

EXCERPT FROM THE MAY 13, 2010 CITY COUNCIL MEETING MINUTES:

“UPDATE REGARDING THE FUTURE MULTI-FUNCTIONAL GOLF CLUBHOUSE/BANQUET CENTER PROJECT

City Manager Waltz reintroduced Dick Thomas from Steed Hammond Paul, the architects for the multi-functional golf clubhouse/banquet center project. Mr. Waltz explained that the purpose of tonight’s presentation is to provide an update to Council and the public regarding design of a new multi-functional facility at the golf course. Though tonight Council is not being asked for the formal “go-ahead” for the project, it is likely that discussion will be scheduled for the June or July Council meeting.

Dick Thomas and Jon Gothard from Steed Hammond Paul gave an approximate 30 minute PowerPoint presentation, with highlights summarized below:

- The overall development goals for a new golf center, clubhouse, and banquet facility would include to:
 - Create a new image and public amenity for the City of Blue Ash Golf Center while maintaining the current exceptional golf experience
 - Establish a banquet and corporate meeting facility on the Golf Center Grounds while maintaining the clubhouse offerings
 - Create a banquet and corporate meeting facility that will be the benchmark facility along the I-71 corridor
 - Create a visual impression and statement from Cooper Road and Plainfield Road



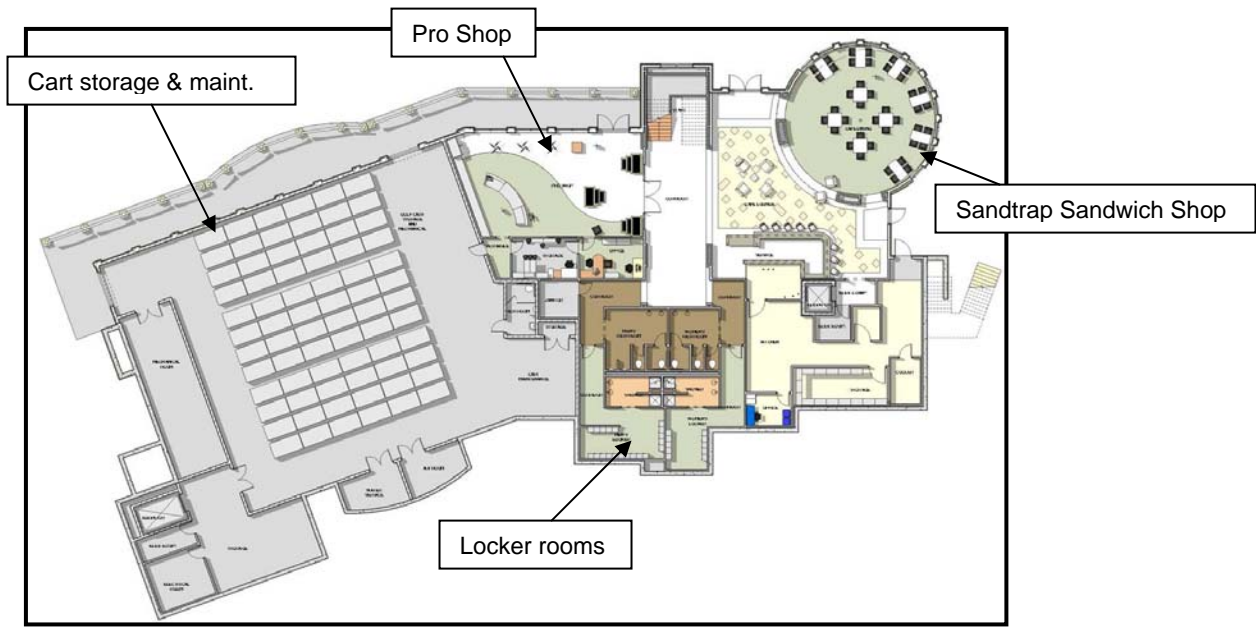
Above is the overall site plan for a new facility. The new clubhouse/banquet facility would sit approximately where the current clubhouse is located. In determining its orientation, the major goal was to maximize views. A tree-lined entrance from Cooper Road is planned. Drop off areas for golfers and golf carts are included, along with 205 parking spaces.



Above is the main entrance looking from the east parking area toward the facility. Cultured stone product, siding, and trim are featured (samples of proposed materials were available for viewing on a board within the Council Chambers). Entrance from this portion of the building would bring the visitor to the upper level of the clubhouse.



Above is the view of the two-level facility from the 18th hole. The Sandtrap Restaurant is pictured to the left within the round-shaped portion of the building (featuring open seating/veranda area on top). Outdoor decking is provided along the remaining portion of the main level as well.



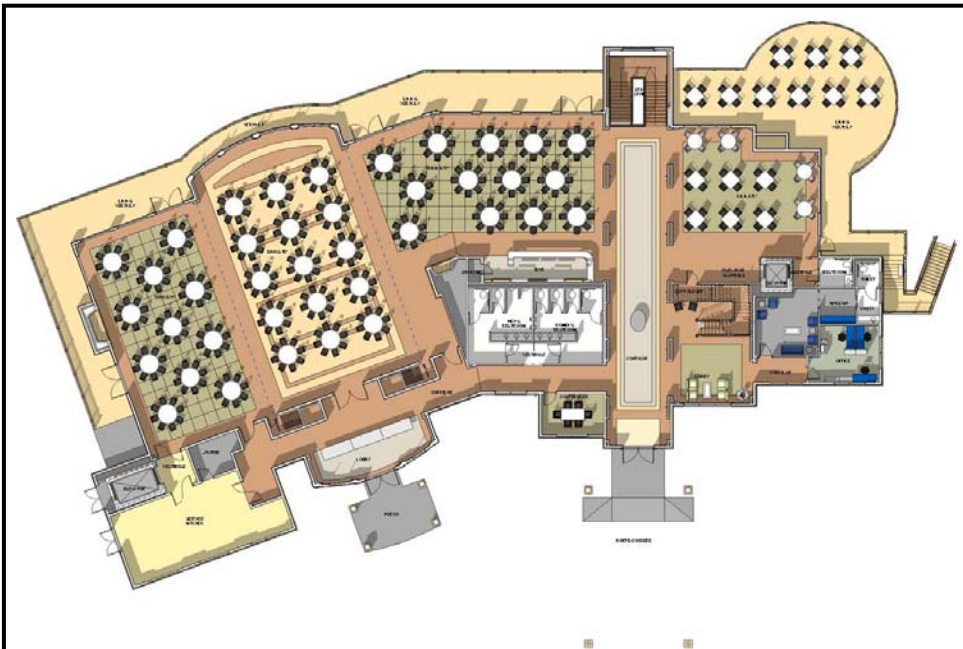
Above is the **lower level floor plan**. This level of the facility is primarily geared towards the golf operations and includes an expanded customer service desk area, pro shop, & Sandtrap Sandwich shop (see more visuals below). It is accessible from the north/rear elevation of the building. Dining style is casual/informal on this level, and also includes a point-of-sale purchase of food items for golfers from the course. Storage for 75 carts is provided in the western portion of the building.



Pro Shop pictured to the left.



Sandtrap Sandwich Shop pictured to the left.



Pictured above is the **upper level floor plan**. This represents the banquet facility portion of the building and is where customers would enter from the Cooper Road/front entrance. Included is space for 350 seats for dining, including a variety of seating arrangements to accommodate different types of activities as well as different sizes of activities in terms of participants. The areas can be divided into three separate areas, or can be used as one larger facility for large events.

At this point in the presentation, and animation of the interior views of this level was shown.



Pictured above is a mezzanine area – a unique feature for the facility. It is on the upper level to the right of the main hallway and in the rear of the building. It could provide a smaller, more intimate type of setting and could also be combined with other portions of the building to accommodate rentals.”