

ROCK CREEK PARK GOLF COURSE REHABILITATION

NATIONAL CAPITAL PLANNING COMMISSION
CONCEPT DESIGN

JANUARY 2023



I INTRODUCTION

3 NLT’S MISSION
4 THE DISTRICT’S THREE HISTORIC PUBLIC GOLF COURSES
5 ROCK CREEK PARK GOLF COURSE
6 PROJECT INFO

II PROJECT NARRATIVE

9 PROJECT OVERVIEW
10 VICINITY MAP

III HISTORICAL OVERVIEW

12 TIMELINE
13 HISTORY AND SIGNIFICANCE
14 1927 SITE PLAN

IV EXISTING CONDITIONS

16 EXISTING SITE PLAN
17 EXISTING CONDITIONS: GOLF COURSE
19 EXISTING CONDITIONS: CLUBHOUSE

V PROPOSED DESIGN

21 SITE PLAN
22 SITE PLAN OVER TIME
23 LANDSCAPE PLAN
24 ENTRY SEQUENCE
25 ECOLOGICAL TRAIL
26 MAINTENANCE BUILDING & PAVILION
27 IRRIGATION POND
28 LANDSCAPE PLAN
29 LANDSCAPE MATERIALITY
30 BUILDING SITE
31 CLUBHOUSE, DRIVING RANGE AND CART BARN - LOWER FLOOR PLAN
32 CLUBHOUSE, DRIVING RANGE AND CART BARN - UPPER FLOOR PLAN
33 CLUBHOUSE, DRIVING RANGE AND CART BARN - ROOF PLAN
34 BUILDING MATERIALITY
35 CLUBHOUSE ELEVATIONS
36 CART BARN ELEVATIONS
37 CLUBHOUSE, DRIVING RANGE AND CART BARN - ELEVATIONS
38 MASSING

TABLE OF CONTENTS



MISSION

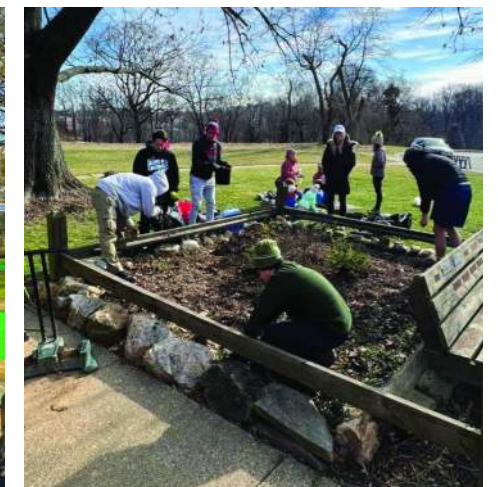
In October of 2020, the National Park Service (NPS) signed a 50-year lease with National Links Trust (NLT) to operate three historic public golf courses in Washington, DC. National Links Trust, a 501(c)(3) non-profit, is dedicated to protecting and promoting accessible, affordable and engaging public golf courses to positively impact local communities across the United States. Currently, National Links Trust is focused on the extraordinary opportunity to improve the golf courses and enhance the facilities at the three public courses in our nation's capital: East Potomac, Langston, and Rock Creek. Each of these sites has a rich and storied history, but none are currently achieving their full potential. Rehabilitating and operating the public golf courses in the Nation's Capital is a once-in-a-generation opportunity that aligns precisely with the organization's mission.

NLT partners with civic and philanthropic organizations that share their vision and commitment to serving youth, historic user groups, and the community generally. NLT's goal is not only to create improved recreational opportunities, but to provide broader benefits to community. Plans for the facilities include the rehabilitation of existing conditions and the addition of new infrastructure that can serve as community spaces for user groups and neighborhood civic organizations.

NLT is committed to implement a course of action that honors the past and ensures a bright future for the three golf facilities. All three courses have unique and compelling histories that deserve to be celebrated. The courses will benefit from rehabilitation that will return them to what they once epitomized: shining examples of engaging golf course architecture coupled with easy and affordable access — what public golf can and should be. The facilities are essential to our local communities, and NLT strives to make them more inclusive and welcoming. NLT believes that affordable and engaging golf should be accessible to anyone who has a desire to play and that well-maintained and environmentally sound green spaces are beneficial for everyone, golfers and non-golfers alike.



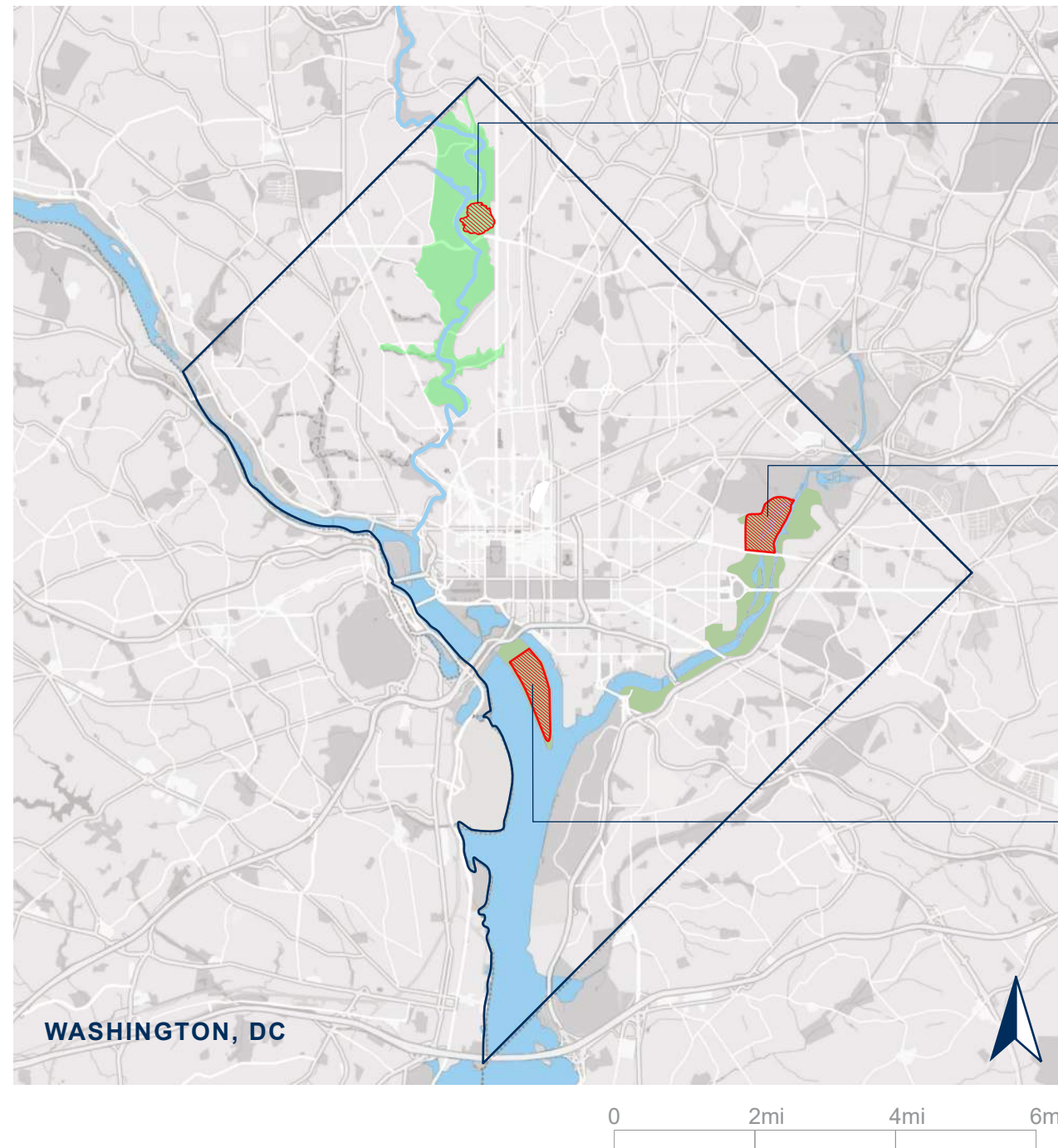
Left: Junior golfers at Langston;
Below: Anacostia Watershed Mussel
Release Volunteer Event at Langston



Above Left:
Families enjoying
minigolf at East
Potomac;
Above Right:
Volunteer Planting
Event at Rock
Creek
Left: Longtime
community
golfers catching
up at Langston
Clubhouse

NLT'S MISSION

THE DISTRICT'S THREE HISTORIC PUBLIC GOLF COURSES



1 ROCK CREEK PARK GOLF COURSE ROCK CREEK PARK



President Warren G. Harding putting at Rock Creek, 1923.

2 LANGSTON GOLF COURSE ANACOSTIA PARK



Golf Pro Al Green with local youth at Langston, 1979

3 EAST POTOMAC GOLF COURSE EAST POTOMAC PARK



Three women holding golf clubs East Potomac, 1923

FIRST PRIORITY: REHAB ROCK CREEK PARK GOLF COURSE



ROCK CREEK PARK GOLF COURSE

Of the three municipal golf courses in the District, the Rock Creek Park Golf Course is the most challenging and the least played. Encroachment by the dense wooded areas of the course has dramatically narrowed the fairways on the already difficult holes of the back nine. The lack of sunlight caused by the trees has also caused agronomic issues, leading to weedy greens and bare fairways. Because of these issues, the prior operator abandoned these holes in 2015.

The course suffers from the lack of a functional irrigation system creating unhealthy and sparse turf conditions in the summer. The introduction of Military Road in the early 1950's led to the loss of three original William Flynn holes on the front nine, requiring alterations to the design that ultimately led to a front nine filled with short par fours and very long par threes. The current layout is thus extremely challenging for the beginning golfer but not long enough for the more experienced player.

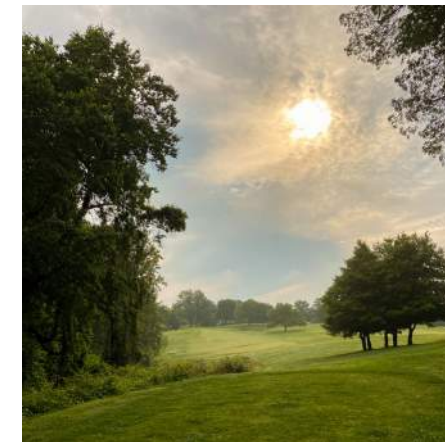
The existing clubhouse lacks amenities and is not accessible to persons with disabilities.

The rehabilitation of the property includes programmatic elements focused on accessibility for golfers of different skill levels and abilities, including a driving range, short game practice areas, a 9-hole regulation course and a 9-hole par three course. Also included in the proposed rehabilitation of Rock Creek Golf Course is a dedicated space and headquarters for First Tee of Greater Washington, D.C., the local chapter of a nationwide youth sports and educational program that uses golf to teach kids and teens life lessons and leadership skills.

Of the three golf courses, Rock Creek Park is logically the first of the three golf courses for NLT to rehabilitate due to its current conditions as well as the relatively straightforward approach to make it a more profitable and accessible course.



Below Left, Right and Middle Right:
First Tee Golf event at Rock Creek;
Middle Left: Rock Creek Golf Course
in the morning



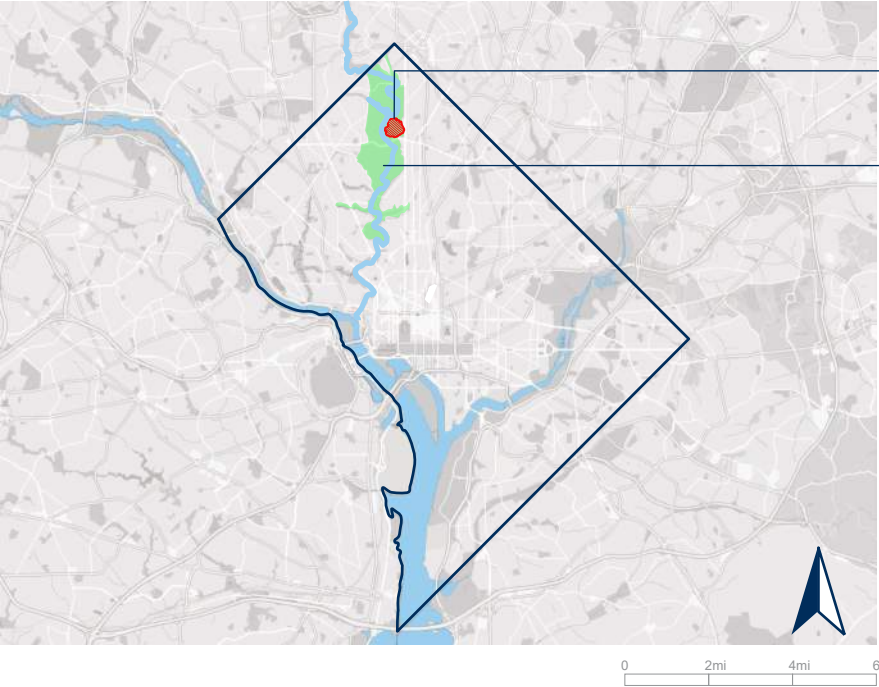
Above Left and Right: A community
gathering event at Rock Creek including
children coloring "Birds of Rock Creek Park"
pages

PROJECT NAME

Rock Creek Park Golf Course Rehabilitation

PROJECT LOCATION

Rock Creek Park
Rock Creek Park Golf Course
6100 16th St. NW,
Washington, DC 20011



PROJECT
LEASE BOUNDARY

ROCK CREEK PARK

PROJECT TEAM

NATIONAL PARK SERVICE

Rock Creek Park Golf Course
6100 16th St NW
Washington, DC 20011

DESIGN ARCHITECT

Henningesen Kestner
1108 E High St
Charlottesville, VA 22902

CIVIL ENGINEERING

Dewberry
8401 Arlington Boulevard
Fairfax, VA 22031-4619

NATIONAL LINKS TRUST

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5636 Connecticut Ave, NW
Washington, DC 20015

GOLF COURSE DESIGNER

Hanse Golf Course Design
9 Tiburon Ln
Malvern, PA 19355

ENVIRONMENTAL PLANNING AND
COMPLIANCE

Vanasse Hangen Brustlin
351 McLaws Cir Suite 3
Williamsburg, VA 23185

AGENCY REVIEW AND
SECTION 106 COMPLIANCE

Quinn Evans
2121 Ward Pl NW, 4th Floor
Washington, DC 20037

LANDSCAPE ARCHITECT

Moody Graham
609 H St NE Suite 600
Washington, DC 20002

SCHEDULE

Construction on the clubhouse, maintenance facility, and pavilion to begin Fall 2023 with clubhouse occupancy anticipated Summer 2024. Once clubhouse has reached substantial completion, the golf course restoration work will begin Fall 2024. By Summer 2025, the entire property will be open including the clubhouse, practice areas, driving range and golf course. This schedule is approximate and subject to change.

COST ESTIMATE AND FUNDING STATUS

I. Project Costs	
a. Compliance	\$2,930,427
b. Pavilion	\$750,000
c. Maintenance Shed	\$1,487,000
d. Clubhouse & Driving Range	\$6,600,000
e. Golf Course	\$8,000,000
f. Contingency	\$2,965,114
Total Project Costs	\$22,732,542
II. Funding Sources	
a. Amount Spent to date	\$422,664
b. Course Operations (rent offsets/credits)**	\$7,441,915
c. Donations / Capital Contributions	\$3,388,235
d. Operating Cash Reserves	\$4,010,972
e. Fundraising / DC Revenue Bonds	\$7,468,755
Total Funding Sources	\$22,732,542

** As part of NLT’s lease with the National Park Service, 16% of golf course revenues are credited against rent if used to improve the golf properties

PUBLIC ENGAGEMENT

The National Park Service will hold a public scoping meeting in mid-to-late January 2023 with a public comment period open from mid-January to mid-February 2023.

STATUS OF COORDINATION WITH FEDERAL STATE AND LOCAL JURISDICTIONS

Since June 2021, the NPS has held several meetings with federal and local review agencies as part of the concept development process, including NCPC, CFA, and the DC SHPO. The NPS is also coordinating with the US Fish and Wildlife Service and is anticipating additional coordination with DDOT and the DOEE as part of this project.

HISTORIC PRESERVATION

The National Park Service initiated Section 106 with the DC Historic Preservation Office (DC SHPO) on July 22, 2022. A combined public scoping meeting and Section 106 consulting parties meeting is scheduled for January 2023, to introduce the project, identify historic properties, and present the Area of Potential Effect. The NPS will hold additional meetings with the consulting parties to discuss the assessment of effect. The Board will continue to consult with the DC SHPO and the consulting parties to identify, assess, and resolve adverse effects on historic properties.

NATURAL RESOURCE EFFECT

Specific areas of successional “edge” forest will be removed to restore a more appropriate golf course layout. Some grading and irrigation may affect localized hydrology. Lighting of limited portions of the clubhouse, driving range and surrounding areas may affect the localized nighttime lightscape. The NPS and NLT are coordinating with the US Fish and Wildlife Service to understand the potential for impacts on federally listed species and how they may be mitigated or avoided. Species of concern include the federally threatened northern long-eared bat (*Myotis septentrionalis*), the federally endangered monarch butterfly (*Danaus plexippus*), and the federally endangered Hay’s Spring amphipod (*Stygobromus hayi*). Although wetlands exist on site, they will be avoided

NATIONAL ENVIRONMENTAL PROTECTION ACT (NEPA) COMPLIANCE

The National Park Service will prepare an Environmental Assessment (EA) to consider the proposed project’s impacts on environmental resources under the National Environmental Protection Act (NEPA). A public scoping notice will be sent to interested parties in January 2023, announcing the public scoping period. A combined public scoping meeting and Section 106 consulting parties meeting will be held in January 2023.

PROJECT NARRATIVE



PURPOSE

The purpose of the project is to address deferred maintenance, increase play-ability, broaden course appeal to local community, and achieve financial stability for the operation of the Rock Creek Park Golf Course. The project will achieve those goals by prioritizing the historic significance and integrity of the original William Flynn-designed golf course, making the site more environmentally sustainable, diversifying the golf programming to appeal to a wider range of golfers, retaining the affordability and accessibility of the golf course facilities and making the property a more vibrant community resource.

NEED

The proposed project is needed to address the following concerns:

- The historic parkland-style course designed by William Flynn is currently not apparent in both the design and the presentation of the course to the public;
- The current 18-hole course does not lend itself to players of varying skill levels due to the truncated nature of the front 9 holes and the challenging topography and narrow fairways of the back 9 holes;
- The lack of a driving range impacts the usership and financial viability of the golf course;
- The limited facilities of the existing clubhouse do not adequately support golf course operations, golfers, and non-golfers;
- The dense overgrowth of the adjacent woodland and invasive vegetation have expanded beyond their original intended limits and have encroached on and narrowed the existing fairways, resulting in decreased playability;
- Traffic patterns, poor cart paths, poor drainage, poor irrigation, tree root competition, and shade from trees have caused the deterioration of turf grass throughout the golf course;
- Trails and paths used by both pedestrians and golf carts are ill-defined and infringe on views and playing areas; and
- The maintenance facility is in a highly visible location and does not meet the needs of golf course operations.

PROJECT OVERVIEW

GOALS

The proposed concept will address the following project goals:

- Sustainability and Historic Preservation
- Revival of Exemplary Golf Course ArchitectureEnvironmental Sustainability
- Growth in Golf Participation via Non-Traditional Golf Options
- Expanded Community, Non-Golf Infrastructure and Non-Golf Programming

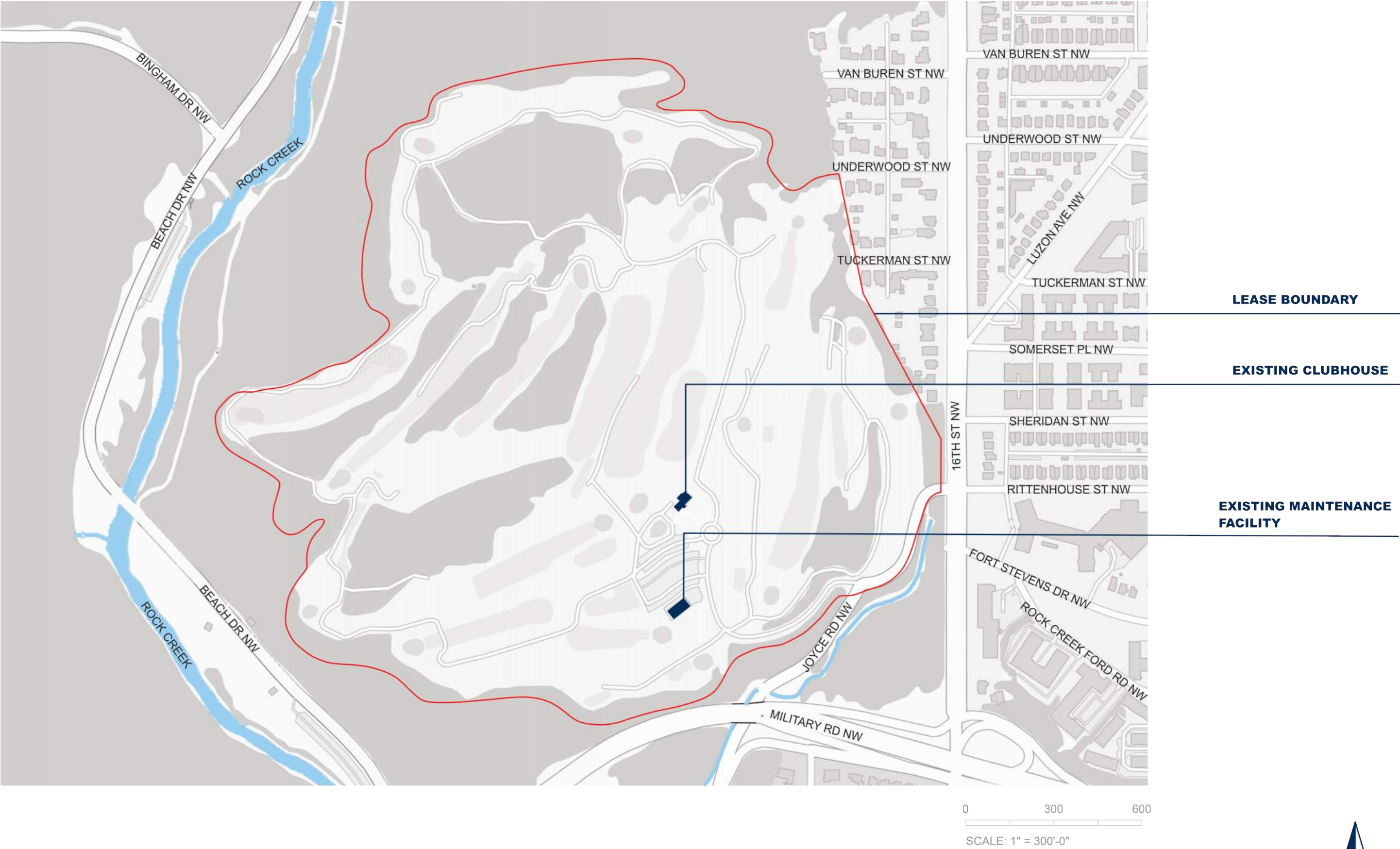
PROGRAM

The proposed project is needed to address the following concerns:

- 9-Hole Regulation Course
- 9-Hole Par-3 Course
- Short Game Practice Area
- 50 Bay Driving Range
- Practice Putting Green
- Golf Academy
- Restaurant & bar with indoor seating and patio with outdoor seating
- Flexible Meeting/Event Space
- Pro Shop
- Accessible Enhancements
- Bike Parking
- Community Programming Space
- Maintenance Building and Yard
- Park Visitor Parking
- Hiking Trails
- Irrigation Pond/ Pump House
- First Tee DC Headquarters

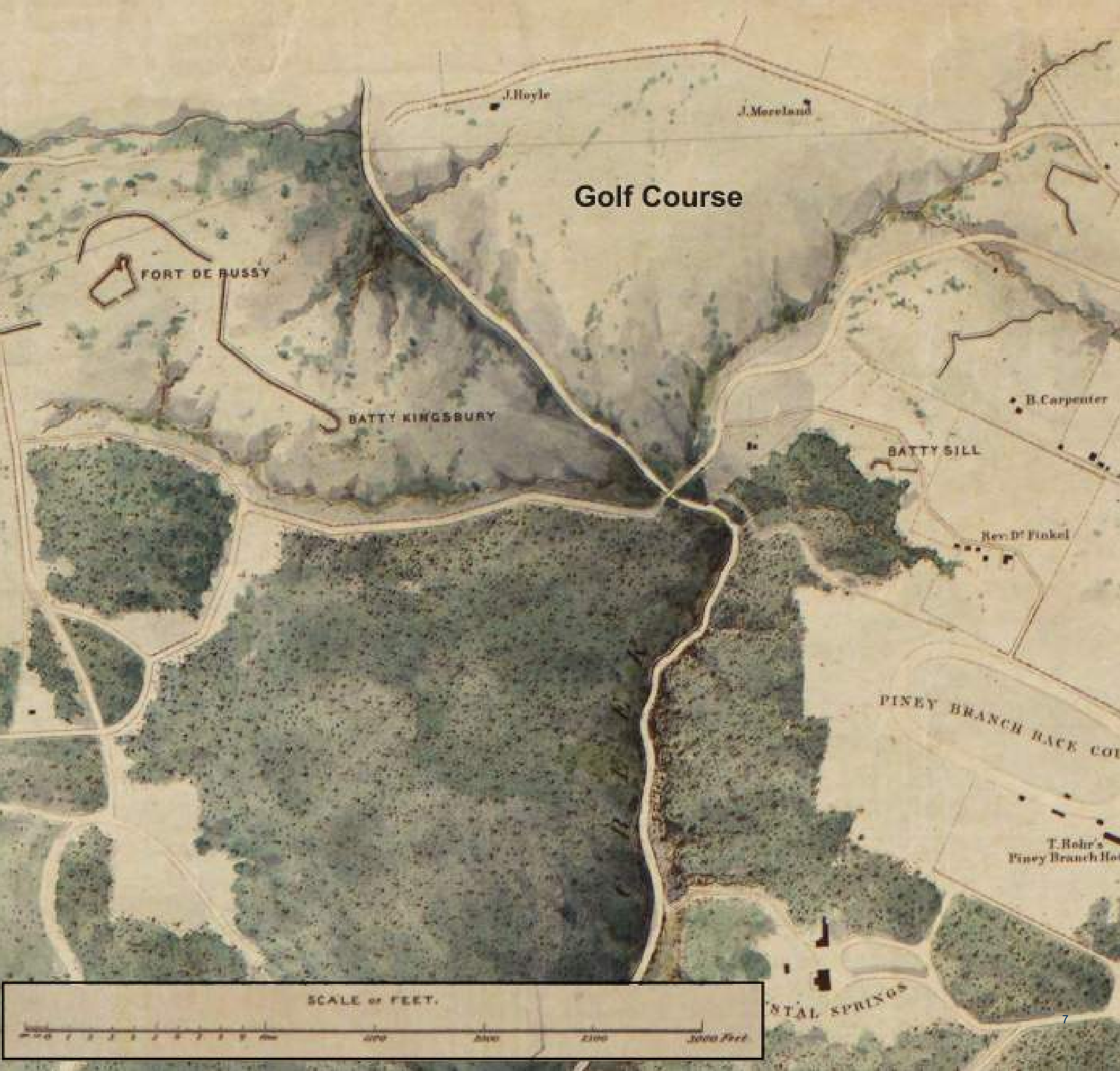


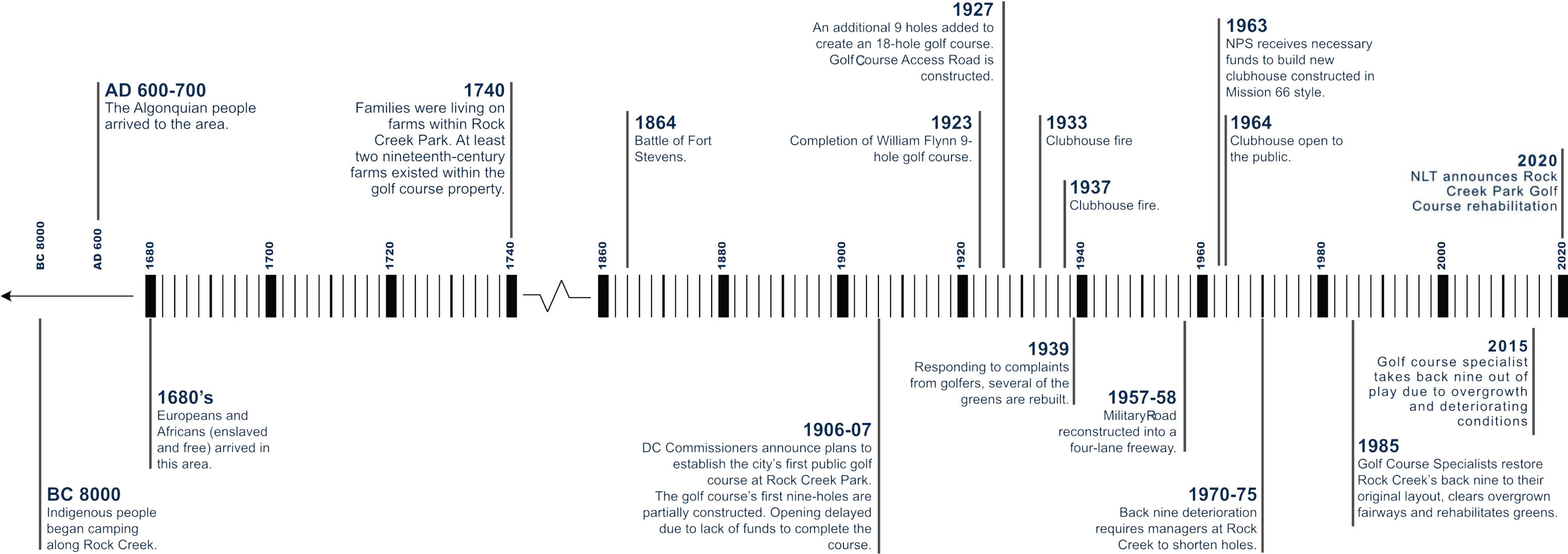
Top: View back towards the existing clubhouse with the cedar-lined farm road to the left. Middle: View of the existing clubhouse entrance. Bottom: View looking southwest down the proposed driving range.



ROCK CREEK PARK GOLF COURSE VICINITY MAP

**HISTORICAL
OVERVIEW**





ROCK CREEK PARK GOLF COURSE

In operation for almost 100 years, the Rock Creek Park Golf Course, situated on the east side of Washington, DC's Rock Creek Park at the intersection of 16th and Military Road NW on approximately 100 acres, consists of an 18-hole parkland-style golf course primarily built between 1921 and 1927 and designed by renowned golf course architect William S. Flynn under the Office of Public Buildings and Grounds (OPBG).

Initial construction of the Rock Creek Park Golf Course began in the fall of 1921 under the direction of the OPBG. In 1922, the OPBG hired noted golf course architect William Flynn to lay out a nine-hole course. Working in the parkland style, Flynn designed a course that highlighted the site's dramatic topography and incorporated stands of mature trees. An existing nineteenth century farmhouse was renovated for use as a clubhouse, and in 1923 President Warren G. Harding dedicated and opened the course. Within a year, plans were underway to expand Rock Creek Golf Course to a full 18 holes. In July 1924 Flynn returned to Rock Creek to determine the new routing. Ultimately, Flynn's new design required radical changes to the existing holes to create a cohesive layout. The new 18-hole course opened to the public in the spring of 1926. The final course, consisting of a front 9 and a back 9, occupied approximately 108 acres and played at a distance of 5,191 yards, with a par 70. William Flynn designed the front nine along more generously sloping topography in visually open spaces with limited trees, appealing to the more novice player. Flynn placed the back nine in an area of the landscape with dramatic topography and heavily wooded sections that framed the fairways.

Modifications to the Flynn course design occurred in the 1950s with the realignment of Military Road NW. As a result, golf course architect William Gordon shifted the location of six of the front nine holes, but maintained the overall routing established by Flynn. Gordon incorporated elements of Flynn's design, including tee boxes, fairways, and greens, into the new design where feasible.

The Rock Creek Park Golf Course is currently listed in the National Register of Historic Places as a contributing resource to the Rock Creek Park Historic District. Rock Creek Park contains over 1700 acres of natural forest growth and accommodates over 300 acres of intensive recreational facilities, roads, trails, structures, and sites. Established in 1890, Rock Creek Park consists of the creek itself and the picturesque scenery surrounding it, which represents the last major parcel of natural landscape in the District of Columbia. The historic district is significant under National Register Criteria A, B, and C in the following areas: architecture; community planning and development; conservation; entertainment and recreation; industry; landscape architecture; military; and horticulture. The period of significance of the historic district is 1791 to 1941.

HISTORY AND SIGNIFICANCE

A 2014 draft amendment to the nomination renamed the historic district the Rock Creek Valley Historic District, acknowledged that the historic district meets National Register Criterion D, and expanded the period of significance. The period of significance of the Rock Creek Valley Historic District amendment extends from 1791 to 1972, with two additional periods of significance for archeological resources from 3000 to 600 B.C.E. and 1740 to 1800 C.E. The 1972 end date corresponds to the construction of resources as part of the Mission 66 program to improve the park's recreational resources. The 2014 amendment to the nomination identified the Rock Creek Park Golf Course's existing 1964 clubhouse as a contributing resource as part of the larger Mission 66 updates made throughout the park.

A 2017 Cultural Landscape Inventory for the Rock Creek Park Golf Course established that the golf course is individually eligible for listing in the National Register under Criterion A, in the area of recreation, and under Criterion C, in the area of landscape architecture. The Rock Creek Park Golf Course represents a significant period in history of golf in the United States and the development of public recreation in Washington, D.C. Additionally, it is an important local work of golf course architect William S. Flynn and a largely intact example of a course designed during the period referred to as the Golden Age of golf course architecture. The recommended period of significance for the course is 1921–1927 and 1963–1964, correlating with the original design of the course by William S. Flynn, its construction under the Office of Public Buildings and Grounds, and the construction of a new clubhouse as part of the NPS's Mission 66 initiative.



Above: Aerial view of Rock Creek Golf Course in 1940.

Right Top: The original farmhouse on the property served as the clubhouse until it burned in the 1930's.

Right Middle: Golfers playing at Rock Creek in 1944.

Right Bottom: The existing Mission 66 style clubhouse under construction in 1964.



WILLIAM FLYNN'S GOLF COURSE

William Flynn's expansion of the Rock Creek Park Golf Course consisted of two distinct 9-hole courses, Course A and Course B. The courses could be played individually, in a nine-hole round, or together, for a full 18-hole game. Working in the parkland-style, Flynn's courses emphasized different aspects of the site's natural topography and vegetation. The front nine, or Course A, was open and airy with holes laid-out across gentle slopes to the south and east of the clubhouse. The back nine, or Course B, was carved out of mature forest and played across dramatic changes in topography.

The expansion of the course required considerable clearance along the site's borders. Wooded areas east and north of the original course were cleared, turf was planted, and new landscaping was installed around the clubhouse. Existing trees, including red maple, black walnut, locust, and magnolia were incorporated in the landscape design. New trees and shrubs planted around the clubhouse included white flowering dogwood, Cornelian cherry, Arrowwood, Japanese cranberry, red oak, American ash, sweetgum, and tulip trees. A pre-existing row of red cedars, lining the road north of the clubhouse, was incorporated into the landscape design.



LEGEND

1 Standard Course



0 300 600
 SCALE: 1" = 300'-0"

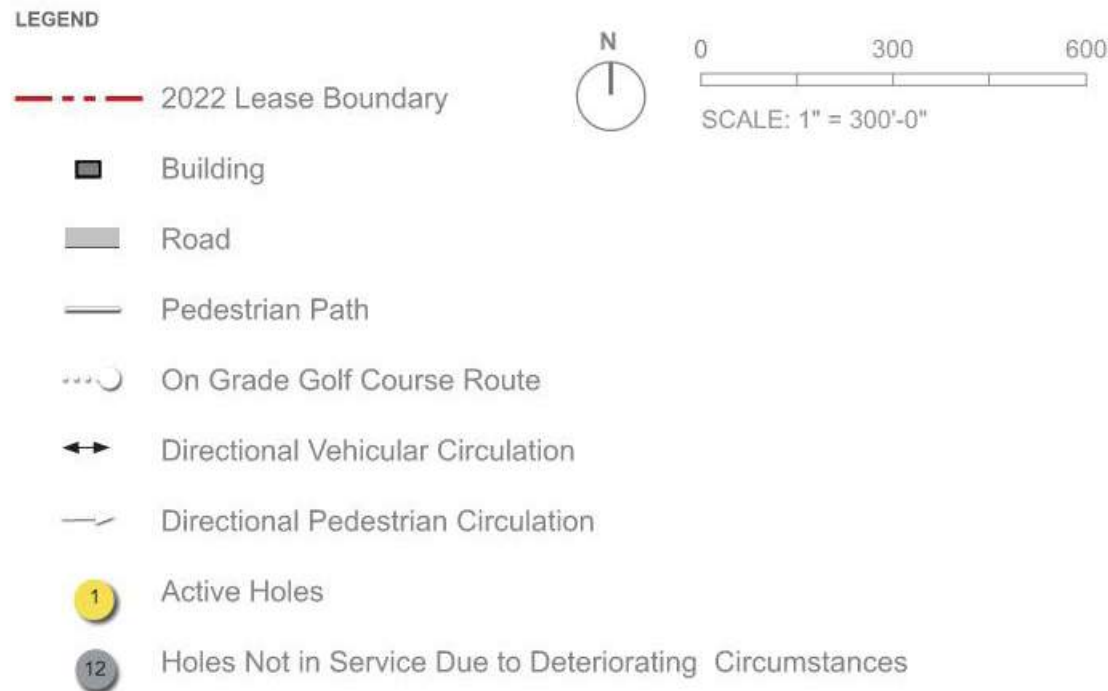
EXISTING CONDITIONS

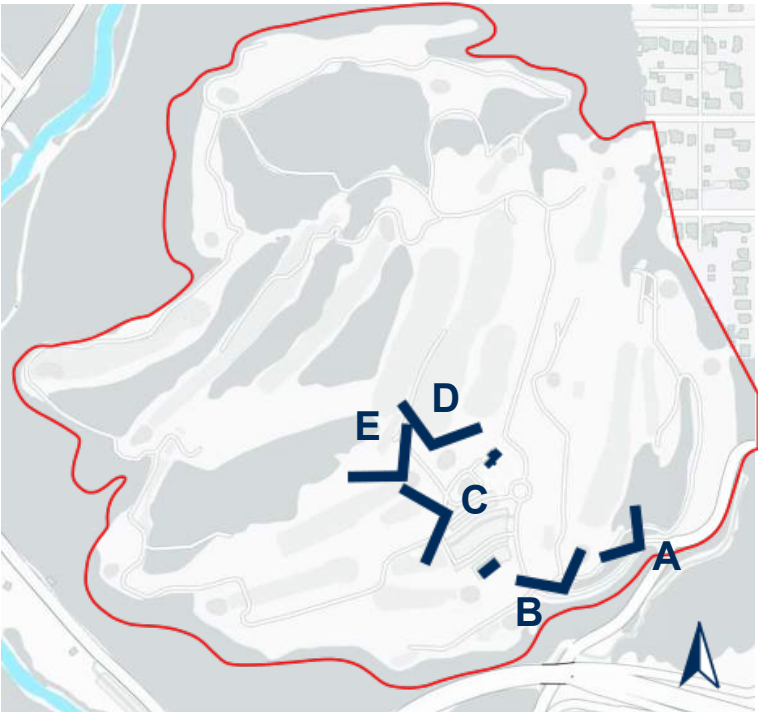


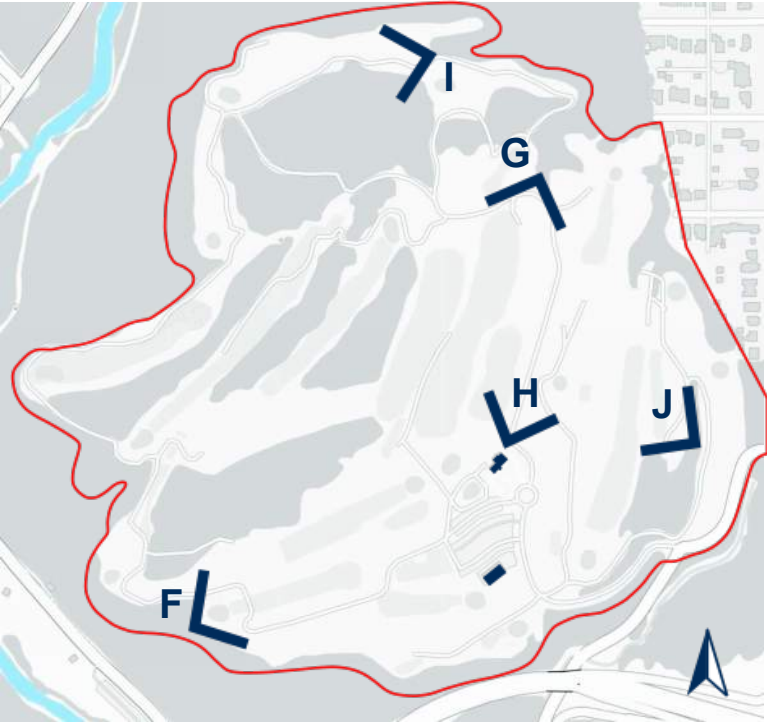
TODAY'S GOLF COURSE

The Rock Creek Park Golf Course is situated on the east side of Rock Creek Park at the intersection of 16th and Military Road NW on approximately 100 acres. It consists of an 18-hole parkland-style golf course primarily built between 1921 and 1927 and designed by golf course architect William S. Flynn. Today, the Rock Creek Golf Course is a 14-hole course (four holes of the original back 9 are currently not in play) with a counterclockwise progression of play centered on the clubhouse. Except for the location of six holes that were shifted in the 1950s due to the widening of Military Road, the overall design dates to William Flynn's expansion of the course from a 9-hole course to an 18-hole course in 1926. The front 9 holes are characterized by visually open spaces, gentle slopes, and wide fairways. The back 5 holes are characterized by narrow fairways, dense forests, and steep slopes. While the locations of tee boxes, hazards, and greens have changed, these modifications have not altered the overall character of the course. Certain holes and fairways, such as the 1st hole, have remained in the same location as originally designed by Flynn.

The course currently suffers from deferred maintenance that has impacted golf course facilities as well as the playability of the course. The Mission 66-era clubhouse, built in 1964 to replace a farmhouse that predated the golf course, has limited facilities, and supports only a snack bar and pro shop. The present building does not adequately support golf course operations and is not accessible to persons with disabilities. The maintenance building, built in the 1980s, is highly visible due to its location along the entrance drive to the clubhouse and parking area. On the golf course, woody vegetation has encroached on the fairways, greens, and tees. This is most evident in the internal, historically forested areas of the course. Over the years, vegetation was planted on the front nine without following any distinct golf course style. In other instances, invasive vegetation, especially vines, has covered original stands of trees leaving a dense impenetrable border obscuring views into the naturalized forested areas. The course suffers from poor turf conditions caused by traffic patterns, poor cart paths, poor drainage, tree root competition, a poor irrigation system, and shade from encroaching trees.









EXISTING SITE CIRCULATION AND PARKING

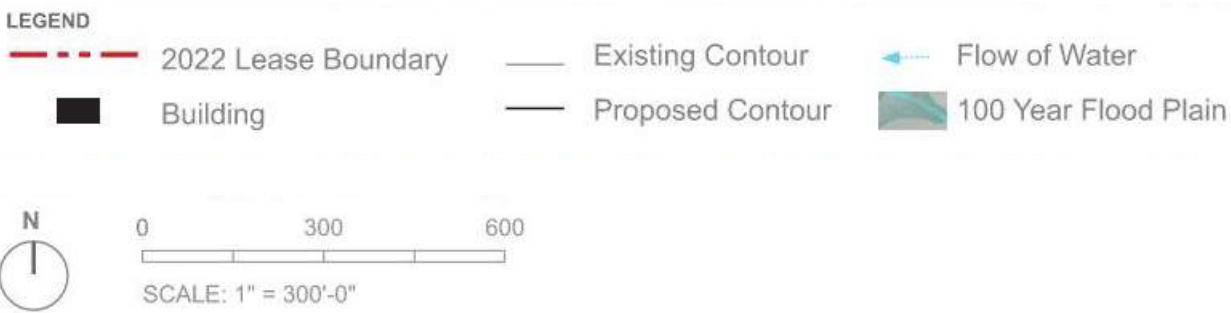
The existing circulation system at Rock Creek Golf Course provides access for vehicles arriving from Joyce Road and 16th Street NW. Users that wish to enter the clubhouse upon arriving are not provided with an accessible experience into the clubhouse. There are also no clear paths or bike lanes for people that wish to come to the course and do not have vehicular transport.



EXISTING SITE TOPOGRAPHY AND HYDROLOGY

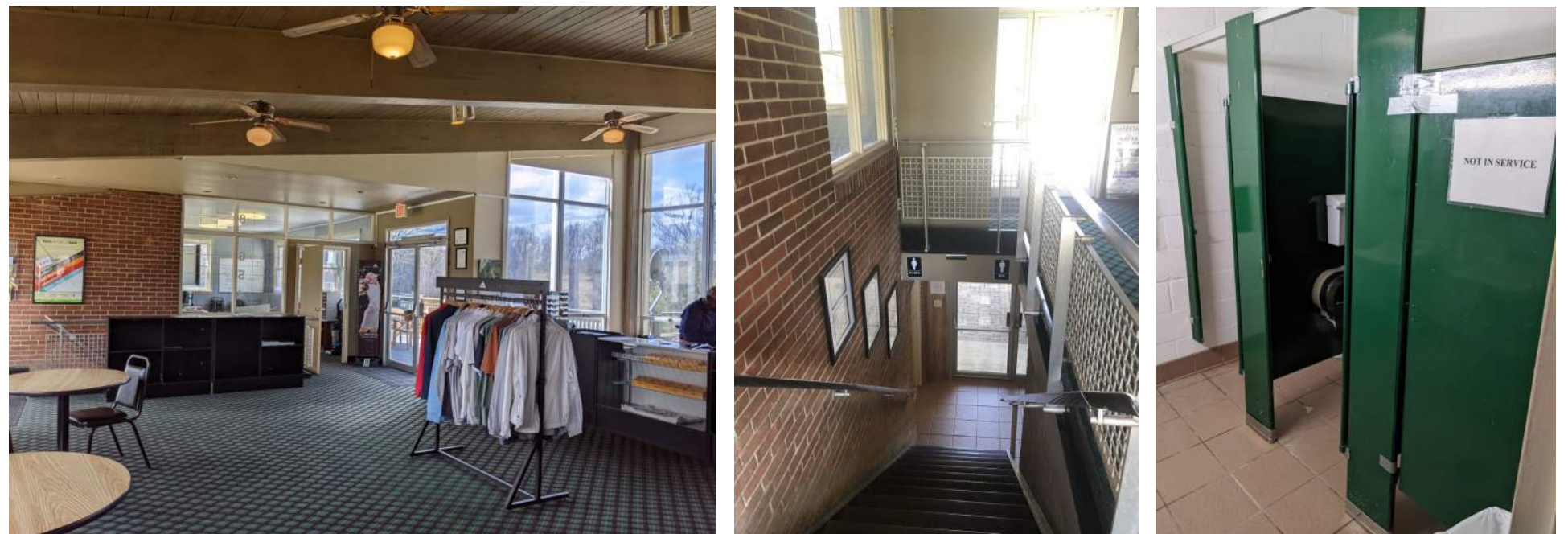
The course located to the west, south, and immediate north of the clubhouse occupies open landscape; the parts of the course to the east and far northwest are separated by long rows of trees. Most of the fairways have an east-west or southwest-northeast orientation. Whereas the course’s front nine holes occupy open rolling landscape that was formerly farmland, its tight and hilly back nine is located in more heavily wooded terrain that was not cultivated. The golf course encompasses an elevation change of approximately 100 feet from its western limits near Rock Creek to the high ground in the northernmost fairways.

The topography and landscape of Rock Creek Park Golf Course has been modified by 200 years of agriculture, which resulted in severe erosion of some sloping areas and an accumulation of soil in others. Substantial gullies exist in some wooded areas. However, construction of the golf course did not significantly impact the landscape. Other than particular locations such as bunkers and putting greens, the landscape was modified very little, which would be consistent with Flynn’s golf course design philosophy of incorporating existing topographical features with minimal alteration of the natural landscape.



TODAY'S CLUBHOUSE

The existing 1964 clubhouse is listed as a contributing resource within the Rock Creek Park Historic District, as one of the improvements made throughout the park during the National Park Service's Mission 66 initiative. For that reason, the design process began with a survey and analysis of the clubhouse to determine how it might be preserved and reused with modifications, or incorporated into a new design, if possible. Over the course the investigation, it became apparent that the existing clubhouse was not good candidate for reuse or integration into a larger campus or facility due to its small size, lack of accessible facilities and routes, and extensive use of masonry interior partitions, making any floor plan changes costly and difficult. The extent of the changes required to make the building accessible and compatible with the programmatic needs of the proposed use would render it almost unrecognizable. Consequently, the demolition and replacement of the existing clubhouse with a completely new facility on the site better fits the needs of NLT, golf course patrons, and the community.



Clockwise starting from the top left: Exterior view of existing clubhouse; Exterior view of existing clubhouse non-accessible entry; Rear view of large clubhouse windows; Women's bathroom conditions; Stairs down to restrooms from main clubhouse area; View of the main room of the clubhouse with a makeshift pro-shop setup; Side ramp and deck. Middle: Rear view of exterior of existing clubhouse.

EXISTING CONDITIONS

PROPOSED DESIGN





GOLF COURSE REHABILITATION

The location of the Rock Creek Park Golf Course along a densely populated commuter corridor makes it ideal for after-work and weekend golf enthusiasts as well as a popular hub for junior golf in the region. The proposed project, designed by golf course architects Gil Hanse and Jim Wagner, renowned for both their new construction and their extensive renovation work at three William Flynn-designed courses in the United States, includes a 9-hole regulation course and a shorter 9-hole Par-3 course, broadening the appeal of the facility to both experienced and beginner golfers. The proposed 9-hole regulation course measures approximately 3,285 yards and use corridors from both Flynn's more open front nine and more wooded back nine. Taking advantage of the natural bowl-like topography, the proposed driving range stands on what is now the 9th and 10th holes with the line of play up the hill to the north (similar to the line of play of the current tenth hole). A proposed 9-hole par-3 course measuring approximately 1,205 yards starts and finishes just west of the current 9th green. This mix of playing options takes advantage of the site's natural setting and minimize tree clearing, allows for healthy turf conditions, and improves playability. The proposed project transforms the area on the northern edge of the golf course, which was historically the location of the 12th and 13th holes, into a maintained meadow. A proposed irrigation pond occupies a natural depression in the fairway of the 12th hole.

The order of play, or routing, of the proposed 9-hole regulation course allows golfers to continue to experience both the more open farmland that characterizes the front 9 at the Rock Creek Park Golf Course and the wooded, hilly parkland feel of the back 9 as designed by William Flynn. Like the Flynn course, the proposed 9-hole regulation course starts and ends at the clubhouse with a counterclockwise progression of play.

The first five holes of the proposed 9-hole regulation course occupies the area that is currently the course's first eight holes. The final four holes of the proposed 9-hole regulation course occupies the area that is currently the 11th hole, the 15th hole, the 17th hole, and the 18th hole. Like Flynn's original design, the proposed course has few sand bunkers and the routing takes advantage of the natural topography of the site, with long, expansive views.

The proposed 9-hole par-3 course I starts and ends at the clubhouse and occupy the southwestern portion of the golf course, using many of the corridors of the original back 9 holes, including the 14th and 16th holes. Holes range from 100 to 180 yards and are a place for beginners to transition from the driving range to the golf course and for more advanced players to hone their skills.

The proposed project removes invasive species that are choking the forested areas on the golf course with the goal of preserving specimen and mature trees that enhance the setting.

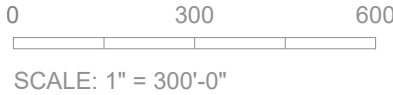
The proposed project includes a new cart path system for the golf course that removes redundancy, takes into account conflicts between user groups (pedestrian, carts, and vehicles), prioritizes safety, provides maintenance vehicle access, reduces impacts to the course layout, and will avoid impacts to sensitive natural areas.

The proposed new routing of the golf course no longer uses what was historically holes 12 and 13 on northern edge of the golf course. The proposed project establishes this area as meadow and habitat area.

LEGEND

- ① Standard Course
- ① Par 3 Course

--- Course Overlay of Built 1927 Course





GOLF COURSE EVOLUTION

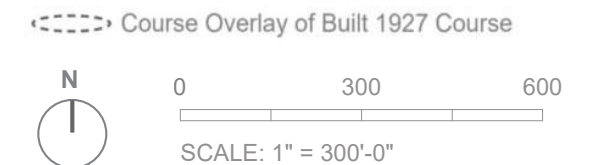
In the late 1950s, Military Road was widened and built over parts of holes 3, 4 and 5 of Flynn's design. Consequently, golf course architect William Gordon shifted the location of six of the front nine holes, but maintained the overall 18-hole routing. Additional changes occurred in 1964 when the NPS built a new Mission 66 clubhouse and demolished the old farmhouse that had served as the clubhouse since the course opened in 1923. Along with the new clubhouse, the NPS added a circle drive in front of the clubhouse and expanded the parking area.

During the late 1960s through the end of the 1970s, failure to properly maintain the turf on the back nine holes led to dangerous erosion on the course's steep slopes, and a lack of regular vegetation removal resulted in narrowing fairways. The poor conditions forced golfers to stop playing the back nine. The former course operator suspended regular

maintenance on the back nine, eliminated one hole, and rerouted several others. In 1984, a new course operator reopened the back nine and brought back Flynn's original progression of play. However, by 2015 tree encroachment and other conditions caused the concessionaire to close the back nine. Today, holes 12, 13, 14 and 16 remain closed.

LEGEND

- 1 Standard Course
- 1 Par 3 Course
- 1 Holes Not In Use



SITE PLAN OVER TIME

LANDSCAPE DESIGN

The existing entry to the golf course from 16th Street NW offers a sense of enclosure before opening to longer views into the golf course. Overgrown edges with invasive vines, exposed power lines, asphalt parking, and a deteriorating maintenance building detract from the entry experience.

The proposed entry, whether by foot, bicycle, or car, frames an initial open view towards the clubhouse, enhances the moment of compression with a stone wall and native trees, and reveals the new clubhouse, pavilion, and practice green as part of an expansive view coming out of the woods. The experience is intended to reflect the mix of parkland and woodland design that defines the larger site. (See next page)

Proposed sidewalks and bike lanes promote multimodal transportation and pedestrians to enter the course safely from 16th Street. The goal of these diverse modes of entry is to make Rock Creek Park Golf Course more accessible for the golfing and non-golfing community.

The proposed parking area provides 102 parking spaces among new shade trees. The parking is designed as permeable paving to decrease stormwater runoff.

The creation of an accessible primary route connecting the future clubhouse to the driving range, golf cart barn, the community pavilion, the historic farm Allee, and the proposed pollinator meadow. While this site varies greatly in topography it is paramount to develop a hierarchy of circulation in which the primary route is mobility inclusive.





SITE CIRCULATION AND PARKING

The proposed circulation of Rock Creek Golf Course promotes a multi-modal experience for users entering from 16th Street. The proposed design also includes a potential connection to Underwood Street NW at the Northeastern site boundary. The proposed clubhouse provides an ADA accessible experience for patrons that wish to use the upper or lower floor of the future facility. Bicycle parking will be included as one arrives at the parking area. Finally, golfers and non-golfers alike can utilize the proposed 1.2-mile ecological trail that loops through a multitude of ecologies in the northwestern portion of the site.



MAINTENANCE FACILITY

VEGETATION SCREENING

EXISTING VIEWS



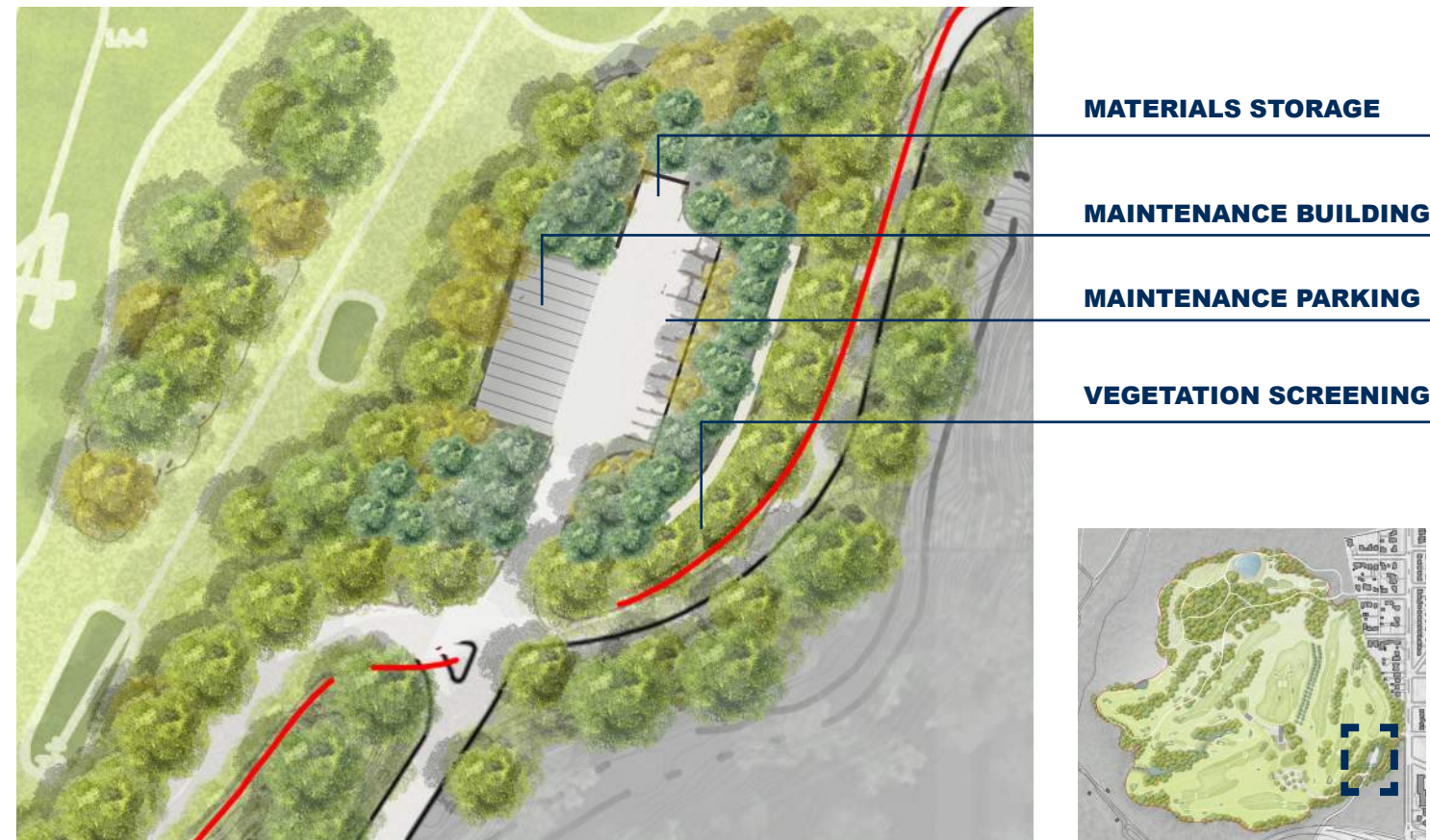
ENTRY SEQUENCE



ECOLOGICAL TRAIL

From their earliest development, golf courses in Scotland and England encouraged integrated communal gathering spaces and thoughtful trail systems for the use of local non-golfing patrons. Cohesion between the golf course and cultural and ecological context has also been successful at recently constructed courses such as Glenway Golf Park in Madison, WI, and Osprey Point at Kiawah Island Resort, SC. With an eye to these precedents, the goal at Rock Creek Park Golf Course is to promote inclusive access to nature for improved health and well-being, expand the use of the property beyond golf windows, and encourage cross-pollination between recreational communities.





KEY PLAN

MAINTENANCE BUILDING AND EVENT PAVILION

The proposed pavilion stands on the east side of the parking lot and in the vicinity of the clubhouse. The one-story, open-air structure serves as an event space for golfers and non-golfers alike. The footprint is approximately 60'x40'.

The existing maintenance building will be demolished. The proposed 7,500 square-foot maintenance building stands along the east side of Joyce Road near its intersection with golf course entrance road. By working with the existing topography and planting a mix of evergreen trees, large deciduous trees, and mixed shrubs the new building is screened from the road and golf course.

While not yet designed, both of these structures will utilize similar architectural language and materials as the main clubhouse, driving range and cart barn buildings.



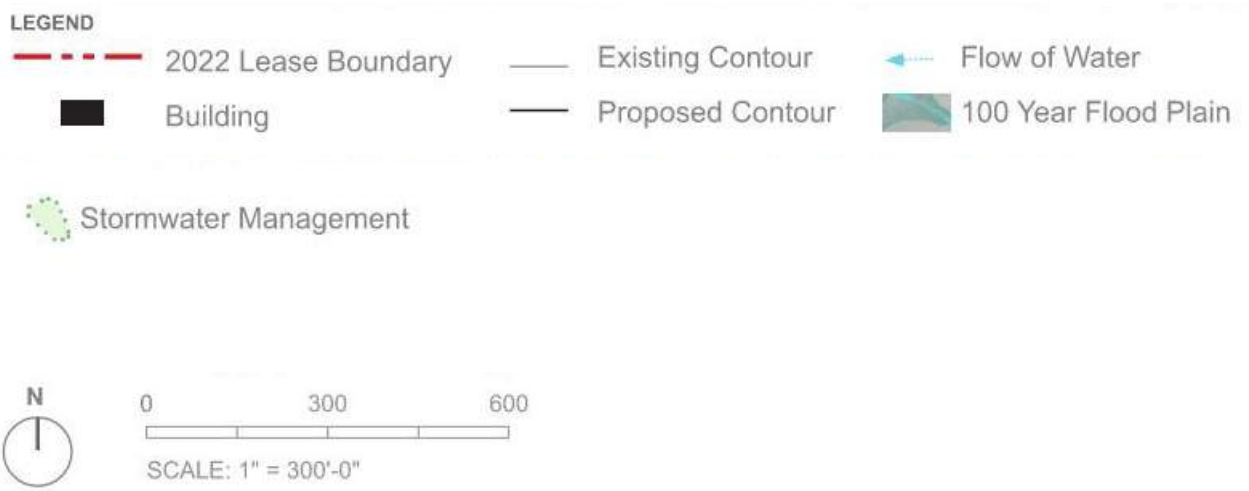
KEY PLAN

MAINTENANCE BUILDING & PAVILION



TOPOGRAPHY AND HYDROLOGY

The largest amount of proposed topographical modifications occurs at the proposed clubhouse, cart barn and parking area located in the geographic center of the site, and the proposed irrigation pond located at the northern vicinity of the site in a natural low area. Proposed modifications to the grading of the golf course are minor in keeping with the parkland style course typology that William Flynn originally intended when designing the course. The objectives in grading around the clubhouse and cart barn are to tuck these new structures elegantly into the existing rolling landscape to maintain picturesque long views through the course while providing circulation around and into the buildings that are ADA accessible. The strategy of the grading at the irrigation pond is to capture stormwater runoff within the site and utilize it for irrigation to encourage less dependence on the city's water system.



National Flood Hazard Layer FIRMette











FLOODING

The majority of the site is located in an area of minimal flood hazard, Zone X. It is directly adjacent to Flood Zone AE, with Rock Creek running to the west and south of the site. A very small portion of the east side of the site is located in Flood Zone A. Both zones AE and A are Special Flood Hazard Areas (SFHAs) and are at high-risk for flooding. The SFHA is defined as the land area covered by the floodwaters of a base flood. A base flood is a flood having a one percent chance of being equaled or exceeded in any given year, also known as the “100-year flood.”

In summary, the risk of flooding is minimal and is away from golf course features. Additionally, no proposed buildings will be located within flood zones.

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	- - - -	Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

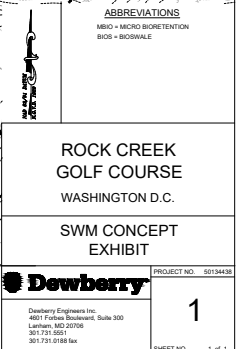
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/29/2022 at 12:27 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

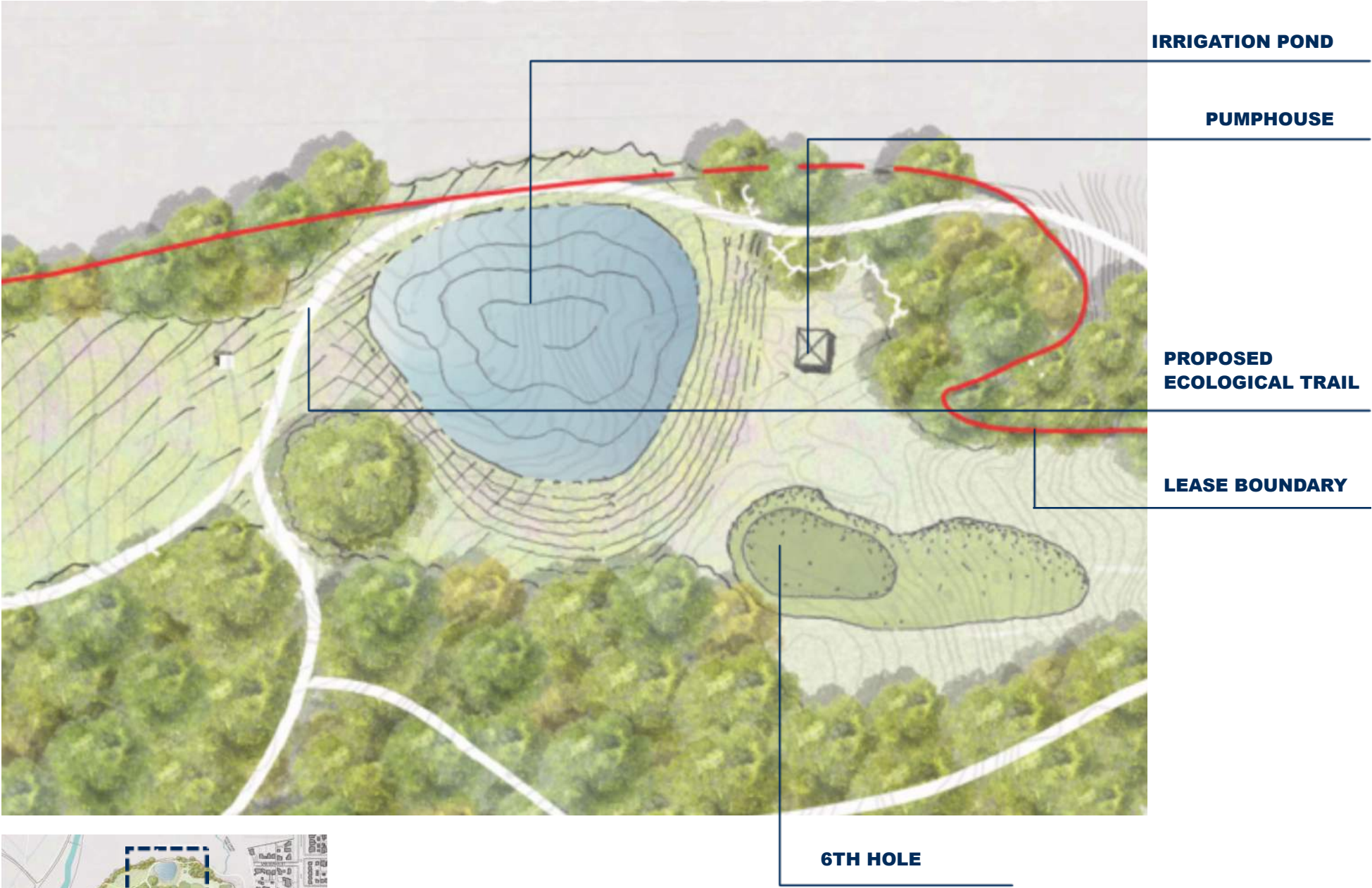
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

The new Clubhouse, Driving Range Tee Line, Golf Cart Storage Facility, Patios, and Parking Lot will introduce increased impervious area to the site. With these improvements in mind, modern stormwater management devices will need to be included as part of the project to insure proper treatment of runoff from rain events. Initial review of the proposed design will necessitate the use of the following devices:

- A modest system of properly sized storm drains to catch and divert run off around buildings and to provide outfall for the filtered water to existing drainage ways.

The golf course itself will not require stormwater management devices as it will continued to be maintained with complete turf coverage, meadow areas, or existing woodlands.





IRRIGATION POND

The proposed irrigation pond is along the northeast edge of the course adjacent to former holes 12 and 13. It is in a natural swale and its construction requires minimal tree removal. The proposed pond has the capacity of storing over 2 million gallons of water.

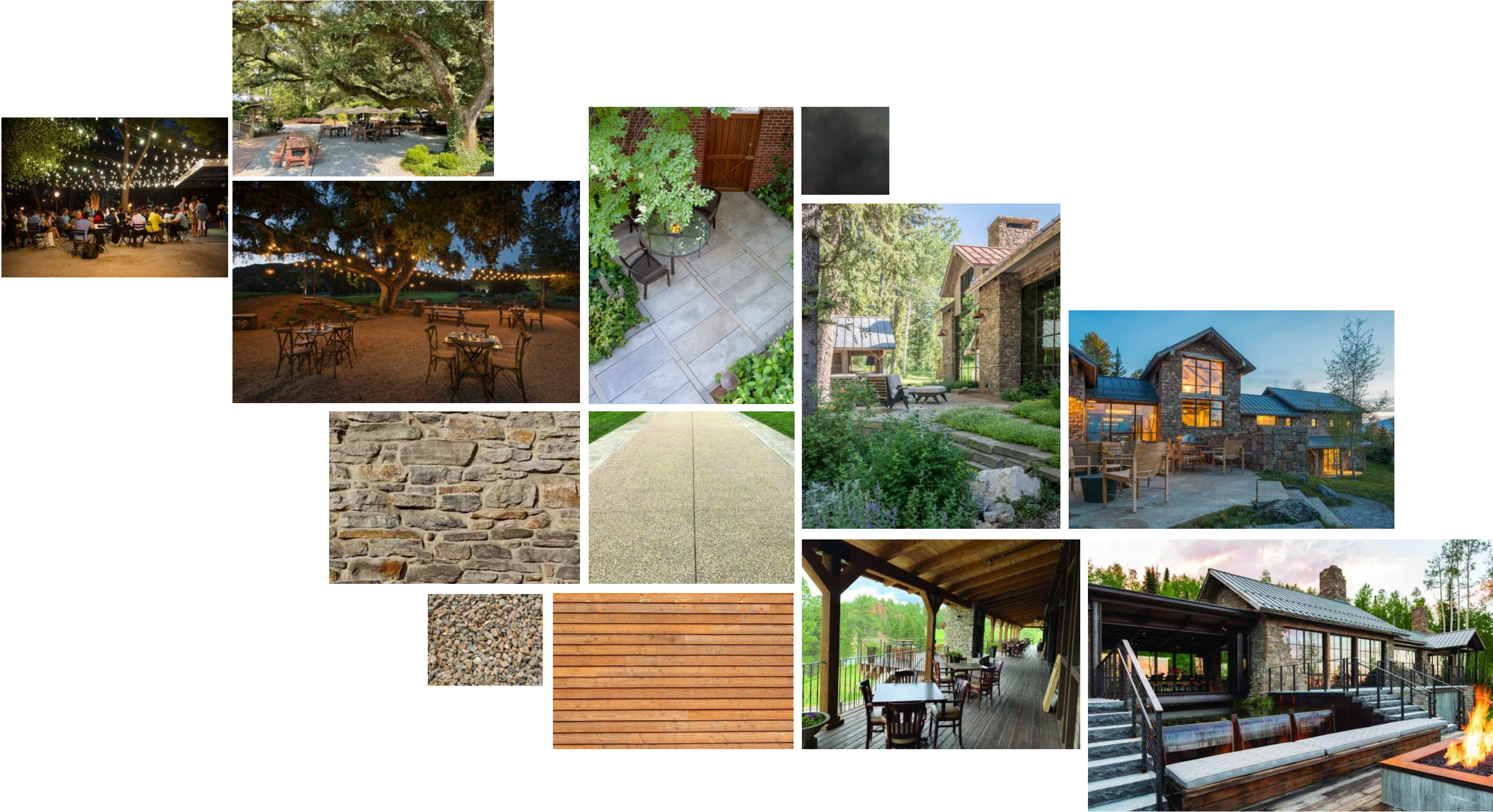


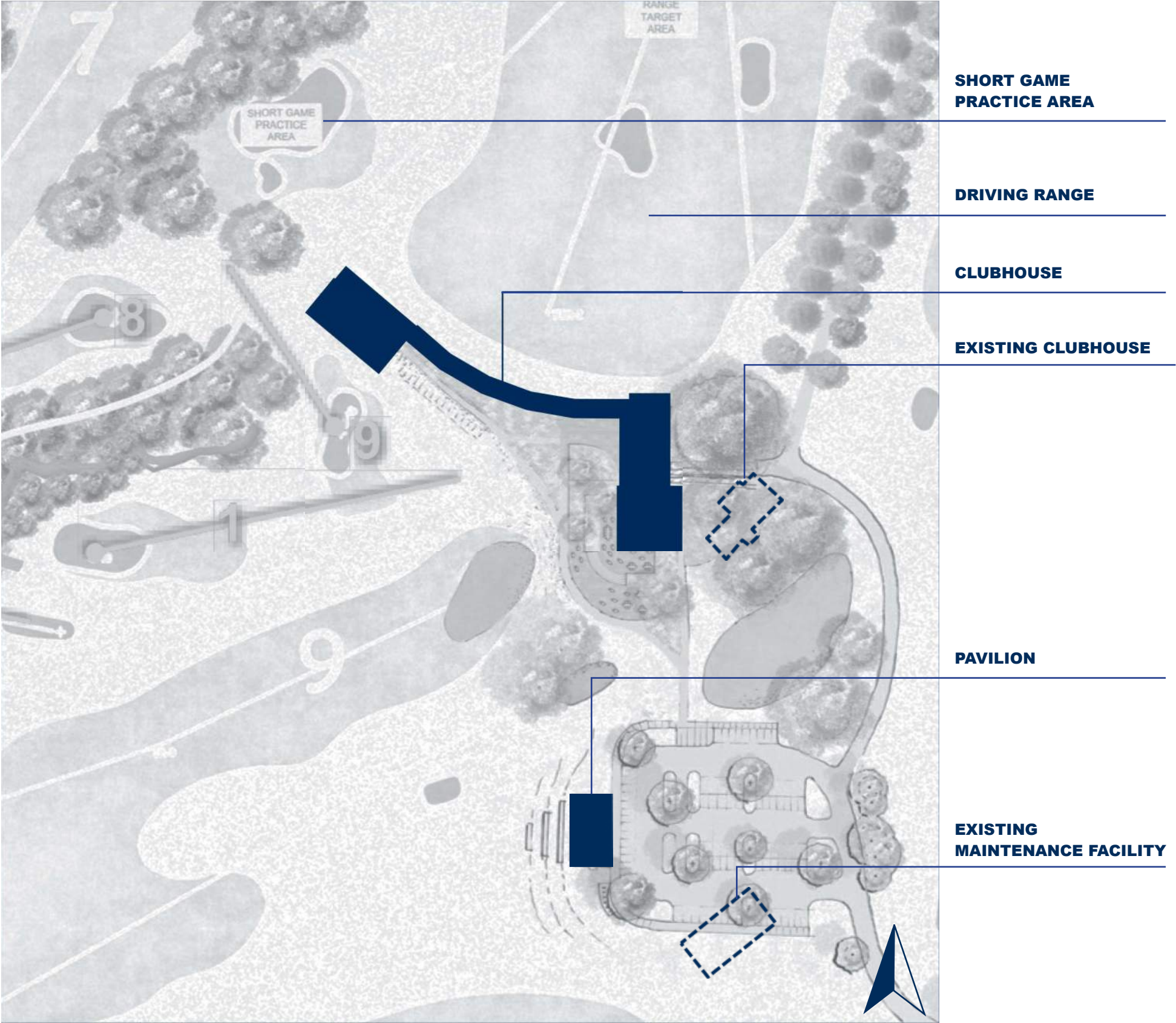


- LEGEND**
- 258 Existing Contour
 - 258 Proposed Contour
 - +258 Spot Elevation
 - +TW 258 Top of Wall
 - +BW 258 Bottom of Wall
 - +TS 258 Top of Step
 - +BS 258 Bottom of Step
 - 3% Slope
 - Existing Tree To Remain



LANDSCAPE PLAN





BUILDING SITE

CLUBHOUSE DESIGN

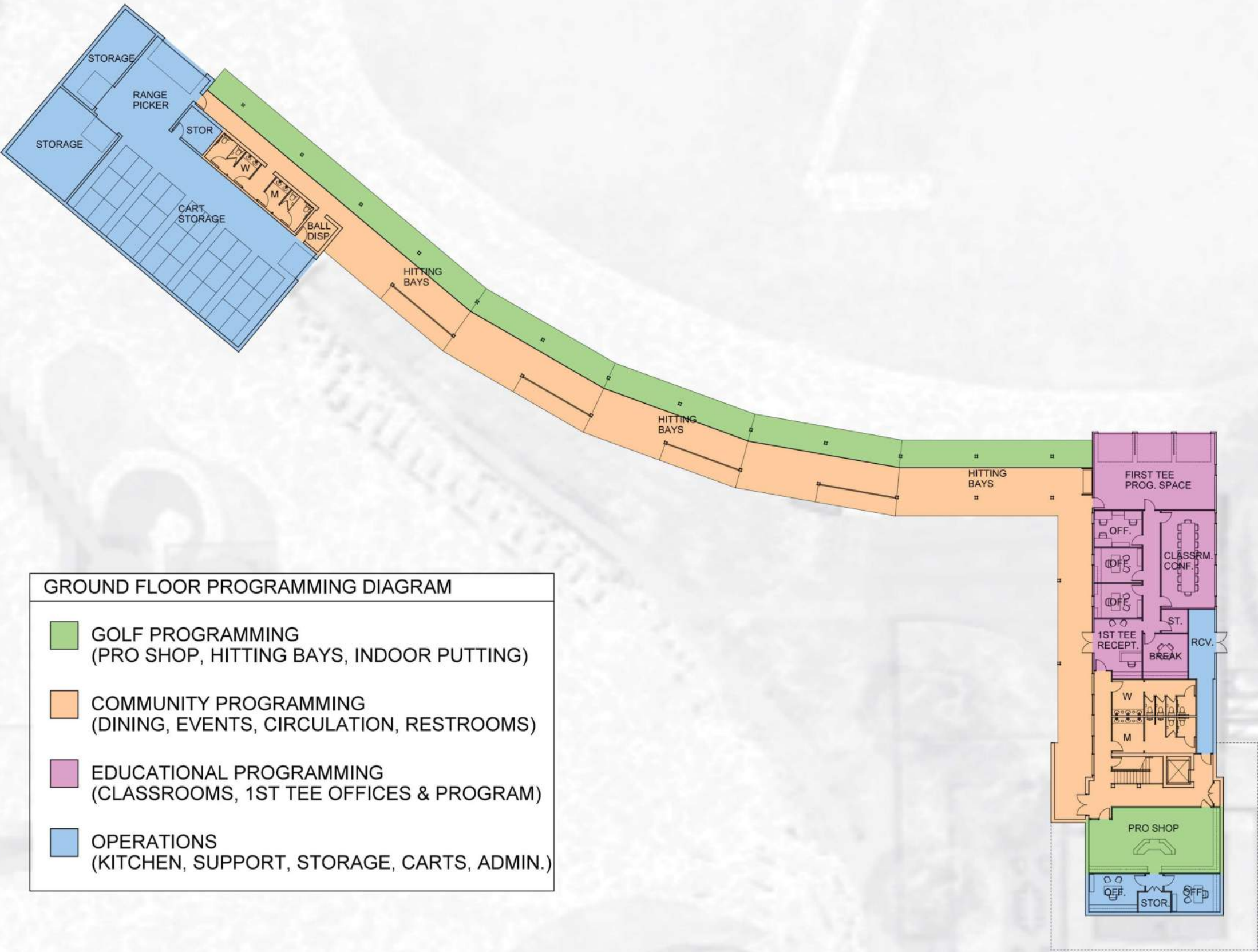
To serve the needs of both golfers and non-golfing visitors to the park, the proposed project demolishes the existing clubhouse, which is undersized and functionally obsolete for current and anticipated uses. It is replaced by a new 10,400 sf, fully accessible, two-level clubhouse, offering a robust indoor/outdoor food and beverage operation, restrooms, a community room, indoor golf training areas, a pro shop, and support areas. In addition, the proposed clubhouse houses classrooms, program spaces, and the administrative headquarters of First Tee of Greater Washington, a golf-based youth development organization. The proposed clubhouse is in the vicinity of the existing clubhouse and original nineteenth-century clubhouse that preceded it, at the start and end of both the 9-hole regulation course and par-3 course. It is oriented to enhance and emphasize the panoramic views from the clubhouse to the golf course, sited to preserve the mature trees that surround the existing clubhouse, and nestled into the existing topography of the site.

From the main approach, the proposed clubhouse presents as a one-story structure, with the ground level revealing itself as the grade drops away from the entrance. Aesthetically, the goal is to create a contemporary design which is compatible with the rich historical context of Rock Creek Park. The massing of the building draws from traditional forms, and the building features extensive use of natural stone, wood timber, horizontal siding, and slate shingles, but combined with large expanses of glass, steel elements, and other features which make it unmistakably modern.

DRIVING RANGE AND CART STORAGE DESIGN

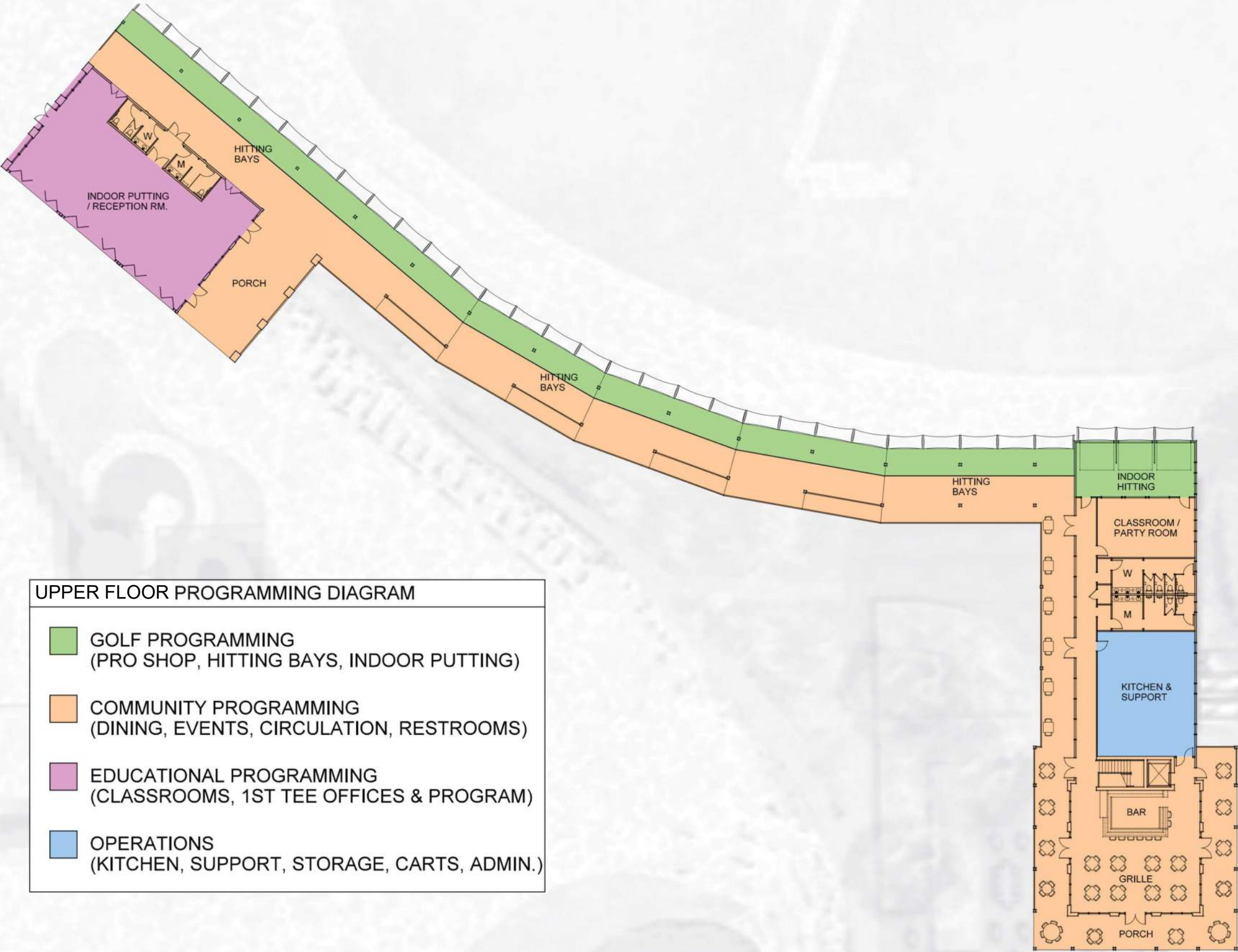
The proposed two-tier driving range occupies the space that is currently the 9th and 10th holes. The proposed range sits within an existing basin that is already cleared of trees, so little to no tree removal occurs with the construction of the range, and the natural topography, combined with the relatively transparent nature of the structure itself, minimizes its visual impact on the landscape. For operational efficiency, ease of food service, and to provide a continuous accessible route throughout the facility, the range structure is connected directly to the clubhouse on each level and will step down along its length following the grade of the range line.

The range terminates on its east end with another two-story structure, graded similarly to the clubhouse to present as a one-story structure around most of its perimeter. The main floor includes 2,700 sf of enclosed space featuring an indoor putting green/community and event space, restrooms, and support areas, in addition to a covered, open-air porch and hitting bays. The ground floor is 4,535 sf enclosed, and includes storage for golf carts, the range picker cart, general storage, restrooms, and open-air hitting bays.

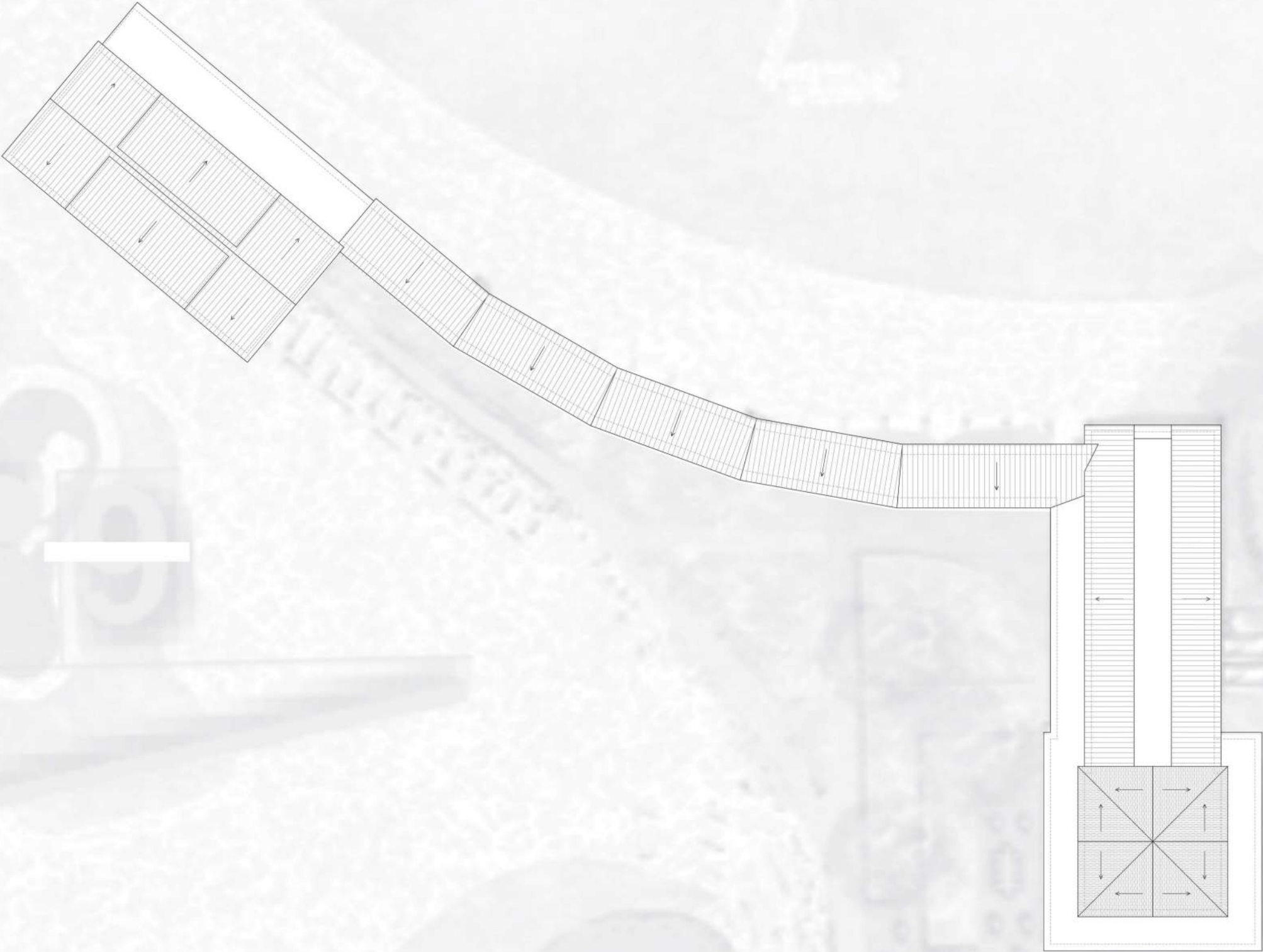


CLUBHOUSE, DRIVING RANGE AND CART BARN - LOWER FLOOR PLAN

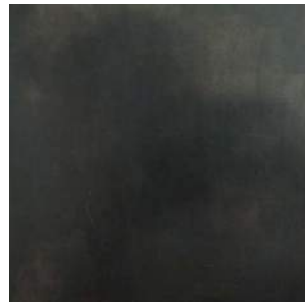




CLUBHOUSE, DRIVING RANGE AND CART BARN - UPPER FLOOR PLAN



CLUBHOUSE, DRIVING RANGE AND CART BARN - ROOF PLAN





WEST ELEVATION

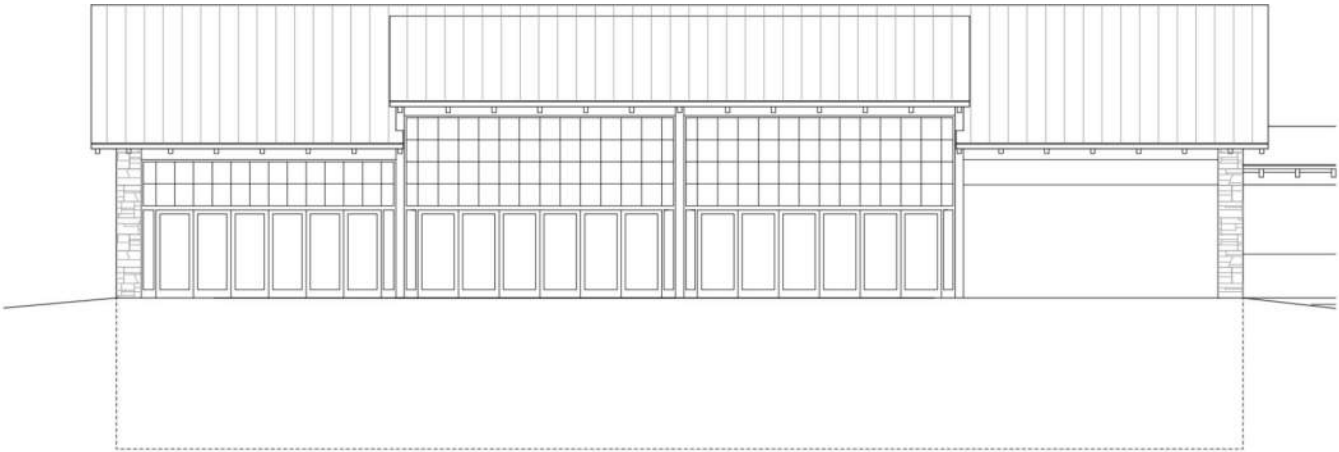


EAST ELEVATION

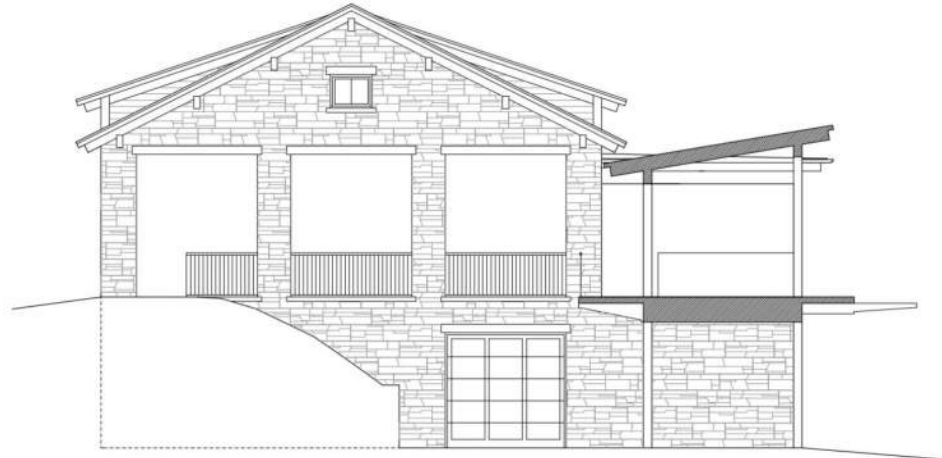




WEST ELEVATION



SOUTH ELEVATION

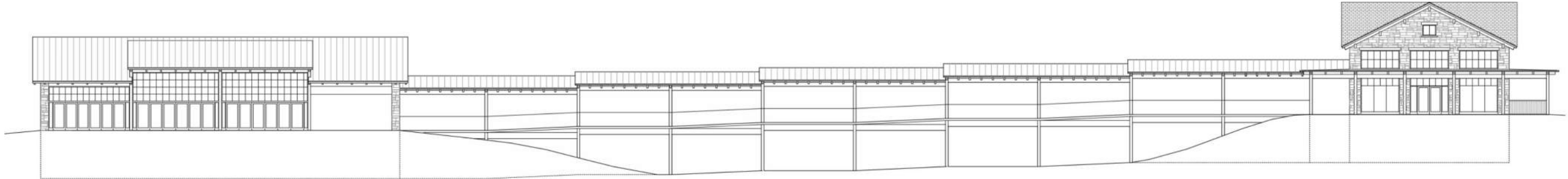


EAST ELEVATION

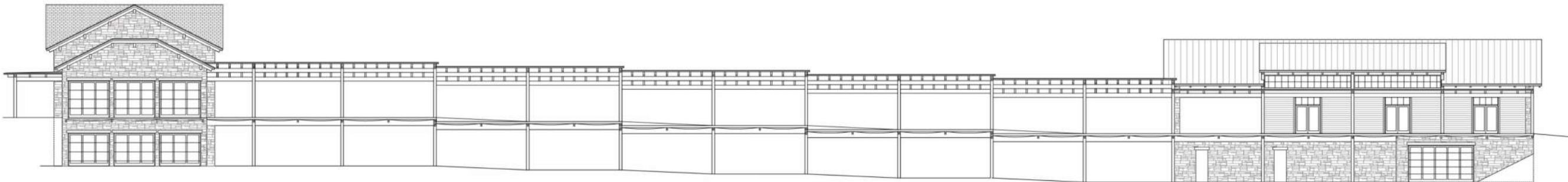


NORTH ELEVATION





SOUTHWEST ELEVATION



NORTHEAST ELEVATION



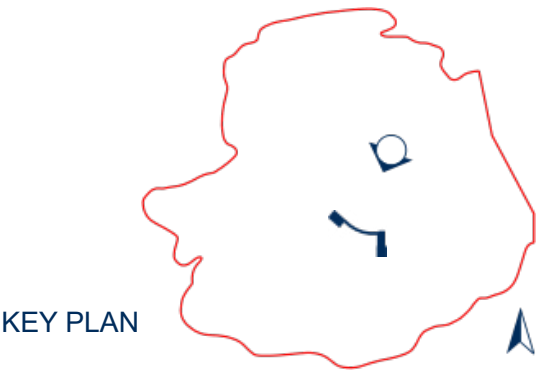
CLUBHOUSE, DRIVING RANGE, AND CART BARN - ELEVATIONS



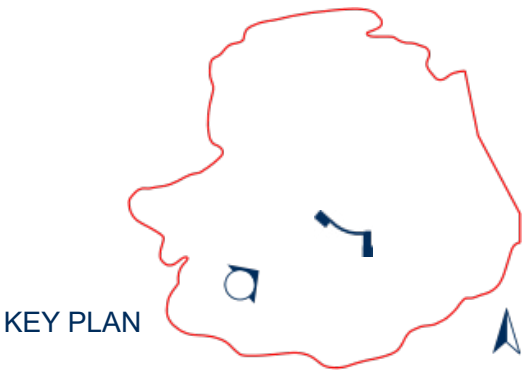
VIEW LOOKING SOUTHWEST FROM TOP OF DRIVING RANGE



VIEW LOOKING NORTHEAST FROM 9TH HOLE GREEN



KEY PLAN



KEY PLAN



ROCK CREEK PARK GOLF COURSE

NATIONAL CAPITAL PLANNING COMMISSION

CONCEPT DESIGN

JANUARY 2023