

ROCK CREEK PARK GOLF COURSE REHABILITATION

**U.S. COMMISSION OF FINE ARTS
FINAL REVIEW**

OCTOBER 5, 2023



TABLE OF CONTENTS

I INTRODUCTION

- 03 NLT'S MISSION
- 04 THE DISTRICT'S THREE HISTORIC PUBLIC GOLF COURSES
- 05 REHAB ROCK CREEK PARK GOLF COURSE
- 06 PROJECT INFO

II PROJECT NARRATIVE

- 08 PROJECT OVERVIEW
- 09 VICINITY MAP

III HISTORICAL OVERVIEW

- 11 TIMELINE
- 12 ROCK CREEK PARK GOLF COURSE HISTORY AND SIGNIFICANCE
- 13 1927 SITE PLAN

IV EXISTING CONDITIONS

- 15 EXISTING SITE PLAN
- 16 EXISTING CONDITIONS: GOLF COURSE
- 18 EXISTING CONDITIONS: CLUBHOUSE

V PROPOSED DESIGN

- 20 CFA COMMENT RESPONSES
- 21 SITE PLAN OVER TIME
- 22 SITE PLAN

- 23 LANDSCAPE PLAN
- 24 ENTRY SEQUENCE
- 25 PLANTING ZONES
- 26 PROPOSED TREE REMOVAL
- 28 ECOLOGICAL TRAIL
- 29 MAINTENANCE FACILITY & PAVILION
- 30 IRRIGATION POND
- 31 LANDSCAPE PLAN
- 32 PLANTING PLAN
- 33 LANDSCAPE MATERIALS
- 34 PLANTINGS SHRUBS
- 35 PLANTINGS TREES
- 36 BUILDING SITE
- 37 BUILDING ORIENTATION
- 38 CLUBHOUSE, DRIVING RANGE AND CART BARN - LOWER FLOOR PLAN
- 39 CLUBHOUSE, DRIVING RANGE AND CART BARN - UPPER FLOOR PLAN
- 40 CLUBHOUSE, DRIVING RANGE AND CART BARN - ROOF PLAN
- 41 MATERIALITY
- 42 CLUBHOUSE ELEVATIONS
- 43 CART BARN ELEVATIONS
- 44 CLUBHOUSE, DRIVING RANG AND CART BARN ELEVATIONS
- 45 BUILDING SECTIONS AND DETAILS
- 46 MAINTENANCE BUILDING - FLOOR PLAN
- 47 MAINTENANCE & PAVILION ELEVATIONS
- 48 SITE LIGHTING
- 49 MASSING
- 50 RENDERINGS



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.

NLT’S MISSION

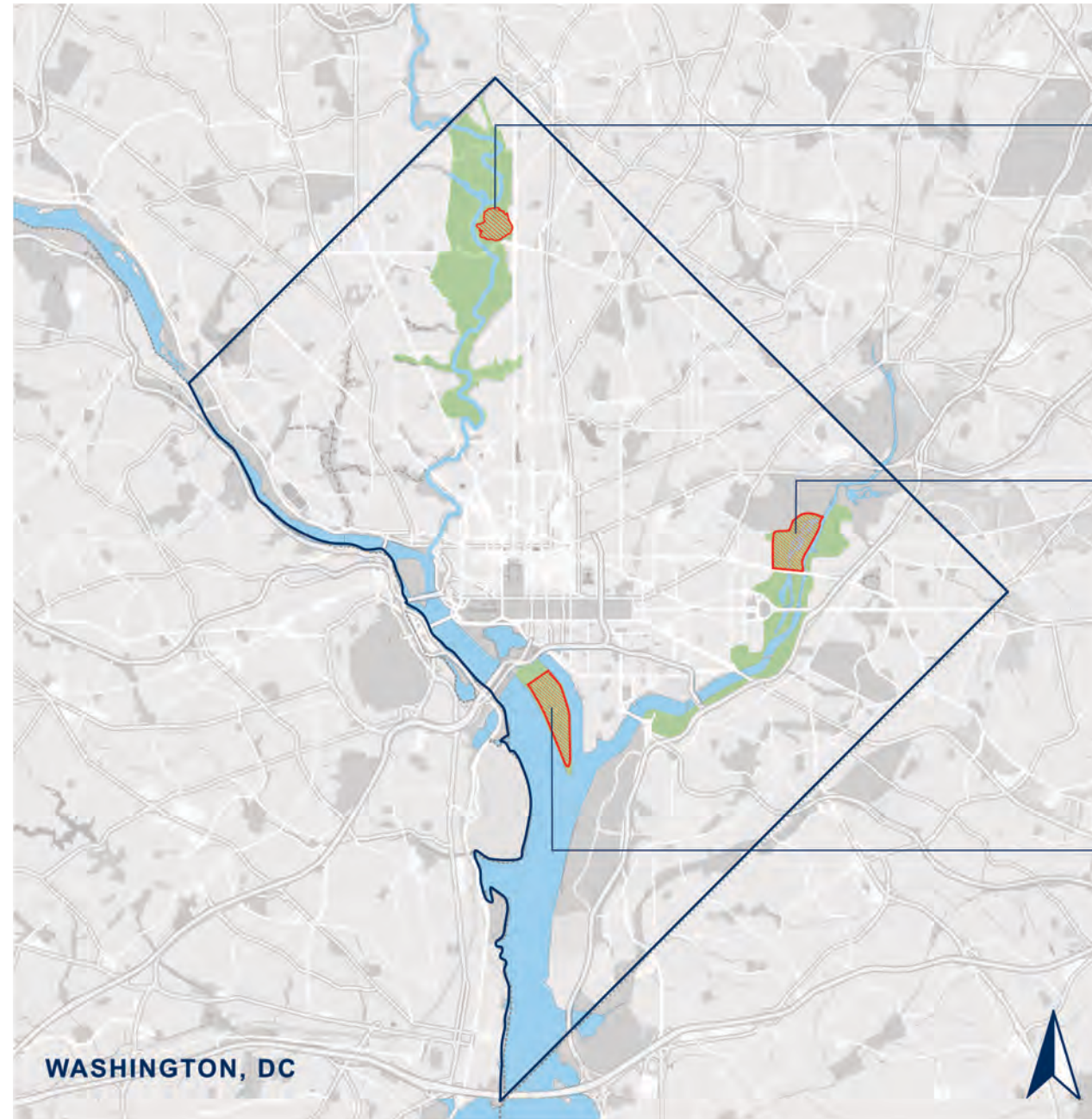


Left: Junior golfers at Langston;
Below: Anacostia Watershed Mussel Release Volunteer Event at Langston



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

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



ROCK CREEK GOLF COURSE

Of the three public 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. Additionally, the existing clubhouse lacks amenities and is not accessible to persons with disabilities.

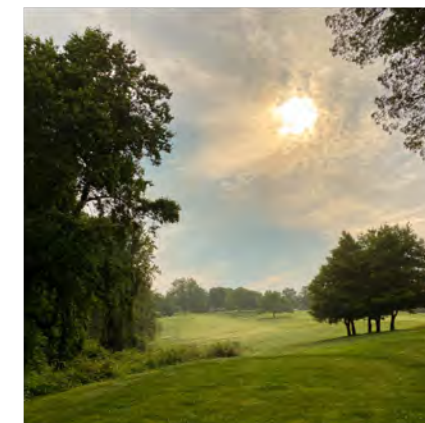
The rehabilitation of the property includes programmatic elements focused on accessibility for golfers of different skill levels and abilities, including a driving range, short game practice areas, a 9-hole regulation course and a 9-hole par three course. Also included in the proposed rehabilitation of Rock Creek Park 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.

FIRST PRIORITY: REHAB ROCK CREEK PARK GOLF 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 at Rock Creek including children coloring "Birds of Rock Creek Park" pages

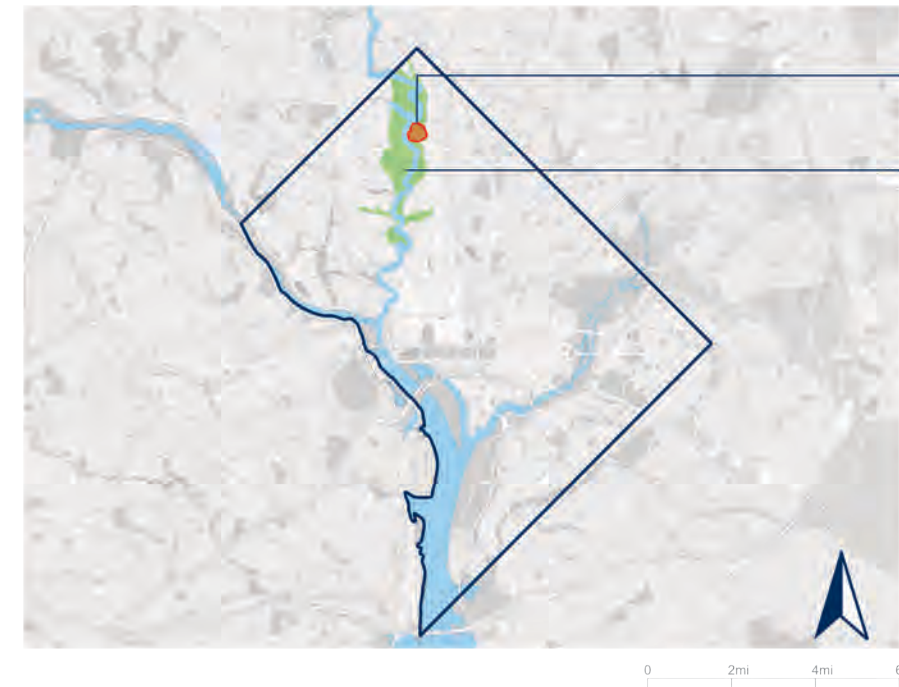
PROJECT NAME

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

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ENVIRONMENTAL PLANNING AND COMPLIANCE

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AGENCY REVIEW AND SECTION 106 COMPLIANCE

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Washington, DC 20037

LANDSCAPE ARCHITECT

Moody Graham
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Washington, DC 20002

**PROJECT
INFO**

II 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;
- Trails and paths used by both pedestrians and golf carts are ill-defined and infringe on views and playing areas; and
- Turfgrass is deteriorated due to traffic patterns, poor cart paths, poor drainage, poor irrigation, tree root competition, and shade from trees;
- The maintenance facility is in a highly visible location, detracting from the cultural landscape, and does not meet the needs of golf course operations.

GOALS

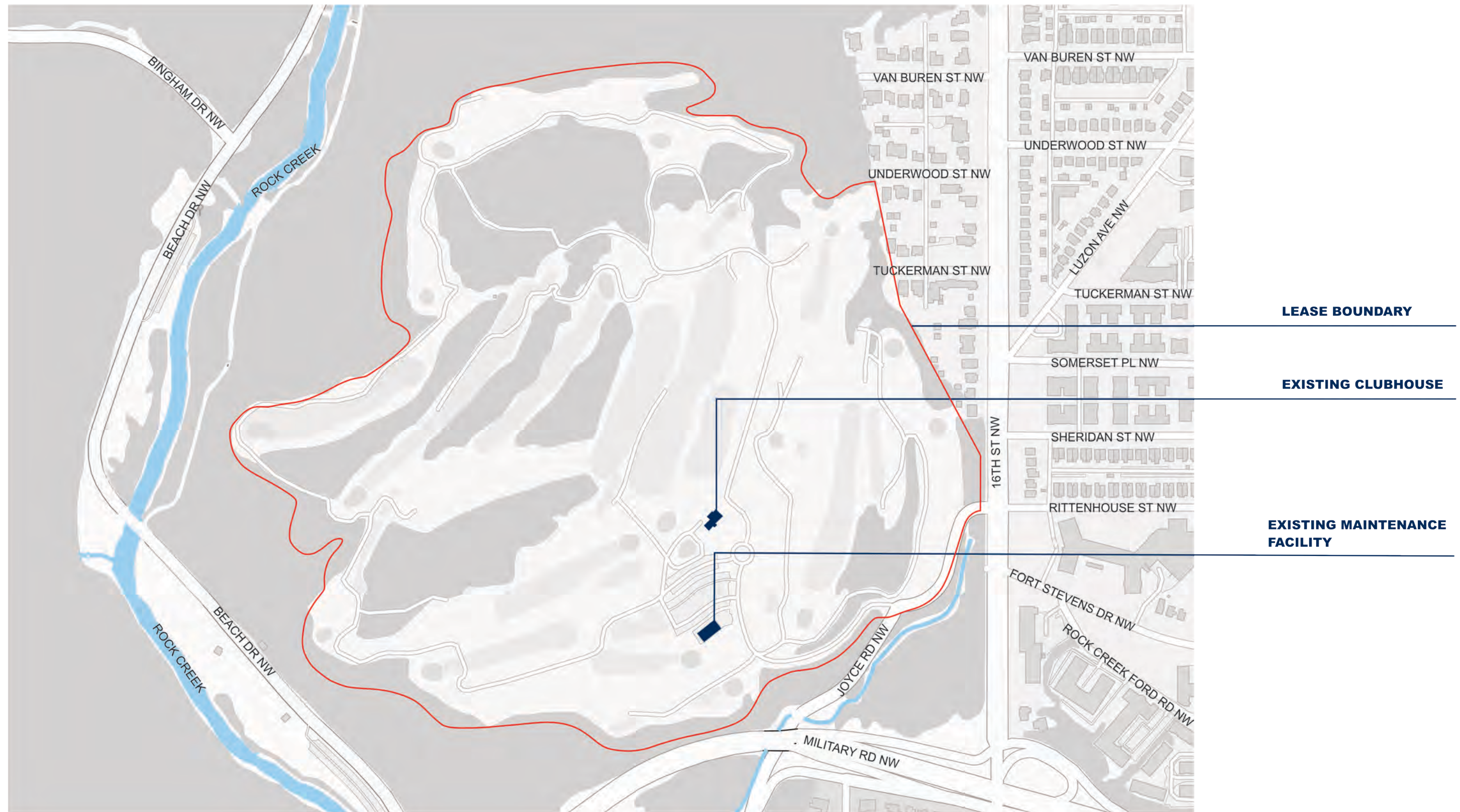
The proposed concept will address the following project goals:

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

PROGRAM

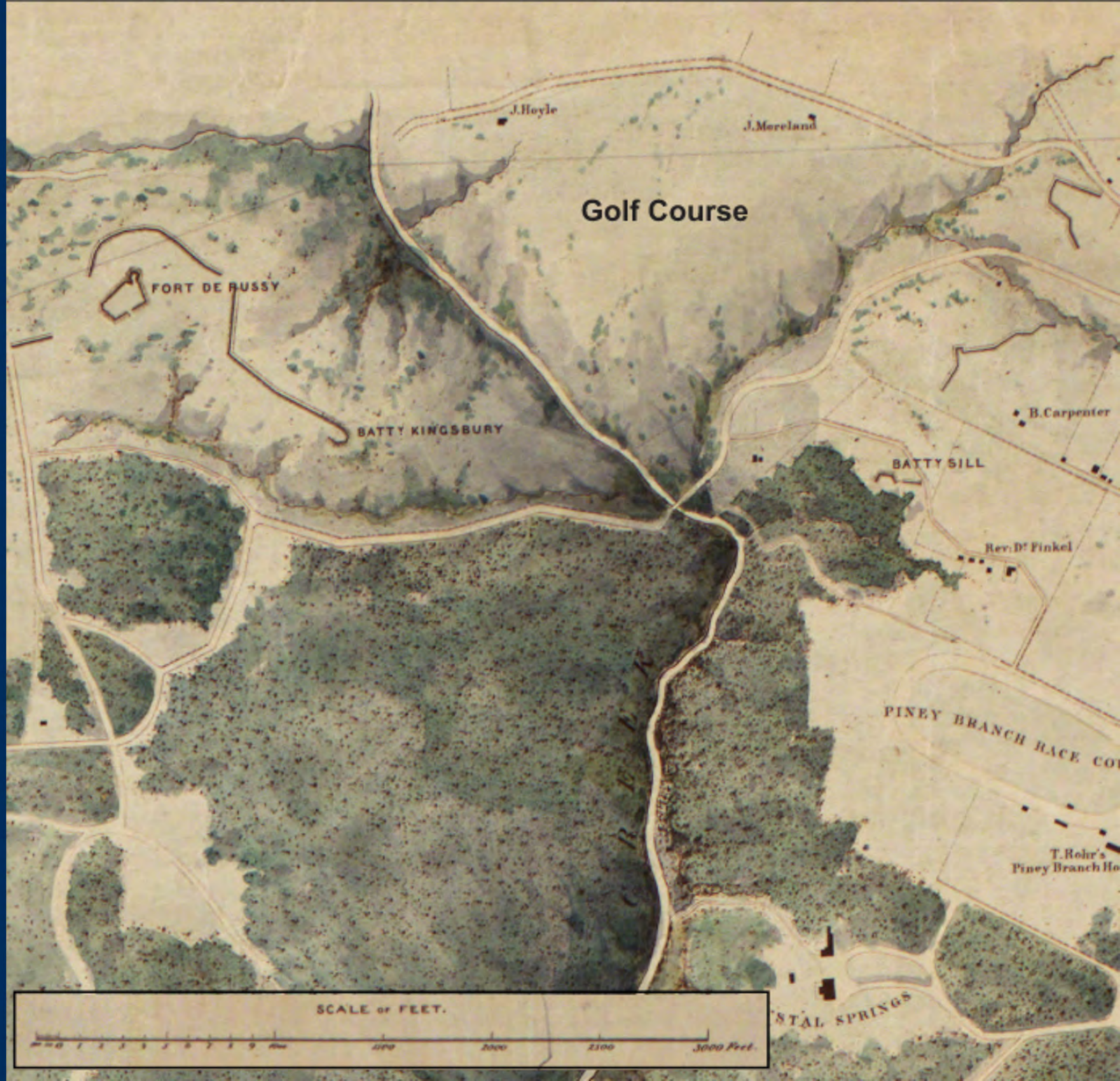
- 9-Hole Regulation Course
- 9-Hole Par-3 Course
- Short Game Practice Area
- 50 Bay Driving Range
- Practice Putting Green
- Golf Academy
- Restaurant & bar with indoor seating and patio with outdoor seating
- Flexible Meeting/Event Space
- Pro Shop
- Accessible Enhancements
- Bike Parking
- Community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





ROCK CREEK PARK GOLF COURSE VICINITY MAP

III HISTORICAL OVERVIEW



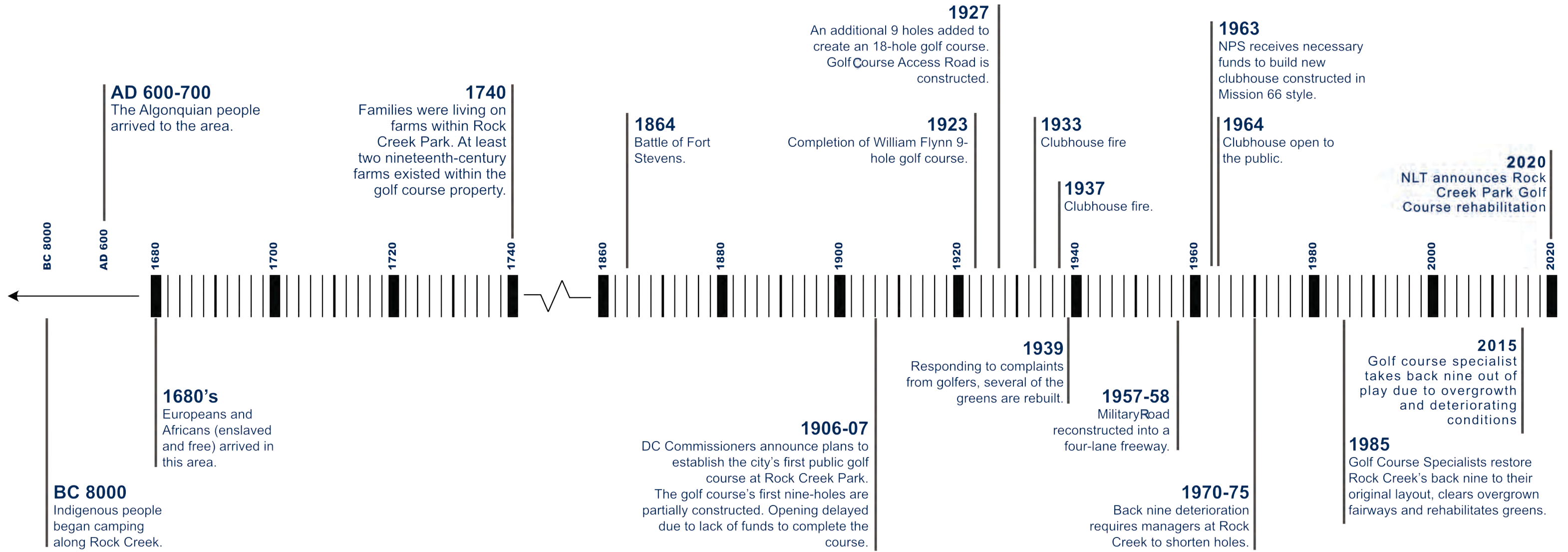


Illustration of Stone Working at Piney Branch Quarry (Holmes 1897)



Farmhouse on site that was used as the golf clubhouse from 1923 to 1964.



Aerial View of the Golf Course, 1927.



View from 11th green to 11th tee showing erosion in front of tee, 1957.



Existing Clubhouse under construction, 1964

ROCK CREEK PARK GOLF COURSE HISTORY AND SIGNIFICANCE

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.

A 2014 draft amendment to the National Register nomination increased the historic district boundaries, acknowledged that the historic district meets National Register Criterion D (for information potential), 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.





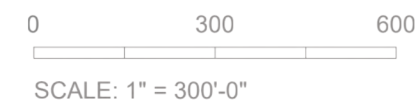
WILLIAM FLYNN'S GOLF COURSE

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



**IV
EXISTING
CONDITIONS**





TODAY'S GOLF COURSE

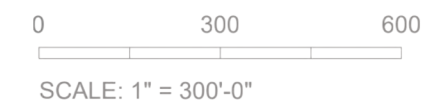
The Rock Creek Park Golf Course is situated on the east side of Rock Creek Park at the intersection of 16th and Military Road NW on approximately 100 acres. It consists of an 18-hole parkland-style golf course primarily built between 1921 and 1927 and designed by golf course architect William S. Flynn. 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.



LEGEND

- ① Standard Course
- ② Holes Not In Use
- ⋯ Course Overlay of Built 1927 Course



A



B



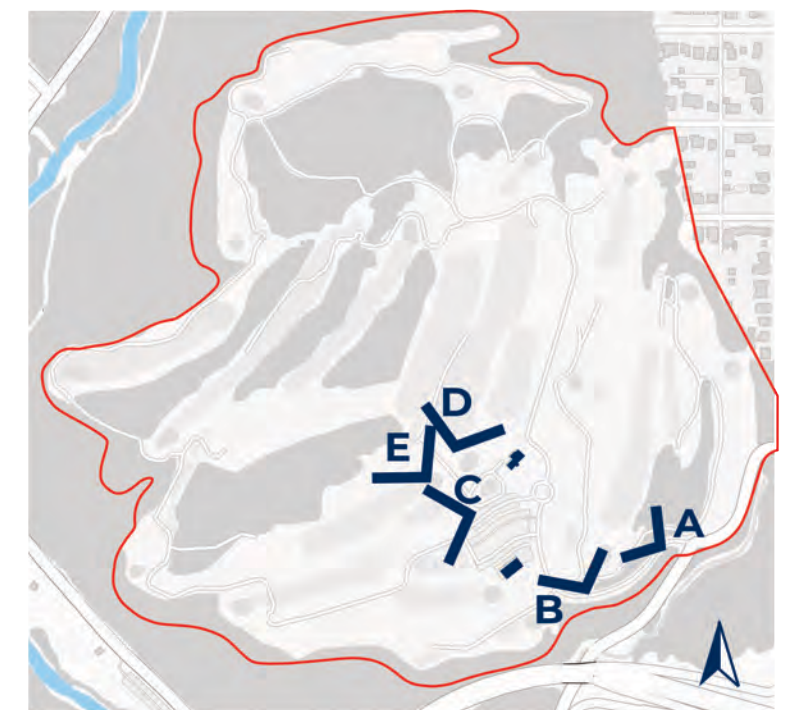
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D



E



EXISTING CONDITIONS

F



G



H



I



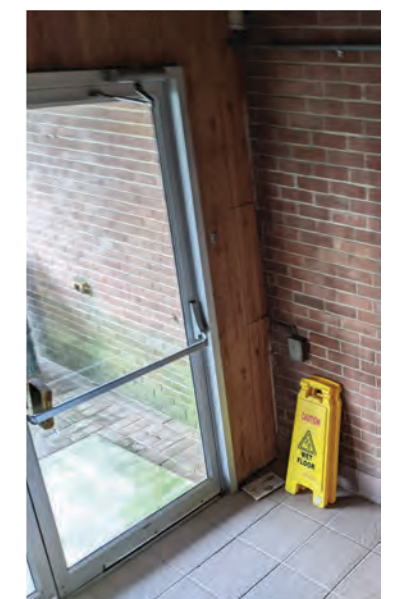
J



EXISTING CONDITIONS

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 of the investigation, it became apparent that the existing clubhouse was not a 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.



EXISTING CONDITIONS

V
PROPOSED
DESIGN



CFA Comment #1: The Commission members “encouraged fostering a variety of recreational activities in addition to golf and establishing pedestrian connections with adjacent communities, not only to the trails in Rock Creek Park on the west but also to the residential communities on the east.”

Response: One of the project’s goals is to create an accessible, welcoming space for golfers and non-golfers alike. The NPS does not support new trails that would connect the golf course with existing trails within Rock Creek Park and adjacent communities to the east because of forest fragmentation – social trails and new trails segment and threaten the already fragile ecosystem within the park. The project includes other efforts to create strong community connections including a full-service clubhouse; a driving range and other golf-course elements that foster golfers of various ages and skill sets; an ecological trail within the golf course; facilities, including a pavilion for community events; and a shared pedestrian and bike path from 16th Street, along Joyce Road, into the site.

Refer to Ecotrail Illustration (page 28)

CFA Comment #2: The Commission members recommended “developing the diversity of the landscape throughout the site to include a variety of habitats—such as woods, small groves, and meadows— consistent with the historic design by William Flynn. . .”

Response: The rehabilitation plan incorporates a variety of diverse native planting areas including existing forest stands (in which we are making healthier by removing invasives and trees and shrubs in poor condition), and native grassy, meadow, and riparian habitat areas. The plan incorporates native meadow habitat throughout the site and establishes other naturalized areas, including some targeted riparian plantings associated with stream crossings. More than 19 acres of meadows and other naturalized areas would be scattered in patches throughout the rehabilitated golf course. Approximately 5 acres, mostly on the northern edge of the golf course (historically used for holes 12 and 13), would be repurposed as native meadow habitat.

Refer to planting zones plan (page 25)

CFA Comment #3: The Commission members “cited the opportunity for the proposed irrigation pond to be an integral and attractive feature within this larger Romantic landscape, rather than a fenced-off, steep-sided utilitarian element.”

Response: The intention is to harmoniously integrate the irrigation pond within the existing landscape. Located in an existing depression in the landscape, the pond will be an idyllic feature of the ecological trail, with gently sloping sides and native plantings.

Refer to Irrigation Pond Plan (Page 30)

CFA Comment #4: The Commission members recommended “as the design of the clubhouse is refined, they advised further consideration of how best to orient its plan to take full advantage of views to the landscape.”

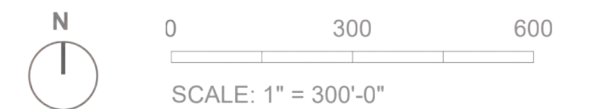
Response: The design team reassessed the orientation of the clubhouse, the pavilion, and maintenance building. The team plotted (and replotted) the building perimeter and walked the site, making changes to the orientation in situ. These adjustments allow the buildings to fit more seamlessly into the landscape and take advantage of views of the rolling natural topography as well as the golf course. With the clubhouse, the team modified the curve of the driving range structure to respond to the natural bowl of the site. Additionally, the team shortened the east-west axis (driving range structure) and elongated the north-south axis (clubhouse) to better fit the site.

Refer to Building Orientation Diagram (Page 37)



LEGEND

- 1 Standard Course
- 1 Par 3 Course
- 1 Holes Not In Use
- Course Overlay of Built 1927 Course



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 concessionaire suspended regular maintenance on the back nine, eliminated one hole, and rerouted several others. In 1984, a new concessionaire 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.

SITE PLAN OVER TIME



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.

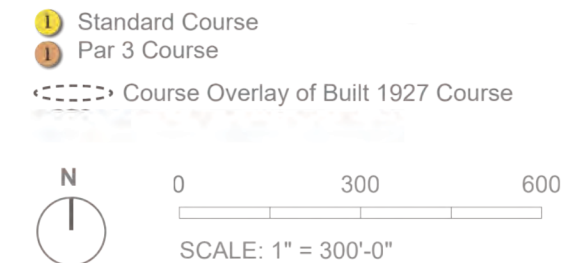
The proposed 9-hole par-3 course I starts and ends at the clubhouse and occupy the southwestern portion of the golf course, using many of the corridors of the original back 9 holes, including the 14th and 16th holes. Holes range from 100 to 180 yards and are a place for beginners to transition from the 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 reestablishes this area as meadow and habitat area.

LEGEND



LANDSCAPE DESIGN

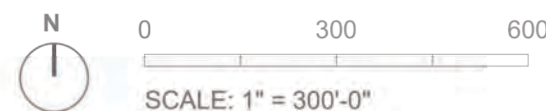
At the golf course entrance at 16th Street NW and Joyce Road NW, the proposed rehabilitation includes a new multiuse path (up to 10 feet wide, where topography allows) along Joyce Road NW and up to the golf course to promote multimodal transportation and allow pedestrians to enter the course safely from 16th Street NW.

The new parking area removes the northernmost section of the existing lot and retains and reconfigures the southern two sections. The new parking area is slightly smaller than the existing parking area, providing approximately 82 parking spaces among new shade trees. The existing maintenance area, which will be cleared, serves as overflow parking, providing 31 additional parking spaces. Additional overflow parking, providing 11 parking spaces, is along the Golf Course Access Road NW. Amendments to the site design, including a designated drop-off area for rideshare and the new bike/pedestrian path with bike parking, encourage alternative transportation options. The parking area includes permeable paving to decrease stormwater runoff. Connections between the proposed clubhouse driving range, golf cart barn, the community pavilion, and the historic farm road are fully accessible.



LEGEND

- | | |
|--|----------------------------------|
| ① Proposed Clubhouse | ----- Proposed Gravel paths |
| ② Golf Cart Barn | ===== Proposed Paved Paths |
| ③ Proposed Maintenance Building | ○ ○ ○ ○ Proposed Mowed Lawn Path |
| ④ Community Pavilion | --- --- --- Lease Boundary |
| ⑤ 9 Hole Regulation Golf Course | |
| ⑥ 9 Hole Par 3 Golf Course | |
| ⑦ Practice Green | |
| ⑧ Driving Range | |
| ⑨ Pollinator Meadow | |
| ⑩ Potential Irrigation Pond Location | |
| ⑪ Naturalized Area & Riparian Buffer Area | |
| ⑫ Native Meadow | |
| ⑬ Proposed Rock Creek Park Golf Course Welcome Signage | |
| ⑭ Reestablishment of Historic Farm Road Cedar Allee | |



LANDSCAPE PLAN



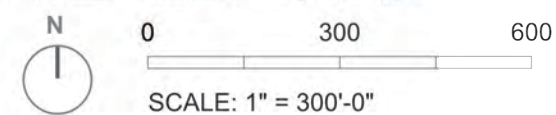
EXISTING VIEWS



ENTRY SEQUENCE



PLANTING ZONES



PLANTING ZONES

The rehabilitation plan incorporates native meadow habitat throughout the site and establishes other naturalized areas, including some targeted riparian plantings associated with stream crossings. More than 19 acres of meadows and other naturalized areas are scattered in patches throughout the rehabilitated golf course. Approximately 5 acres, mostly on the northern edge of the golf course (historically used for holes 12 and 13), are repurposed as native meadow habitat.

The plants to be seeded in these areas consist of a pollinator meadow mix (those species native to the mid-Atlantic area). This area will be mown (at approximately 8 inches) in spring and fall in conjunction with spot treatments for non-native invasive plant species. Approximately 8 acres scattered throughout the golf course is maintained as a native grass meadow, with a similar maintenance regimen to the pollinator meadow (limited mowing and non-native invasive species spot treatments) but with a focus on grass species.

Naturalized areas and riparian buffer areas (close to 6 acres) are in primarily out-of-play areas that are allowed to grow unimpeded during the growing season. These may comprise a variety of native species and will require some spot treatments for invasive plants. This area also includes the seasonally occurring pond on the western side of the course.

 Pollinator Meadow - 5.16 Acres

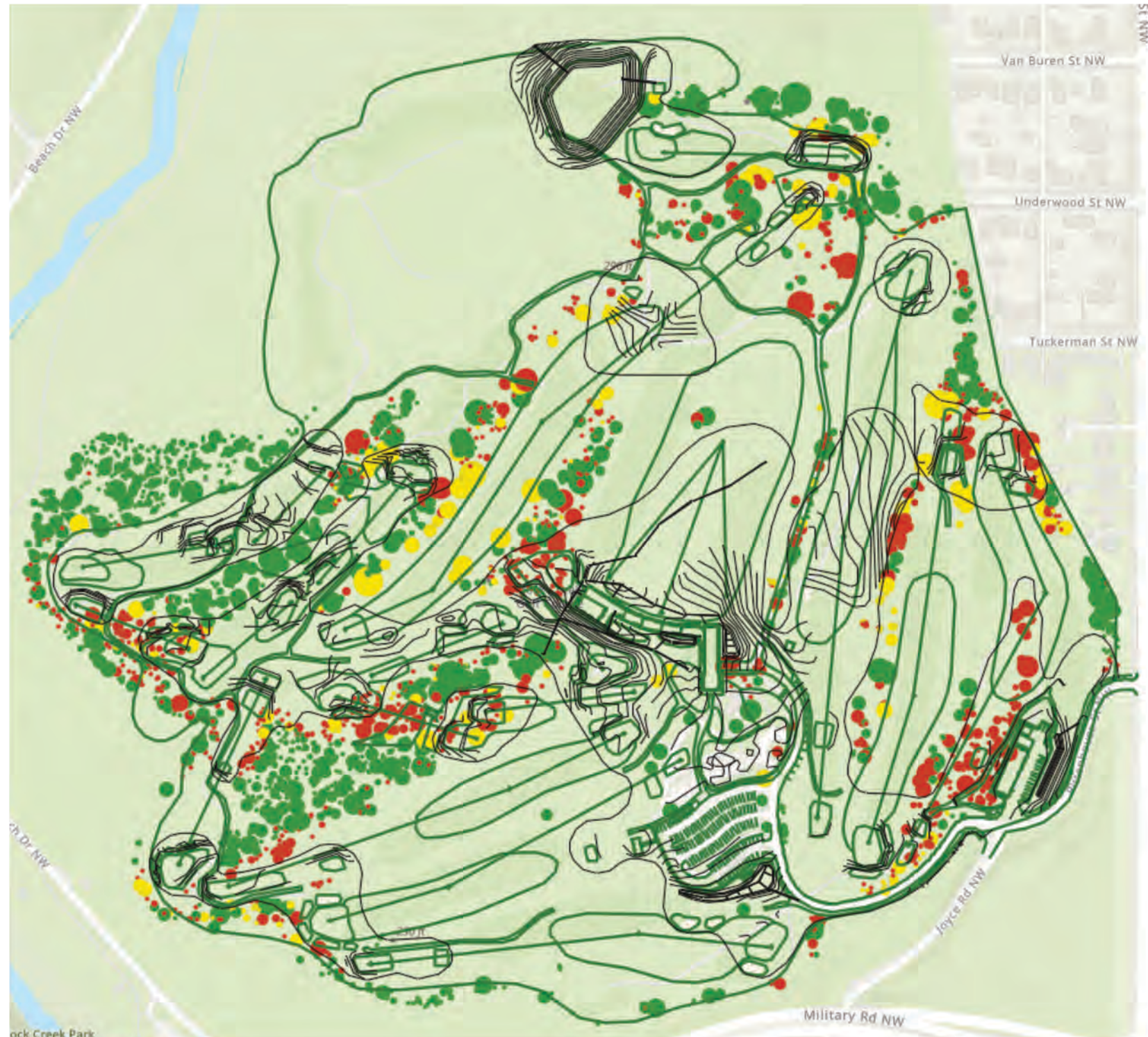


 Naturalized Area & Riparian Buffer Area - 5.75 Acres



 Native Grass Meadow - 8.36 Acres





2,500+ Trees surveyed
 Trees with a Diameter of 4" or larger

TREE REMOVAL PLAN

Creation of the revised course requires specific portions of the existing forest stands to be removed. Removal of vegetation focuses on non-native invasive plant species, some encroaching successional forest, and specific mature trees. Removal of mature trees is limited to the minimum clearing needed to rehabilitate the golf course and establish the new par-3 course.

NLT, in coordination with the NPS, developed a plan to selectively remove trees that encroach on historic playing corridors and viewsheds, and those that affect playability. Specimen trees that support the historic character of the property were identified for protection and will be maintained. Before identifying a tree for removal, consideration was given to pruning, elevation of lower limbs, opening crowns and other measures that could achieve the same goals. The criteria for selection of trees for removal was based on an evaluation of the following factors:

- Overall condition of the tree
- Adverse shade impacts to turf and desired vegetation
- Adverse impact on air circulation to turf areas
- Adverse impacts from roots to turf conditions, cart paths, and other landscape features
- Trees changing original design intent from the period of significance (where forest stands are encroaching on original golf course design)
- High risk of dead limbs or entire tree causing injury or other safety concerns
- Defects due to poor tree health from insects or disease

The clearing described on the following page is the maximum anticipated extent of tree/forest removal. NPS staff will continue to work closely with NLT as tree clearing proceeds, allowing for adjustments that could result in reduced clearing.

Non-native invasive plant species will be targeted for recurring control and removal as part of regular golf course management.

LEGEND

- TREE TO REMAIN
- PHASE 1 TREE REMOVAL (1,040 TREES)
- PHASE 2 TREE REASSESSMENT (222 TREES)

PROPOSED TREE REMOVAL

PHASE 1a: POOR AND DEAD CONDITION (445 Trees)

Dead trees and trees categorized in poor condition due to significant dead branches, major vine damage, and trunk rot. This category includes both native and invasive tree species.



PHASE 1b: NON-NATIVE AND/OR INVASIVE SPECIES (117 TREES)

Trees that are not-native and/or invasive to this area - such as White Mulberry, Norway Maple, Sweet Cherry and Princess trees - that are categorized in fair or good condition (poor/dead condition non-native/invasive trees are already included in Phase 1a).



PHASE 1c: CONSTRUCTION GRADING (324 TREES)

Native trees categorized in fair and good condition that will be affected by construction grading required for either the proposed buildings or the golf course design and routing.



PHASE 1: AGRONOMIC/NON-HISTORIC CANOPY (154 TREES)

Native trees categorized in fair and good condition that create conditions which preclude the adequate turf growth required for basic golf course functionality. These trees generally have significantly encroached on the historic corridors of the golf course as compared to the tree canopy during the golf course's Period of Significance.



**PHASE 2a TREE REASSESSMENT:
CONSTRUCTION GRADING (84 TREES)**

Native trees categorized in fair and good condition that will be affected by construction grading required for either the proposed buildings or the golf course design and routing.



**PHASE 2b TREE REASSESSMENT:
AGRONOMIC/NON-HISTORIC CANOPY (138 TREES)**

Native trees categorized in fair and good condition that create conditions which preclude the adequate turf growth required for basic golf course functionality. These trees generally have significantly encroached on the historic corridors of the golf course as compared to the tree canopy during the golf course's Period of Significance.




JUSTIFICATION FOR PROPOSED TREE REMOVAL



ECOLOGICAL TRAIL

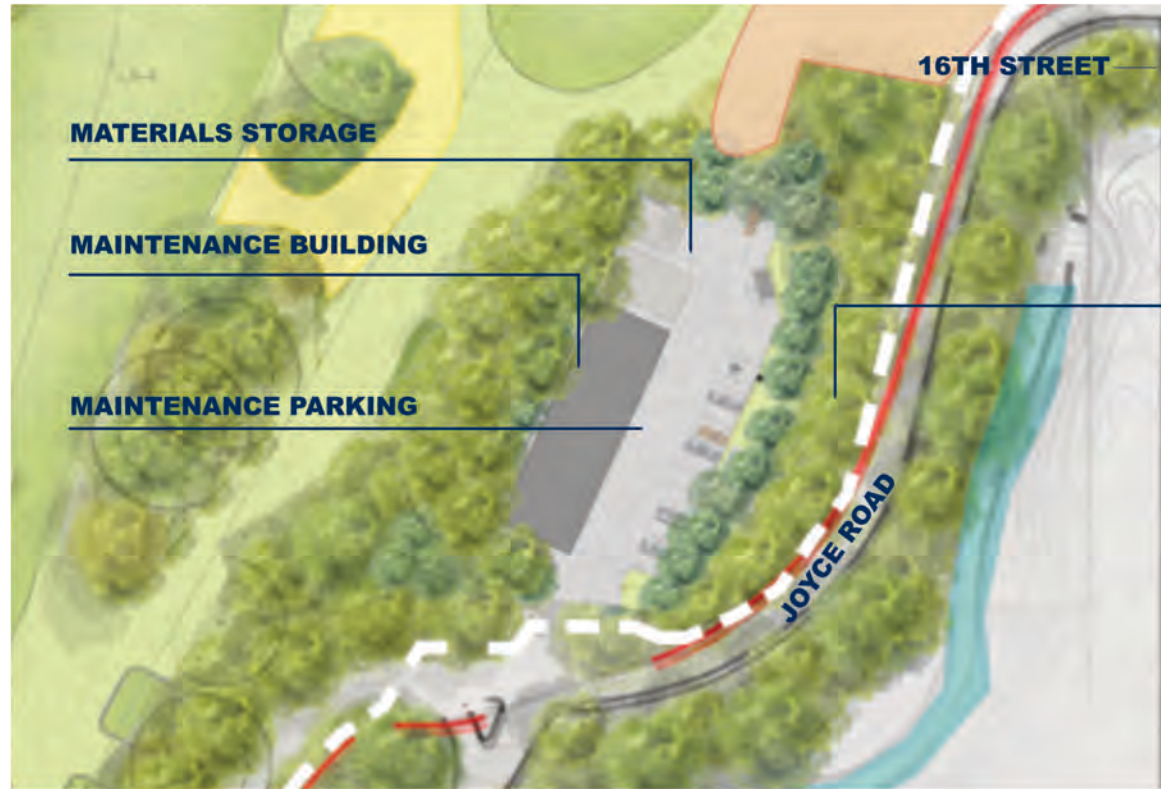
The ecological trail through the golf course will allow non-golfers to experience the site on foot, separately from the cart path. This pedestrian trail is an approximately 1-mile loop trail, with the trailhead at the clubhouse. Approximately one-half mile of the trail, extending north from the clubhouse along the historic farm road, is approximately 6 feet wide and use a crushed stone/gravel or paved with asphalt along the farm road and crushed stone/gravel along the remainder of the first half-mile. The remaining half-mile of trail is approximately 5 feet wide and mowed as it loops back to the clubhouse. While some portions of the trail are relatively steep with slopes of greater than 1:20 to follow the course's rolling topography, all materials for paved paths would be ABAAS compliant.



-  Proposed Gravel paths
-  Proposed Paved Paths
-  Proposed Mowed Lawn Path



ECOLOGICAL TRAIL



**PLANTINGS FOR SCREENING
 MAINTENANCE FACILITY**



MAINTENANCE BULDING AND EVENT PAVILION

The 7,500 square-foot maintenance building stands along the west side of Joyce Road NW near its intersection with the golf course entrance road. By working with the existing topography and planting a mix of native evergreen trees, large deciduous trees, and mixed shrubs, the new building is screened from the road and golf course. Like the pavilion, the maintenance facility uses similar architectural language and materials as the clubhouse, driving range, and cart barn.

The pavilion stands on the west 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 feet by 40 feet. The pavilion uses similar architectural language and materials as the clubhouse, driving range, and cart barn.

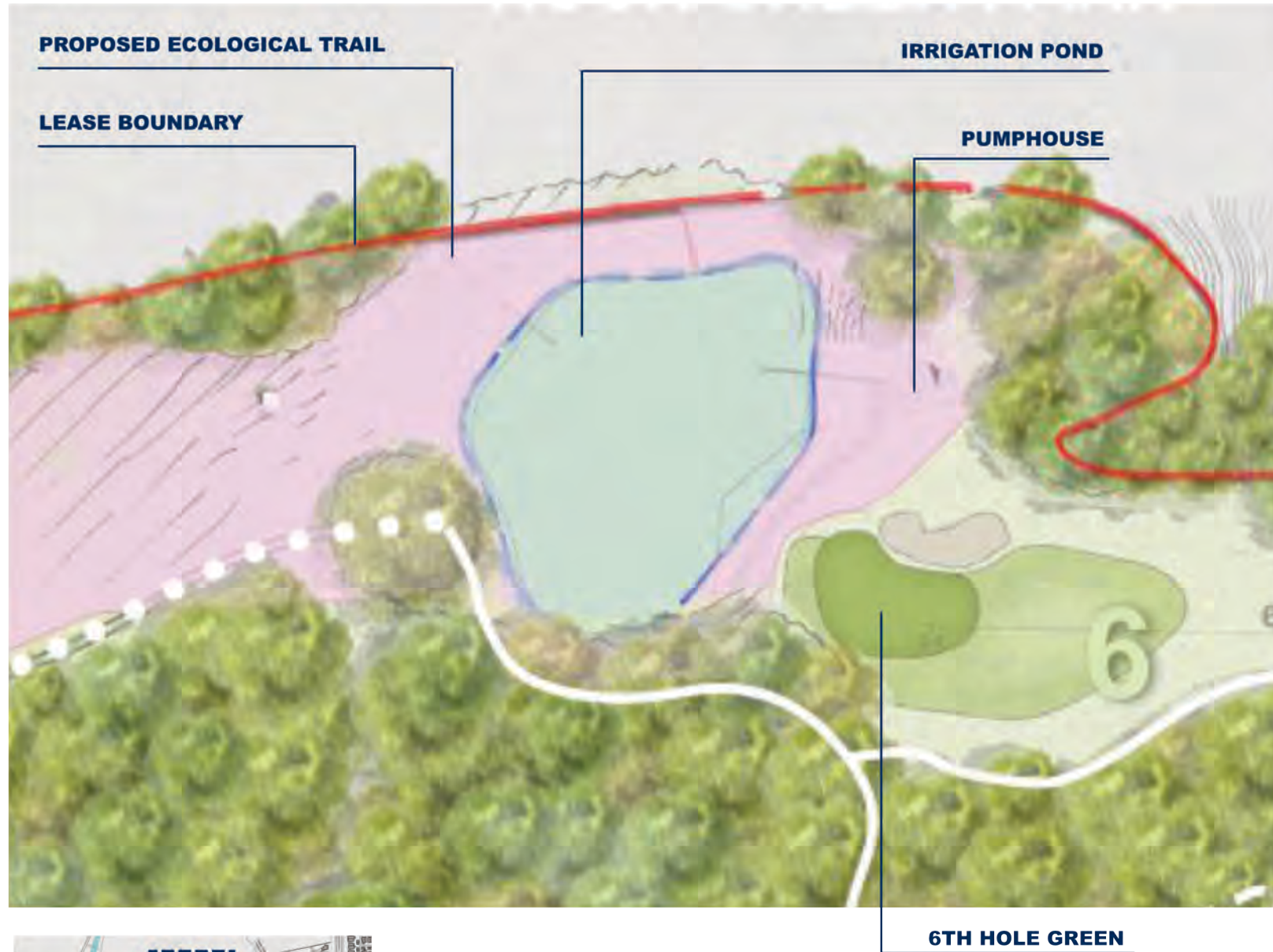


CLUBHOUSE

PARKING



MAINTENANCE BUILDING & PAVILION

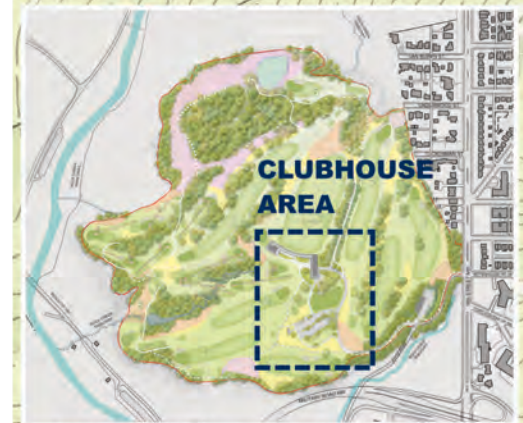


IRRIGATION POND

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. The pond is harmoniously integrated into the surrounding landscape and is a key feature of the ecological Trail.



IRRIGATION POND



DESIGN APPROACH

The history of the Rock Creek Park Golf Course prior to the introduction of the William Flynn designed course was rich in agriculture which organized the rolling topography into open crop and cattle space, preserved vernal pools, streams and old growth forests. The strategy when designing a planting palette and layout for the site was to weave this native history into the planting character site wide. The plant palette is completely native to the eastern United States and utilizes species that celebrate the four seasons.

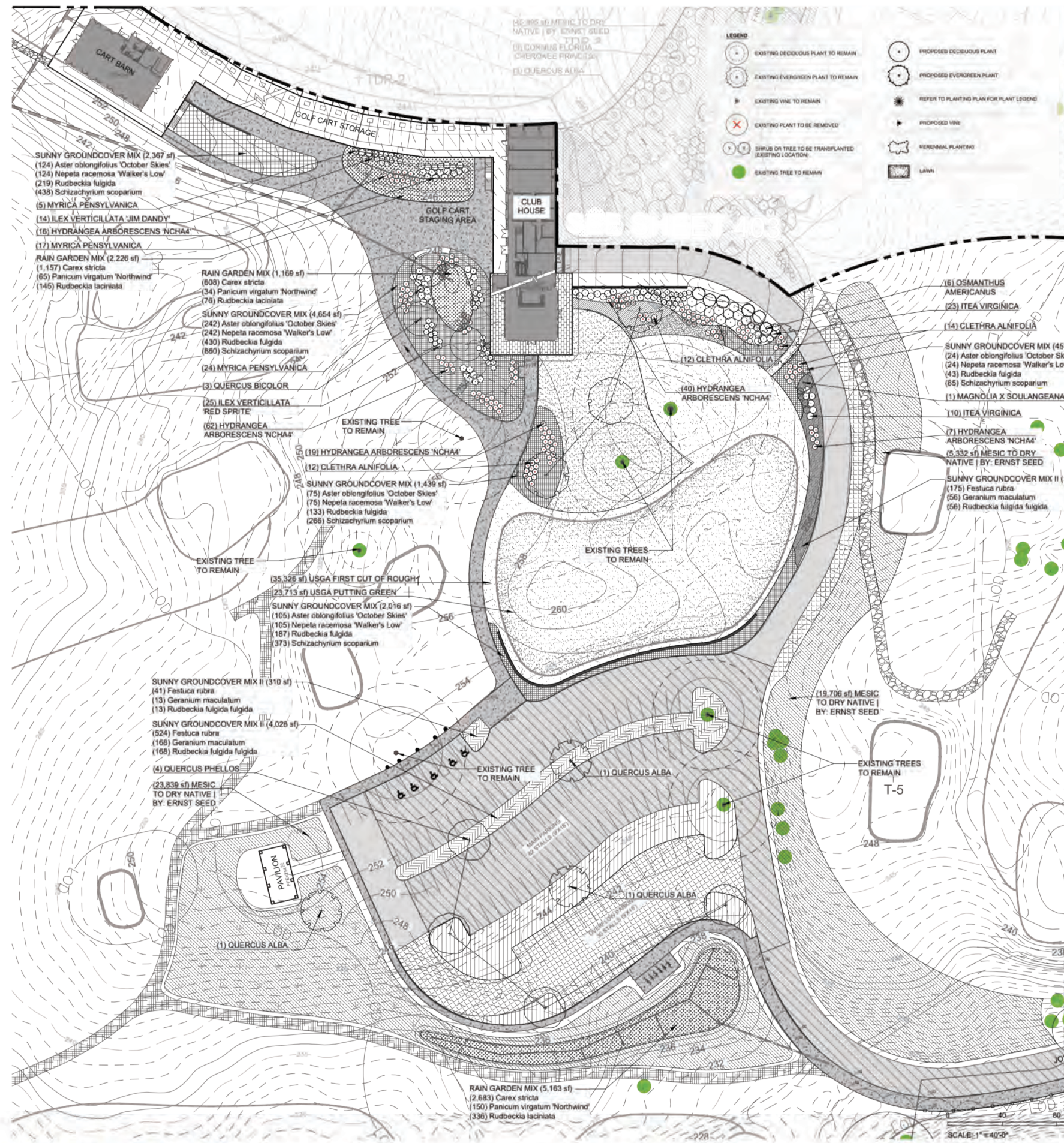
The planting design capitalizes on long scenic views into the site coming from 16th street by utilizing a mix of low growing perennials, and grasses while framing said views with native canopy and understory trees. The planting design then builds on the sense of enclosure and protection from the elements as patrons progress up Joyce road towards the future clubhouse. This is created through an addition of canopy trees, evergreen trees, shrubs, perennials and grasses. The planting strategy of this location also provides naturalistic screening from the maintenance building and yard. As patrons progress up the hill they will experience a grand opening to views across the hilly landscape. The planting at the clubhouse and parking lot will build on the the collection of existing canopy trees to remain with a proposed palette of canopy trees and a more refined lower perennial, grass and shrub zone that provide long views across the site from the clubhouse, driving range, and cart barn.

The planting plan celebrates the agricultural history of the site with the introduction of meadows in the high rough through the course, pollinator planting zones, naturalized riparian areas, and refined native planting zones directly around the proposed clubhouse, driving range, and cart barn.

The historic Allee road will be acknowledged with the proposal of cedars on the west side of the road to bring back the double row of cedars along both sides of the road.

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



PLANT SCHEDULE - CLUBHOUSE CART BARN, PARKING LOT PLANTING AREA

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	MAG MUL	Magnolia x soulangeana / Saucer Magnolia Multi-Trunk	8' Ht.	B&B	1			
	OSM AME	Osmanthus americanus / Devilwood	---		6			
	QUE ALB	Quercus alba / White Oak	1.5" Cal.	B&B	4			
	QUE BIC	Quercus bicolor / Swamp White Oak	---		3			
	QUE LYR	Quercus lyrata / Overcup Oak	2.5" Cal.	B&B	3			
	QUE PHE	Quercus phellos / Willow Oak	1.5" Cal.	B&B	4			
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	CLE ALN	Clethra alnifolia / Summersweet	7 gal.	Pot	38			
	HYD NBC	Hydrangea arborescens 'NCHA4' / Incredible® Blush Hydrangea	5 gal.	Pot	144			
	ILE VER	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	---		14			
	ILE RED	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 gal.	Pot	48			
	ILE MAR	Ilex x 'Mary Nell' / Mary Nell Holly	6' Ht.	B&B	10			
	ITE VI3	Itea virginica / Virginia Sweetpire	---		33			
	MYR PEN	Myrica pensylvanica / Northern Bayberry	4' Ht.	Pot	46			
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	CAR AP2	SHADE GROUNDCOVER MIX Carex appalachica / Appalachian Sedge	1 gal.			797 sf		
	HEU AU2	Carex pennsylvanica / Pennsylvania Sedge	1 gal.	Pot	50% @ 12" o.c.	415		
	PHL BL4	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 qt.	Pot	25% @ 24" o.c.	52		
		Phlox divaricata 'Blue Moon' / Blue Moon Woodland Phlox	1 qt.	Pot	25% @ 18" o.c.	93		
	CAR PY2	ENTRY WOODLAND Carex pennsylvanica / Pennsylvania Sedge	1 qt.	Pot	33% @ 12" o.c.	748 sf		
	MER VIR	Mertensia virginica / Virginia Bluebells	1 gal.	Pot	33% @ 18" o.c.	259		
	TIA RUS	Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	1 gal.	Pot	33% @ 18" o.c.	116		
	AST OS2	SUNNY GROUNDCOVER MIX Aster oblongifolius 'October Skies' / October Skies Fall Aster	---		20% @ 24" o.c.	11,657 sf		
	NEP RAC	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	---		20% @ 24" o.c.	606		
	RUD BL2	Rudbeckia fulgida / Coneflower	---		20% @ 18" o.c.	1,077		
	SCH LIT	Schizachyrium scoparium / Little Bluestem	---		40% @ 18" o.c.	2,154		
	FES RE2	SUNNY GROUNDCOVER MIX II Festuca rubra / Red Fescue	---		50% @ 24" o.c.	5,681 sf		
	GER MAC	Geranium maculatum / Spotted Geranium	---		25% @ 30" o.c.	738		
	RUD VAR	Rudbeckia fulgida fulgida / Orange Coneflower	---		25% @ 30" o.c.	237		
	CAR STR	RAIN GARDEN MIX Carex stricta / Tussock Sedge	---		50% @ 12" o.c.	8,558 sf		
	PAN NOR	Panicum virgatum 'Northwind' / Northwind Switch Grass	---		25% @ 36" o.c.	4,447		
	RUD LAC	Rudbeckia laciniata / Cutleaf Coneflower	---		25% @ 24" o.c.	248		
	MES BYE	MESIC TO DRY NATIVE By: ERNST SEED 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).	seed			48,877 sf		20 lbs/acre with either grain oats
	PAN NO2	Panicum virgatum 'Northwind' / Northwind Switch Grass	---		30" o.c.	1,431		
	USG FIR	USGA first cut of rough	---			35,326 sf		
	USG PUT	USGA putting green	---			23,713 sf		

CONCEPT PLANT SCHEDULE PLANT SCHEDULE CLUBHOUSE, CART BARN, PARKING LOT PLANTING AREA

2023-08-10 16:45	QTY
SHADE GROUNDCOVER MIX Carex appalachica / Appalachian Sedge Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot Phlox divaricata 'Blue Moon' / Blue Moon Woodland Phlox	797 sf 415 52 93
ENTRY WOODLAND Carex pennsylvanica / Pennsylvania Sedge Mertensia virginica / Virginia Bluebells Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	748 sf 259 116 116
SUNNY GROUNDCOVER MIX Aster oblongifolius 'October Skies' / October Skies Fall Aster Nepeta racemosa 'Walker's Low' / Walker's Low Catmint Rudbeckia fulgida / Coneflower Schizachyrium scoparium / Little Bluestem	11,657 sf 606 606 1,077 2,154
SUNNY GROUNDCOVER MIX II Festuca rubra / Red Fescue Geranium maculatum / Spotted Geranium Rudbeckia fulgida fulgida / Orange Coneflower	5,681 sf 738 237 237
RAIN GARDEN MIX Carex stricta / Tussock Sedge Panicum virgatum 'Northwind' / Northwind Switch Grass Rudbeckia laciniata / Cutleaf Coneflower	8,558 sf 4,447 248 556



Crushed Stone Paving



Crushed Stone Patio



Exposed Aggregate Concrete



Bound Gravel Path



Loose Crushed Stone



Crushed Stone Paving
Aspen Trail



Mown Path

LANDSCAPE MATERIALS



PLANTINGS SHRUBS



PLANTINGS TREES



**SHORT GAME
 PRACTICE AREA**

DRIVING RANGE

CLUBHOUSE

EXISTING CLUBHOUSE

PAVILION

**EXISTING
 MAINTENANCE FACILITY**

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 21,354 sf (39,938 sf with the covered driving range), 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.

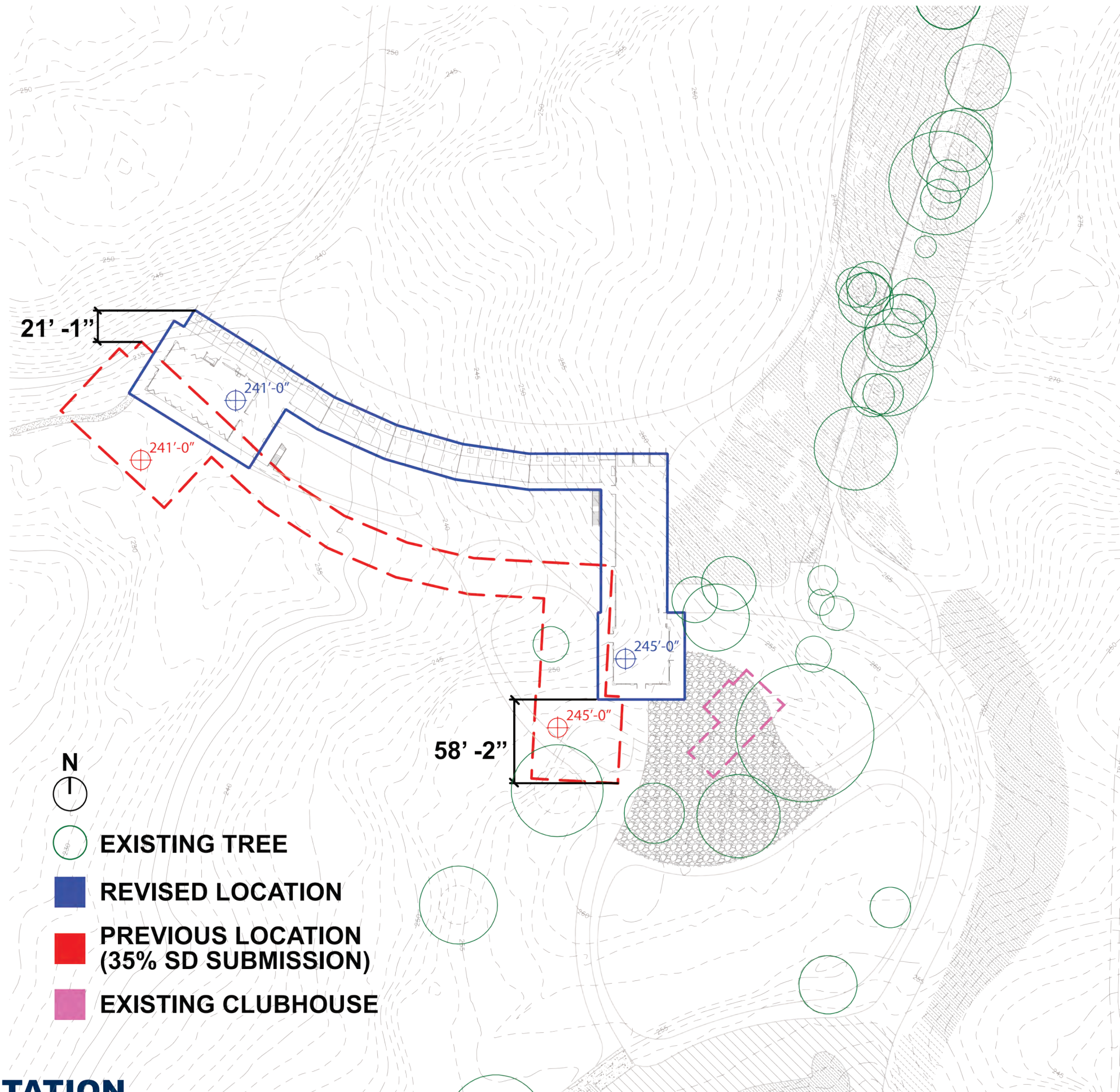
DRIVING RANGE AND CART STORAGE DESIGN






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.

BUILDING SITE

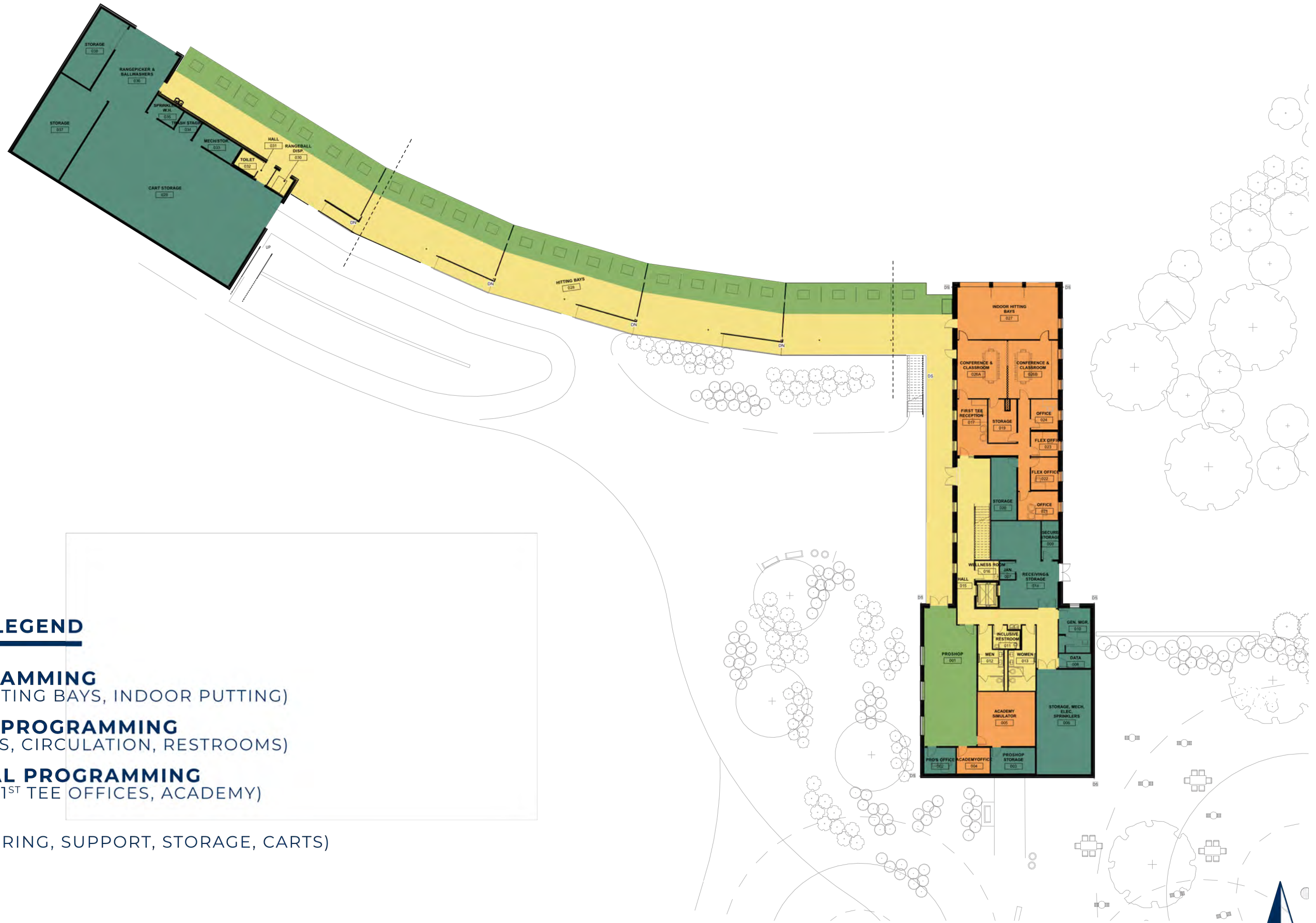




-  N
-  EXISTING TREE
-  REVISED LOCATION
-  PREVIOUS LOCATION
(35% SD SUBMISSION)
-  EXISTING CLUBHOUSE

BUILDING ORIENTATION



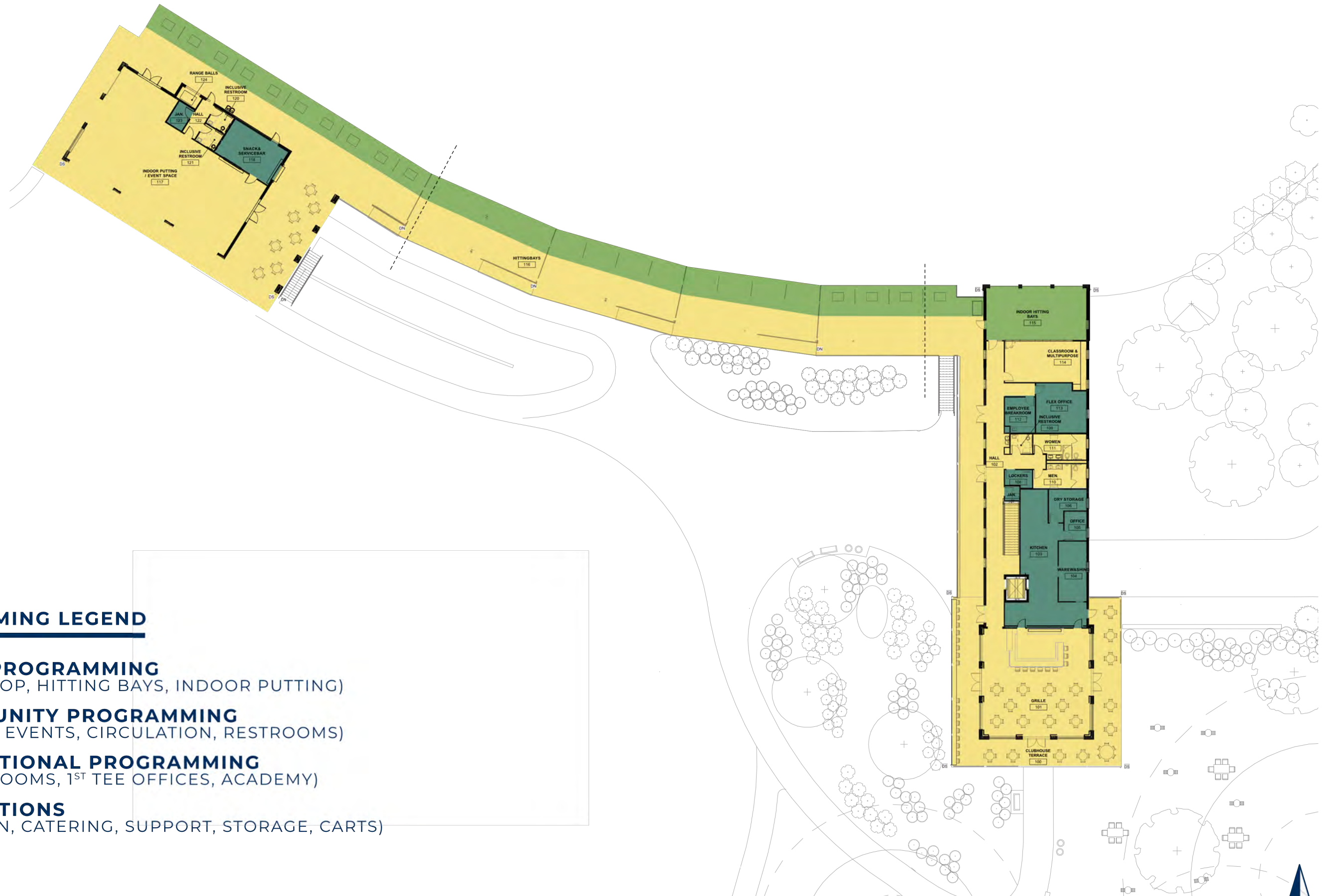


PROGRAMMING LEGEND

- GOLF PROGRAMMING**
 (PRO SHOP, HITTING BAYS, INDOOR PUTTING)
- COMMUNITY PROGRAMMING**
 (GRILLE, EVENTS, CIRCULATION, RESTROOMS)
- EDUCATIONAL PROGRAMMING**
 (CLASSROOMS, 1ST TEE OFFICES, ACADEMY)
- OPERATIONS**
 (KITCHEN, CATERING, SUPPORT, STORAGE, CARTS)

CLUBHOUSE, DRIVING RANGE AND CART BARN - LOWER FLOOR PLAN



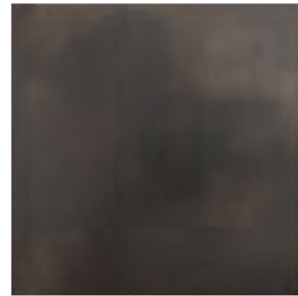


PROGRAMMING LEGEND

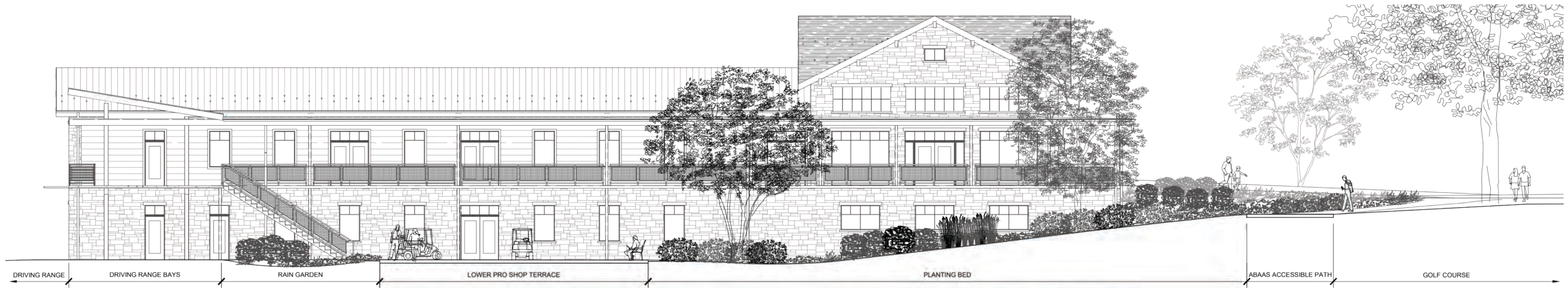
- GOLF PROGRAMMING**
 (PRO SHOP, HITTING BAYS, INDOOR PUTTING)
- COMMUNITY PROGRAMMING**
 (GRILLE, EVENTS, CIRCULATION, RESTROOMS)
- EDUCATIONAL PROGRAMMING**
 (CLASSROOMS, 1ST TEE OFFICES, ACADEMY)
- OPERATIONS**
 (KITCHEN, CATERING, SUPPORT, STORAGE, CARTS)

CLUBHOUSE, DRIVING RANGE AND CART BARN - UPPER FLOOR PLAN





MATERIALITY

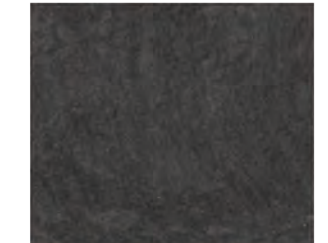


WEST ELEVATION

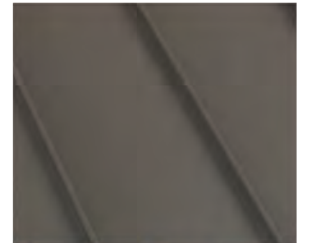


EAST ELEVATION

ROOF



Slate Shingle Roof
Vermont Black



Standing Seam Metal Roof
Shake Gray

WALLS



Stone Veneer
Carderock



Wood Cladding
Thermally Modified Oak

METAL



Structure, Window & Door Trim
Bronze



Railing Infill
Oxidized Black



CLUBHOUSE ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



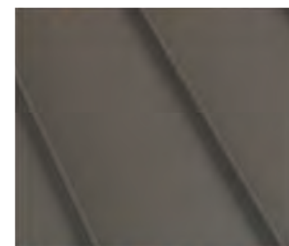
EAST ELEVATION



NORTH ELEVATION



ROOF



Standing Seam
 Metal Roof
 Shake Gray

WALLS



Stone Veneer
 Carderock



Wood Cladding
 Thermally Modified
 Oak

METAL

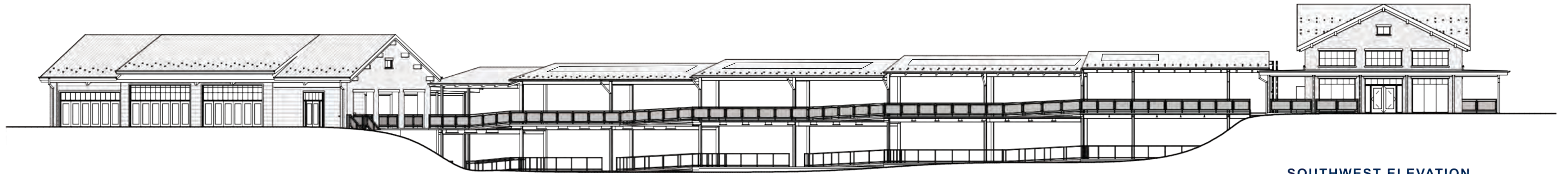


Structure, Window
 & Door Trim
 Bronze

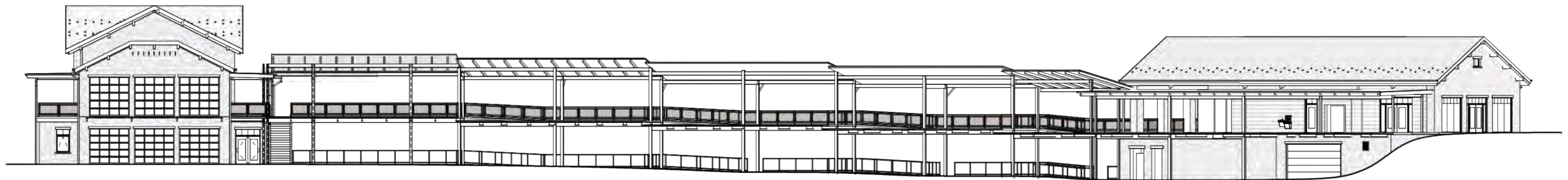


Railing Infill
 Oxidized Black

CART BARN ELEVATIONS



SOUTHWEST ELEVATION



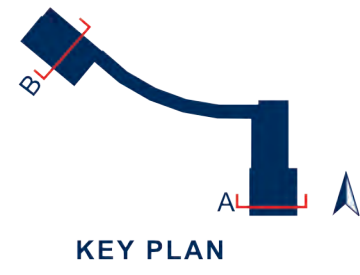
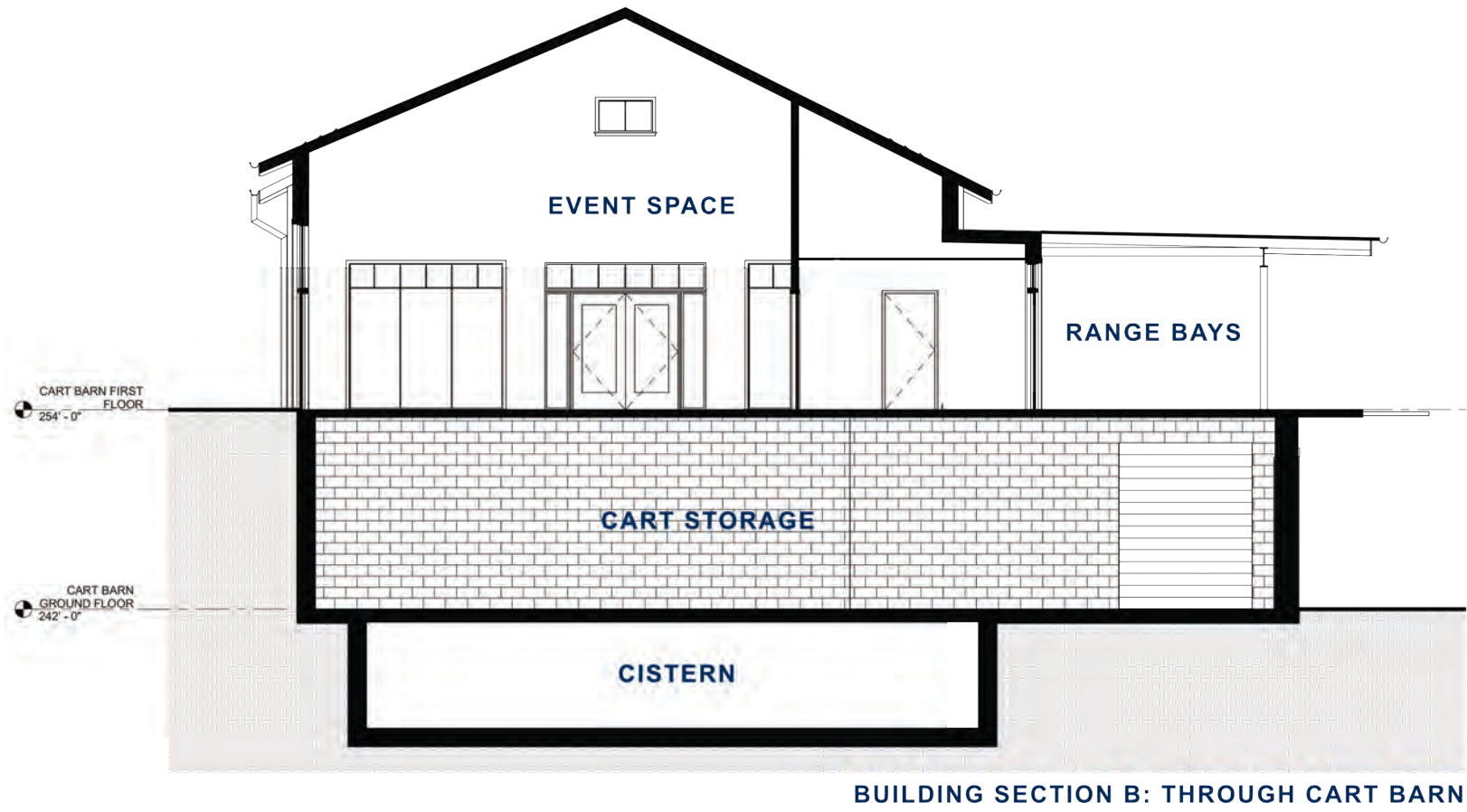
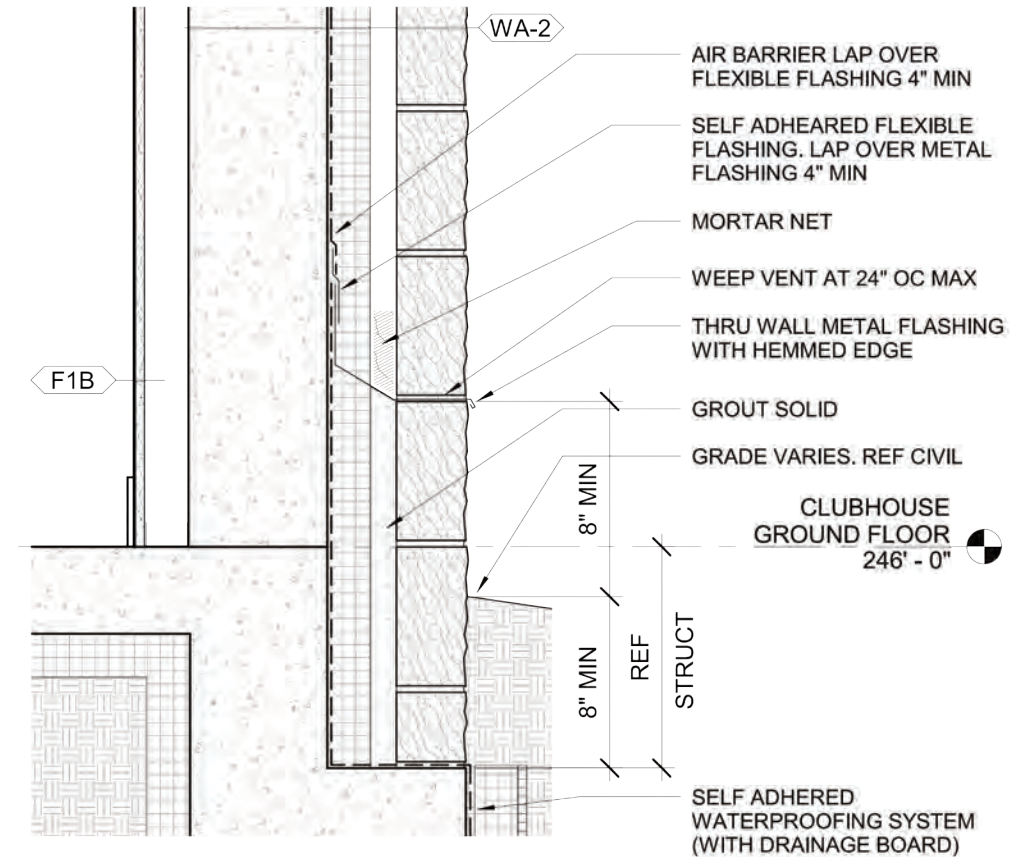
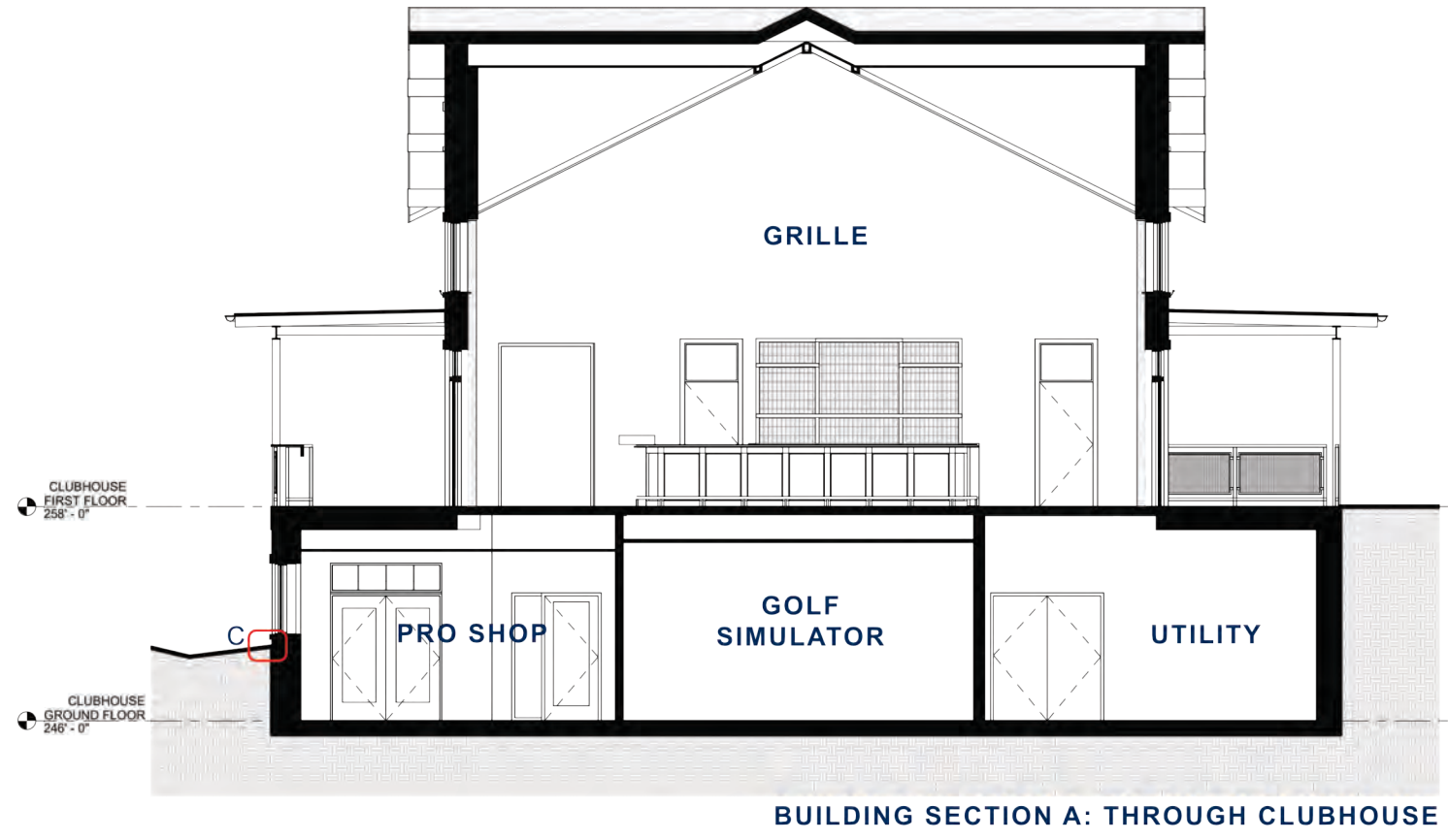
NORTHEAST ELEVATION



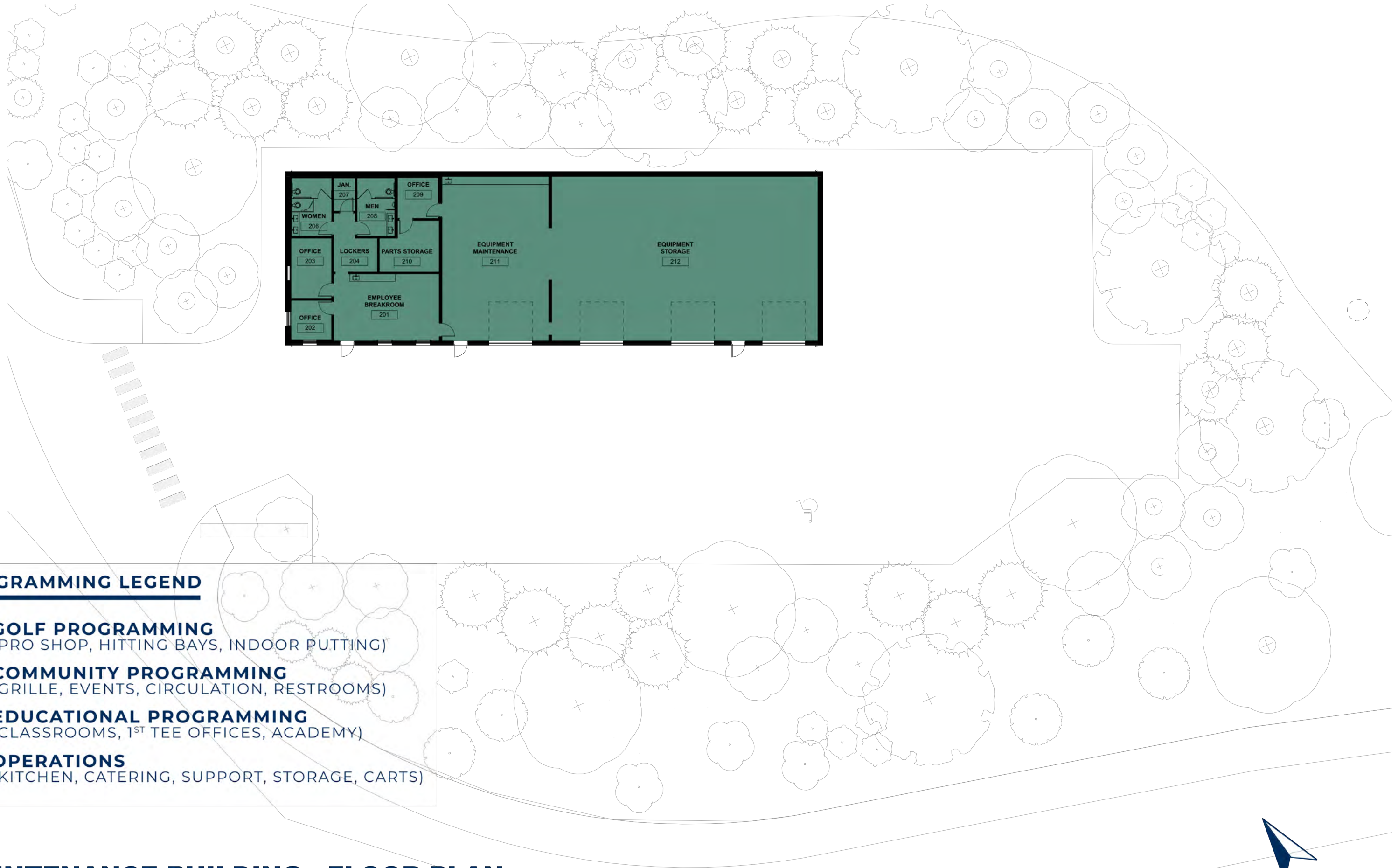
KEY PLAN



CLUBHOUSE, DRIVING RANGE, AND CART BARN - ELEVATIONS



BUILDING SECTIONS AND DETAILS



PROGRAMMING LEGEND

- GOLF PROGRAMMING**
(PRO SHOP, HITTING BAYS, INDOOR PUTTING)
- COMMUNITY PROGRAMMING**
(GRILLE, EVENTS, CIRCULATION, RESTROOMS)
- EDUCATIONAL PROGRAMMING**
(CLASSROOMS, 1ST TEE OFFICES, ACADEMY)
- OPERATIONS**
(KITCHEN, CATERING, SUPPORT, STORAGE, CARTS)

MAINTENANCE BUILDING - FLOOR PLAN



MAINTENANCE BUILDING



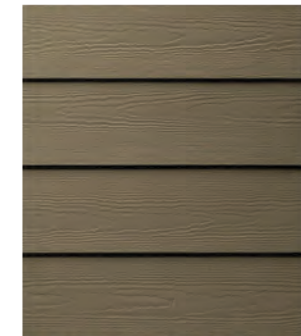
PAVILION

ROOF



**Standing Seam
Metal Roof**
Shake Gray

WALLS

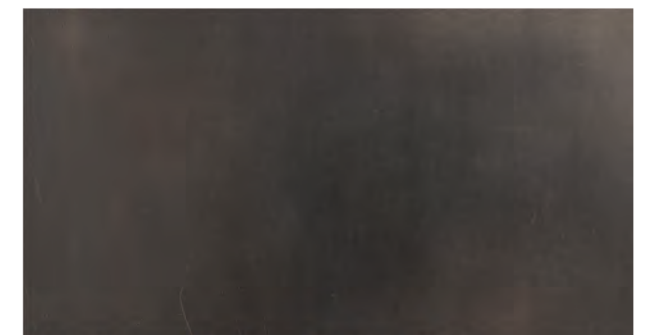


Fiber Cement Siding
Timber Bark



Painted Stucco
(Side Walls)

METAL



Structure, Window & Door Trim
Bronze



MAINTENANCE & PAVILION ELEVATIONS



SITE LIGHTING

Exterior facility lighting is limited to the clubhouse (including driving range bays and cart storage), maintenance, and parking lot areas. Fixtures are DarkSky Approved (i.e., certified by the International Dark-Sky Association). Lighting will be timed appropriately so that areas are only lit when open for operation and when necessary for safety.

Golf course lighting is focused only on the driving range and the practice greens near the clubhouse. The driving range lighting is minimized to 50 yards to allow the ball tracing technology to function. This technology allows driving range users to see the trajectory of their drive using a digital interface, which requires a minimum of 50 yards of light to track the ball. Beyond this distance, little to no lighting would be used, unlike a typical driving range. If a ball is hit beyond this distance into unlit spaces at night, the screen at each hitting bay displays the ball's trajectory. Lighting consists of a combination of berm, pole-mounted, and roof-mounted lighting. All lighting will be timed appropriately so that areas are only lit at times when it is necessary for functionality of the course. When the course is closed, all golf course lighting will be off. While hours of operation for the rehabilitated course have not been set, the team anticipates the course closing by 10 pm, subject to ongoing coordination with the NPS.

The lighting plan considers Institution of Lighting Professionals guidance for reduction of obtrusive light (GN01/21) and for bats and artificial lighting (GN08/18). Some specific mitigation measures incorporated include use of a color range (2,200K to 3,000K LED) to reduce sky glow and be less disruptive to any bats using the area, use of berm-mounted lighting, use of individual reflectors internally on every LED in each module to reduce spill light and tightly control where light is put in the environment, and use of an additional visor to help shield the face of the fitting from view and helping further control the light.



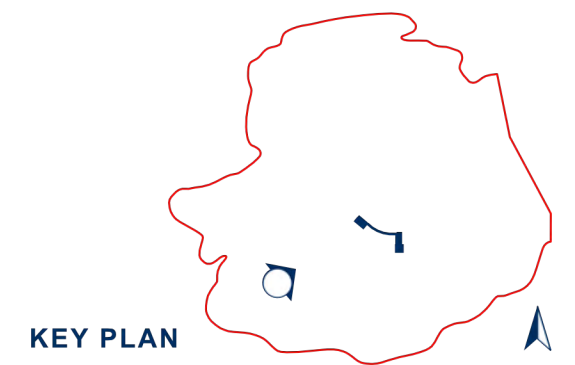
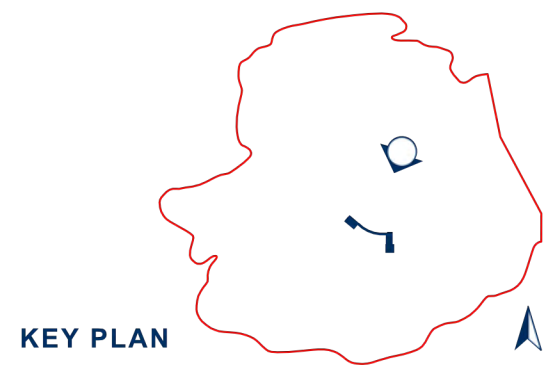
SITE LIGHTING



VIEW LOOKING SOUTHWEST FROM TOP OF DRIVING RANGE



VIEW LOOKING NORTHEAST FROM 9TH HOLE GREEN





CLUBHOUSE ENTRY FROM SOUTH



CLUBHOUSE APPROACH FROM WEST



ROCK CREEK PARK GOLF COURSE

**COMMISSION OF FINE ARTS
CONCEPT REVIEW**

OCTOBER 2023