



CITY OF PORT TOWNSEND

GOLF COURSE + MT. VIEW COMMONS

CONCEPT PLANNING

Open House #3 - June 22, 2023



AGENDA

5:00-5:15 **Introductions + Meeting Purpose**

5:15-5:30 **Feedback from Open House #2**

5:30-6:30 **Consensus Building - A Community Conversation**

Preferred Alternatives

Consensus Building

Discussion | Questions + Answer Period

6:30-7:00 **Next Steps + Open House**

PURPOSE

- **Consensus Building**

Come to consensus on a plan that serves the majority of Port Townsend residents.

- **Arrive at a recommendation for City Council**

A final plan recommendation, for the future of the Port Townsend Golf Course and Mt. View Commons Properties, will be presented to City Council for approval on July 17th.

OPEN HOUSE #2



OPEN HOUSE #2

- **PUBLIC OPEN HOUSE #2**

- April 26, 2023 @ 5:00 p.m.
- Fort Worden Commons
- 207 Attendees

- **ONLINE OPEN HOUSE #2**

- May 1, 2023 @ 4:00 p.m.
- 23 Attendees

- **ONLINE SURVEY**

- 1,359 RESPONSES

CONCEPT #1 - RESTORED GOLF COURSE



KEY

- A** IRRIGATION IMPROVEMENTS (VARIOUS LOCATIONS)
- B** STUMP REMOVAL (VARIOUS LOCATIONS)
- C** NEW MAINTENANCE EQUIPMENT
- D** LEVELING / GRADING (VARIOUS LOCATIONS)
- E** IMPROVE CART PATHS
- F** CLUBHOUSE REPAIRS/UPGRADES
- G** HOUSING (DEVELOPER RFP)
- H** CIVIC PLAZA

PHASING

PHASE 1 (YEAR 1-5):

- IMPROVE IRRIGATION
- NEW MAINTENANCE EQUIP
- LEVELING AND GRADING
- TREE TRIMMING/STUMP

PHASE 2 (YEAR 5-10):

- CLUBHOUSE UPGRADES
- NEW CART PATHS
- NEW TREES
- HOUSING (DEVELOPER RFP)
- MINIATURE GOLF (RFP)

ESTIMATE OF COSTS

PHASE 1 (YEAR 1-5):

- \$419,000

PHASE 2 (YEARS 5-10):

- \$939,000

TOTAL CITY EXPENDITURE

- \$1,358,000.00

CONCEPT #2 - HYBRID GOLF COURSE



KEY

- A** PUBLIC TRAILS + CART PATHS
- B** RELOCATED DOG PARK
- C** RELOCATE HOLES 5 + 6
- D** NATURE PLAY
- E** COMMUNITY GARDEN
- F** HOUSING
- G** BOARDWALK (AUDUBON EMAIL)
- H** CIVIC PLAZA W/ PICKLEBALL + SPLASHPAD

PHASING

PHASE 1 (YEAR 1-5):

- RELOCATE HOLES 5+6
- RELOCATE DOG PARK
- PUBLIC TRAILS + CART PATHS
- ROAD + PARKING

PHASE 2 (YEAR 6-11):

- BOARDWALK
- HOUSING
- COMMUNITY GARDEN
- MT. VIEW PLAZA
- PICKLEBALL + SPLASHPAD
- REBUILD POOL + PARKING
- DISC GOLF, FUTSOL, MINI GOLF

ESTIMATE OF COSTS

PHASE 1 (YEAR 1-5):

- 2024 GRANT REQUEST: \$700K
- 2026 GRANT REQUEST: \$700K
- 2028 GRANT REQUEST: \$700K
- **PHASE 1 TOTAL: \$2.1M**

PHASE 2 (YEARS 6-11):

- 2030 GRANT REQUEST: \$770K
- 2032 GRANT REQUEST: \$770K
- 2034 GRANT REQUEST: \$760K
- **PHASE 2 TOTAL: \$2.3M**

TOTAL GRANT REQUEST

- **\$4.4M**

CONCEPT #2a - SPACE FOR NATURE



KEY

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

PHASING

PHASE 1 (YEAR 10-15):

- TRAILS
- FLEXIBLE GREEN SPACE

PHASE 2 (YEAR 16-22):

- PARKING LOT/ENTRY DRIVE
- LIGHTING IMPROVEMENTS
- DISC GOLF, FUTSOL, MINIATURE GOLF (RFP)

ESTIMATE OF COSTS

PHASE 1 (YEAR 10-15):

- 2034 GRANT REQUEST: \$770K
- 2036 GRANT REQUEST: \$770K
- 2038 GRANT REQUEST: \$770K
- PHASE 1 TOTAL: \$2.31M

PHASE 2 (YEARS 16-22):

- 2040 GRANT REQUEST: \$770K
- 2042 GRANT REQUEST: \$770K
- 2044 GRANT REQUEST: \$770K
- PHASE 2 TOTAL: \$2.31M

TOTAL GRANT REQUEST

- \$4.62M

CONCEPT #3 - CENTRAL PARK



KEY

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

PHASING

PHASE 1 (YEAR 1-10):

- BIKE AND PED. TRAILS
- COMMUNITY GARDEN
- ROAD/PARKING LOT

PHASE 2 (YEAR 11-21):

- AMPHITHEATER
- COMMUNITY SPACE RFP.
- NATURE PLAY
- DOG PARK
- SPORTS AMENITIES
- DISC GOLF + MINI GOLF (DEV. RFP)

ESTIMATE OF COSTS

PHASE 1 (YEAR 1-10):

- 2024 GRANT REQUEST: \$450K
- 2026 GRANT REQUEST: \$450K
- 2028 GRANT REQUEST: \$450K
- 2030 GRANT REQUEST: \$450K
- 2032 GRANT REQUEST: \$450K
- PHASE 1 TOTAL: \$2.25M

PHASE 2 (YEARS 11-21):

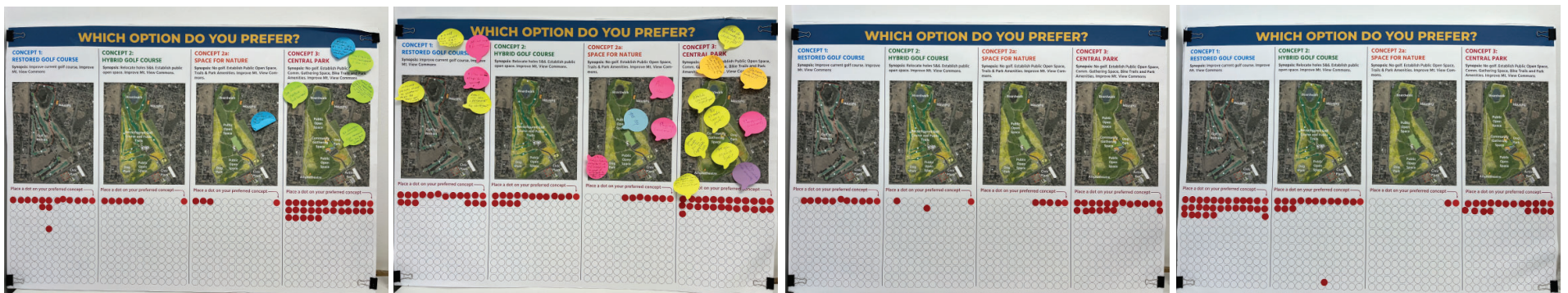
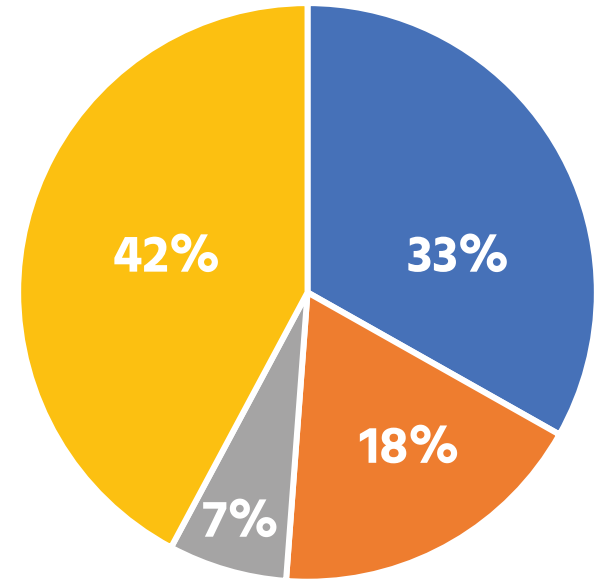
- 2034 GRANT REQUEST: \$600K
- 2036 GRANT REQUEST: \$600K
- 2040 GRANT REQUEST: \$600K
- 2042 GRANT REQUEST: \$600K
- 2044 GRANT REQUEST: \$600K
- PHASE 2 TOTAL: \$3M

TOTAL GRANT REQUEST

- \$5.25M

OPEN HOUSE #2 RESULTS

- 1. **CONCEPT 3 - CENTRAL PARK**
- 2. **CONCEPT 1 - RESTORED GOLF COURSE**
- 3. **CONCEPT 2 - HYBRID GOLF COURSE**
- 4. **CONCEPT 2A - SPACE FOR NATURE**



1ST

CONCEPT 3: CENTRAL PARK

Synopsis: No golf. Establish Public Open Space, Comm. Gathering Space, Bike Trails and Park Amenities. Improve Mt. View Commons



42%

2ND

CONCEPT 1: RESTORED GOLF COURSE

Synopsis: Improve current golf course. Improve Mt. View Commons



33%

3RD

CONCEPT 2: HYBRID GOLF COURSE

Synopsis: Relocate holes 5&6. Establish public open space. Improve Mt. View Commons.



18%

4TH

CONCEPT 2a: SPACE FOR NATURE

Synopsis: No golf. Establish Public Open Space, Trails & Park Amenities. Improve Mt. View Commons.



7%

A photograph of a golf course path leading through a green field towards a line of trees under a cloudy sky. The path is a mix of dirt and grass, curving slightly to the right. Large, leafy trees are prominent in the mid-ground, and a dense line of trees forms the background. The sky is overcast with soft, grey clouds. The overall scene is peaceful and natural.

PREFERRED ALTERNATIVES

CENTRAL PARK



HYBRID GOLF COURSE



A photograph of a golf course path leading through a line of trees. The path is a mix of dirt and grass, curving to the right. The trees are lush and green, with some taller, thinner trees in the background. The sky is overcast. The text 'CONSENSUS BUILDING' is overlaid in a bold, orange, sans-serif font, centered in the middle of the image.

CONSENSUS BUILDING

CENTRAL PARK



HYBRID GOLF COURSE



STAKEHOLDER - 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

GROUND RULES

- **Respect other points of view.**
- **Raise your hand if you'd like to speak.**
- This is a public discussion, **not a debate**. The purpose is hear **many points of view** and **explore many options** and solutions. **Be objective** and fair-minded.
- Refrain from side conversations.
- **Refrain from dominating** the discussion. If you have already voiced your ideas, let others have an opportunity. When you speak, be brief and to the point.
- **Everyone is encouraged to participate.**

A photograph of a golf course with a large tree and a path. The word "DISCUSSION" is overlaid in orange text.

DISCUSSION

Questions

- **What is your opinion of coming to consensus on a Hybrid Plan?**
- **What is your opinion of the Hybrid Plan?**
- **What is your opinion of the Central Park Plan?**
- **What questions do you have about the process?**

Show of Hands

- **Community interest in a Hybrid Plan?**
- **Community interest in Central Park Plan?**

NEXT STEPS

- **JUNE 26th - Online Open House #3**
 - **JULY 17th - Recommendation to City Council**
 - **Late July - Final Report**
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WE WANT TO HEAR FROM YOU!



Please give us your input by filling out a short questionnaire about the future of the Port Townsend Golf Course and Mt. View Commons properties found at the following URL or QR code.

<https://forms.office.com/r/2bNaNYrZFW>

This survey will be live until Monday, July 3rd.

THANK YOU!



City of Port
Townsend



GROUNDSWELL

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING