



WESTPORT
GOLF LINKS

Westport Light State
Park
Westport Golf Links

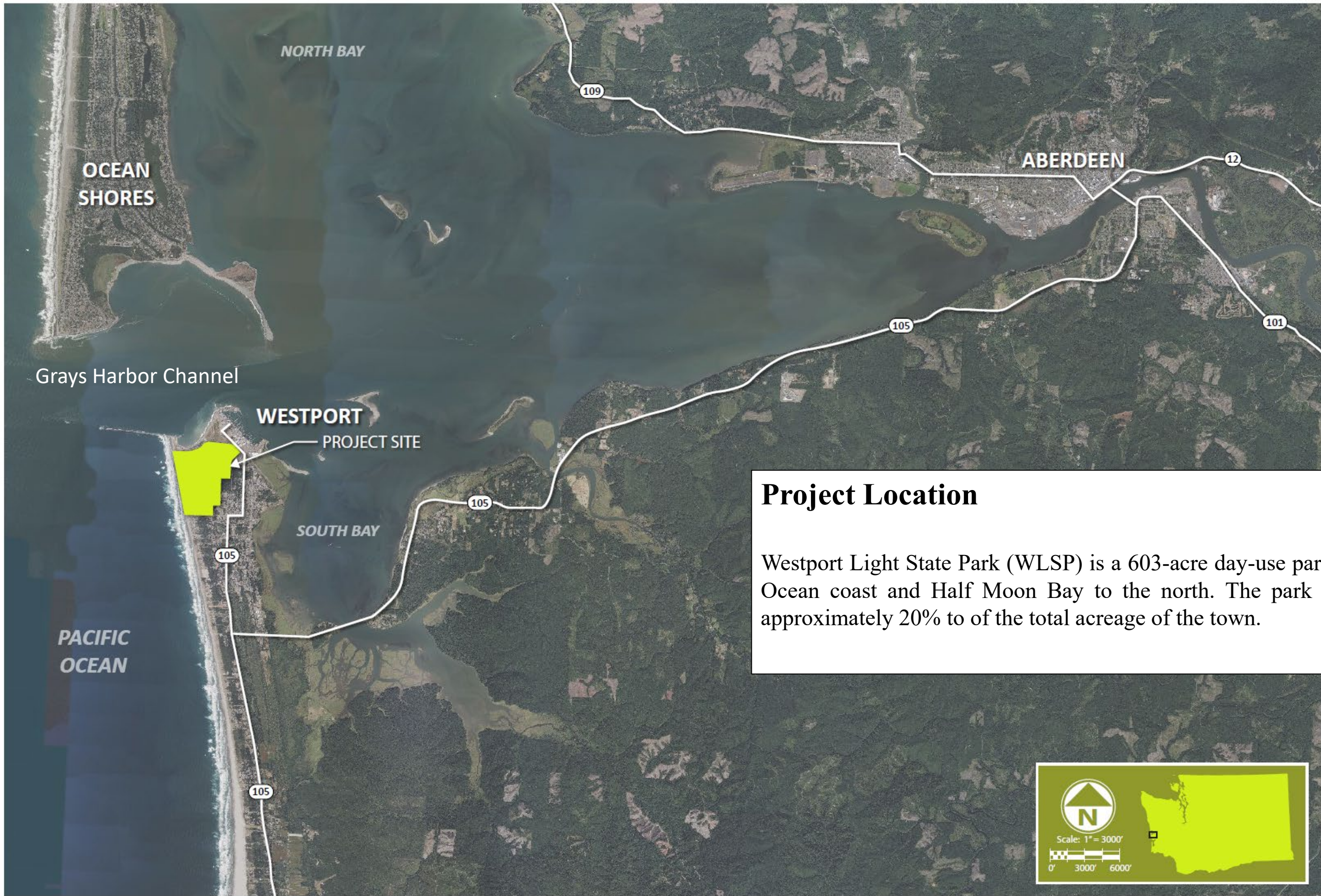
Update

October 18, 2023

Presented by
Westport Golf Links, Inc. Team

OVERVIEW

- **Project Location and History**
- **Schedule**
- **Project Opportunities**
- **Economics Impact**
- **Golf Program**
- **Ecological Approach**
- **Public Amenities**



Project Location

Westport Light State Park (WLSP) is a 603-acre day-use park with 1,215 feet of shoreline on the Pacific Ocean coast and Half Moon Bay to the north. The park is within the City of Westport making up approximately 20% to of the total acreage of the town.



LOCATION MAP

Westport Golf Links

05/02/2023





The Lighthouse (Life-Saving Station) was constructed in 1897 with light and fog signals along the beach.

Historical Setting



Construction of the south jetty began in 1898, which resulted in an approximate 3000-foot horizontal westward expansion of the existing shoreline.



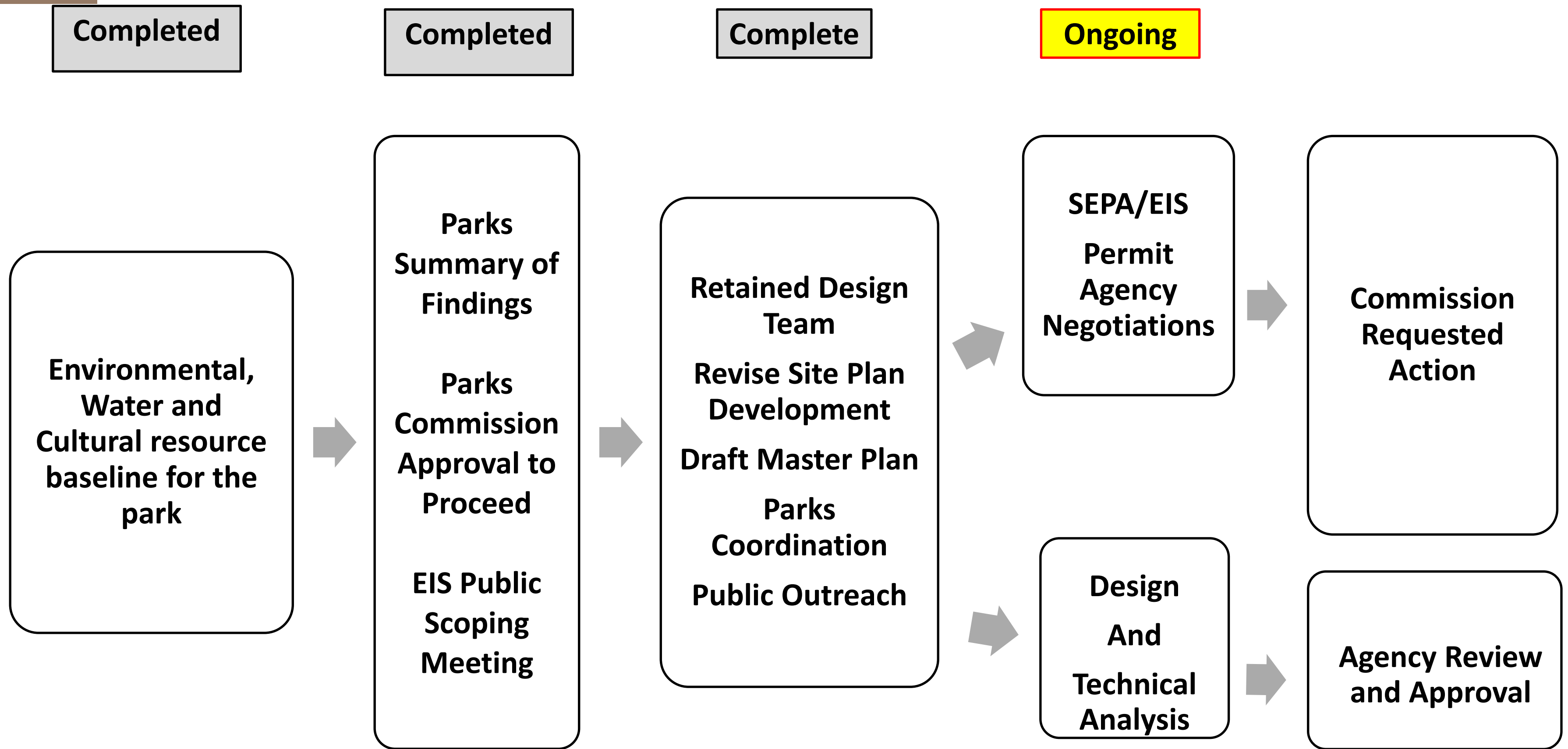
Shore pine had also been planted in high densities in an attempt to stabilize dunes and inhibit the movement of this sand into developed areas.

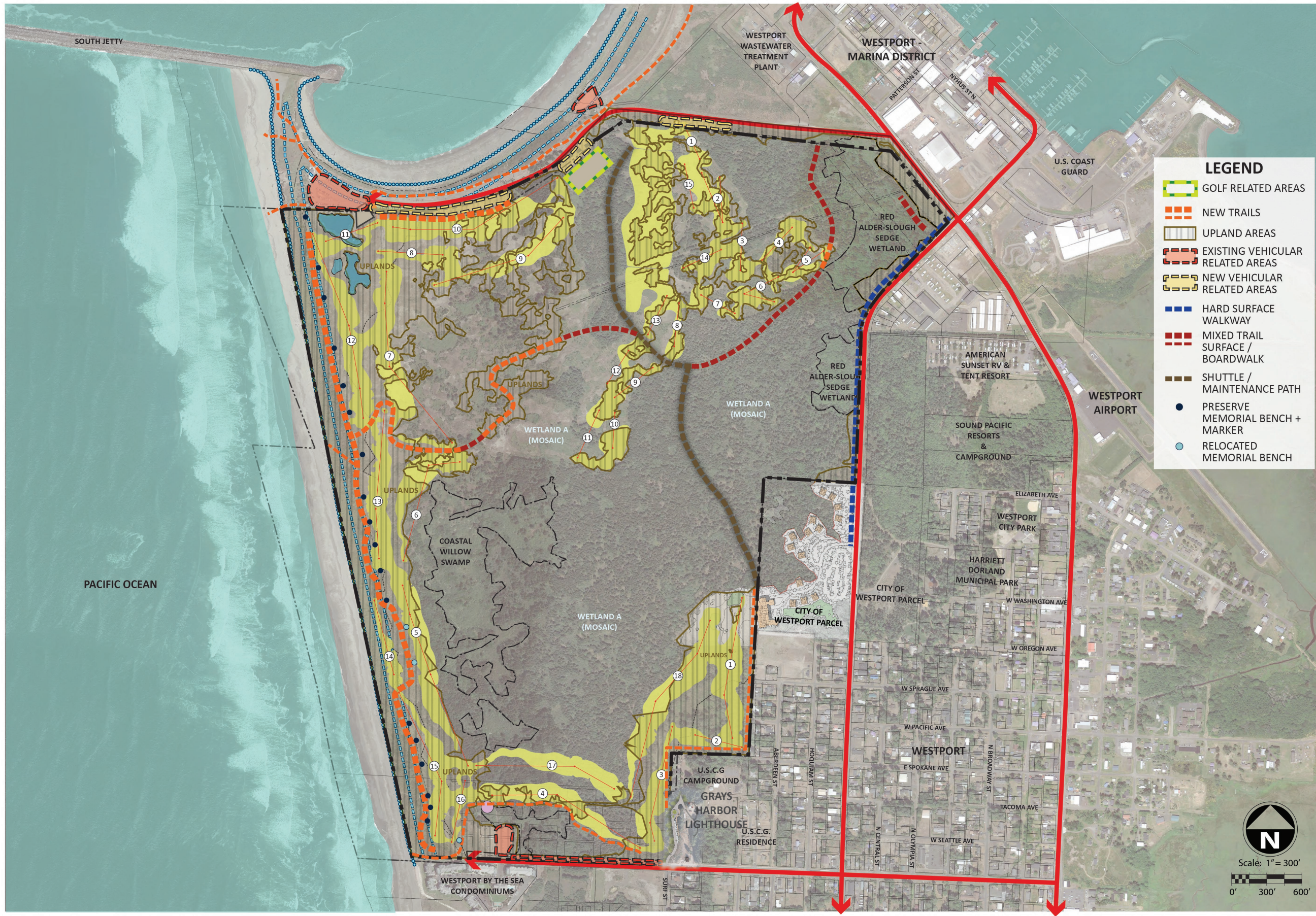


Grays Harbor Lighthouse is active and has been used as a daymark for the past century. In recent years, this visual aid to navigation is mostly obstructed by overgrowth of shore pines.

..... and Today

Westport Project Schedule





Alternative Plan



Economic and Fiscal Benefits of Development and Construction of Westport Golf Links

Development and construction of Westport Golf Links and the related off-site mitigation is expected to cost \$33.5 million, which are the projects' direct effects.

349 Jobs
for Washington worker

\$55.6 million
in one-time economic impact to the Washington economy



\$2.5 million
in one-time additional tax receipts to the City of Westport, Grays Harbor County, the State of Washington, and special districts

“ In total, development and construction of Westport Golf Links (including the offsite wetland mitigation site) will create **349 jobs** and have a **one-time economic impact of \$55.6 million** on the Washington economy.

”

Economic and Fiscal Benefits of Operations and Visitor Spending Associated with Westport Golf Links

Ongoing operation of Westport Golf Links and the related off-site mitigation site will permanently increase the tourism and recreation industries in Grays Harbor County and Washington.

303 Jobs

ongoing jobs for Washington worker

\$29.5 million

in ongoing economic impact to the Washington economy



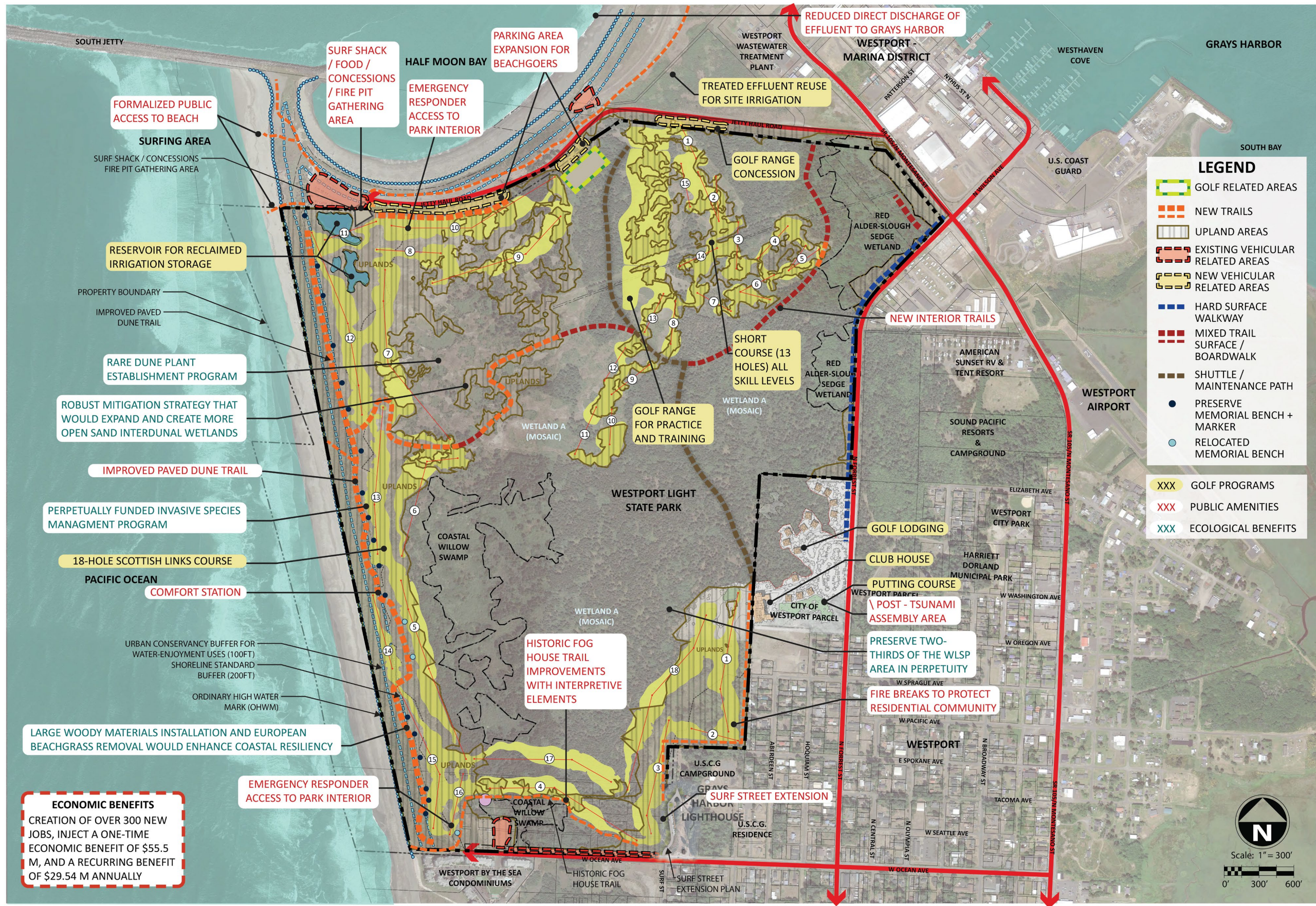
\$3 million

in annual additional tax receipts to the City of Westport, Grays Harbor County, the State of Washington, and special districts

“

Ongoing operations will permanently increase the tourism and recreation industries creating 303 jobs and have an ongoing annual economic impact of \$29.54 million, in 2022\$, on the Washington economy.

”



Alternative Opportunities





Golf Programs





Club House



NORTH

SOUTH

WESTPORT GOLF LINKS

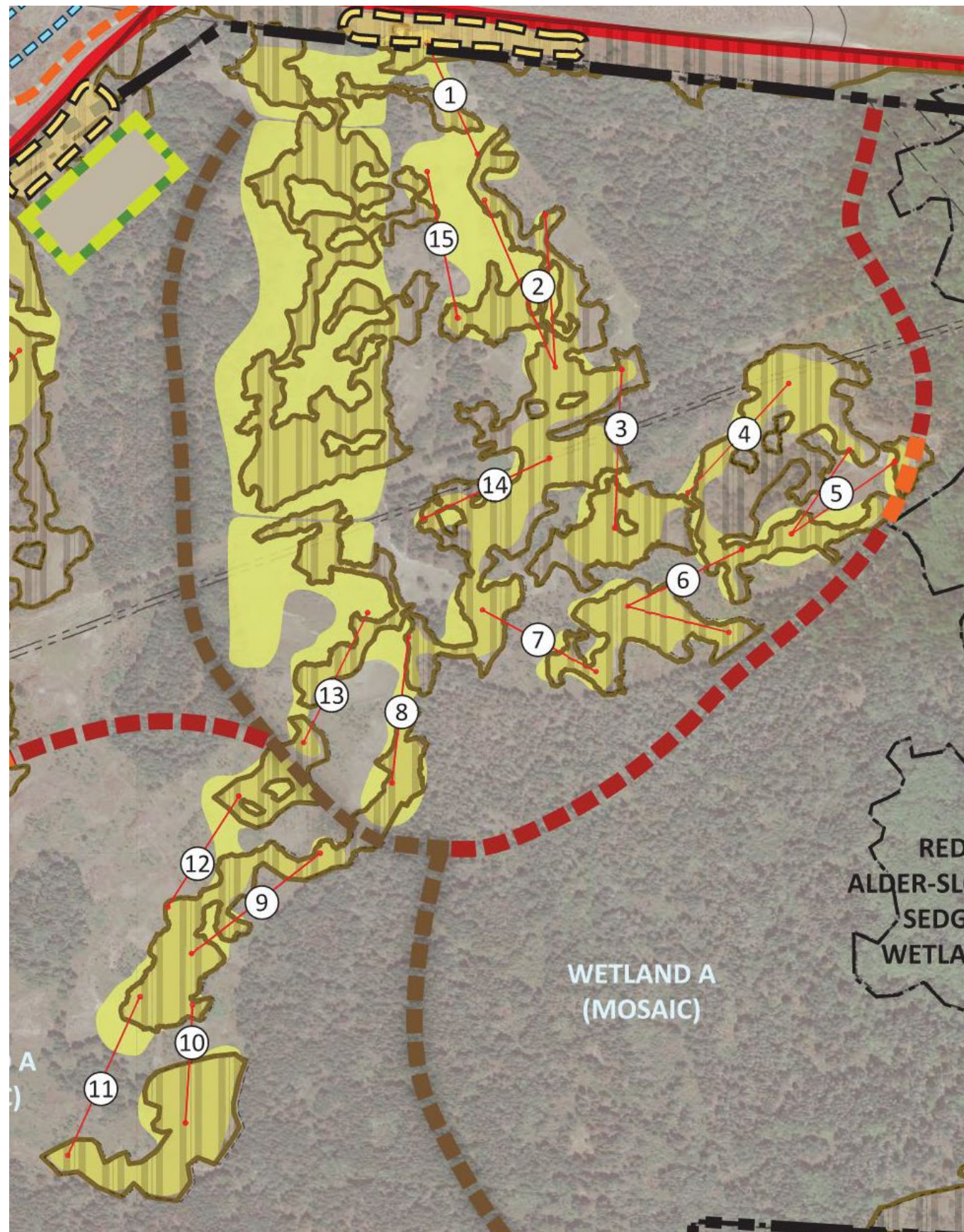
February 13, 2023

Conceptual Golf

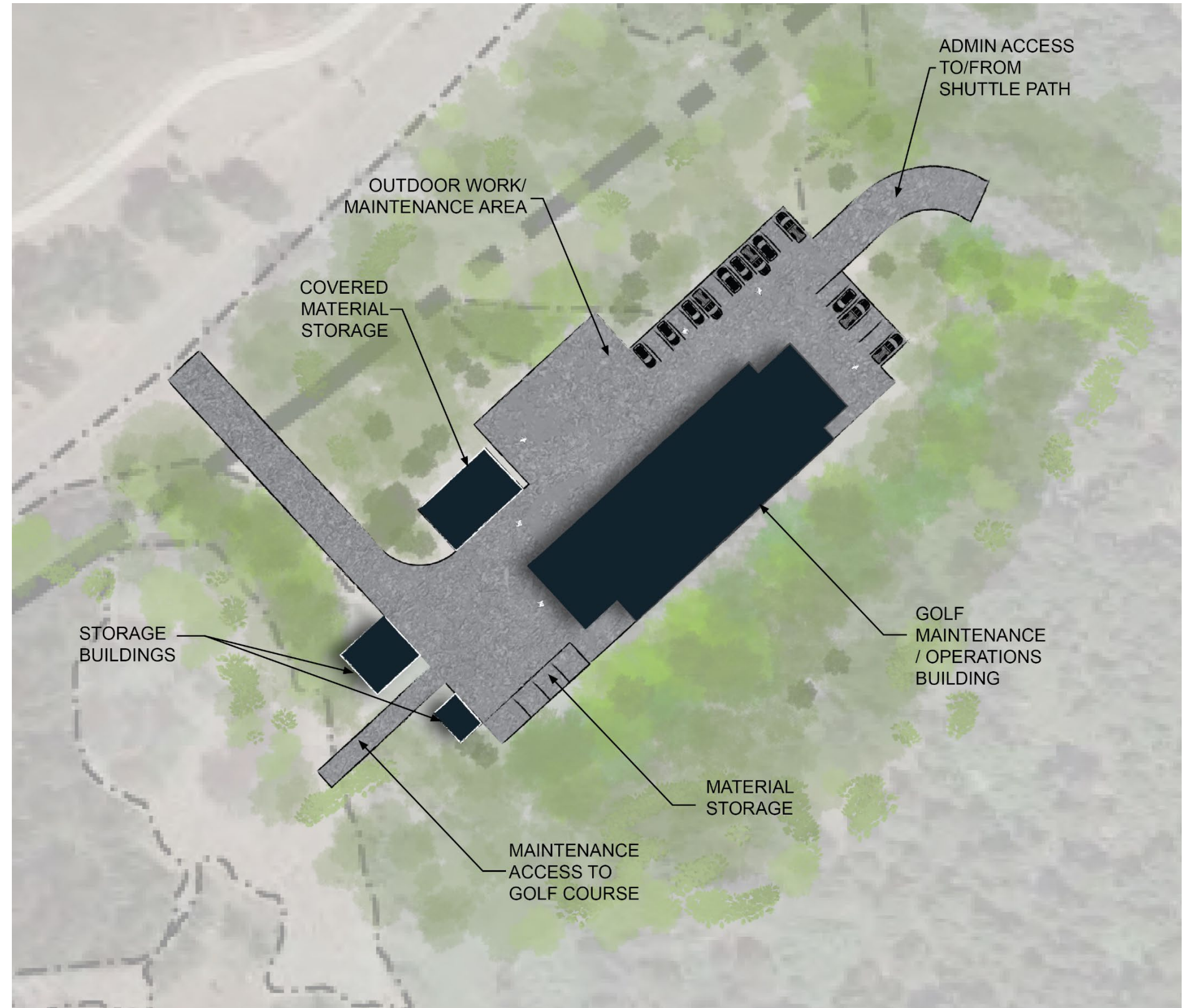
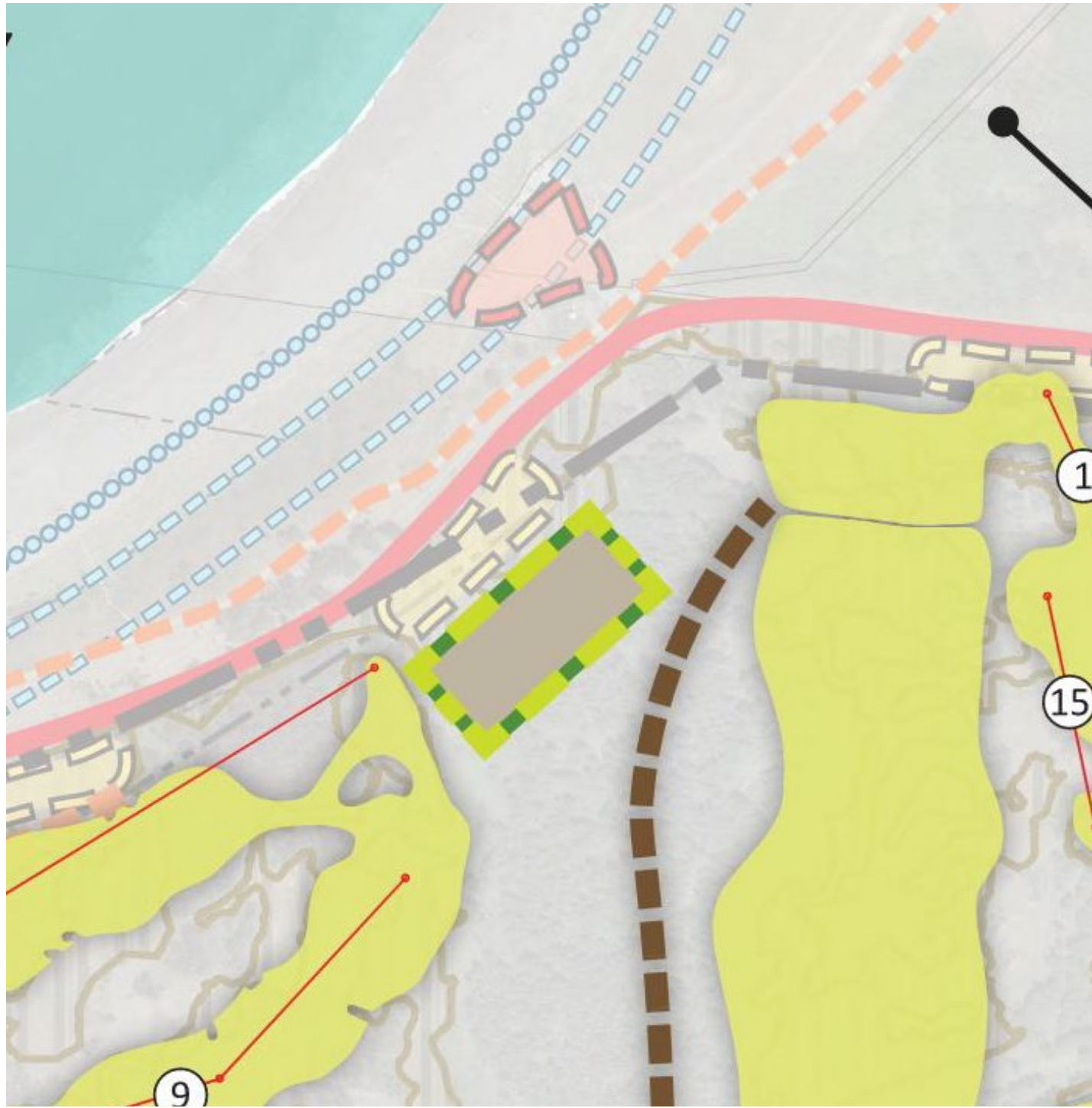


South Driving Range - Grass

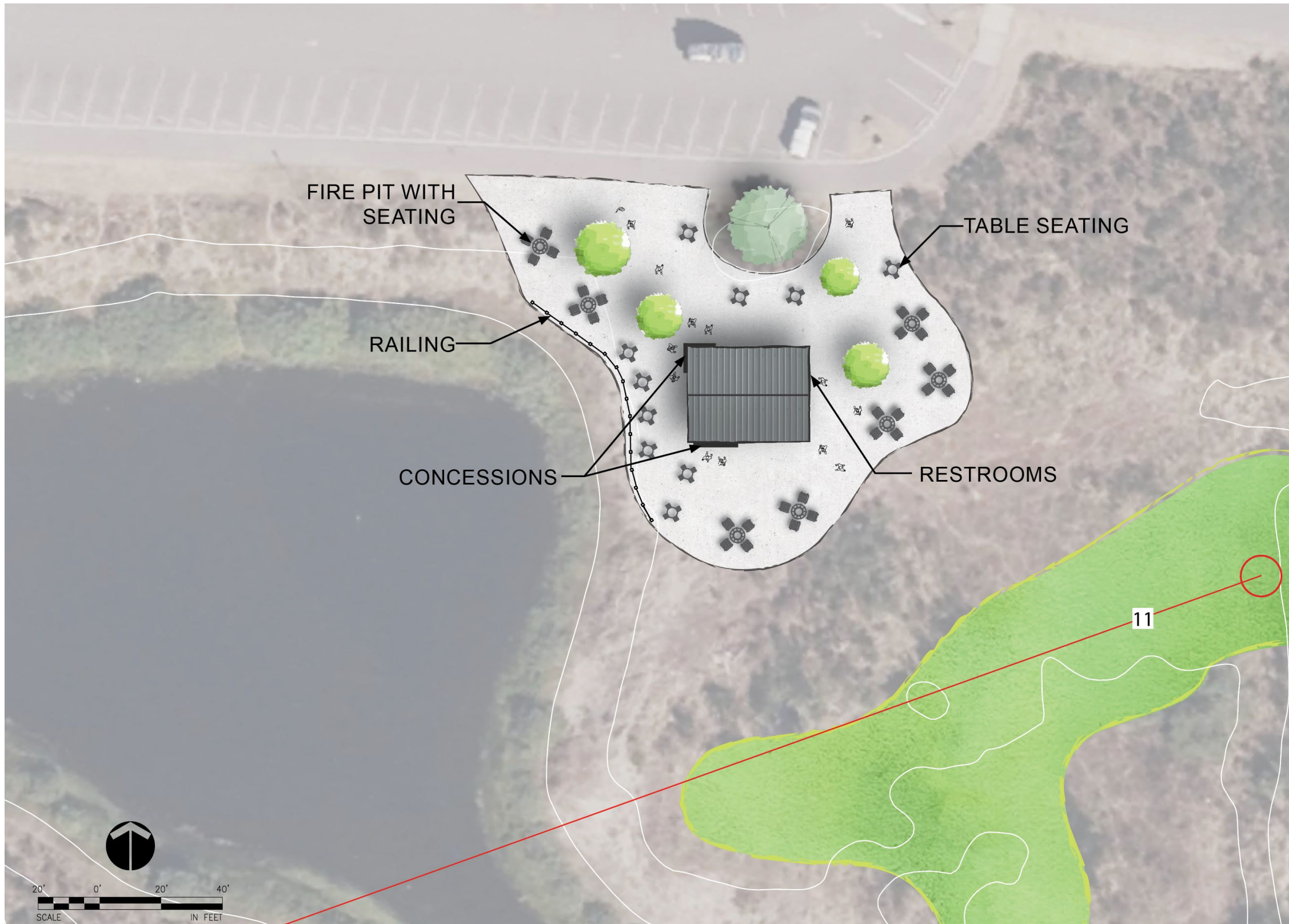
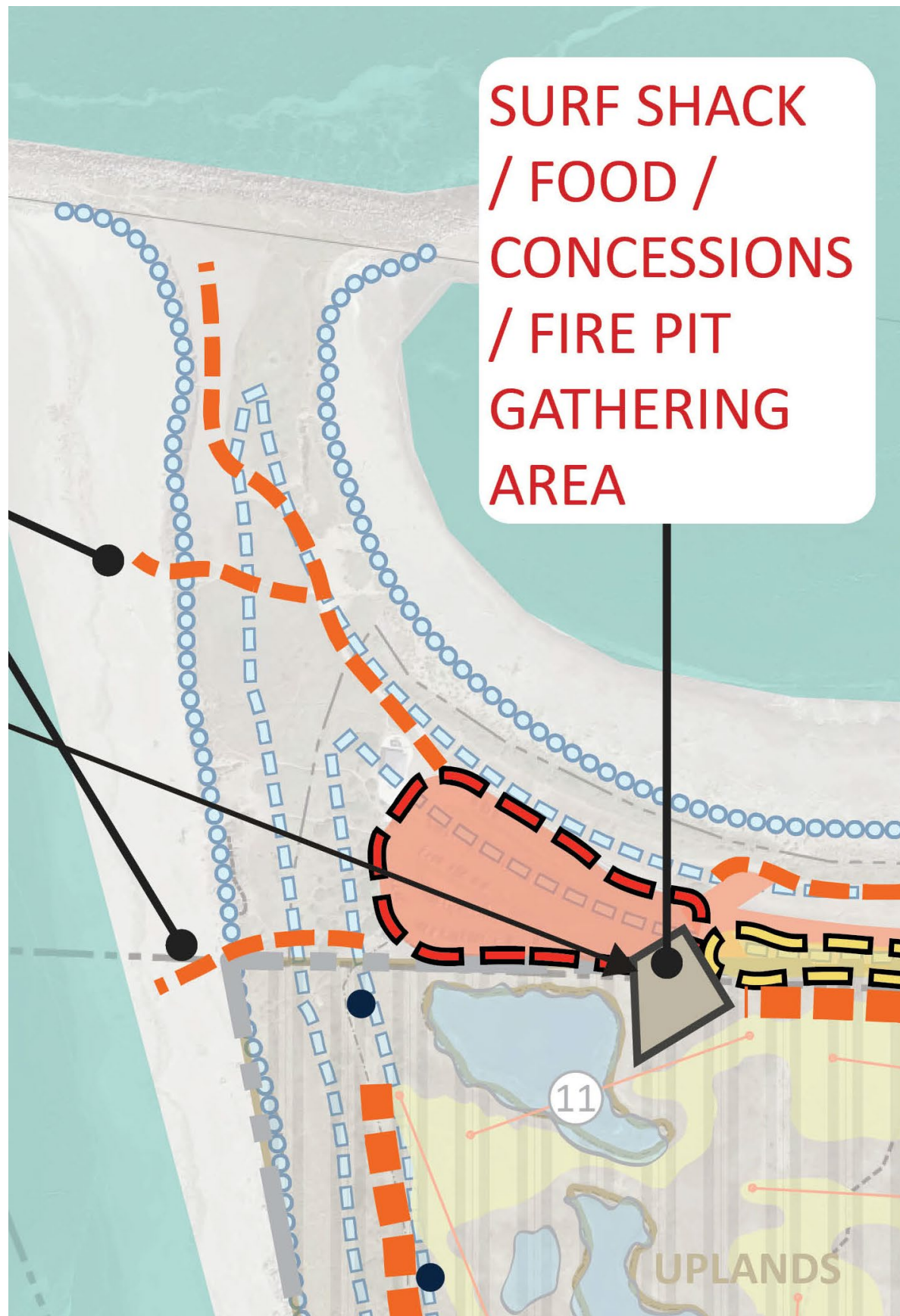


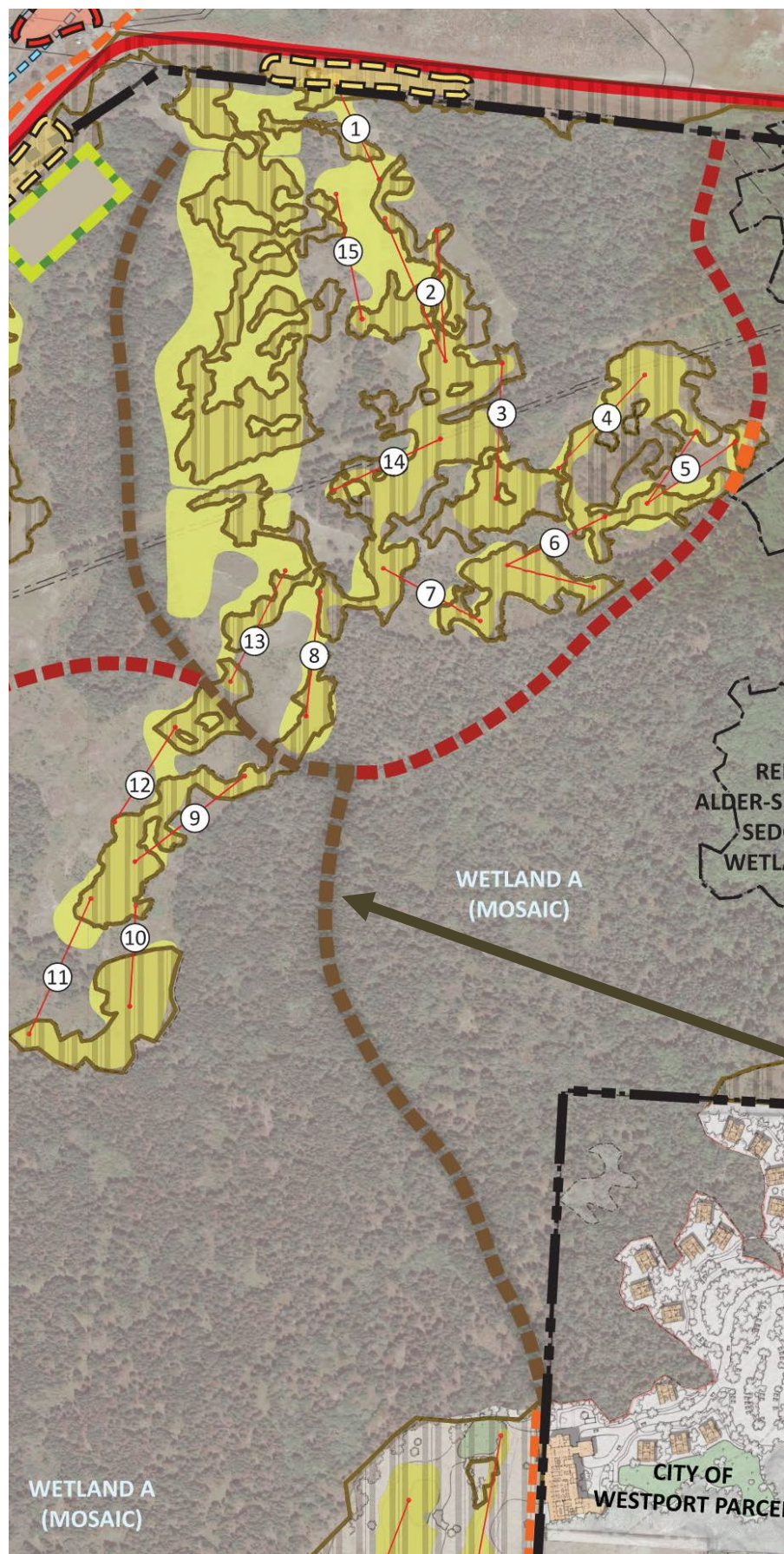


Short Course



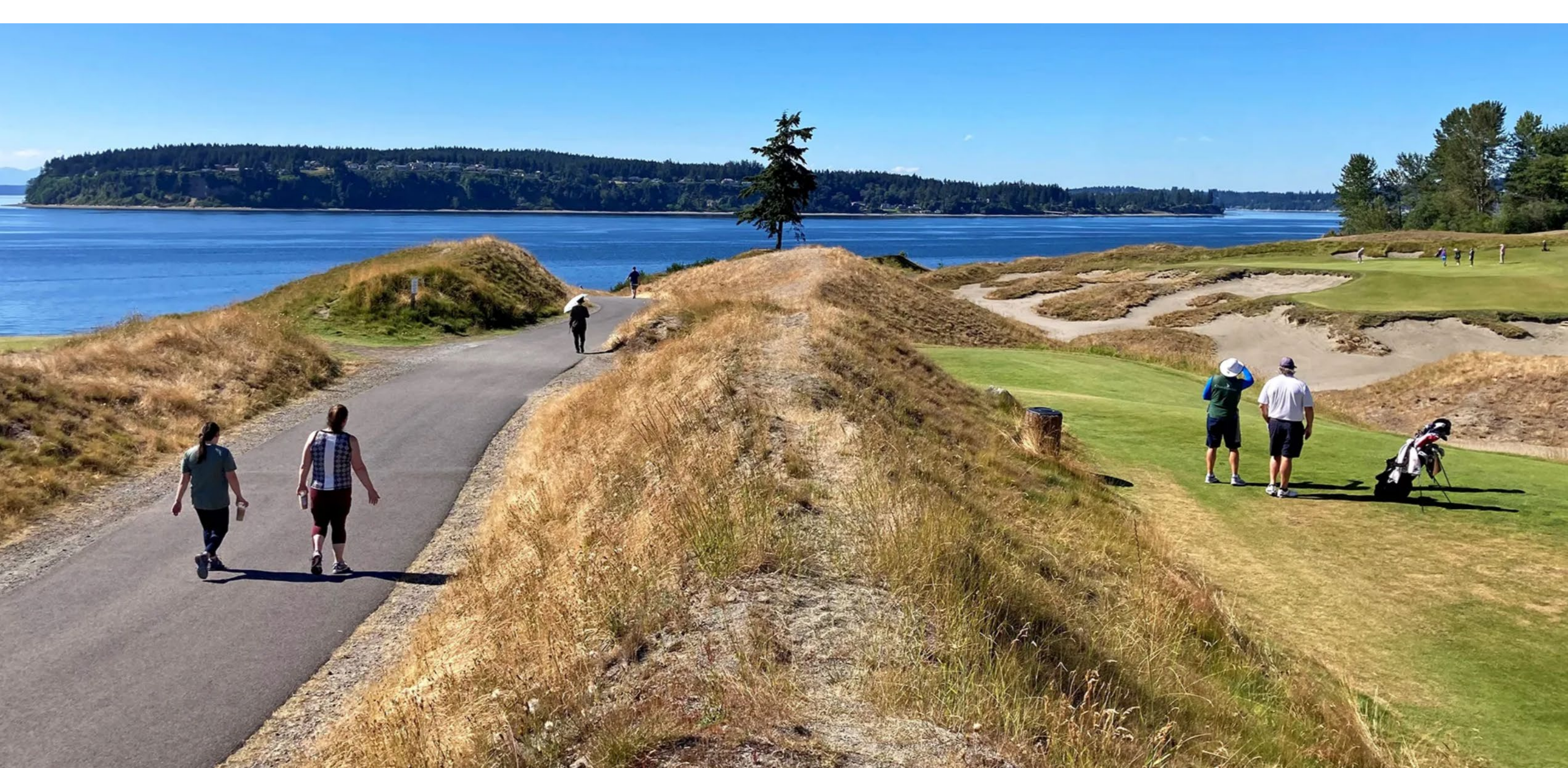
Maintenance and Operations





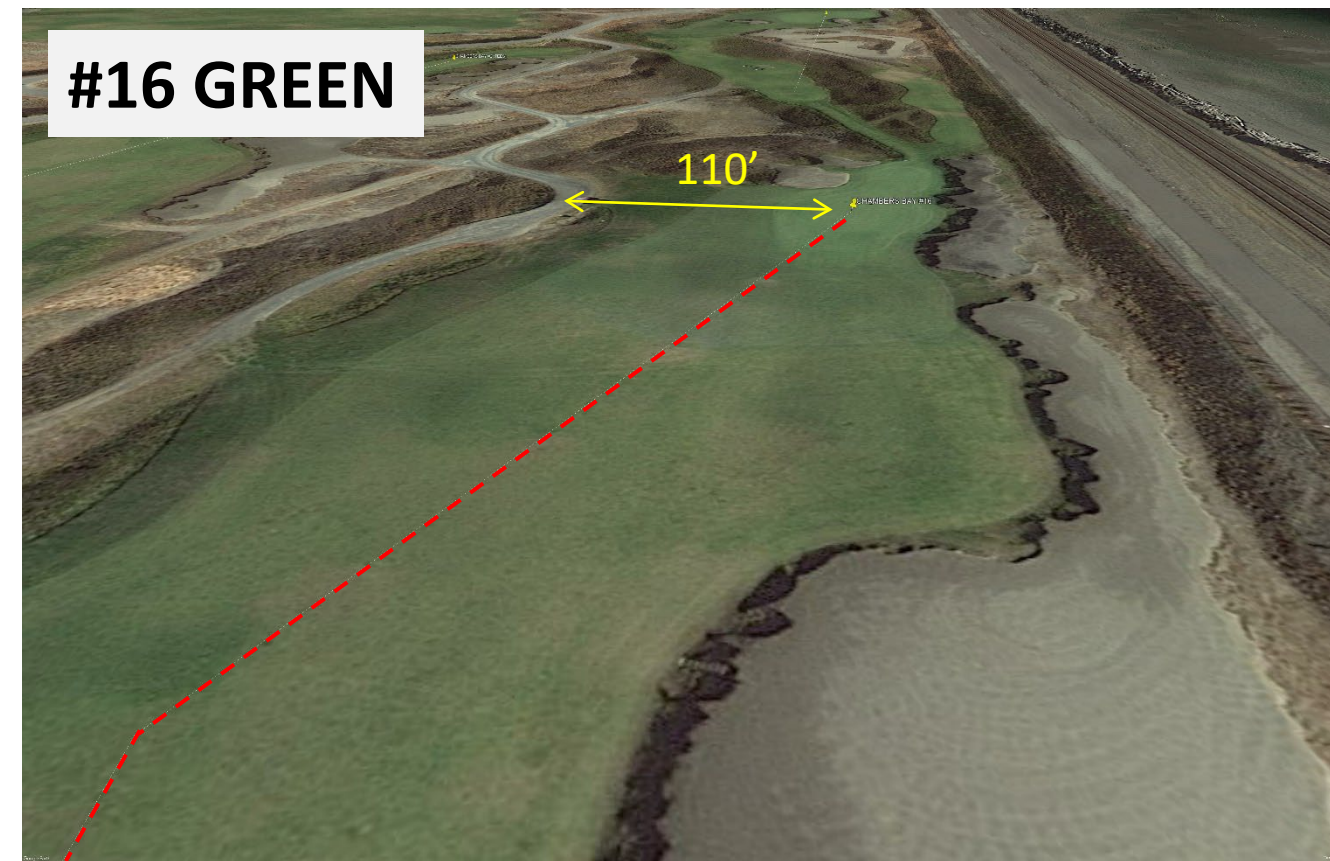
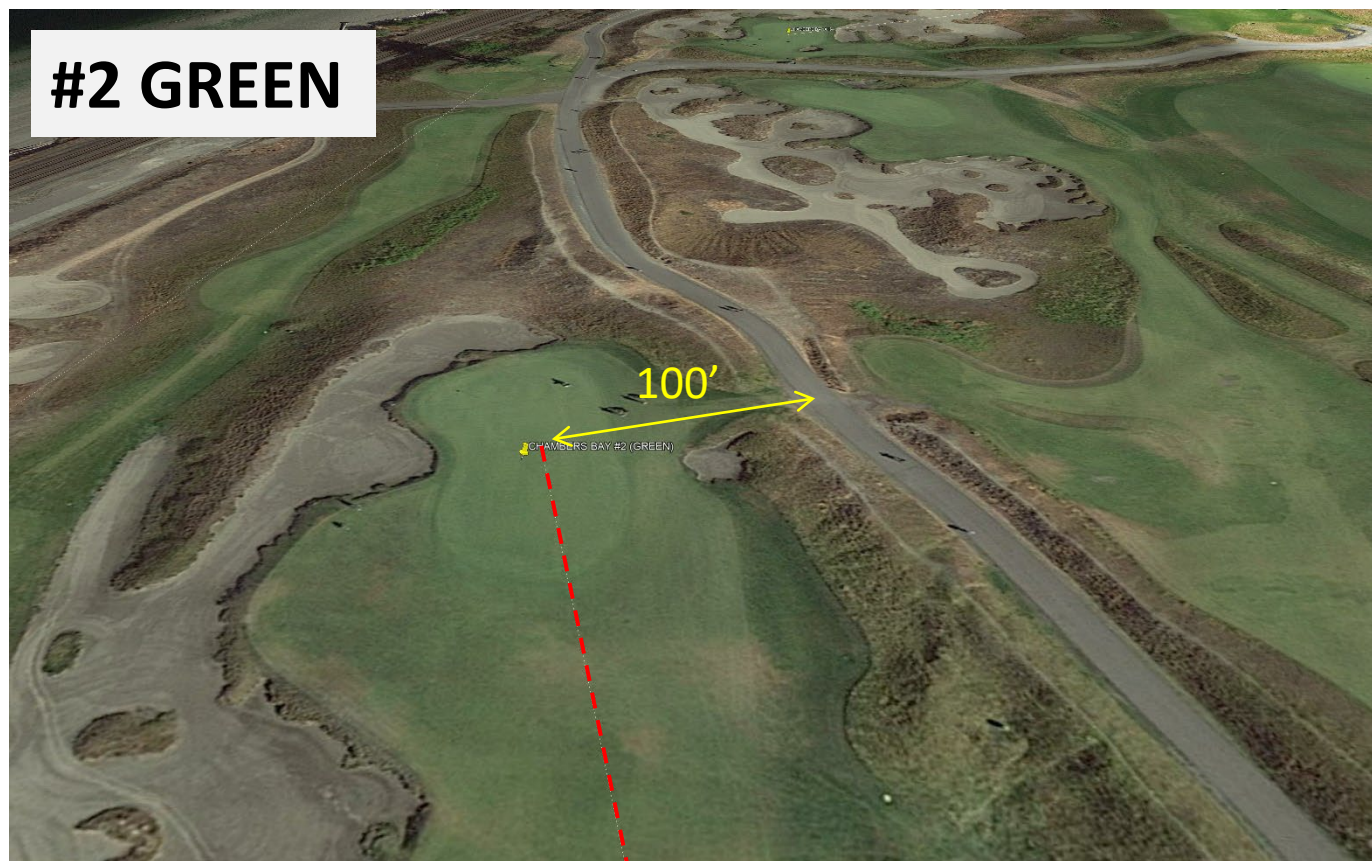
CRUSHED ROCK SHUTTLE TRAIL

Shuttle Route



Golf Safety Measures





Chambers Bay, WA trail/path offset examples



Figure 5: Proposed Grays Harbor South Jetty Sand Placement Pilot Project Area, with the location of two long-term beach profile locations shown for reference

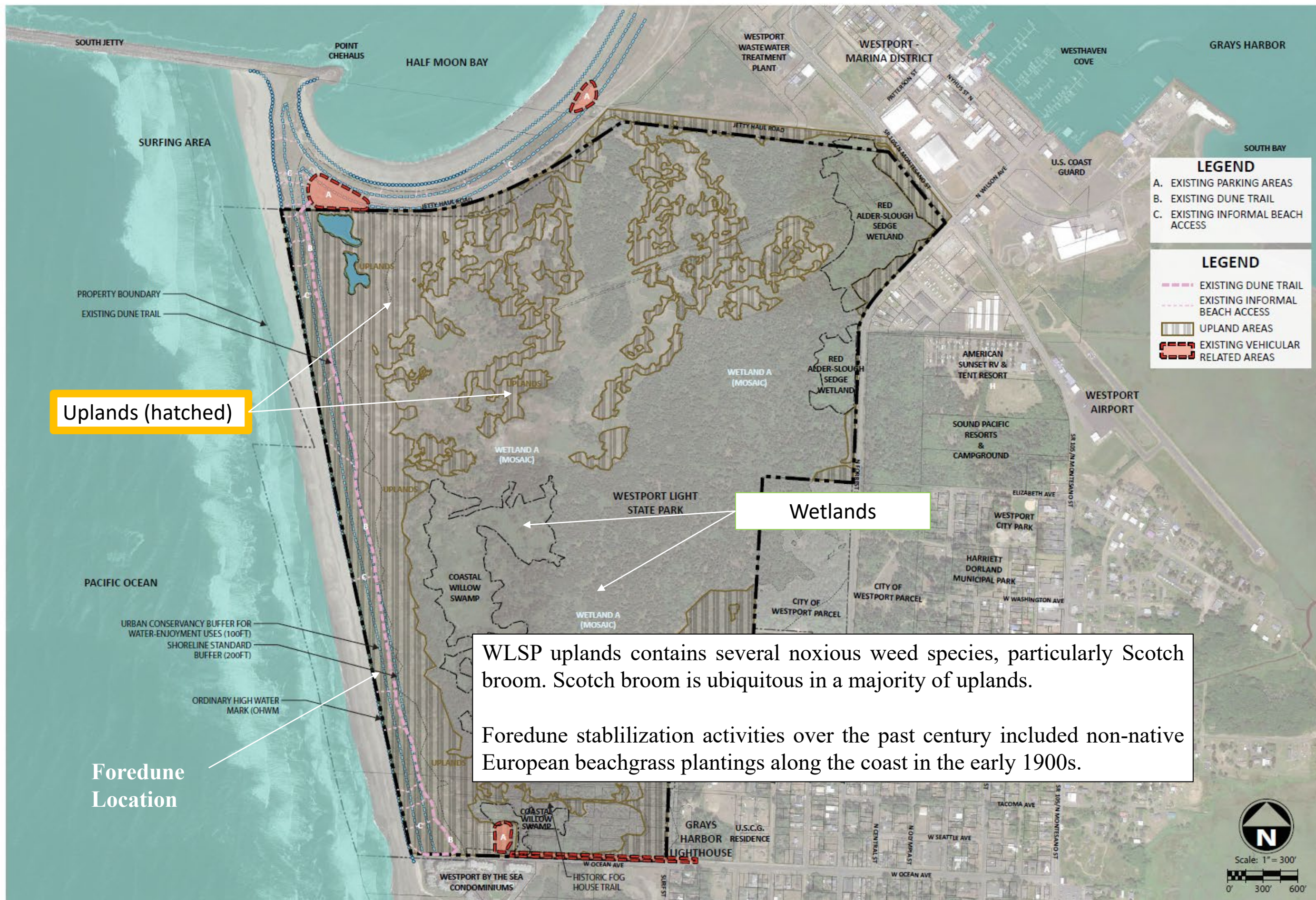
- The Army Corps did not fund this pilot project in 2021 as the cost benefit ratio (CBR) was below criteria.
- Per recent discussions with the Seattle District Corps, the addition of a public golf course and new and upgraded public infrastructure would qualify for funding.



Definition:
 “Wetland mosaic” an area with a concentration of multiple small wetlands, in which each patch of wetland is less than one acre; on average, patches are less than 100 feet from each other; and areas delineated as vegetated wetland are more than 50 percent of the total area of the entire mosaic, including uplands and open water.

Much of WLSP is best characterized as a mosaic of wetlands and uplands. The wetland mosaic is 337 acres. Of the 603-acres property, 386 acres contains wetlands or 64% of the site.

Existing Wetland and Upland Habitats



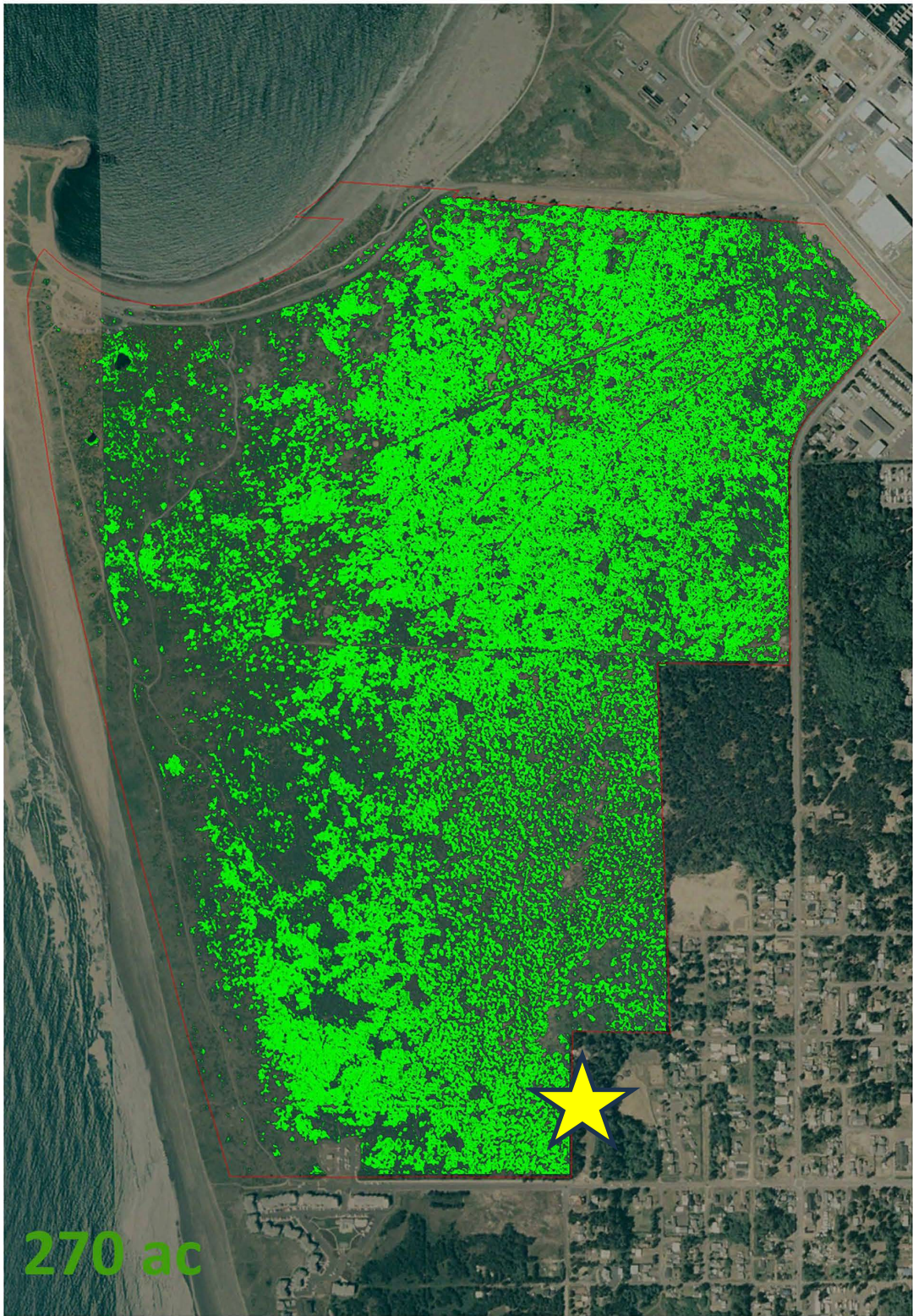
Scotch broom (Class B Noxious Weed)

Class B noxious weeds are designated for mandatory control in regions where they are not yet widespread.

SHORE PINE EXPANSION MAP



1990



2006



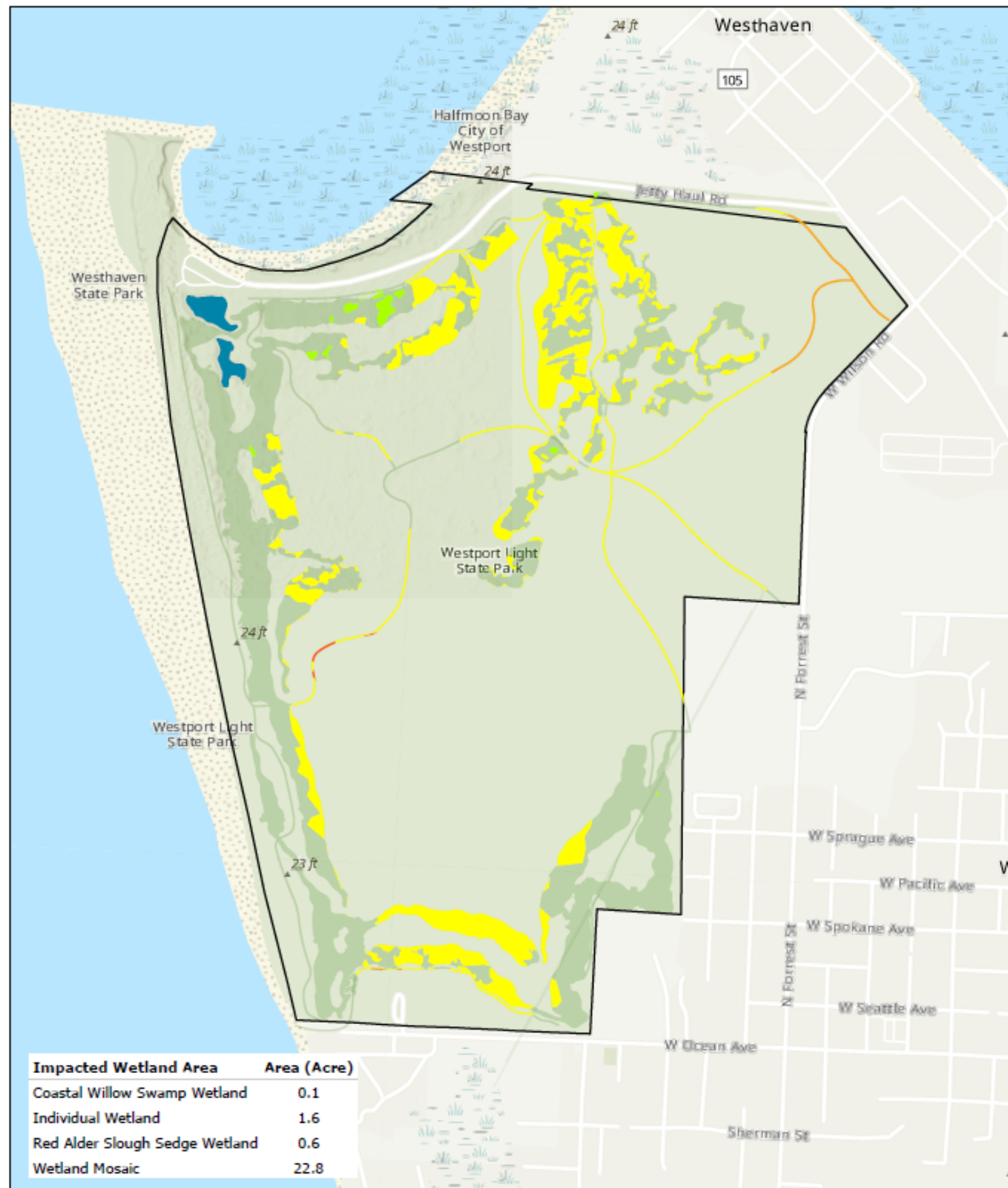
2020



1975

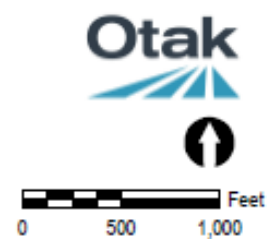
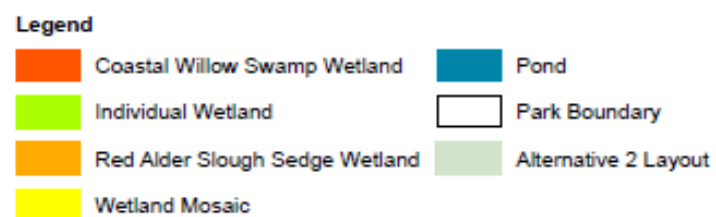


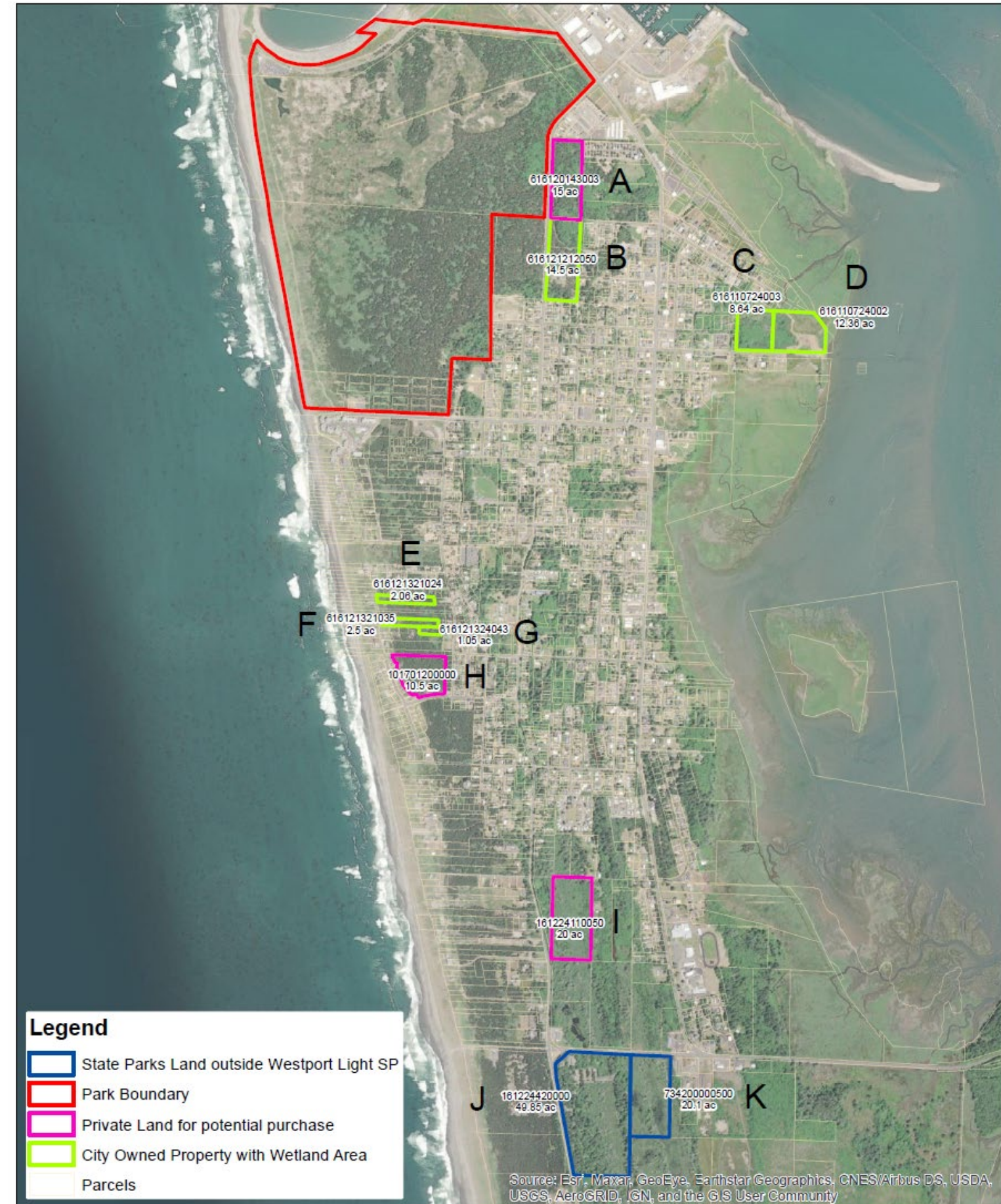
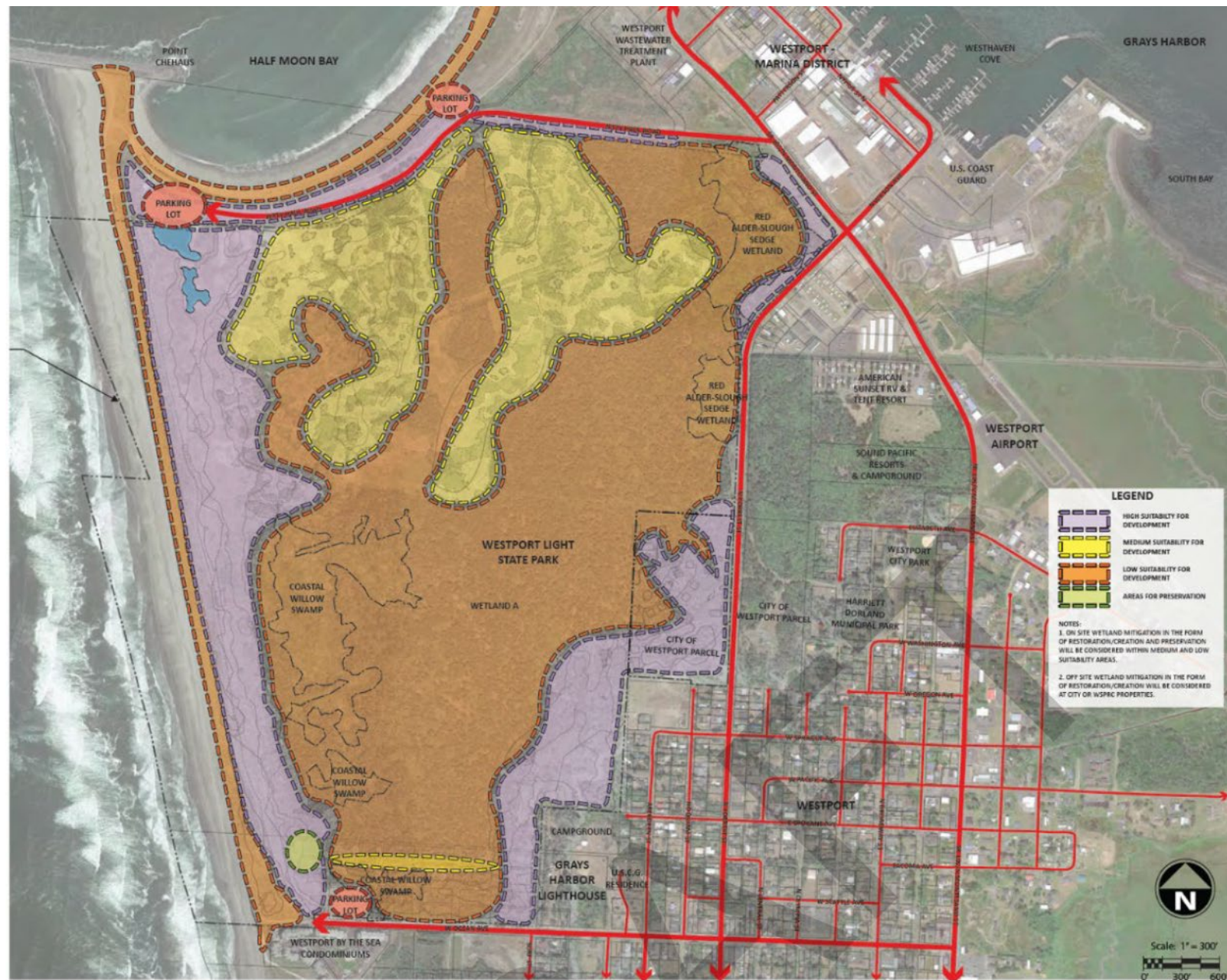
Present



- Direct wetland impacts within the Park boundary are 22.8 acres
- Further avoidance and minimization actions will occur as the master plan is revised this summer.
- Anticipate onsite and offsite mitigation activities (i.e. preservation, creation, and rehabilitation)

FIGURE 8
ALTERNATIVE 2
GOLF COURSE
WETLAND IMPACTS
 WESTPORT | WA
 DATE: 5/15/2023

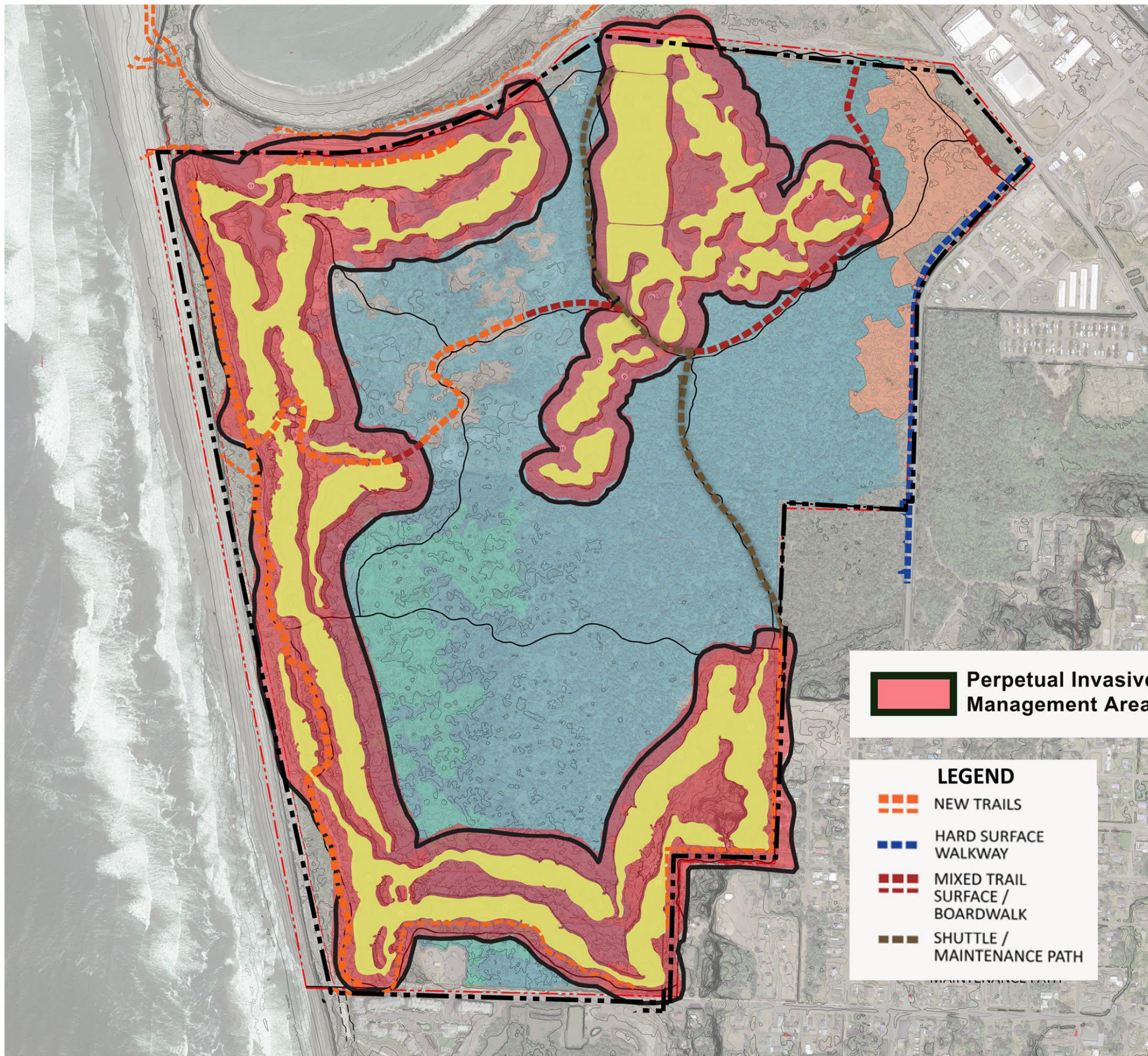







1. Onsite Preservation
2. Onsite Wetland Creation through expanding emergent wetlands
3. Property wide invasive species management
4. Golf fairway (w native grasses) to buffer against invasive spread
5. Offsite re-establishment
6. Out of Kind – ESA Fish and Snowy Plover Habitat Expansion

Mitigation- Wetland

Offsite Mitigation Opportunities



 **Perpetual Invasive Species Management Areas: 256.3 Acre**

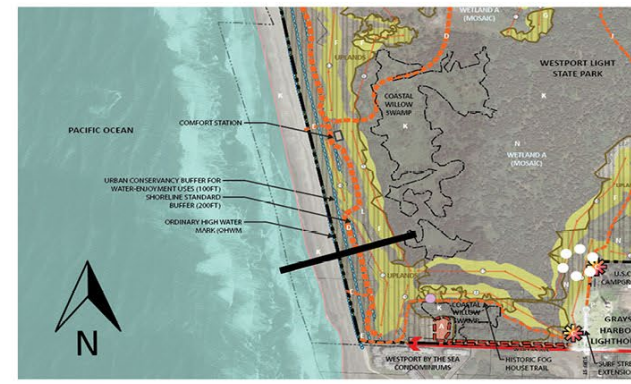
- LEGEND**
-  NEW TRAILS
 -  HARD SURFACE WALKWAY
 -  MIXED TRAIL SURFACE / BOARDWALK
 -  SHUTTLE / MAINTENANCE PATH

400' 0' 400' 800'
SCALE IN FEET

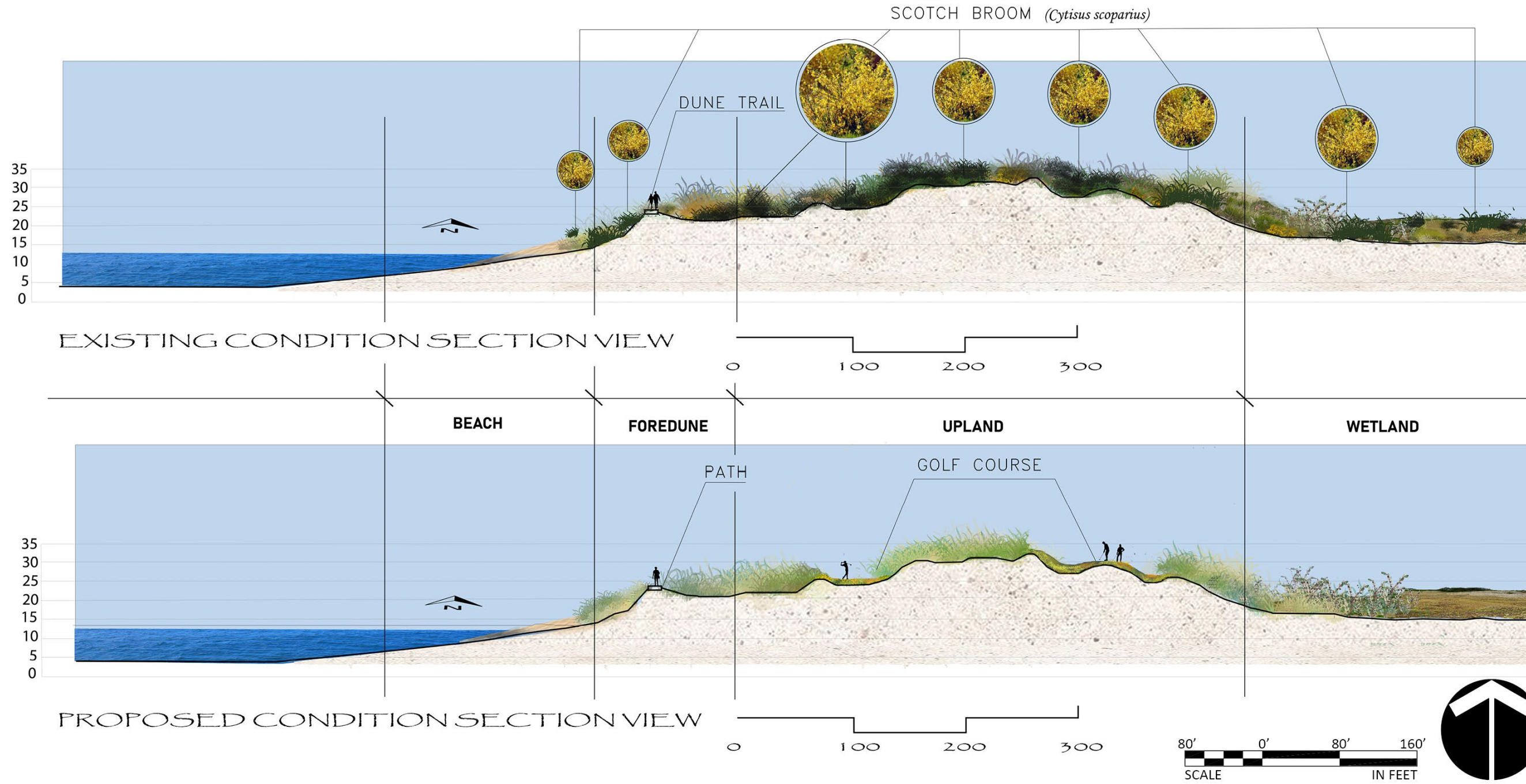




SITE REFERENCE PICTURE NEAR BEACH



SECTION LINE (INDICATED BY THE BOLD BLACK LINE)





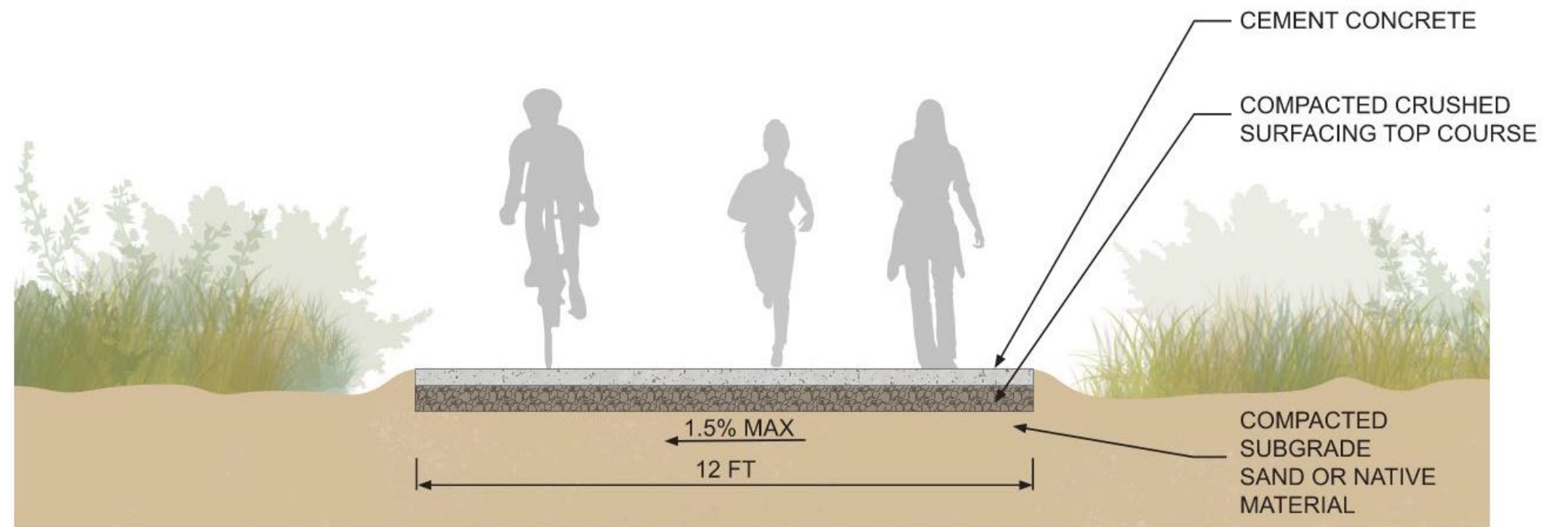
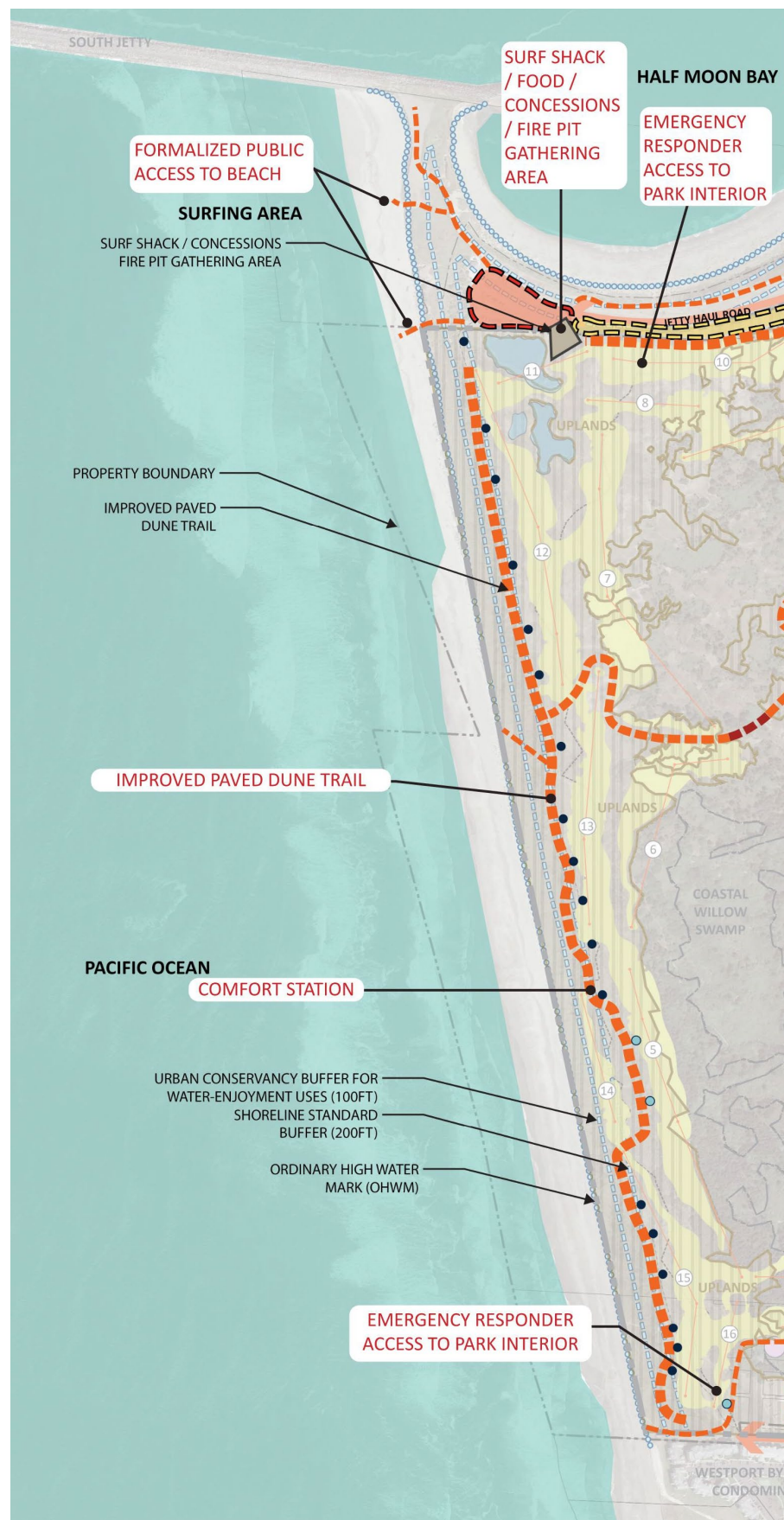
2005-2022

- North end of South Beach is expanding waterward
- South end of South Beach is slowly eroding

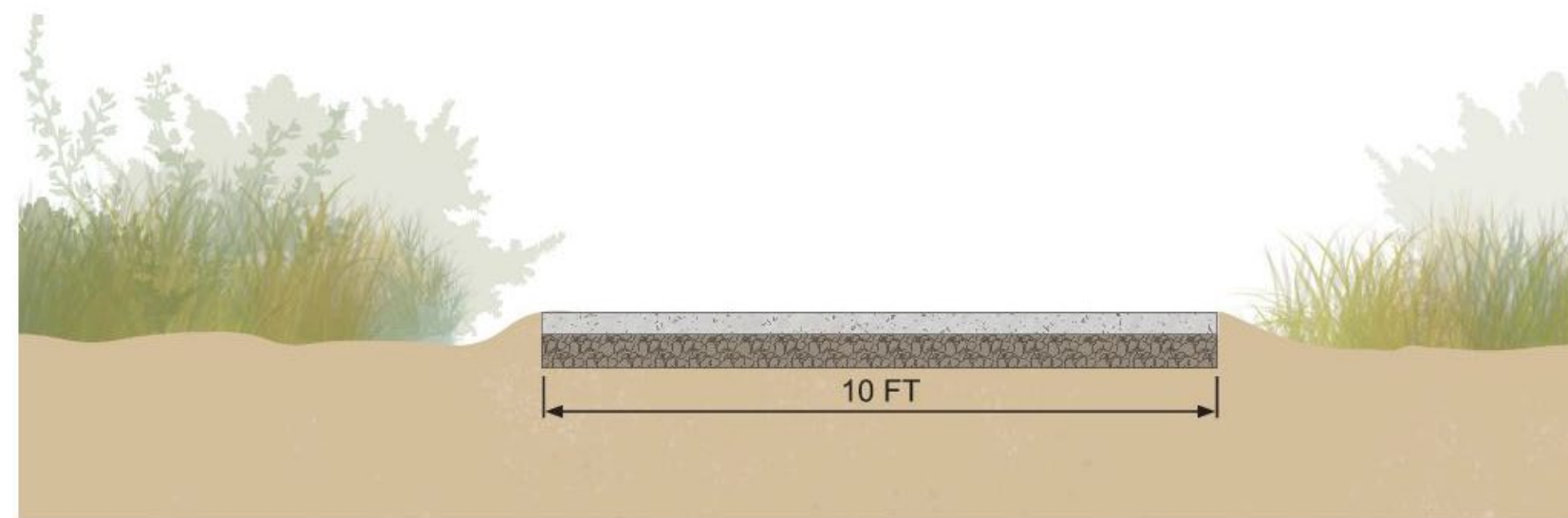


Within 25 years, the Dune Trail will wash out under the current maintained regime



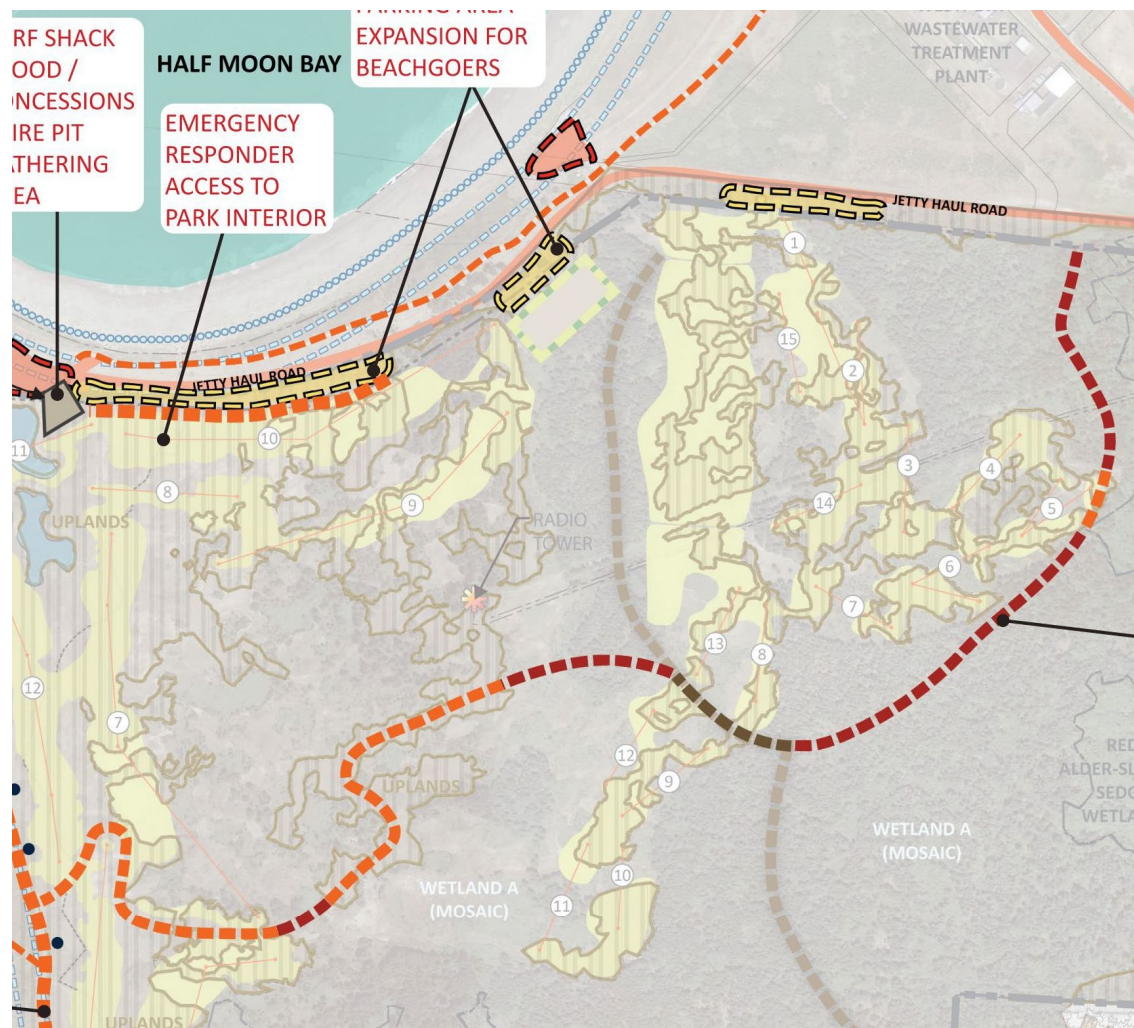


DUNE TRAIL

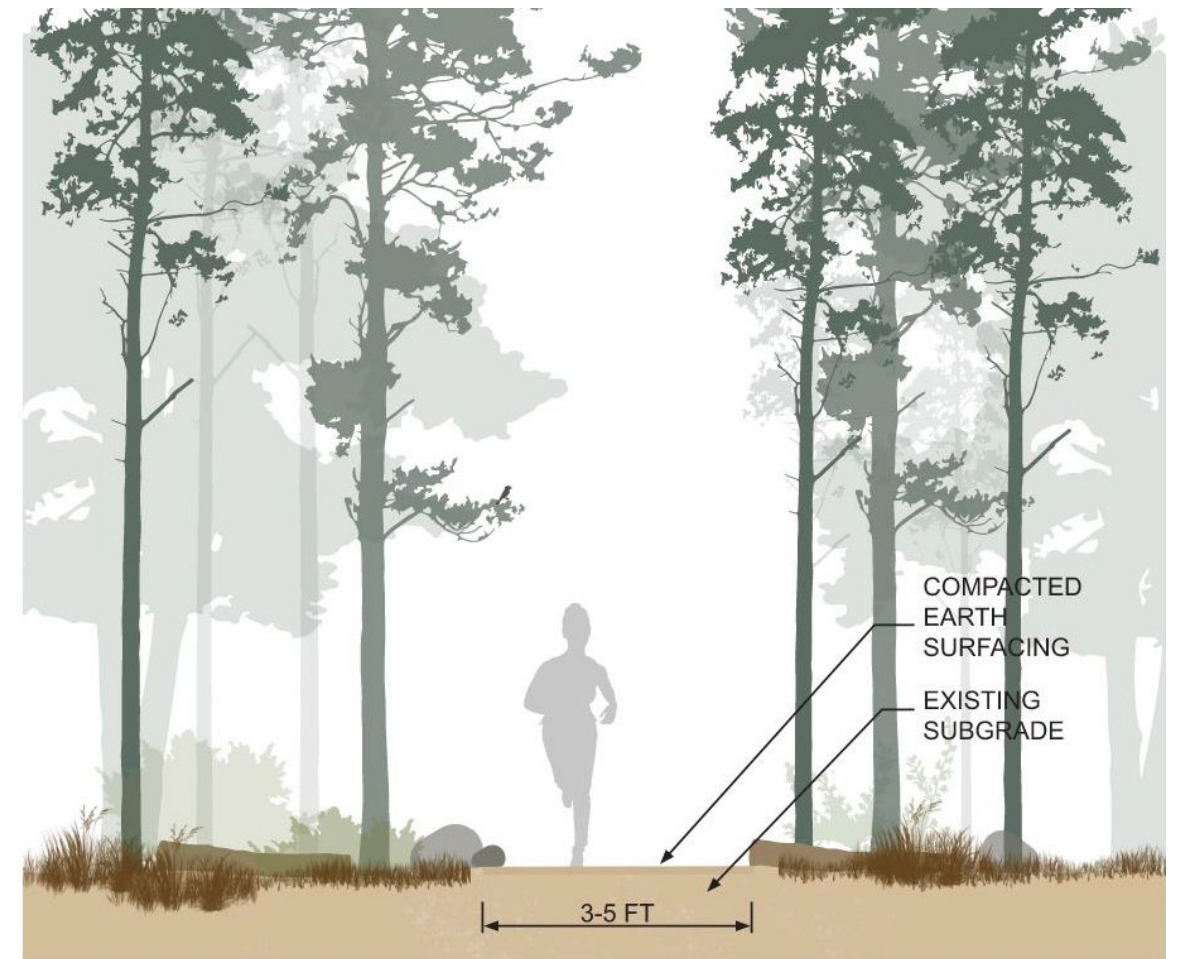


EXISTING DUNE TRAIL

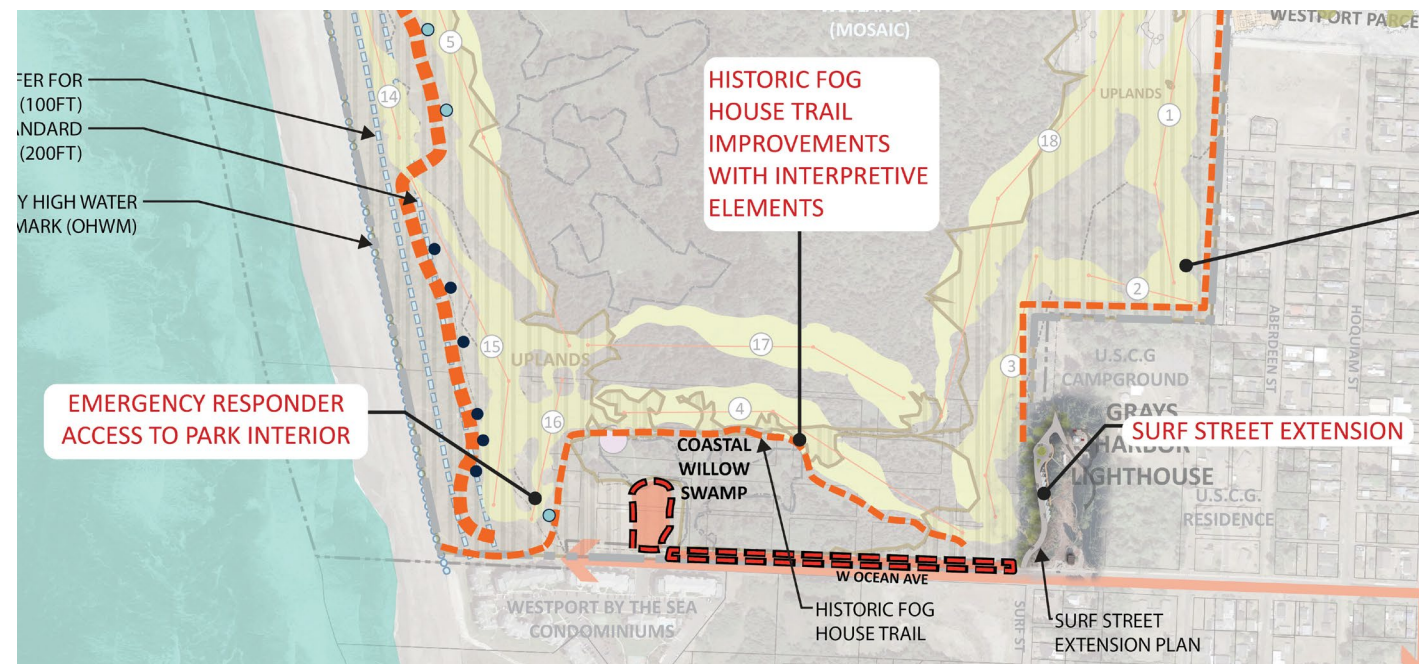
Dune Trail and Interior Paths



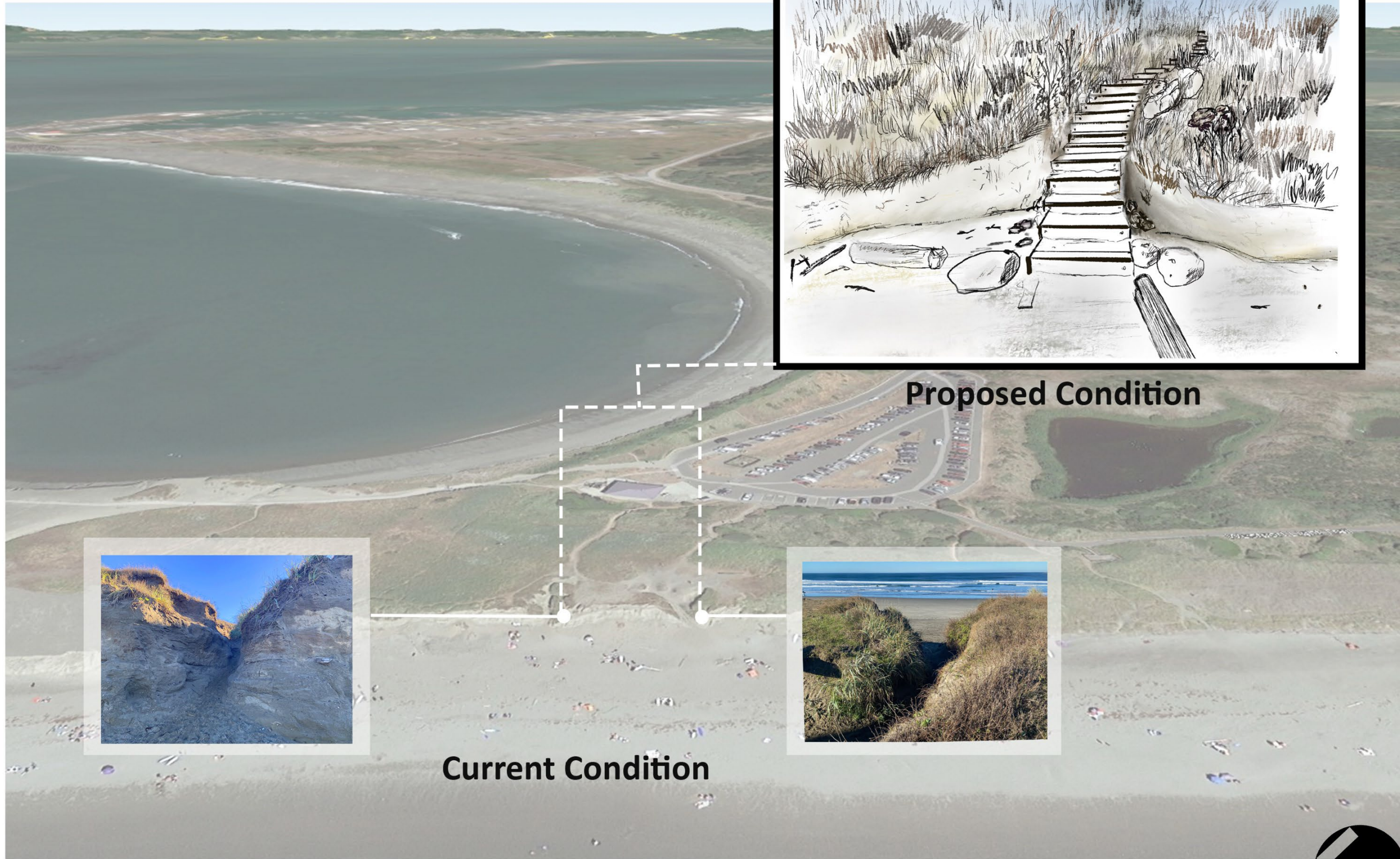
CRUSHED ROCK PEDESTRIAN TRAIL



COMPACTED EARTH FOG HOUSE TRAIL

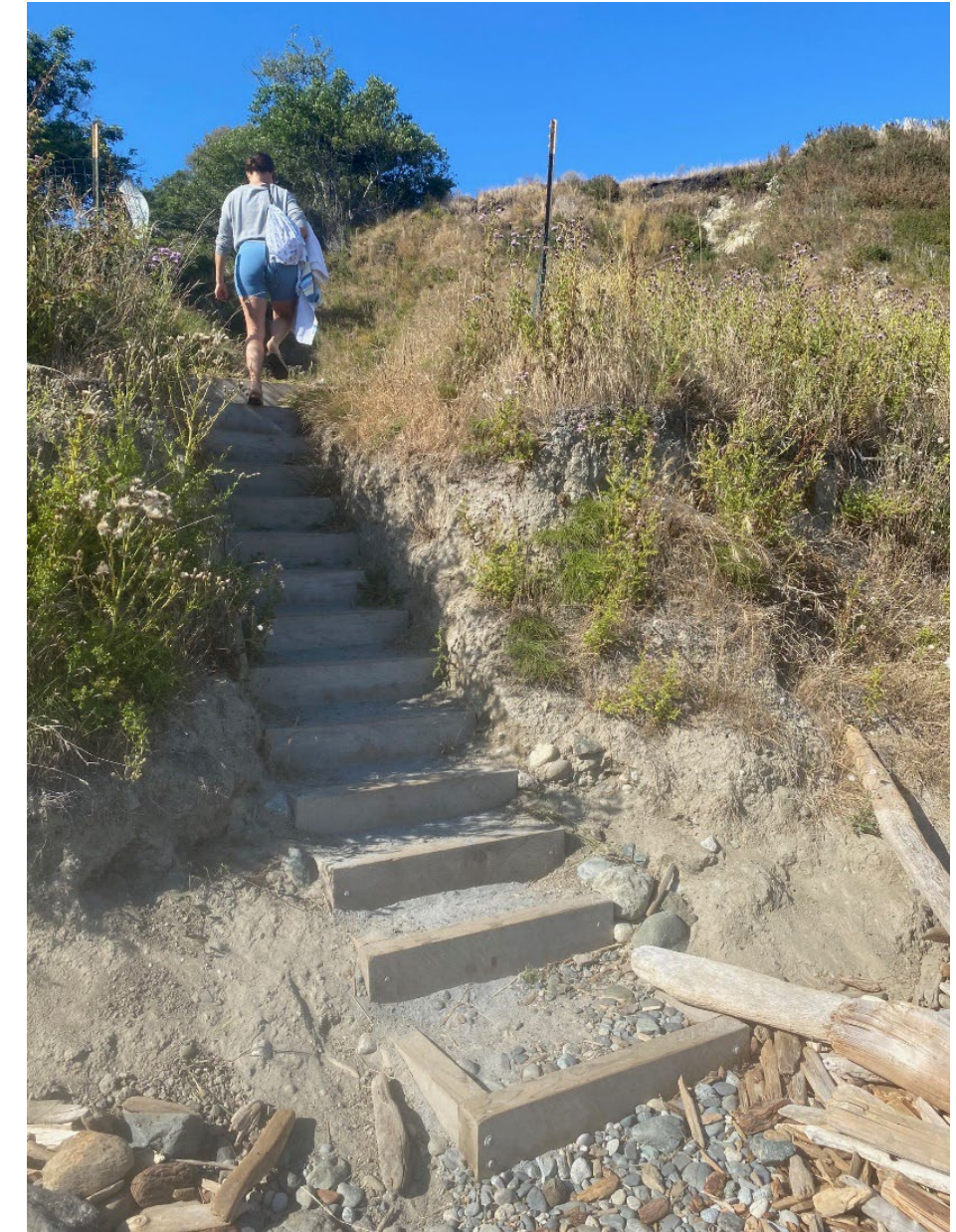


Dune Trail and Interior Paths



Proposed Condition

Current Condition



FORMALIZED BEACH ACCESS

FIGURE #



WESTPORT
GOLF LINKS

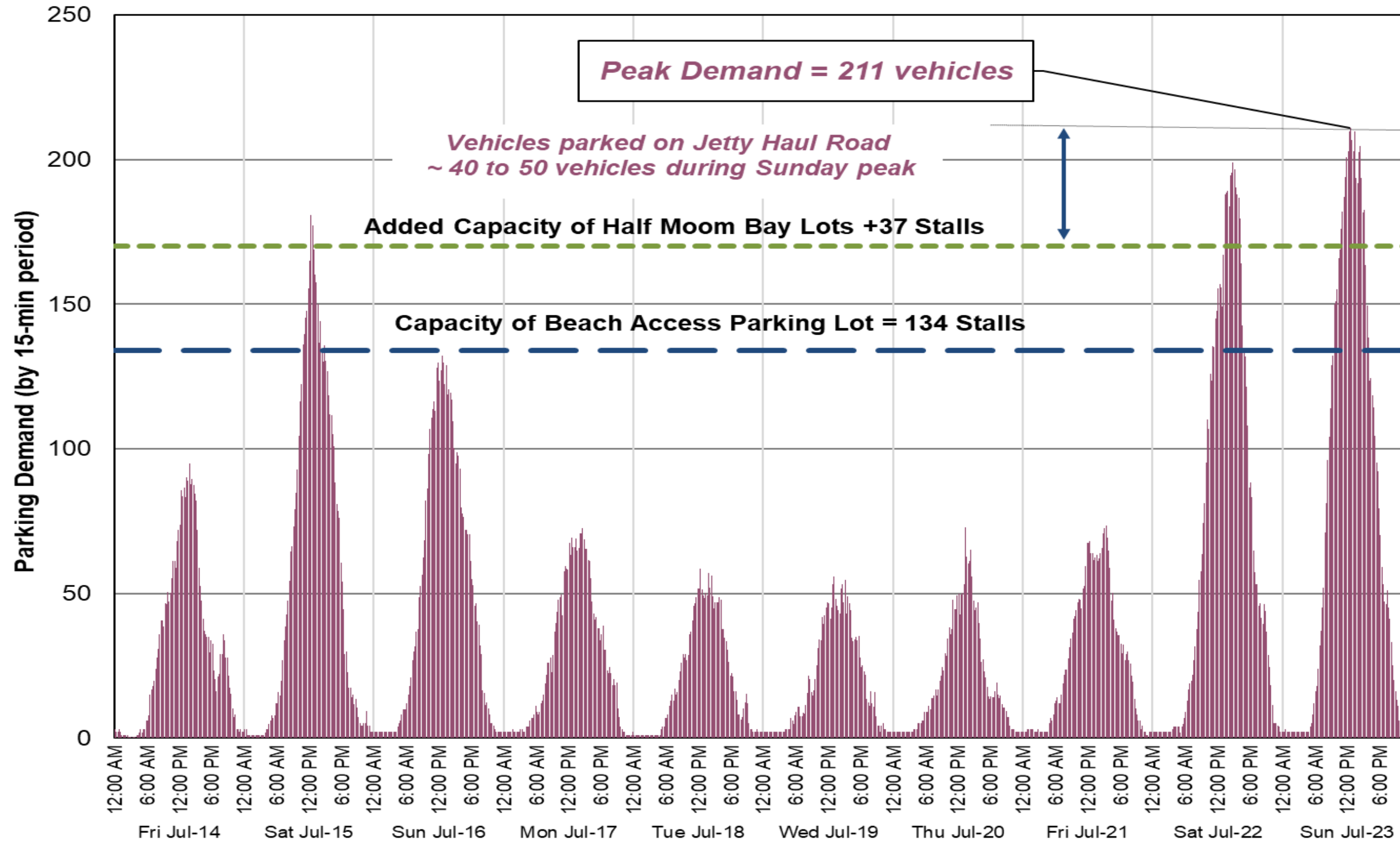
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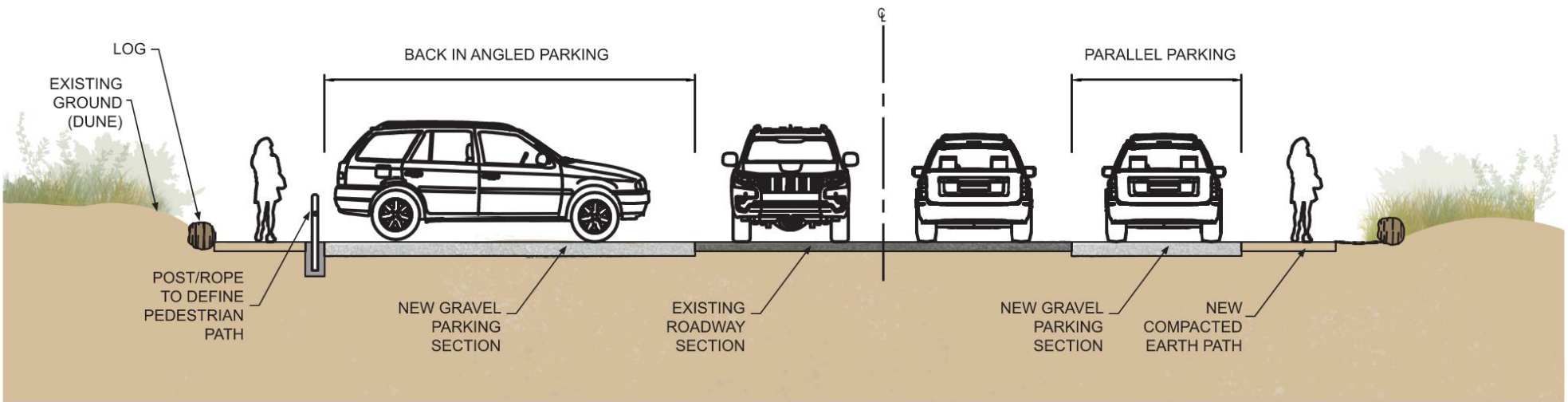
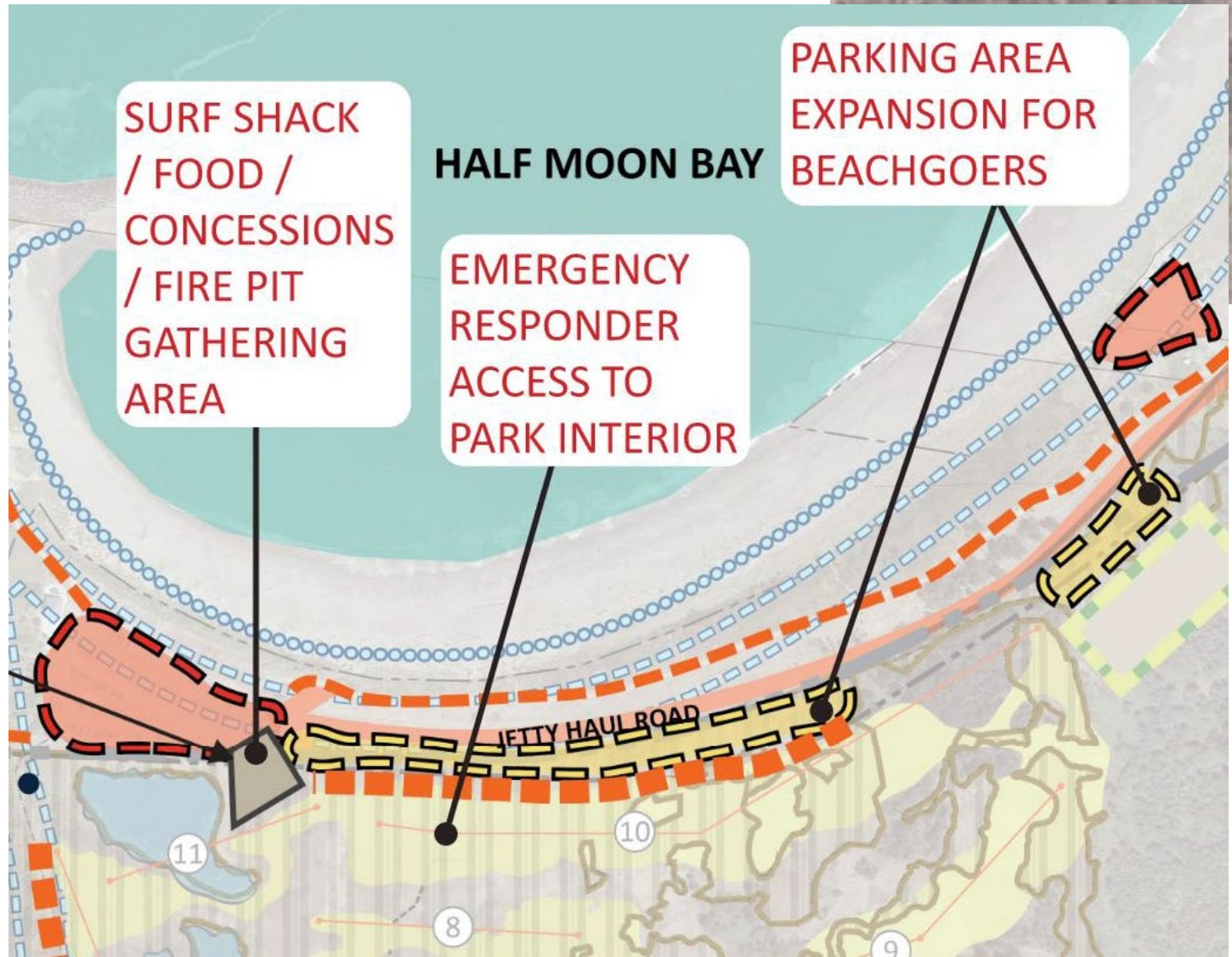
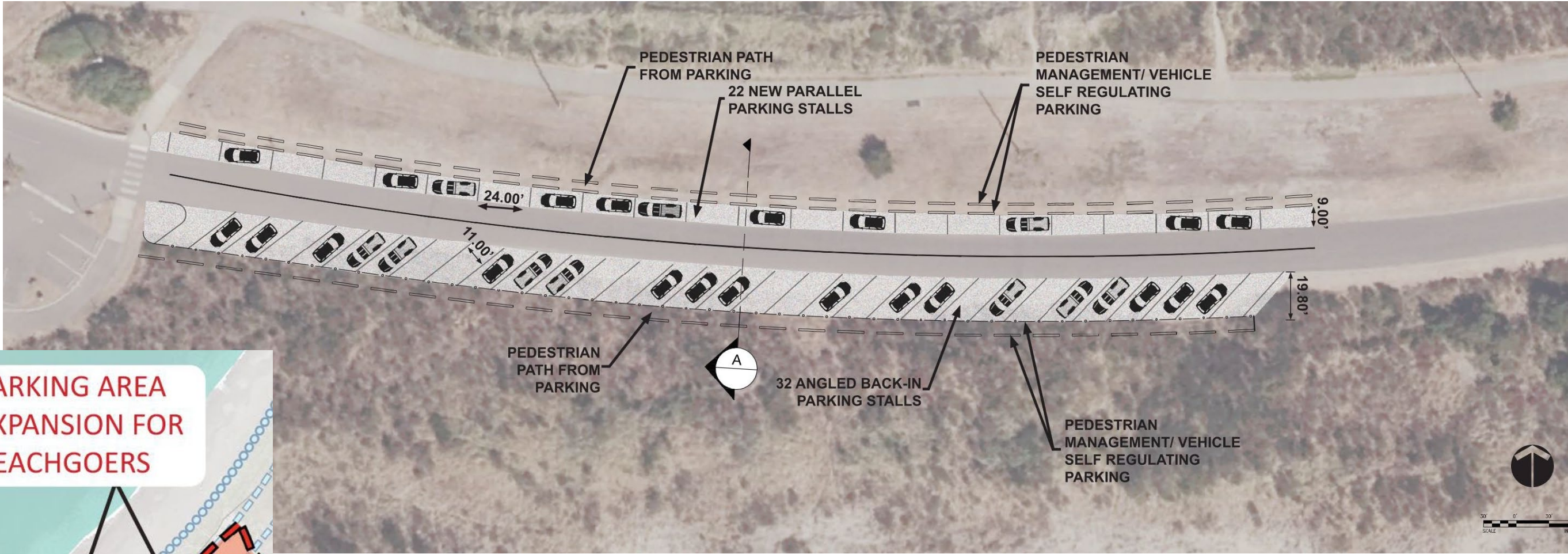
Credit: Google Earth (basemap); Site Photos

Analysis Intersections



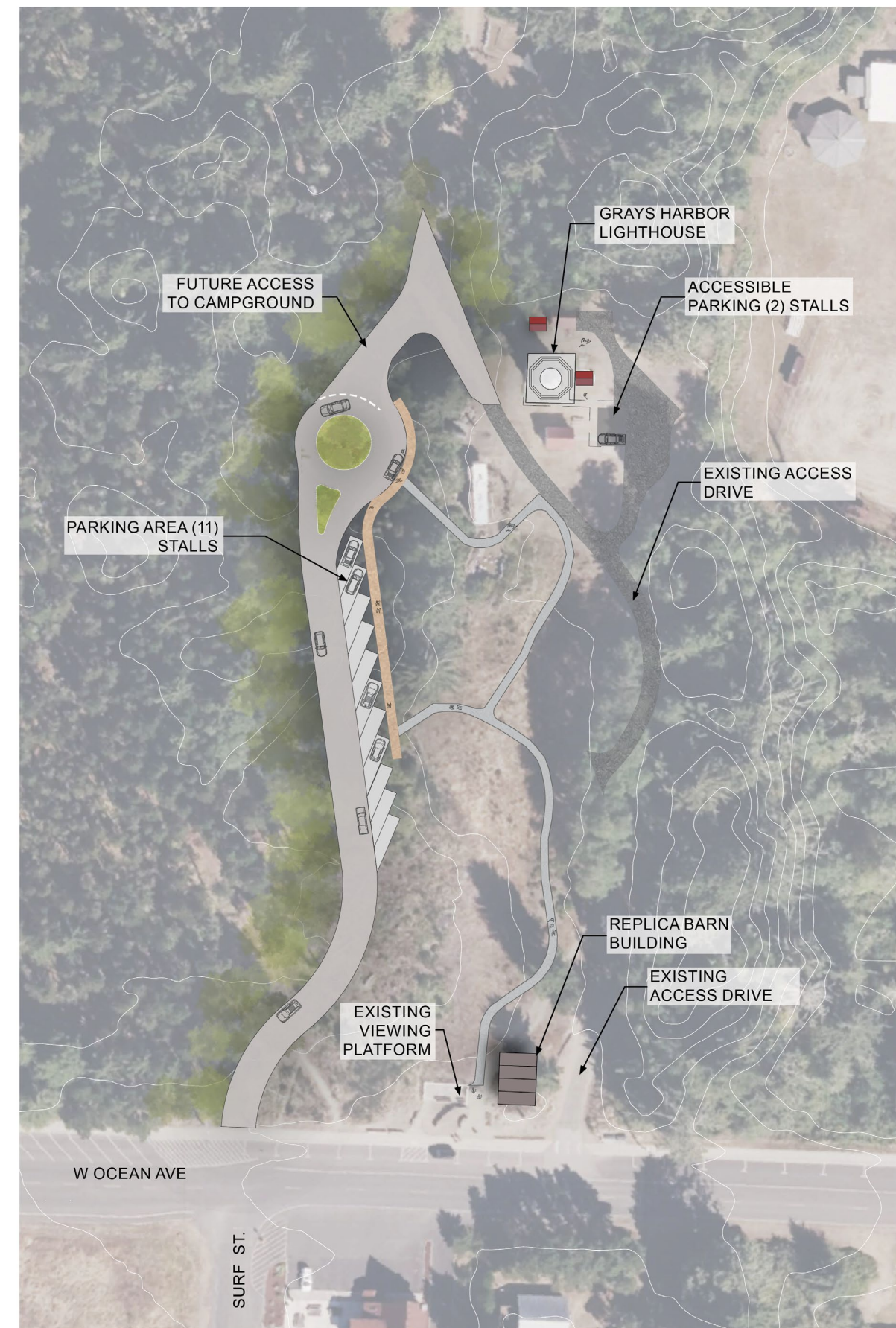
Existing Parking Demand at Jetty Haul Road and Beach Access





JETTY HAUL RD SECTION

Jetty Haul Road Parking



Surf Street Extension

Illumination



WESTPORT
GOLF LINKS



Photo by Laurie Shinn, Pappas

Westport Golf Inc., and David McLay-Kidd will hopefully be given the all-clear to build an authentic Scottish links-style course in Grays Harbor

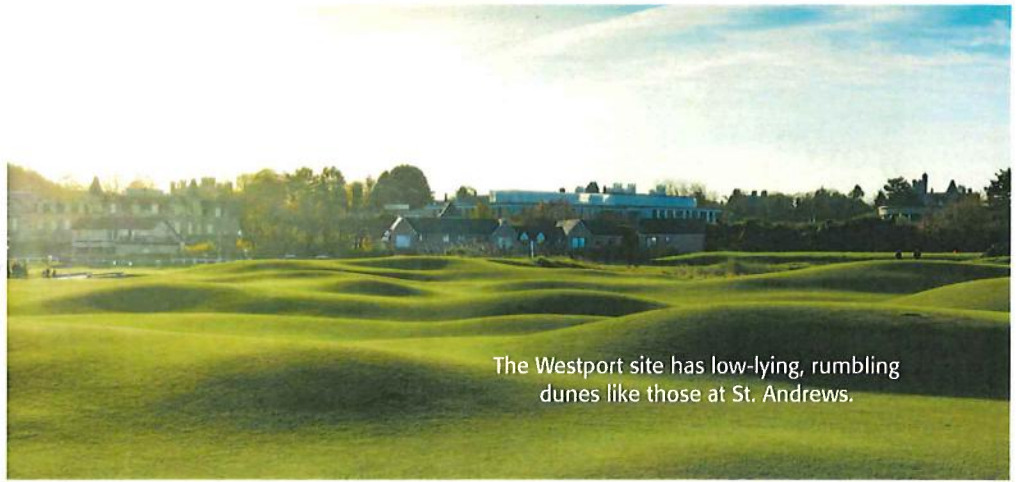
Washington golfers thought Christmas had come nine days early last year when King 5 News NBC Seattle reported that a 600-acre site at Westport Light State Park on the Grays Harbor County coastline, 20 miles west of Aberdeen and a two-hour drive from Seattle, would be developed into a golf resort with a genuine links course designed by David McLay-Kidd.

The story's headline said plans for the recreation/tourism project had reached the 'final stages,' suggesting approval from all the necessary governmental and environmental bodies was imminent and that construction would begin soon.

Sadly, developing a golf course, especially one on the coast, is rarely a simple process with so many stakeholders to satisfy (and often placate), and it could still be a year or more before the green light to go ahead finally appears. Only the staunchest of conservationists, however, could be blind to the profoundly positive impact the course and associated resort facilities would have on the town and county whose 15.1 percent poverty rate in 2020 was 5.6 percent higher than Washington's as a whole and 3.7 percent higher than the national rate.



Photo by Capture Shore Repeat



The Westport site has low-lying, rumbling dunes like those at St. Andrews.

Photo courtesy Shutterstock

Day's bid to build golf here is the third such attempt. The first, in the 1960s, was short-lived while the second had a name — the Links at Half Moon Bay — and would include a 200-room luxury hotel and Jack Nicklaus-designed course.

On the drawing board between 2000 and 2008, this plan might well have happened were it not for the economic collapse.

The current proposal, conceived by Seattle contractor Ryann Day, who formed Westport Golf Inc., along with a group of private investors, is almost four years down the long and winding road already having been created in 2019. The plan always has been to build the golf course and resort lodging and transform the entire park into a tourism attraction with hiking/biking trails through a revenue-sharing agreement with landowner Washington State Parks.

Day, a self-confessed golf 'nerd', grew up playing Bellevue Municipal and is now a member of Sand Point Country Club. He's been coming to Westport with his family for nearly 15 years and, when jogging the park's dune trail, always looks across the low-lying sand hills imagining a Scottish-style links course.

He's not the first to do so. Day's bid to build golf here is the third such attempt. The first, in the 1960s, was short-lived while the second had a name — the Links at Half Moon Bay — and would include a 200-room luxury hotel and Jack Nicklaus-designed course. On the drawing board between 2000 and 2008, this plan might well have happened were it not for the economic collapse.

A couple of years after the Half Moon Bay idea died, and as the economy slowly began to recover, a group headed by Chris Van Der Velde, who had played a major role in the development of Tetherow in Bend, Ore. (and who subsequently bought it alongside partner Willem Willemstein in 2009) sought to make something of the desirable land at Westport. He sent Kidd, who had designed Tetherow, to have a look but the Scot wasn't impressed.

"I told Chris to run for the hills," Kidd remembers. "The location and terrain were great, but the course would be squeezed onto far too small a site and the surrounding park was just a mess. I wasn't going to touch it."

Kidd would no doubt have felt the same when Day approached him in 2019 were it not for two key changes that had occurred since the time he had last seen the site. First, it's a good deal bigger now than it was back then. Before December 2015, there had been two much smaller parks — Westport SP and Westhaven SP — along with the 300 acres owned by the developer hoping to build the Links at Half Moon Bay.



David McLay-Kidd's initial routing plan (and may not be the final version) has the makings of a truly amazing coastal links experience.



Photo courtesy Shutterstock

When the state purchased those 300 acres in December 2015, with a \$1.9 million grant from the Washington Wildlife and Recreation Program, and added them to the two existing spaces, the whole parcel became one 603-acre state-owned park.

And second, in 2017 the new Westport SP was identified by the state as a Recreation Concession Area (RCA). State funding for parks had fallen by approximately \$70 million between 2007 and 2013 and the state legislature wanted parks to become self-funding through the Discovery Pass, daily access permits, overnight camping fees and RCAs that would allow for 'conditionally permitted activities at some state parks.'

Basically, RCAs were private enterprises on public land that would help sustain the state park system.

Day, a past-president at Sand Point CC who had seen Kidd work his magic in transforming the once pleasant but mediocre course into an intriguing, strategic delight considered only Kidd for the design job at Westport and, together with Nick Schaan, a partner in Kidd's firm, approached the state with his ideas.

And in August of 2020, Westport Golf Inc. signed a Memorandum of Agreement (MOA) with the Washington State Parks and Recreation Commission documenting an agreed upon plan whereby Westport Golf Inc., could develop the golf resort then manage and maintain the facilities as part of a revenue-sharing deal.

Kidd, who perhaps had always suspected the sandy terrain and ocean views had potential, was now eager to get involved. "The ground at Westport is very much like that on the Fife or East Lothian coasts in Scotland," he says. "These aren't massive sandhills like you see at Ballyunion or Lahinch in Ireland, but low-lying, rumbling dunes like those at North Berwick, Muirfield and even St. Andrews."

Another cool feature will be the 107-foot-tall Grays Harbor Lighthouse, which opened in 1898 and stands in the southeast corner of the site. Not surprisingly, it adorns the course's proposed logo.

Westport Golf Links is about so much more than building a great golf course though, Kidd continues. "This project will totally revive the rest of the park, which

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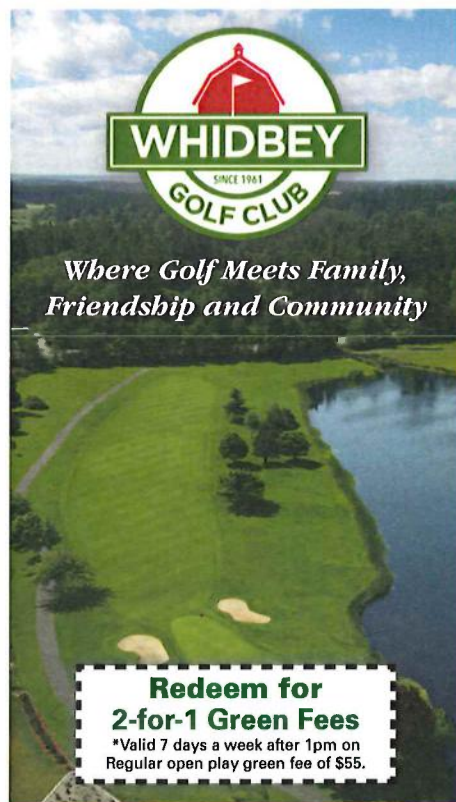
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SNOQUALMIE FALLS
GOLF COURSE

With all the likely environmental, economic and recreational benefits, to say nothing of the civic pride a world-class golf course could generate in a town whose economic heyday was back in the 1970s, the terms 'slam-dunk' and 'no-brainer' come quickly to mind.

is full of noxious, invasive weeds," he says. "Non-golfers will be able to come here and enjoy the 500 or so acres that aren't golf."

And, equally as important if not more so, the financial impact on the town, county, region and, indeed, the whole state, will not be insignificant. According to a 42-page economic and fiscal benefits study titled 'Lighting the Way for Economic Development in Westport' and completed by Renton-based Sieger Consulting SPC, Westport Golf Links is projected to have a one-time impact of over \$55 million. The project will create 349 jobs during the construction phase and an ongoing impact of more than \$25 million annually for Grays Harbor County, and \$29 million for the state, with the creation of 303 jobs.

With all the likely environmental, economic and recreational benefits, to say nothing of the civic pride a world-class golf course could generate in a town whose economic heyday was back in the 1970s, the terms 'slam-dunk' and 'no-brainer' come quickly to mind.

Kidd, who this year will be working on another course at Bandon Dunes (New River, located south of the town), a second 18 at Gamble Sands, GrayBull in Nebraska and a handful of other projects around the country that haven't yet been announced to the public, knows only too well the dangers of assuming any new golf development will get the go-ahead, however. "I'm confident Westport could be very special," he says, "but I've learned never to take anything for granted in this industry."

Though obviously hopeful his project will eventually happen, Ryann Day is likewise reluctant to count any chickens. He knows something of the legal process surrounding development and construction, as owner of RJ Day Construction, but admits to not being familiar with the process of developing a golf course.

He and his management team are just now embarking on the 'scoping' phase of the Environmental Impact Statement under the State Environmental Policy Act (SEPA) — a process that could take 18 months to complete.

"The EIS will be submitted to, and utilized by, both Washington State Parks as the landowner, and the City of Westport as the local government who will be issuing many of the necessary permits," says David Dicks, CEO at Seattle's Tatoosh Law and Policy Group and Westport Golf Inc.'s Environmental Counsel.

"We're also pursuing Federal Clean Water Act permits from the Army Corps of Engineers and the State Department of Ecology. That permit is needed because the construction of the course will impact federal and

OAKBROOK GOLF CLUB

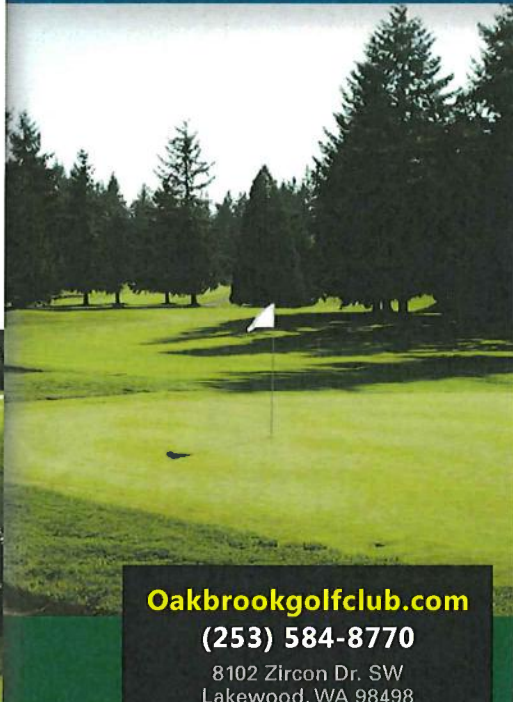
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Grays Harbor, Wash.

Photo by Captivate Shore Report

state-protected wetlands. It's likely that the process will be concluded within the same 18-month timeline."

While obviously involved in the process, Day prefers to let Dicks comment on such matters, but he is setting his sights conservatively on a late 2024 ground-breaking, or possibly early 2025.

"We have the necessary funding as David's reputation has enabled me to build a very strong investment group," he says. "So, when we finally get the all-clear, it shouldn't be long before we're playing links golf at this incredible place."

Having seen the site and McLay-Kidd's initial routing plan, *Cascade Golfer's* fingers are well and truly crossed in the hope Westport Golf Links opens sooner rather than later.



MANAGEMENT AND KEY CONSULTANTS

Ryann J. Day
President and Chief Executive Officer

David McLay-Kidd
Golf Course Design Consultant

Mark Merkelbach
Professional Wetland Scientist & Project Manager

David D. Dicks
Environmental Counsel

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