



CITY OF PORT TOWNSEND

GOLF COURSE + MT. VIEW COMMONS

CONCEPT PLANNING

Public Open House #2 - April 26, 2023



City of
Townsend



GROUNDSWELL
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING

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

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

A photograph of a golf course path. The path is a dirt and grass trail that curves from the bottom left towards the right side of the frame. The path is flanked by green grass. In the background, there are several large, leafy trees, some with thick trunks. The sky is overcast with grey clouds. The overall scene is a peaceful, natural setting.

WHAT WE'VE HEARD

WHAT WE'VE HEARD

- **PUBLIC OPEN HOUSE #1**

- January 11, 2023 @ 5:00 p.m.
- Fort Worden Commons
- 291 Attendees
- 1,985 Dots Placed
- 84 Questions Submitted
- 23 Project Boards
- 3 Interactive Stations:
 - (2) Golf Course Potential Uses Boards
 - (1) Mt. View Potential Uses Boards
 - (1) Dream Big Board
 - (1) Online Survey Board



WHAT WE'VE HEARD

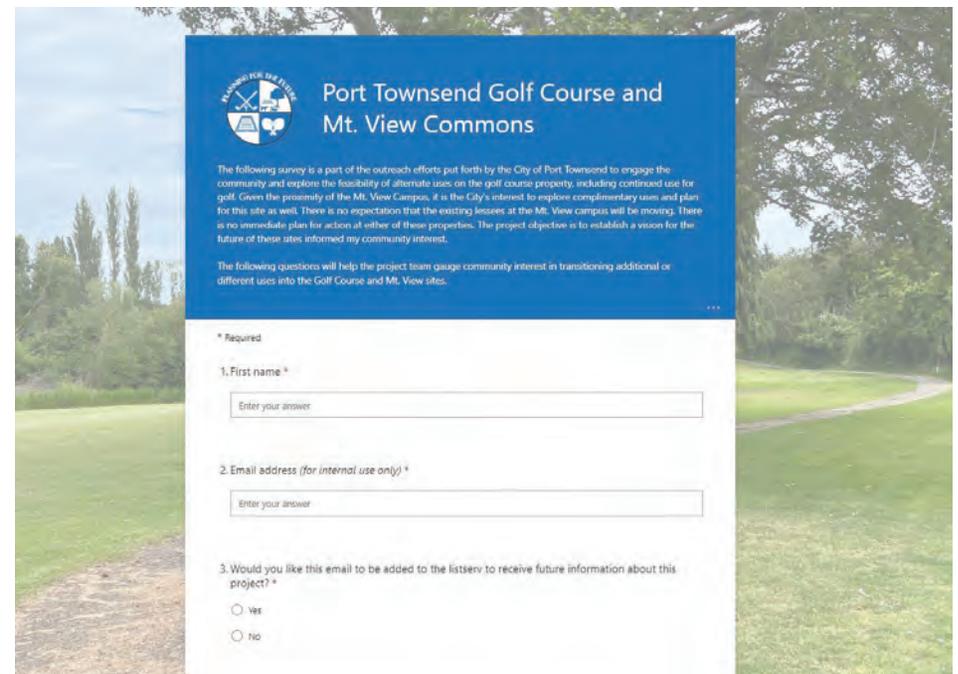
- **ONLINE OPEN HOUSE #1**

- January 12, 2023 @ 4:00 p.m.
- 83 Attendees
- 34 Questions Submitted



- **ONLINE SURVEY**

- 1,091 RESPONSES
 - First name
 - Email
 - Listserv
 - Five questions



WHAT WE'VE HEARD

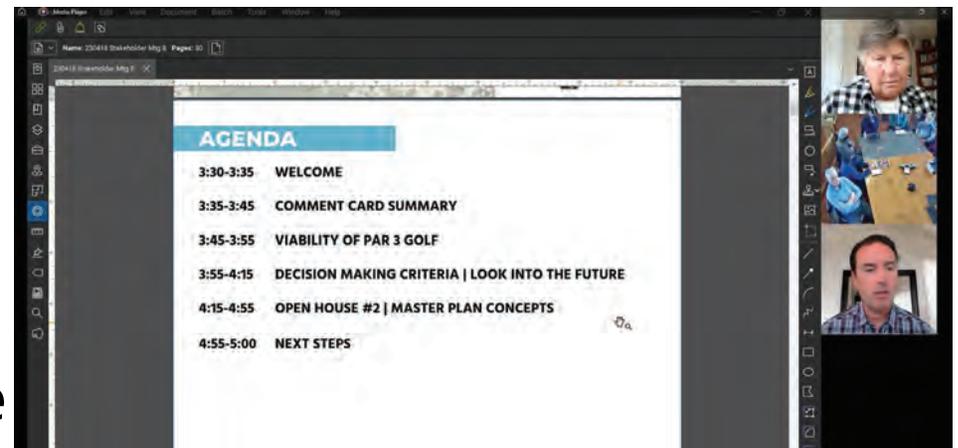
• COMMENT CARDS / EMAILS

- 626 comments/questions submitted
- All have been responded to by City Staff

Comment ID	Date	From	Email	Comment Via	Comment Summary	Response to Comment
1	July 5th	[REDACTED]	[REDACTED]	council	I have one specific suggestion about the golf course at this time. I hope to get an opportunity to engage with others where the public is invited to participate. I think your key role as city leaders is in this process is to ensure that strong and healthy principles are established before people start debating the details. I have a suggestion for three principles to consider: 1. The property currently containing the golf course must remain <u>open space</u> for all time. This means thinking long term - very long term. It means no housing, no new buildings, no new roads, no new permanent structures. There are many ways that this property can remain open space and benefit the citizens of our town - including, but not limited to golf. I find it helpful to ask myself "what will the citizens of Port Townsend 150 years from now be very grateful that we did with the golf course?" Personally, I think they will be glad we kept it open space. The golf course property may one day be the "Central Park" of Port Townsend when the city has green to levels that we, today, can hardly imagine. And although, as we all know, we desperately need more affordable housing the 59 acres of the golf course property is the wrong place. We have hundreds of acres of buildable land all over the place - including uptown even. We have hundreds of acres of city owned, county owned, state owned, privately owned land for building. 2. The property currently containing the golf course must contribute to mitigating climate change. This might mean more trees, different kinds of trees, other ways to sequester carbon. But as city leaders you absolutely must take a bold and public stand for mitigating climate change - not so much for what contribution 59 acres can make (it is not insignificant) but more the leadership and inspiration it can show to all of us since it will be visible and will likely engage many of us if not most of us. 3. The property currently containing the golf course must increase diversity and inclusiveness. Port Townsend is one of the least diverse and least inclusive communities anywhere. Currently Port Townsend is like some kind of 55-and-over retirement community made up mostly of white (increasingly wealthy) democrats. Non-white people are welcome to visit here but usually as music faculty for Centerra or some other arts/cultural institution. Young people are welcome to work here but not to live here - unless they are helped financially by parents. So, what imagination could be brought to bear on the golf course to help make it 59 acres of open space that would draw young people, non-white people? Low income people? gender diverse people? I already submitted a comment to the Engage PT email (engagept@cityofpt.us) expressing my views. The golf course and commons are a great PT resource and this is an opportunity for vision and progress. I support conversion of the golf course to a natural area with walking and bike paths, highlighting and expanding native local PNW ecosystems, including Kah Tai Prairie above and historical marshes in the lowlands, hopefully there would be interpretive signage about those natural systems and historical tribal use. I also am concerned about PT's lack of affordable housing and would like to see part of future plans for the golf course and commons accommodate affordable housing. I support recreational opportunities like the pickle ball courts and dog park. We take our dog to the park daily and our daughter and friends swim in the pool. I do not support extension of the golf course into the future, due to environmental impacts, limited interest, and cost. For context, my family lives a few blocks from the commons, and I regularly walk or bike with my daughter on her way to school. But we do not go onto the golf course, because except for prairie watching, it does not welcome non-golfers.	Thanks for your response. We will consider these in the planning process.
2	13-Jul-22	[REDACTED]	[REDACTED]	email	I already submitted a comment to the Engage PT email (engagept@cityofpt.us) expressing my views. The golf course and commons are a great PT resource and this is an opportunity for vision and progress. I support conversion of the golf course to a natural area with walking and bike paths, highlighting and expanding native local PNW ecosystems, including Kah Tai Prairie above and historical marshes in the lowlands, hopefully there would be interpretive signage about those natural systems and historical tribal use. I also am concerned about PT's lack of affordable housing and would like to see part of future plans for the golf course and commons accommodate affordable housing. I support recreational opportunities like the pickle ball courts and dog park. We take our dog to the park daily and our daughter and friends swim in the pool. I do not support extension of the golf course into the future, due to environmental impacts, limited interest, and cost. For context, my family lives a few blocks from the commons, and I regularly walk or bike with my daughter on her way to school. But we do not go onto the golf course, because except for prairie watching, it does not welcome non-golfers.	Thanks for your comments. We will consider these points in the planning process.
3	17-Jul-22	[REDACTED]	[REDACTED]		I am writing to offer input on the PT golf course. Whatever course the city council decides, I strongly encourage keeping public access to all the land such that the land is open to the public. I am open to ideas how public access best fits with the Mountain View community center. I am	Thanks for your comments. We will consider these points in the planning process.

• STAKEHOLDER COMMITTEE

- Guides the project team.
- 21 person stakeholder group
- Eight meetings since 2022
- Recordings, notes, minutes are posted to the City website



WHAT WE'VE HEARD

• FOCUSED OUTREACH

1. City Council
2. Black Lives Matter, Jefferson County
3. Parks, Recreation, Tree, and Trails Advisory Board
4. Recovery Café
5. Jefferson County Parks and Trails Commission
6. Local sports groups
7. Maritime Center
8. Rotary Club
9. Chamber
10. Quimper Unitarian Universalist Fellowship
11. TransJefferson County
12. Kiwanis
13. Salish Coast elementary parents
14. Port Townsend Golf Club
15. Neighbors
16. Adjacent developers
17. 4th Graders
18. Pickleball Club
19. Dog Park
20. YMCA
21. Kah Tai Prairie
22. Economic Development Council
23. School District
24. Red Cross
25. Foodbank
26. ReCyclery
27. Land Trust and Chamber
28. Jamestown S'Klallam
29. High School Students
30. Intercept Events:
 - Quimper
 - Co-op
31. Project Launch:
 - Golf Course
 - Mt. View Commons
32. PTA
33. Olympic Pride
34. Fort Warden PDA
35. Collinwood Farm
36. Shy Acre

A photograph of a golf course with a dirt path leading through a line of trees. The text is overlaid in the center.

IN PERSON
+
ONLINE
OPEN HOUSE
RESULTS

ONLINE / IN PERSON COMBINED

GOLF COURSE PRIORITIES:

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

MT. VIEW PRIORITIES:

1. Renovated Pool Facility
2. Education / Comm. Center
3. Renovated Playground
4. Plaza
5. Renovated Dog Park
6. Affordable Housing
7. Renovated Pickleball
8. Splash Pad
9. Art
10. Festival Street
11. Other
12. Water Feature
13. Farmer's Market

ONLINE SURVEY

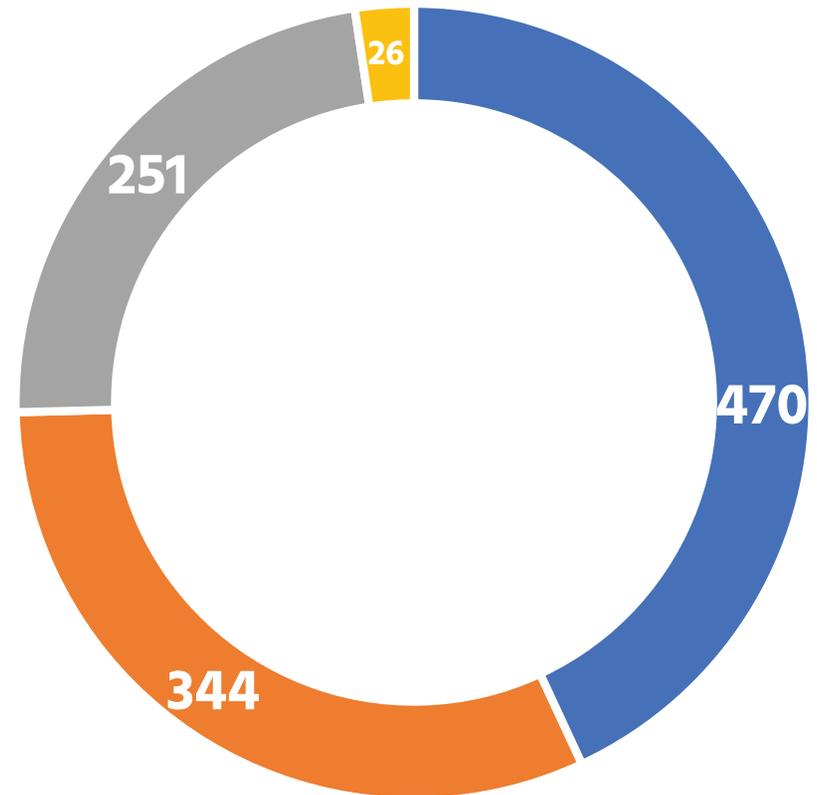
2. Do you support exploring alternative uses for the Port Townsend Golf Course property?

- **Yes**, I would like to explore alternate uses for the golf course property.
- **No**, the Golf Course should remain.
- **Hybrid** - Lets get creative, I would like to explore a mix of golf and something for everyone.
- **Undecided** - I'm not sure

ONLINE SURVEY

2. Do you support exploring alternative uses for the Port Townsend Golf Course property?

- 1. Yes
- 2. Hybrid
- 3. No
- 4. Undecided



74% SUPPORT ALTERNATE USES, OR A HYBRID OF USES, FOR THE GOLF COURSE PROPERTY

A photograph of a golf course with a dirt path leading through green grass and trees under a cloudy sky. The text "HIGH SCHOOL ENGAGEMENT" is overlaid in large, bold, orange letters.

HIGH SCHOOL ENGAGEMENT

HIGH SCHOOL PRIORITIES - GOLF COURSE

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

HIGH SCHOOL PRIORITIES - GOLF COURSE

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

vs.

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

HIGH SCHOOL PRIORITIES - MT. VIEW

STUDENTS:

1. Affordable Housing
2. Pool
3. Splash Pad
4. Plaza
5. Farmer's Market
6. Playground
7. Dog Park
8. Festival Street
9. Pickleball
10. Educational Center - (0 VOTES)
11. Art - (0 VOTES)

HIGH SCHOOL PRIORITIES - MT. VIEW

STUDENTS:

1. Affordable Housing
2. Pool
3. Splash Pad
4. Plaza
5. Farmer's Market
6. Playground
7. Dog Park
8. Festival Street
9. Pickleball
10. Educational Center - (0 VOTES)
11. Art - (0 VOTES)
13. Nature Play

VS.

OPEN HOUSES:

1. Renovated Pool Facility
2. Education / Comm. Center
3. Renovated Playground
4. Plaza
5. Renovated Dog Park
6. Affordable Housing
7. Renovated Pickleball
8. Splash Pad
9. Art
10. Festival Street
11. Other
12. Water Feature
13. Farmer's Market

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.



A photograph of a golf course with a dirt path, trees, and a cloudy sky. The text "DESIGN CONCEPTS" is overlaid in large orange letters.

DESIGN CONCEPTS

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

PHASE 2 (YEAR 5-10):

- CLUBHOUSE UPGRADES
- IMPROVE CART PATHS
- STUMP REMOVAL
- HOUSING (DEVELOPER RFP)
- NATIVE PLANT NURSERY
- MINIATURE GOLF (RFP)

ESTIMATE OF COSTS

*Forthcoming -
Phasing Plan aligned
with Park Grant Years
State of WA RCO*

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 5-10):

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

ESTIMATE OF COSTS

*Forthcoming -
Phasing Plan aligned
with Park Grant Years
State of WA RCO*

HYBRID GOLF COURSE - PROGRAM ELEMENTS

WALKING TRAILS



HABITAT RESTORATION



NATURE PLAY



WETLAND BOARDWALK



COMMUNITY GARDEN



AFFORDABLE HOUSING



PICNIC AREAS



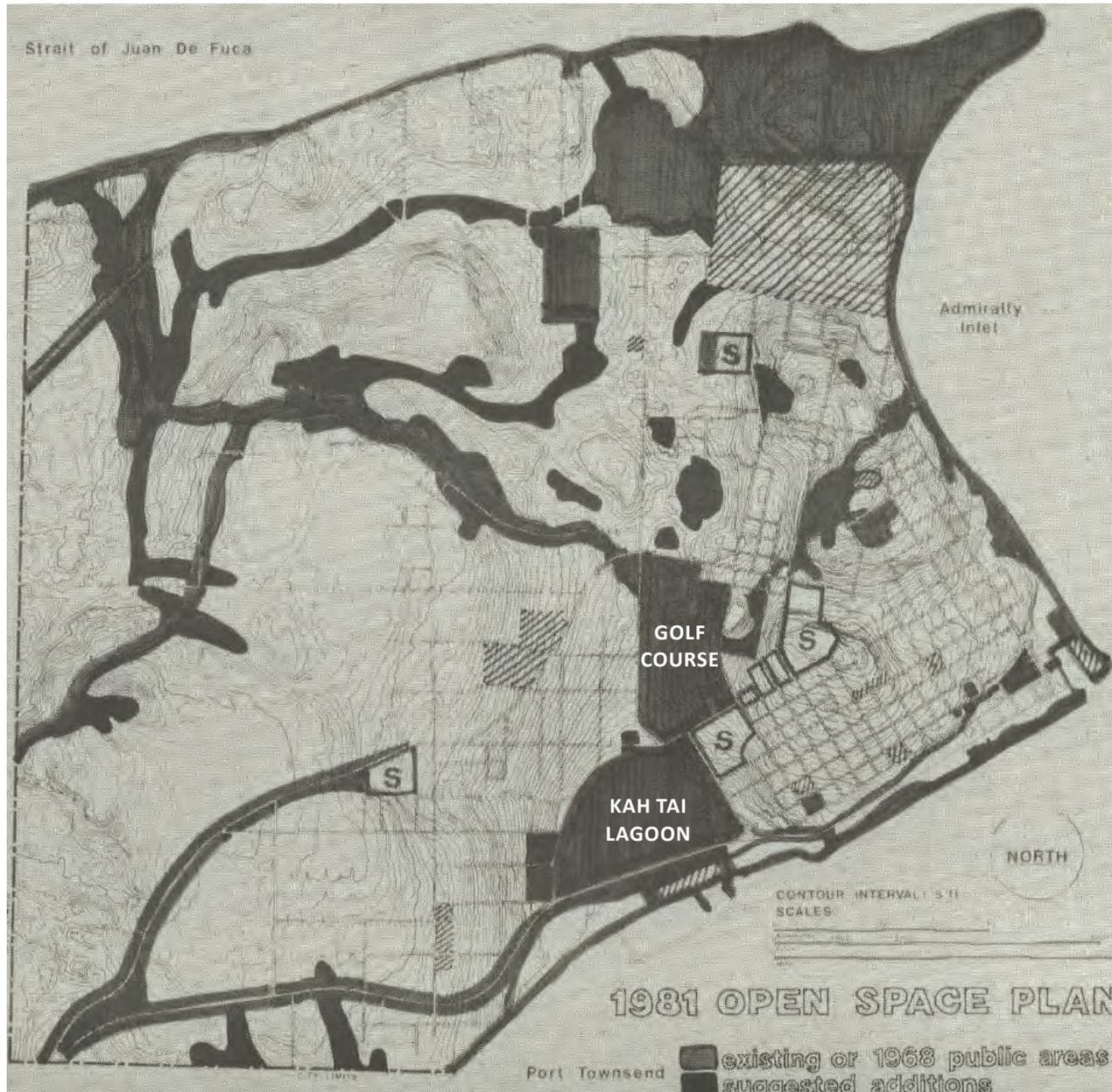
GOLF + MINIATURE GOLF



SPLASH PAD



CONCEPT #2a - SPACE FOR NATURE



CONCEPT #2a - SPACE FOR NATURE



- Coopers hawk
- Killdeer
- Hooded Merganser
- Mallard Ducks
- Black Tailed Deer

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):

- CONVERT CLUBHOUSE
- RESTORATION PLANTINGS

PHASE 2 (YEAR 15-20):

- FLEXIBLE LAWN SPACE
- PARKING LOT/ENTRY DRIVE
- DISC GOLF, FUTSOL, MINIATURE GOLF (RFP)

ESTIMATE OF COSTS

*Forthcoming -
Phasing Plan aligned
with Park Grant Years
State of WA RCO*

SPACE FOR NATURE - PROGRAM ELEMENTS

WALKING TRAILS



HABITAT RESTORATION



NATURE PLAY



WETLAND BOARDWALK



COMMUNITY GARDEN



AFFORDABLE HOUSING



COMMUNITY SPACE



MINIATURE GOLF



SPLASH PAD



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
- I** ACTIVE RECREATION (BASKETBALL, SOCCER, PICKLE BALL)

PHASING

PHASE 1 (YEAR 1-10):

- PEDESTRIAN + BIKE TRAILS
- COMM. GARDEN

PHASE 2 (YEAR 10-20):

- AMPHITHEATRE
- COMMUNITY SPACE RFP
- NATURE PLAY
- DISC GOLF, FUTSOL, MINI GOLF

ESTIMATE OF COSTS

*Forthcoming -
Phasing Plan aligned
with Park Grant Years
State of WA RCO*

CENTRAL PARK - PROGRAM ELEMENTS

WALKING TRAILS



HABITAT RESTORATION



NATURE PLAY



WETLAND BOARDWALK



COMMUNITY GARDEN



AFFORDABLE HOUSING



COMMUNITY SPACE



MINIATURE GOLF



SPLASH PAD



A photograph of a golf course landscape. A dirt path leads from the bottom left towards the center of the frame. In the middle ground, there are several large, mature trees with dense green foliage. The background shows a line of trees under a cloudy sky. The overall scene is bright and natural.

QUESTION
+
ANSWERS

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.



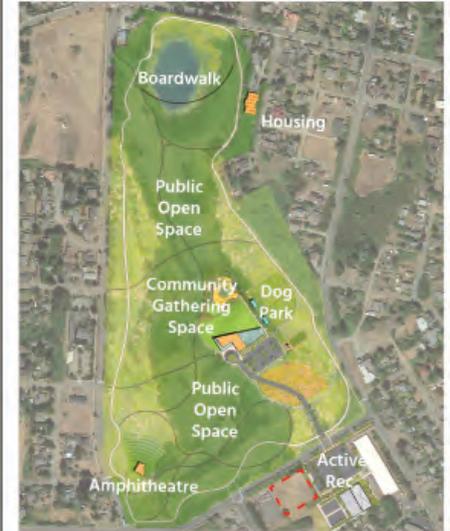
CONCEPT 2a: SPACE FOR NATURE

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



A photograph of a golf course with a dirt path leading through a green field. Large trees are in the background under a cloudy sky. The text 'INTERACTIVE BOARDS' is overlaid in the center in a bold, orange font.

INTERACTIVE BOARDS

INTERACTIVE STATIONS

- Four (4) Stations
- Each station is the exactly the same
- Only visit one station

CONCEPT 1: RESTORED GOLF COURSE



CONCEPT 2: HYBRID GOLF COURSE



CONCEPT 2a: A SPACE FOR NATURE



CONCEPT 3: CENTRAL PARK



WHICH OPTION DO YOU PREFER?

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



Place a dot on your preferred concept

A 10x10 grid of circles for voting on Concept 1. A red dot is placed in the top-right corner circle.

A 10x10 grid of circles for voting on Concept 2. A red dot is placed in the top-right corner circle.

A 10x10 grid of circles for voting on Concept 2a. A red dot is placed in the top-right corner circle.

A 10x10 grid of circles for voting on Concept 3. A red dot is placed in the top-right corner circle.

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/VeeS2z1KV8>

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/VeeS2z1KV8>

Online Open House:

shorturl.at/pABV9

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

NEXT STEPS

APRIL 26th - Open House #2

MAY 1st - Online Open House #2

JUNE 5th - 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