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STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

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August 6, 2009

**Item E-6: Land classification and Long Term Boundary (CAMP)
Rothschild House and Old Fort Townsend State Park - Requested
Action**

EXECUTIVE SUMMARY: This item asks that the Commission approve land classifications and a long-term boundary for Rothschild House and Old Fort Townsend State Park. This request complies with our Centennial 2013 Plan element, "Our Commitment- Stewardship" and with our core values.

SIGNIFICANT BACKGROUND INFORMATION:

State Parks' Land Use Planning Effort

The agency's 2013 Centennial Plan outlines eleven goals through which the agency will measure its success. One of these goals is that all 121 parks will have Commission-adopted land use plans that are supported by the public. Land use plans are prepared for parks using the agency's Classification and Management Planning (CAMP) system. If adopted by the Commission, the Rothschild House – Old Fort Townsend plan represents the agency's 63rd completed land use plan.

Rothschild House and Old Fort Townsend Planning Process

Land use planning for these parks began in December 2008 and included the standard four-stage CAMP process. Extensive public outreach included notification of potential stakeholders through post cards, e-mails, and posting of meetings in local newspapers. State and local elected officials and interested Native American Tribes were invited to participate by personal letter. Follow-up postcards and e-mails kept them apprised of workshops and planning information posted to the project's webpage.

The first public workshop on January 8, 2009, coincided with the proposal to transfer Old Fort Townsend State Park and twelve other parks to local government as part of the Governor's 2009-2011 operating budget. In response, planning followed a dual track: either informing transfer of the park to local government should budget reductions have required it, or if not, proceeding normally toward Commission consideration of the park's land use plan. Without a willing local government recipient, park transfer is not currently under consideration and staff is now requesting plan adoption by the Commission.

STAFF RECOMMENDATION:

Land Classification and Long-Term Park Boundary

Through an analysis of facility needs and the existing natural and cultural resource base, staff recommends the Commission adopt classifications and long-term park boundaries for Old Fort Townsend and Rothschild House as described in Appendix 2.

Old Fort Townsend

Recommended land classifications within current Old Fort Townsend State Park ownership include:

Recreation – existing campground and proposed expansion for utility sites and/or cabins

Heritage – intact cultural landscape of Fort Townsend and WWII era torpedo tower

Natural – shoreline, intertidal areas, and bedlands

Natural Forest – original Natural Forest Area (NFA) designated in 1994 and additions around developed campgrounds and 30-acre property acquired from Port Townsend Paper Corporation (PTPC)

Resource Recreation – corridors excluded from original NFA designation for cycling trails and park access roadways

Recommended properties to include in the Old Fort Townsend State Park long-term boundary are listed below. Classification recommendations for these properties are described in Appendix 2.

- 220-acre Port Townsend Paper Corporation tideland and upland conservation easement
- 40-acre Port Townsend Paper Corporation east of the conservation easement
- <1-acre residential properties near the entrance to the PTPC fly ash distribution site
- 140-acre Jefferson Land Trust, Bulis Preserve property
- 40-acre Kimball property at the park entrance, north of Old Fort Townsend Road
- Narrow strip of land to plant and screen private structures along Old Fort Townsend Road
- Trail easements linking the park to Jefferson County's regional trail network.

Rothschild House

Staff recommends the Commission classify the agency-owned Rothschild House property as Heritage Area. Staff further recommends the Commission include two adjacent residential parcels neighboring Rothschild House to the north within the park's long-term boundary. The western of the two parcels including an existing residence should be classified Recreation. The eastern parcel without any structures should be classified Resource Recreation.

Key Issues

The issues summarized below were of particular importance during the planning process. A draft management plan with a complete list of issues and recommendations is available on the project webpage: <http://www.parks.wa.gov/plans/OldFtTownsend> (hardcopy available on request).

Public Access Concerns in Adjacent Conservation Easement

In 2008, the agency worked with several partners to acquire fee title to 30 acres and development rights to 220 acres adjacent to Old Fort Townsend State Park owned by the Port Townsend Paper Corporation. The Trust for Public Land assisted in this complex transaction and helped secure a

combination of state and federal funding. The Jefferson Land Trust helped structure a conservation easement and stewardship plan and agreed to monitor the property for compliance.

Essentially this transaction allows PTPC to continue its use of the property for fly ash distribution (inert landfill material) and selective logging of uplands, but precludes development. The conservation easement allows limited daytime pedestrian use of the beach. However, because of safety concerns surrounding PTPC's use of the site and associated heavy truck traffic, public use of uplands is not permitted. PTPC has further indicated they have no intention to sell underlying land rights for this property to the agency.

Representatives of PTPC, while supportive of the long-term boundary, requested that maps used for the public planning process not show proposed classifications for lands within the conservation easement, fearing the public may mistake this area as open to the public. Staff acknowledges this concern and consequently describes recommended classifications for this property in text only (Appendix 2).

Willamette Valley/Puget Trough/Georgia Basin Ecoregional Assessment

In 2004, The Nature Conservancy, working with numerous government, academic, and private partners completed an extensive international study to inventory and analyze natural landscapes and aquatic features in western Washington, Oregon, and British Columbia. This assessment, and those for other ecoregions, has become *the* definitive guide, ascribing significance and targeting land conservation opportunities at an unprecedented scale and detail. The assessment designates lands with high conservation value or potential "portfolio sites". Old Fort Townsend State Park is one of 372 portfolio sites in the vast Willamette – Puget Trough – Georgia Basin ecoregion. It is also one of relatively few portfolio sites encompassing both terrestrial and near-shore environments (terrestrial, freshwater, and near-shore make up the three general environments assessed).

To reflect the high conservation value of Old Fort Townsend State Park, staff recommends limiting facilities development and expanding terrestrial and aquatic areas designated for heightened protection. The relatively small proportion of recommended Recreation Area and significant expansion of recommended Natural and Natural Forest Area affirm this.

Rothschild House Potential Property Addition

Owners of the property (Grady family) neighboring Rothschild House recently contacted staff indicating their intent to sell the property. The Grady property is part of the original Rothschild property and included the estate's orchard. Plans for Rothschild House call for more adaptive reuse of the property for weddings, performances, and other special events. Acquisition of the Grady property would allow development of parking, ADA restrooms, event space and related amenities (food preparation area, changing rooms, and storage), and administrative support facilities to support this intent.

Sale of the property risks its division into four parcels, thereby making future acquisition of the property far less likely. Staff recommends pursuing partnerships towards acquisition of all or part of the property as available funds permit.

Consistency with Centennial 2013 Vision

Old Fort Townsend State Park's status as *potentially consistent* with the Centennial 2013 Vision led the agency to consider its transfer to local government. Much of the public input focused on

this issue. Participants raised two principal objections. First, that the original 2004 consistency determination did not give deserved weight to the park's natural and cultural significance. Second, that the decision not to revise the park's consistency status and proposing transfer did not account for significant park expansion and improvement since 2004, nor did it incorporate new information ascribing far greater significance to extant natural and cultural resources.

Appendix 3 includes a detailed analysis of Old Fort Townsend State Parks's consistency with the Centennial 2013 Vision. Principal factors demonstrating consistency include:

- Identification of the park's forests and near-shore habitat as a portfolio site in the Willamette Valley/Puget Trough/Georgia Basin Ecoregional Assessment
- Eligibility of cultural landscape and archaeological sites for listing on the National Register of Historic Places
- Acquisition of 30 acres of natural forest and securing development rights for 220 acres of adjacent property from Port Townsend Paper Corporation
- Completed construction of 1,600 square foot enclosed event space and new staff residence
- Planned development of additional utility campsites and cabins, water trail site, extensive interpretive facilities, and restoration of natural shoreline
- Potential expansion of park from 397 acres to 864 acres, suitable for development of extensive day-use and overnight opportunities

Based upon expansion and development since 2004, new information ascribing greater significance to resources, and planned park improvements, staff recommends that the Commission find Old Fort Townsend State Park consistent with the Centennial 2013 Vision. Although arguably consistent with the vision in its own right, Rothschild House is integrated functionally into Fort Worden State Park. Staff therefore recommends that the Commission consider Rothschild House consistent with the Centennial 2013 Vision as an administrative unit of Fort Worden State Park.

Clarification of Park Name

For several years, park staff and volunteers have wondered about the significance of the word *old* in Old Fort Townsend State Park. The park was formally named on two separate occasions: once in 1953 after acquisition from the federal government and again in 1974 when the park was named and classified under the agency's *park* classification system. Neither action provides any rationale. Earliest available records indicate the State Parks Committee in 1929 allowed a purchase option from the Army for the property to lapse due to lack of funds. The State Parks Committee minutes refer to the property as the "Fort Townsend Military Reservation".

Other State Parks Committee minutes from this era refer to Old English Camp on San Juan Island, now known simply as English Camp National Historic Park. One can conjecture that the term "old" was a common distinction for military posts no longer in service or predating WWII. It is also possible that "old" distinguished the property from nearby Fort Worden. Today the term appears unnecessary. Staff therefore recommends the Commission formally rename the park "Fort Townsend State Park".

SUPPORTING INFORMATION:

Appendix 1: Rothschild House and Old Fort Townsend Vicinity Map

Appendix 2: Descriptions of Land Classifications, Conditional Uses, and Long-Term Boundary

Appendix 3: Attributes Demonstrating Consistency with Agency's Centennial 2013 Vision

REQUESTED ACTION OF COMMISSION:

That the Washington State Parks and Recreation Commission:

1. Adopt the land classifications, conditional uses, and long-term boundaries recommended by staff for Rothschild House and Old Fort Townsend State Parks as described in Appendix 2;
2. Find that Rothschild House and Old Fort Townsend State Parks are consistent with the Commission's Centennial 2013 Vision;
3. Rename Old Fort Townsend State Park as "Fort Townsend State Park";
4. Affirm that long-term boundary and land classification decisions are for Commission policy direction only and should not affect private property values, or be used as an indication of a property owner's willingness to sell, or as a basis for regulatory, permitting, or zoning decisions on private land holdings; and
5. Affirm that working with owners of properties within the park's long-term boundary to voluntarily protect natural resources contiguous with those on park property may achieve the desired conservation effect and avoid the need for fee acquisition of these properties. If feasible in the future, acquisition of these properties should be on a willing seller basis.

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Reviewer(s):

Chris Regan, SEPA Review: Following review of the Rothschild House and Old Fort Townsend Land Use Plan preliminary recommendations, staff prepared an environmental checklist on May 29, 2009 and a "threshold determination" on June 3, 2009 finding that the action proposed by Commission staff was minor and the environmental effects not significant. Copies of these documents have been provided to members of the Commission, and will be made available to other interested parties upon request.

Fiscal Impact Review: Commission actions proposed in this agenda item have no fiscal impact at this time. However, their implementation may have capital and operating budget implications and need to be addressed in future biennium budget requests and in subsequent agenda items.

AAG Review: June 19, 2009

Larry Fairleigh, Assistant Director

Judy Johnson, Deputy Director: _____

Approved for Transmittal to Commission:

Rex Derr, Director

APPENDIX 1
Rothschild House and Old Fort Townsend Vicinity Map



NAD83 HARN Washington State Plane South
Data in these maps were compiled for cartographic purposes. Due to the variability of the source information, the Washington State Parks and Recreation Commission cannot accept responsibility for errors or omissions, and, therefore, there are no warranties which accompany this material.



APPENDIX 2

Description of Land Classifications, Conditional Uses, and Long-Term Park Boundary

Land Classification

A central part of CAMP involves zoning, or classification of park lands. State Parks has developed a system of six land classifications: Natural Area Preserves, Natural/Natural Forest Areas, Resource Recreation Areas, Recreation Areas, and Heritage Areas. When assigned to a specific area within a park, each classification sets an appropriate intensity for recreational activity and development of facilities. Classifications align along a spectrum, ranging from low to high-intensity land uses. By classifying park lands, the agency is able to consciously strike a balance between protecting park resources and providing an appropriate variety of recreational opportunities for park visitors.

State Parks and land classifications are defined in Chapter 352-16 in the Washington Administrative Code (WAC). For each land classification, the agency Director has developed detailed management guidelines. These guidelines set specific activities and facilities permitted in each designation. The complete land classification system and management guidelines are posted on the planning webpage for this project.

Rothschild House

Rothschild House is a restored residence built in 1868 on .54 acres in the city limits of Port Townsend in Jefferson County. It has approximately 2600 square feet of public access museum space. The park provides interpretive displays with over 2,500 antiques – most the furnishings of the original inhabitants. The park is listed on both the State and National Registers of Historic Places.

Proposed land classifications for Rothschild House include a combination of Heritage Area, Recreation Area, and Resource Recreation Area (Figure 1). The existing park property retains its current Heritage classification. This designation reflects the historic significance of Rothschild House and its historic register listings. The Heritage classification requires modifications or additions to the house and site not significantly affect historical integrity and that contemporary uses be allowed only to the extent consistent with their preservation and interpretation.

Within the park's proposed long-term boundary, the western half of the adjacent Grady property with existing residence is classified Recreation Area. The eastern half of this property with landscaped yard is classified Resource Recreation Area. These designations will allow use of the residence for restrooms and administrative support functions and permit development of additional parking, picnicking, and outdoor presentation/performance space if ever acquired.

Activities *conditionally* permitted under the agency's land classification system may be permitted at specific sites only with the concurrence of the Commission. Staff recommends the Commission permit the following conditional activities at Rothschild House:

Heritage Area: Farming/Orchards
Recreation Area: none

Resource Recreation Area: Farming/Orchards

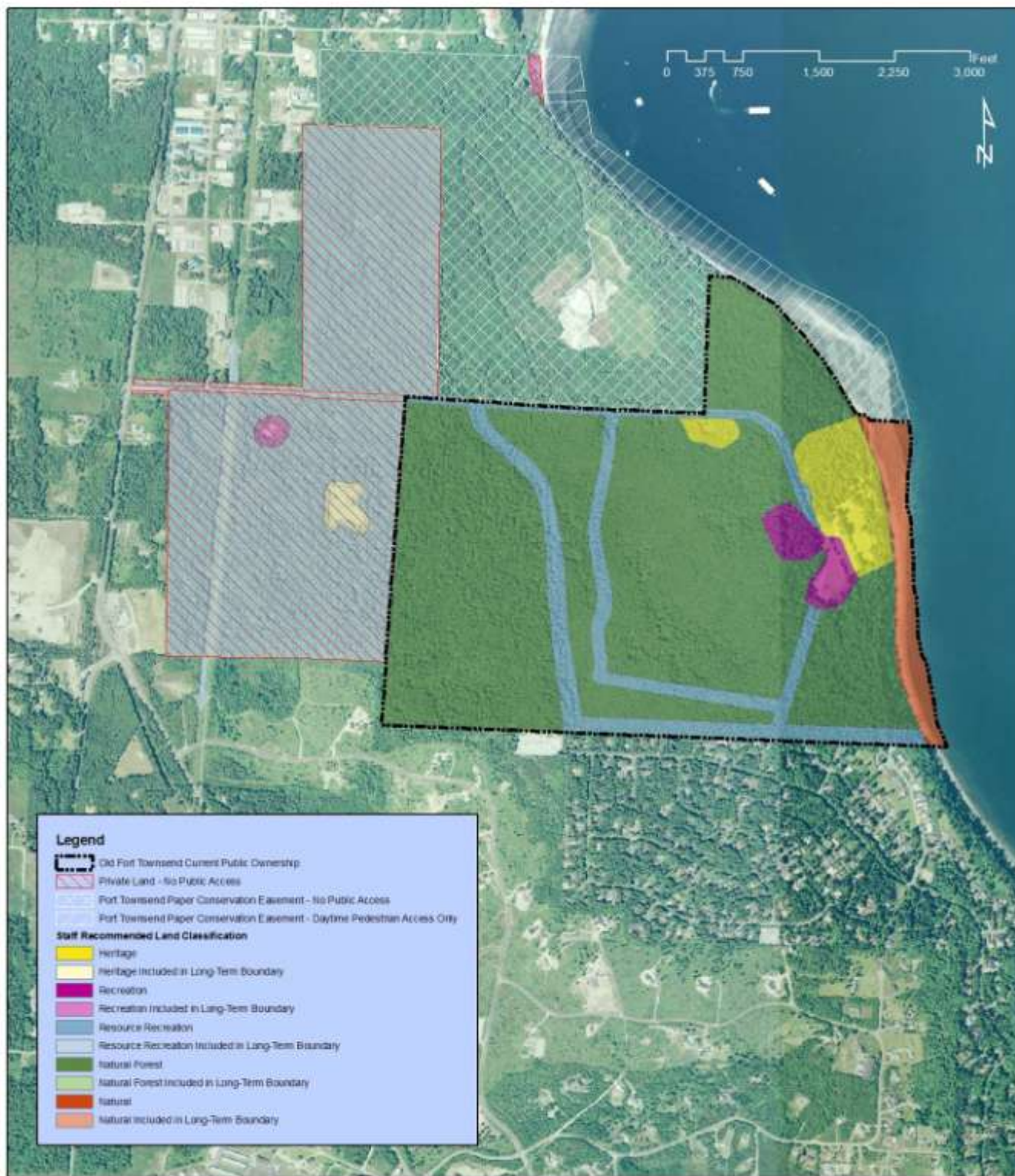
Figure 1
Rothschild House Land Classification and Long-Term Boundary
Staff Recommendation



Old Fort Townsend

Old Fort Townsend State Park is approximately two miles south of Port Townsend on the western shores of Port Townsend Bay. The park has 390 upland acres and 3,960 feet of saltwater shoreline in fee ownership, providing an extensive trail system, boating, diving, fishing, bird watching and other opportunities in a relatively pristine coastal ecosystem. Much of the park’s forest lands were designated Natural Forest Area in 1994, with approximately 100 acres representing the largest example of mature Douglas fir-western hemlock/Pacific rhododendron forest in the Puget Trough. Proposed land classifications for Old Fort Townsend are shown in Figure 2.

Figure 2
 Old Fort Townsend Land Classification and Long-Term Park Boundary
 Staff Recommendation



Natural Areas

Proposed Natural Areas include park shorelines, intertidal areas, and bedlands important for protection of forage fish habitat and spawning. Within the proposed long-term park boundary, shorelines, intertidal areas, and bedlands in the Port Townsend Paper Corporation conservation easement and on the Douglas waterfront property are also classified Natural Area. This designation limits recreational activities to pedestrian uses and facilities to trails, interpretive signing, and other low-intensity developments.

Natural Forest Areas

Proposed Natural Forest Areas (NFA) include all park forest lands classified NFA by the State Parks and Recreation Commission in 1994; about 30 acres of newly acquired forest lands at the northeast boundary; and areas between the existing forest campground and group camp (originally excluded from the 1994 NFA for potential campground expansion).

Within the proposed long-term boundary, upland beach feeder bluffs and forested areas south and east of Port Townsend Paper's cleared fly ash distribution site are also classified Natural Forest Area. As in Natural Areas, the NFA classification limits recreational activities to pedestrian uses and facilities to trails, interpretive signing and other low-intensity developments.

Heritage Areas

Proposed Heritage Areas include intact cultural landscapes of Fort Townsend and the World War II era torpedo tower. The Heritage Area proposed for the torpedo tower encompasses the existing group camp and area bounded by the entrance road, Madrona Trail, and Group Camp Cutoff Trail. Within the proposed long-term boundary, the cabin and orchard area in Jefferson Land Trust's Bulis Preserve are also classified Heritage.

The Heritage classification requires that modifications or additions in these areas not significantly affect historical integrity and that contemporary uses be allowed to the extent consistent with their preservation and interpretation.

Proposed Heritage classifications allow for development of an extensive interpretive network including rehabilitation of the torpedo tower and surrounding areas to serve as an indoor/outdoor interpretive center, reconstruction of the guardhouse, and development of other interpretive opportunities throughout the site. A water trail campsite near the park's waterfront landing would also be permitted under this designation.

Recreation Areas

Proposed Recreation Areas include the park's existing developed forested campground, RV campsites, and an expansion area encompassing the cleared upper terrace in and around existing RV sites, the park's administrative area (residence and shop), and the eastern half of the cleared middle terrace (below the existing RV sites). Within the proposed long-term park boundary, Recreation Areas include cleared areas in and around Port Townsend Paper's fly ash distribution site; residential lots at the fly ash distribution site entrance; and the existing residence/yard at Jefferson Land Trust's Bulis Preserve.

The Recreation classification allows for a wide variety of intensive recreational activities, as well as development of extensive recreational facilities and accommodations (e.g., campgrounds, cabins, picnic shelters, restrooms, and other supporting facilities). Proposed Recreation Areas allow for expansion of the existing campground including several rustic cabins; development of overnight and day use facilities at Port Townsend Paper's fly ash distribution site; and use of the residences at the Bulis Preserve and entrance to the fly ash distribution site for recreational and administrative purposes.

Resource Recreation Areas

In 1994, the Commission excluded several corridors from their NFA designation to allow for cycling and equestrian trail uses. Proposed classifications designate these corridors along with the main park access roadway as Resource Recreation Areas to allow these activities to continue.

Within the proposed long-term boundary, areas of Bulis Preserve and the Port Townsend Paper Corporation ownership and conservation easement not otherwise classified are designated Resource Recreation. Proposed Resource Recreation Areas also include a narrow strip of land adequate to plant and screen private structures along Old Fort Townsend Road. An additional Resource Recreation corridor is proposed along the power line easement extending north and south of the Bulis Preserve to potentially link the park to Jefferson County's regional trail network.

The Resource Recreation classification is intended to provide sustainable recreational use consistent with protection of natural and cultural landscapes. Recreation in these areas is generally limited to shared use trails, primitive camping and sanitary facilities, access roads, and other medium-intensity uses. Proposed Resource Recreation Areas allow existing shared hiking, cycling, and equestrian activities to continue and expand as additional properties within the long-term boundary are acquired.

Activities *conditionally* permitted under the agency's land classification system may be permitted at specific sites only with the concurrence of the Commission. Staff recommends the Commission permit the following conditional activities at Old Fort Townsend State Park:

Heritage Areas: Farming/Orchards; Orienteering

Natural Areas: Kayak/Canoeing; Sailing; Power Boating

Recreation Areas: none

Resource Recreation Areas: none

Natural Forest Areas: none

Long-Term Park Boundaries

A second product of CAMP is adoption of a long-term park boundary. This is a frequently misunderstood aspect of park planning. The purpose of delineating a long-term boundary is to take a big picture look at what lands, independent of ownership, might advance the conservation and recreation mission of a park. It also considers whether agency-owned property should be retained or be considered surplus to park needs.

Including privately owned property in a long-term boundary gives Commission direction to staff to work with nearby landowners on potential land transactions. Transactions may range from simple agreements, to recreation and conservation easements, and sometimes even to agency purchase of property. If a landowner is not interested in participating, State Parks is unlikely to pursue the matter further. However, since land frequently changes hands, the agency uses delineation of a long-term boundary to set its long-term property planning goals.

For properties included within a long-term boundary, any of a number of possibilities may apply. State Parks might:

- Seek to formalize an agreement with an adjacent property owner to advance a shared property management goal
- Solicit a conservation easement from an adjacent property owner to protect certain natural or cultural features
- Readily accept a donation of all or part of a private property
- Consider exchanging agency-owned property for a private property
- Consider purchase of a private property in fee

Including private land within a long-term boundary can sometimes alarm property owners. The planning team makes every effort to contact affected landowners and explain implications of this process. Property owners should be assured that long-term boundary and land classification decisions are for Commission policy direction only and should not affect private property values, be used as an indication of their willingness to sell, or be used as a basis for making state or local government regulatory, permitting, or zoning decisions.

Property owners should also consider that working with State Parks to voluntarily protect natural resources contiguous with those on park lands may achieve the desired conservation effect and avoid the need for acquisition of these properties by the agency. In all but the rarest circumstances, State Parks acquires land on a willing seller basis.

Rothschild House

In addition to agency-owned lands, the proposed long-term boundary for Rothschild House includes the adjacent Grady Property on 809 Franklin Street, in Port Townsend (parcels 989708901 and 89708902).

Old Fort Townsend

In addition to agency-owned lands, the proposed long-term park boundary for Old Fort Townsend State Park includes the following properties:

- 220-acre Port Townsend Paper Corporation property currently under conservation easement held by State Parks (see map in Appendix A)
- 40-acre Port Townsend Paper Corporation property east of the conservation easement (parcel 001211002)
- 3/4-acre Port Townsend Paper Corporation residential properties at the fly ash distribution site entrance (parcels 001164003 and 001164006)
- 1/10-acre Douglas, Finnigan, and Van Losson residential property and tidelands near the Port Townsend Paper Corporation fly ash distribution site entrance
- 140-acre Jefferson Land Trust, Bulis Preserve property
- 40-acre Kimball property at the park entrance, north of Old Fort Townsend Road
- Narrow strip of land adequate to plant and screen private structures along Old Fort Townsend Road (parcels 001212019; 001212018; 001212003; 001212011; 001212010; 001213006; and 001213012)
- Trail easement along power line corridor north and south of the Jefferson Land Trust's Bulis Preserve linking the park to Jefferson County's regional trail network.

APPENDIX 3

Attributes Demonstrating Consistency with Agency's Centennial 2013 Vision

In 2004, the State Parks and Recreation Commission adopted a vision for what the state park system should become by the agency's centennial in 2013:

In 2013, Washington's state parks will be premier destinations of uncommon quality, including state and regionally significant natural, cultural, historical and recreational resources that are outstanding for the experience, health, enjoyment, and learning of all people.

A system-wide analysis beginning in 2004, set out to determine which parks were consistent with the vision, as well as those that were not. Parks were evaluated using nine criteria: significance, popularity, experiences, uniqueness, flora and fauna, scenery, size, condition, and revenue.

Through the evaluation process, the Commission identified several parks that were not clearly consistent or inconsistent. These parks, designated "potentially consistent" where to undergo further planning (e.g., CAMP) to determine how they might become unambiguously consistent with the 2013 Vision. Both Rothschild House and Old Fort Townsend State Parks were among the parks considered potentially consistent.

In late 2008, work began on the Rothschild House - Old Fort Townsend CAMP project just as the global economic crisis intensified. In response to projections for an unprecedented state budget shortfall, State Parks was required to propose drastic budget reductions. Among several cost-saving measures, the agency proposed permanently transferring thirteen parks to local governments. With no other system-wide evaluation of parks, agency leadership selected Old Fort Townsend and other staffed parks from those deemed "potentially consistent" to transfer out of the system and achieve the necessary savings – about \$3.5 million.

In May 2009, the Governor signed the state's two-year operating budget that significantly reduced the severity of cuts to State Parks – mainly through changes to the agency's donation program. Legislation passed that includes an automatic \$5 donation to support State Parks in vehicle license renewal fees, unless the owner chooses to "opt out". The budget also stipulated that the agency not close any parks, unless proceeds from the donation program are less than anticipated. Budget language further stipulated that the agency continue to pursue transfer of parks not consistent with the agency vision (including those potentially consistent) to willing local governments.

Although the Port of Port Townsend initially expressed interest in accepting transfer of Old Fort Townsend, the Port Commission ultimately rescinded its interest, wishing instead that the park remain under State Parks ownership and operation. Nevertheless, at this time the State Parks and Recreation Commission still considers both Rothschild House and Old Fort Townsend State Park as potentially consistent with its 2013 vision.

Since the Commission's 2004 potentially consistent finding, State Parks has learned more about Old Fort Townsend's natural and cultural significance, acquired additional property and easements, and completed notable improvements to park facilities. Park attributes that demonstrate consistency with the Commission's Centennial 2013 vision are outlined below.

Old Fort Townsend

Old Fort Townsend State Park is approximately two miles south of Port Townsend on the western shores of Port Townsend Bay. The park has 397 upland acres and 3,960 feet of saltwater shoreline in fee ownership, providing an extensive trail system, boating, diving, fishing, bird watching and other opportunities in a relatively pristine coastal ecosystem.

Significance

- Park's forests and near-shore habitat identified as a portfolio site in the Willamette Valley/Puget Trough/Georgia Basin Ecoregional Assessment
- Cultural landscape and archaeological sites eligible for listing on the National Register of Historic Places
- Over a mile of natural shoreline with high-quality near-shore salmon, surf smelt, and sand lance habitat and one of nineteen Pacific Herring spawning areas in the state
- Part of agency's collection of historic site's that tell the story of the 1850's Indian Wars (Fort Simcoe, Columbia Hills, and Nisqually-Mashel)

Experience

- Recent completion of 1,600 square foot enclosed event space (2008)
- Planned development of extensive new camping, cabin, and water trail opportunities both in the existing park and with the proposed long-term boundary
- Planned extensive interpretive network anchored by an interpretive center in the WWII-Era torpedo tower and reconstruction of the Old Fort Townsend guardhouse
- Planned connections linking park with Jefferson County's regional trail network, Port Townsend, and the State's Olympic Discovery Trail
- Potential new trail opportunities on adjacent Jefferson Land Trust Bulis Preserve

Size

- 30 acres of natural forest and development rights for 250 acres of adjacent property acquired from Port Townsend Paper Corporation (2008)
- Almost 450 acres of feasible acquisition property identified within the park's long-term boundary

Uniqueness

- Park offers unique front country solitude experience (unique balance of proximity to urban center and large, lightly developed acreage creating remote feel)
- Planned integration of park into Fort Worden's Life-Long Learning Center programs

Flora and Fauna

- Additional 80 acres proposed to add to the park's 309-acre Natural Forest Area
- Park hosts largest tract of mature Douglas fir-western hemlock/Pacific rhododendron forest remaining in the Puget Trough (100 acres)
- Park is home to significant population of *Boschniakia Hookeri* – considered rare in Washington State

- Park's forests considered a wildflower "hotspot" for field tours sponsored by the Native Plant Society
- Habitat that supports an active eagle nest, eagle roosts, other federally and state threatened, endangered, and sensitive species

Scenery

- Outstanding scenery with views of Port Townsend, over one mile of natural shoreline in Port Townsend Bay, Mount Baker, and Cascade Mountains
- Internal scenery includes bucolic Fort Townsend cultural landscape and natural forests rivaling those of any state park

Condition

- New 1,500 square foot staff residence constructed in 2005
- Roadway patched in 2007
- Completed assessment of ordnance removal by Army Corps of Engineers in 2007
- Removal of creosote pier pilings in 2008
- Design phase completed for extensive campground renovation
- Planned redesign and restoration of shoreline at the former pier site

Popularity and Revenue

- Recently completed enclosed shelter will add new revenue with little additional expense
- Campground and shelter will be added to Fort Worden's reservation system in 2009
- Planned camping and cabin development will add significant new revenues when completed

Rothschild House

Rothschild House is a restored residence built in 1868 on .54 acres in the city limits of Port Townsend in Jefferson County. It has approximately 2600 square feet of public access museum space. The park provides interpretive displays with over 2,500 antiques – most the furnishings of the original inhabitants. State Parks Historic Preservation staff evaluated Rothschild House against factors used to determine a park's consistency with the Commission's Centennial 2013 Vision.

Significance

The house is listed on the National Register of Historic Places individually, and also is identified as a contributing feature of the Port Townsend National Historic Landmark (NHL) District. It is one of three NHL properties in the State Park system, the other two being Ft. Worden and Chinook Point (Ft. Columbia). So, it is the only non-military property we have that is designated at the NHL level. NHL designation is rare in itself – less than 3% of all the properties listed on the National Register are also listed as NHL's. Only 25 NHL's are currently designated in the State of Washington.

WSPRC plays an essential role in ensuring that the property is protected and accessible to the public. As a residential property, it is one of very few 1860s buildings that retain a high level of integrity across the state – with only minor modern updates such as wiring (limited) and plumbing (also limited). While it is not the only house museum in the state, it tells a unique

story and gives a glimpse into the life of the family as no other property in the State Park system does.

Experience

The quality of experience is unrivaled in the system, with original furnishings and finishes intact at the interior, and an intact exterior. Most of the family furniture is still in the house which was brought from San Francisco before the house was built. While it provides only one experience, it is of high quality.

Uniqueness

The house is one of a few dating from the earliest days of Port Townsend, and is specifically mentioned in the NHL nomination as an outstanding feature of the district. The other residential buildings in the district are privately owned, and this house provides the only regularly scheduled access of a resource of this type in the area, and the region.

Flora and Fauna

The park does have some unique and rare plants, mainly domestic, including heritage roses and a few others. Remains of the original orchard are on the adjacent property, with a few of the trees potentially dating to the period of significance.

Scenery

The views from the property out over Puget Sound and downtown Port Townsend are of high quality. Visitors to the site may not be seeking views as part of choosing this as a destination, but the vistas from the site are of very high quality and may pleasantly surprise visitors not expecting them.

Condition

The house has seen a number of recent projects, including the wallpaper restoration and a weatherization project. A Historic Structures Report was recently completed for the house, indicating it is generally in very good condition considering its age, but there are some items requiring attention.

Popularity and Revenue

Not specifically addressed, however it should be stressed that the significance of the property is perhaps its most important feature, and keeping this accessible to the public provides a unique experience within the State Parks system. Visitation has been increasing since 2005, which is not the norm for house museums in the United States. Most are experiencing decreasing visitation. Rothschild House fits within the larger system as a potential resource for the vision of Fort Worden as a life-long learning center, providing educational opportunities vis-à-vis historic residences not present at that park. The rehabilitation focus of the current CAMP effort provides many possibilities for increasing both visitation and revenue generation.