



CITY OF PORT TOWNSEND

GOLF COURSE + MT. VIEW COMMONS

CONCEPT PLANNING

Stakeholder Meeting #9 - May 8, 2023



City of
Townsend



GROUNDSWELL
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING

AGENDA

3:30-3:35 WELCOME

3:35-3:40 OPEN HOUSE #2 DEBRIEF

3:40-4:00 OPEN HOUSE #2 FEEDBACK - WHAT WE HEARD

4:00-4:25 PRELIMINARY COST ESTIMATES

4:25-4:55 OPEN HOUSE #2 DISCUSSION

4:55-5:00 NEXT STEPS

OPEN HOUSE #2 DEBRIEF

- **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**

- 1,030 RESPONSES (as of May 8)

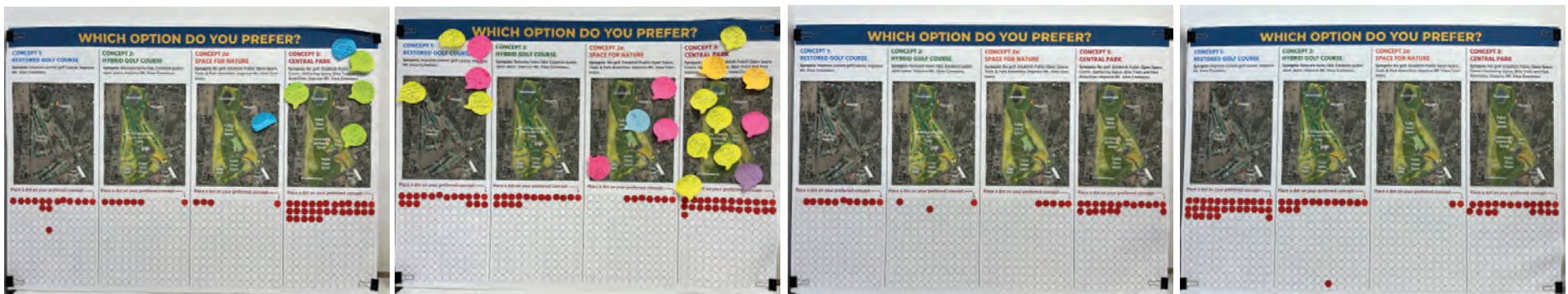
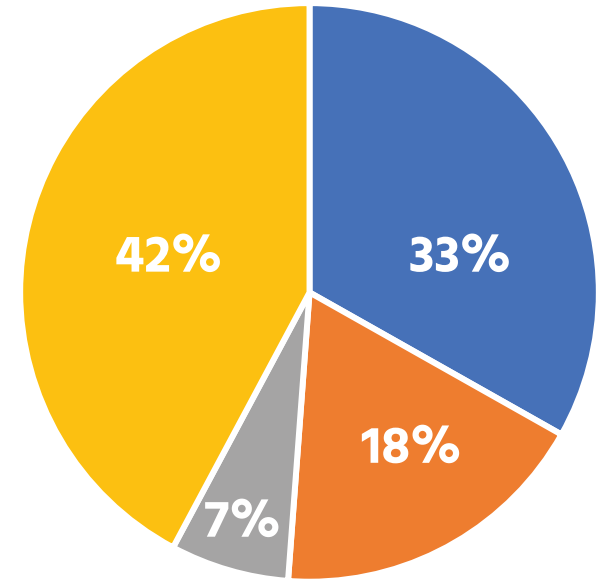
A photograph of a golf course path leading through a line of trees. The path is made of dirt and grass, curving to the right. The trees are large and leafy, with some tall, thin trees in the background. The sky is overcast with grey clouds. The text "OPEN HOUSE #2" and "FEEDBACK" is overlaid in large, bold, orange letters in the center of the image.

OPEN HOUSE #2

FEEDBACK

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**



CONCEPT #1 - COMMENTS



COMMENTS

1. *(NAME REDACTED)* WANTS TO PUT A POOL IN THE 'NATIVE PLANT' AREA IN THE MIDDLE.
2. NEW GOLF CART SHEDS - THEY ARE FALLING APART.
3. COVERED DRIVING RANGE TO USE ALL YEAR.
4. CLUBHOUSE UPGRADES W/ BAR/EVENT SPACE.
5. HOW IS HOUSING AND CIVIC PLAZA PART OF GOLF COURSE RENOVATION? LETS HAVE MINIATURE GOLF TOO.
6. RESTORATION HABITAT THROUGHOUT COURSE.
7. SHOULD INCLUDE BETTER SPECIFICITY OF THE WETLAND BUFFER.
8. WHY DOESN'T THE CITY SUPPORT THE GOLF COURSE IN WHY PEOPLE VISIT W/ BOATS AND LOVE TO PLAY GOLF?
9. LOOSE THIS GEM AND THERE IS NO GOING BACK. IT WILL BE GONE FOREVER. DO WE REALLY WANT THAT?
10. WE HAVE ENDLESS TRAILS/BEACHES AT FT. WORDEN. WE HAVE ONLY ONE GOLF COURSE.
11. CONCEPT 1
12. OMG PEOPLE Q+A =TOWN HALL VENT YOUR OPINIONS.
13. WHY DOESN'T THIS HAVE NICE BRIGHT YELLOW GREENS?

CONCEPT #2 - COMMENTS



COMMENTS

1. THE COURSE NEEDS A DRIVING RANGE.
2. ADD IN DISC GOLF.
3. WOULD THE PUBLIC TRAIL BY HOLES 8+9 ONLY BE ACCESSED DURING DESIGNATED HOUSE WHEN NO GOLF IS BEING PLAYED?
4. HYBRID GOLF COURSE/DISC GOLF COURSE/FOOT GOLF/MULTI-SPORT COURSE.
5. WHAT ABOUT DISC GOLF OPTION?
6. WE NEED TO PRESERVE SPORT IN OUR COMMUNITY.
7. REZONE SOME OF THE FREED-UP PROPERTY SO THAT 40-50 UNITS OF HOUSING CAN BE BUILT.
8. AMPHITHEATER IN HYBRID.
9. AMPHITHEATER INSTEAD.
10. HOW CAN THIS BE SAFE? PARALLEL BETWEEN TWO FAIRWAYS (NOT THAT MUCH ROOM) AND ACROSS A FAIRWAY WHO HAS RIGHT OF WAY?
11. LOOK AT THE DATA ON A 6-HOLE COURSE TO REMOVE POND FROM COURSE.
12. WHAT ABOUT A VIRTUAL INDOOR DRIVING RANGE?
13. THE GOLF COURSE PROPERTY IS PUBLIC PROPERTY THE PUBLIC CAN'T USE.

CONCEPT #2a - COMMENTS



COMMENTS

1. TRAILS WITHOUT DESTINATIONS ARE OF LITTLE USE. TRAILS BETWEEN DESTINATIONS MAKE SENSE.
2. HOUSING COULD BE MANY LOCATIONS.
3. WHY DOES THIS PLAN NEED TO WAIT TEN YEARS TO START?
4. MORE HOUSING. WHY 50-300' BUFFER? WHICH IS IT?
5. UPGRADE TO USE LID STORMWATER METHODS. REGARDLESS OF WHICH OPTION PREVAILS.
6. LOVE THE DOG PARK HERE. 'PLUS' FOR THE DOG PARK HERE.
7. FUNDS TO CONSTRUCT BOARDWALK BETTER USED FOR SOMETHING ELSE.
8. I THOUGHT THIS WAS PROTECTED PRAIRIE.

CONCEPT #3 - COMMENTS



COMMENTS

1. LOVE THE AMPHITHEATER.
2. LOVE THE BOARDWALK.
3. THE BICYCLE AND WALKING CONNECTIVITY IS EXCELLENT.
4. I LOVE THIS PLAN. I HAVE QUESTIONS ABOUT HOW THESE AWESOME FACILITIES WILL BE MAINTAINED.
5. 50 ACRES - 6 UNITS? MORE HOUSING.
6. I LOVE THE IDEA OF DOING NOTHING FOR 5 YEARS + JUST LISTENING TO THE LAND AND LETTING IT RECOVER FROM THE MOWING, CHEMICALS AND HEAVY USE.
7. PLEASE KEEP THE SPLASH PAD AS AN ELEMENT IN OPTION 3. ANYWHERE.
8. THIS BOARDWALK THAT CONNECTS IS ELEGANT AND WOULD BE HIGHLY USED.
9. I LIKE THE BOARDWALK CONCEPT A LOT.
10. YAY AMPHITHEATER!!!
11. YES TO AN AMPHITHEATER!
12. CAN WE INCORPORATE SOME COVERED AREAS TO MAKE WINTER USAGE MORE ACCESSIBLE?
13. I'M CONCERNED ABOUT COMMUNITY NOISE FOR AMPHITHEATER.
14. CREATE A FOOD TRUCK POD NEXT TO AMPHITHEATER SO THERE ARE AMENITIES FOR EVENTS.
15. CAN THERE BE LETTING AREAS GO WILD + THE WALKING PATH CONNECT STREET TO BLAINE.
16. CONSIDER KEEPING THE DRIVING RANGE + BUILDING. KEEPING SOME GOLF FOR EXISTING PLAYERS.
17. NOT A FAN OF THE AMPHITHEATER. DOG PARK HERE IS BETTER.
18. FUTSOL IN CENTRAL PARK???
19. REBUILD POOL AS PRIORITY.
20. DITTO NO AMPHITHEATER.
21. WE DON'T NEED NATURE PLAY IN THIS SPOT. WE'VE GOT BEACHES AND WOODS FOR THAT ALL OVER TOWN.
22. IS IT POSSIBLE TO INCORPORATE SOME COVERED, RENTABLE PICNIC AREAS LIKE AT H.J. CARROLL?
23. WHERE WOULD PEOPLE PARK FOR AMPHITHEATER?
24. PLEASE BRING BACK PARKING ON 2 + 2A FOR AMPHITHEATER.
25. LETS DEDICATE ONE OF THESE SIDE STREETS TO BIKES, WALKING AND LOCAL TRAFFIC ONLY TO KEEP FOLKS SAFER.
26. CAN WE ADD MORE HOUSING HERE? NOT SINGLE FAMILY BUT HIGHER DENSITY COMPLEX?
27. HOW LONG IS THE LOOP TRAIL FOR RUNNERS? THAT IS A BONUS. KAI TAI ISN'T A LOOP.
28. NO DEVELOPERS. DO LIKE CONNECTING NORTH/SOUTH.

A photograph of a golf course. A dirt path leads from the foreground into the distance, flanked by green grass. Large trees are visible in the background under a cloudy sky. The text "PRELIMINARY COST ESTIMATES" is overlaid in large, bold, orange letters.

PRELIMINARY COST ESTIMATES

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
- 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
- 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
- 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):

- TRAILS
- COMMUNITY GARDEN
- ROAD/PARKING LOT
- TRAILS

PHASE 2 (YEAR 11-21):

- AMPHITHEATER
- COMMUNITY SPACE RFP.
- NATURE PLAY
- DOG PARK
- SPORTS AMENITIES
- DISC GOLF, FUTSOL, MINI GOLF

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

CONCEPT 1: RESTORED GOLF COURSE

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



CONCEPT 2: HYBRID GOLF COURSE

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



CONCEPT 2a: SPACE FOR NATURE

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



CONCEPT 3: CENTRAL PARK

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



NEXT STEPS

JUNE 8th - Stakeholder Meeting #10

JUNE 20th - City Council Briefing #2

JUNE 22nd - Open House #3

JUNE 26th - Online Open House #3

MID JULY - City Council Briefing #3

THANK YOU!



City of Port
Townsend



GROUNDSWELL

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING