



CITY OF PORT TOWNSEND

GOLF COURSE + MT. VIEW COMMONS

CONCEPT PLANNING

Stakeholder Meeting #7 - March 23, 2023



AGENDA

- 3:30-3:35 WELCOME**
- 3:35-3:45 ZONING INFORMATION + SITE RESTRICTIONS (FOLLOW UP)**
- 3:45-3:55 HOUSING PROJECTS (FOLLOW UP)**
- 3:55-4:05 GOLF COURSE FINANCIAL ANALYSIS**
- 4:05-4:15 GOLF COURSE ANALYSIS - DRAFT RECOMMENDATIONS**
- 4:15-4:55 OPEN HOUSE #2 | MASTER PLAN CONCEPTS**
- 4:55-5:00 NEXT STEPS**

A photograph of a golf course with a large, leafy tree in the foreground. A dirt path leads from the bottom left towards the center of the image. In the background, there are more trees and a small building. The sky is overcast.

ZONING INFORMATION + SITE RESTRICTIONS

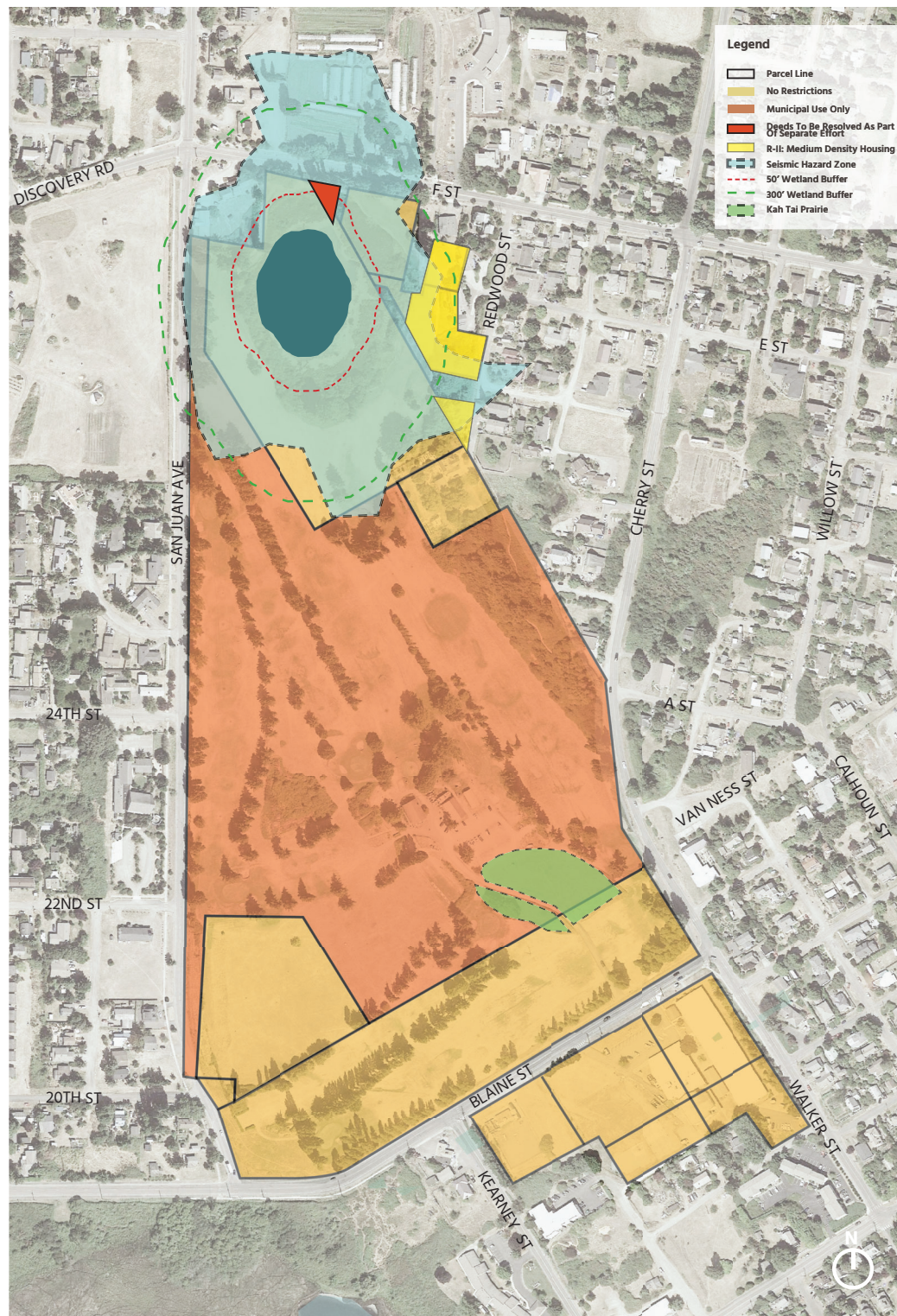
ZONING

- **P-0/S: Public Open Space + P-I: Public Infrastructure**

- <https://www.codepublishing.com/WA/PortTownsend/html/PortTownsend17/PortTownsend1724.html#17.24>

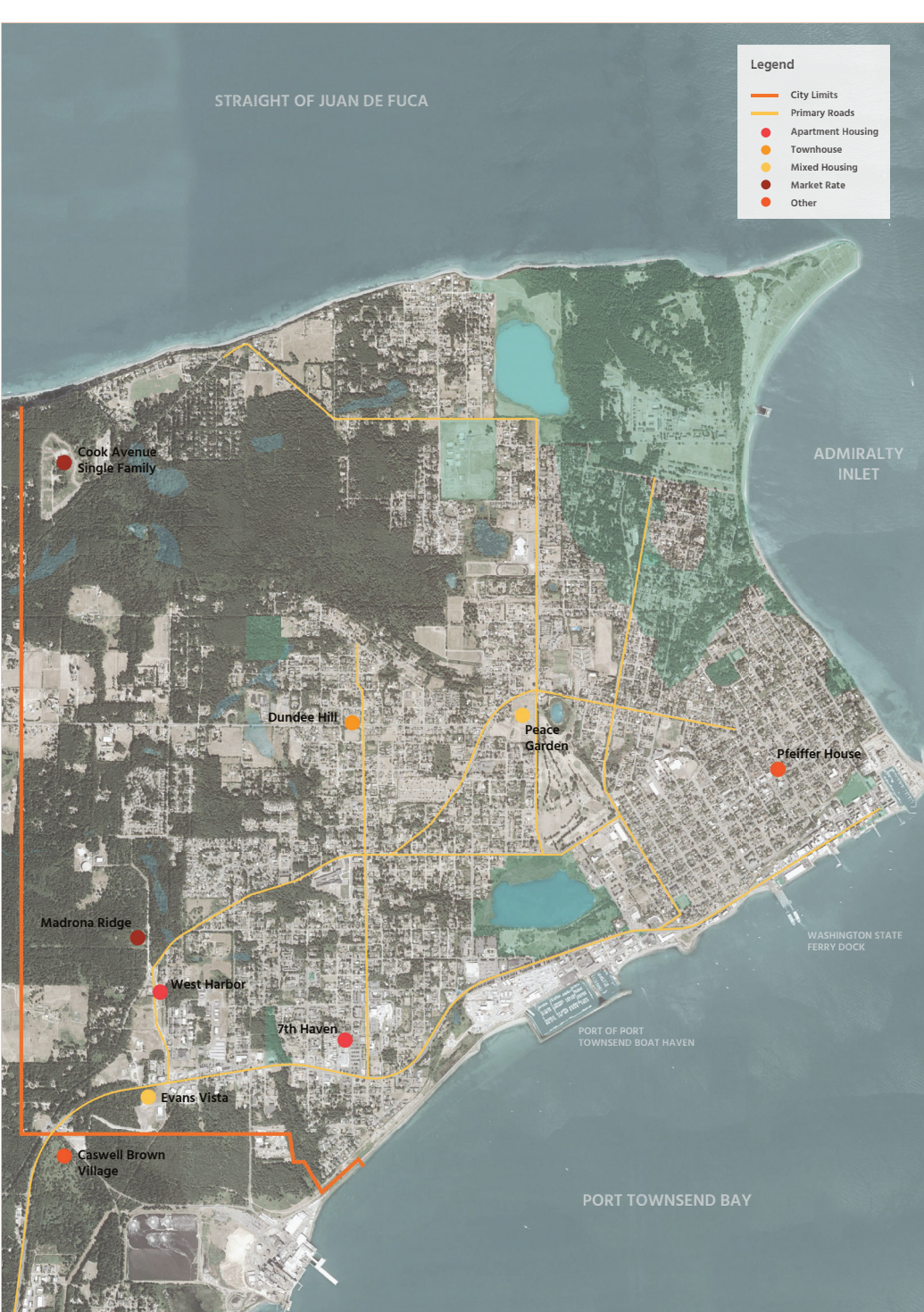
- **R-II: MEDIUM DENSITY RESIDENTIAL**

- R-II – Medium Density Single-Family. This district accommodates single-family dwellings (including duplexes, triplexes, and fourplexes) at a density of up to eight units per 40,000-square-foot area (i.e., 5,000-square-foot minimum lot size, or approximately eight dwelling units within one block of platted land). It allows four or fewer single-family dwelling units to be contained within one structure upon condition of sufficient tract size: 10,000 square feet for a duplex; 15,000 square feet for a triplex; and 20,000 square feet for a fourplex. Limited multifamily development could occur with approval of a planned unit development. The R-II district corresponds closely to those areas of town that are currently platted to eight lots per block, include few development limitations, and which are in proximity to existing public facilities and services.

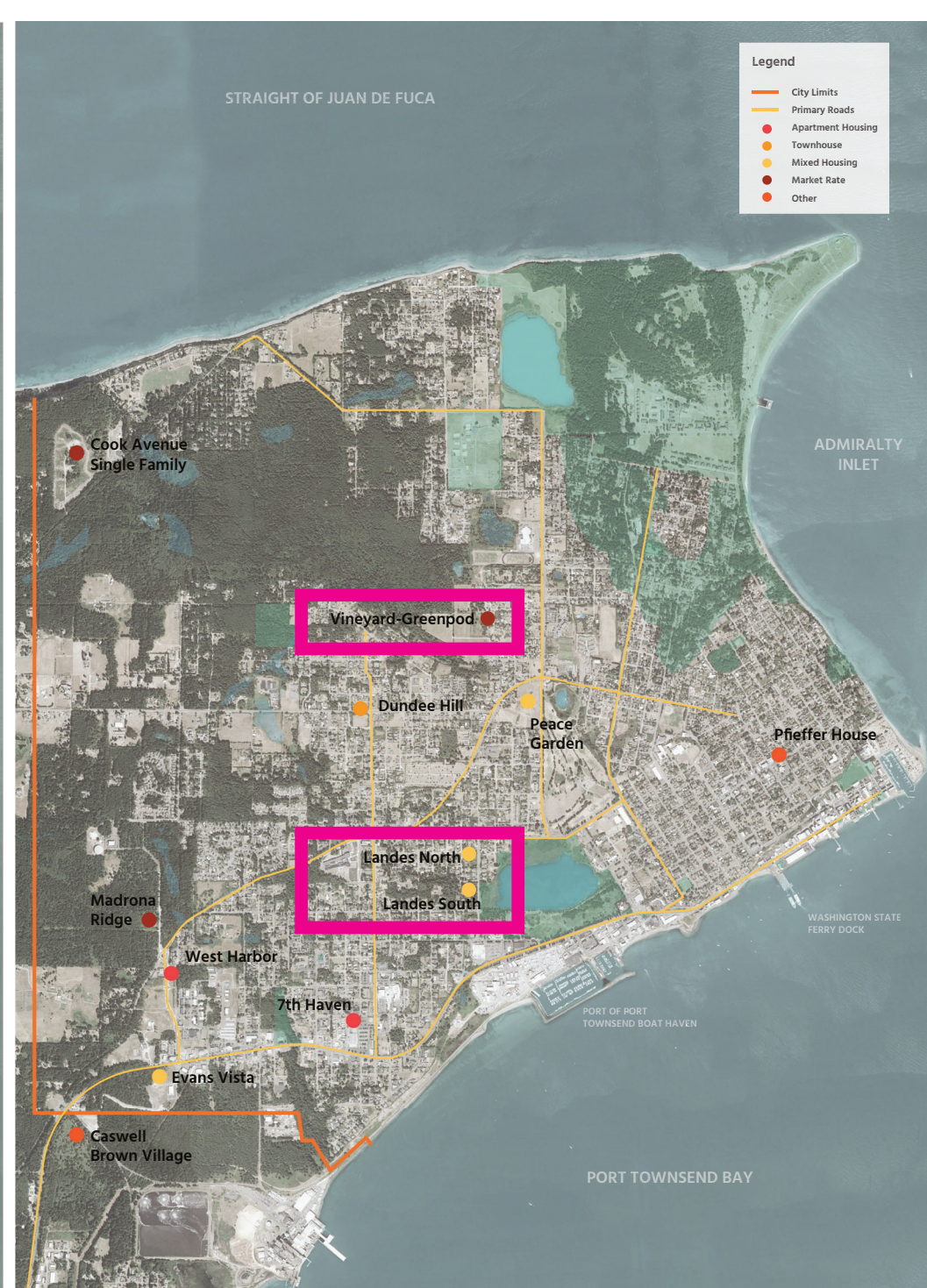


A photograph of a golf course under a cloudy sky. A large, leafy tree stands prominently in the center-left. A dirt path winds through the grass from the bottom left towards the right. In the background, a line of tall, thin trees is visible. The word "HOUSING" is overlaid in large, bold, orange letters across the middle of the image.

HOUSING



PRIOR PLAN



UPDATED PLAN

A photograph of a golf course with a large, leafy tree in the center. A dirt path leads from the foreground towards the tree. In the background, there are more trees and a few people on the grass. The sky is overcast.

GOLF COURSE FINANCES

FINANCES

YEAR	Contractor			City		
	Expenses	Revenue	Net	Expenses	Revenue	Net
2022		124,422		\$ 41,567.96	10000	\$ (31,567.96)
2021	92,225	125,513	33,288	\$ 51,014.23	8164	\$ (42,850.23)
2020	57696	102,650	44,954	\$ 43,368.41		\$ (43,368.41)
2019	72942	130177	57,235	\$ 58,312.03	8485	\$ (49,827.03)
2018	95404	130132	34,728	\$ 58,183.38	8490	\$ (49,693.38)

	2018	2019	2020	2021	2022
Water Usage	\$ 31,963.68	\$ 30,423.12	\$ 28,913.92	\$ 38,811.92	\$ 29,842.96
Labor-City Staff	\$ 3,003.59	\$ 3,607.00	\$ 1,551.57	\$ 3,072.00	
Capital	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs/Maintenance/Professional Services	\$ 23,216.11	\$ 24,281.91	\$ 12,902.92	\$ 9,130.31	\$ 11,725.00
Total \$	\$ 58,183.38	\$ 58,312.03	\$ 43,368.41	\$ 51,014.23	\$ 41,567.96

A photograph of a golf course with a large, leafy tree in the center. A dirt path leads from the foreground towards the tree. The background shows a green field and more trees under a cloudy sky. The text "GOLF COURSE ANALYSIS" is overlaid in large, bold, orange letters.

GOLF COURSE ANALYSIS

GOLF COURSE ANALYSIS

- **PURPOSE: ASSESS THE NGF REPORT FROM A LOCAL LENS**
- **TAKEAWAYS:**
 - AGING INFRASTRUCTURE (COURSE, CLUBHOUSE, IRR., ETC.)
 - DEMAND MAY NEVER BE SUFFICIENT TO SUSTAIN
 - LACK OF MANAGEMENT/MARKETING TO SUSTAIN OPERATIONS
 - LACK OF FINANCIAL REPORTING
 - NGF STUDY - MERITS:
 - ACCURATE DEPICTION OF THE GOLF COURSE CONDITIONS + CHALLENGES
 - SALES AND MARKETING RECOMMENDATIONS
 - NGF STUDY - SHORTCOMINGS:
 - \$1M INVESTMENT IS NOT REALISTIC
 - HIRING A GOLF PRO DOES NOT SUPPORT FINANCIAL GOALS

GOLF COURSE ANALYSIS

- **RECOMMENDATIONS:**

- IMPLEMENT SALES AND MARKETING STRATEGY
- INCREASE GREEN FEES
- EXPAND FOOD AND BEVERAGE OPERATION
- EXTEND LEASE DURATION
- ESTABLISH A LONG TERM OPERATIONAL PLAN
- IMPLEMENT CAPITOL IMPROVEMENTS:
 - IRRIGATION UPGRADES
 - TREE TRIMMING AND DEBRIS REMOVAL
 - LEVELLING AND GRADING OF TEES/FAIRWAYS
 - NEW AND/OR REPAIRED MAINTENANCE EQUIPMENT
 - CLUBHOUSE IMPROVEMENTS

A photograph of a golf course with a large, leafy tree in the center. A dirt path leads from the bottom left towards the tree. The background shows a green golf course with a small building in the distance under a cloudy sky.

OPEN HOUSE #2 MASTER PLAN CONCEPTS

CONCEPT A

RENOVATED GOLF COURSE

IMPROVEMENTS COULD INCLUDE:

- UPDATE IRRIGATION + PUMP HOUSE
- TREES AND STUMP REMOVAL
- MAINTENANCE EQUIPMENT
- ROCK OUTCROPPINGS
- IMPROVE CART PATHS
- TREE IMPROVEMENTS / NEW TREES
- CLUBHOUSE REPAIR
- RESTROOMS, PRO SHOP, ETC.
- BUNKER RENOVATION | RESTORATION

CONCEPT B

HYBRID GOLF COURSE

IMPROVEMENTS COULD INCLUDE

- **GOLF COURSE PROPERTY**
 - REDUCE GOLF COURSE FOOTPRINT
 - REMOVE DRIVING RANGE
 - RELOCATE HOLES 5+6
 - PUBLIC TRAILS
 - HABITAT RESTORATION
 - COMMUNITY GARDEN
 - BOARDWALK
 - NATURE PLAY
 - PICNIC AREAS
 - PARKING
 - HOUSING?
 - POOL
- **MT. VIEW COMMONS**
 - RENOVATE EX. USES
 - FESTIVAL STREET
 - PLAZA
 - ART
 - WATER FEATURE
 - PARKING
 - DOG PARK
 - PICKLEBALL

CONCEPT C

ADAPTED GOLF COURSE

IMPROVEMENTS COULD INCLUDE

- **GOLF COURSE PROPERTY**
 - NO GOLF
 - TRAILS
 - HABITAT RESTORATION
 - NATURE PARK
 - PASSIVE OPEN SPACE
 - PICNIC AREAS
 - COMMUNITY GARDEN
 - BOARDWALK
 - NATURE PLAY
 - HOUSING?
 - EDUCATION/COMM. CENTER
 - OPEN LAWN/PERFORMANCE/FLEX
 - DOG PARK
 - PARKING
 - MINIATURE GOLF
 - DISC GOLF
- **MT. VIEW COMMONS**
 - ED/COMM. CENTER
 - RENOVATE EX. USES
 - FESTIVAL STREET
 - PLAZA
 - ART
 - WATER FEATURE
 - PARKING
 - PICKLEBALL
 - POOL

A photograph of a golf course with a large, leafy tree in the foreground. A dirt path leads from the bottom left towards the center of the image. In the background, there is a green golf course with a few people and a golf cart. The sky is overcast.

DISCUSSION

NEXT STEPS

MID APRIL - Open House #2

EARLY MAY - CITY COUNCIL BRIEFING #2

EARLY JUNE - Open House #3

MID JUNE - CITY COUNCIL BRIEFING #3

THANK YOU!



City of Port
Townsend



GROUNDSWELL

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING