

CITY OF PORT TOWNSEND

GOLF COURSE + MT. VIEW COMMONS

CONCEPT PLANNING

Stakeholder Meeting #8 - April 18, 2023





AGENDA

| 3:30-3:35 | WELCOME |
|-----------|---|
| 3:35-3:45 | COMMENT CARD SUMMARY |
| 3:45-3:55 | VIABILITY OF PAR 3 GOLF |
| 3:55-4:15 | DECISION MAKING CRITERIA LOOK INTO THE FUTURE |
| 4:15-4:55 | OPEN HOUSE #2 MASTER PLAN CONCEPTS |
| 4:55-5:00 | NEXT STEPS |





COMMENT CARDS - 626 RESPONSES

- Must remain open space
- Mitigate climate change
- Must increase diversity and inclusiveness
- Support conversion to a natural area
- Maintain public access
- Keep it natural
- Retain open space
- Create a central park
- Highlight volunteer labor
- Consider walking, biking, open space
- Interested in open space for all people
- Golf course is currently under used
- Remain open space
- Serve multiple purposes
- Keep green space
- Golf course is a place where all get along with eachother
- More diverse and inclusive discussion
- Leave it as an unmaintained wild space
- <u>Turn half of the course into affordable housing the rest for open space and garden</u>
- Keep the golf course open space...and keep the golfers
- We don't need another park
- I strongly recommend leaving the golf course as a golf course
- Keep this a public course
- I would love for the golf course to be more usable for a more broad base
- We must preserve our green open space.
- Keep it as a golf course for now

- Children need a golf course in town.
- Add a putt putt section
- I believe the golf course should be something for the whole community
- What satisfies the needs of the most residents of PT
- Could this property be our central park?
- Turn the golf course into an arboretum
- Could the golf course have practical impact on climate change
- I would love to the see the dog park increased in size
- Golf course is not a park, it's a business
- Preserve and expand the prairie
- Gift or lease to Jamestown tribe
- Increase tree cover
- Taxpayer money is support a facility I cannot even walk on.
- I do not play PT because of the absence of course maintenance
- Environmental education center
- Why continue spending limited resources to repurposes golf while our streets are in dire need of repaving
- I see the Golf Course as Port Townsend's Central Park
- The golf course will not pencil unless its expanded to 18
- <u>I 100% support the health/pool complex and could see</u> some townhomes on the golf course
- Support the preservation of the Kai Tai Prairie
- I'm skeptical the golf course can be altered to further the public good
- Please don't develop the golf course into hard surfaces

COMMENT SUMMARY

- 1. For golfers, this space is important to their physical and mental well-being.
- 2. Many are of the opinion the city should be spending money on more basic projects like fixing roads than this process.
- 3. General concern over spending and general afford ability in the city.
- 4. For non-golfers, a strong desire to be able to enjoy and make use of the property.
- 5. Support for a new pool at Mountain View, but not on the golf course property.
- 6. Among non-golfers, even stronger support for a new pool, whether on the golf course property or at Mountain View.
- 7. Many comments about using a small portion of the golf course property for affordable housing.
- 8. General support for retaining, or expanding the native Prairie.
- 9. Divergent views about whether the golf course is environmentally sustainable and/or provides animal habitat.
- 10. Frustration with the city for undertaking this process in the first place, or gratitude to the city for the same and the chance to participate.



VIABILITY OF PAR 3 GOLF

"Changing the golf course into a par 3 golf course would have a significant impact to the golf operations. I called Battle Creek golf course north of Everett as they have both an 18 hole and a par 3 course. The par 3 course does about 25% of the rounds the 18 hole course does and the green fee is 25% of the 18 hole rate. So the impact to revenue would be substantial. In addition, the cost to convert to a smaller par 3 would require basically rebuilding the golf course. The greens would have to be moved, they would be made smaller, with new irrigation and new tee boxes. It would be used more by non-golfers so the positive would be that kids and first time golfers would most likely increase. The golf shop merchandise would probably disappear as the need for clubs, shoes, etc. would be eliminated."

-DAVID HEIN, GOLF COURSE CONSULTANT



DECISION MAKING CRITERIA

LOOK INTO
THE FUTURE

DECISION MAKING CRITERIA

1. Inclusive and welcoming

- Accessible and safe
- Serve the greatest good for the most amount of people

2. Prioritize environmental stewardship

- Balance recreation with habitat protection and enhancement
- Advocate for a resilient and restorative landscape

3. Benefit community health and wellbeing

- Enhance recreation opportunities for a larger community demographic
- Align with the community health and wellness plan
- 4. Celebrate Port Townsend's history, community, and culture
- 5. Support connectivity, walkability and expanded site access
- 6. Meet infrastructure needs
- 7. Financially stable

8. Accommodate future community needs

- Forward thinking
- Functional versatility



GOLF COURSE COMBINED FEEDBACK

OPEN HOUSES:

- 1. Walking Biking Trails
- 2. Habitat Restoration
- 3. Nature Play
- 4. Wetland Boardwalk
- 5. Renovated Pool Facility
- 6. Golf Course
- 7. Community Garden
- 8. Event / Performance Space
- 9. Affordable Housing
- 10. Picnic Areas
- 11. Education Center
- 12. Miniature Golf/Putt Putt
- 13. Climbing Wall

STUDENTS:

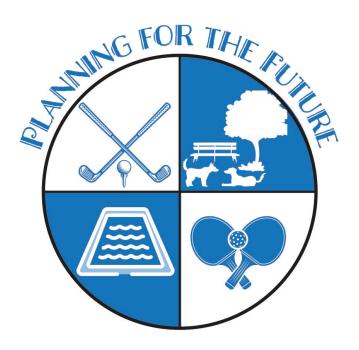
- 1. Affordable Housing
- 2. Miniature Golf
- 3. Walking/Biking Trails
- 4. Sport Fields
- 5. Boardwalk
- 6. Climbing Wall
- 7. Event Space
- 8. Community Garden
- 9. Habitat
- 10. Multi Use Lawn
- 11. Kah Tai Prairie
- 12. Disc Golf





CREATING A VISION

This project is providing the Port Townsend community an opportunity to think holistically about the long-range vision and legacy for the future of the golf course property (be it a golf course, city park or a hybrid solution) and how it relates to the city fabric now and into the future.



OPENHOUSE #2 AGENDA

AGENDA

5:00-5:45

Presentation

- Community Feedback | What We've Heard
- Overview of Four Design Options

5:45-6:15

Q + A

6:15-7:00

Interactive Boards | Dot Exercise





11/15/22 (from Barb)

These are some points that have been expressed at Players Club meetings over the past year. But there are certainly other ideas and sentiments from golfers.

- 1- What would be your suggestions for making the course more economically viable?
- 2- How could the property be more inclusive for the community without eliminating golf?

Responses:

- 1-
- Use the new well for irrigation. Only needed in warm months.
- · An experienced, ambitious & forward-thinking golf course management team
- Well-maintained grounds: tee boxes, fairways, greens, garden beds
- A professional marketing plan and support from the City and Chamber of Commerce
- Programs/special discounts to entice new golfers, women, teens, children, and tourists
- Collaboration with P.T. lodging for package deals with the golf course.
- A good clubhouse restaurant, bar, and downstairs conference room to rent out.

2-

- Utilize the corner of 19th & San Juan Ave. (pea patch?)
- Compatible recreational activities on specific holes (soccer golf for ex.) on Sundays. (But a concern about balls or frisbees going out on roadways.)
- Putt-putt Golf built on chipping range Open when golf course is open and some special evenings in the summer. A fee to play.
- After course closes in evenings, open to walkers and night sky groups, etc.
- Walkers & bicyclists?: Extend a path from F Street to clubhouse allowing its use when golfers are NOT present? (Would need to check into liability laws).
 - Big signs at both ends specifying times when permissible.

From F Street, use existing path along Hole #3 fairway that could be continued between #3 putting green and #4 tee box. Then to the right up the hill between fairways #4 and #1 along the tree line to the clubhouse.

- Driving range a covered tee area, to encourage more participation.
- Plant native prairie grass along perimeter of roadside fairways.

March 26, 2023

To: Carrie Hite & Chris Jones,

From: PTGC Players Club members Barb Matter, Tim Caldwell, Lynn Bidlake, George Bush, Ginny Adams, and Barb Aldrich

Re: The 3 Concepts presented at the last Stakeholders meeting, March 23rd.

We are concerned about the potential loss of Hole #5 and the driving range (indicated on Concept B). We realize that a few parcels along Blaine Street are not designated for "municipal use only", but we have yet to hear any reason why they wouldn't remain part of the golf course. It is evident from the community surveys regarding the site of the pool complex, that the public highly favors the current site over the golf course site. (76% for Mtn. View site). So building the new pool complex on Hole #5 does not appear likely. Why then would there be an option to reduce the course footprint if nothing else has been discussed about alternate uses on these parcels?

Referring to your Concept B option, the driving range is <u>essential</u> to the integrity of the golf course, and its loss would be significant:

- Lost <u>revenue</u> for the golf manager AND the City (from purchasing buckets of range balls & for golf lessons)
- 2. A significant deterrent in finding a good golf manager
- 3. A significant deterrent for golf participation at PTGC
- 4. No range to hold golf lessons
- No range to practice for new and seasoned golfers and the high school golf team, or to warm up before tournaments.

The three top priorities reported from the January Open House public surveys were <u>Walking/Biking Trails</u>, <u>Habitat Restoration</u>, and <u>Renovated Golf Course</u>. It has become clear during the Envision process that many non-golfers would like the property to become multiuse while keeping the golf course and its open space. So we, as golfers, considered the community's input and submitted a proposal and map to your Envision team on March 21st that addressed multi-uses with all three priorities from the surveys:

Two public trails, a native plant nursery and expansion of native habitat, a miniature golf course, a community garden or housing at the corner of 19th & San Juan Ave, and public rental use of the clubhouse restaurant space or adjacent lawn for events, parties, outdoor theater, etc. We also listed the renovations needed on the course & facilities to make it viable and attractive to locals and tourists.

We are part of the Port Townsend community and have been engaged in your efforts to get community opinion. So we hope you appreciate this information and that it is helpful in preparing for the next Open House in presenting concepts that reflect the community surveys and input.

Concepts A & B need some clarification and revision. Our suggestions are:

February 21, 2023

- Remove the word trees from "Trees and stump removal". The trees are just fine now, and have been taken care of by volunteers for several years.
- Remove "Rock outcroppings". This is not realistic since they are like icebergs ... huge boulders 80% of which are below ground, and they do not interfere with the game of golf.
- The pump house has already been updated
- Turf restoration on putting greens is more of a priority than bunker restoration.
- A boardwalk at the pond would interfere with bird habitat and nesting.

Here is a revised list to consider for Concept A and B.

CONCEPT A - RENOVATED GOLF COURSE

- Update irrigation system
- Fairway stump removal
- Maintenance equipment upgrade
- Clubhouse repair/ remodel
- Replacement of deteriorated golf cart garages
- Turf restoration on putting greens
- Expansion of the native prairie grass area
- A minimum 10-vear lease for new golf manager to incorporate improvements.

CONCEPT B - HYBRID GOLF COURSE

- 9-hole golf course
- All course improvements under Concept A
- 2 public trails through golf course (N->S, W->E)
- Habitat restoration with on-site nursery for native plants
- Native grasses and plants expanded around golf course
- Management to adopt a "green golf course" concept using environmentally-friendly practices
- Miniature putt-putt golf course (revenue producing)
- Community garden or housing at corner of 19th & San Juan

Thank you.

Port Townsend Public Golf Course Improvement Recommendations

Based on the results of first open house it is evident that participants favored retention of the golf course and for those who participated in identifying future uses of the golf course property, golf remained a relevant activity. The Players Club agrees that some of the activities and uses identified as possible additions to the property could be incorporated into the normal operations of the golf course. With the golf course lease expiring at the end of 2023, it is essential that work begin to request golf course management proposals to ensure a smooth transition into 2024 and beyond.

The two primary concerns of the Players Club are the need for a seamless transition to a new golf course lease and the retention of the nine greens and twenty-seven tee boxes situated on the property. The following is a list of recommendations for the enhancement of the golf course.

- Restore golf course water irrigation system with an emphasis on the nine putting surfaces and the twenty-seven tee boxes. 4E5
- Enhance the footprint of the prairie flower native grasses (e.g., Camas) with an emphasis on creating a contiguous prairie. CHEAN BUT NOT MUCH RECOM
 - o Golf course perimeter
 - O Relocation of entrance drive from Blaine Street to Walker Street ωμη? when
- Remodel the clubhouse to expand the restaurant and include living quarters. (which existed in the original clubhouse). IENLARGE DECK AND ADD ENTRACE
- Build a shelter to cover the driving range tee boxes. MAYBE FOR 3 OR 4 • Relocate the maintenance building to the area adjacent to the #13 tee box. $\omega 144$?
- Repair or replace deteriorated golf cart garages and add two new multi-unit
- golf cart garages and equip all with solar panels and EV chargers. why
- Create a north-south pedestrian trail from "F" Street (behind #2 green) up to the clubhouse. OK - CLABLITY? PUGNIGAT?

 • Create a west-east pedestrian trail from San Juan Avenue (across the middle
- of #8 fairway) up to the clubhouse. Of Algamient

 Build a 9-hole miniature course adjacent to the course parking lot behind (to
- the east) of the multi-unit golf cart garages. NO WHY? Expressive.
- Rezone frontage on San Juan Avenue (behind #5 green and #6 and #15 tees boxes) between 19th and 20th streets for residential/retail usage. CORLER? WAY?
- Reduce and manage the amount of cattails around the pond.
- Construct native prairie plants STEM educational nursery on former maintenance building site for rejuvenating prairie areas and additions to course perimeter.
- Restore and enlarge the practice green north of the clubhouse.
- Encourage golf course management to join the cooperative Audubon & U.S. Golf Association Sanctuary Program to promote ecologically sound land management and conservation of natural resources and wildlife habitat.

March 2023

Port Townsend Public Golf Course Improvement Recommendations

by the golfers that play regularly at the course (the Players Club)

Based on the survey results of the first Envision Open Houses in January, it is evident that Port Townsend community members favored retention of the <u>golf course</u>. It was one of the three top priorities selected among thirteen potential uses of the property. The other two priorities were <u>public trails</u> and <u>habitat restoration</u>.

The PTGC Players Club agrees that some multi-use amenities could be accommodated with the normal operations of the 9-hole golf course. Reducing the course to fewer than 9 holes or removing the driving range would significantly reduce participation by locals and tourists alike.

The following is a list of recommendations for repairing and enhancing the course that would make it more attractive and viable. Those listed with asterisks * would be the responsibility of the golf course manager lessee.

Golf Course Improvements:

- Restore the water irrigation system with an emphasis on the nine putting surfaces and the twenty-seven tee boxes.
- * Upgrade the golf course maintenance equipment
- * Restore and enlarge the practice green north of the clubhouse.
- · * Restore the turf on the course putting greens that need it.
- Replace deteriorated golf cart garages with two new multi-unit cart garages, equipped with EV chargers & possibly solar panels.
- Build a shelter to cover the driving range tee boxes, which would increase usage & revenue.
- Reduce and manage the cattails around the pond. And elevate tee box #11 so golfers can see over the pond's cattails to the putting green.
- Build a 9-hole miniature putt-putt golf course near the parking lot on north end of the
 current chipping range or at another location west of clubhouse in current brush area.
 This would be a real attraction for our youth (& all ages). It could be managed by
 the course manager and would bring in additional revenue for the course & City.
- Implement a robust marketing strategy by the City, the Chamber of Commerce, and the course manager.
- BIG DREAMS:
 - Remodel the clubhouse to expand pro shop, restaurant and to provide living quarters for the golf manager. (which existed in the original clubhouse).
 - Relocate the maintenance shop to an area between Walker Street and the east edge
 of Hole #4. The present location of the shop detracts from the overall appearance
 as one enters the course parking lot & clubhouse.

Habitat Restoration & Expansion

Construct a native plant educational nursery and expand the Kah Tai Prairie south and on
the perimeter of the course. The Native Plant Society has expressed interest in this
nursery that could be run by volunteers and benefit school children & teens if
incorporated into a STEM program. The proposed location is next to the prairie preserve
on the east side of the course parking lot.

- Encourage golf course management to join the cooperative <u>Audubon & U.S. Golf</u>
 <u>Association Sanctuary Program</u> to promote ecologically sound land management and
 conservation of natural resources and wildlife habitat.
- Ensure that the Hasting's Pond remains a healthy habitat for resident and seasonal birds
 to nest, feed, and enjoy. (If a public trail was part of future planning starting at F Street
 along the current golf cart path, the public could enjoy viewing this habitat along with the
 golfers.)

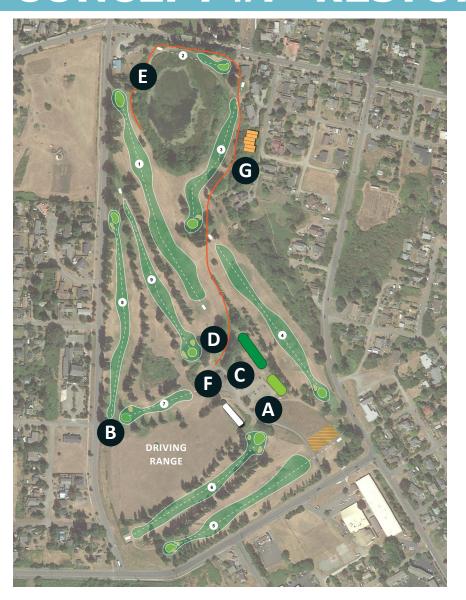
Public Trails

- Create a north-south pedestrian trail from "F" Street up to the clubhouse. An existing golf cart path along Hole #3 can be used half the distance to the clubhouse.
- Create a west-east pedestrian trail from San Juan Avenue (across the middle of #8 fairway) up to the clubhouse. From the clubhouse, the trails would follow the course entry road south to Blaine St.

Other multi-use:

 Rezone frontage at the corner of 19th and San Juan Avenue, behind #5 green and #15 tee box, for housing or community garden space.

If a decision is made to retain the 9-hole course on the property, it is essential that a search for golf course management (through RFP) commence as soon as possible to ensure a smooth transition into 2024 and beyond. The RFP would need to offer a 10-15 year lease to attract a qualified competent manager as a permanent resident in the Port Townsend area.



KEY

- A DEFERRED IRRIGATION MAINTENANCE
- B STUMP REMOVAL (VARIOUS LOCATIONS)
- NEW MAINTENANCE EQUIPMENT
- D LEVELING AND GRADING (VARIOUS LOCATIONS)
- E IMPROVE CART PATHS (VARIOUS LOCATIONS)
- F CLUBHOUSE REPAIR(S)
- G HOUSING (DEVELOPER RFP)

ESTIMATE OF PROBABLE COSTS

(cost estimate in progress)

CONCEPT #2 - HYBRID GOLF COURSE



KEY

- A PUBLIC TRAILS + CART PATHS
- **B** BOARDWALK
- C HOUSING (DEVELOPER RFP)
- **D** OPEN SPACE W/ TRAILS + HABITAT RESTORATION
- RELOCATED DOG PARK
- **E** COMMUNITY GARDEN
- **G** NATURE PLAY
- CIVIC PLAZA W/ PICKLEBALL AND SPLASHPAD

PHASING PLAN + ESTIMATE OF PROBABLE COSTS

PHASE 1 (YEAR 1-5):

RELOCATE HOLES 5+6, RELOCATE DOG PARK, IMPLEMENT PUBLIC TRAILS + CART PATHS

PHASE 2 (YEAR 5-10):

BOARDWALK, HOUSING, COMMUNITY GARDEN, MT. VIEW PLAZA, PICKLEBALL AND SPLASHPAD, REBUILD POOL

(cost estimate in progress)

HYBRID GOLF COURSE - PROGRAM ELEMENTS



















CONCEPT #3 - SPACE FOR NATURE

CHAPTER 6 — GOALS AND POLICIES

OPEN SPACE

Open space, as described in this Plan, falls into three general categories: (1) Parks and Recreation Areas; (2) Buffer zones; and, (3) Drainage protection zones.

PARKS AND RECREATION AREAS

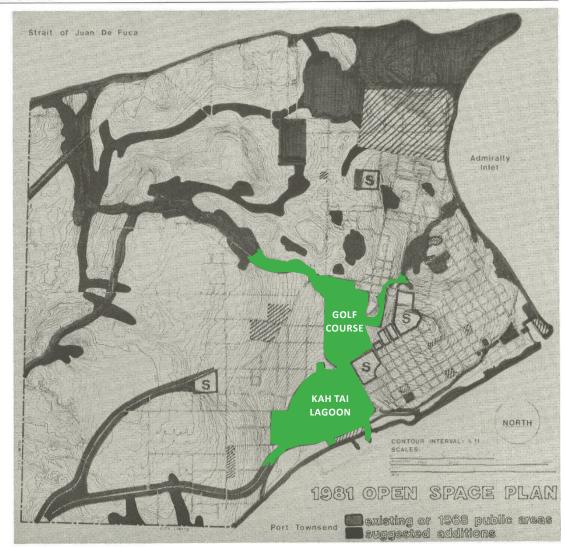
As indicated in Chapter 3 of this Plan, Port Townsend currently encompasses some 495 acres of park and recreation space. This acreage is considered sufficient to meet community needs well beyond the year 2000; however, any moderate to large scale housing development should include sufficient open space to meet the needs of the residents thereof for recreational purposes.

GOALS:

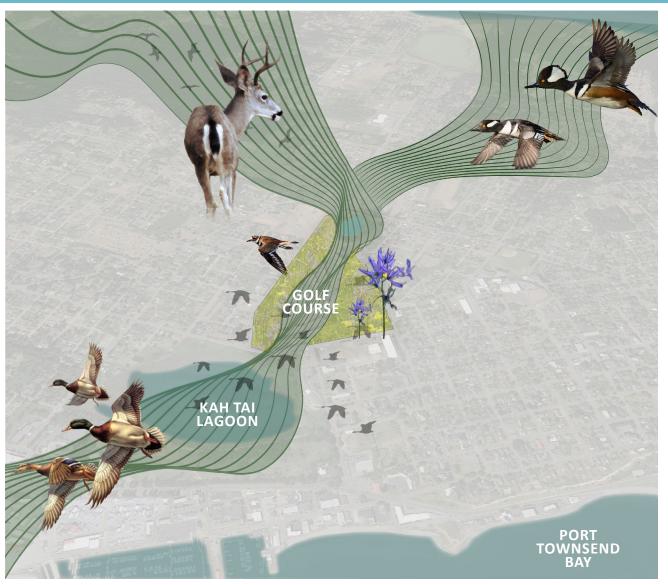
- To develop park facilities that are responsive to the needs and desires of residents and property owners.
- To develop facilities within an equitable framework of taxation and prudent financial management.
- To use, but not destroy, the many natural features of Port Townsend which are available for park and recreation activities.

POLICIES:

- Parks and recreational facilities should accommodate a diversity of age groups and interest groups.
- The location, type and amount of park and recreation facilities should be consistent with the needs and desires of the citizens in the area where the facilities would be located.
- Park design and operation should deal with the impact such activities have, not only within park boundaries, but also on adjacent properties as well.
- 4. Development of park and recreation facilities should be encouraged in the park and recreation industry. Publicly financed and operated facilities should not be entertained as the only alternative to meeting recreational demands.
- 5. Recreation facilities should make adequate provisions for: (a) traffic, both inside and outside the facility, (b) proper



CONCEPT #3 - SPACE FOR NATURE

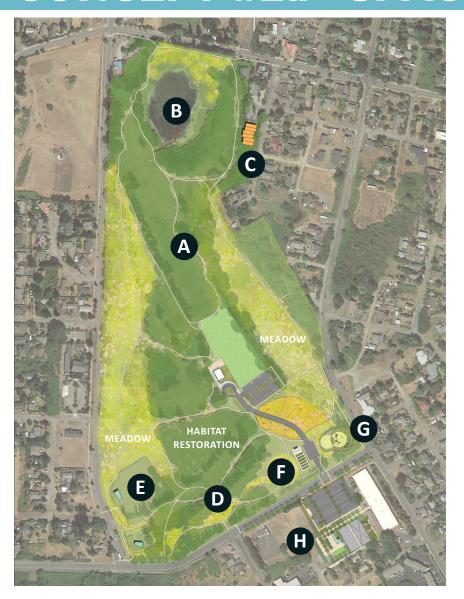


INTERCONNECTED ECOLOGIES

Species include black tailed deer, coopers hawk and killdeer using the meadow open space.

Hooded Merganser, and mallard ducks are a couple of the species that currently move between the Chinese garden wetland, the golf course pond and the Kah Tai Lagoon.

CONCEPT #2a - SPACE FOR NATURE



KEY

- **A** TRAILS
- **B** BOARDWALK
- **C** HOUSING
- D OPEN SPACE W/ TRAILS + HABITAT RESTORATION
- RELOCATED DOG PARK
- **F** COMMUNITY GARDEN
- **G** NATURE PLAY
- CIVIC PLAZA W/ PICKLEBALL AND SPLASHPAD

PHASING PLAN + ESTIMATE OF PROBABLE COSTS

PHASE 1 (YEAR 10-15):

CONVERT CLUBHOUSE TO PUBLIC USE, RESTORATION PLANTING

PHASE 2 (YEAR 15-20):

FLEXIBLE LAWN SPACE, PARKING LOT AND ENTRY DRIVE IMPROVEMENTS

(cost estimate in progress)

SPACE FOR NATURE - PROGRAM ELEMENTS



















CONCEPT #3 - CENTRAL PARK



KEY

- A PUBLIC WALKING TRAILS
- **B** BOARDWALK
- C HOUSING (DEVELOPER RFP)
- **D** AMPHITHEATER
- E COMMUNITY GATHERING SPACE (DEVELOPER RFP)
- **F** COMMUNITY GARDEN
- **G** NATURE PLAY
- H BIKE LOOP TRAIL
- **ACTIVE RECREATION** (BASKETBALL, SOCCER, PICKLE BALL)

PHASING PLAN + ESTIMATE OF PROBABLE COSTS

PHASE 1 (YEAR 1-25):

PEDESTRIAN TRAILS, LOOP BIKE TRAIL, DOG PARK, COM-MUNITY GARDEN

PHASE 2 (YEAR 25-30):

AMPHITHEATER, COMMUNITY SPACE RFP, NATURE PLAY

(cost estimate in progress)

CENTRAL PARK - PROGRAM ELEMENTS





















NEXT STEPS

APRIL 26th - Open House #2

MAY 1st - Online Open House #2

MAY 8th - Stakeholder Meeting #9

JUNE 5th - City Council Briefing #2

JUNE 8th - Stakeholder Meeting #10

JUNE 22nd - Open House #3

JUNE 26th - Online Open House #3

MID JULY - City Council Briefing #3



THANK YOU!





GROUNDSWELL LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING