



City of Winston-Salem City Council
Council Agenda Item Summary

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Title	Winston Lake Golf Course Improvements
City Council Committee	Committee of the Whole
Meeting Date	March 9, 2026
Staff Lead (Presenter)	Richard Mandell, Richard Mandell Golf Architecture
Department Head	William L. Royston, Recreation and Parks Director
City Manager/ACM	Ben Rowe, ACM

Agenda Item Summary

Recommended Council Action Information Item
 Suggested Action/ Motion
 Options

Strategic Focus Area Livable Community
 Strategic Plan Objective Not Applicable
 Anticipated Fiscal Impact No Material Fiscal Impact

Summary of Information

On June 17, 2022, the City Council approved \$719,000 of Two Thirds General Obligation Bonds and on July 1, 2022, \$1,000,000 of Limited Obligation Bonds, for a total of \$1,719,000 for improvements to Winston Lake Golf Course. The scope of work included, but was not limited to redesign bunkers, renovate specified tee boxes, design drainage systems, design irrigation systems renovations, tree removal, fairway improvements, and other miscellaneous improvements to the course.

In May 2023, Richard Mandell Golf Architecture presented a design philosophy to make every golf hole as strategic as possible. The greatest challenges of Winston Lake Golf Course are trees, sand bunkers, greens, drainage on red clay, and tee boxes.

In September 2023, Mr. Mandell began the assessment of Winston Lake Golf Course. The renovations and improvements were developed through a Renovation Business Plan (RBP) process, which provided a detailed plan with concrete solutions, timing, and costs that match the City’s priorities for this project. Phase I of the RBP, which addressed tree removal, was completed by June 2025.

In October 2024 and March 2025, staff met with members of the Winston Lake Golf Course Advisory Committee and the Community Sustainability Program Committee respectively. The meeting reviewed the General Design Solutions as well as itemized priorities on a hole-by-hole basis.

Richard Mandell Golf Architecture (RMGA) has completed the Renovation Business Plan. The plan provides the City of Winston-Salem with a construction phasing analysis and cost estimates to assist with phasing implementation of all the design services identified. As one reviews the Renovation Business Plan for Winston Lake Golf Course, please know that this document presents a variety of approaches for implementation. The report should not be viewed as a single step-by-step approach. Each section presents varying approaches for implementation based on available funding and time frames that best fit the City's mission.

There are many ways to implement the Renovation Business Plan, yet all options fall into one of two general applications - the Horizontal Application and the Vertical Application. The horizontal approach to phasing tasks implements each project element (greens, tees, bunkers, drainage, etc.) throughout all eighteen holes. The advantage of the horizontal approach is that construction costs can be spread out and all the golf holes can remain open for play with limited disturbance depending upon the chosen task. Specific problems can be solved without affecting other areas.

The vertical approach to phasing a renovation project is to implement all tasks at once in a specific area of the golf course. This approach will effectively close the area for a period in which no golf would be available. The advantage of this approach is that an area is completely shut down and the limits of disturbance are not spread throughout the golf course. Golfers are not to continually encounter construction throughout their rounds. The chosen limits of disturbance are affected only once and not subject to construction activities on a recurring basis. The project is finished and appears as a cohesive product.

The proposed \$10,000,000 renovation, (including tree removal), of the Winston Lake Golf Course represents a strategic capital investment designed to revitalize the facility, enhancing its competitive position in the regional market. This fiscal impact covers comprehensive course redesign, infrastructure modernization, and amenity upgrades expected to drive significant increases in daily fee revenue, memberships, and tournament hosting opportunities. Long-term economic benefits include enhanced community recreational value, increased tourism, and improved municipal asset performance, justifying the initial outlay as a catalyst for sustained, higher-margin revenue growth.

Richard Mandell will present an overview of the Winston Lake Golf Course RBP at the Committee of the Whole meeting on March 9th.

Attachments



Vision: To be a premier city in the region providing world-class amenities while retaining a sense of charm and hospitality
Mission: To provide impactful services that enhance the quality of life for current and future generations
Values: Teamwork * Responsibility * Respect * Integrity * Customer Service

**Golf Course Renovation Business Plan Report
Power Point Presentation Summarizing Report
Recent Investments in Winston Lake Golf Course**