clubhouse Renovation Option

New Construction Option

Estimated Cost: \$4.54 million (recommended, Option 4B)

Under the new construction option a new clubhouse would be built to the east/northeast of the existing facility, allowing operations to continue uninterrupted during construction. The 9,466 square foot facility would include all of the spaces identified in the generic clubhouse space program, with banquet facilities being located on a second level to maximize views of downtown. The new clubhouse would be closer to the street, allowing for better visual connections with Beacon Avenue.

New Construction Advantages

- *Ongoing operations during construction*
- *New facility with good layout*
- *2nd floor banquet room with views*
- *Up to 13 new parking stalls*
- *Better visibility from Beacon Ave*
- *Better integration with driving range*

New Construction Disadvantages

- *Higher cost*
- *Eliminates approx 8 stalls on possible 2nd deck of driving range*

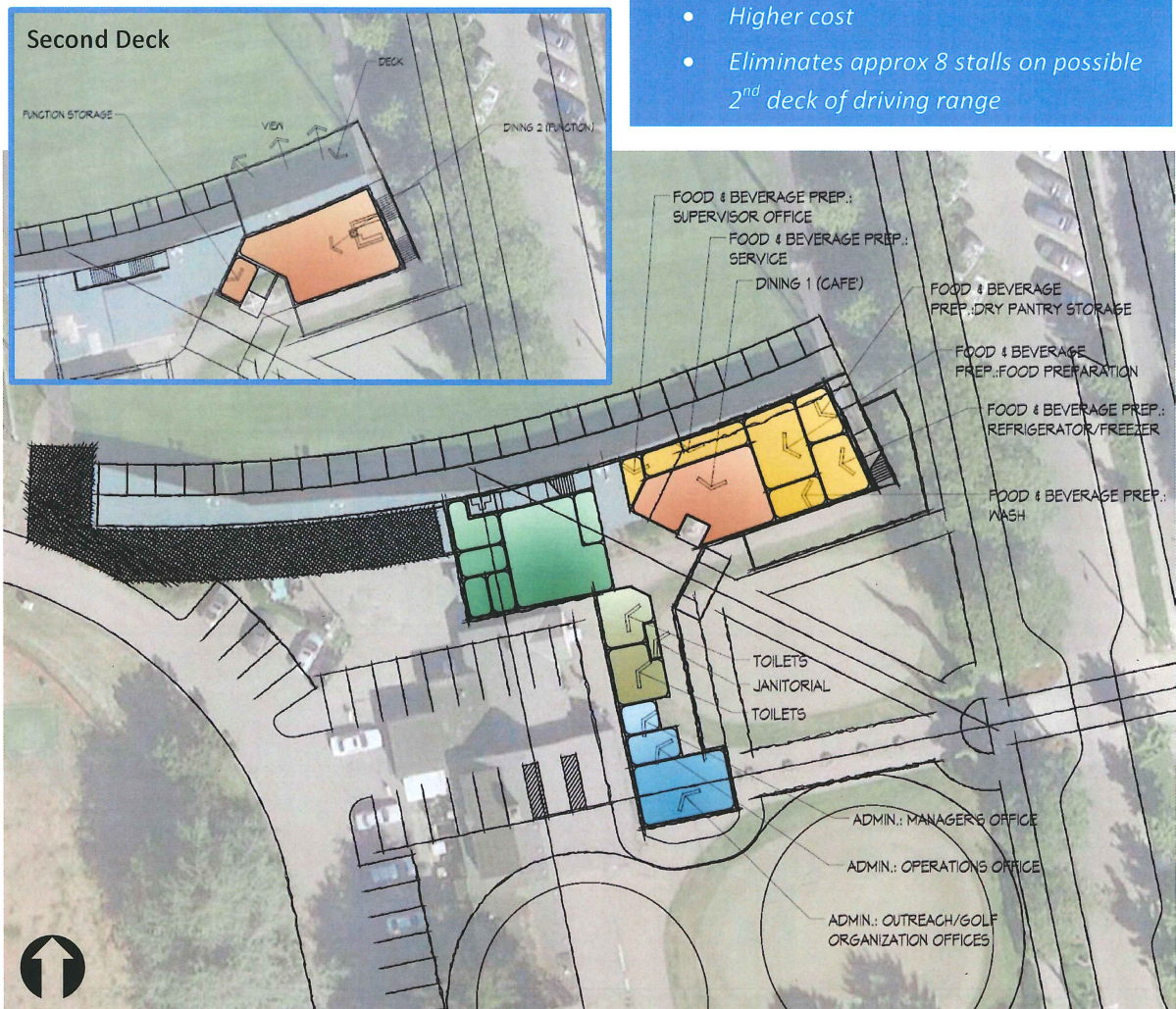


Figure 18. Jefferson Park Clubhouse New Construction Option

Driving Range

The Jefferson Park driving range is located immediately north of the clubhouse and has 23 tee stations on a single level. Lighting is provided off of the range building for evening use. A major renovation program was initiated within the last several years and the poles and netting are new, but the tee stations and range house remain dilapidated and require full renovations. Other needed improvements include a reconfigured crescent to increase the number of available tee stations.

Two driving range options were identified, including a new single story range building and a double deck option. Both options provide increased capacity and better connectivity with the clubhouse. The number of stalls provided in the double deck option varies depending on the preferred clubhouse option (see above). The height of the netting would ideally be increased to 140 feet in the double deck option to address ball trespass issues (existing poles were engineered to accommodate extensions); netting height does not change in the single level option.

Single Deck Driving Range Option with 26 stalls

Estimated Cost: \$374,000

Double Deck Driving Range Option with 44-52 stalls

Estimated Cost: \$1.07 million (recommended, Option 4B)



The existing single deck range shelter is in need of replacement

Perimeter Trail

Estimated Cost: \$66,000 (recommended, Option 4B)

A perimeter trail is already in place around the short 9-hole course and on three sides of the 18-hole course at Jefferson Park per the Pro Park Levy. Completing the trail on the east side of the course will not only provide an enhanced recreational asset for the local community, but will also offer improved connections to adjacent multipurpose parklands. A completed trail around the 18-hole course would provide a 2 mile loop. The proposed trail is described below and illustrated in Figure 19. The Trail Legend in Figure 7 on Page 15 provides additional information on the color coding for each trail segment.

North

The north side of the trail is already in place and runs along existing sidewalks on S Spokane Street.

East

The proposed trail in this area can be divided into a northern and southern portion of approximately equal lengths. The northern portion would include a new gravel path running along 24th Avenue, using Seattle Parks and Recreation property between the golf course and ROW. Some trees would need to be cleared and replanted at a 2 to 1 ratio in a new location.

Along the southern portion of the east side the trail would follow the bend in 24th Avenue S and utilize existing sidewalks in the ROW before connecting with Cheasty Boulevard to the south. Options were also explored for forging a new path on Parks and Recreation property between the golf course and the backyards of single family homes on the west side of 24th Avenue. This option was not pursued, however, due to higher construction and maintenance costs and security concerns of local residents.



Parks and Recreation property between the golf course and homes on 24th Avenue

South

A pedestrian pathway was completed along Cheasty Boulevard in 2005. The gravel path requires some minor maintenance.

West

The west side of the trail follows existing sidewalks along Beacon Avenue. Beacon is part of the Olmsted boulevard system developed in 1903.



Existing pathway along Cheasty Boulevard



Figure 19. Jefferson Park Perimeter Trail

Cart Barn

Estimated Cost: \$286,000 (recommended, Option 4B)

Cart storage facilities at Jefferson Park are undersized for the number of available carts. The facility is located near the clubhouse on the west side of Beacon Avenue. Since liability concerns prohibit golfers from driving carts across Beacon Avenue, every day course staff must drive all carts across Beacon Avenue between the storage facility and the 18-hole course. This results in an inefficient use of man hours and requires staff to negotiate the difficult crossing of Beacon Avenue. Options have been identified for constructing a new cart barn on the east side of Beacon Avenue near the first tee, thus eliminating crossing requirements (see Figure 16 on Page 34). The proposed barn would be burrowed into a small hill, reducing visual impacts and allowing for a landscaped roof. It would also include electrical power for charging an electric fleet and a concrete wash and staging apron.

Maintenance Facilities

Estimated Cost: \$584,000

Options for rehabilitating and expanding existing maintenance facilities were outlined in a 2006 staff report prepared by Seattle Parks and Recreation. The improved facilities will provide the resources and infrastructure needed to maintain a competitive golf course.



*Existing maintenance facilities at
Jefferson Park*

Cart Paths

Estimated Cost: \$438,000 (recommended, Option 4B)

Existing gravel cart paths are prone to erosion, rutting, and poor traction. All paths will be paved to improve conditions and extend the playing season.

On-Course Restrooms

Estimated Cost: \$243,000

There is one existing on-course restroom and snack bar near the 10th tee that serves both the front and back nine. The facility requires upgrade.

Parking

*Estimated Cost: included with clubhouse improvements
(recommended, Option 4B)*

Parking near the clubhouse is limited, forcing golfers to compete with the Veterans Affairs (VA) Hospital for a limited number of street spots along Beacon Avenue. Replacement of the clubhouse will provide an opportunity to add a limited number of new parking spaces and reconfigure the existing parking area for greater efficiency. This action and associated cost is included with the clubhouse options described above. Opportunities may also be available for expanding parking onto portions of the 9-hole course; however other options that do not increase the amount of pavement should also be explored. As a preliminary step, street spots on Beacon Avenue could have a 6-hour time limit imposed to limit full day parking and allow for greater utilization by golf course patrons.

Course Improvements

Estimated Cost: \$533,300

The 2009 Municipal Golf Facilities Renovation Master Plan Addendum prepared by John Steidel Golf Course Architect includes the following recommendations at Jefferson Park Golf Course. Additional information on golf course improvements can be found in Appendix B.

- Add trees as indicated on the revised plan of appropriate types.
- Complete full-length cart paths by regading and adding gravel and paving. (Cost is included as a separate line item above.)
- Construct seven new bunkers.
- Add fill to enlarge the rear portion of #6 green.
- Construct a new #12 green with two sand bunkers right and improved drainage.
- Remove the drain and existing pond on hole #15.
- Construct mounds as shown on the plan.
- Replace artificial turf tees with grass and add three sand bunkers as indicated to short course.
- Improve irrigation.