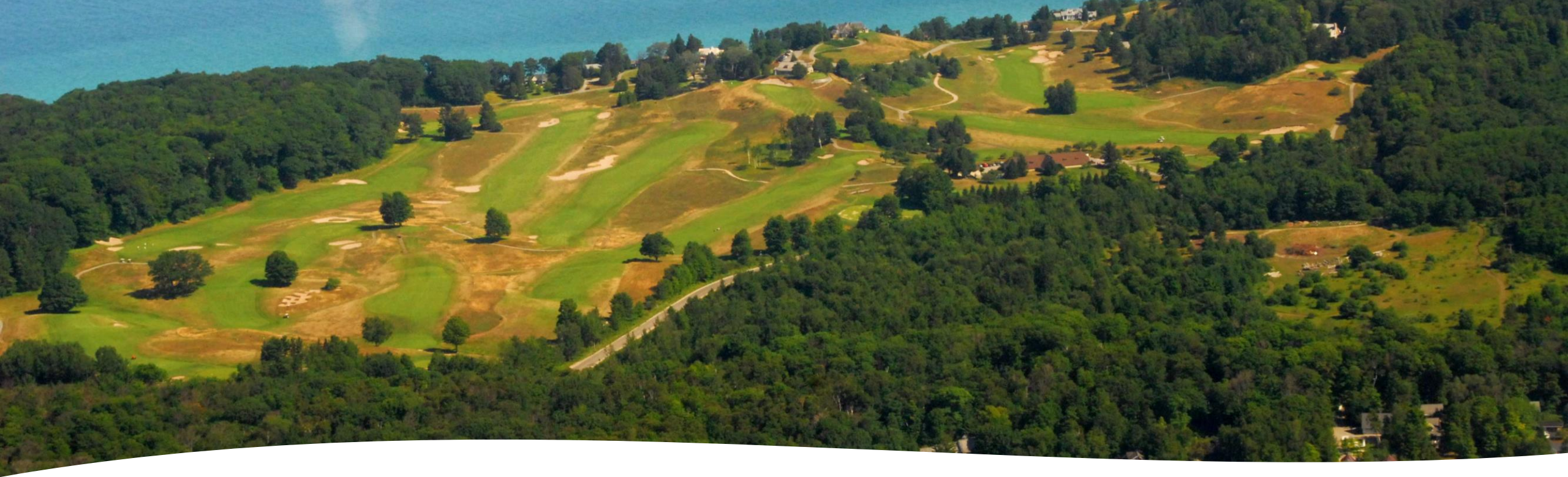


Crystal Downs Past & Present

Michael Morris—Director, Buildings and Grounds
July 25, 2023





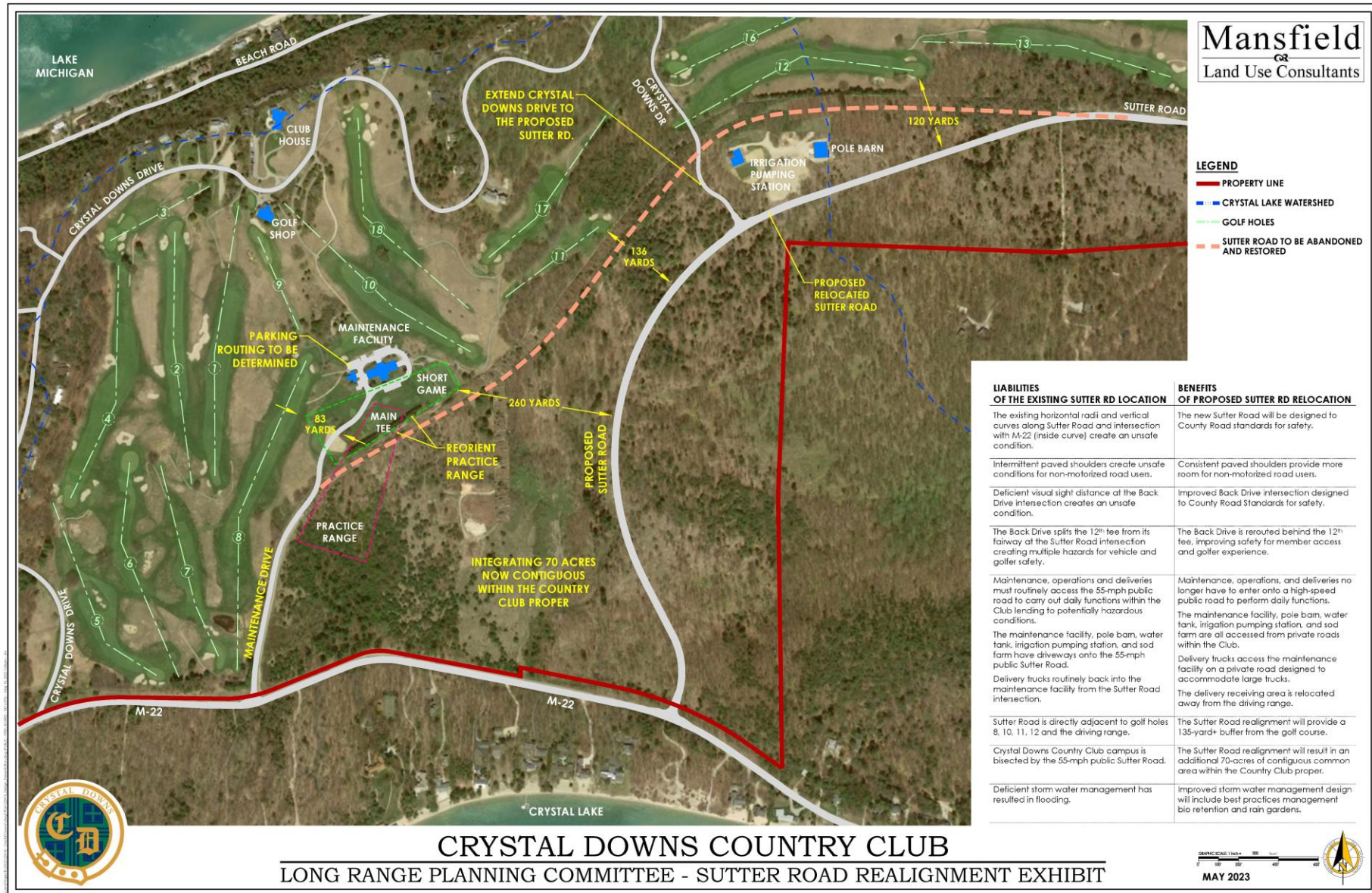
Crystal Downs

- Established 1927—Formerly Lockhart and Nugent Farmsteads
- 380+ Acres in Lake Township, Benzie County
- Golf Course Designed by Alister MacKenzie and Constructed by Perry Maxwell
- Annual Host to “Benzie Day”—free golf outing for Benzie County residents
- Host to International Alister MacKenzie Society events
- Recognized in the Golf World as a Top 20 or Better Classic Golf Course
- Currently Planning Centennial Activities

The Concept: Sutter Road and CDCC

- Improve safety for car and truck traffic on Sutter Road.
- Improve safety of ingress and egress at three locations along Sutter Road: Maintenance Facility, Storage Facility, and Club Entrance.
- Improve safety for maintenance staff and maintenance vehicles along Sutter Road.
- Improve the safety for delivery vehicles entering and exiting the Maintenance Facility.
- Obviate road-crossing of maintenance vehicles and golf carts by making CDCC property contiguous.

The Concept



The Safety Concern: Fact or Opinion

The safety concern is REAL and MEASURABLE.

Waiting for a fatal crash to predict future accidents is unacceptable.

Engineering studies performed by Mansfield Land Use Consultants have determined that the current road—built in 1938—*is not safe* with respect to...

- Vertical and horizontal curves,
- Traffic speeds up to 55 mph,
- Slope,
- Stopping distances,
- Sight distance at three ingress/egress points,
- Intermittent shoulder width,
- Water/management.

All combine to create *unsafe conditions* for vehicles and pedestrians.

Waiting for a *fatal crash* to predict future accidents is
UNACCEPTABLE.

**Safety Concerns Are REAL and
MEASURABLE**



**Construction Standards Are REAL And
MEASUREABLE**

One could not construct a road using the
existing 1938 design and geometry of Sutter
Road.

That is a FACT.

**The new road would conform to industry-
based design principles that are based on
decades of study—not opinion.**

Safety Example #1: Maintenance Facility

- Limited sight distance, plus speeding traffic coming downhill.
- Delivery vehicles take-up both lanes entering and exiting the facility.
- Staff enters and exits the drive in personal and slow-moving vehicles (tractors with implements).
- Maintenance vehicles occasionally cross the road and use the shoulder.



Safety Example #2: Crystal Downs Drive Left Turn Ingress

- Back entrance to golf course (arrow) is on a blind corner.
- Left turn into golf course has limited time to see oncoming traffic.
- Left turn into golf course must also negotiate golfers and cart traffic on adjacent hole.
- Maintenance staff use this entrance, as well.





Years of Study

The Club's Board and Board Committees have vetted numerous alternatives.

- Changing the location of the maintenance entrance.
- Changing the grade and visibility at the back entrance.
- Tunneling under (or bridging over) Sutter Road to reduce road crossings.
- Automatic light systems.
- Signage.
- Speed Limits.

None of these options proved to be a cost effective or comprehensive solution to the multiple safety issues.

Protecting Our Environment

- The current drainage pattern of Sutter Road directs all runoff from Sutter Road and the Golf Course toward M-22 and Crystal Lake. The proposed plan captures all storm and road runoff in engineered bio-swales on club property before reaching Crystal Drive/M22.
- Construction will not affect any streams, lakes, or wetlands—per EGLE part 303 of Public Act 451.
- Wildlife corridors and protected species habitat will be protected in accordance with state and federal regulations.
- Crystal Downs uses best practices for maintaining the golf course and is certified by the Michigan Turfgrass Environmental Stewardship Program and by Audubon International.



Additional Facts

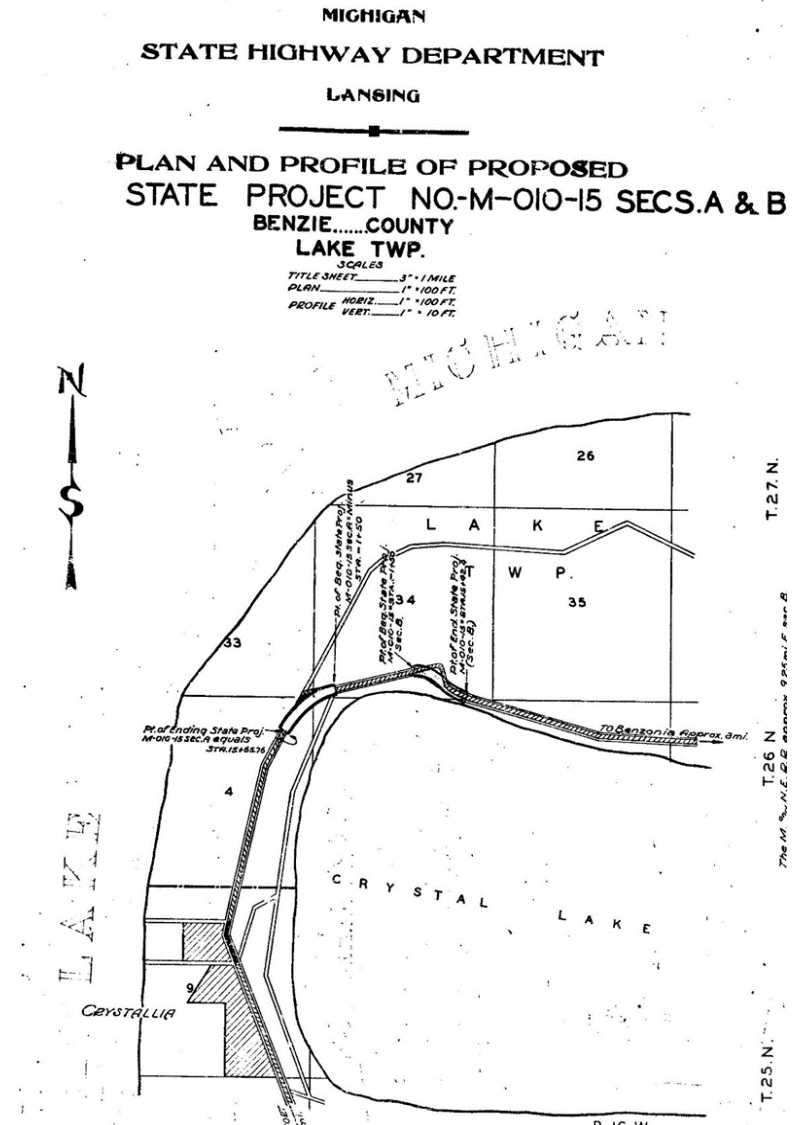
- Only the southernmost 1 mile of the 2.7-mile road will be affected.
- A single construction project addresses all safety concerns—not a piecemeal approach.
- Road construction and all restoration will be self-funded.
- The club is working in concert with Lake Township, Benzie County officials, as well as local interest groups and thought leaders.
- Sutter Road will remain open during construction.
- A portion of the existing Sutter road-bed will be used by the club as an access drive for the maintenance facility and for food service deliveries.
- The practice range, adjacent to Sutter Road, will be reoriented to accommodate the new service driveway.

Road Relocation In Lake Township—Not the First Time

In 1915 Sutter Road and Crystal Drive
Did Not Exist

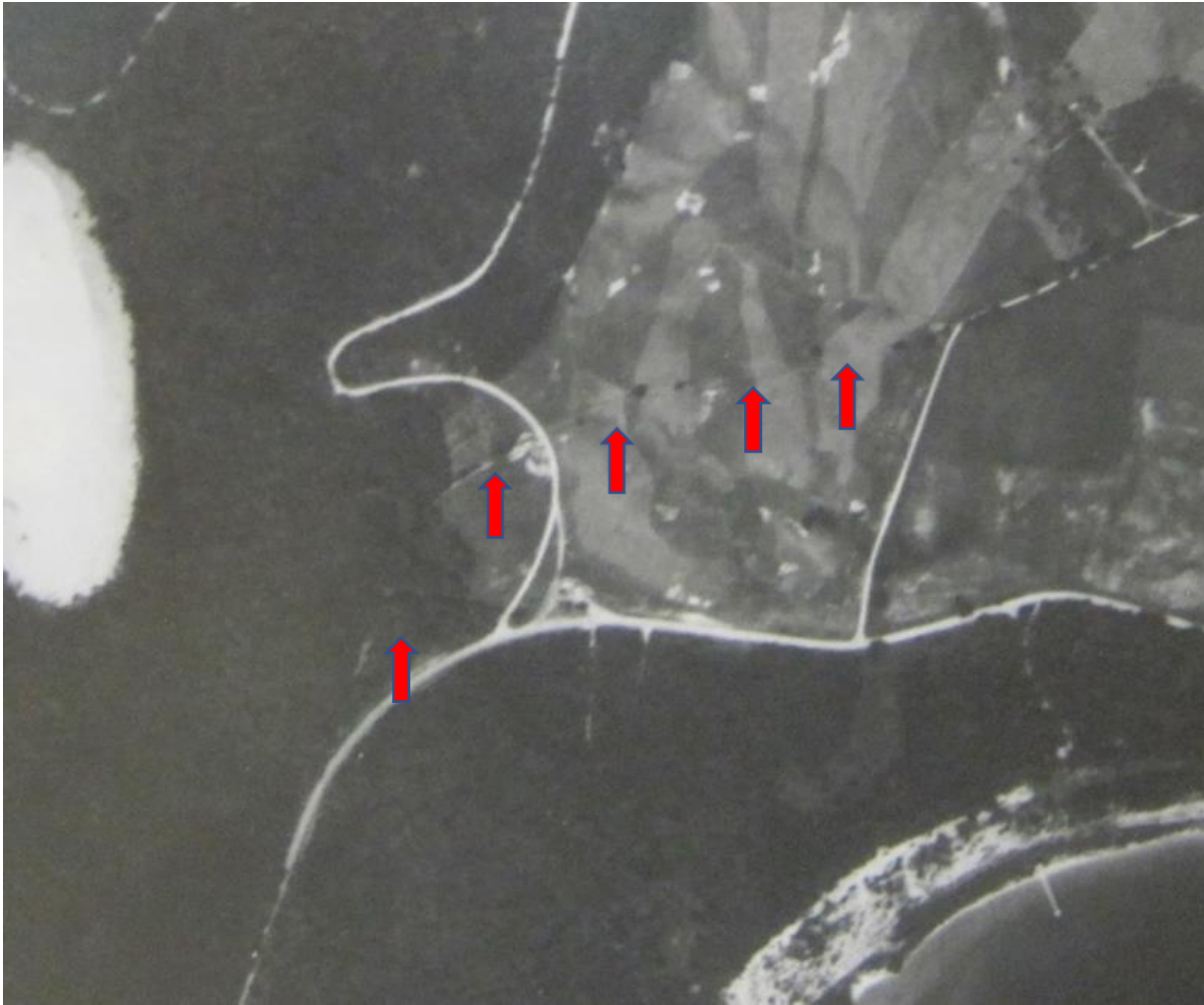


In 1928 M22 was Relocated

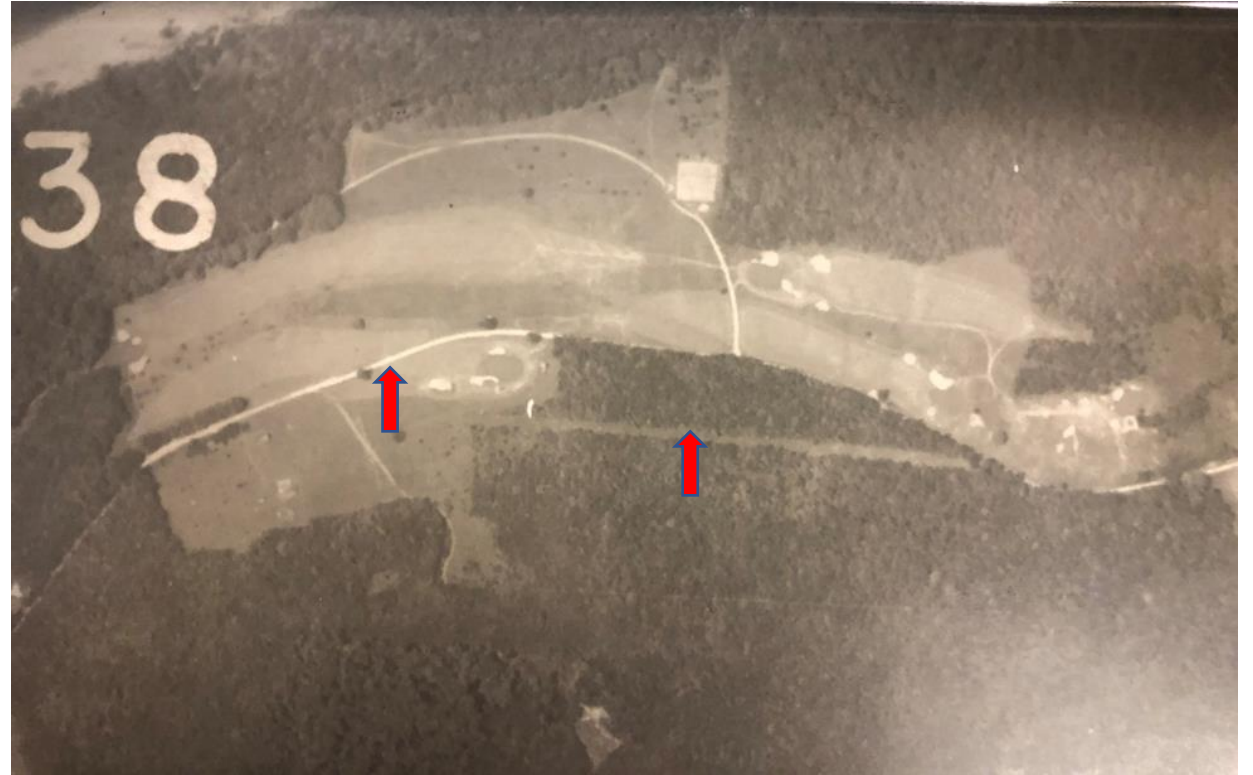


Road Relocation In Lake Township—*“Back to the Future”*

In 1915 M22 Crossed Holes #5-#8



In 1938 Sutter Road was Relocated

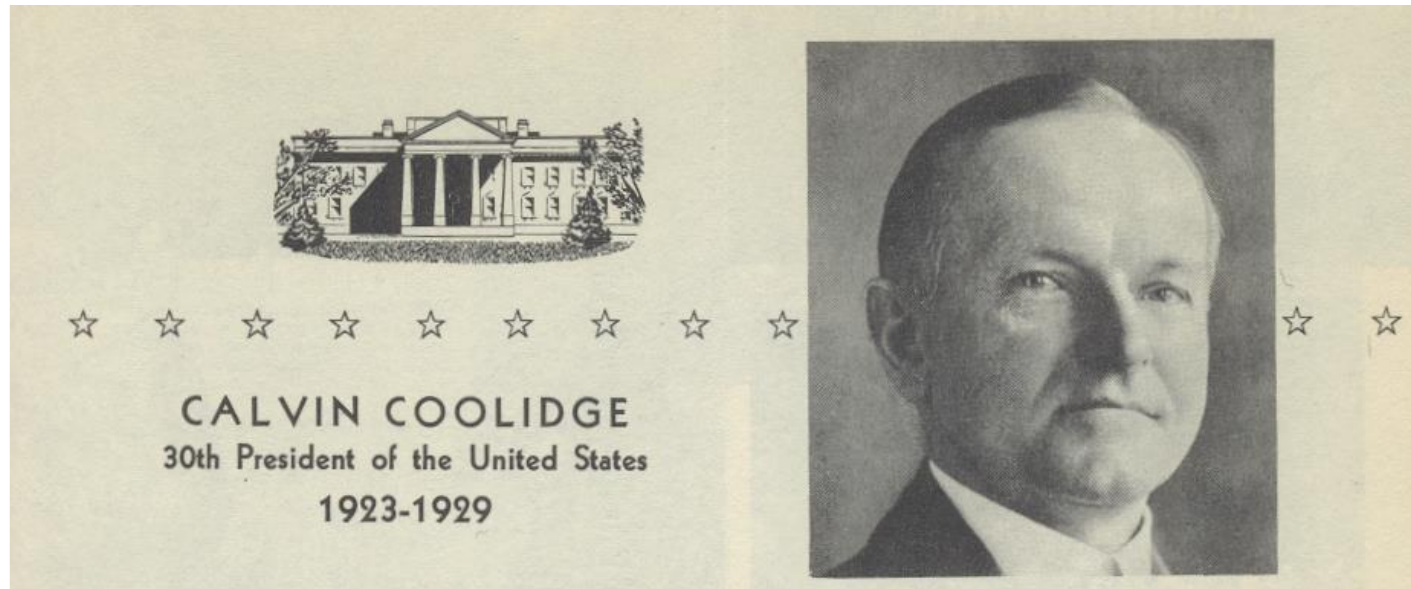


More History...

From:

David M. Rosenberger,
CDCC Historian

1927 – 1929



- June 1927 – Crystal Downs C.C. incorporated
- Summer 1927 – First 9-hole course designed by Eugene Goebel of Grand Rapids opens for play
- Fall 1929 – Alister MacKenzie and Perry Maxwell first visit Crystal Downs

Frankfort in 1927



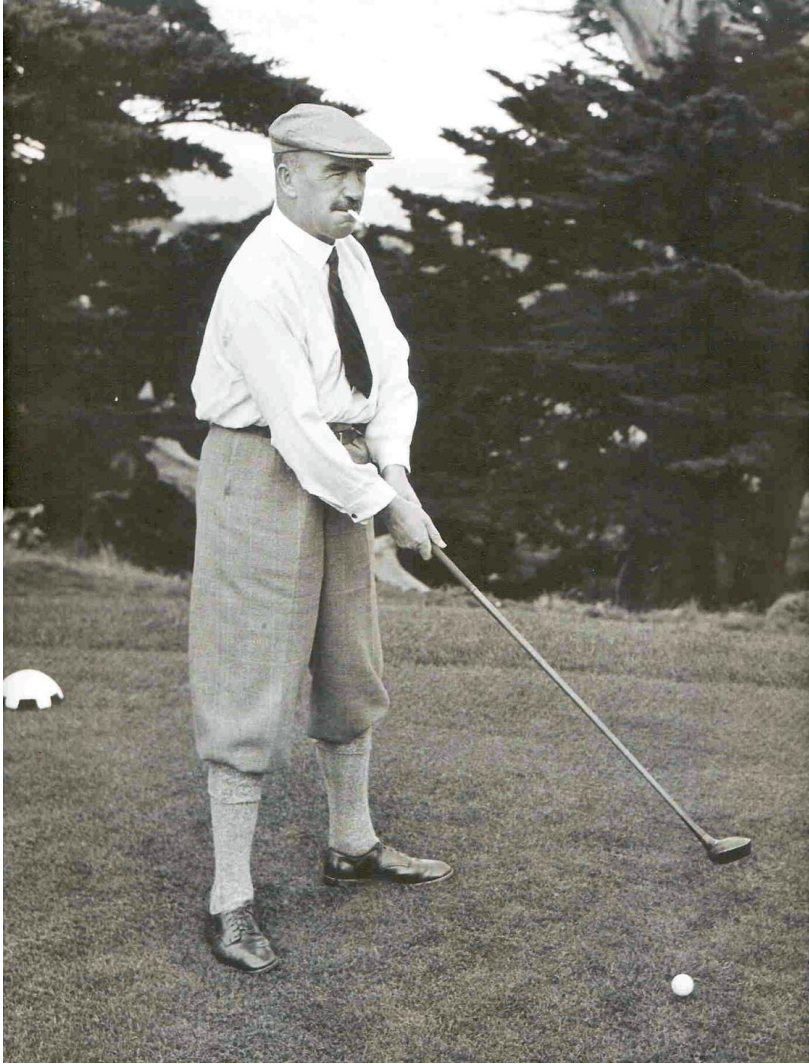
Garden Theatre Opens in Early 1920's – First Sound in 1929



The Congregational Assembly – Established 1901



Dining Hall, Congregational Assembly Park, Crystal Lake, Mich.



Alister MacKenzie

Perry Maxwell



Maxwell at work on CDCC 9th hole



Number 1 in 1933



Number 1 in 1996

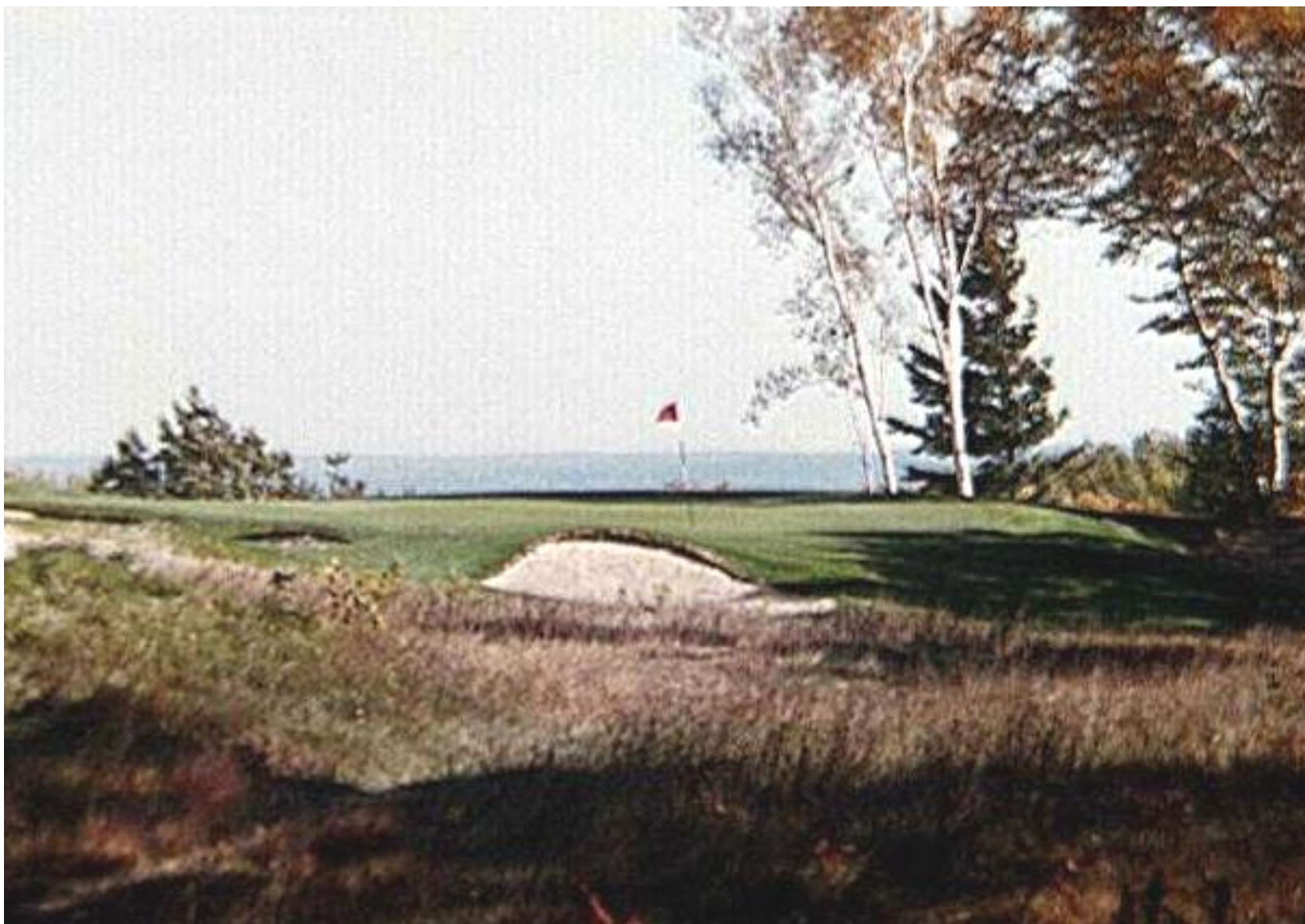


Number 1 in 2000



Number 14 in 1992





Number 14 in 1997

Number 14 in 2000



Number 17 in 1933



Number 17 in 1982



Number 17 Today – Tree Removed and Bunkers Restored



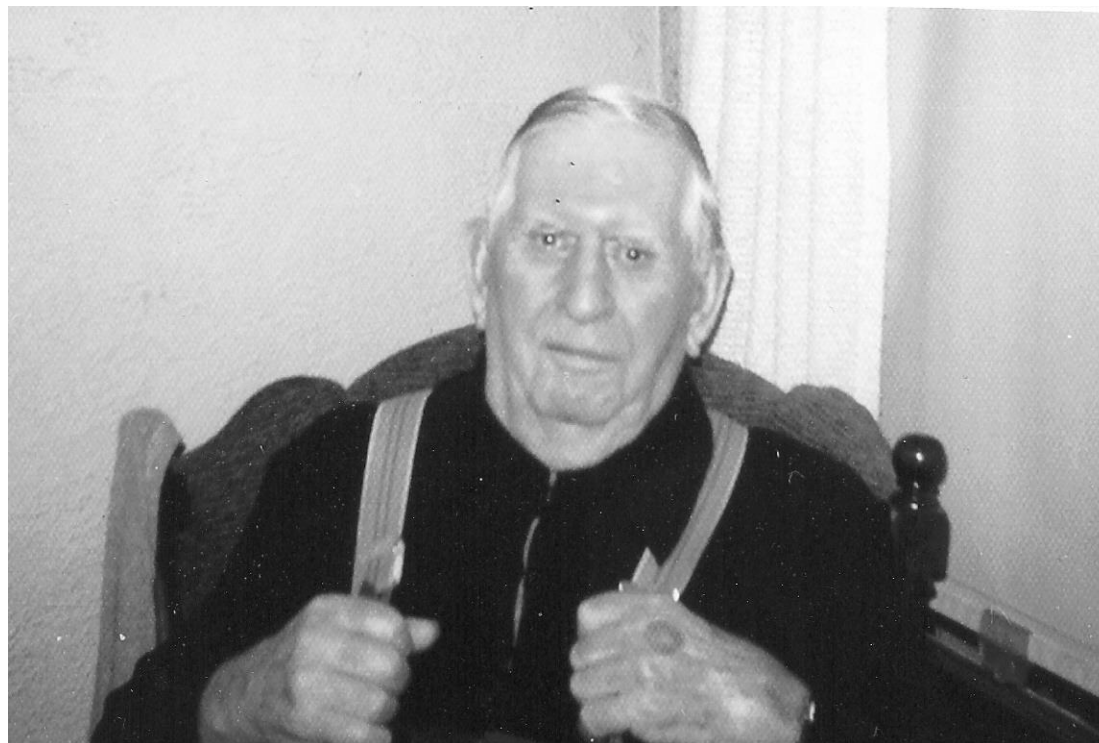


Circa 1936

Parking 1950



Roy Oliver



Ron (“Peep”) Haswell



Clive & Harriet Haswell
August 24, 1950



The Greens Crew



Perry Knight, Gaylord Markum, Al Widell, Bill Setterbo,
Clive Haswell, Jim Setterbo, and Ron Haswell