



Camas Prairie Park

Camas Prairie Business and Capital Investment Plan Report
Presentation

by Robert Wheeler, Mac Little, Ben Krabill

Friends of Camas Prairie Park • Port Townsend

Agenda

01. Introduction & History

Overview of Camas Prairie Park's 120-year legacy and recent community transformation.

02. Lease & Business Plan

Details on lease commitments, metrics achievement, and path to sustainability.

03. Progress & Achievements

Comprehensive review of community programs, partnerships, and operational improvements.

04. Future Vision

Strategic expansion plans, financial sustainability goals, and community impact.

Introduction & Leadership Team

Executive Committee

Led by Robert Wheeler and David Peterson our dedicated team brings decades of experience in community development, environmental stewardship, and operational excellence to transform Camas Prairie Park into a premier community facility.



Community Focused



Environmental
Stewardship



Accountability



Financial Sustainability



Historic Legacy & Transformation

1904 - Golf Course Established

Original golf course established, beginning over 120 years of continuous recreational service to the Port Townsend community.



1927 - Deed Transfer

Official deed transfer by golfers to ensure long-term community ownership and commitment to maintaining green space accessibility.



100 Years of Green Space

Century-long commitment to preserving this vital community green space for recreation and environmental benefits.



2024 - Friends Take Over

Community organization assumes operations with enhanced focus on sustainability, accessibility, and financial viability.

Lease Overview & Strategic Commitments

20-Year Lease Extension Path

Successfully meeting all metrics in our first two operational years, demonstrating clear progress toward long-term financial sustainability and community impact goals with comprehensive business plan due August 2025.



Metrics Achievement

Met and exceeded all first two-year performance metrics, tracking successfully toward financial sustainability milestones.



Timeline Compliance

Business plan due August 1, 2025, with city notice required by October 31, 2025 for lease extension.



Community Partnership

Strong collaboration with Friends organization, staff, and city officials ensuring transparent accountability and success.

Strategic Focus Areas

Community Engagement & Outreach

Expanding programming, volunteer initiatives, social media presence, and inclusive community events to broaden participation and support.

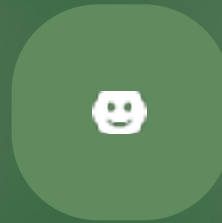


Enhanced Community Access

Improving accessibility through trail development, diverse programming, and facilities that serve people of all abilities and backgrounds.

Operational Capacity & Infrastructure

Strategic facility improvements, staffing optimization, and infrastructure upgrades to support long-term community service and sustainability.



Ecological Stewardship Excellence

Implementing sustainable practices, native prairie restoration, and environmental education to preserve natural resources for future generations.

Selected Community Program Accomplishments

300%

Disc Golf Growth

12

Youth Programs

25+

Women's Clinics

\$735K

Donations

Disc Golf Program

Revolutionizing recreational access through innovative disc golf programming that appeals to all ages and skill levels.

- Expanded from 100 to 400 annual users
- Family-friendly and accessible entry-level sport programming
- Community tournament and event hosting capabilities

Youth Development

Comprehensive youth programming including summer camps, school partnerships, and educational opportunities for next generation engagement.

- Summer camp programs with outdoor education focus
- School district partnerships for educational programming
- Youth leadership and environmental stewardship training

Community Facilities

Major infrastructure investments including mini golf design and construction alongside restaurant and facility improvements.

- \$250,000 investment in new mini golf facility
- Community-friendly restaurant with expanded services
- Accessibility improvements and inclusive design features

Community Engagement & Volunteer Impact



First Sundays Community Events

Monthly community gatherings fostering connection and engagement, bringing families and youth together for recreational activities, educational programs, and social interaction that builds lasting community bonds and support.

12,000 Volunteer Hours Achievement

Remarkable community support demonstrated through 12,000 volunteer hours in first year, showcasing unprecedented community investment in facility improvement, maintenance, and programming that creates lasting positive impact.

Enhanced Community Access & Inclusive Programming



East West Trail Connection

- Multi-use trail connecting community areas safely
- Accessible design accommodating all ability levels
- Native landscaping enhancing environmental sustainability



Community Restaurant Enhancement

- Family-friendly dining with expanded service hours
- Weekly lunch and brunch programs – Dinners Coming Soon
- High acclaim for food quality and service



Inclusive Access Programs

- Specialized programming for intellectual developmental disabilities
- Sponsored group activities and adaptive equipment
- Community partnerships supporting inclusive recreation

Recent Events



Port Townsend Community Service Department Team Building Retreat

Camas Prairie proudly hosted the Port Townsend Community Service Department's Team Building Retreat, providing an accessible venue for team competitions, shared activities, and a community lunch that fostered togetherness, collaboration, and connection.



Youth Programs

By hosting youth programs such as HS Cross Country, the Coed Golf Team, seasonal Youth Camps, Educational Class Programs, and YMCA activities, the facility will serve as a hub for healthy recreation, skill development, and community connection for young people and their families.

Recent Events



Intellectual Developmental Disabilities (IDD)

- **On-site job training** provides hands-on workforce development opportunities.
- **Range Wranglers** – weekly integrated volunteer program supporting community engagement.
- **Cascade Community Connections** partnership offers job coaching for individuals with IDD.
- **Successful transition** of an individual that secured employment and demonstrates program impact.



First Sundays

Each month, volunteers and staff at Camas Prairie Park host First Sunday in the Park programs from 1:00–5:00pm. These events provide the community with opportunities to enjoy the newly opened restaurant, participate in activities such as frisbee golf and the driving range, experience live music, and more. Event details are shared in advance to encourage broad community participation and engagement.

Ecological Stewardship & Environmental Excellence



Natural Area Expansion

Expanded naturalized areas with native plant species, reducing maintenance requirements while enhancing local ecosystem biodiversity and wildlife habitat preservation.



Camas Prairie Sustainability Plan

Completed college capstone project evaluating course design and producing a report on best practices to support long-term program sustainability



Education Partnerships

Partnership with the Washington Native Plant Society, Native Connections Work Group, and Rainbow Bird Alliance strengthens our capacity to deliver inclusive, culturally rooted environmental education.

Operational Capacity & Infrastructure Improvements

Equipment Purchases and Critical Infrastructure Improvements

Strategic 2025 \$100,000 investment in critical infrastructure improvements ensures safe, efficient operations while enhancing visitor experience and maintaining high standards for community facility management and service delivery.

Electrical & Safety

- Replaced dangerous electrical systems comprehensively
- Enhanced safety protocols and emergency systems
- Code compliance and professional standards achieved

Cleanliness & Standards

- Elevated health and sanitation standards
- Professional cleaning protocols and maintenance schedules
- High acclaim for restaurant cleanliness and service

Course Maintenance

Sustainable “green” improvements and fairway definition enhancements.

Irrigation Systems

Upgraded efficient irrigation technology for water conservation.

Staffing Excellence

Professional team providing exceptional community service and facility management.

Strategic Partnership Network

Educational Partnerships & Youth Development

Collaborating with school districts, YMCA, and University of Washington to provide comprehensive educational programming, youth development opportunities, and research initiatives that benefit both students and community members through innovative learning experiences.



Municipal & Organizational Alliances

Strong partnerships with City of Port Townsend, National Links Trust, and LTAC ensure aligned community goals, sustainable funding models, and coordinated development that maximizes public benefit and resource efficiency.

Industry & Community Connections

Active collaboration with surrounding golf courses, Native Connections Work Group, and VHSB Golf creates regional network for knowledge sharing, best practices implementation, and coordinated community recreational programming that enhances overall offerings.

501(c)(3) Status & National Links Trust Partnership

Non-Profit Excellence & Trust Partnership

Achieving 501(c)(3) Charitable non-profit status while partnering with National Links Trust creates sustainable governance structure that ensures community benefit, transparent operations, and access to specialized expertise in municipal golf course management and development. *Granted based on Reducing burden on government, providing youth education, and park preservation*



Community Governance

Non-profit structure ensures community-focused decision making, transparent operations, and accountability to public benefit mission.



(National Links Trust)

Partnership provides National Exposure, creditability, and access to specialized expertise, funding opportunities, and best practices for municipal golf course sustainability.



Long-term Sustainability

Combined structure creates resilient governance model supporting long-term community benefit and operational excellence.

Future Vision, Expansion, and Master Use Plan



Basement Renovations

Complete basement transformation creating flexible community space for meetings, events, and social gatherings that enhances facility utility and provides additional revenue opportunities through rentals and programming.

Covered Driving Range

State-of-the-art covered driving range facility enabling year-round practice and instruction, featuring climate-controlled environment and professional teaching areas that serve golfers of all skill levels regardless of weather conditions.



Future Vision & Expansion Plans

Natural Grass Putt-putt Course

The addition of a mini golf course at the public golf facility will create a fun, accessible space for youth and families, fostering early interest in the sport and increasing year-round community engagement.



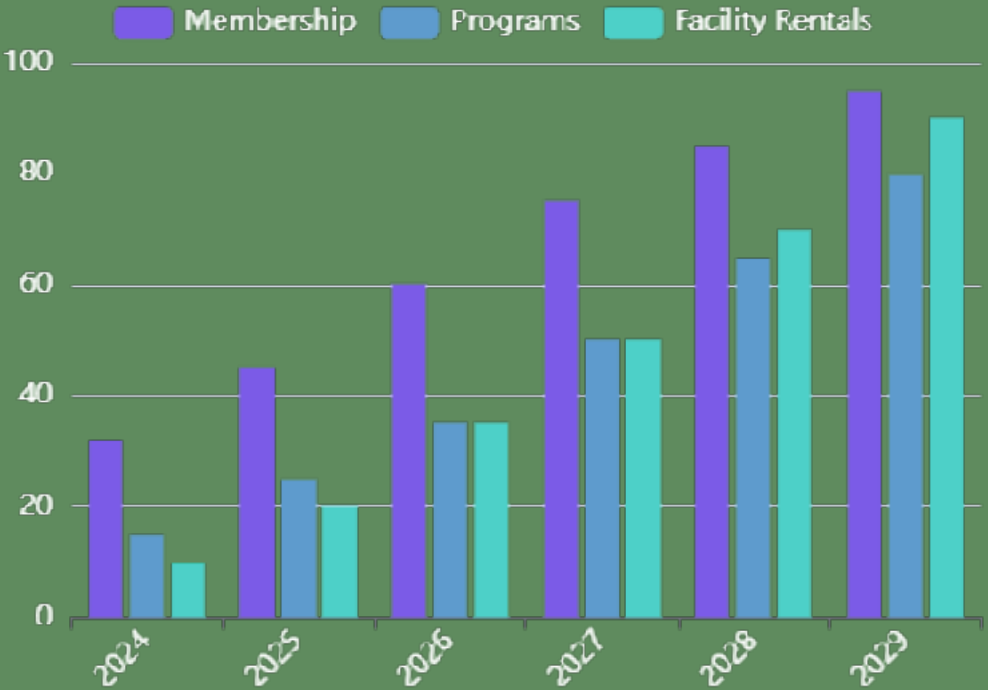
Collaborative Playground Development

Partnership with City of Port Townsend to develop new playground facility that serves families visiting the course while enhancing community recreational opportunities and demonstrating ongoing municipal collaboration.



Financial Sustainability Achievement

Revenue Growth Trajectory



\$

\$735,000 Total Donations

Significant community investment demonstrates strong support and confidence in long-term sustainability vision and impact.



Annual Pass Doubled

Growth from 32 to 75 members with 25% yearly usage increase showing expanding community engagement and support.

Revenue Model & Breaking Even Projection

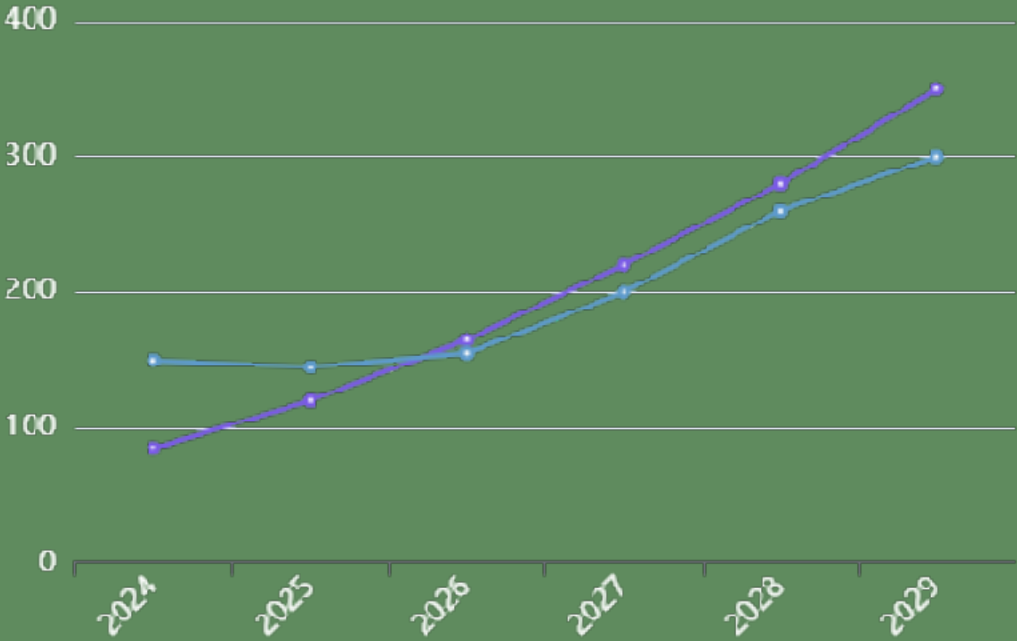
Financial Sustainability Strategy

Our comprehensive revenue model projects breaking even by 2029 through diversified income streams including membership growth, program expansion, facility rentals, and strategic partnerships. The \$300,000 dedicated account for master use plan and mini golf demonstrates strong financial planning and community investment commitment.

2029

Target Break-Even Year

Projected Financial Performance



Business & Capital Investment Plan



Infrastructure & Sustainability Investments

Comprehensive irrigation upgrades utilizing precision technology for water conservation and turf management excellence.

Trail development and master use planning supporting long-term community access and environmental stewardship goals.



Facility Enhancement & Revenue Generation

Covered driving range and restaurant expansion creating year-round revenue opportunities and enhanced service delivery.

Maintenance equipment upgrades and playground partnership ensuring operational efficiency and community benefit expansion.

Metrics Achievement & Performance Tracking

Our organization has consistently met and exceeded outlined performance metrics for the first two operational years, demonstrating strong management capability and community impact. These achievements validate our approach and support the case for long-term sustainability. *(See Appendix E for full list)*

Specific Examples:

- East West Trail will be fully established.
- Twelve “First Sunday” community events will be hosted each year.
- Clubhouse and restaurant will be refurbished and open six days a week.
- Course Superintendent will maintain certification in chemical application.
- \$20K investment will be made in new sprinkler heads.
- Course and greens will earn stellar reviews for quality and conditions. Natural areas will increase by 20%.
- An Environmental Stewardship Committee will be formed.
- Five new electric golf carts will be added to the fleet.
- Collaboration with the city will bring in a playground consultant.
- A youth-focused mini golf course will be added to increase activity and family engagement.

Our mission is to preserve (and steward) this 58-acre open space, offer affordable golf and multiuse recreation, increase public access, achieve environmental sustainability, and ensure long term financial sustainability.

— Camas Prairie Park Mission



Thank You

To Staff, Volunteers, Partners, The City and Citizens of Port Townsend for making this transformation possible.