



CITY OF PORT TOWNSEND

GOLF COURSE + MT. VIEW COMMONS

CONCEPT PLANNING

Online Open House #1 - January 12, 2023



AGENDA

4:00-4:30

Presentation

- Introductions
- Project Background
- Public Engagement Process
- Project Understanding / Context
- Creating a Vision

4:30-5:00

Q+A

5:00

Survey (on your own)

HOW TO ENGAGE

- **Submit your questions in the chat box. We will answer as many questions as we can during the thirty-minute Q+A period.**
- **Stay on mute unless you are speaking** (The mute button is in the upper right - click 'Mic' to mute and unmute)
- **Raise your hand before speaking.** (Raised Hand Feature is in the upper right under 'Reactions' - click the hand button or Ctrl+Shift+K)

INTRODUCTIONS



PROJECT PURPOSE

- In early 2020, a community engagement process, following the development of the PROS plan, showed that the **community desires to explore different uses for the golf course** property owned by the City.
- In November 2020, Council unanimously directed staff to engage the community to explore the feasibility of alternate uses, **including continued use for golf.**
- Given the proximity of the Mountain View Campus, it is the City's interest to explore complementary uses and plan for this site as well.



Study Area

PROJECT GOAL

- To best serve the community with parks, recreation, and open space and to improve the quality of life for residents, families, and youth.

PROJECT FACTS

- 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.
- There has been no determination the golf course is being replaced or if other uses will be accommodated.

PROJECT FACTS

- The City and community recognize the environmental value the prairie and pond provide. These uses are intended to remain.
- The City recognizes the value the existing Mt. View tenants provide. This discussion is about complementing land uses.
- The future Mt. View Pool Facility is being planned as a separate/parallel effort. The project is termed 'Healthier Together.'

PROJECT SCHEDULE

PROJECT STARTUP

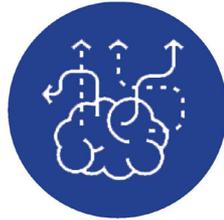
September - October 2022



- Contract with Landscape Architect
- Review of PROS Plan and community strategic plan
- Facilitate focus/interest groups to develop decision making criteria
- Develop public outreach process
- Develop site analysis/site opportunities and constraints
- Project Launch on Site

PROGRAM DEVELOPMENT

November - January 2023



- Evaluate existing golf course from an operational and financial perspective
- Initiate the community visioning process
- Solicit community feedback
- Open House #1:** Explore the feasibility of alternate uses, including continued use for golf
- Develop draft concept(s)
- Report out to City Council

CONCEPT ALTERNATIVES

February - April 2023



- Open House #2:** Community to review and discuss draft concept(s)
- Solicit community feedback
- Create a single preferred concept design based on community feedback
- Report out to City Council

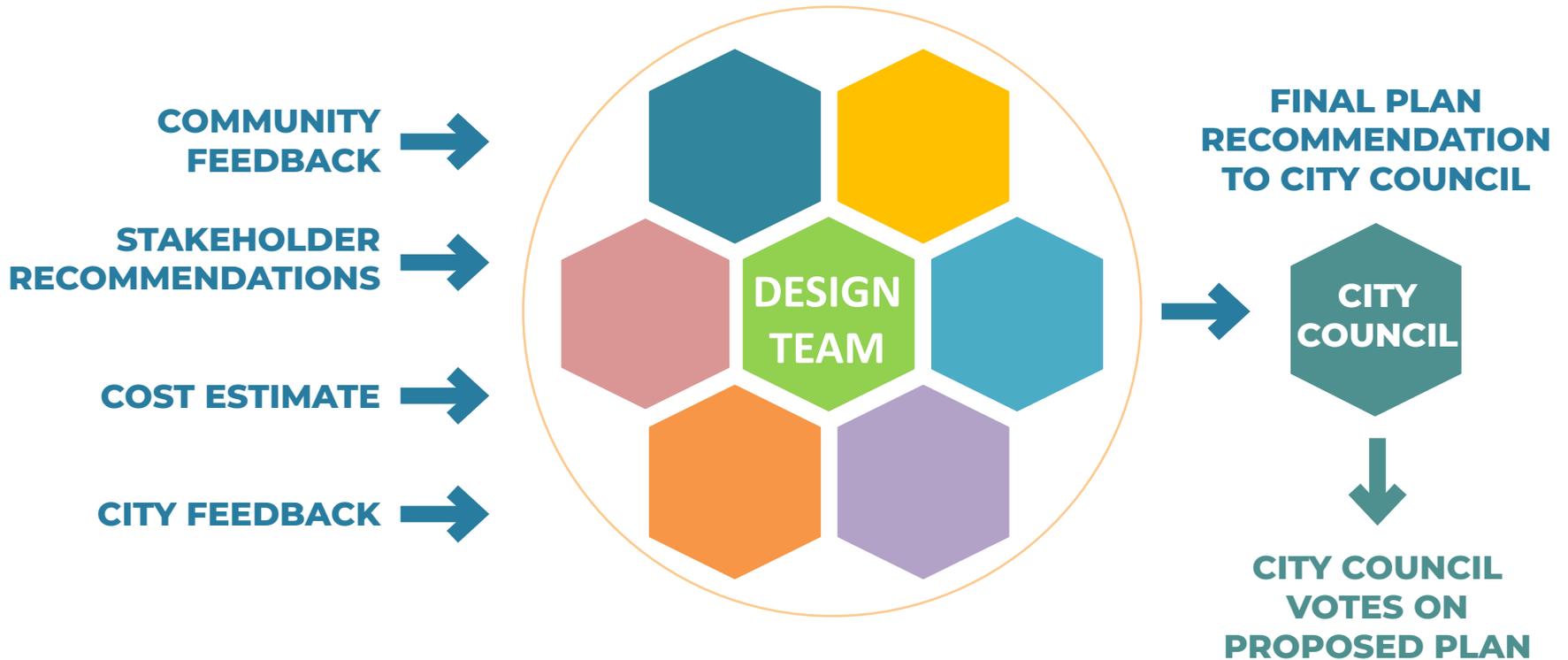
PREFERRED CONCEPT

May - June 2023



- Open House #3:** Present preferred concept plan based on community feedback
- Gather feedback on preferred concept plan
- Finalize plan based on community feedback
- Develop cost estimate for preferred plan
- Develop phasing plan
- Take preferred plan to City Council for approval

DECISION MAKING PROCESS



WHAT WE HAVE HEARD SO FAR

- **2020 PROS Plan - PRIORITIES**

- Trails
- Indoor Facilities
- Open Space

- **2020 PROS Plan - GOLF COURSE FEEDBACK**

- Continuing to operate the golf course for golf.
- Allowing multiple recreation uses on the property.
- Re-purposing to more active sports and managing as a complex with Mountain View.
- Converting it to a nature park.

WHAT WE HAVE HEARD SO FAR

- **Stakeholder Group**

- Purpose: Guide the project team.
- 24 person stakeholder group.
- Four meetings since Sept. 2022.

- **Ongoing Outreach Efforts**

- 22+ Community Interest Groups
- Golfers
- Schools and Students
- Intercept Events
- Parks and Trail Comm. Briefings
- Project Website
- Flyers and press releases
- Advertised events in the Leader, Facebook, Utility Flyer, City Newsletter, PDN, KPTZ, Saturday Market.
- City Council briefings

WHAT WE HAVE HEARD SO FAR

- **Project Launch - October 25, 2022**

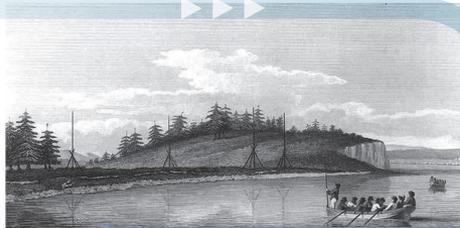
- Purpose: Meet the design team and answer questions.
- 107 Attendees - 95 Comment Cards Submitted
- High Level Takeaways:
 - Diverse opinions on whether to preserve the golf course or explore alternative uses.
 - Comments about accommodating housing on site. Some for, some against.
 - Comments about the importance of the pool.
 - Concern over golf course business operations and contract duration.
 - Interest expressed in providing public access/trails/etc. on the golf course.
 - Many comments about the importance of Pickleball. Interest in more courts and covered courts.
 - Comments about environmental sustainability and stewardship
 - Comments about creating a hybrid solution - a win/win for all.

PROJECT UNDERSTANDING



HISTORY OF OUR SITE

1700'S



A PORTAGE TRAIL FROM BAY TO BEACH

Prior to white settlement, and the development of the project site. The land that the golf course currently resides on was known as the qatáy Valley (roughly following present-day San Juan Avenue). Through the use of Kah tai lagoon and a series of ponds the S'Klallam tribe were able to haul canoes from the Strait of Juan de Fuca to Port Townsend Bay in order to avoid the dangerous rip tides around Point Wilson. These wetlands were a valuable resource for the S'Klallam, who frequently hunted waterfowl, gathered weaving materials, and harvested camas roots.

HAPPY VALLEY GROWS

Prior to development, qatáy Valley (also known as Happy Valley) was a series of ponds, wetlands and prairie that connected North Beach to Port Townsend Bay. Seasonal storm water was retained to enable development of roads, farmland and homesteads.

1876



KAH TAI PRAIRIE RECOGNIZED



1987

The remnant 1.4 acre prairie has been the focus of preservation and restoration since it was recognized as unique botanical site in 1986. The Kah Tai Preserve was created in 1987 and over 90 different species were identified, 27 represent prairie indicator species.

2019

Dog Park Opens

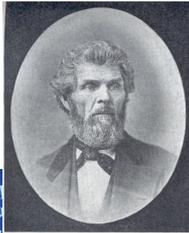
MOUNTAIN VIEW COMMONS



2009

Jefferson County Branch YMCA moves to former Mountain View School in Port Townsend. The Police Station, Food Bank, Working Image, Red Cross, Port Townsend radio station, YMCA and the Pool currently reside at the school district owned campus.

1852



LOREN B. HASTINGS
Port Townsend, Washington, Pioneer of 1852

1856

Hastings Pond Expanded

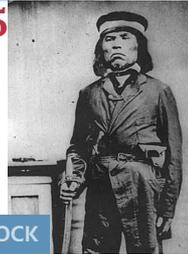
RECREATION CONTINUES AT HASTINGS FIELD



1963

The original open air pool opened at the Junior High Campus in 1963. Three years later it was covered and an opening ceremony took place memorial day 1967

1855



SENTINEL ROCK

During the conflict, caused by the signing of the 1855 Point No Point Treaty, čičmáhn, chief of the S'Klallam sought to preserve relations between the Tribe and the white settlement. Each morning, he sat perched atop sentinel rock, located on the current golf course, and alerted the white settlers whether they were safe or if they should prepare for battle. A bronze plaque marks the location.

CITY DESIRES
TRACT FOR PARK
Will Ask Commissioners for
Donation of Land.

1903

The Northeast portion of the Hastings tract was donated to the City, and declared Lucinda Hastings Park. The remaining portion of the tract, known as Hastings Field was used by the town for many recreational purposes, including a baseball field and a cyclodrome

1927

MUNICIPAL GOLF COURSE OPENING DAY



New Municipal Golf Course Opened in July 1927. It was intended that this course would fill a growing demand for weekend recreation who wanted to avoid the congestion of city courses, both visitors and residents alike.

1904

Port Townsend Golf Club is Formed



HASTINGS CLAIMS LAND

Loren B. Hastings, one of the three original settling families, arrived in Port Townsend and staked claim to land in "Happy Valley". The current site resides on the original Hastings Tract, which was cleared and cultivated for agriculture and homesteads. The original Hastings pond was a beloved spring fed swimming hole and was expanded in 1955.

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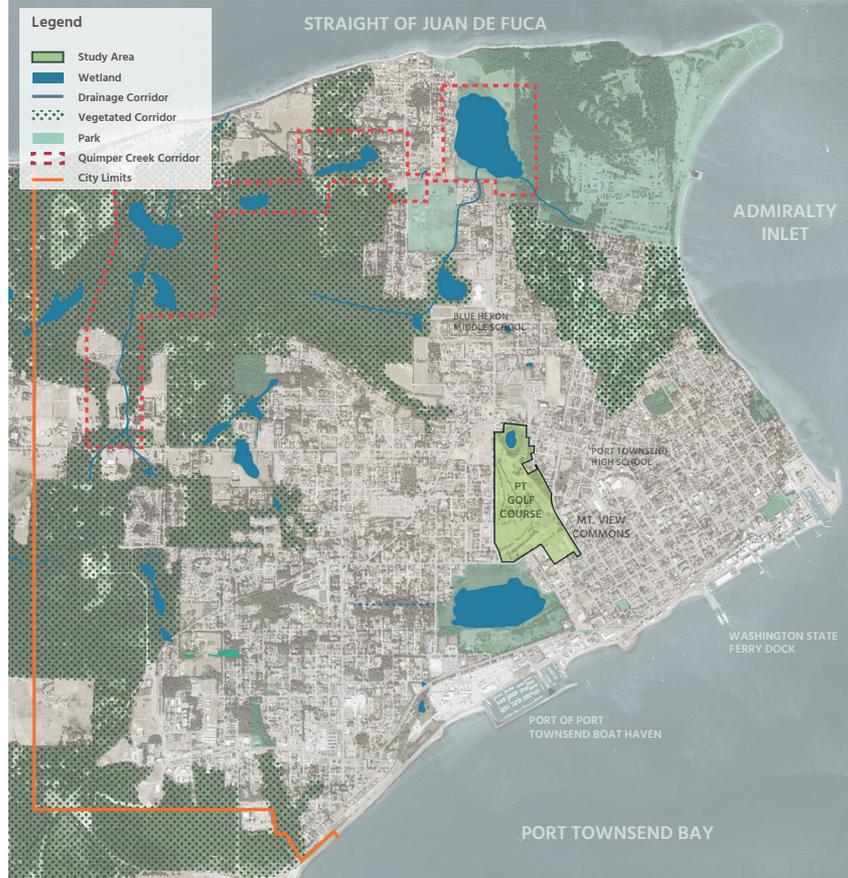


CONTEXT

Ecological Context

Understanding how the project site connects to the greater ecosystems and open spaces of Port Townsend.

CONSIDER THIS: Urbanization is a major barrier to wildlife. Without proper planning, they can lead to fragmented habitats that constrain wildlife movement. Similarly, wildlife corridors and crossings link two or more habitat areas, enabling migration, (re)colonization and breeding opportunities for flora and fauna. Would providing more habitat on the Golf Course site enhance wildlife connections and biodiversity in Port Townsend?



Port Townsend Parks System

The relationship between our site and the Port Townsend parks system.

CONSIDER THIS: Are there additional amenities that you would like to see in the Port Townsend park system?



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CONTEXT

Downtown Connections

Looking at the adjacency and walkability of our site to downtown, historical sites, schools, and parks.

CONSIDER THIS: Research suggests a park should be within a ten minute walk from every person in a community. Do the adjacent neighborhoods have adequate access to public open space?



Transit and Trail Connections

Relationship of our project site and adjacent transit and trail connections.

CONSIDER THIS: Increased connectivity improves walkability, accessibility, and the health and wellbeing of our communities. Could our site support greater community connectivity?

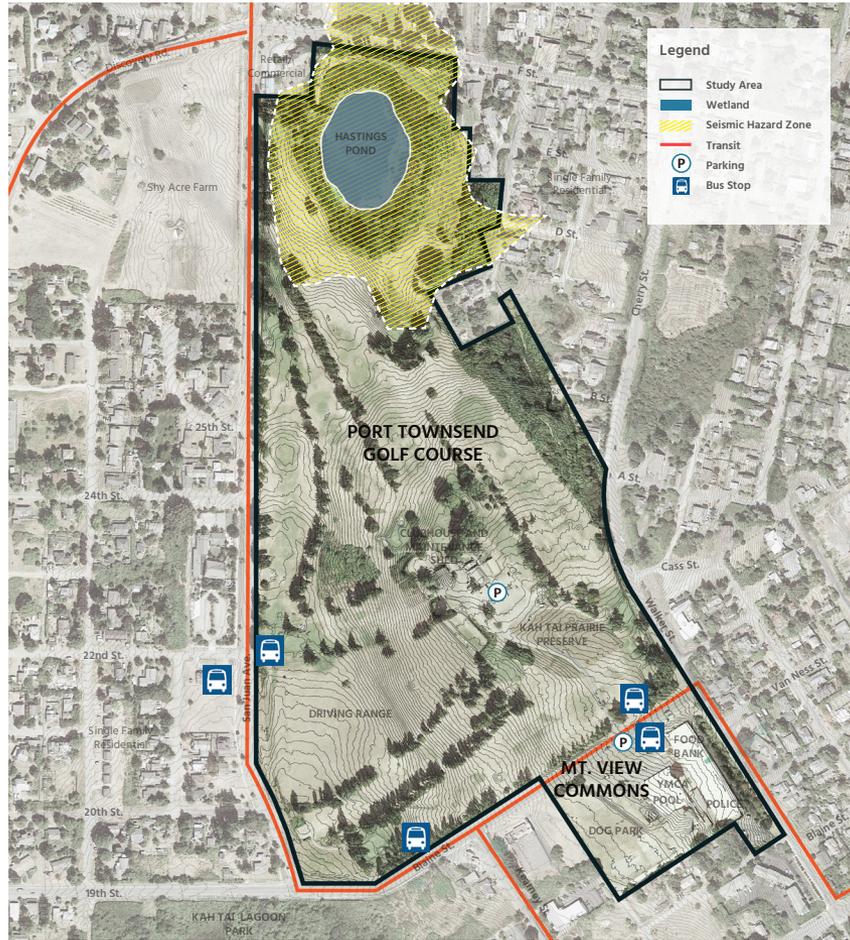


CONTEXT

Site Analysis

Current conditions and site elements of the Port Townsend Golf Club and Mountain View Commons Campus.

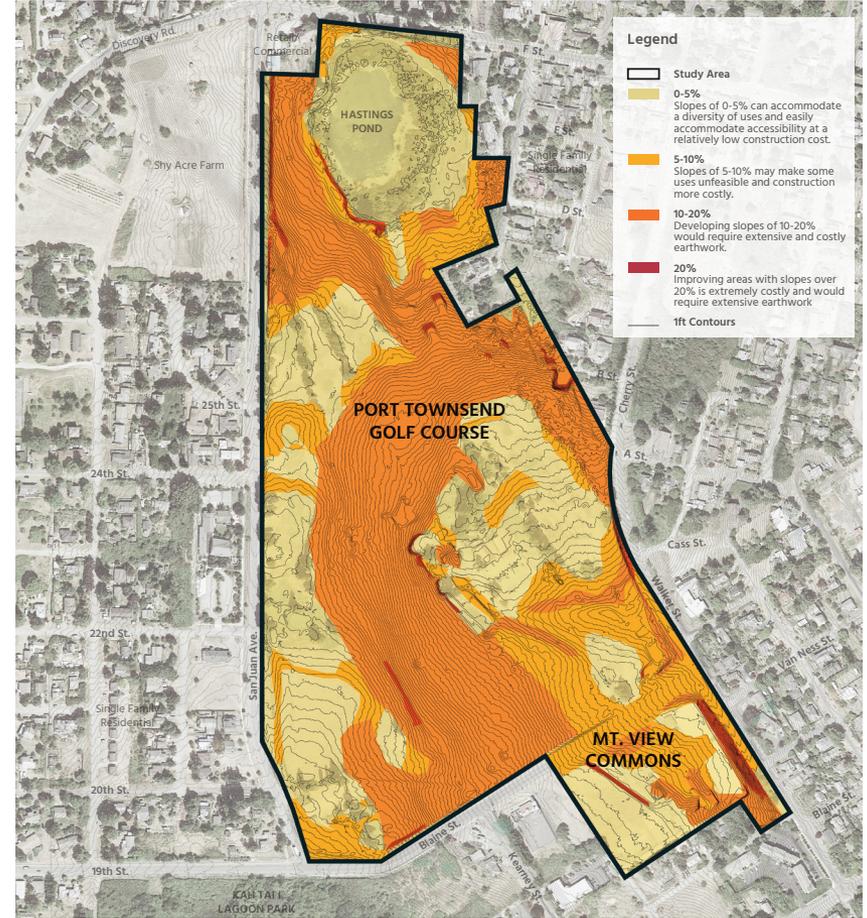
CONSIDER THIS: Are there elements of the existing site that could be emphasized, enhanced, or restored?



Slope Analysis

Understanding the topography of our site will directly impact how we consider the viability of other uses.

CONSIDER THIS: Given that approximately 65% of the golf course site exceeds 5% slopes, and if the PT Community chooses to explore alternative uses, what are most compatible with the existing topography?



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.



RENOVATED GOLF COURSES

INCLUSIVE COURSE

Minnesota Golf Course to become Accessible for All

Name: The Loop
 Location: Chaska, MN
 Size: 24 acres
 Status: In Process

Primary Uses:

- 9 Hole Golf Course
- Putting Green
- Clubhouse



in progress

Non profit Barrier Free Golf work in partnership with the City of Chaska to design a golf course with accessibility and environmental sustainability in mind. The Loop at Chaska aims to become a national demonstration project that highlights how contemporary golf design can enable access to the sport by appealing to new demographics, especially those with physical and sensory impairments, while carefully managing the negative environmental effects of course maintenance.



RENOVATED SHORT COURSE

9 Hole

Name: Winter Park Golf Course
 Location: Winter Park, FL
 Size: 40 acres
 Status: In Progress

Primary Uses:

- 9 Hole Golf Course



7th hole

The historic 9 hole course, built in 1914, underwent extensive repairs in 2016. New fairways were added, along with improved irrigation and course redesign. Improvements revived the struggling Orlando course making it one of the finest 9 hole courses in the nation.



historic plan



HYBRID GOLF COURSES

MIXED-USE OUTDOOR RECREATION

Madison golf course reimagined as shared public asset

Name: The Glen Golf Park
 Location: Madison, WI
 Size: 42 acres
 Status: In Process

Primary Uses:

- 9 Hole Golf
- Habitat
- Walking Trails
- Putting Course
- Winter Sports
- Park Programming



4th hole

The nine-hole, 42-acre course underwent a privately funded upgrade in 2021 that added native plantings, redesigned accessible holes, created a free putting course and added walking paths. The city of Madison is also programming parks activities during off peak house including history, science, art and athletic programs, cross-country races, disc golf, hiking, movie nights, community events, picnics, fitness classes and more. In the winter, the course could host cross-country skiing, snowshoeing, sledding, fat tire biking and even ski-joring, in which skiers are pulled by dogs.



proposed movies in the course

DOWNSIZED COURSE

Lake Oswego Golf Course Shrinks to 9 Holes

Name: Lake Oswego Municipal Course
 Location: Lake Oswego, OR
 Size: 40 acres
 Status: In Progress

Primary Uses:

- 9 Hole Executive Golf Course
- Driving Range
- Recreation and Aquatics Center
- New Maintenance Facility



in progress

Lake Oswego recently made the decision to downsize their 18 hole course in favor of a higher quality 9 hole, to resolve overcrowding and onsite wetland degradation. The leftover space from the original course will include an expanded practice facility and a new public aquatics center. Construction is scheduled to begin summer 2022.



Recreation and Aquatics Center

VIRTUAL 18-HOLE

Hybrid golf experience at former Woodbridge Country Club

Name: Country Club of Woodbridge (former)
 Location: Woodbridge, CT
 Size: 50 acres (155 acres total)
 Status: Proposal

Primary Uses:

- 9 Hole Golf
- Golf Simulator
- Open Space



previous course aerial

The 155 acres, 18 hole golf course closed in 2009 and was bought by the city to prevent development. The property includes an extensive course, pool, tennis courts, and club building, all closed after disrepair and financial losses. The city of Woodbridge CT, has been exploring potential uses for the site including a mixed in person and virtual golf experience that would lease 50 acres to create a 9 hole course and relinquish the remaining 105 acres for alternate uses. Developer, Nexus Golf, proposed including golf simulators to allow golfers to finish the full 18 holes. However, this plan has not been adopted and the city is still exploring alternative uses.



virtual golf



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GOLF COURSE SITE POTENTIAL USES



GOLF COURSE SITE POTENTIAL USES



EVENT SPACE



EXERCISE STATIONS



BOARDWALK



MULTI USE LAWN



SPORTS FIELDS



GOLF COURSE AS-IS
*Includes renovations



PICNIC



AFFORDABLE HOUSING



EDUCATIONAL CENTER



ART



HABITAT



MOUNTAIN VIEW COMMONS

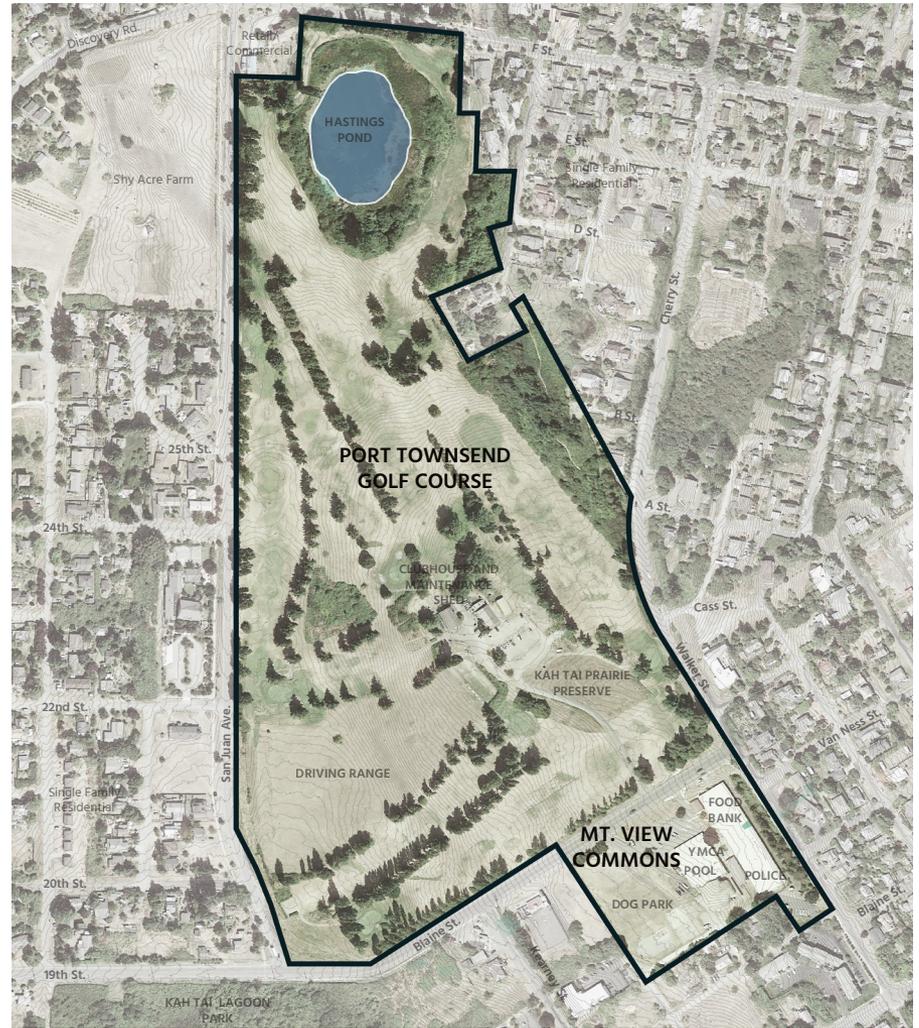
POTENTIAL USES



DREAM BIG

IS THERE ANYTHING WE MISSED THAT YOU WOULD LIKE TO SEE?

Pin a comment on the site or in the margins



SPECIAL CONSIDERATIONS

This planning effort includes both the Port Townsend Golf Course and the Mountain View Commons property. Special considerations for these sites include:

- Deed restrictions require the site be preserved for municipal purposes.
- The future pool is being planned as part of a separate City planning effort which includes assessing 2-3 potential sites to accommodate this facility.



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January 2023



A photograph of a golf course with a path leading through green grass and large trees. The text 'QUESTIONS + ANSWERS' is overlaid in orange.

QUESTIONS
+
ANSWERS

WE WANT TO HEAR FROM YOU!

Please give us your input by filling out a short survey found at the following URL or QR code.

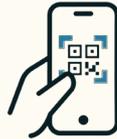


<https://forms.office.com/r/BeG1atjTKD>

HOW IT WORKS



TURN ON
CAMERA APP



FRAME THE
QR CODE



CLICK THE
POP UP

We want to hear from everyone!
Feel free to share this link with your friends and neighbors who were unable to attend tonight.



ADDITIONAL RESOURCES

Project Website

<https://cityofpt.us/engagept/page/envision-port-townsend-golf-course-and-mountain-view-commons>

or Google Search: 'Envision Port Townsend Golf Course'

Online Survey:

<https://forms.office.com/r/BeG1atjTKD>

NEXT STEPS

TUESDAY, JANUARY 17 - City Council Briefing

TUESDAY, JANUARY 24 - Parks + Trail Commission Briefing

MID APRIL - Open House #2

EARLY JUNE - Open House #3

THANK YOU!



City of Port
Townsend



GROUNDSWELL

LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING