

Westport Golf Links / Westport Light State Park

Alternatives to be Evaluated in the EIS: The SEPA Lead Agency has preliminarily identified the following alternatives to be evaluated in the EIS. Alternatives must meet the Objectives of the Proposal (WAC 197-11-440(5)). Either action alternative would implement a design philosophy that would attempt to create a links course as natural and sustainable as possible within the given landscape of the site; minimize alterations to the existing coastal dune landscape and vegetation; and attempt to focus most disturbance in previously disturbed areas in the northern half of the park or in uplands on either side of the large wetland mosaic.

Objectives of the Proposal:

- Develop conceptual-level planning for regional recreational uses, improved infrastructure, and improved public access to the Westport Light State Park (WLSP) site.
- Develop an economically viable 18-hole Scottish links golf course of a caliber that would attract championship play on the WLSP site.
- Also provide a short course and golf range on the WLSP site to diversify opportunities for play by persons of different skill levels and to encourage multi-day experiences within the park.
- Develop ancillary facilities (on- and off-site) to support the golf course use on the WLSP site.
- Minimize impacts to natural systems to the extent practicable.
- Partner with Parks to implement a golf program-funded comprehensive invasive species management and stewardship program.
- Provide comprehensive no net loss on- and off-site mitigation for unavoidable impacts to natural systems on the site.
- Create opportunities for rare plant introduction and establishment.
- Improve emergency responder access to the WLSP site and install new fire fighter water source points to protect on-site improvements as well as off-site residential lots and public infrastructure.
- Provide street extension, parking, and ADA access to Grays Harbor Light House.
- Explore opportunities to use City reclaimed water to support golf course irrigation needs.
- Reclassify areas of WLSP currently mapped “Resource Recreation” to “Recreation.”
- Amend the Westport Light State Park Classification and Management Plan to establish a “Recreation Concession Area” on the remaining 569 acres of WLSP, consistent with the land classification of 34 acres in the north end of the site.
- Enter into a long-term concession agreement between WSP and WGL for construction, management, and operation of the golf course and ancillary facilities at WLSP.
- Serve diverse users in an equitable and inclusive way through affordable golf experience.
- Enhance economic benefits to the Westport community as a result of tourist attraction to the golf course, enhanced regional recreational opportunities at WLSP, and tax revenues.

Alternative 1: 2022 Concept Plan – Large Footprint. Conceptual site plan prepared by David McLay Kidd in Spring 2022, evaluated in 2022 baseline studies prepared by AECOM. Main project elements:

- Main links 18-hole golf course (74 acres)
- Par-3 golf course (25 acres)
- Practice range (7 acres)
- Maintenance building (2 acres)
- Surf Street Extension to Grays Harbor Light House
- Expanded parking areas along Jetty Haul Road (1 acre)
- Upgraded paved trail along the top of the primary dune (1.23 miles)
- “Surf Shack” food and beverage hangout structure/ comfort station (base of foredune)
- Golf operation facilities: clubhouse, lodging, outside of the park on approximately 24 acres.
- Interior connector trails: 12-ft wide earthen foot paths, approximately 3.5 miles (3.4 acres).
- Unpaved cart shuttle road to golf range and maintenance facility (0.4 mile)
- A perpetual invasive species control and management program occurring within the managed golf course area and wetland buffers (> 200 acres).
- Implement introduction and management of state threatened or rare dune plant species.

It is estimated that golf course improvements on the WLSP site under Alternative 1 would result in approximately 30 acres of direct wetland impact. An additional 6.3 acres of direct wetland impact is estimated from off-site improvements, bringing the total estimated direct wetland impact to approximately 36.3 acres under Alternative 1. The calculation of direct wetland impact differs from the 53 acres evaluated in the AECOM 2022 baseline studies. The 18-hole golf course has been refined to reduce the impact from the previous conceptual planning stage.

Alternative 2: 2023 Concept Plan – Reduced Footprint. Conceptual site plan revised by David McLay Kidd in Spring 2023 to further reduce wetland fill and wetland buffer impacts based on completed existing condition studies. Main project elements:

- Main links 18-hole golf course (75 acres)
- Par-3 golf course (23 acres)
- Practice range (9 acres)
- Maintenance building (2 acres)
- Surf Street Extension to Grays Harbor Light House
- Golf operation facilities: clubhouse and lodging outside of the park on approximately 14.8 acres.
- Expanded parking areas along Jetty Haul Road (0.5 acre)
- Upgraded paved trail along the top of the primary dune (1.1 miles)
- “Surf Shack” food and beverage hangout structure/ comfort station (landward of the foredune)
- Interior connector trails: 12-ft wide earthen foot paths, approximately 2.3 miles (2.2 acres).
- Unpaved cart shuttle road to golf range and maintenance facility (0.8 mile)
- Create and rehabilitate interdunal wetlands through upland conversion and increasing the complexity of wetland hydroperiods (30 acres)
- Implement a perpetual invasive species control and management program within the managed golf course area and wetland buffers (> 200 acres).
- Implement introduction and management of dune plant species State-listed as rare or threatened.
- Provide trails wide enough for fire suppression and emergency vehicle access within the site, and provide access to water supply for fire suppression.

It is estimated that golf course improvements on the WLSP site under Alternative 2 would result in approximately 24.3 acres of direct wetland impact. An additional 0.1 acre of direct wetland impact is estimated from offsite improvements, bringing the total estimated direct wetland impact to 24.31 acres under Alternative 2.

Alternative 3: No Action. Under the No Action Alternative there would be no change from existing conditions. There would be no golf course or other regional recreational use improvements on the Westport Light State Park site at this time. Neither would there be any invasive species removal, ecological restoration activities, or provisions for improved firefighting capabilities within the park. The park would remain mostly undeveloped and underutilized due to dense vegetative cover and only informal internal pathways.



LEGEND AND SITE PROGRAMS

A	EXISTING PARKING AREAS	X
B	EXPANDED PARKING AREAS	X
C	GATEWAY/WAYFINDING	X
D	NEW PARK LOOP TRAIL	??
E	BEACH ACCESS STAIRS OR RAMP	??
F	18-HOLE SCOTTISH LINKS GOLF COURSE	X
G	SHORT COURSE	X
H	GOLF DRIVING RANGE	X
I	GOLF MAINTENANCE FACILITY	X
J	CART SHUTTLE / MAINTENANCE PATH	X
K	SENSITIVE AREAS	X
L	FOREDUNE IMPROVED VIEWING	X
M	POTENTIAL WETLAND CREATION/REHABILITATION ZONES	X
N	PRESERVE VEGETATION COMMUNITIES	X
O	CLUB HOUSE AND LODGING	X
P	SURF STREET EXTENSION TO LIGHTHOUSE	X
	INVASIVE SPECIES MANAGEMENT	X

- GOLF COURSE RELATED AREAS
- NEW TRAILS
- UPLAND AREAS
- EXISTING PARKING RELATED AREAS
- NEW PARKING RELATED AREAS



Scale: 1" = 110'
 0' 110'

ALTERNATIVE 2: 2023 CONCEPT PLAN

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LEGEND AND SITE PROGRAMS

A	EXISTING PARKING AREAS	X
B	EXISTING DUNE TRAIL	X
C	EXISTING INFORMAL BEACH ACCESS	X

- EXISTING DUNE TRAIL
- EXISTING INFORMAL BEACH ACCESS
- UPLAND AREAS
- EXISTING PARKING RELATED AREAS



Scale: 1" = 110'



ALTERNATIVE 3: NO ACTION

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05/02/2023

