



Green Infrastructure & Stormwater Management CASE STUDY

Oak Wing Golf Course

Location: England Air Park, Alexandria, LA

Client: England Authority

Design Firm(s): Moore Planning Group

Landscape architect/Project contact: Patrick C. Moore, ASLA

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ASLA Chapter: Louisiana



Photo: Moore Planning Group, LLC

Project Specifications

Project Description: The 208-acre Oak Wing Golf Course evolved from a military base re-use master plan developed by the Air Force upon the closure of England Air Force Base in Alexandria, Louisiana. The scope of work of the project included building demolition, site demolition, site utilities, drainage, irrigation wells, golf course construction, landscaping, and a new clubhouse. Project success depended on coordination and cooperation with the U.S. Air Force, Louisiana Department of Environmental Quality, FAA, Army Corp of Engineers, Louisiana Department of Wildlife and Fisheries, and other permitting organizations, so a team effort that included the design team, the England Economic and Industrial Development District, and all governing agencies required to monitor the project. Stormwater management practices

were essential to the site development. Several water bodies were constructed to manage stormwater run-off and facilitate contaminated site remediation.

Project Type:

Golf course

Part of a redevelopment project

Design features: Bioretention facility

This project was designed to meet the following specific requirements or mandates: To meet funding criteria

Amount of existing green space/open space conserved or preserved for managing stormwater on site: greater than 5 acres

The regulatory environment and regulator was supportive of the project.

Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements? The project required mitigation of environmental contamination issues associated with the former military land use. In designing the golf course, energy savings of water and maintenance was requested. These measures also increased wildlife habitat.

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: \$1,000,000-\$5,000,000 (Public funding: State)

Was a green vs. grey cost analysis performed? No

Cost impact of conserving green/open space to the overall costs of the site design/development project: The overall project conservation of greenspace and development of additional wetlands brought value by way of reducing cost of drainage design infrastructure. Earth spoil from construction of the ponds was utilized to construct the golf course land forms.

Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)? Significantly reduced costs (10% or greater savings).

Number of jobs created: over 100

Job hours devoted to project: Not available

Planning and Design: Not available

Construction: Not available

Annual Maintenance: Not available

Performance Measures

Stormwater reduction performance analysis:

No data available.

Community & economic benefits that have resulted from the project: Collaborative efforts and the use of smart growth planning transformed a closed airbase into an economic success that was highlighted in a Wall Street Journal article. Surrounding property values have increased spurring economic development in Central Louisiana. Today the area hosts an international airport, a championship 18 hole golf course, college learning center, businesses, industry, and retirement housing.

Project Recognition

Louisiana Chapter, ASLA Merit Award, 2005

Additional Information

Links to images: http://www.mooreplanninggroup.com/projects_shell.php?project=SI-OakWing&sec=strategic