



**PARK SYSTEM MASTER PLAN ADVISORY COMMITTEE AGENDA**  
**Thursday, March 21, 2019 - 3:45 PM**  
**Conference Room A, City Hall, 169 SW Coast Highway, Newport**

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The meeting location is accessible to persons with disabilities. A request for an interpreter for the DEAF AND HARD OF HEARING, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

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1. WELCOME AND STATUS REPORT (10 MIN)
  
2. APPROVAL OF MINUTES (5 MIN)
  
- 2A. Draft Minutes Meeting #4 - Dec. 13, 2018  
[PSMP\\_Advisory\\_Comm\\_Mtg\\_Minutes\\_12-13-18 Final Draft.docx](#)
  
3. ONLINE SURVEY - INITIAL RESULTS (10 MIN)
  
4. INDIVIDUAL CONCEPT DIAGRAMS (20 MIN)

**Agate Beach Neighborhood Park**  
[Concept\\_Plans\\_Agate.pdf](#)

**Betty Wheeler Memorial Field**  
[Concept\\_Plans\\_Betty.pdf](#)

**Big Creek Park**

[Concept\\_Plans\\_Big\\_Creek.pdf](#)

**Don and Ann Davis Park (Grassy Area)**

[Concept\\_Plans\\_Don\\_ann\\_davis.pdf](#)

**Sam Moore Park**

[Concept\\_Plans\\_Sam\\_Moore.pdf](#)

**Big Creek Reservoir Trails**

[Concept\\_Plans\\_Big\\_Creek\\_Res.pdf](#)

**5. DRAFT PARK SYSTEM MASTER PLAN (35 MIN)**

**DRAFT Park System Master Plan**

[DRAFT Newport Park System Master Plan\\_sm.pdf](#)

[Newport PSMP Appendix F - Design Standards Report.pdf](#)

**6. DRAFT CAPITAL IMPROVEMENT COMPONENT (20 MIN)**

**DRAFT Capital Improvement Component**

[Newport PSMP CIC.pdf](#)

[Newport PSMP CIC - Detailed Costs.pdf](#)

**7. OTHER REMAINING OUTREACH ACTIVITIES (5 MIN)**

**8. PUBLIC COMMENT**

**9. NEXT STEPS**

**Draft MINUTES**  
**Park System Master Plan Advisory Committee**  
**Meeting #4**  
**Newport City Hall Council Chambers**  
**December 13, 2018**

**Committee Members Present:** Ryan Bancroft, Bob Berman, Mark Saelens, Jason Nehmer, Preson Phillips, Beatriz Botello, and Tomas Follett.

**Committee Members Not Present:** Al Gilhuly, Jody Stecher, Nancy Steinberg, Chuck Forinash, Julia Howell, Tim Kaufman, Nicole Fields, Bryn McCornack.

**City Staff Present:** Associate Planner, Rachel Cotton; Park and Recreation Director, Jim Protiva; and Executive Assistant, Sherri Marineau.

**Consultants Present:** Matt Hastie, Mike Faha, and Jennifer D'Avanzo.

1. **Call to Order & Roll Call.** Meeting started at 4:06 p.m.
2. **Approval of Minutes.** Cotton asked for input on minutes. None were heard.
3. **Welcome and Status Report on Outreach Summary.** Hastie gave a status report to the AC and reviewed the agenda for the meeting. He said the consultants expected to have the draft of the Park System Master Plan (PSMP) completed in mid-January. Cotton reviewed the summary of public outreach completed to date. She said there would be one more survey done to get feedback on the draft PSMP. Cotton noted that the dot boards that had been posted around the city had an overwhelming amount of feedback from people wanting trails. Cotton noted the Port had implemented a new non-motorized launch in South Beach where the public could launch kayaks. They are hoping in the future to improve the docks behind Rogue Brewery and fully connect the bike and pedestrian loop there. Cotton noted that Surfrider is interested in partnering on universal beach access. She would be meeting with them to discuss partnering on improvements at the Nye Beach Turnaround. She said there would also be a Spanish focus group meeting to get feedback from Spanish speakers.
- 4A. **Park System Improvements - Revision.** Hastie reviewed the rationale for removing projects from the PSMP. He noted the table on Pages 7 and 8 on the PSMP gave a synopsis of the rationale. Cotton noted that public feedback suggested the city should retain all the documentation that what was done in the process for reference later. Hastie opened the discussion for AC comments on the recommended revisions.

Bancroft said that when the AC talked at the first meetings they said they needed playing fields, but he didn't see this included in the PSMP. He thought it was important that they be included. Botello noted the Latino community also wanted covered shelters at parks. Cotton said it is undetermined what will be happening with the County Commons and one of the concepts is to have multi-use fields on the property. This was one instance of fields being included in the PSMP. She noted Big Creek Park has what is considered to be a covered shelter. Bancroft said he wanted to see a complex to facilitate sporting events. Cotton noted they determined the proposal to use the wastewater treatment site as an option for sports fields was a bad idea due to conflicting uses. Follett asked about the Yaquina View open space. Cotton said she hadn't heard anything about that site. Hastie pointed out that there were still gaps in finding a location for fields but thought the County Commons should be a part of filling the gap. He said there needed to be a way to point out in the plan that a site is still needed. This way they could come up with a rough estimate of costs of doing a sports fields without having a specific site. Bancroft thought it would have been good to get feedback from the public on this, but it wasn't included in the survey. Hastie said there might be an opportunity to ask the public that question in the next survey. Cotton said the challenge was there was no obvious site for a complex but it is a project worth including in the PSMP.

4B. **Park System Priorities – Updated Recommendations.** Hastie reviewed the list of the prioritized master plan projects. He noted that the specific design for the projects would not be included in the master plan but general park features would be identified as part of the plan. Hastie noted at the last meeting there was a suggestion to move the Don and Ann Davis Park up higher on the priorities for concept diagrams and this had been done.

Hastie asked the AC for changes and comments about the list and noted that there were a lot of trail improvements and connections in Tier I and Tier II. Nehmer asked if the trail improvements from Betty Wheeler and Sam Moore were to be included in the conceptual diagram. Hastie said yes. Cotton noted that Nancy Steinberg had a concern about new parks not being prioritized higher on the list since gaps in park service had been identified as part of the planning process. Cotton said that the reason for this was that acquiring new property and building a new park was a long term, expensive process as opposed to doing less expensive updates of existing parks. Cotton said the question about how to fix identified gaps in service are legitimate. She wanted the AC to know this had been considered but there was a lot of feedback from the public that said they had concerns about if Newport needed new parks when they couldn't maintain what they currently had. Cotton thought maintenance and improvements to existing facilities should be a top tier priority based on public feedback.

Hastie reviewed the list of priorities for the conceptual diagrams. He said the pocket park on 7th Street was replaced by Don and Ann Davis Park on the list and explained the rationale. Bancroft said he would rather see 7th Street be done. Protiva said the challenge was that it was a Public Works property that was actively used. A replacement would need to be found if it was taken away. Protiva said the PSMP wanted to focus on places where they could actually do something. He said the thought for keeping this project on the list was that it should be kept in mind for future improvements. Cotton said in the public survey it ended up second to last on the list of priorities.

**4C. Park System Master Plan – Approach, Structure and Timeline.** Hastie reviewed the draft PSMP outline and asked the AC for questions and comments. Follett thought they needed trail standards and needed to delve more into the specifications. Hastie said that level of detail wasn't usually in this type of plan. Follett said he had some international design guidelines he could share.

Hastie reviewed the details of the capital improvement component with the AC. He noted ECONorthwest was another consultant they worked with that would analyze the financials pertaining to the PSMP. Cotton noted the community had great volunteerism and people who wanted to help but that there wasn't a current mechanism to coordinate volunteer efforts. She thought the PSMP would provide a template for volunteer agreement to be able to manage and recruit volunteers for specific projects.

Saelens said he was amazed at how the AC worked with the consultants and thought it was a job well done. Protiva thanked the AC for all their efforts. Nehmer said he was impressed with the commitment in the community to do these types of things.

Cotton noted the AC would have another meeting in early 2019. Hastie said there would be a round of outreach on the schematic designs. Cotton said she would be recruiting AC members to attend engagement events. Botello asked if there was a way to incorporate ideas from the Latino community into the draft plan. Hastie said they weren't finished with the plan and the consultants could still look at including new ideas. Russell said she was with OSU Extension Services. They had an interest in projects that promoted healthy living and she saw projects in the PSMP that they could do this with. Russell said they had tools to get the community engaged and they could help with getting input from voices the AC thought hadn't been heard yet. Cotton would coordinate with Russell and Botello to reach populations that need more engagement.

Berman said he though there needed to be some materials for the public that indexed existing parks in the city and the amenities they provided. This could be done by an app or brochures. Hastie suggested it fall under different implementation efforts.

**5. Public Comment.** None heard.

**6. Adjournment.** Having no further business, the meeting adjourned at 5:10 p.m.

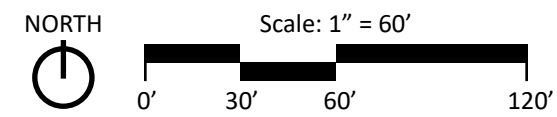
Respectfully submitted,

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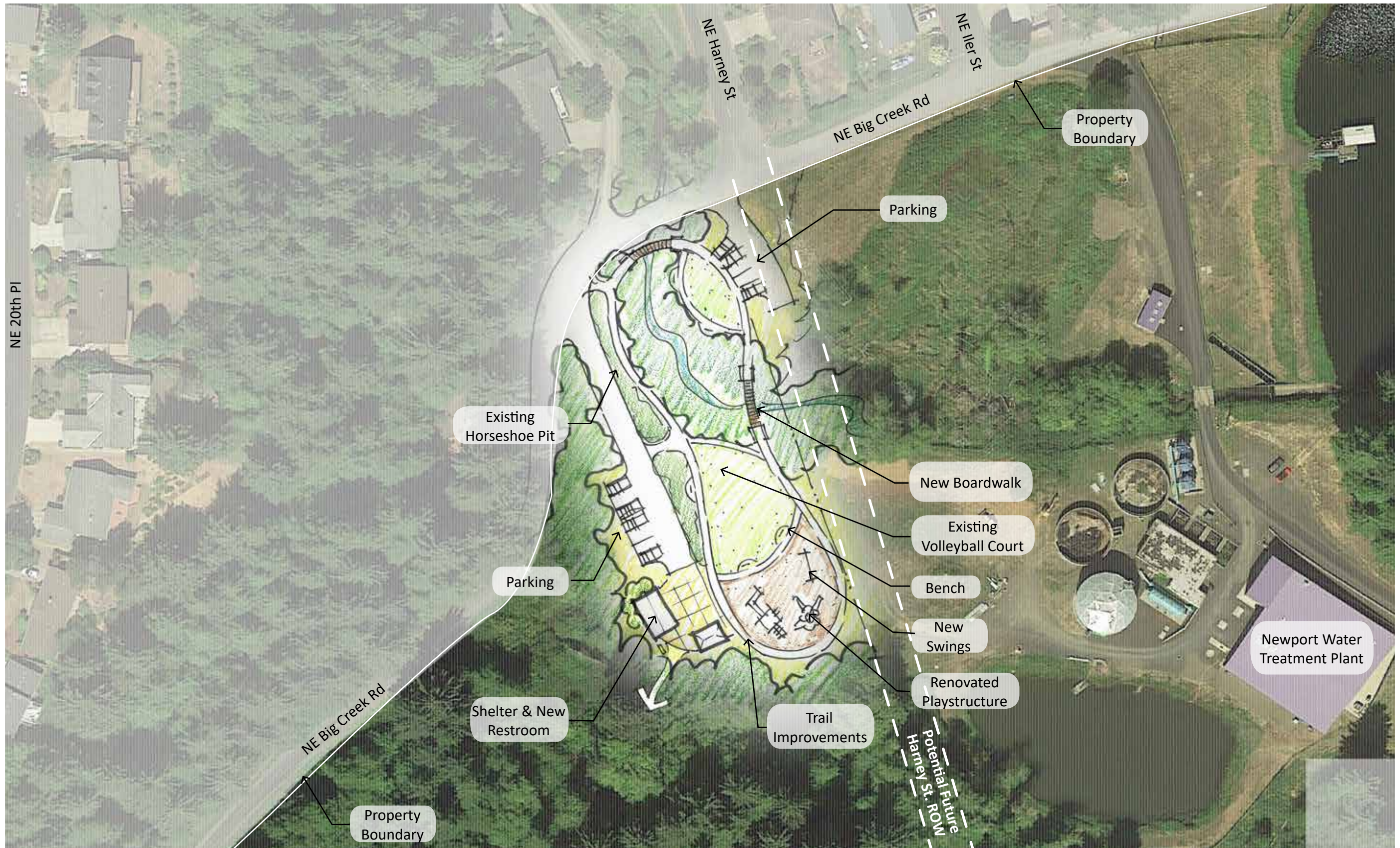
Sherri Marineau  
Executive Assistant



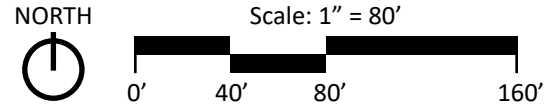
City of Newport: Park System Master Plan - Agate Beach Neighborhood and Dog Park





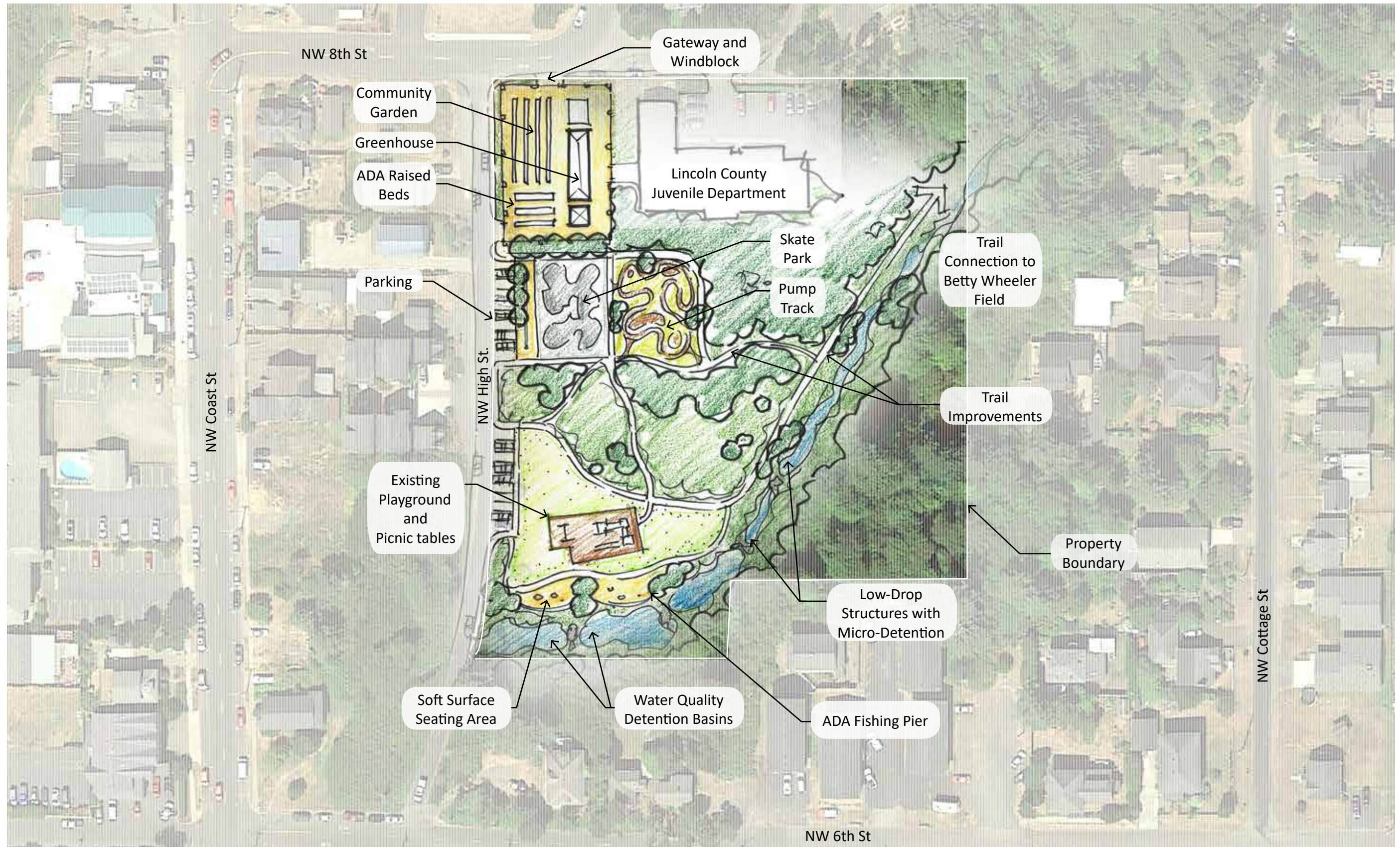


City of Newport: Park System Master Plan - Big Creek Park





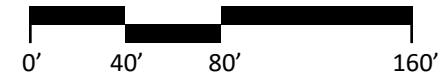


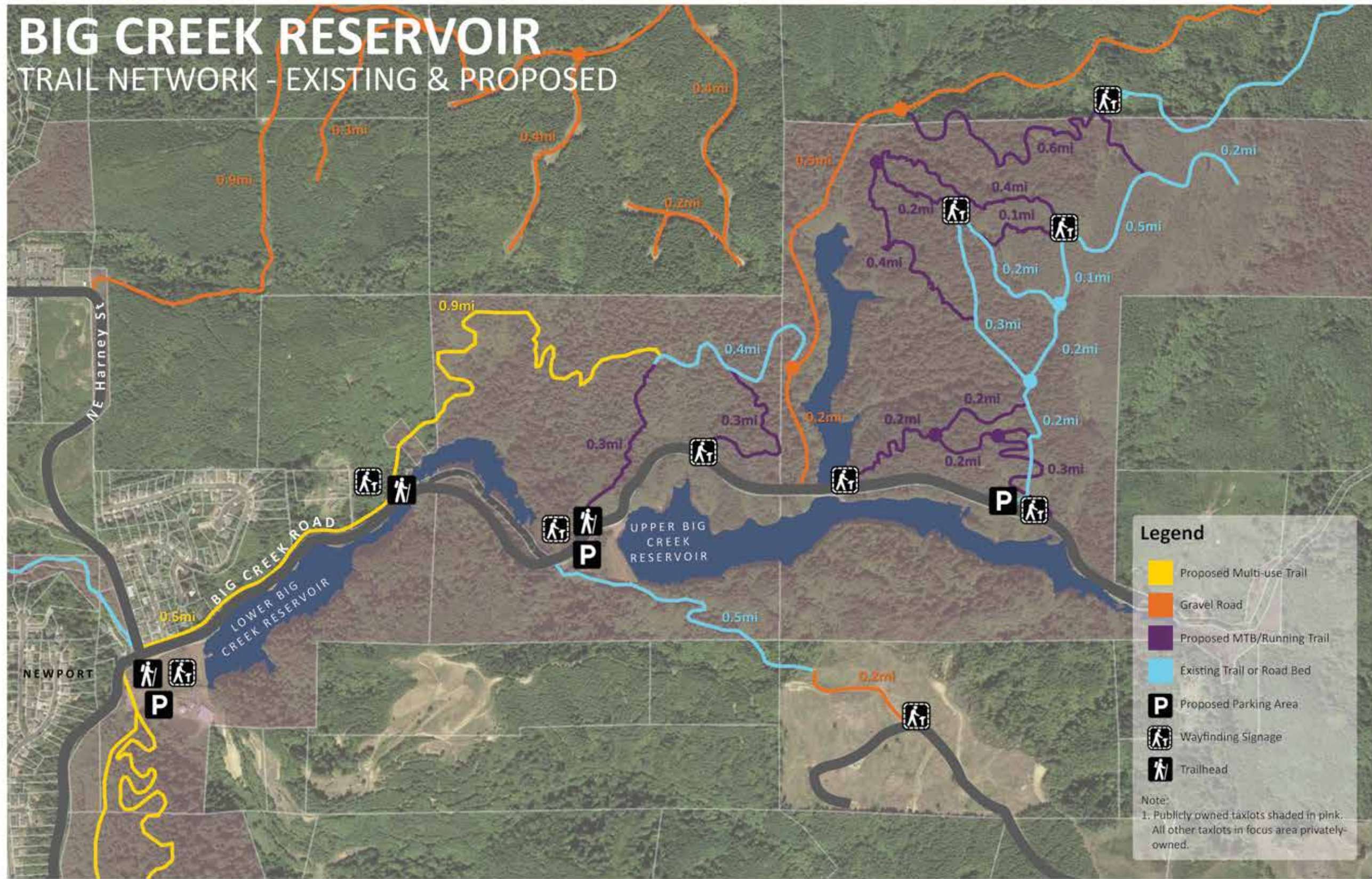


City of Newport: Park System Master Plan - Sam Moore Parkway



Scale: 1" = 80'







# NEWPORT PARK SYSTEM<sup>11</sup> MASTER PLAN

DRAFT MARCH 2019



## ACKNOWLEDGMENTS

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The City of Newport appreciates the guidance and efforts of our Advisory Committee members, as well as the City staff, stakeholders, interest groups, civic leaders, and community members who contributed their time, energy, and ideas to this planning effort. Together we have created a vision for a park and recreation system that will serve the residents and visitors of the City of Newport and support a healthy environment and a high quality of life.

### MAYOR AND CITY COUNCIL

- » Dean Sawyer, Mayor
- » David Allen
- » Beatriz Botello
- » Dietmar Goebel
- » CM Hall
- » Cynthia Jacobi
- » Ryan Parker

### CITY STAFF

- » Jim Protiva, Park and Recreation Director
- » Rachel Cotton, Associate Planner, City of Newport
- » Derrick Tokos, Community Development Director
- » Sherri Marineau, Executive Assistant

### CITIZENS ADVISORY COMMITTEE

- » Al Gilhuly
- » Beatriz Botello
- » Bob Berman
- » Bryn McCornack
- » Chuck Forinash
- » Jason Nehmer
- » Jody Stecher
- » Julia Howell
- » Mark Saelens
- » Nancy Steinberg
- » Nicole Fields
- » Preson Phillips
- » Ryan Bancroft
- » Tim Kaufman
- » Tomas Follett
- » Veronica Willemin

### PROJECT STAKEHOLDERS

- » Anjanette Baker, Parks and Recreation Advisory Committee
- » Bonnie Serkin and Liane Brakke-Pound, Wilder/Landwaves
- » Charlie Plybon, Surfrider
- » Danyel Scott, Dreamland Skateparks
- » Dick Beemer, Corvallis to Sea Trail
- » Donna Fogarty, 60+ Center Board
- » Jason Nehmer, Skate Park User and Trails Advocate
- » Jim Guenther, Park Maintenance Supervisor
- » Jim Protiva, Newport Parks and Recreations Director
- » JoAnn Barton, Open Space Advocate/Beautification Committee
- » Julia Howell, Newport Chamber of Commerce
- » Nancy Steinberg, Parks and Recreation Advisory Committee Chair
- » Peggy O'Callaghan, 60+ Center Coordinator
- » Preson Phillips, Oregon Parks and Recreation Department
- » Susan Hogg, Bicycle and Pedestrian Advisory Committee
- » Tim Gross, Public Works Director/City Engineer
- » Tim Kaufman, Lincoln County School District Facility Manager
- » Tom Hurst, Central Coast Soccer
- » Newport Trails Focus Group

### CONSULTANT TEAM



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# EXECUTIVE SUMMARY

## **INTRODUCTION**

The Newport Park System Master Plan establishes clear goals and strategies for enhancing the community's parks and recreation facilities through investment and development over the next 20 years. The need to make recommendations for future park upgrades, planning, and development, while paying particular attention to funding parks maintenance, was identified as a community priority through the City's 2040 Visioning process in 2017. The Vision also prioritizes further development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, open spaces, and natural areas.

The System Master Plan builds on the community's unique assets to meet the needs of current and future residents and tourists of the City. This Plan is the result of an extensive and active public engagement process that included:

- » 5 meetings with the Citizens Advisory Committee
- » 10 meetings with over 20 different stakeholder groups and individuals
- » 3 in-person community open houses
- » 3 online surveys
- » 4 press releases
- » 7 Facebook advertisements

- » 3 joint Planning Commission and City Council work sessions
- » 4 local radio show interviews
- » 3 elementary and high school outreach activities
- » 5 pop-up dot board exercises
- » 1 information table at the Newport Farmer's Market

## EXISTING ASSETS

The City of Newport has a robust system of existing parks, trails, and recreation facilities and a rich natural environment that provide excellent opportunities for recreational activities for residents and visitors. Among its unique assets are:

- » The Pacific Ocean, including numerous beach access points, stretches of sandy beaches, and picturesque rocky cliffs.
- » Four state parks and recreation areas totaling over six hundred acres that serve as regional and statewide destinations, including Agate Beach State Recreation Site, South Beach State Park, Yaquina Bay State Recreation Site, and Yaquina Head Outstanding Natural Area and lighthouse.
- » A variety of neighborhood parks, mini parks, and pocket parks providing opportunities for many residents to access recreation opportunities close to home, and a network of paved and soft-surface trails connecting parks and neighborhoods throughout the city.
- » Over seven hundred acres of undeveloped open space at 18 different locations, including wetlands, forests, walking trails and other opportunities for passive recreation.
- » A 45,000 square foot state-of-the-art Recreation Center, including two gyms, a cardio fitness area, indoor running track, classrooms, multipurpose rooms, and a dance studio.
- » A new year-round indoor Aquatic Center with recreational swimming, swim lessons, lap swims, water fitness, special event swims, swim meets, and pool rentals.
- » A robust 60+ Activity Center, where residents age 60 or older can gather, participate in a variety of drop-in activities, and partake in classes, lectures, field trips, health and wellness opportunities, socializing, and more.
- » City, school district, and other facilities that offer opportunities for people of all ages to participate in a wide variety of sporting activities, including basketball, wrestling, track and field, indoor and outdoor soccer, and more.
- » Partnerships with local community groups and organizations that help the City leverage additional resources to provide, support, and maintain park and recreational facilities and programming.



## Executive Summary

The City's existing park and recreation facilities is an excellent foundation upon which to build and develop a more robust system of parks, trails, and other facilities to serve the City's residents and visitors. The existing park system includes the following types and numbers of facilities:

- » Parks
  - Mini-Parks (3)
  - Pocket Parks (4)
  - Neighborhood Parks (11, including four facilities owned by the Lincoln County School District)
  - Destination Parks (4, all owned by state or federal agencies)
- » Special Use Facilities
  - Dog parks (2 total, 1 owned by the City of Newport, 1 owned privately)
  - Skate park
  - Piers and docks (4 total, 2 owned by the City of Newport, 2 owned by the Port of Newport)
  - Other special use facilities, such as the 60+ Center, Recreation and Aquatic Center, waysides, etc. (13 total; 8 owned jointly or completely by the City of Newport)
- » Beach Access Points (5)
- » Open Space Areas (12)
- » Undeveloped Sites (6)
- » Trails and trail corridors (6)

## **PARK SYSTEM MASTER PLAN OBJECTIVES**

The City of Newport continues to experience growth and is also undergoing shifts in its demographics. Residents age 65 years and older now make up approximately one fourth of the City's population, and the number of residents who identify as Hispanic or Latino have nearly doubled in the last two decades. Today, over half of the City's residents are renters. Given these changes to the City's population, it will be important to consider the needs of future residents and visitors when thinking about how to further develop and improve up on the City's park system. Some objectives of the Park System Master Plan include:

- » Further development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, open spaces, and natural areas.
- » Increasing the recreational value of existing parks, including creating conceptual designs for underdeveloped spaces.



- » Identifying areas underserved by parks and recreation facilities and proposing new parks and recreation facilities for serving them.
- » Redesign and expansion of the Sam Moore Skate Park and associated neighborhood park and trail.
- » Siting of a bicycle pump track.
- » Recommendations related to siting and management of new community gardens.
- » Assessing how future development of the Wolf Tree Destination Resort can be integrated into the City’s park system.
- » Identifying ways to increase energy and natural resource efficiency for park and recreation maintenance and operations.
- » Identifying sustainable funding streams and ways to reduce ongoing maintenance requirements and costs for the City’s parks, open spaces, and recreational facilities.
- » Collaborating with community partners to create a park and recreation system that is attractive, sustainable, and well-maintained.

## **IMPLEMENTATION STRATEGIES**

General strategies for implementation are listed below. In addition to the strategies summarized above, project-specific implementation strategies are described in more detail in the Implementation chapter of the Park System Master Plan.

- » Secure funding for improvements and expansions to the park and recreation system utilizing a combination of funding sources described in this Master Plan.
- » Prepare a more detailed plan for the City’s trail system, including classes of trails, trailheads, wayfinding and signage, parking areas, and other amenities.
- » Develop a management plan for open space and passive recreational areas.
- » Develop metrics to track quality of service as they relate to Park and Recreation Department and maintenance staffing levels.
- » Explore options for how to most efficiently allocate, organize and budget for adequate staffing to meet desired service levels.
- » Sustain and enhance partnerships with local community groups and other public agencies to integrate and manage recreational resources in a collaborative and cost-effective manner.
- » Regularly review and update joint use agreements with community partners, with an emphasis on working together to schedule school and community use of playing fields and facilities in an equitable, efficient manner.

## Executive Summary

- » Consider materials, durability, maintenance needs and life-cycle costs when making decisions about and budgeting for proposed improvements and expansions to park and recreation facilities, including restrooms.
- » Develop City standards for site furnishings and signage
- » Use durable, weather-resistant materials for park facility furnishings and amenities to reduce repair and replacement frequency and costs.
- » Ensure that vegetation used in the city's parks and open spaces be able to withstand local weather and climatic conditions and be as inexpensive and resource-efficient as possible to maintain.
- » Continue to use temporary summer employees as a way to meet peak season needs cost-effectively.
- » Evaluate the potential benefits and required resources needed to implement an organized volunteer program and determine whether the City has the capacity to implement the program.
- » Develop formal agreements regarding maintenance commitments and duration from partners and volunteers.

## **FEE AND FUNDING RECOMMENDATIONS**

Current sources of funding include fees, fines and forfeitures (including user fees for specific park and recreation facilities), transfers from the city's General Fund, transfers from the county transient lodging tax, and a small amount of revenue from investments. The City of Newport already uses several common funding sources to fund park and recreation projects, but could revisit, modify, or streamline these sources based on further analysis to improve their efficiency. These include:

- » System Development Charges (SDCs)
- » General Fund
- » Urban Renewal Funding
- » Transient Room Tax
- » User Fees /Memberships

There are also several potential funding sources not currently used by the City of Newport that may be worth consideration. These potential sources—discussed in more detail in the Capital Improvement Component of the Park System Master Plan—include:

- » Property Tax: Local Levy Option
- » General Obligation (GO) Bonds
- » Grants
- » Storm Water Utility Fees
- » Park Maintenance Fees

- » Program-Related Investments (PRIs)
- » Sales Tax
- » Creation of a Special Parks District

## **PRIORITIZED PROJECT RECOMMENDATIONS**

This Master Plan provides near- and long-term strategies for the development, maintenance, and operation of the City’s park system. It is expected to be implemented over the next 10-20 years. Improvements identified in the Plan have been categorized and prioritized as follows:

- » Tier I (Short-term projects, 1-5 years) – 14 projects
- » Tier II (Medium-term projects, 6-10 years) – 13 projects
- » Tier III (Long-term projects, 11-20 years) – 11 projects

<b>Tier I Projects (Near Term)</b>	
Existing Park	P-01: AGATE BEACH NEIGHBORHOOD AND DOG PARK IMPROVEMENTS
Existing Park	P-03: BETTY WHEELER MEMORIAL FIELD IMPROVEMENTS
Existing Park	P-04: BIG CREEK PARK IMPROVEMENTS
Existing Park	P-09: FRANK WADE PARK IMPROVEMENTS
Existing Park and Trail	P-17/T-J: SAM MOORE PARK AND TRAIL IMPROVEMENTS
Existing Park	P-06: DON AND ANN DAVIS PARK (GRASSY AREA)
New Special Use	S-A: SOUTH BEACH MARINA NON-MOTORIZED BOAT LAUNCH AND ACCESS IMPROVEMENTS
New Special Use	P-D: LINCOLN COUNTY COMMONS MULTI-USE FIELD(S)
Beach Access	S-05 NYE BEACH TURNAROUND – UNIVERSAL BEACH ACCESS
Beach Access	T-B: 13TH STREET AND SPRING STREET – RESTORED BEACH ACCESS ON PUBLIC LAND
Existing Trail	T-H / T-I: OCEAN TO BAY TRAIL IMPROVEMENTS
Existing Trail	T-L / T-M: YAQUINA BAY BEACH (COAST GUARD) TRAIL IMPROVEMENTS
Existing Trail	X-08: FOREST PARK TRAIL IMPROVEMENTS
New Trails	T-G: BIG CREEK RESERVOIR TRAIL SYSTEM
<b>Tier II Projects (Medium Term)</b>	
New Park	X-01: POCKET PARK ON NE 7TH STREET
New Park	P-J: MINI PARK AT SOUTH END OF YAQUINA BAY BRIDGE
New Special Use	S-08: NEWPORT MUNICIPAL AIRPORT – COMMUNITY GARDEN
New Special Use	S-B: MARINE SCIENCE DRIVE NON-MOTORIZED BOAT LAUNCH
Beach Access	P-06: DON AND ANN DAVIS PARK – BEACH ACCESS IMPROVEMENTS
Beach Access	P-C: IMPROVED BEACH ACCESS AT JUMP OFF JOE
New Trail	T-K: OCEAN TO BAY TRAIL COMPLETION
New Trail	T-O: CHESTNUT STREET OPEN SPACE AND TRAIL
New Trail	T-N: COASTAL GULLY OPEN SPACE TRAIL
New Trails & Connections	T-P/S-08: TRAIL CONNECTIONS FROM MIKE MILLER PARK TO NEWPORT MUNICIPAL AIRPORT AND AREAS TO THE SOUTH

## Executive Summary

New Trail	X-15: SAN-BAY-O TRAIL CONNECTION
New Trail	T-C: AGATE BEACH NEIGHBORHOOD & ERNEST BLOCH WAYSIDE TRAIL CONNECTION
New Habitat	T-F: POLLINATOR HABITAT RESTORATION ON 101 NORTH OF AGATE BEACH STATE RECREATION SITE
<b>Tier III Projects (Long Term)</b>	
Existing Park	P-05 COAST PARK IMPROVEMENTS
Existing Park	P-13: MOMBETSU PARK IMPROVEMENTS
Existing Park	P-20: YAQUINA BAY STATE PARK IMPROVEMENTS
New Park	P-A: NORTH NEWPORT NEIGHBORHOOD PARK
New Park	P-E: MINI PARK SOUTH OF HWY 20
New Park	P-K: ADDITIONAL WILDER NEIGHBORHOOD PARK
New Park	P-M: WOLF TREE DESTINATION RESORT RECREATIONAL AMENITIES
Special Use	S-02: WILDER DOG PARK IMPROVEMENTS
Existing Trail	T-08: WILDER TRAIL IMPROVEMENTS
New Trail	T-R: NAUTICAL HILL OPEN SPACE TRAIL
Beach Access	T-S: OREGON COAST TRAIL – RESTORED ACCESS ON PUBLIC LAND

Detailed project descriptions and cost estimates for these projects can be found in Chapter 4 and in the Capital Improvement Component (Appendix A) of the Park System Master Plan.

## PLAN ORGANIZATION

The first part of this plan provides detailed guidance towards meeting these goals, including:

- » Introduction and background on park planning in Newport
- » Community Vision and Goals for the future parks and open space system
- » An inventory and level of service analysis of existing facilities
- » Recommendations for new parks and improvements to existing facilities, including improvement priorities and park design guidelines
- » Plan implementation, including a timeline, prioritization, maintenance and enforcement needs, project costs, funding strategies, and partnerships with other agencies

The document also includes the following supporting information:

- » Capital Improvement Component that summarizes information and recommendations related to costs and funding associated with existing and future facilities
- » Detailed inventory of existing parks, open spaces, and recreational facilities in Newport
- » A full level of service analysis based on projected population and demographic shifts and existing facilities
- » Detailed design guidelines
- » A complete list of community engagement activities conducted throughout the project

The Newport Park System Master Plan is a great accomplishment that demonstrates the community's ability to work together for the benefit of all residents and visitors to the city. In order to keep the plan relevant, the city will want to update specific components of the plan approximately every five years or following major changes in the community.



# CHAPTER 1: INTRODUCTION

The City of Newport adopted its current Park System Master Plan in 1993. In the 25 years since the Plan's adoption, the City has experienced population growth and shifts in demographics; expanded its Urban Growth Boundary (UGB); made upgrades and additions to its parklands; constructed a large recreation and aquatic center; and expanded its recreational programming.

In 1990, sixteen percent of Newport's population was 65 years or older. Today this age group makes up around one fourth of the city's population. Additionally, the number of Newport residents who identify as Hispanic or Latino has almost doubled since the year 2000, currently comprising around sixteen percent of the City's population. Over twenty five percent of Newport's youth (age 19 and under) are Hispanic or Latino, and one half of Newport's households are renters.

In 2017 the City of Newport underwent a visioning process that indicated strong community support for engaging residents in identifying priorities and future needs related to open space, trail, and park and recreation assets. Newport's 2040 Vision identifies the development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, open spaces, and natural areas as a top-tier strategy. The Vision also identifies the need to make recommendations for future park upgrades, planning, and development with particular attention paid to cultivating sustainable funding streams for maintenance.

In June 2018, the City of Newport embarked on the update of its Park System Master Plan. The process has included evaluating community priorities, future needs, and sustainable funding sources for the network of open space, trail, park, and recreation assets within the City’s UGB. The update process helped develop and refine the community’s vision for parks and recreation through an interactive community-driven process. The planning process considered current conditions and future needs related to demographics, recreational trends, land availability, funding capacity, and partnership opportunities. The final Plan identifies a preferred path forward and recommends the steps and strategies needed to implement the community’s vision.

## COMMUNITY ENGAGEMENT

Understanding community priorities for specific types of park and recreation facilities is a key foundation for any parks and recreation plan. Because each community has its own set of conditions, opportunities and needs, it is essential to think strategically about how Newport can leverage its unique resources and opportunities to benefit the things that are most important to community members. This approach serves to develop a plan that Newport’s citizens and decision-makers can stand behind and commit to implementing in a collaborative way.

To ensure the System Master Plan accurately reflects the needs and values of the Newport community, the project team utilized a combination of traditional outreach tools and innovative approaches to reach a broad range of the population, including minority groups and populations that are traditionally underserved by park and recreation amenities. Specific groups targeted for outreach included Newport’s growing Latino community, high school and elementary school children, and aging populations.

Hundreds of Newport community members participated in the Park Master Plan update process through a multi-faceted community engagement program. People of diverse demographics, from different neighborhoods, and with a range of experiences, perspectives, and needs contributed their insights and ideas for enhancing Newport’s parks. In-person and online events and activities created convenient opportunities for people to share their insights. Outreach forums included Citizens Advisory Committee (CAC) meetings, community open houses, online surveys, stakeholder meetings, Facebook advertisements, radio show interviews, pop-up dot board exercises, and outreach to local schools. A complete list of community engagement activities that took place throughout the process is attached as Appendix D to this report.

## PARK SYSTEM VISION AND GOALS

The following vision statement was prepared based on guidance from the CAC and community stakeholders. The vision statement articulates the community’s goals for the future of park and recreation facilities in Newport.



The City of Newport will collaborate with community partners to create a park and recreation system that will:

- » Be visually attractive and well-maintained and can continue to be maintained and improved in a financially and environmentally sustainable manner over time.
- » Promote beautification and enhanced stormwater management through the use of climate-appropriate, ocean friendly design and landscaping.
- » Incorporate and develop a system of multi-use trails offering opportunities for a full range of activities and ability levels, including walking, running, rolling, cycling, and mountain biking.
- » Enhance wayfinding signage and create and improve non-motorized connections to better facilitate walking and bicycling between neighborhoods and parks, trails, open spaces, recreational facilities, and visitor destinations.
- » Meet a full range of indoor and outdoor recreational needs for all ages by including opportunities and facilities for active and passive recreation, sports, socializing, environmental and cultural education, and enjoyment of nature.
- » Serve all areas of the city in an equitable and effective manner.
- » Maintain and improve public access to the beach and improve recreational access to the Bay, including enhancements for people with limited mobility.
- » Focus City and other local resources on meeting the needs of residents while also appealing to visitors, including leveraging visitor revenues to help fund development and maintenance of park and recreation facilities.
- » Sustain and enhance partnerships with local community groups and other public agencies, including Lincoln County, the Lincoln County School District, Oregon Parks and Recreation Department, the Port of Newport and others to integrate and manage recreational resources in a collaborative and cost-effective manner.
- » Provide amenities within facilities to meet users' basic needs such as drinking fountains, restrooms, benches, shelters, and flexible open lawn areas.
- » Develop and maintain accessible, all-weather facilities to accommodate small and large group gatherings throughout the year, including picnic shelters, plazas, and other public gathering spaces.
- » Ensure that facilities are planned, designed, constructed, and maintained to promote improved physical health and safety for all community members.
- » Preserve and maintain large contiguous natural areas for use as open space, wildlife habitat and passive recreation areas.

### COMMUNITY ENGAGEMENT BY THE NUMBERS

- 5 meetings of the project advisory committee
- 10 meetings with over 20 different stakeholders
- 3 in-person community open houses
- 3 online surveys
- 4 press releases
- 7 Facebook advertisements
- 3 Planning Commission / City Council work sessions
- 4 local radio show interviews
- 3 elementary and high school outreach activities
- 5 pop-up dot exercise boards
- 1 information table at the Newport Farmer's Market



# CHAPTER 2: EXISTING CONDITIONS

## STATE OF THE SYSTEM

This section provides an inventory of Newport's parks, trails, open spaces, and special use facilities as of October 2018. Evaluating the inventory of existing assets establishes a starting point to determine how the City will need to expand to serve the needs of future residents and community members.

The inventory describes existing park and recreation facilities located within Newport's UGB. It includes facilities and properties owned by the City of Newport, the Lincoln County School District, Lincoln County, the Oregon Department of Parks and Recreation, the Port of Newport, and other landowners. All of the facilities provide some current or potential future recreational value or amenity and are either available for use by the public today or are planned to be so in the future. The inventory identifies a primary and secondary classification for each facility and includes descriptive information about size, location, ownership, available amenities, and other information relevant to the use or condition of the facility.

The inventory is meant to provide basic information about these facilities and also helps inform the Plan's recommendations for future improvements to the park system. The following figures and tables provide the names, locations, and acreage of Newport's existing facilities. The full Existing Parks Inventory Report, which includes definitions for each facility type and profiles for each Newport facility, is attached as Appendix B to this report.





FIGURE 1. PARK INVENTORY MAP - NORTH

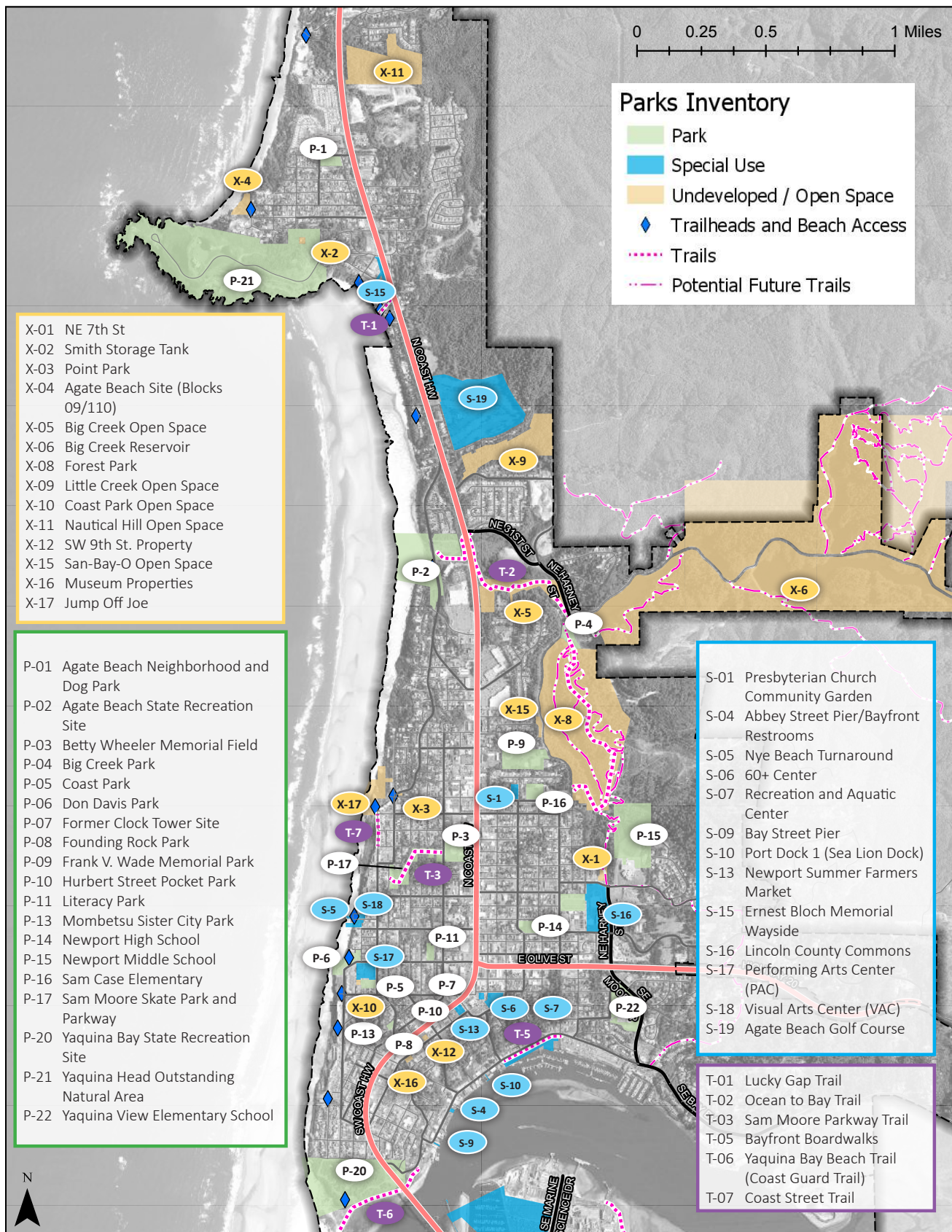
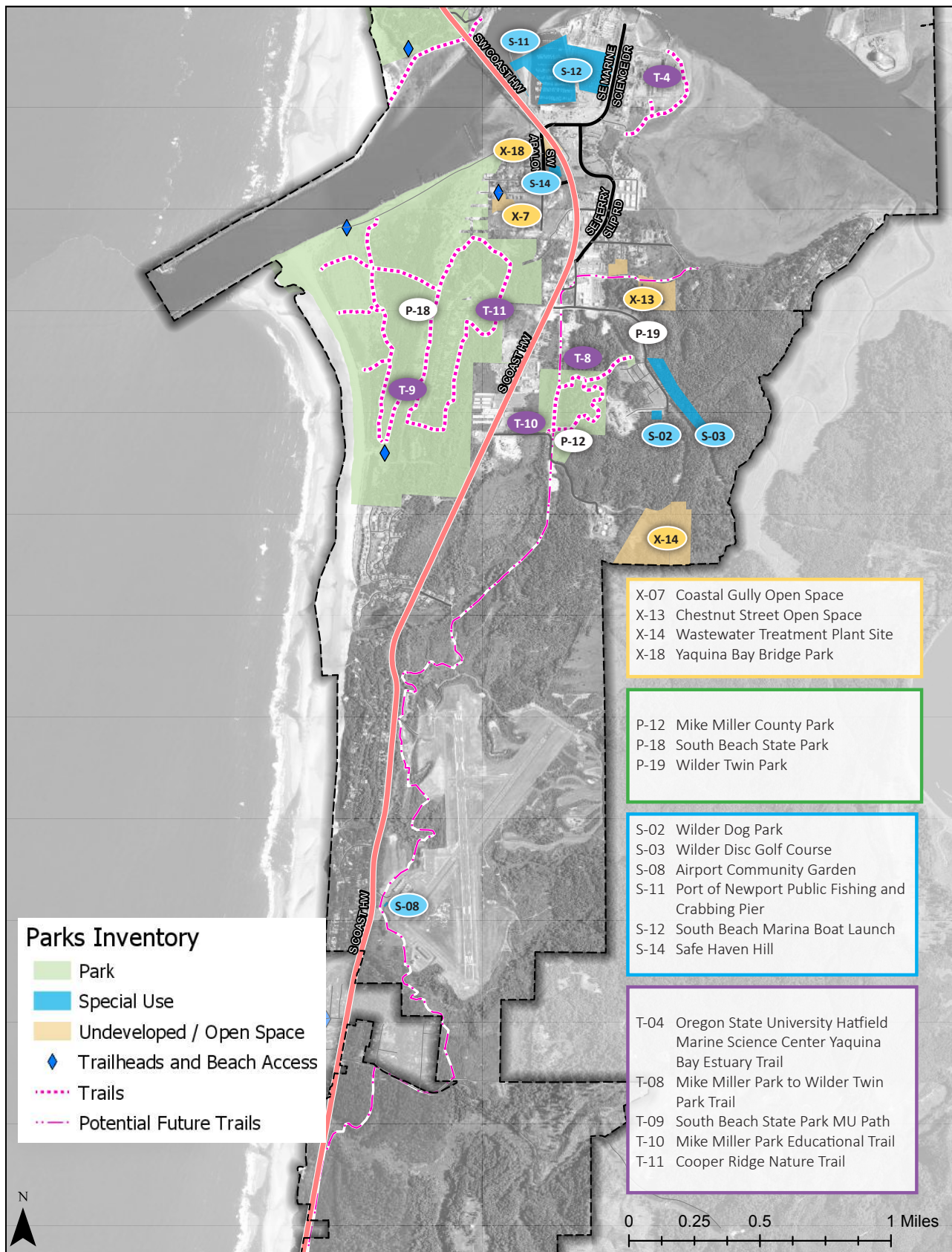


FIGURE 2. PARK INVENTORY MAP - SOUTH



**TABLE 1. SUMMARY OF FACILITIES BY CLASSIFICATION**

<i>Park Name</i>	<i>Acreage</i>
<b>PARKS</b>	
<b>Pocket Parks</b>	
P-08 Founding Rock Park	0.1
P-07 Former Clock Tower Site	0.1
P-10 Hurbert Street Pocket Park	0.1
<b>Total Acreage</b>	<b>0.3</b>
<b>Mini Parks</b>	
P-03 Betty Wheeler Memorial Park	3.8
P-06 Don and Ann Davis Park	3.1
P-11 Literacy Park	1.0
P-13 Mombetsu Sister City Park	0.4
<b>Total Acreage</b>	<b>8</b>
<b>Neighborhood Parks</b>	
P-01 Agate Beach Neighborhood and Dog Park	1.9
P-04 Big Creek Park	2.4
P-05 Coast Park	1.15
P-09 Frank V. Wade Memorial Park	7.8
P-14 Newport High School	6.0
P-15 Newport Middle School	20.0
P-16 Sam Case Elementary	2.75
P-17 Sam Moore Skate Park and Parkway	5.3
P-19 Wilder Twin Park	1.6
P-22 Yaquina View Elementary School	7.75
<b>Total Acreage</b>	<b>57</b>
<b>Private Park</b>	
S-19 Agate Beach Golf Course	43
<b>Destination Park</b>	
P-02 Agate Beach State Recreation Site	25
P-18 South Beach State Park	466
P-20 Yaquina Bay State Recreation Site	32
P-21 Yaquina Head Outstanding Natural Area	100
<b>Total Acreage</b>	<b>623</b>

<b>SPECIAL USE FACILITIES</b>	
<b>Dog Park</b>	
P-01 Agate Beach Neighborhood and Dog Park	1.9
S-02 Wilder Dog Park	0.7
<b>Total Acreage</b>	<b>3</b>
<b>Skate Park</b>	
P-17 Sam Moore Skate Park and Parkway	5.3
<b>Pier</b>	
S-04 Abbey Street Pier/Bayfront Restroom	0.6
S-09 Bay Street Pier	0.1
S-10 Port Dock 1 (Sea Lion Dock)	0.1
S-11 Port of Newport Public Fishing and Crabbing Pier	0.1 Mi
<b>Total Acreage</b>	<b>1</b>
<b>Special Use Areas</b>	
S-12 South Beach Marina Boat Launch	-
S-14 Safe Haven Hill	1
S-05 Nye Beach Turnaround	0.7
S-15 Ernest Block Memorial Wayside	2.0
S-16 Lincoln County Commons	10
S-01 Presbyterian Church Community Gardens	1.0
S-03 Wilder Disc Golf Course	2.38 Mi
S-06 60+ Center	-
S-07 Recreation and Aquatic Center	-
S-08 Airport Community Garden	-
S-17 Performing Arts Center (PAC)	-
S-18 Visual Arts Center (VAC)	-
S-13 Newport Summer Farmers Market	0.7
<b>Total Acreage</b>	<b>15</b>
<b>UNDEVELOPED PARKLAND AND OPEN SPACE</b>	
<b>Undeveloped</b>	
X-01 NE 7th St	1.1
X-02 Smith Storage Tank	0.35
X-03 Point Park	0.1
X-06 Big Creek Reservoir	536

X-17 Jump Off Joe	6.9
X-18 Yaquina Bay Bridge Park	3.0
<b>Total Acreage</b>	<b>547</b>
<b>Open Space</b>	
X-04 Agate Beach Site (Blocks 109/110)	2.3
X-05 Big Creek Open Space	12.93
X-07 Coastal Gully Open Space	2.8
X-08 Forest Park	92
X-09 Little Creek Open Space	21
X-10 Coast Park Open Space	0.2
X-11 Nautical Hill Open Space	24.5
X-12 SW 9th St. Property	0.2
X-13 Chestnut Street Open Space	9.6
X-14 Wastewater Treatment Plan Site	33.5
X-15 San-Bay-O Open Space	0.75
X-16 Museum Properties	0.3
<b>Total Acreage</b>	<b>200</b>

<b>TRAILS AND BEACH ACCESS</b>	
<b>Beach Access</b>	
T-01 Lucky Gap Trail	0.2
T-02 Ocean to Bay Trail	0.67
T-09 South Beach State Park MU Path	1.1
T-11 Cooper Ridge Nature Trail	1.75
T-06 Yaquina Bay Beach Trail (Coast Guard Trail)	0.5
<b>Total Mileage</b>	<b>4</b>
<b>Trails</b>	
T-03 Sam Moore Parkway Trail	0.28
T-04 Oregon State University Hatfield Marine Science Center Yaquina Bay Estuary Trail	0.5
T-05 Bayfront Boardwalks	0.25
T-08 Mike Miller Park to Wilder Twin Park Trail	0.8
T-07 Coast Street Trail	0.12
T-10 Mike Miller Park Education Trail	1.0
<b>Total Mileage</b>	<b>3</b>

## LEVEL OF SERVICE ANALYSIS

This section describes the methodology and results of the Newport Park System Master Plan Level of Service (LOS) Analysis. The LOS analysis describes the City's current and future parks needs and identifies gaps in parks coverage in terms of park types, facilities, and locations.

Park and recreation facilities are categorized using the following classifications. Smaller parks such as mini-parks and neighborhood parks are intended to provide for those who live within a close vicinity, while larger destination parks serve visitors from near and far.

## CHANGING DEMOGRAPHICS

Portland State University's Population Research Center (PRC) provides 50-year coordinated population forecasts for cities throughout the state of Oregon. According to the forecast for Lincoln County and its cities, Newport had an estimated population of 10,825 within its UGB in 2017, and is expected to grow to 12,728 by 2035, at an average rate of 0.9% per year.

In the 1990s only sixteen percent of Newport's population was 65 years or older. Today that number has risen to one-fourth of the total population. Older adults in particular value opportunities to walk close to where they live on paved accessible trails or pathways. They also value comfortable, accessible places to sit within park facilities and to rest along trails. Beach activities rate as one of the four most popular recreational activities for older Oregonians



Founding Rock Park - Pocket Park



Sam Moore Skate Park - Special Use

according to the most recent Statewide Comprehensive Outdoor Recreation Plan (SCORP) survey. Many older residents in Newport use facilities and services provided by the Newport 60+ Center and Recreation Center. Older adults on average have a greater incidence of physical mobility limitations than other community members, and some are no longer able to drive at night, or at all. All of these factors can have an impact on community elders’ ability to access different types of parks, trails and other recreation facilities.

The number of Newport residents who identify as Hispanic or Latino has almost doubled in over the last two decades—today over one quarter of Newport’s youth (age 19 and under) are Hispanic or Latino. Taking these changing demographics and future population projections into consideration will be an important element in planning for the future of the City’s Park System. The most recent SCORP survey indicated that Latino residents share recreational priorities that are similar to those of most other Oregonians. The most popular recreational activities for Latinx respondents include walking on sidewalks, pathways and trails; relaxing, hanging out, escaping the heat, etc.; beach activities; and picnicking. Although the differences are not statistically significant, Hispanic and Latino populations do tend to show a slightly greater preference for soccer fields and areas for large family or group gatherings (i.e. picnic shelters with cooking facilities).

In addition to changes in the overall population, there are distinct differences in the population of “outer” and “central” Newport. Residents of outer Newport, including North Newport, Agate Beach, and South Beach, tend to be older, without children in the household, more likely to own their home, and whiter. Those living in “central” Newport are more likely to be renters, Hispanic or Latino, and have children in their household. The greatest concentration of households with children under 18 are in Nye Beach and Central Newport, and the greatest concentration of households containing a member over the age of 65 are in between Cape Foulweather and the Agate Beach Wayside, City Center/Bayfront area, and between South Beach and Ona Beach. These differences play an important role in the number and type of park facilities and park improvements desired by the community in these areas.

**ACREAGE, POPULATION, AND PROXIMITY TO PARKS**

A common indicator of level of service for a parks system is to examine the amount of park land per 1,000 residents. Table 2 identifies the estimated acreage of Newport's inventoried parks as compared to the current and forecasted population.

Newport meets or exceeds SCORP suggested standards for all park types and has increased its ratio of public parkland in all listed categories since the creation of the City’s last Park System Master Plan in 1993. The one exception to this is destination parks, where existing facilities continue to serve an increasing population, resulting in a slight decrease in destination parks per 1,000 residents since 1993. The local ratio still greatly exceeds

the SCORP suggested standard, in large part due to the number and size of state parks in the area which have been categorized as destination parks in this report. The increase in the ratio of neighborhood parks since the 1993 plan can be attributed to the expansion of Sam Moore Parkway and the construction of Wilder Twin Park and Agate Beach Neighborhood and Dog Park.

Newport school playgrounds and playing fields are available for community use outside of school hours, per a shared use agreement between the City and the Lincoln County School District. School grounds have been counted as neighborhood parks within this analysis, which contributes significantly to the city’s per capita ratio of neighborhood parks. However, community use is restricted to non-school hours, which creates some limitations for families with very young children and children who do not attend Newport area schools. Overall, the partnership between the School District and the City of Newport greatly benefits area residents by increasing community access to playgrounds and playing fields through shared use of facilities at area schools. Maintaining this partnership will be essential to maintaining or increasing park levels of service for Newport residents in the future.

**TABLE 2. PARK ACREAGE**

<i>Park Type</i>	<i>Total Acreage</i>	<i>Park Acres per 1,000 Residents (2017 pop. of 10,825)</i>	<i>Park Acres per 1,000 Residents (est. 2035 pop. of 12,728)</i>	<b>SCORP 2013-2017 Suggested Standard</b>
<b>Neighborhood Park (Including schools)</b>	57	5.3	4.5	1 to 2
<b>Neighborhood Park (not including schools)</b>	20	1.9	1.6	1 to 2
<b>Mini or Pocket Park</b>	9	0.8	0.7	0.25 to 0.50
<b>Destination Park</b>	623	57.6	41.1	20 to 30
<b>Private Park</b>	43	4.0	3.4	none
<b>Special Use Parks</b>	23.5	2.2	1.8	none
<b>Undeveloped Open Space</b>	748	69	58.8	about 2 to 6

This simple level of service analysis does not provide the full picture of facilities within Newport, in part due to the city’s unique beach and bay-related amenities, which are difficult to quantify in terms of acreage. It is also difficult to use this type of assessment for comparison purposes because state and national parks planning organizations no longer recommend basing parks service on state or national acreage guidelines. This analysis may, however, provide a useful metric to track over the long term, as the city’s population continues to grow.

Access to park resources, rather than mere acreage, is expected to be a more appropriate lens through which to examine parks in Newport. We have defined the following general “service areas” for park classifications within the inventory. Not all park types have a service area defined. In some cases, such as near the Agate Beach Neighborhood and Dog Park, these service areas do not cross Highway 101 because there are no safe pedestrian or bicycle connections.

**TABLE 3. PARK SERVICE AREAS**

<i>Park Classification</i>	<i>Service Area</i>	<i>Notes</i>
<b>Destination Park</b>	More than an hour to several days driving time	Destination parks are intended to serve the regional community, as well as tourists.
<b>Neighborhood Parks (including schools)</b>	.5 Miles	These parks are intended to serve residents within walking distance and include facilities owned by both the City and School District.
<b>Mini Parks &amp; Pocket Parks</b>	.25 Miles	These parks often do not include parking and are intended to provide open space amenities to nearby residents. Some provide little to no recreational value.
<b>Beach Access Points</b>	.5 miles (walking) and 3 miles (driving)	Access to the beach is an important amenity for Newport, providing opportunities for walking and various types of recreation
<b>Private Parks</b>	Whole Community	Private parks, such as the Agate Beach Golf Course, can have a wide draw and service area.

FIGURE 3. BEACH ACCESS POINTS WITH 1/2 MILE BUFFER AND 3 MILE BUFFER

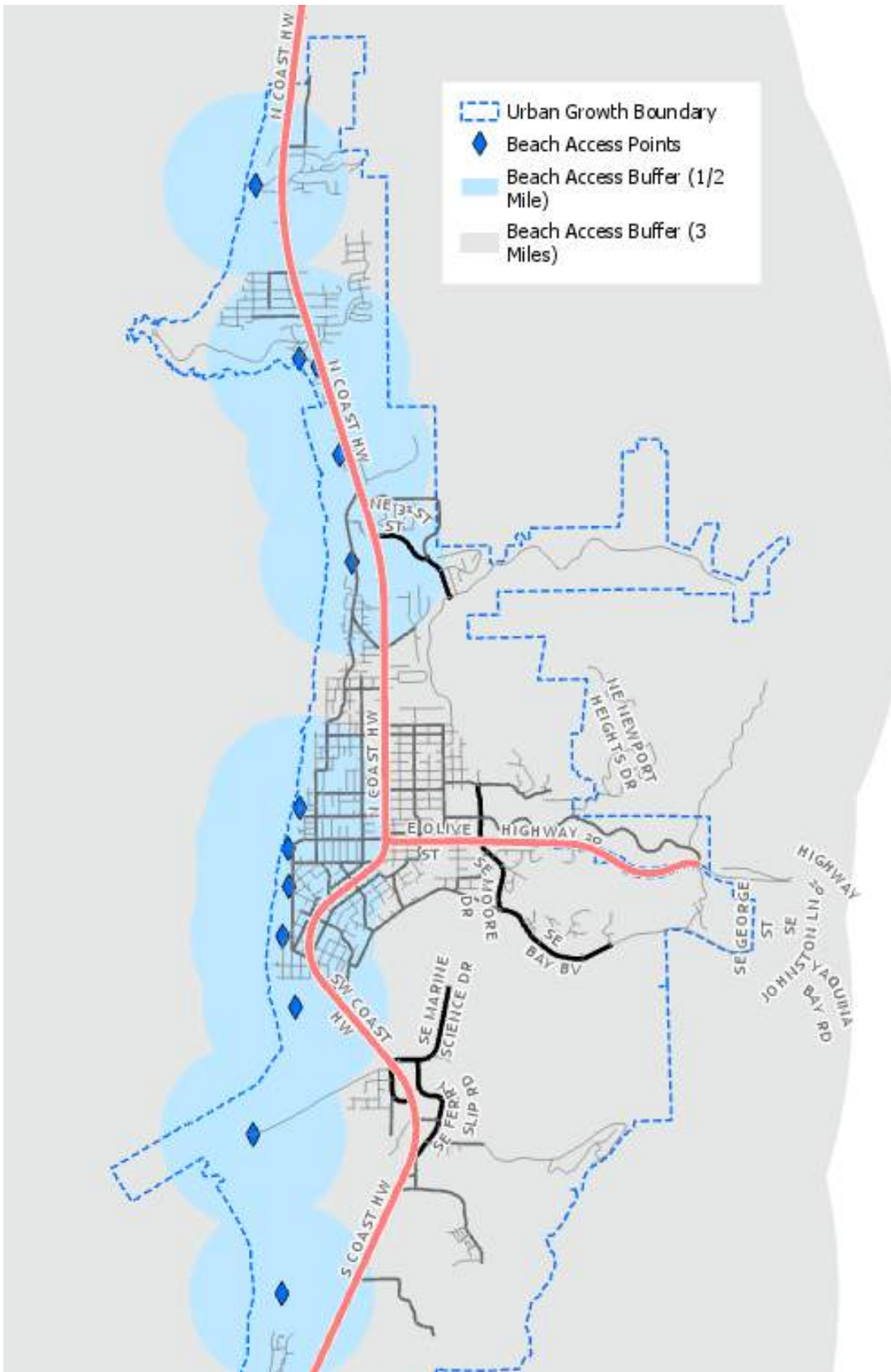




FIGURE 4. MINI PARKS AND SERVICE AREA BUFFERS

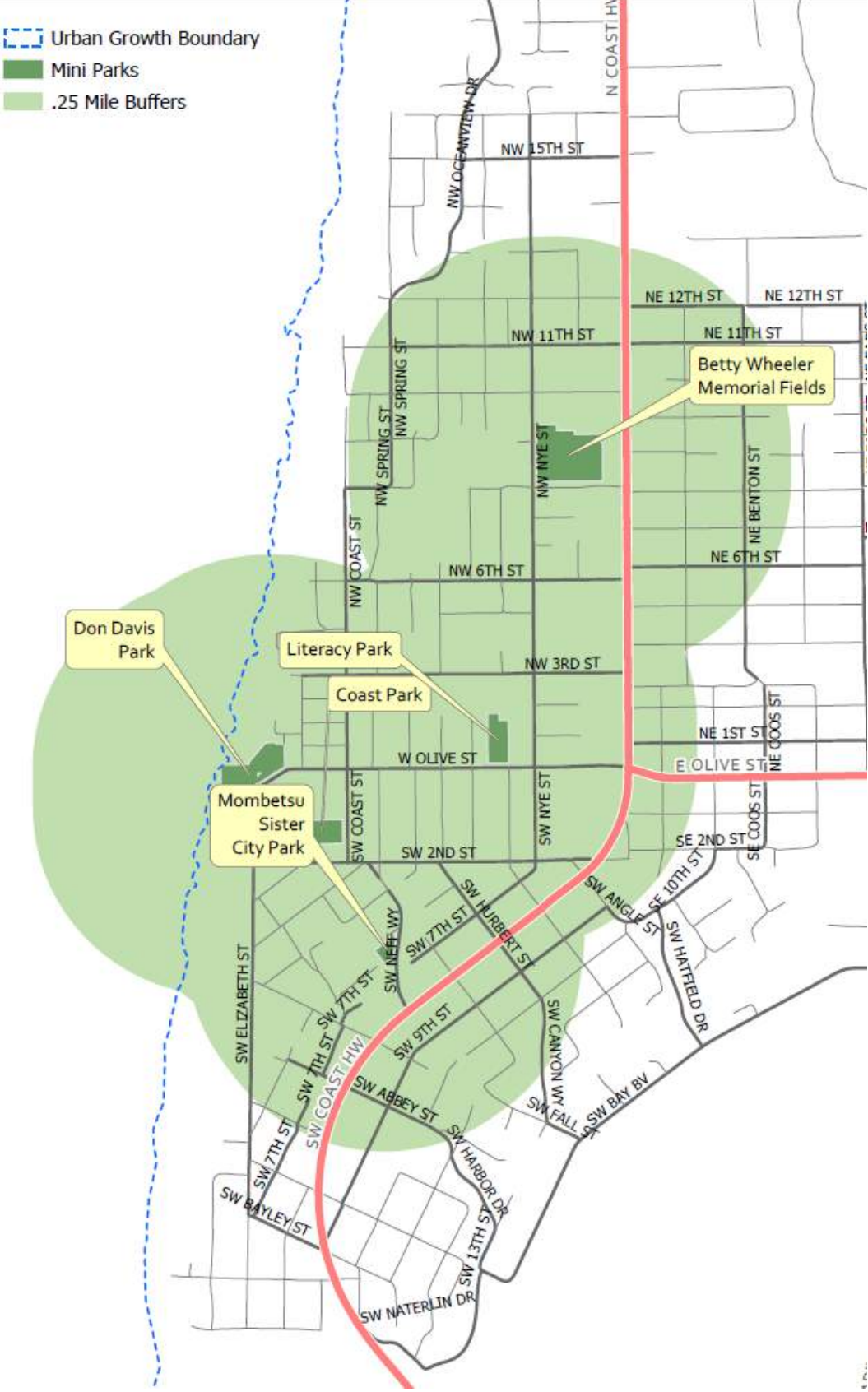


FIGURE 5. NEIGHBORHOOD PARKS AND SERVICE AREA BUFFERS

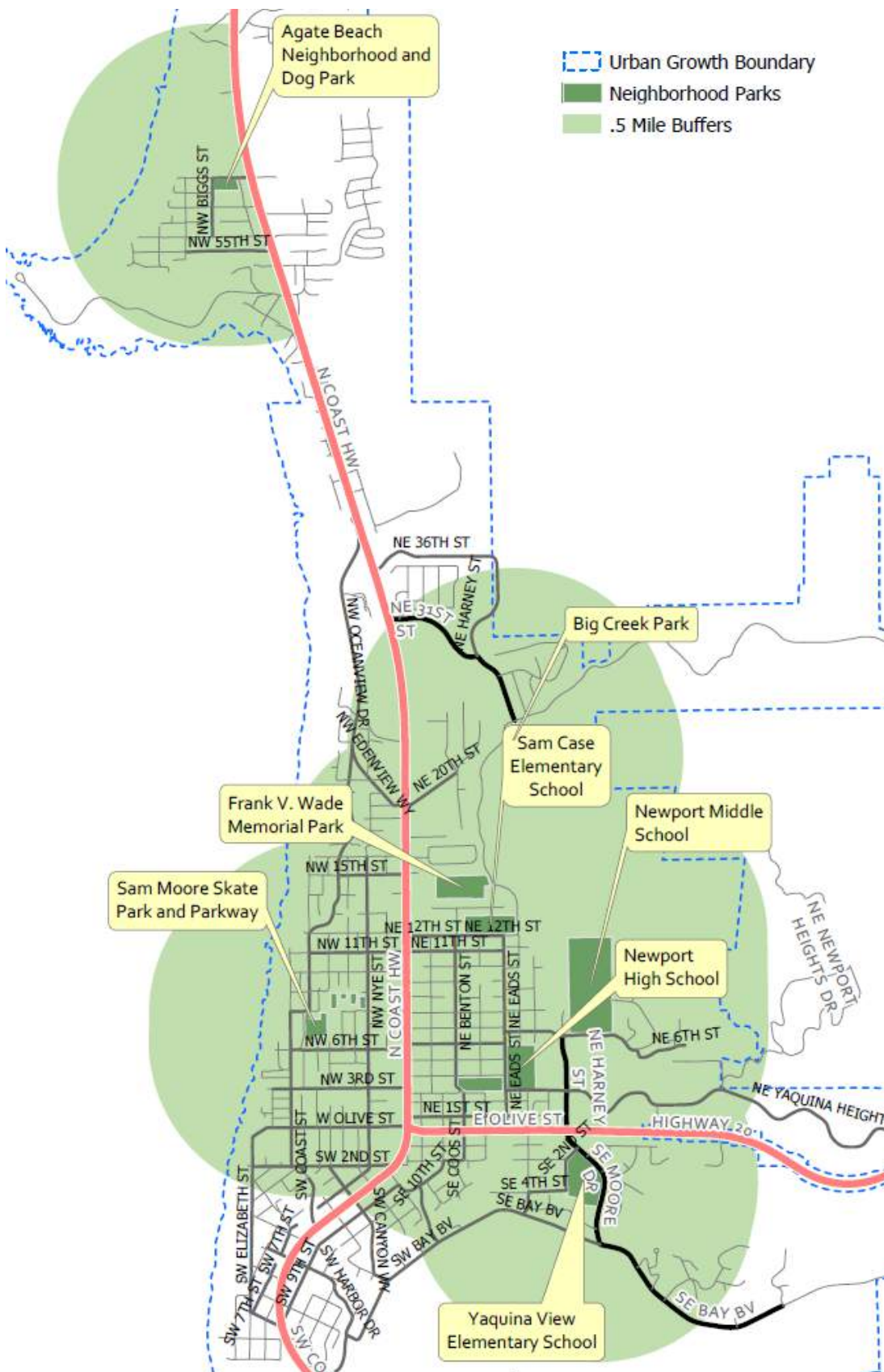


Figure 6 shows these service area buffers for all parks overlaid on the City’s residential zoning designations. Areas outside these buffers in solid orange represent residential land that may not have easy access to park facilities or beach access points.

In addition to park classification, the parks inventory completed for this task identified important park amenities. These parks have been defined as having at least two of the following three amenities: Playground equipment, an open field, and a picnic area. These parks are shown on Figure 7 and listed below:

- » P-45 Agate Beach Neighborhood and Dog Park
- » P-20 Big Creek Park
- » P-04 Coast Park
- » P-21 Frank V. Wade Memorial Park
- » P-46 Sam Moore Skate Park and Parkway
- » P-10 Wilder Twin Park
- » P-29 Sam Case Elementary
- » P-25 Newport Middle School
- » P-40 South Beach State Park

Notes about these areas:

**Northern Newport**

- » Residences north of Schooner Creek / NW 68th are outside of the service area of the Agate Beach Neighborhood and Dog Park, though many homes west of Highway 101 are adjacent to the beach itself. Cul-De-Sacs, unimproved roads, and winding subdivisions in this area mean the Agate Beach Park is even further removed from and less accessible to many of the surrounding neighbors. Highway 101 is the only route for reaching parks to the South, and there are no sidewalks, marked or signalized crossings, or bicycle lanes in this area. This situation is likely to be exacerbated by projected future residential growth in this area.
- » Some residentially-zoned land lies outside the service area buffers of park facilities on the northeastern edge of the UGB. However, this land is not currently developed and largely unbuildable due to steep slopes and natural features such as Schooner Creek.
- » The residential areas between NE 31st and NE 36th (which include a significant multifamily development) are outside the service areas for parks with full amenities. Big Creek Park is the closest to these areas, but there are no sidewalks on NE Harney, NE 31st, or N Coast Highway to allow for pedestrian access. The Ocean to Bay Trail at NE 31st crosses beneath Highway 101, but few other safe highway crossings are available in this area.

**Central Newport, South of Highway 20, East of Highway 101**

- » There is undeveloped land outside the buffer surrounding the Bayfront, north of Bay Blvd/Yaquina Bay Road. Many residences in this area are on the south-facing slope with views of Yaquina Bay. There are no sidewalks east of Vista Drive. The Bayfront boardwalk and piers are a significant recreational amenity, but the only park facilities in this area apart from those at Yaquina View Elementary School are across Highway 101 or Highway 20.

**South Beach**

- » There is a significant area zoned R-4 Residential High-Density Multifamily at the southern tip of the City which is the planned location of the Wolf Tree Destination Resort Area. This area does not contain park facilities currently. It will be important to develop new parks, trails and recreation facilities to serve this area as future development occurs.

FIGURE 6. ALL PARKS SERVICE AREA BUFFERS AND RESIDENTIAL LAND

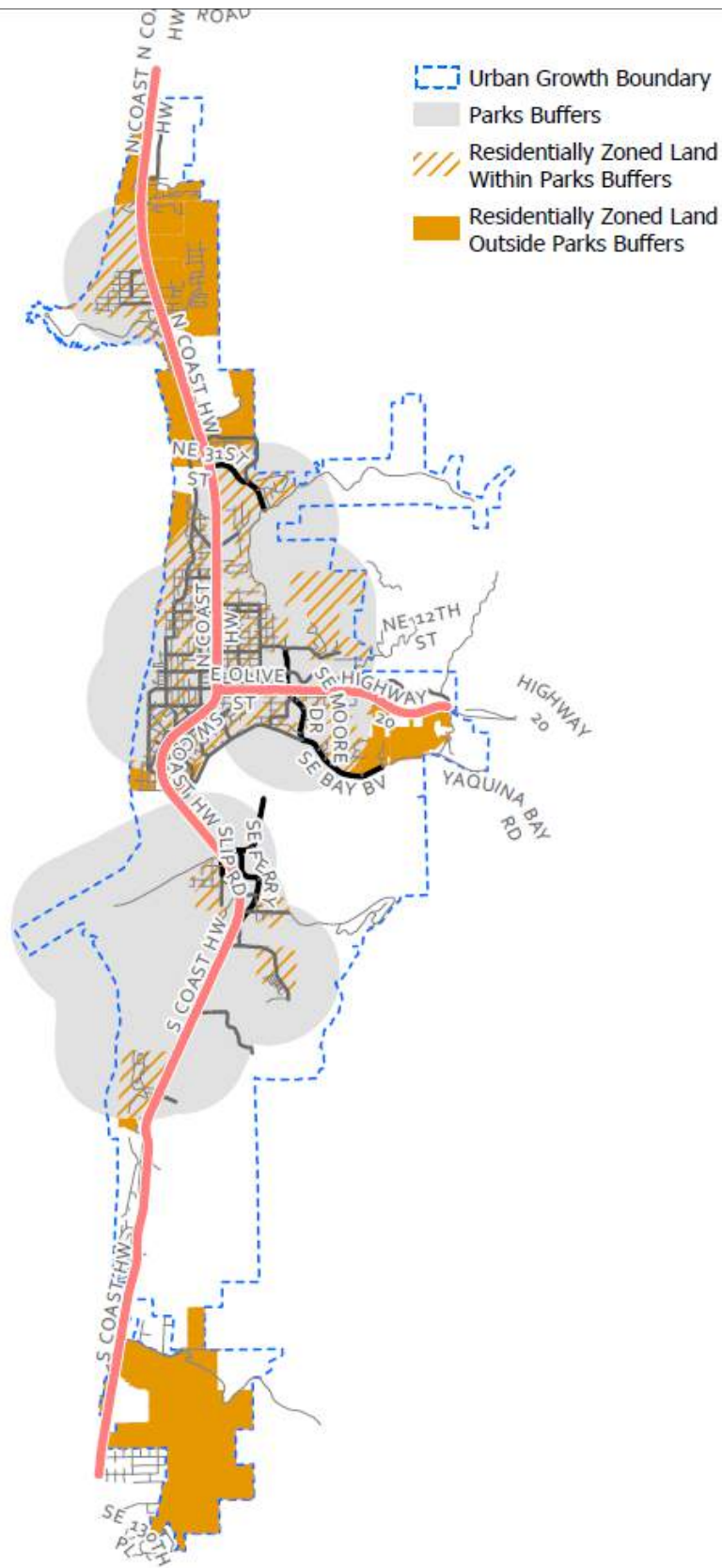
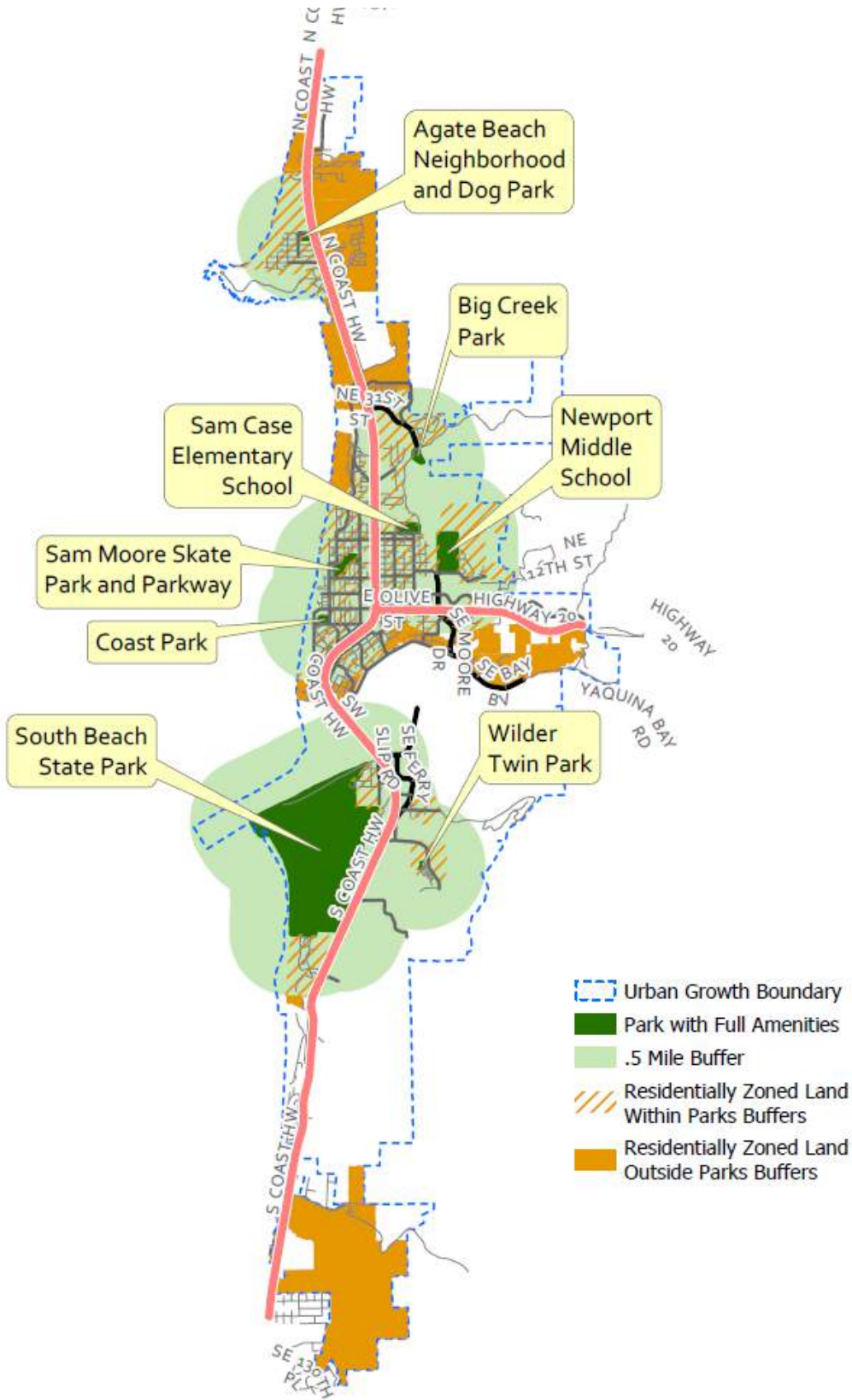


FIGURE 7. FULL SERVICE PARKS AND BUFFERS WITH RESIDENTIALLY-ZONED LAND



## **BEACH ACCESS**

As Figure 4 indicates, all residents of Newport live within a reasonable driving distance of 3 miles or less from a beach access point. Overall, Newport area residents and visitors enjoy an abundance of access to beach and ocean related recreational amenities. In terms of walkable beach access, located within a half mile of homes and lodging on the city's west side, there is a noticeable gap between NW 12th and NW 20th Streets. A beach access at NW Spring Street and 13th Street encroached onto private property and was removed by the land owner in 2017. The City is working with the owner and other persons in the neighborhood on plans to restore the beach access such that it is contained on public property. Erosion, hydrological shifts and storm surges pose challenges for maintaining safe and accessible beach access from year to year, making beach access in Newport challenging or entirely inaccessible for people with limited mobility. The ADA-accessible interpretive boardwalk at South Beach State Park is the only beach access in the city that is universally accessible at the time of this report.

## **RECREATIONAL PLAYING FIELDS**

The SCORP publishes recommended guidelines for the number of playing fields per 1,000 residents. While the need for these types of facilities can vary significantly by local community, this information provides a starting point for assessing the City's supply and level of service for these types of facilities. For most types of facilities, the City of Newport exceeds the SCORP guidelines, including for youth and recreational baseball and softball fields. However, depending on how existing ball fields are classified, Newport does not meet the SCORP recommended standard for baseball and softball fields. That said, it is important to note that the baseball field at Frank Wade Park is used exclusively by the School District for high school baseball. More outreach is needed to determine the adequacy of the City's existing ball field facilities for different ages, local leagues, and demands.

**TABLE 4. PARK AND RECREATION FACILITIES**

<b>Facility Type</b>	<b>Total Number</b>	<b>Facilities per 1,000 Residents</b> <i>(2017 pop. of 10,825)</i>	<b>Facilities per 1,000 Residents</b> <i>(est. 2035 pop. of 12,728)</i>	<b>SCORP 2013-2017 Recommended LOS per 1,000 Residents</b>
<b>Baseball Fields</b>	1	0.09	0.08	0.2
<b>Softball Fields</b>	2	0.18	0.16	0.2
<b>Youth Baseball/Softball</b>	5	0.5	0.4	0.2
<b>Outdoor Basketball courts</b>	5	0.5	0.4	0.2
<b>Multipurpose fields*</b>	3	0.3	0.2	N/A
<b>Soccer Fields</b>	3	0.3	0.2	0.2
<b>Non School District Soccer/ Multipurpose fields</b>	0	0	0	0.2
<b>Tennis courts</b>	5	0.5	0.4	0.35
<b>Picnic shelters</b>	5	0.5	0.4	0.3
<b>Playgrounds</b>	9	0.8	0.7	0.4
<b>Skateboard Parks</b>	1	0.09	0.08	0.04
<b>Off-leash dog parks</b>	2	0.2	0.2	0.04
<b>Non-motorized boat launches</b>	0	0	0	0.25
<b>Trails, Pathways, and Bikeways</b>	7	0.6	0.5	0.5 to 1.5 miles

\*Includes soccer, football, and lacrosse

Newport has two soccer fields at Newport Middle School, one at Newport High School, and a series of informal practice fields in additional locations. The City does not currently have any of its own soccer or multipurpose playing fields, and local leagues are dependent on the school fields for games. Local soccer club organizers report that they are able to use baseball and softball fields (Frank Wade and Betty Wheeler parks) for soccer primarily during the Fall season; they are not able to use these fields during the Spring. The group typically runs teams ranging from four-year-olds to middle school age kids. The fields are used by approximately 25 teams within Newport area. While younger players can use a variety of smaller spaces, the primary unmet need is for more lined, specific sized fields for older kids. These teams are maximizing current field capacity by using fields that are smaller than needed, in part by having multiple teams sharing fields. More fields, particularly artificial turf fields, and a more efficient scheduling system are needed.

There are not any non-motorized boat launches within the UGB. Additionally, the City’s provision of trails, pathways, and bikeways falls on the low end of the SCORP standard.

**RECREATIONAL FACILITIES**

The Newport Recreation Center averages around 19,400 non-unique visits per month. Monthly totals are summarized below for March 2017-September 2018.

**TABLE 5. NEWPORT RECREATION CENTER, VISITORS PER MONTH, MARCH 2017 – SEPTEMBER 2018**

Month	Visitors	Month	Visitors
March 2017	21,785	March 2018	21,786
April 2017	21,665	April 2018	18,016
May 2017	19,400	May 2018	18,483
June 2017	17,930	June 2018	18,960
July 2017	18,600	July 2018	19,090
August 2017	20,175	August 2018	21,941
Sept 2017	17,160	September 2018	17,483
October 2017	20,680	-	-
November 2017	20,150	-	-
December 2017	20,800	-	-
January 2018	26,020	-	-
February 2018	28,120	-	-

## VISITOR NEEDS AND PATTERNS

Spending of visitors/tourists coming to see Newport's parks, particularly nearby Oregon State Parks properties, is an important contributor to the Newport economy. The amount and type of spending was surveyed and modeled in a January, 2018 report<sup>1</sup>, shown in the excerpted table below. In addition to visiting state parks in Newport, visitors use beach access points throughout the community and frequent a number of local parks, including Coast Park and Don and Ann Davis Park in particular, as well as the Newport Recreation and Aquatic Center. Specific visitation numbers for City parks are not available, but the impact of visitors on these facilities is an important consideration in identifying future needed improvements to these and other parks and recreational facilities in Newport.

**Table 2— Average spending of visitors to Oregon State Parks Coastal Region, central zone, \$ per party per trip**

Spending categories	Non-local Day	Non-local Overnight	Local Day	Local Overnight	Non-primary
Lodging	0.00	15.93	0.00	15.19	32.97
Camping	0.00	57.31	0.00	22.55	29.80
Restaurant	27.26	56.76	6.86	22.43	45.65
Groceries	10.99	56.12	9.19	37.36	32.63
Gasoline	11.40	37.55	4.24	17.10	25.31
Entry Fees	3.82	15.12	2.50	7.20	7.91
Recreation & entertainment	7.45	7.99	1.05	5.07	8.17
Souvenirs and other expenses	5.08	27.63	0.92	5.69	20.49
<b>Total</b>	<b>66.00</b>	<b>274.41</b>	<b>24.76</b>	<b>132.59</b>	<b>202.93</b>
Sample size	151	955	137	105	744
Percent error	23%	7%	30%	25%	10%

All figures expressed in 2016 dollars. Percent error represents the size of the 95% confidence interval around the estimate of total visitor spending.

1 White, Eric M. Economic Activity from Recreation use of Oregon State Park Properties—System Report. January, 2018.

[https://www.oregon.gov/oprd/PLANS/docs/scorp/2013-2018\\_SCORP/EconomicActivityRecreationOregon-StateParksSystemReport.pdf](https://www.oregon.gov/oprd/PLANS/docs/scorp/2013-2018_SCORP/EconomicActivityRecreationOregon-StateParksSystemReport.pdf)





# CHAPTER 3: RECOMMENDATIONS

This chapter summarizes opportunities and constraints related to Newport's existing system of parks, trails, and open spaces and makes recommendations for new facilities and improvements to existing facilities. The opportunities and constraints maps that follow note park, recreational facility and trail deficiencies and identify opportunities to address them. The recommended improvements are intended to serve current and future residents while acknowledging that the actual use of the City's parks and open spaces greatly exceeds what is typical for a city the size of Newport due to the large number of seasonal visitors. The improvement strategies section of the report is organized into two major categories:

- » Parks (primarily neighborhood and pocket parks, but also some special use facilities) and beach access points
- » Trails and other connections

## OPPORTUNITIES AND CONSTRAINTS

The following maps depict opportunities and constraints of the City's park and recreation system. The deficiencies identified were gathered based on a review of previous planning documents, interviews with local stakeholders, feedback from community workshops and other public engagement activities, and briefings with the Planning Commission and City Council. Many but not all of the following opportunities and constraints shown on the following maps have been incorporated in the list of proposed improvement projects that follows. Some projects were added to the list while others were eliminated based on further analysis and community discussion.

FIGURE 8. OPPORTUNITIES AND CONSTRAINTS MAP - NORTH

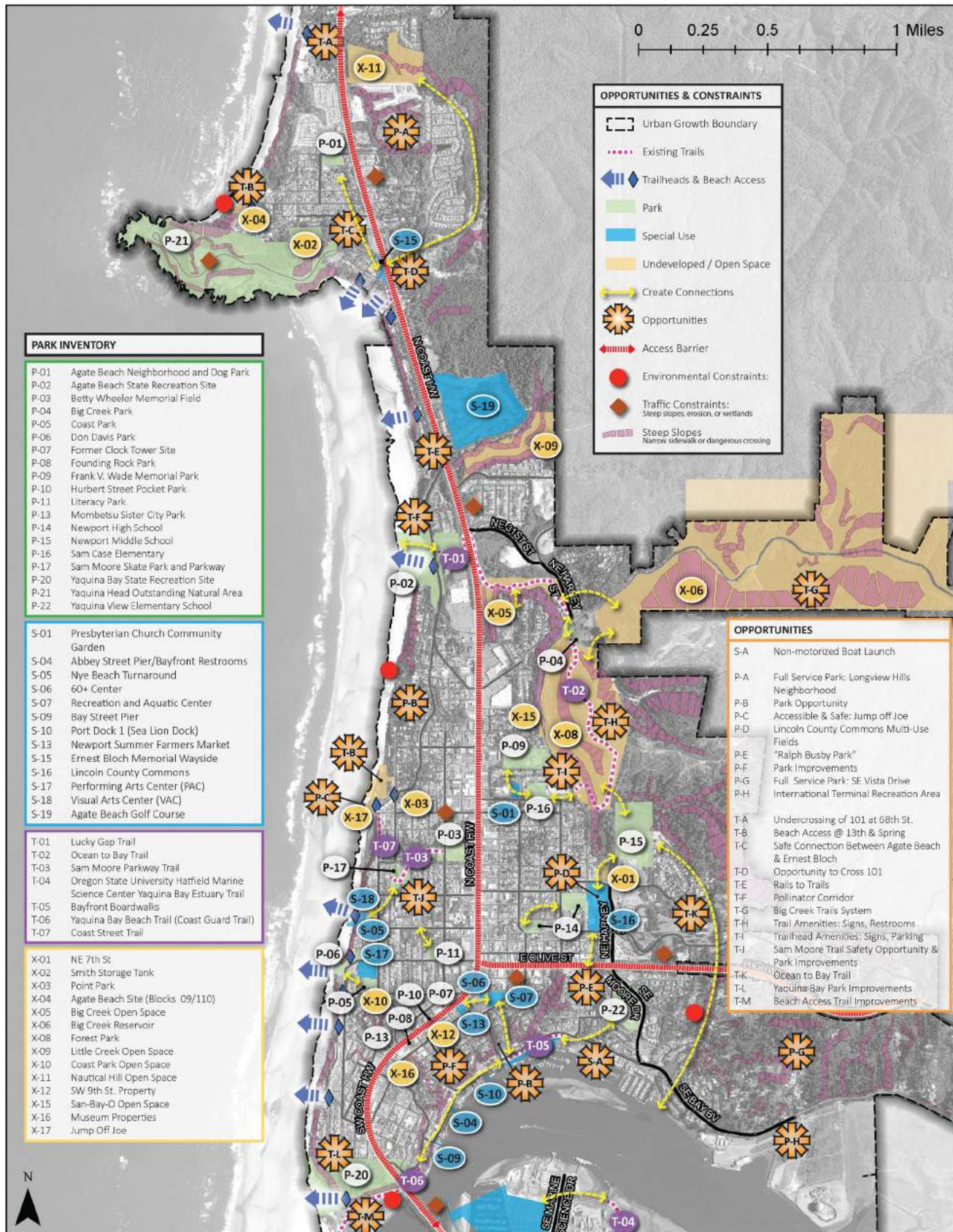
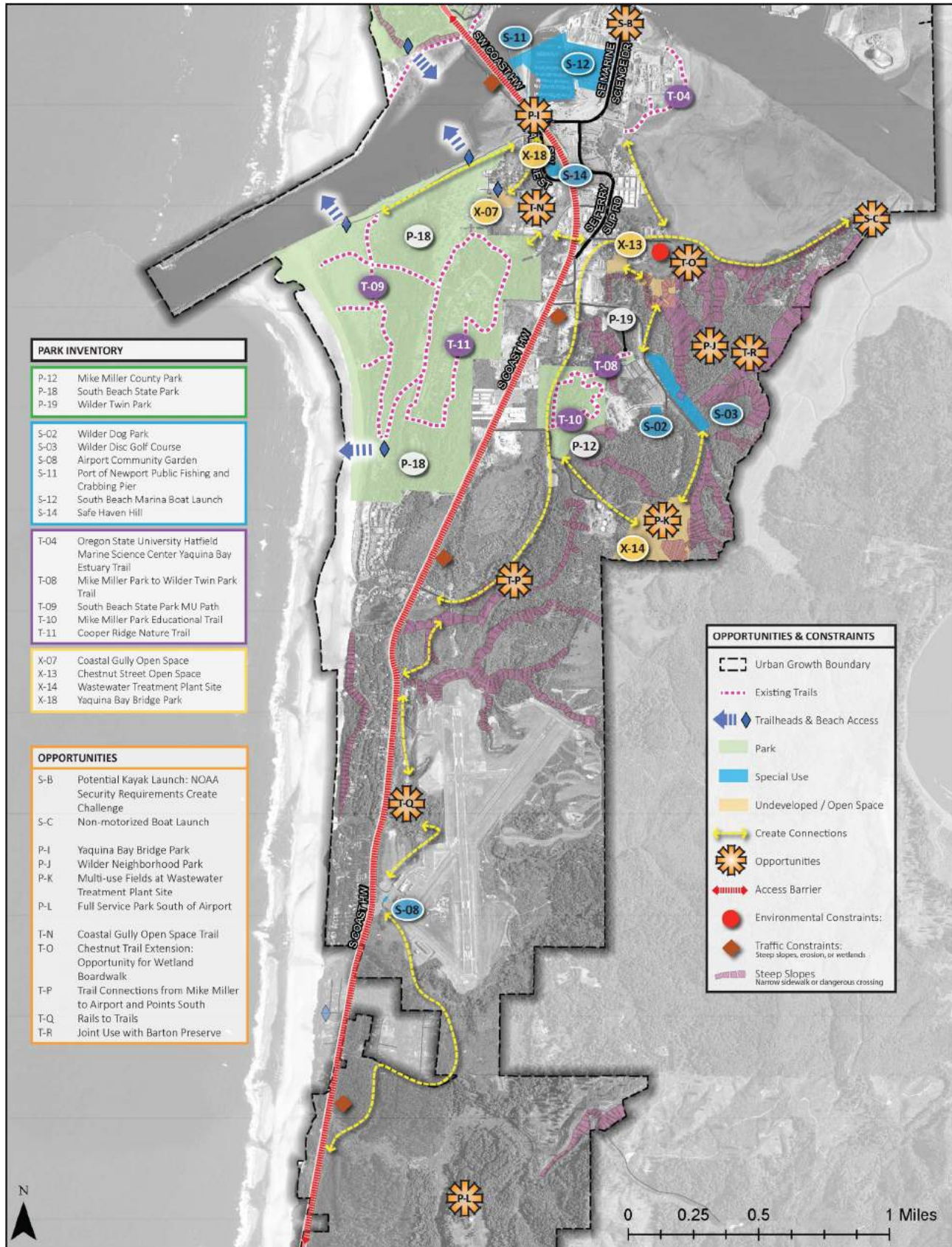


FIGURE 9. OPPORTUNITIES AND CONSTRAINTS MAP - SOUTH

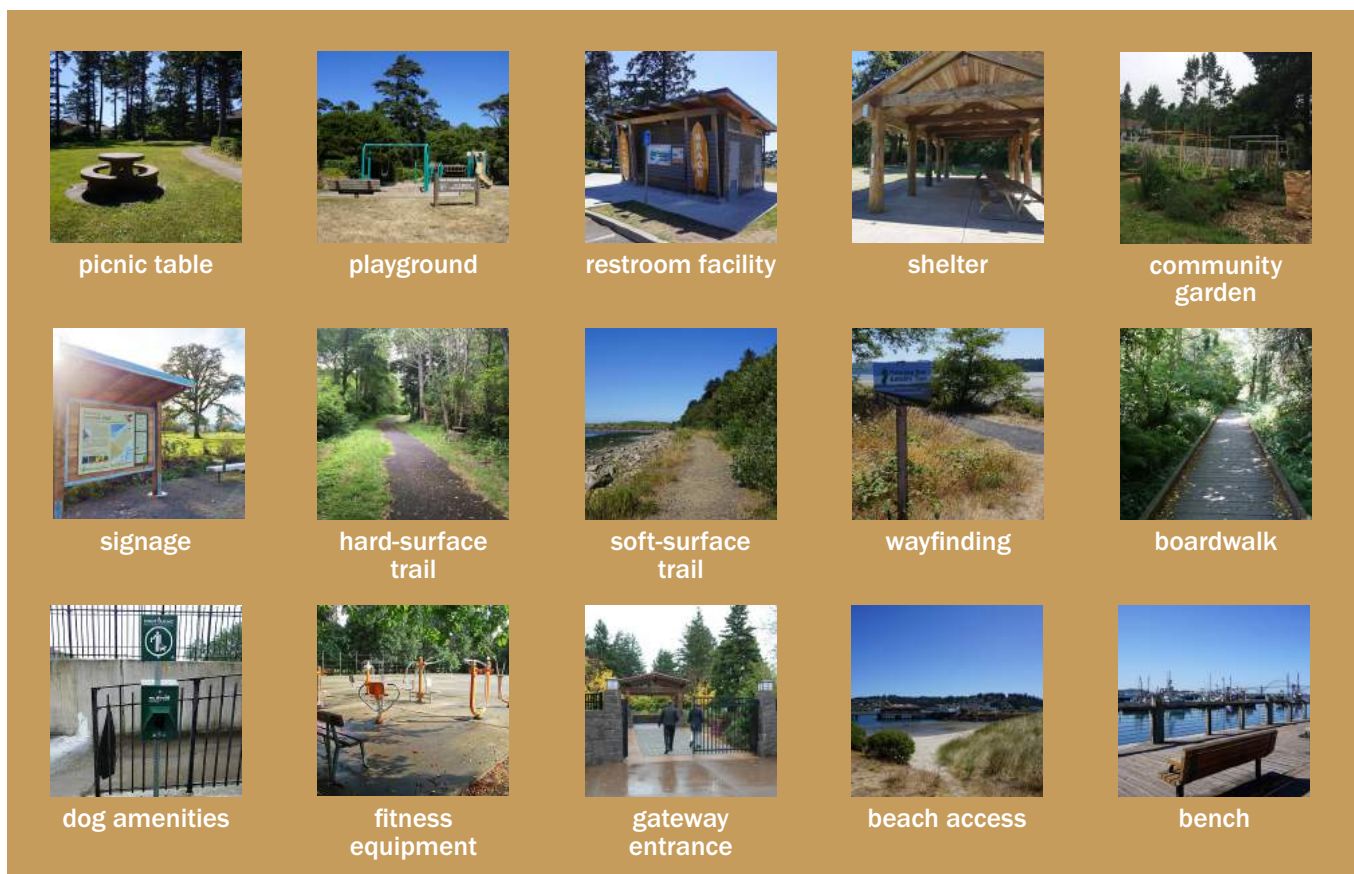


# IMPROVEMENT STRATEGIES AND PRIORITIES

The recommended improvements identified in this section build on work described in this Plan, including the following:

- » Inventory of existing park and trail facilities
- » Analysis of current park level of service (LOS)
- » Identification of park and recreation opportunities and challenges
- » Extensive community engagement efforts, including:
  - Meetings of a project Advisory Committee
  - Stakeholder interviews and meetings
  - Community Workshops and Online Surveys

The following images illustrate the types of amenities and improvements described in the following sections. These photos are not meant to reflect specific design recommendations; rather they are intended to serve as examples of the types of amenities that could be developed. Where possible, the images are of park and trail amenities that are already developed in the City of Newport.



A number of projects were initially considered for inclusion in the PSMP but ultimately removed as part of the process of further assessing them with city staff, the project advisory committee and others. Reasons for removing projects typically included the following. A detailed list of these facilities and more specific information about the rationale for removing them is found in Appendix E.

- » Facility is duplicative of other facilities in the same general location.
- » Limited community support for improvement.
- » Significant constraints or challenges to implementation, including incompatibility with surrounding uses, zoning, land availability, topography, or other issues.
- » More appropriate to consider as a transportation project within the city's Transportation System Plan process (for selected trail or other bicycle/pedestrian connections).
- » Cost expected to exceed potential benefits.

In addition to the recommendations included in the remainder of this Chapter, Chapter 4 describes strategies to implement these improvements. These include project-specific implementation strategies for high priority improvements.

## **PARK RECOMMENDATIONS**

The Park System Master Plan update process has identified a variety of opportunities to improve the City's existing parks. It also has identified areas of the city that are not adequately served by park facilities and where the development of a new park is recommended. Following is a summary of the recommendations for existing and new park facilities, open spaces, and special use facilities.

Most of Newport's residents live reasonably close to an existing neighborhood park or other facility that helps meet their everyday recreational needs. However, many of these facilities lack the amenities needed to fully serve residents and visitors. Following is a summary of recommended improvements to existing park and special use facilities, organized by facility type. These recommendations are based on an assessment of existing parks and feedback from community members. The location of improvements and amenities recommended also are shown on Figure 10 and Figure 11.

FIGURE 10. PARK & BEACH IMPROVEMENT STRATEGIES - NORTH

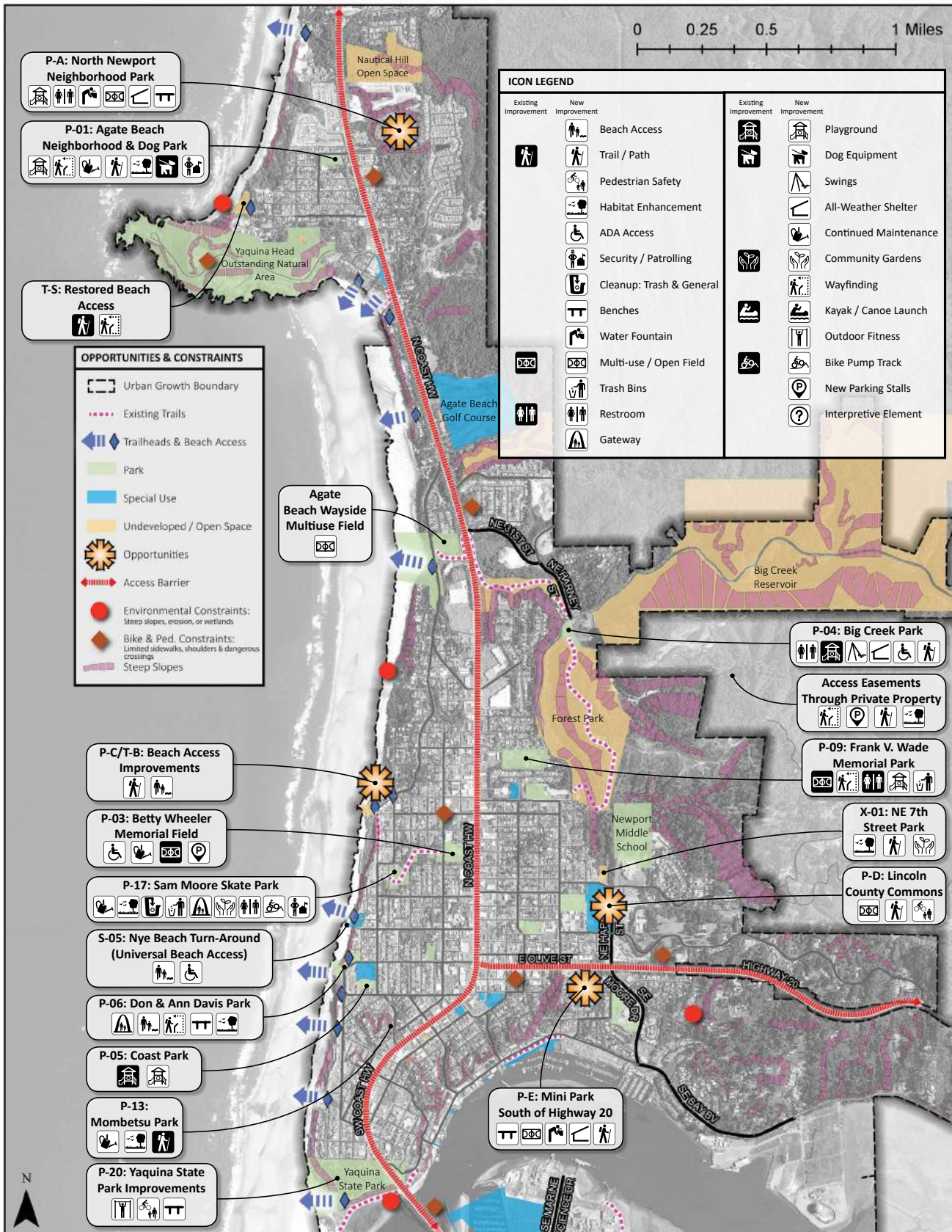
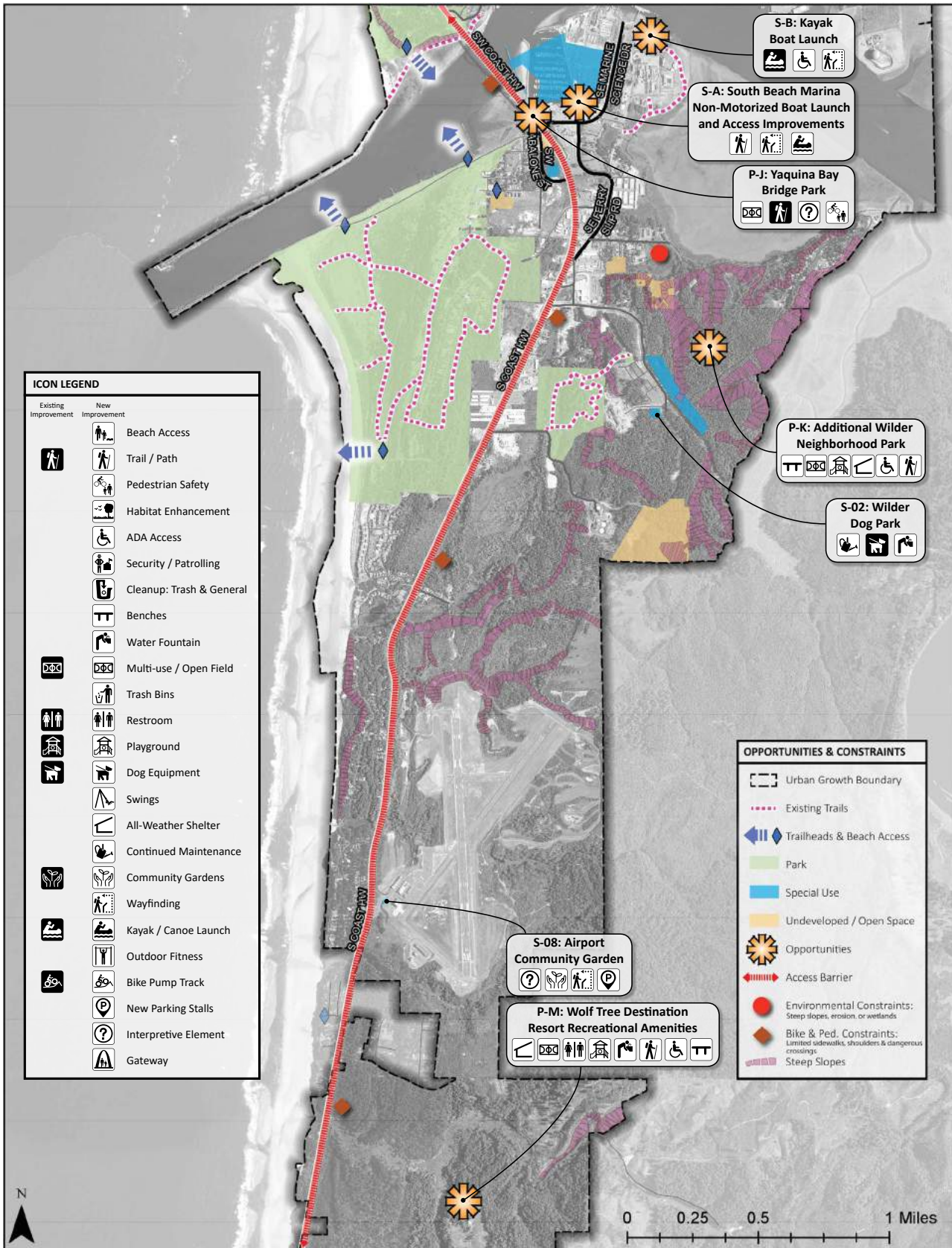


FIGURE 11. PARK & BEACH IMPROVEMENT STRATEGIES - SOUTH



**EXISTING PARKS:**

**P-01 Agate Beach Neighborhood Park (Tier I)**

Playground equipment was previously removed due to maintenance issues, and a climbing rock was added in its place. Improvements to this park were mentioned in a number of public comments, as well as in discussions with stakeholders and park maintenance staff. The project team recommends removing the existing rock feature and replacing it with a play structure. This and other structures should be constructed of durable, long-lasting materials that will require minimal maintenance. A concept plan for Agate Beach Neighborhood Park is shown in Figure 12.

» Opportunities:

- Add play structure
- Implement better maintenance practices
- Provide more native plantings and less lawn space
- Add improved wayfinding and non-motorized pathways for entering from NW Biggs and NW 60th on west side of park
- Designate and separate large and small dog areas

» Challenges:

- Removal of existing rock feature
- Funding and continued maintenance costs



Agate Beach Neighborhood Park

**FIGURE 12. AGATE BEACH NEIGHBORHOOD AND DOG PARK CONCEPT PLAN**





**P-03 Betty Wheeler Memorial Field (Tier I)**

The City has developed a concept plan for improvements to Betty Wheeler Memorial Field that include improvements to drainage and field conditions, replacing fence materials, installing new retaining walls, and demolishing a storage building. Figure 13 below depicts the planned improvements to the facility.

» Opportunities:

- Add multi-use fields
- Stripe parking lot, including dedicated handicapped parking
- Replace fence materials
- Install new retaining walls
- Improve maintenance

» Challenges: Funding and continued maintenance costs



Betty Wheeler Memorial Field

**FIGURE 13. BETTY WHEELER MEMORIAL FIELD CONCEPT PLAN**



**P-04 Big Creek Park (Tier I)**

Comments received from community members note that the field area floods in winter, that existing park equipment is rusted out, and that the picnic shelter needs to be improved or re-built as an all-weather shelter. Other community member recommendations include the addition of a swing set, as well as restroom facilities. The project team recommends adding a permanent restroom facility and improving or replacing play equipment in poor condition. Concept plans for Big Creek Park and the Big Creek Reservoir Trail Network are shown in the following figure.

» Opportunities:

- Add restroom
- Improve existing play equipment
- Add nature, mud, and/or water-based play feature
- Add pathways to different park features accessible to people with limited mobility
- Consider adding swings
- Consider adding windblock to picnic shelter

» Challenges:

- Seasonal flooding issues
- Funding and continued maintenance costs



Big Creek Park

**FIGURE 14. BIG CREEK PARK CONCEPT PLAN**



**P-05 Coast Park (Tier III)**

Public comments regarding Coast Park expressed a desire for a major overhaul of the playground equipment, noting that many facilities have been broken for some time. Maintenance staff note that the replacement parts for the specially designed equipment must be ordered from overseas and can take a significant amount of time to obtain. The project team’s recommendation is to develop a plan to phase out chronically broken equipment with more durable equipment that is easier to replace or repair and that can be used by younger children. There also has been discussion of expanding the facility into the area to the north.

- » **Opportunities:** Improve existing play equipment and phase out chronically broken equipment with more durable equipment that is easier to replace or repair and that can be used by younger children
- » **Challenges:**
  - Availability of equipment parts
  - Funding and continued maintenance costs



Coast Park

**P-06: Don and Ann Davis Park Grassy Area (Tier I)**

This project is a preliminary concept to improve the grassy area of Don and Ann Davis Park. Potential improvements are shown in the following figure and will include the following:

- » Sculpture garden
- » Three hardscaped plaza areas incorporating public art
- » Flexible lawn/event space located in the middle of the site
- » Renovated parking areas and pedestrian pathways
- » New wayfinding kiosk



Coast Park



Don and Ann Davis Park



Don and Ann Davis Park

FIGURE 15. DON AND ANN DAVIS PARK CONCEPT PLAN



**P-09: Frank Wade Park (Tier I)**

Comments received from the public survey note that much of the existing playground equipment is rusted out and likely does not meet safety standards. An additional comment requested that the City re-surface the tennis courts. The project team’s recommendation is to improve or replace existing play equipment, improve maintenance of the restroom facilities and keep them open year-round, and add trash bins to the south side of the park.

» **Opportunities:**

- Replace existing play equipment with equipment made of durable, long-lasting materials
- Improve restroom maintenance
- Consider providing year-round restroom access
- Add trash bins on south side
- Resurface tennis courts for tennis and pickleball
- Add wayfinding signage highlighting non-motorized pathways to/from San-Bay-O and Chambers Ct.

» **Challenges:** Funding and continued maintenance costs



Frank Wade Park

**P-13: Mombetsu Park (Tier III)**

Comments received through the public survey noted that the park appears to be neglected. The project team recommends improved maintenance and upkeep for the facility.

- » Opportunities:
  - Improve park maintenance
  - Improve non-motorized connections to park
- » Challenges: Funding and continued maintenance costs



Mombetsu Park

**P-17: Sam Moore Park (Tier I)**

Comments received through the public survey and at advisory committee meetings included the need for vegetation removal, maintenance improvements, opportunities for community gardening, and a possible expansion of the skate park. Additionally, the Lincoln County Juvenile Shelter has proposed a community garden project at the site. The project team’s recommendation is to develop a formalized agreement related to garden upkeep and maintenance, as well as to add waste bins and conduct general park cleanup such as removing graffiti and cleaning up trash. Planning for a community garden should be done with consideration for an improved bicycle and pedestrian accessway from 8th Street. Local skate park designer and builder Dreamland has recommended preliminary major maintenance activities. They have proposed coordinating volunteer and pro-bono labor to help leverage funds committed by the City. A concept plan for Sam Moore Park is presented in Figure 16.

- » Opportunities:
  - Improvements proposed in 2015 Sam Moore Park Schematic Design Concept
  - Thin vegetation and improve maintenance
  - Coordinate skatepark expansion in partnership with Dreamland and local skatepark non-profit
  - Develop formalized agreement for community garden use, maintenance and upkeep with Lincoln County Juvenile Shelter
  - Improve non-motorized connection and add gateway from 8th street
  - Add waste bins
  - Provide major cleanup and graffiti removal on annual basis with assistance of community volunteers
  - Consider creating bicycle pump track east of skate park expansion
- » Challenges: Funding and continued maintenance costs

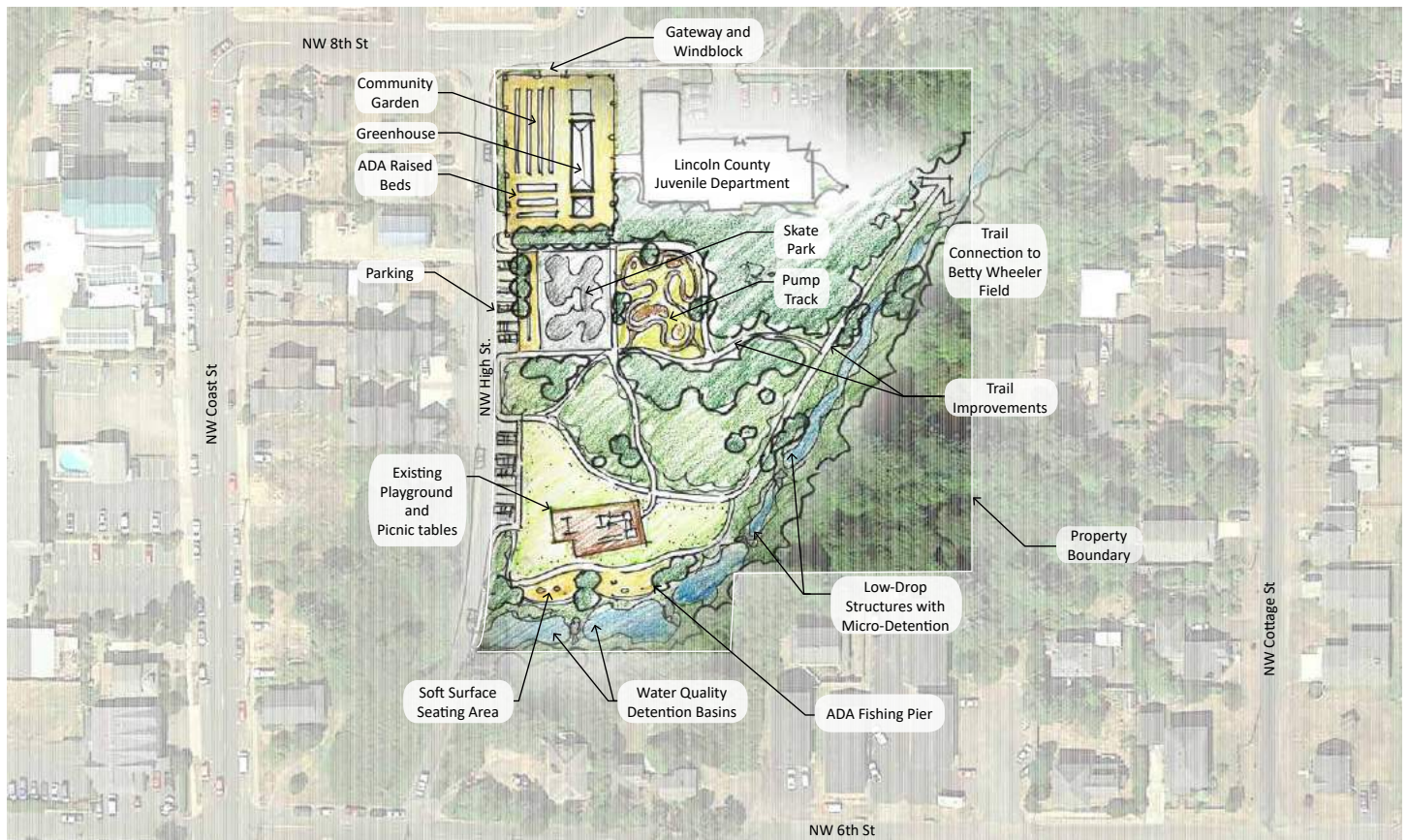


Sam Moore Park



Sam Moore Park

FIGURE 16. SAM MOORE PARK CONCEPT PLAN



**P-20 Yaquina Bay State Park Improvements (Tier III)**

Because this is a state-owned facility, the project team recommends coordinating with the Oregon Park and Recreation Department (OPRD) to implement improvement opportunities.

- » **Opportunities:** Consider adding fitness course, bicycle repair station, or other recreational improvements at west end of park in coordination with OPRD
- » **Challenges:**
  - State-owned facility
  - Archaeologically sensitive area



Yaquina Bay State Park

**EXISTING SPECIAL USE FACILITIES:**

**S-02 Wilder Dog Park (Tier III)**

Comments received in the public survey indicated that the existing equipment at this facility is in poor condition. In addition, the location of this facility may be temporary. The project team recommends identifying a long-term location for the facility; creating a formal partnership agreement with the property owner re: future construction and maintenance of the new facility; and ultimately replacing existing equipment with new dog amenities and infrastructure.

» Opportunities:

- Identify long-term location
- Create a formal partnership agreement with the property owner re: future construction and maintenance of the new facility
- Replace aging equipment with new amenities that are slip-proof
- Designate and separate large and small dog areas
- Add water spigot or fountain

» Challenges:

- Ownership
- Permanent location
- Maintenance agreement

**S-08: Newport Municipal Airport Community Garden (Tier II)**

Comments received at a meeting with local stakeholders indicated a desire for a community garden at the Newport Municipal Airport. The project team recommends adding a community garden as well as public parking at the site. Planning for future improvements at the airport will need to take the runway protection zone into consideration.

» Opportunities: Support community volunteers in efforts to add community garden with dedicated parking

» Challenges:

- Adjacent uses
- Topography
- Access

**S-A: South Beach Marina Non-Motorized Boat Launch and Access Improvements (Tier I)**

Comments received at a meeting with local stakeholders indicated a desire for a non-motorized boat launch for kayaks and canoes at the end of Marine



Wilder Dog Park



Wilder Twin Park



South Beach Marina

Science Drive at the closed boat ramp. The Port of Newport recently made improvements to create a non-motorized boat launch at its closed boat ramp at the South Beach Marina, although many community members appear to be unaware of these improvements.

» Opportunities:

- Coordinate with Port of Newport to add wayfinding and signage directing users to parking and newly improved access to non-motorized boat launch at South Beach Marina
- Support Port in seeking funding to improve and expand dock behind Rogue Brewery, creating a seamless and scenic connection between surrounding non-motorized pathways

» Challenges: Long-term maintenance and access

**S-B: Marine Science Drive Non-Motorized Boat Launch (Tier II)**

Comments received at a meeting with local stakeholders indicated a desire for a non-motorized boat launch for kayaks and canoes at the end of Marine Science Drive. The project team recommends adding the boat launch to the east of NOAA.

» Opportunities: Coordinate with OSU on improving access and adding signage

» Challenges:

- NOAA security requirements
- Long-term maintenance and access



*Marine Science Drive*

## NEW PARKS

The Level of Service (LOS) Analysis conducted earlier in this planning effort identified areas of Newport that are not being adequately served by a neighborhood park. These areas are one-half mile or more away from an existing park or recreation facility and/or have physical barriers (such as limited pedestrian infrastructure and non-signalized highway crossings) that make it difficult to access nearby park or recreation facilities. This section of the report identifies proposed facilities, organized by facility type, for areas of the city that were determined to be below the LOS threshold. Locations for most of the proposed new facilities are general, with the exception of areas where the team was able to identify a City-owned property within a given area that represents a specific opportunity site. The project team was also able to identify more specific locations when information was available about the general size and character of the land needed, or related conditions such as the presence of steep slopes, wetlands or riparian areas, surrounding uses, and access. Chapter 4 of this Plan includes land acquisition recommendations for parks, trails, and open spaces.

**P-A: North Newport Neighborhood Park (Tier III)**

The project team recommends developing a park that is accessible for residents of Longview Hills and other nearby areas where future additional development is projected. This area is on the eastern edge of the city that was identified as deficient in park access through the LOS analysis. No city-owned property has been specifically identified for this facility.

» Opportunities: Add playground, restroom, water fountain, picnic shelter and tables, benches, and flexible open lawn area



» **Challenges:**

- Slopes
- Available land
- Funding and continued maintenance costs

**P-D: Lincoln County Commons (Tier I)**

Lincoln County is currently in the process of preparing a refined master plan for the Lincoln County Commons facilities (formerly known as the Lincoln County Fairgrounds), which is located within Newport’s city limits. The refined site plan for the project is presented in the following figure. The project team recommends that the City partner with the County to add two multi-use fields to the site, as well as pathways connecting to surrounding destinations.

» **Opportunities:**

- Program flexible open lawn areas to serve as community multi-use fields
- Create non-motorized pathways connecting surrounding destinations

» **Challenges:** Partnership with County and hours of operation

**FIGURE 17. LINCOLN COUNTY COMMONS REFINED SITE PLAN**



### **P-E: Neighborhood Park South of Highway 20 (Tier III)**

The project team recommends developing a neighborhood park in the area south of Highway 20. This recommendation was proposed at a project advisory committee meeting. No city-owned property has been specifically identified for this facility.

- » **Opportunities:** Add water fountain, benches, picnic shelter and tables, and flexible open lawn area
- » **Challenges:**
  - Slopes
  - Available land
  - Funding and continued maintenance costs

### **P-J: Pocket Park at South End of Yaquina Bay Bridge (Tier II)**

The City of Newport has a concept plan for the Yaquina Bay Bridge Park, a small property located under the south end of the bridge. The site plan, presented below, includes pedestrian connection improvements, an interpretive sculptural element, sheltered picnic areas, benches, a basketball court, and an area to host a farmer's market or other events.

- » **Opportunities:**
  - Implement recommendations of Yaquina Bay Bridge Open Space Concept Plan
  - Explore possibility for multi-use (basketball, futsal, pickleball) court rather than dedicated basketball court
  - Consider sand volleyball court
- » **Challenges:**
  - Location and cost
  - ODOT property



*Yaquina Bay Bridge*

FIGURE 18. YAQUINA BAY BRIDGE OPEN SPACE CONCEPT PLAN



**P-K: Additional Wilder Neighborhood Park (Tier III)**

The project team recommends developing an additional neighborhood park in the Wilder neighborhood, which is a new community on the southern edge of the city. As future phases of the community are developed, another neighborhood park will be needed to serve new residents. The recommendation was suggested in a comment received through the public survey. No city-owned property has been specifically identified for this facility; the park would be developed on property owned by Wilder as part of a future development phase.

» **Opportunities:**

- Add playground, picnic shelter and tables, benches and a multi-use field in conjunction with future development of Wilder neighborhood
- Add pathways to different park features accessible to people with limited mobility
- Add sand volleyball court

» **Challenges:**

- Slopes
- Ownership

- Logging
- Funding and continued maintenance costs

**P-M: Neighborhood Park South of Newport Municipal Airport (Tier III)**

The project team recommends developing a neighborhood park south of the Newport Municipal Airport, which was an area identified as deficient in park access through the LOS analysis. No city-owned property has been specifically identified for this facility. This new facility would be constructed in conjunction with development of the Wolf Tree Destination Resort.



*Newport Municipal Airport  
Photo Credit: Jelson25*

» Opportunities:

- Add playground, picnic shelter and tables, benches and a multi-use field in conjunction with future development of Wolf Tree Destination Resort
- Add pathways to different park features accessible to people with limited mobility

» Challenges:

- Slopes
- Available land
- Funding and continued maintenance costs

**X-01: Pocket Park on NE 7th Street (Tier II)**

The project team recommends improving the parcel in the northeast corner of NE 7th Street and NE Harney Street. A comment received through the public survey noted that the site seems to be underutilized. Suggestions for the facility include a small playground or community garden. Public comments also suggested a trail or sidewalk connecting to the existing Ocean to Bay Trail that runs through Big Creek Park to the north. The property is currently owned by the City.



*Site for Pocket Park on NE 7th Street*

» Opportunities:

- Plant trees along exposed property edges
- Create and enhance non-motorized connections to Ocean to Bay Trail, Forest Park, Middle School, and County Commons
- Negotiate relocation of Public Works dump site with Public Works Department
- Consider adding community garden and/or creating bicycle pump track in this location

» Challenges: Available land and limited size of site

**BEACH ACCESS RECOMMENDATIONS**

Beaches provide a variety of recreational opportunities for residents and visitors, and beach access represents an important recreational asset for the City of Newport. There are approximately 11 beach access points located within the city, and all residents of Newport live within a reasonable driving distance of 3 miles or less from an existing

beach access point. In fact, the majority of residents live much closer than 3 miles to the nearest access point. However, the city has some gaps in walkable beach access, which is defined as access points that are located within one-half mile of a residence and do not require crossing pedestrian barriers. Many residents located in the east side of the city also lack walkable access due to having to cross US 101—a major pedestrian barrier—to reach the beach.

There is a notable gap in access on the west side of the city between NW 12th Street and NW 20th Street. There was previously a beach access point at located at the intersection of NW Spring Street and 13th Street that encroached onto private property and was removed by the land owner in 2017. The City is currently working with the property owner and other persons in the neighborhood on plans to restore the beach access such that it is contained on public property. This project is discussed in more detail in the trail connections section of this report.

Long-term goals for the City should be to acquire land or easements to create beach access points in areas where there are currently gaps, and to improve existing access that is in poor condition. However, given high land values, the City does not anticipate actively acquiring privately-owned developable property for beach access in the near future. Rather, the City plans to target undeveloped ROW and/or City-owned properties to create new beach access points, where feasible. The City could also seek opportunities to acquire property through a foreclosure process, depending on the location, cost of access, and physical conditions or constraints of the subject property.

In addition to gaps in access, there are only a small number of beach access points in the city that are accessible for people with limited mobility. Erosion, hydrological shifts, and storm surges pose challenges for maintaining safe and accessible beach access from year to year. The ADA-accessible interpretive boardwalk at South Beach State Park is the only beach access in the city that is currently universally accessible. Although ADA-accessible beach access continues to pose a challenge due to natural constraints such as erosion, hydrological shifts, and storm surges, the following recommendations are considered to be physically feasible and not extraordinarily costly. Figure 10 and Figure 11 depict the improvement strategies recommended by the project team, which are discussed in more detail in the following sections.

**P-06: Don and Ann Davis Park (Tier II)**

The project team recommends improving the trail alignment for beach access at Don and Ann Davis Park to make it more accessible for people with limited mobility.

- » **Opportunities:** Coordinate with OPRD on repairs to very end of ramp where it connects to beach to improve accessibility for people with mobility limitations
- » **Challenges:** Steep slopes



*Don and Ann Davis Park*

**S-05: Nye Beach Turnaround Universal Beach Access (Tier I)**

The project team recommends partnering with Surfrider to achieve ADA-compliant beach access at the Nye Beach Turnaround.

- » **Opportunities:**
  - Partner with Surfrider to provide universal access at the Nye Beach Turnaround
  - Explore providing check-out of beach wheelchairs, beach access mats and other seasonal/removable means to provide universal access while accommodating weather/sand/trucking issues



*Nye Beach Turnaround*

- » Challenges: Limited accessible parking

**T-B: 13th Street and Spring Street Restored Beach Access (Tier I)**

As noted previously, there was once a beach access point located at the intersection of NW Spring Street and 13th Street that encroached onto private property and was removed by the land owner in 2017. The City is currently working with the property owner and other persons in the neighborhood on plans to restore the beach access such that it is contained on public property. The project team recommends creating a new trail connection to the beach in this location. Because 13th Street is currently undeveloped there may be an opportunity for a trail in the undeveloped ROW.

- » Opportunities: Restore beach access and add new trail connection to beach via public property
- » Challenges: Ownership

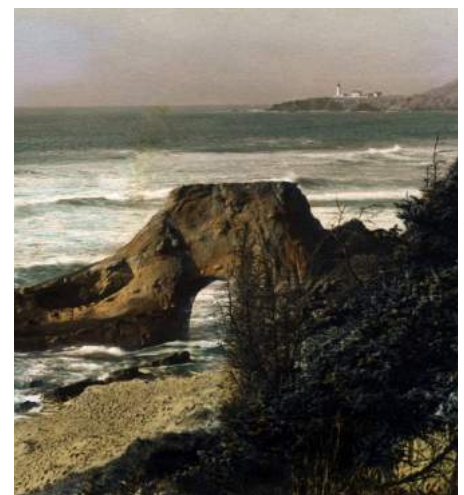
**P-C: Improved Beach Access at Jump-Off Joe (Tier II)**

Jump-Off Joe was once a 100-foot high sandstone headland that separated Agate Beach from Nye Beach. It earned its name because those walking between the two beaches had to climb up it and jump off the other side. The arch formation has since deteriorated to two small stubs of sandstone. The site also was the location of a previously planned development which did not move forward subsequent to installation of concrete foundations. The project team recommends adding signage and accessible beach access to the site if feasible. However, erosion and safety concerns must first be considered. The recommendation for signage at Jump-Off Joe came from a comment received at the public meeting.

- » Opportunities:
  - Improve beach access and non-motorized connections
  - Add benches
- » Challenges:
  - Erosion
  - Active landslide hazard
  - Hazardous zone for building



*Jump-Off Joe Historical Photo*



*Jump-Off Joe Historical Photo*

**TRAIL & CONNECTIONS RECOMMENDATIONS**

Throughout Oregon, walking and bicycling are consistently rated as some of the highest-priority recreational activities for people in almost all age groups, and this is true for Newport community members as well. Although walking and biking can occur on local streets and sidewalks, there is value in residents living in close proximity to off-street trails as well. Newport already has many existing off-street trails in natural areas and throughout the city. This section of the report makes recommendations about key opportunities for trail expansions and connections, with an emphasis on partnering with community organizations for implementation. The following figures show the locations of proposed trail and connection improvements. During the planning process community members identified potential improvements to the City’s existing trail facilities. The following recommendations range from improving the trails themselves to adding amenities such as wayfinding signage and trailhead facilities. Additional improvements to trails or pathways which serve both a recreation and transportation purpose will be included in the city's Transportation System Plan.

FIGURE 19. TRAIL IMPROVEMENT STRATEGIES - NORTH

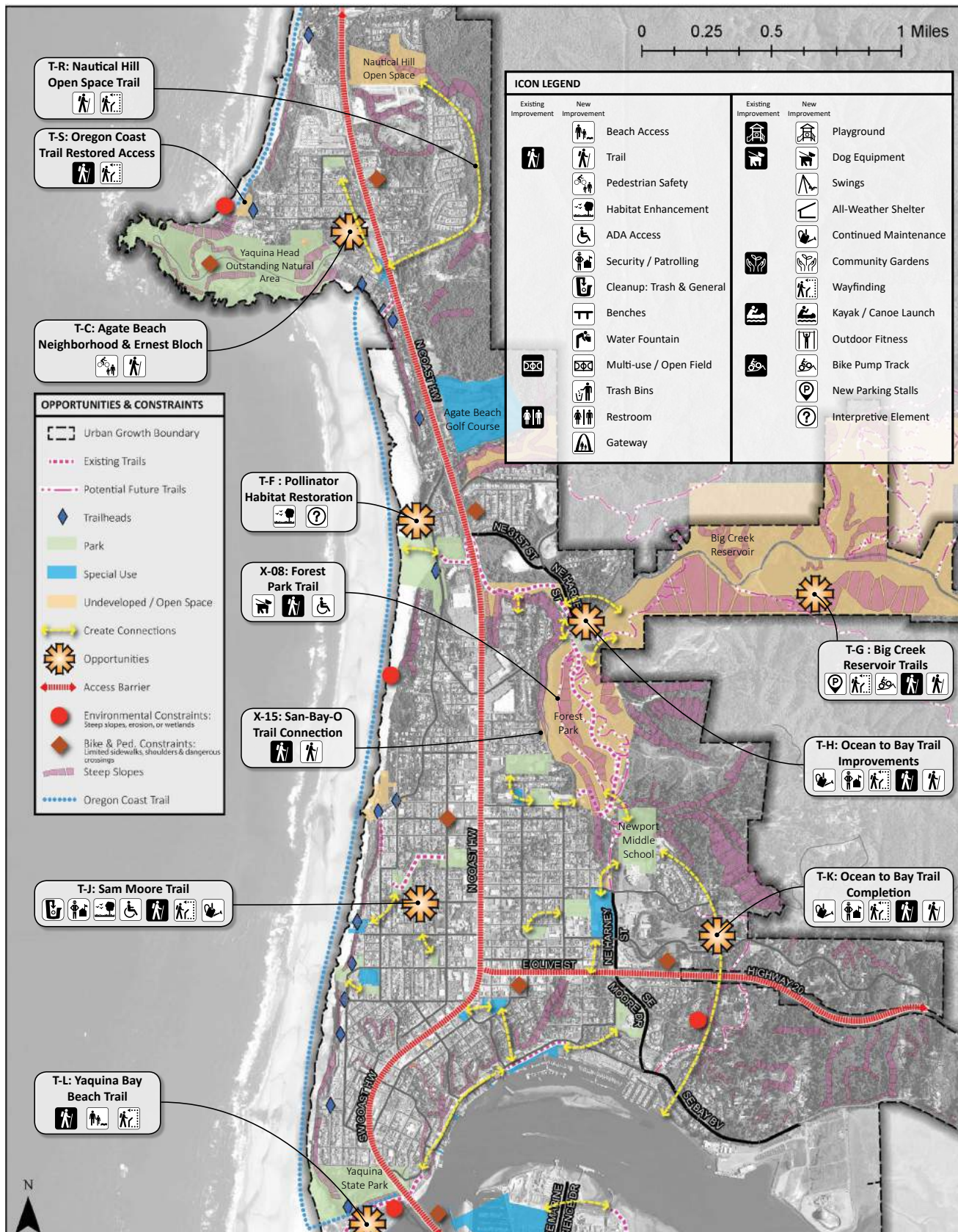
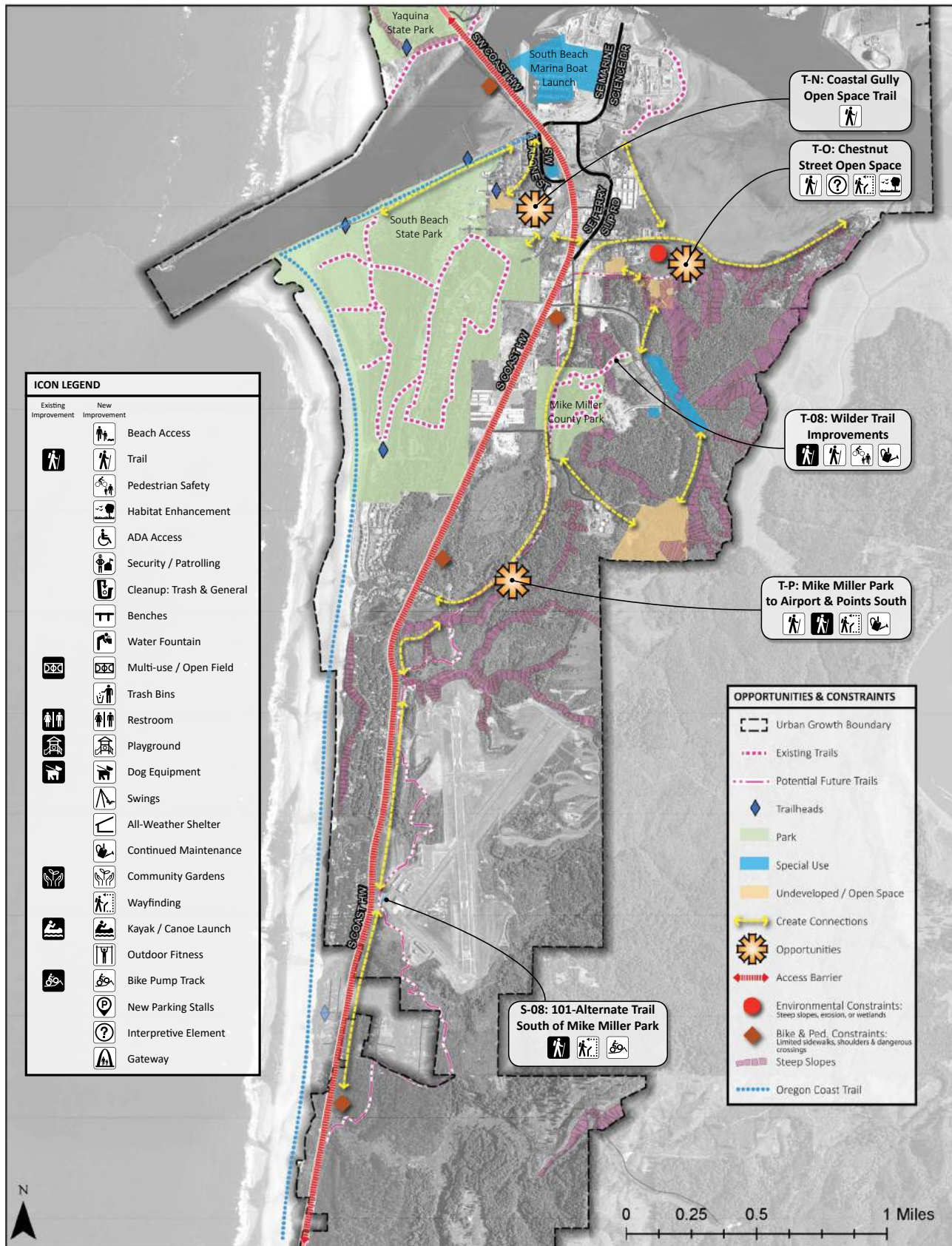




FIGURE 20. TRAIL IMPROVEMENT STRATEGIES - SOUTH



## EXISTING TRAIL CONNECTIONS

### **S-08: Newport Municipal Airport Trails (Tier II)**

There is already an existing network of trails in the natural areas surrounding the Newport Municipal Airport. Airport personnel and community members have suggested expanding the system and adding wayfinding and trailhead amenities to support the expansion. The project team recommends adding new trails and trail connections in the area, as well as wayfinding signage, and a skills course or pump track for bicyclists. To the extent possible, tree clearing and brushing on airport property outside of the runway protection zone should be coordinated with trail expansion opportunities.

» **Opportunities:**

- New trail connections
- Add wayfinding and signage
- Add pump track

» **Challenges:**

- Trails interfering with Airport activities
- Challenges to create connections across adjacent private property to other nearby trails and destinations

### **T-08: Wilder Trail (Tier III)**

The project team recommends making trail improvements and improving trail maintenance along the trail connection to Mike Miller Park. The need for these improvements was identified by a comment received through the public survey.

» **Opportunities:**

- Improve trail connection to Mike Miller Park and OCCC
- Improve maintenance

» **Challenges:** Continued logging operations



*Wilder Park*

### **T-J: Sam Moore Trail (Tier I)**

Comments about this existing trail received through the survey indicated possible public safety concerns along the trail associated with homeless and illegal camping activities. The project team recommends adding wayfinding signage at both ends of trail, adding lighting for safety, cleaning up existing trash and debris, pruning trees and shrubs, and adding an accessible trail connection from the skate park. The conceptual plan for improvements to Sam Moore Park described earlier in this report also includes plans to construct new stormwater management facilities adjacent to the trail.

» **Opportunities:**

- Adding wayfinding signage at both ends of trail
- Add lighting for safety (downcast to reduce light pollution)
- Clean up existing trash and debris

- Prune trees and shrubs
- Add an accessible trail connection from skate park area
- Add stormwater management facilities adjacent to trail as proposed in 2015 Sam Moore Park Schematic Design Concept

» **Challenges:**

- Steep slopes
- Funding and continued maintenance
- Patrolling

**X-08: Forest Park Trail (Tier II)**

Comments received through the public survey indicated that the existing trail is steep and rocky and not accessible for people with limited mobility. The project team recommends improving the parts of the trail to make it accessible for all ages and abilities, as well as adding dog amenities.

» **Opportunities:**

- Improve trails to make Park accessible for all ages and abilities
- Add dog amenities (dog bags and trash receptacles)
- Establish a management plan for the open space area surrounding the trail

» **Challenges:** Trail is steep and rocky



Sam Moore Trail



Forest Park Trail

**NEW TRAIL CONNECTIONS**

This section of the report recommends general locations for connections between parks, recreation facilities, neighborhoods, and activity centers. In some cases, the recommended locations indicate specific alignments identified by City staff or community stakeholders, and in other cases the recommendations are more general.

**T-C: Agate Beach Neighborhood & Ernest Bloch Wayside (Tier II)**

The project team recommends creating new trail connections between the Ernest Bloch Memorial Wayside and the Agate Beach neighborhood on the west side of Highway 101. This project should be addressed in the City’s updated TSP.

» **Opportunities:** Connect Ernest Bloch Memorial Wayside and the west side Agate Beach neighborhood with off-highway trails connecting through Yaquina Head Outstanding Natural Area

» **Challenges:**

- Funding and continued maintenance
- Limited area for bike shoulder and sidewalk



Ernest Bloch Wayside

### **T-F: Pollinator Restoration on US 101 North of Agate Beach State Recreation Site (Tier II)**

The Pollinator Restoration Project: Central Oregon Coast is a citizen group working with Lincoln County and ODOT to help restore the pollinator habitat along the US 101 corridor from Yachats to Newport. The project team recommends creating habitat and an aesthetic pollinator corridor north of Agate Beach State Recreation Site along the west side of US 101.

- » **Opportunities:** Create habitat and an aesthetic pollinator corridor in collaboration with the Pollinator Restoration Project
- » **Challenges:** Funding and continued maintenance costs; coordination with ODOT

### **T-G: Big Creek Reservoir Trails (Tier I)**

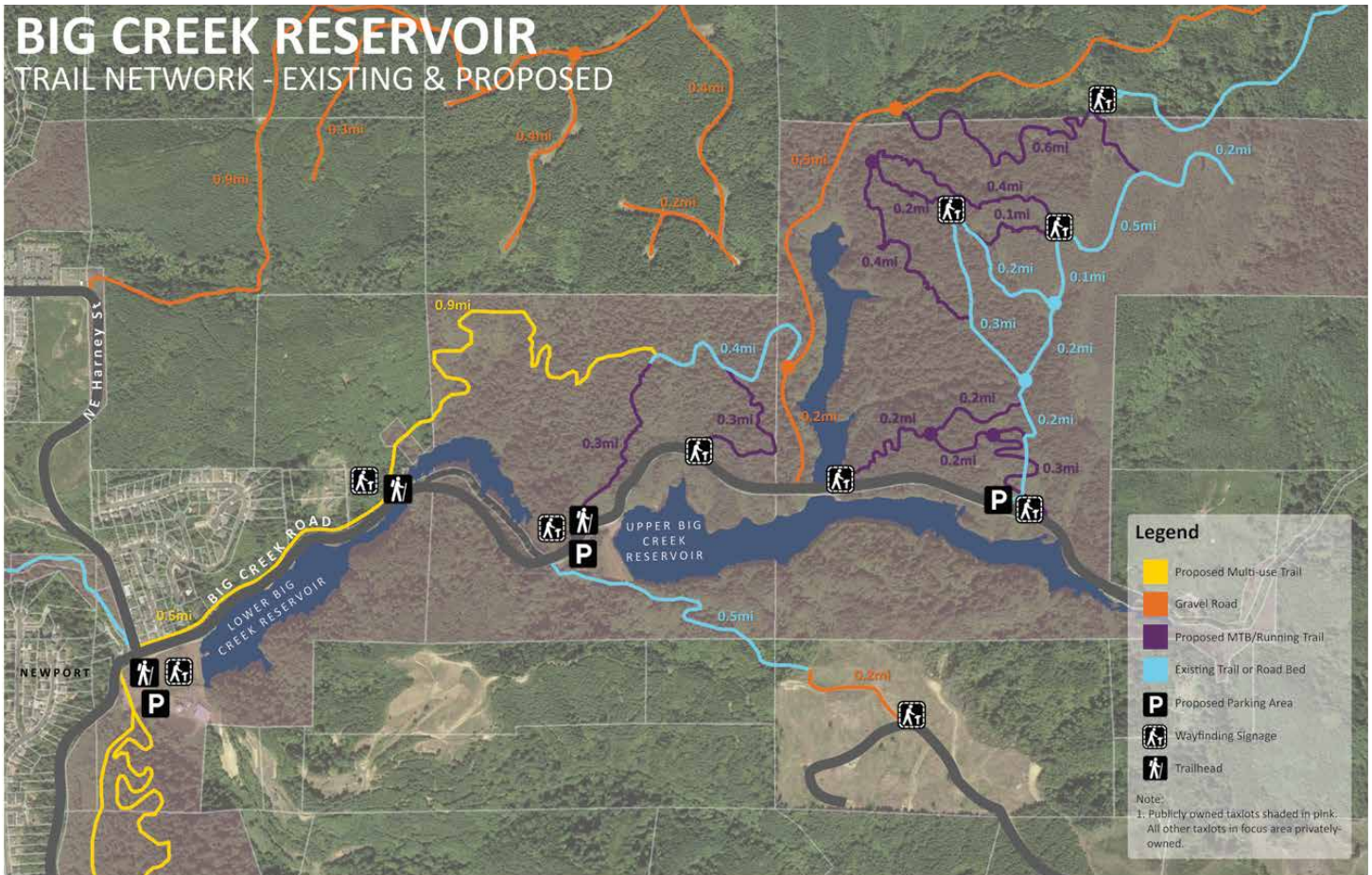
Local trails advocates have identified plans for a system of trails in Big Creek Reservoir. The project team recommends adding hiking, walking, and mountain biking trails consistent with their suggestions, as well as adding trailhead signage, parking, and wayfinding signage to support the concept. It is also recommended that the City develop partnerships with bicycle advocacy groups in addition to trail advocacy groups to implement this recommendation. A preliminary map of proposed trails in this area will be included in subsequent Park System Master Plan documents.

- » **Opportunities:**
  - Add hiking, walking, and mountain biking trails
  - Add signage
  - Create new partnerships with bicycle advocacy groups
- » **Challenges:** Funding and continued maintenance costs



*Big Creek Reservoir*

FIGURE 21. BIG CREEK RESERVOIR TRAIL NETWORK CONCEPT PLAN



**T-H / T-I / T-K: Ocean to Bay Trail Improvements and Completion (Tier I)**

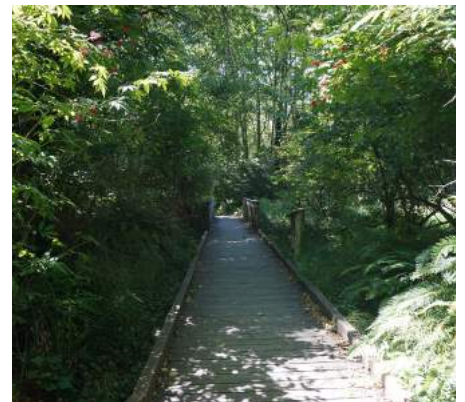
A proposed alignment for completing the Ocean to Bay Trail has already been mapped; however, the City has not obtained the easements needed to complete the trail. The recommendation for completing this trail system includes adding trail wayfinding and signage, non-slip materials for boardwalks, lighting, and parking, as well as improved maintenance and patrolling.

» **Opportunities:**

- Add wayfinding and signage, lighting, parking
- Improve trail maintenance
- Add nonslip materials to boardwalks

» **Challenges:**

- Funding and continued maintenance
- Patrolling
- Obtaining easements to complete trail



Ocean to Bay Trail

**T-L / T-M: Yaquina Bay Beach (Coast Guard) Trail (Tier I)**

The project team recommends completing trail access to the beach, which would require a joint agreement with the State parks department, as well as the Army Corps that controls the jetty. A comment received through the public survey noted that the trail is currently not complete.

- » **Opportunities:** Complete and improve trail to North Jetty
- » **Challenges:**
  - Required partnership with State Parks and Army Corps
  - Jetty controlled by Army Corps



Coast Guard Trail

**T-N: Coastal Gully Open Space Trail (Tier II)**

The Coastal Gully Open Space Trail is a planned component of the Coho/ Brant Infrastructure Refinement Plan and includes a new trail system and boardwalk. The preferred site plan for the concept is presented below.

- » **Opportunities:** New trail connection and boardwalk
- » **Challenges:** Funding



Coastal Gully Open Space

**FIGURE 22. COASTAL GULLY OPEN SPACE CONCEPT PLAN**



**T-O: Chestnut Street Open Space Trail (Tier II)**

The project team recommends adding a nature walk with interpretive signage along the west side of the existing trail by the wetland, including wildlife viewing opportunities and habitat enhancements.

- » Opportunities:
  - Acquire easement
  - Develop trail
  - Add nature walk with interpretive signage
  - Enhance habitat and add wildlife viewing opportunity
- » Challenges: Funding for boardwalk

**T-P: Trail Connections from Mike Miller Park to Newport Municipal Airport and Areas to the South (Tier II)**

The project team recommends adding a new trail connection from Mike Miller Park to the Newport Municipal Airport and areas to the south, as well as improving existing trails in the park. Comments received during the advisory committee meetings, at the public meeting, and from the Trails Advisory Group expressed a desire for this connection, and also indicated that there are currently tripping hazards on existing trails in Mike Miller Park due to erosion and root structures.



Mike Miller Park

- » Opportunities:
  - New trail connection
  - Trail improvements and improved maintenance
- » Challenges:
  - Funding and continued maintenance costs
  - Easements and partnerships

**X-15: San-Bay-O Trail Connection (Tier II)**

The project team recommends adding a pedestrian and bicycle trail connection between Northeast San-Bay-O Circle and Big Creek Road.

- » Opportunities: New pedestrian and bicycle connection
- » Challenges: Steep slopes

## DESIGN STANDARDS TOOLKIT

This section describes climate appropriate materials as well as a proposed process to that the City can use to help standardize park system materials and elements such as signage, site furnishings and trails. Developing specific standards and specifications for park system elements is typically an extensive process and is generally undertaken with the assistance of a landscape architecture firm, often with a parallel robust community engagement process.

### CLIMATE APPROPRIATE MATERIALS

#### GOALS

Create a City-wide consistency in materials to withstand the climatic conditions of Newport including high winds, rain and moisture and salt air.

#### FACTORS TO CONSIDER

- » Use
- » Rain and Moisture
- » Wind
- » Corrosion
- » Durability
- » Maintenance
- » Eco-Friendliness
- » Cost

**TABLE 6. CLIMATE APPROPRIATE MATERIALS**

<i>Material</i>	<i>Use</i>	<i>Resist Rain and Moisture</i>	<i>Resist Wind</i>	<i>Resist Corrosion</i>	<i>Good Durability</i>	<i>Type of Maintenance</i>	<i>Eco-Friendly</i>	<i>Cost</i>
Wood (treated, stained or painted)	Bench, Picnic table, signage, shelter	Not long term	Yes	Yes	Yes	High	Yes	Low
Wood - Teak	Bench, Picnic table, signage, shelter	Yes	Yes	Yes	Yes	Low	Yes	High
Powder Coated Steel	Bench, Picnic table, Trash receptacle, bike racks, bollards, play equipment, shelters, signage	Yes	Yes	Yes	Yes	Low	Yes	Medium
Concrete	Picnic Tables, benches, trash receptacle, seat walls	Yes	Yes	Yes	Yes	Low, but need periodic inspection	Yes	Medium
Recycled Plastic (High Density Polyethylene - HDPE)	Bench, Picnic table, play equipment	Yes	Yes, bolted down	Yes	Yes	Low	Yes	Low



**SITE FURNISHINGS**

**GOALS**

- » To establish a consistent, signature style for the City of Newport’s Park System;
- » To provide designers and project managers with an easy-to-use reference manual as they implement projects; and
- » To simplify park and natural area maintenance by standardizing parts and materials

**PROCESS**

1. Develop a set of values for the standards (described below).
2. Decide on a certain time frame for when the standards should be finalized and create a schedule for developing, reviewing, refining and finalizing them.
3. Use a collaborative process involving a cross-departmental committee of City of Newport staff and the professional services of Landscape Architecture firm. Consider involving the broader community in reviewing options and identifying preferences.
4. Review and develop a list of the pros and cons of existing City of Newport furnishings.
5. Review an inventory of other park systems’ site furnishing standards.
6. Work with Landscape Architect on initial concepts for new standards.
7. Use values as screening criteria that each furnishing standard would be measured against before it is final recommendations.

**VALUES TO CONSIDER**

- » **Sustainability.** Each furnishing standard should consider life cycle costs (purchase, maintenance and replacement), and an assessment and environmental and social sustainability. Locally sourced products are preferred or climate appropriate.
- » **Accessibility.** Each furnishing standard should comply with the Americans with Disabilities Act (ADA).
- » **Aesthetics.** All of the furnishings should contribute to a unified style that is timeless, simple, useful and congruent with the surrounding environment.
- » **Durability.** Selected furnishings should require minimal maintenance and should be able to be renovated at a low cost (e.g., replacement components, if applicable, should be relatively easy to acquire quickly and inexpensively, to the greatest degree feasible).
- » **Cost Furnishings** should be competitively priced.

**TABLE 7. EXAMPLES OF CLIMATE APPROPRIATE SITE FURNISHING OPTIONS**

**Bench**



Material: Recycled Plastic Slats, Powder Coated Steel Frame  
 Manufacturer: Columbia Cascade  
 Product Name: Parkway Bench  
 Model Number: 2017-6  
 Unit Price: \$810

**Picnic Table**



Material: Recycled Plastic Slats, Powder Coated Steel Frame  
 Manufacturer: Columbia Cascade  
 Product Name: Greenway Picnic Table  
 Model Number: 2168  
 Unit Price: \$1,965

**Bike Racks**






Material: Powder Coated Steel  
 Manufacturer: Columbia Cascade  
 Product Name: Original CycLoops  
 Model Number: 2170-7-E-G  
 Unit Price: \$450

**Boardwalk**



Material: Pultruded Fiberglass Decking  
 Manufacturer: Fibergate  
 Product Name: Safe T Span  
 Model Number: I 4015  
 Unit Price: \$12.80 / sf (decking only)

<b>Bollards</b>	
	<p>Material: Powder Coated Steel</p> <p>Manufacturer: Columbia Cascade</p> <p>Product Name: Metal Bollard</p> <p>Model Number: 2190-E</p> <p>Unit Price: \$150</p>
<b>Drinking Fountains</b>	
	<p>Material: Powder Coated Steel</p> <p>Manufacturer: Columbia Cascade</p> <p>Product Name: Restoration Drinking Fountain</p> <p>Model Number: 2010-01</p> <p>Unit Price: \$3,285</p>
<b>Picnic Shelter</b>	
	<p>Material: Powder Coated Steel</p> <p>Manufacturer: Natural Structures</p> <p>Product Name: Rocky Mountain Picnic Shelter</p> <p>Model Number: 98-R20030-4T</p> <p>Unit Price: \$30,000</p>

**SIGNAGE**

**GOAL**

Ensure a standardized, consistent look to park, trail and natural area signs.

**PROCESS**

1. Define a clear and expedited process for:
  - » Creating full sign systems
  - » Adding or replacing signs in existing systems
  - » Maintaining signs
  - » Creating temporary signs
2. Document the process for determining the need for a sign.

3. Create a cost-effective way of producing signs.
4. Establish a visually easy-to-identify hierarchy of entrance, directional/ identification and trail signage.
5. Ensure that signs harmonize with the natural environment in an aesthetic, consistent way with good site design. Standards should guarantee that signs are attractive, concise, clear and sited in the optimal locations.
6. Minimize impact of signs on parks and natural areas.
7. Create standards that incorporate durable materials and provide for cost-effective long-term maintenance.
8. Provide criteria for prioritizing signs.

## **TRAILS**

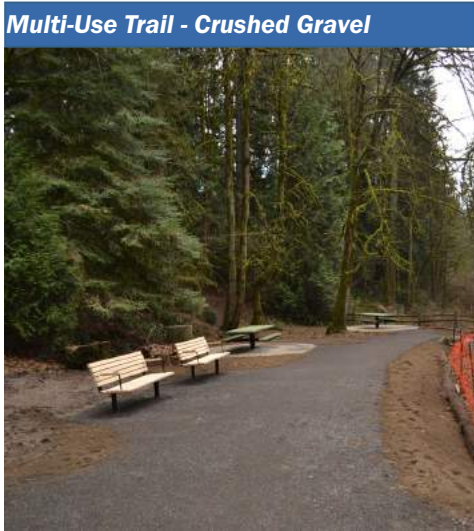
### **GOALS**

- » Create a Citywide system of trails to ensure a consistent look, high standard of quality, and basic level of safety.
- » Create accessible portions of the trail system.
- » Create a sustainable system that requires minimal maintenance and has minimal impacts on the environment.

### **PROCESS**

1. Create an inventory of existing trails.
2. Develop an inventory of support facilities.
3. Conduct a more detailed future needs assessment, building on work already conducted for the PSMP.
4. Identify needed improvements to specific trails.
5. Establish standards for the construction, maintenance, and rehabilitation of trails, including related to the following:
  - » Tread Width – Actual walking surface
  - » Clearance Width – Areas around trail to be kept free of vegetation
  - » Clearance Height
  - » Slope – trail stability, accessibility
    - Maximum Slope
    - Cross slope
  - » Trail Surface - Material
    - Asphalt
    - Concrete
    - Wood chips
    - Gravel

Note: Due to the climate in Newport, natural dirt trails are not advised as they will get muddy quickly and form ruts. Ruts may increase maintenance on the trails.



**TABLE 8. EXAMPLE OF TRAIL DEVELOPMENT STANDARDS**

Trail Type	Vertical Clearance	Corridor Clearance	Treadway Width	Surfacing Materials	Trail Length	Grade
Hiking	8-10 feet	4 -8 feet	4-6 feet	Bare soil, rocks, stone dust, or wood chips. May have hardened surface (concrete, asphalt or boardwalks) in high use areas.	0.25 – 5 mi. (1/2 day) 5-15 mi. (full day)	0-5%; Max – 15% sustained; 40%+ shorter than 50 yd.; Outslope – 4% max
Multi-use Greenway Trail	8-10 feet	10-12 ft. (1 lane) 12-16 ft. (2 lane) 16-20 ft. (2 lane – high volume)	6 ft. (1 lane) 8-10 ft. (2 lane) 12-14 ft. (2 lane – high volume)	Smooth pavement, asphalt, concrete, crushed gravel, clay or stabilized earth.	Min. – 5 mi. loop (1.5-2 hour) 15-25 mi. of linear or loop trails (day trip)	0-5%; Max: 5-10% sustained; 15% shorter than 50 yd. Outslope of 2-4%
Mountain Biking	8-10 feet	1.5 – 6 ft. (1 lane)	Novice - 36 in Intermediate - 24-30 in Advanced - 12-18 in	Firm natural surface including soil, rocks, wood; hardened surface for wet areas.	Min. – 5 mi. loop (1.5-2 hour) 15-25 mi. of linear or loop trails (day trip)	Over all grade not to exceed 10%. Climbing turns not to exceed 7-12%. Out slope of 3-5%

Resources:  
<https://www.nps.gov/noco/learn/management/ncttrailconstructionmanual1.htm>  
<https://www.blm.gov/sites/blm.gov/files/Guidelines-for-a-Quality-Trail-Experience-2017.pdf>

## ***PLANTING PALETTE***

The City of Newport Planting Palette includes an extensive list of plants that are accessible for the City of Newport. The palette includes trees, shrubs, forbs, and grasses that are native to or thrive in Newport's unique climate. Newport can have a harsh climate due to the wind and salt climate as well as sandy soils. The full detailed list is included in the Design Standards Report in Appendix F. The list is not final and should be added to as well as reviewed on a periodic basis.

## ***TREE MANUAL***

The City of Newport is currently developing a Tree Manual that will provide a set of standards regarding acceptable tree species, placement locations and spacing requirements, how and where to plant, how to maximize tree benefits, and environmental factors that impact whether trees will thrive in a given location. The manual also includes a list of prohibited tree species that are known to damage infrastructure with their root systems or are known to be invasive. Planting, trimming, and removal of trees on City-owned property must comply with the specifications outlined in the Tree Manual and Newport's Municipal Code.



# CHAPTER 4: IMPLEMENTATION

## IMPROVEMENT PRIORITIES

This Plan is a long-term plan for the development, maintenance and operation of the City's park system. It is expected to be implemented over the next 10-20 years. Improvements identified in the Plan have been categorized and prioritized as short-term (1-5 years), medium-term (6-10 years), and long-term (11-20 years). Priorities are based on the following factors:

- » Direction from City staff, PSMP Advisory Committee members, and other community members
- » Ability to leverage or use city or partner-owned sites
- » Presence of community partner(s) with the ability and commitment to assist in making improvements in the short-term
- » Level or frequency of facility use
- » Level-of-service analysis and projected timing of future growth and development in areas where new parks may be needed

**TABLE 9. PRIORITIZED LIST OF PROJECTS****Tier I Projects (Near Term)**

Existing Park	P-01: AGATE BEACH NEIGHBORHOOD AND DOG PARK IMPROVEMENTS
Existing Park	P-03: BETTY WHEELER MEMORIAL FIELD IMPROVEMENTS
Existing Park	P-04: BIG CREEK PARK IMPROVEMENTS
Existing Park	P-09: FRANK WADE PARK IMPROVEMENTS
Existing Park and Trail	P-17/T-J: SAM MOORE PARK AND TRAIL IMPROVEMENTS
Existing Park	P-06: DON AND ANN DAVIS PARK (GRASSY AREA)
New Special Use	S-A: SOUTH BEACH MARINA NON-MOTORIZED BOAT LAUNCH AND ACCESS IMPROVEMENTS
New Special Use	P-D: LINCOLN COUNTY COMMONS MULTI-USE FIELD(S)
Beach Access	S-05 NYE BEACH TURNAROUND – UNIVERSAL BEACH ACCESS
Beach Access	T-B: 13TH STREET AND SPRING STREET – RESTORED BEACH ACCESS ON PUBLIC LAND
Existing Trail	T-H / T-I: OCEAN TO BAY TRAIL IMPROVEMENTS
Existing Trail	T-L / T-M: YAQUINA BAY BEACH (COAST GUARD) TRAIL IMPROVEMENTS
Existing Trail	X-08: FOREST PARK TRAIL IMPROVEMENTS
New Trails	T-G: BIG CREEK RESERVOIR TRAIL SYSTEM

**Tier II Projects (Medium Term)**

New Park	X-01: POCKET PARK ON NE 7TH STREET
New Park	P-J: MINI PARK AT SOUTH END OF YAQUINA BAY BRIDGE
New Special Use	S-08: NEWPORT MUNICIPAL AIRPORT – COMMUNITY GARDEN
New Special Use	S-B: MARINE SCIENCE DRIVE NON-MOTORIZED BOAT LAUNCH
Beach Access	P-06: DON AND ANN DAVIS PARK – BEACH ACCESS IMPROVEMENTS
Beach Access	P-C: IMPROVED BEACH ACCESS AT JUMP OFF JOE
New Trail	T-K: OCEAN TO BAY TRAIL COMPLETION
New Trail	T-O: CHESTNUT STREET OPEN SPACE AND TRAIL
New Trail	T-N: COASTAL GULLY OPEN SPACE TRAIL
New Trails & Connections	T-P/S-08: TRAIL CONNECTIONS FROM MIKE MILLER PARK TO NEWPORT MUNICIPAL AIRPORT AND AREAS TO THE SOUTH
New Trail	X-15: SAN-BAY-O TRAIL CONNECTION
New Trail	T-C: AGATE BEACH NEIGHBORHOOD & ERNEST BLOCH WAYSIDE TRAIL CONNECTION
New Habitat	T-F: POLLINATOR HABITAT RESTORATION ON 101 NORTH OF AGATE BEACH STATE RECREATION SITE

**Tier III Projects (Long Term)**

Existing Park	P-05 COAST PARK IMPROVEMENTS
Existing Park	P-13: MOMBETSU PARK IMPROVEMENTS
Existing Park	P-20: YAQUINA BAY STATE PARK IMPROVEMENTS
New Park	P-A: NORTH NEWPORT NEIGHBORHOOD PARK
New Park	P-E: MINI PARK SOUTH OF HWY 20
New Park	P-K: ADDITIONAL WILDER NEIGHBORHOOD PARK
New Park	P-M: WOLF TREE DESTINATION RESORT RECREATIONAL AMENITIES
Special Use	S-02: WILDER DOG PARK IMPROVEMENTS
Existing Trail	T-08: WILDER TRAIL IMPROVEMENTS
New Trail	T-R: NAUTICAL HILL OPEN SPACE TRAIL
Beach Access	T-S: OREGON COAST TRAIL – RESTORED ACCESS ON PUBLIC LAND



**TIMELINE FOR IMPLEMENTATION**

The schedule for implementing the specific recommendations in the Plan will depend on the availability of funding and, in some cases, the pace of population or employment growth that drives the need for projects. That said, following is a proposed timeline for implementation, based on priorities identified in the plan and other factors.

**Short Term (1-5 years)**

- » Implement high priority projects, as resources are available. Implementing these projects will entail the following activities common to all projects:
  - Secure funding sources for capital construction
  - Acquire land, as needed, for new facilities
  - Develop a plan for future maintenance and ensure that projected available funds are adequate for long-term operation and maintenance
  - Develop detailed, site-specific Master Plans
  - Conduct community outreach processes as part of the site-specific Master Planning process
  - Seek community partners to assist in development via in-kind labor or other contributions, as well as ongoing maintenance of improvements
- » Identify land acquisition plans for medium-term projects

**Medium Term (6-10 years)**

- » Secure funding sources for Tier II projects
- » Develop new or refined conceptual master plans
- » Seek or respond to potential partnerships for projects

**Long Term (11-20 years)**

- » Complete recommended Tier III projects, pending availability of funding
- » Reassess system plan priorities and complete a targeted update of the plan to reflect updated priorities
- » Continue to implement improvements to selected existing park facilities

**PROJECT-SPECIFIC IMPLEMENTATION STRATEGIES**

Following is a summary of project-specific details and strategies for implementing selected high priority projects, including opportunities for partnering with local community groups or organizations. Detailed cost estimates for each project are found in Attachment 1 to the Capital Improvement Component (Appendix A).

**Agate Beach Neighborhood and Dog Park Improvements (P-01)**

- » Refine concept diagram and conduct community outreach processes to develop a refined and more detailed Master Plan for the site.
- » Engage neighboring residents, including families with children and dog owners, in the community outreach process to identify priority needs for new tot lot and playground and improved dog park.
- » Work with community stakeholders, including neighbors, Chamber of Commerce and service organizations, to encourage volunteer maintenance, including regular litter pickup, quarterly or annual vegetation removal, and similar activities.

**Betty Wheeler Memorial Field Improvements (P-03)**

- » Refine concept diagram and conduct community outreach processes to develop a refined and more detailed Master Plan for the site.
- » Work with local sports team groups to develop shared/volunteer maintenance plan for selected maintenance activities (e.g., regular litter pickup, field lining, and other, similar activities).

**Big Creek Park Improvements (P-04)**

- » Assess parking needs to help design parking area improvements.
- » Determine approach for improving and siting new restrooms, taking utility needs, ongoing staffing needs and associated maintenance costs into consideration.
- » Refine proposed improvements to park with considerations for providing universal access to specific amenities, wind-protection for picnic area, and mitigating seasonal flooding issues.
- » Coordinate improvements to wayfinding signage with Forest Park, Big Creek Reservoir and Ocean to Bay trail improvements.
- » Refine concept diagram and conduct community outreach processes to develop a refined and more detailed Master Plan for the site.
- » Work with community stakeholders, including neighbors, Chamber of Commerce and service organizations, to encourage volunteer maintenance, including regular litter pickup, quarterly or annual vegetation removal, and similar activities.

**Frank Wade Park Improvements (P-09)**

- » Assess historic and projected future usage of tennis courts; depending on results determine whether to retain and rehabilitate courts or replace or repurpose them, fully or in part, with another amenity such as basketball courts or futsal.

- » Explore option of providing year-round access to restrooms, taking utility needs, ongoing staffing needs and associated maintenance costs into consideration.

**Sam Moore Park and Trail Improvements (P-17/T-J)**

Work with Dreamland, the Lincoln County Juvenile Department, and other community partners to refine and agree on plans and strategies for improving Sam Moore Park. Partnership opportunities are expected to include expansion and improvements to the skate park facilities; development of a bicycle pump track; development and use of a community garden; and enhancements to the adjoining trail and proposed future stormwater treatment facilities. A conceptual plan for this facility is included in this Master Plan. Recommended implementation activities include working with partners to do the following:

- » Refine and further develop a more detailed concept plan that meets priority needs of all parties.
- » Determine an approach for allocating garden plots within the proposed community garden; establish facilities and protocols for access to the garden.
- » Identify opportunities for sharing maintenance responsibilities with facility users, other local residents and community groups.
- » Develop formal agreements regarding maintenance commitments from partners and volunteers.
- » Work with community stakeholders, including neighbors, Chamber of Commerce and service organizations, to encourage volunteer maintenance, including regular litter pickup, quarterly or annual vegetation removal, and similar activities.
- » Refine concept diagram and conduct community outreach processes to develop a refined and more detailed Master Plan for the site.

**South Beach Marina Non-Motorized Boat Launch and Access Improvements (At Closed Boat Ramp) (S-A)**

- » Coordinate with Port of Newport to add wayfinding and signage directing users to parking and newly improved access to the non-motorized boat launch at South Beach Marina.
- » Support Port in seeking funding to improve and expand dock behind Rogue Brewery, creating a seamless and scenic connection between surrounding non-motorized pathways.

**Lincoln County Commons Improvements (P-D)**

Engage in a process with Lincoln County, local sports groups and families with children regarding future use of multi-purpose playing fields and development of a play area at this facility. Current plans for future improvements to and

use of the Lincoln County Commons property include development of one or more multi-use playing fields which would be available for use by the public. This facility could help meet identified needs for playing and practice fields by local sports groups in Newport. Plans also include a designated play area which could help bridge the gap identified through this planning process for play areas serving families with very young children. The City should work with the County and local sports groups, families with children and community members to do the following:

- » Affirm plans for community use and access to the fields.
- » Establish a set of procedures for allocating and scheduling use of the fields by local sports teams and/or other community members; determine which entity will be responsible for coordinating and scheduling use of the fields.
- » Determine an equitable approach to paying for future maintenance and operation of the fields. This could include contributions from partnering agencies and organizations, collection of user fees, in-kind or volunteer labor by users, or other strategies.
- » Engage community members and neighboring residents, including families with children, to identify priority needs for proposed play area.

#### **Nye Beach Turnaround Universal Beach Access (S-05)**

Work with Surfrider to implement universal access at the Nye Beach turnaround. The Newport chapter of the Surfrider Foundation has expressed willingness to partner with the City on implementing improvements that would allow all residents of and visitors to Newport to access the beach at the Nye Beach Turnaround. Recommended implementation activities include partnering with Surfrider to do the following:

- » Contact accessibility improvement partners in Cannon Beach and Lincoln City for recommendations related to liability, maintenance, signage, equipment, wheelchair storage and checkout procedures
- » Recruit an accessibility advisor to project
- » Refine concept for proposed improvements
- » Identify funding sources and secure project funding
- » Verify permitting requirements (if any) and establish maintenance agreement with OPRD
- » Engage Newport Chamber of Commerce regarding opportunities for partnership and promotion

#### **13th Street and Spring Street Restored Beach Access (T-B)**

Continue to work with the property owner and other persons in the neighborhood on plans to restore the beach access such that it is contained on public property. Implementation strategies include:

- » Determine most appropriate alignment, considering factors such as available public right-of-way, topography, cost, etc.
- » Continue negotiations with adjacent property owners to reach an agreement regarding acquisition of any needed property or easements.
- » Work with community stakeholders, including neighbors, Chamber of Commerce and service organizations, to encourage volunteer maintenance, including regular litter pickup and trail maintenance.

**Ocean to Bay Trail Improvements (T-H / T-I)**

- » Secure needed easements from property owners.
- » Establish detailed design plan, including width and surfacing of new trail sections, as well as location and design of signage, lighting and trailhead parking.

**Yaquina Bay Beach (Coast Guard) Trail Improvements (T-L / T-M)**

- » Conduct assessments of the underlying geology of the potential trail corridor.
- » Determine the desired level of accessibility for the trail.
- » Determine the most appropriate alignment, considering, cost, topography, accessibility requirements and other factors.
- » Secure needed easements or agreements from the Coast Guard, Oregon Department of Parks and Recreation, and other property owners, as needed.
- » Identify needed amenities for the trail, including signage, benches, or other features.

**Forest Park Trail Improvements (X-08)**

- » Determine what level of accessibility is desired or needed along specific segments of the trail.
- » Identify needed amenities for the trail, including signage, benches, or other features.
- » Seek in-kind, volunteer resources for vegetation clearing, grading and construction of the trail, including from local residents, business owners and user groups.
- » As a related but separate effort, develop a management plan for Newport’s open space and passive recreational areas, including Forest Park.

**Big Creek Reservoir Trail System (T-G)**

Continue to work closely with local bicycle advocates to implement the proposed trail system. A local mountain biking group is currently working with the City to create plans to develop a system of trails on city-owned property

in the Big Creek Reservoir area. The group has researched and evaluated the area and begun to map out a system of trails, primarily for mountain biking. A preliminary conceptual plan for this area is included in this Master Plan. Further work and coordination between this group and the City is needed to move forward with planning, implementing and maintaining this proposed trail system. Subsequent steps are likely to include:

- » Prepare a more detailed plan for the trail system and associated amenities, including classes of trails, trailheads, signage, parking areas, and other amenities.
- » Identify land acquisition and easements needed for full build out of trail system, including connections to existing road network and other trail systems.
- » Secure needed easements from property owners.
- » Develop construction standards for proposed trails classes, including standard widths, appropriate surfacing materials, adequate drainage, well-designed grade, and erosion control measures
- » Develop cost estimates for construction of the trails system and amenities; incorporate in-kind labor for trail construction in the estimates, as appropriate.
- » Determine a long-term maintenance approach, including volunteer trail maintenance to the greatest degree possible; enter into maintenance and shared use agreements with volunteer maintenance organizations.
- » Plan in conjunction with development of new Big Creek dam. Investments for roads related to the dam project should specify conversion to trails after project completion.

## **MAINTENANCE AND STAFFING NEEDS**

A key theme of the park planning process is the need for better management and maintenance of Newport's parks, trails, and open spaces. A problem faced by jurisdictions across the country is that new parks, trails and facilities are not generally accompanied by commensurate increases in the budget for staff and maintenance. In addition, maintenance responsibilities are often spread between park and recreation facilities and other public facilities such as public restrooms. In Newport, two full-time maintenance staff and a small number of seasonal employees are available to maintain parks and recreation facilities but are also responsible for maintaining a variety of other municipal facilities. While parks system development charges (SDCs) and other revenue sources can be used to build new facilities, they cannot be allocated for maintenance of those or other existing facilities. Specific recommendations for maintenance staffing levels and other considerations are found in the Capital Improvement Component associated with this document (Appendix A).

### **Staffing levels and tools for maintenance of the parks and recreation system and performance assessment:**

The Capital Improvement Component of this Plan (Appendix A) describes current maintenance costs, staffing levels, sources of funds used to pay for these costs, and how this data compares to other similar cities in Oregon, as well as related national standards or metrics. The Capital Improvement Component also recommends the following strategies.

- » The City should develop several metrics to track quality of service as they relate to Park and Recreation Department staffing levels. This approach would produce data that is accurate and unique to the Newport parks system. With that data, the City will have a clear picture of the adequacy of current staffing levels and can make more informed staffing level decisions.
- » Similar to the overall recommendation for how to adjust staffing levels (see previous section), the City should develop metrics to track maintenance performance as it is related to maintenance staffing levels. This practice will help the City understand its own staffing needs.
- » It is also worth exploring options for how to most efficiently allocate staffing resources at the fund level. Other peer cities dedicate more staff and use specific fund for their park maintenance needs. This practice could potentially benefit the City of Newport as well.

### **Public/private and volunteer partnerships for maintenance of facilities:**

One strategy for leveraging additional resources for maintenance of park and recreation facilities is to engage volunteer groups in helping maintain local facilities. This can include “adopt-a-park” programs, regular park cleanup or maintenance by local or out-of-town volunteers, community service-related activities, youth volunteer efforts through collaboration with the School District, or others. Example programs include:

- » **Lincoln City, Oregon.** The city has a half-time volunteer coordinator who organizes volunteer maintenance activities for the community’s parks and open space properties. These groups typically engage in trail surface maintenance, invasive vegetation removal, cleanup of debris from homeless activities, and other similar efforts. Volunteers include individuals and organized groups from both inside and outside the community and play a significant role in maintaining the city’s park and open space areas.
- » **Portland, Oregon.** The city has an extensive volunteer program for helping maintain its parks and natural areas. Activities and strategies include coordination with established partner groups such as Friends of Forest Park, use of regular volunteer groups at specific facilities (e.g., the Crystal Springs Rhododendron Garden); designated park cleanup days with associated volunteer campaigns; and ongoing, regular volunteer

activities. All of these activities are coordinated and organized by City staff, sometimes in partnership with other groups.

- » **Metro (Portland), Oregon.** While Metro is a much larger organization than the City of Newport, they have a well-run volunteer program and their program also can provide lessons and best practices for Newport. Metro's volunteer Website (<https://www.oregonmetro.gov/how-metro-works/volunteer-opportunities>) provides general information about the types of volunteer activities available, a sign-up form to request information about specific opportunities, a calendar of upcoming activities, and a series of FAQ documents that provide more detailed information about the volunteer process and activities.

All of these programs include several key components that make implementation possible. The City of Newport should evaluate the potential benefits and required resources needed to implement an organized volunteer program and determine whether the benefits outweigh the costs, and whether the City has the capacity to implement the program. If and when implementation of a volunteer program is desired and warranted the City should take the following steps:

- » Determine staffing needs and designate or hire a volunteer coordinator.
- » Conduct outreach to and establish relationship with existing community groups and organizations.
- » Establish an outreach program for soliciting, responding to, and organizing volunteers.
- » Create a template volunteer contract with standards specifying the volunteer commitment and duration.
- » Conduct volunteer program activities in coordination with other city programs and activities.
- » Establish and maintain an internal list of volunteer opportunities, duties, equipment needs, and related informational materials (i.e. volunteer orientation pamphlets).
- » Acquire the necessary equipment and supplies needed for various volunteer efforts, or establish relationships with organizations from which equipment and supplies can be regularly rented or borrowed.
- » Establish and maintain a public-facing volunteer page and event calendar on the City's website.

#### **Methods to minimize required maintenance of parks and recreation facilities:**

A number of additional strategies are recommended to reduce the cost and improve the efficiency of maintaining parks and recreation facilities, including the following. These strategies are described in more detail in the Capital Improvement Component (Appendix A).



- » Use durable, weather-resistant materials for park facility furnishing and amenities to reduce repair and replacement frequency and costs.
- » Ensure that vegetation used in the city’s parks and open spaces be able to withstand local weather and climatic conditions and be as inexpensive as possible to maintain.
- » Consider materials, durability, maintenance needs and life-cycle costs when making decisions about and budgeting for proposed improvements and expansions to park and recreation facilities, including restrooms.
- » Use volunteers to help leverage additional resources for maintenance of park and recreation facilities and reduce costs associated with those activities (described in more detail above).

**COST ESTIMATES**

As part of the process of developing this Plan, the project team estimated costs for each improvement project. The level of detail of the cost estimates varies as follows:

- » General cost estimates are provided for new park facilities based on unit costs per acre and are presented as a cost range. Costs for these facilities do not include soft costs or land acquisition costs.
- » Unit costs per lineal feet are provided for new trails.
- » For most improvements to existing facilities, costs are provided for specific improvements based on typical costs of such improvements in other municipalities. These estimates include soft costs.
- » For selected facilities where conceptual diagrams of improvements were created, more detailed costs have been provided. These estimates also include soft costs.

All costs represent approximate, planning-level costs. In some cases, general cost estimates for new facilities represent a very wide variation from the low to the high end of the estimate. Trail costs have not been estimated although costs per lineal foot of different types of trails are included.

More accurate costs will need to be developed as part of detailed master plans prepared for individual facilities. The following table summarizes total costs by type of improvement. More detailed cost information is included in the accompanying Capital Improvement Component (Appendix A).

**TABLE 10. ESTIMATED COST RANGES FOR NEW FACILITIES**

Park Type	Total Construction Cost	
	Low	High
Mini-Park, Pocket Park	\$50,000	\$150,000
Neighborhood	\$400,000	\$750,000
Special Use	\$8,000	\$50,000
Open Space	\$200,000	\$400,000
Beach Access	\$50,000	\$500,000
<b>Total All New Projects*</b>	<b>\$1,748,000</b>	<b>\$6,035,000</b>

\* Does not include Highway 101 Pollinator Project, given extreme cost range

**TABLE 11. GENERAL COST ESTIMATES FOR PROPOSED NEW TRAILS**

Project ID	Site	Tier	12' Asphalt (LF)	8' Asphalt (LF)	8' Soft Surface (LF)	6' Asphalt (LF)
T-L/T-M	Yaquina Bay (Coast Guard) Trail	I	\$48.00	\$32.00	\$24.00	\$24.00
T-C	Agate Beach Neighborhood to Ernest Bloch Wayside	II	\$48.00	\$32.00	\$24.00	\$24.00
T-K	Ocean to Bay Trail Completion	II	\$48.00	\$32.00	\$24.00	\$24.00
S-08/T-P	101 Alternate Trails South of Mike Miller Park	II	\$48.00	\$32.00	\$24.00	\$24.00
T-08	Wilder Trail Improvements	III	\$48.00	\$32.00	\$24.00	\$24.00
T-R	Nautical Hill Open Space Trail	III	\$48.00	\$32.00	\$24.00	\$24.00

**TABLE 12. ESTIMATED COSTS FOR SPECIFIC IMPROVEMENTS**

Project	Tier	Cost Estimate
<b>P-01: Agate Beach Neighborhood and Dog Park Improvements</b>	I	\$339,728
<b>P-03: Betty Wheeler Memorial Field Improvements</b>	I	\$901,091
<b>P-04: Big Creek Park Improvements</b>	I	\$457,862
<b>P-09: Frank Wade Park Improvements</b>	I	\$409,852
<b>P-06: Don and Ann Davis Park (Grassy Area)</b>	I	\$650,286
<b>P-17/T-J: Sam Moore Park and Trail Improvements</b>	I	\$1,422,002
<b>T-G: Big Creek Reservoir Trail System</b>	I	\$3,248,435
<b>T-H / T-I: Ocean to Bay Trail Improvements</b>	I	\$223,857
<b>X-08: Forest Park Trail Improvements</b>	I	\$113,022
<b>T-N: Coastal Gully Open Space Trail</b>	II	\$713,427
<b>P-J: Mini Park at South End of Yaquina Bay Bridge</b>	II	\$486,277
<b>P-05 Coast Park Improvements</b>	III	\$114,660
<b>P-13: Mombetsu Park Improvements</b>	III	\$37,674
<b>P-20: Yaquina Bay State Park Improvements</b>	III	\$131,040
<b>S-02: Wilder Dog Park Improvements</b>	III	\$124,488

## FUNDING STRATEGIES

Current sources of funding include fees, fines and forfeitures (including user fees for specific park and recreation facilities, transfers from the city’s General Fund, transfers from the county transient lodging tax, and small amount of revenue from investments. The City also uses System Development Charges (SDCs) to pay for construction of some new facilities.

In addition to these sources, the City could consider a variety of other potential funding sources described in the following table. The accompanying Capital Improvement Component (Appendix A) summarizes considerations and recommendations associated with evaluating the potential use of these funding mechanisms.

**TABLE 13. POTENTIAL PARK AND RECREATION FUNDING SOURCES**

<i>Funding Mechanism</i>	<i>Source</i>	<i>Capital Projects</i>	<i>Repair &amp; Maintenance</i>	<i>Programs, Events</i>	<i>Used in Newport?</i>
<b>General Obligation, Revenue or Other Bonds</b>	City	x			x
<b>Stormwater Utility Fee</b>	City	x	x		
<b>Parks Maintenance Fee</b>	City		x		
<b>Grants</b>					
<i>General Purpose or Operating Grants</i>					
<i>Planning Grants</i>					
<i>Facilities and Equipment Grants</i>	State, Foundations	x	x	x	x
<i>Matching Grants</i>					
<i>Management or Technical Assistance Grants</i>					
<b>Program-Related Investments (PRIs)</b>	Foundations	x			
<b>Parks District</b>	Public	x	x		

## ADDITIONAL PARTNERSHIPS WITH OTHER AGENCIES AND COMMUNITY GROUPS

The City of Newport is fortunate to have a variety of community partners who are instrumental in helping provide and maintain park and recreation facilities, programs and services to Newport residents and visitors. Maintaining and enhancing these partnerships will be critical to successful implementation of this Plan. Key partnerships and associated strategies are included below, in addition to those highlighted previously.

### Lincoln County School District

The City has a joint use agreement with the District which allows community members to access and use school facilities for recreation during non-school hours. School playgrounds, playing fields and other facilities are essential components of the local park and recreational system. Many of them essentially serve as neighborhood parks. Absent the use of school facilities, many neighborhoods would not be adequately served by park facilities. Continuing to maintain and strengthen this agreement is vital to the community. Specific strategies for partnering with the School District include:

- » Regularly review and update joint use agreement, within the next year and then approximately every three to five years thereafter. The City’s existing agreement with the school district commits both parties to providing shared use of their facilities, while also providing each organization with a reasonable amount of flexibility to meet

its own needs first. The conditions in the agreement appear to be fair and reasonable and fairly typical of such an agreement. That said, the agreement is approximately 17 years old and it may be beneficial to both parties to review the terms of the agreement to ensure it continues to meet their current and projected future needs. Specific issues to review and address, as needed, could include:

- Does the agreement specify the full range of City and District facilities which should be covered?
  - Is the process for reserving one organization's facilities by the other entity consistent with current and/or the most efficient procedures that can be used?
  - Are any specific arrangements or requirements needed to guide the use of particular facilities?
  - Are any changes needed to the maintenance clause of the agreement? For example, should one party maintain the other entity's facility in some cases, depending on the nature of the joint use?
- » Partner in funding improvements that benefit both parties
  - » Work together to schedule school and community use of playing fields and facilities in an equitable, efficient manner
  - » Cooperate and coordinate in long-range planning for enhancements to facilities that are jointly used
  - » Partner with School District on use of expertise, labor and equipment in making improvements to City fields

### **Oregon State Parks and Recreation Department (OPRD)**

Newport is fortunate to have several OPRD facilities within or in close proximity to the city, including the Agate Beach and Yaquina Bay Recreation Sites and South Beach State Park. In addition, OPRD is responsible for maintaining a number of additional beach access sites in Newport. While OPRD facilities are primarily intended for use by visitors to Newport, they represent an outstanding opportunity for residents as well. Continued cooperation, coordination and support of OPRD in managing and improving these facilities is very important. Specific strategies include:

- » Cooperate and coordinate in long-range planning for enhancements to park and trail facilities that are jointly used by residents and visitors, including proposed improvements at Yaquina Bay State Park and the Agate Beach State Recreation Site.
- » Concurrent with development of the proposed multi-purpose open space at the Agate Beach State Recreation Site, establish a set of procedures for allocating and scheduling use of the fields by local sports teams and/or other community members.

- » Facilitate community participation in OPRD programs and activities within the parks.
- » Partner in acquiring land for or constructing facilities intended for community use within or adjacent to OPRD facilities.

**Newport Municipal Airport**

There are several key recreational opportunities associated with the Newport Municipal Airport property, including plans for location of a new community garden, use of trails for City-sponsored events, and more informal use of trails on the property for walking, hiking and bicycling. In addition, existing or potential future trails on the property provide opportunities to connect to trails in adjacent areas and expand the City’s trail system. Current airport management staff are open to and supportive of continued community use of these facilities, providing an excellent opportunity for expanding recreational opportunities in the southern portion of Newport. Specific strategies include:

- » Work with Airport staff to identify, map and further describe opportunities for community use of trails and other facilities on airport property outside the runway protection zone, including potential expansion of the trail system.
- » Develop a formal agreement regarding community use of and future improvements to trails on airport property.
- » Partner in securing easements across intervening properties between the airport and existing or planned trails and other recreational facilities.
- » Coordinate tree clearing and brushing outside the runway protection zone with potential trail expansion opportunities.
- » Continue to coordinate with airport and community members regarding siting, design and implementation of a proposed community garden.

**Landwaves/Wilder Community**

Several important recreational facilities are located in the Wilder development, including the Wilder Twin Neighborhood Park, Wilder Dog Park, Wilder Disc Golf Course, Mike Miller Park to Wilder Twin Park Trail, and other hiking and mountain biking trails on the property. The Landwaves company has been an excellent community partner in developing and providing opportunities for community use of these facilities. Continued coordination with Landwaves to maintain these facilities and provide and maintain additional facilities as the area continues to grow and develop is essential. Specific strategies include:

- » Coordinate on plans for any potential changes in location to the Wilder Dog Park and strategies for making that location permanent; identify opportunities for the City to partner in maintenance of the facility.
- » Provide information about use of Wilder property trails on the City’s website or via other City informational venues.

- » As future phases of the Wilder property develop, work with Landwaves to ensure development of additional park and recreational facilities that meet residents' needs and are consistent with the Vision and Goals of the Park System Master Plan.

### **Trail Users and Advocates**

Newport's 2040 Vision identifies further development of an integrated multi-use trail system that connects neighborhoods, visitor destinations, open spaces, and natural areas as a top tier priority. Local trail users and advocates have expressed a willingness to partner on trail building and maintenance. Specific strategies include:

- » Establish a City trail-building program that provides opportunities for volunteer involvement.
- » Encourage trail advocates to create a formal organization such as a 501.c.3 non-profit which could enter into an agreement with the City to commit to initial trail-building and future maintenance activities.
- » Coordinate with community groups on proposed plans for development and maintenance of trails.
- » Prioritize trail alignments based on existing topography and natural barriers / features.
- » Identify the need for trailhead facilities (e.g., parking areas, wayfinding signage, trash receptacles, etc.) and ongoing maintenance in connection with planning for future trails.
- » Identify opportunities within the city for creating non-motorized connections to existing and planned trails.
- » Develop connector trails that provide direct bicycle and pedestrian access from neighborhoods, visitor destinations, schools, and parks onto the City's major trail networks.

Additional recommendations related to the proposed Big Creek Reservoir trail system are described previously.

### **Lincoln County**

Lincoln County owns and operates a number of facilities that provide key opportunities for current and future recreational use, including Mike Miller Park, the Lincoln County Commons and Jump-Off Joe. Specific strategies include:

- » Coordinate with the County on shared community use and future improvements to county facilities that are within or adjacent to the city.

### **Youth and Adult Sports Organizations**

Several local organizations help maintain playing fields, schedule games, and organize teams and tournaments in Newport. Groups include Central Coast Soccer, Newport Baseball and Softball Association, Newport Parks

and Recreation, The Newport Boosters Club and the Newport Baseball & Softball Association. These groups use a variety of facilities owned by the City of Newport, Lincoln County School District and others for these activities. They will continue to be important partners in helping meet local recreational needs, particularly for youth. Specific strategies include:

- » Take an active role in coordinating with field users to help develop and implement a coordinated approach to scheduling, use and improvement of local playing fields.
- » Support local organizations in their commitment of labor and resources to help improve and maintain playing fields.
- » Provide technical support in determining the most cost-effective design for future improvements to existing fields or new fields.
- » Partner in seeking grant or other funding for field improvements.
- » Support potential plans for development and use of multi-purpose playing fields and a play area at the County Commons site.
- » Identify potential sites, acquisition and operating costs for future development of City owned multi-purpose fields.

**60+ Center Board and Volunteers**

The 60+ Center provides essential facilities and programs for Newport’s elders and is financially supported by the City. The City will need to continue to coordinate and collaborate with 60+ Center staff, board members and volunteers to assess future facility improvement and programming needs and help identify strategies for meeting them.

**Additional Partnerships**

In addition to the key partnerships described above, a number of other partnering opportunities should be pursued, including the following:

- » **Newport Beautification and Wayfinding Committees.** Develop City standards for site furniture, wayfinding, landscaping and planting to ensure City-owned properties are planted with species that will thrive in Newport’s coastal environment, signage is consistent throughout the city, and furnishings are durable, consistent and attractive. Coordinate with Newport Beautification and Wayfinding Committees as part of such efforts.
- » **Surfrider.** Partner with Surfrider on accessibility enhancements and informational signage around beaches.
- » **Newport Chamber of Commerce.** Collaborate on promoting and implementing park clean-ups or other projects, as well as assessing visitors’ recreation needs and desires and providing information about park and recreation facilities and activities.

**CITY OF NEWPORT**  
**PARK SYSTEM MASTER PLAN**  
**STANDARDS**

*Prepared for:*



*Prepared by:*



**March 2019**



# NEWPORT DESIGN STANDARDS

As part of the process for Newport’s Parks System Master Plan, the City of Newport would like to develop standards and guidelines that will help standardize Park System materials and elements such as signage, site furnishings and trails. This document describes climate appropriate materials as well as a proposed process to create a set of standards and includes goals and guidelines the City can use to do so. Developing specific standards and specification for park system elements typically is an extensive process and is generally undertaken with the assistance of a landscape architecture firm and often with robust community engagement.



Agate Beach Neighborhood Park - Concrete Picnic Table

# CLIMATE APPROPRIATE MATERIALS

## GOALS

Create a City-wide consistency in materials to withstand the climatic conditions of Newport including high winds, rain and moisture and salt air.

## FACTORS TO CONSIDER

- Use
- Rain and Moisture
- Wind
- Corrosion
- Durability
- Maintenance
- Eco-Friendliness
- Cost



## CLIMATE APPROPRIATE MATERIALS

Material	Use	Resist Rain and Moisture	Resist Wind	Resist Corrosion	Good Durability	Type of Maintenance	Eco-Friendliness	Cost
Wood (treated, stained or painted)	Bench, Picnic table, signage, shelter	Not long term	Yes	Yes	Yes	High	Yes	Low
Wood - Teak	Bench, Picnic table, signage, shelter	Yes	Yes	Yes	Yes	Low	Yes	High
Powder Coated Steel	Bench, Picnic table, Trash receptacle, bike racks, bollards, play equipment, shelters, signage	Yes	Yes	Yes	Yes	Low	Yes	Medium
Concrete	Picnic Tables, benches, trash receptacle, seat walls	Yes	Yes	Yes	Yes	Low, but need periodic inspection	Yes	Medium
Recycled Plastic (High Density Polyethylene - HDPE)	Bench, Picnic table, play equipment	Yes	Yes, bolted down	Yes	Yes	Low	Yes	Low

# SITE FURNISHINGS

## GOALS

1. To establish a consistent, signature style for the City of Newport’s Park System;
2. To provide designers and project managers with an easy-to-use reference manual as they implement projects; and
3. To simplify park and natural area maintenance by standardizing parts and materials

## PROCESS

1. Develop a set of values for the standards (described below).
2. Decide on a certain time frame for when the standards should be finalized and create a schedule for developing, reviewing, refining and finalizing them.
3. Use a collaborative process involving a cross-departmental committee of City of Newport staff and the professional services of Landscape Architecture firm. Consider involving the broader community in reviewing options and identifying preferences.
4. Review and develop a list of the pros and cons of existing City of Newport furnishings.
5. Review an inventory of other park systems’ site furnishing standards.
6. Work with Landscape Architect on initial concepts for new standards.
7. Use values as screening criteria that each furnishing standard would be measured against before it is final recommendations.

## VALUES TO CONSIDER

**Sustainability** Each furnishing standard should consider life cycle costs (purchase, maintenance and replacement), and an assessment and environmental and social sustainability. Locally sourced products are preferred or climate appropriate.

**Accessibility** Each furnishing standard should comply with the Americans with Disabilities Act (ADA).

**Aesthetics** All of the furnishings should contribute to a unified style that is timeless, simple, useful and congruent with the surrounding environment.

**Durability** Selected furnishings should require minimal maintenance and should be able to be renovated at a low cost (e.g., replacement components, if applicable, should be relatively easy to acquire quickly and inexpensively, to the greatest degree feasible).

**Cost** Furnishings should be competitively priced.

## EXAMPLES OF CLIMATE APPROPRIATE SITE FURNISHING OPTIONS

### Bench



**Material:** Recycled Plastic Slats, Powder Coated Steel Frame

**Manufacturer:** Columbia Cascade

**Product Name:** Parkway Bench

**Model Number:** 2017-6

**Unit Price:** \$810

### Picnic Table



**Material:** Recycled Plastic Slats, Powder Coated Steel Frame

**Manufacturer:** Columbia Cascade

**Product Name:** Greenway Picnic Table

**Model Number:** 2168

**Unit Price:** \$1,965

### Bike Racks



**Material:** Powder Coated Steel

**Manufacturer:** Columbia Cascade

**Product Name:** Original CycLoops

**Model Number:** 2170-7-E-G

**Unit Price:** \$450

### Boardwalk



**Material:** Putruded Fiberglass Decking

**Manufacturer:** Fibergate

**Product Name:** Safe T Span

**Model Number:** I 4015

**Unit Price:** \$12.80 / sf (decking only)

## Bollards



**Material:** Powder Coated Steel

**Manufacturer:** Columbia Cascade

**Product Name:** Metal Bollard

**Model Number:** 2190-E

**Unit Price:** \$150

## Drinking Fountains



**Material:** Powder Coated Steel

**Manufacturer:** Columbia Cascade

**Product Name:** Restoration Drinking Fountain

**Model Number:** 2010-01

**Unit Price:** \$3,285

## Picnic Shelter



**Material:** Powder Coated Steel

**Manufacture:** Natural Structures

**Product Name:** Rocky Mountain Picnic Shelter

**Model Number:** 98-R20030-4T

**Unit Price:** \$30,000

## SIGNAGE

**GOAL:** Ensure a standardized, consistent look to park, trail and natural area signs.

**PROCESS:**

1. Define a clear and expedited process for:
  - Creating full sign systems
  - Adding or replacing signs in existing systems
  - Maintaining signs
  - Creating temporary signs
2. Document the process for determining the need for a sign.
3. Create a cost-effective way of producing signs.
4. Establish a visually easy-to-identify hierarchy of entrance, directional/identification and trail signage.
5. Ensure that signs harmonize with the natural environment in an aesthetic, consistent way with good site design. Standards should guarantee that signs are attractive, concise, clear and sited in the optimal locations.
6. Minimize impact of signs on parks and natural areas.
7. Create standards that incorporate durable materials and provide for cost-effective long-term maintenance.
8. Provide criteria for prioritizing signs

See example of a project GreenWorks,PC was hired by the City of Astoria to develop Wayfinding/Signage for Pedestrians.

UNIONTOWN - PORT to 3RD ST.

DOWNTOWN - 3RD to 16TH ST.







River Walk Pedestrian Directional Signage



Downtown Pedestrian Directional Signage



Trailhead Map



Interpretive Signage



# TRAILS

## GOALS

1. Create a Citywide system of trails to ensure a consistent look, high standard of quality, and basic level of safety.
2. Create accessible portions of the trail system.
3. Create a sustainable system that requires minimal maintenance and has minimal impacts on the environment

## PROCESS

1. Create an inventory of existing trails.
2. Develop an inventory of support facilities.
3. Conduct a more detailed future needs assessment, building on work already conducted for the PSMP.
4. Identify needed improvements to specific trails.
5. Establish standards for the construction, maintenance, and rehabilitation of trails, including related to the following.
  - a. Tread Width – Actual walking surface
  - b. Clearance Width – Areas around trail to be kept free of vegetation
  - c. Clearance Height
  - d. Slope – trail stability, accessibility
    - i. Maximum Slope
    - ii. Cross slope
  - e. Trail Surface - Material
    - i. Asphalt
    - ii. Concrete
    - iii. Wood chips
    - iv. Gravel

Note: Due to the climate in Newport, natural dirt trails are not advised as they will get muddy quickly and form ruts. Ruts may increase maintenance on the trails.

Hiking Trail - Asphalt



Multi-Use Trail - Crushed Gravel



Mountain Biking Trail - Gravel



EXAMPLE OF TRAIL DEVELOPMENT STANDARDS

Trail Type	Vertical Clearance	Corridor Clearance	Treadway Width	Surfacing Materials	Trail Length	Grade
Hiking	8-10 feet	4 –8 feet	4-6 feet	Bare soil, rocks, stone dust, or wood chips. May have hardened surface (concrete, asphalt or boardwalks) in high use areas.	0.25 – 5 mi. (1/2 day) 5-15 mi. (full day)	0-5%; Max – 15% sustained; 40%+ shorter than 50 yd.; Outslope – 4% max
Multi-use-Greenway Trail	8-10 feet	10-12 ft. (1 lane) 12-16 ft. (2 lane) 16-20 ft. (2 lane – high volume)	6 ft. (1 lane) 8-10 ft. (2 lane) 12-14 ft. (2 lane – high volume)	Smooth pavement, asphalt, concrete, crushed gravel, clay or stabilized earth.	Min. – 5 mi. loop (1.5-2 hour) 15-25 mi. of linear or loop trails (day trip)	0-5%; Max: 5-10% sustained; 15% shorter than 50 yd. Outslope of 2-4%
Mountain Biking	8-10 feet	1.5 – 6 ft. (1 lane)	Novice - 36 in Intermediate - 24-30 in Advanced - 12-18 in	Firm natural surface including soil, rocks, wood; hardened surface for wet areas.	Min. – 5 mi. loop (1.5-2 hour) 15-25 mi. of linear or loop trails (day trip)	Over all grade not to exceed 10%. Climbing turns not to exceed 7-12%. Out slope of 3-5%

**Resources:**

<https://www.nps.gov/noco/learn/management/ncttrailconstructionmanual1.htm>

<https://www.blm.gov/sites/blm.gov/files/Guidelines-for-a-Quality-Trail-Experience-2017.pdf>

## CLIMATE APPROPRIATE PLANTS

The following is an extensive list of plants that are Accessible for the Newport. Newport can have a harsh climate due to the wind and salt climate as well as sandy soils. This list is compiled from resources from Rachel Cotton with the City of Newport, Lincoln County Master Garden Association, Mike Faha with GreenWorks, PC and The Pacific Northwest Gardner Book of Lists.

This list is not a final list and should be added to as well as reviewed on a periodic basis.

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
<b>Trees</b>							
Vine Maple	<i>Acer circinatum</i>	Native	Deciduous	15' / 10'	Medium	Full sun - part shade	Multiple trunks
Bigleaf Maple	<i>Acer macrophyllum</i>	Native	Deciduous to 100'	50' / 30'	Medium	Full sun - part shade	Large spreading tree, fall yellow color
Grand Fir	<i>Abies grandis</i>	Native	Evergreen to 120'	100' / 20'	Medium	Full sun - part shade	
Japanese Maple	<i>Acer japonicum</i>	Non-native	Deciduous	20' / 15'	Medium	Full sun - part shade	Orange fall foliage
Red Alder	<i>Alnus rubra</i>	Native	Deciduous	50' / 30'	High	Full sun - part shade	Likes wet soil, fast growing
Pacific Madrone	<i>Arbutus menziesii</i>	Native	Evergreen	50' / 30'		Full sun	
Strawberry Tree	<i>Arbutus unedo</i>	Non-native	Evergreen	30' / 15'	Low	Full sun	Pink flowers in fall, red fruit in spring
Port Orford Cedar	<i>Chamaecyparis lawsoniana</i>	Native	Evergreen	40' / 20'	Medium	Full sun - part shade	Pyramidal shape with drooping branches
Hawthorn	<i>Crataegus sp.</i>	Non-Native	Deciduous	25' / 20'	Low	Full sun - part shade	Edible Berries
Leyland Cypress	<i>Cupressocyparis leylandii</i>	Non-native	Evergreen	40' / 10'	Medium	Full sun	Dense pyramidal evergreen, fast growing
Monterey Cypress	<i>Cupressus macrocarpa</i>	CA Native	Evergreen to 60'	30' / 8'		Full sun	Upright form, likes sandy fast draining soils
Ginkgo	<i>Ginkgo biloba</i>	Non-native	Deciduous	45' / 35'	Medium	Full sun - part shade	Large pyramidal shape, yellow leaves in fall
Goldenrain Tree	<i>Koelreuteria paniculata</i>	Non-native	Deciduous	30' / 30'	Low	Full sun - part shade	
Glossy privet	<i>Ligustrum lucidum</i>	Non-Native	Evergreen	12' / 12'	Low to medium	Full sun - part shade	
Tuliptree	<i>Liriodendron tulipifera</i>	Non-native	Deciduous	60' / 30'	Medium	Full sun	
Evergreen Magnolia	<i>Magnolia grandiflora</i>	Non-native	Evergreen	50' / 20'	Medium	Full sun - part shade	Rich Loamy soil
Star Magnolia	<i>Magnolia stellata</i>	Non-native	Deciduous	15' / 10'	Medium	Full sun - part shade	Blooms in march
Crabapple 'Liset'	<i>Malus 'Liset'</i>	Non-native	Deciduous	25' / 20'	Medium	Full sun	

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Pacific Crab Apple	<i>Malus fusca</i>	Native	Deciduous	20' / 20'	Medium	Full sun	
Norway spruce	<i>Picea abies</i>	Non-Native	Evergreen	80' / 30'	Low	Full sun	Pyramidal evergreen, fast growing
Sitka spruce	<i>Picea sitchensis</i>	Native	Evergreen	150' / 30'	Medium	Full sun	Tolerates salt, wind, sandy soil. Will lift pavement. Pyramidal evergreen.
Shore Pine	<i>Pinus contorta</i>	Native	Evergreen	60' / 25'	Low	Full sun	Adaptable. Typical wind pruned tree along the coast
Austrian Pine	<i>Pinus nigra</i>	Non-Native	Evergreen	50' / 30'	Medium	Full sun	
Scotch Pine	<i>Pinus sylvestris</i>	Non-Native	Evergreen	40' / 35'	Medium	Full sun	
Japanese Black Pine	<i>Pinus thunbergii</i>	Non-native	Evergreen	50' / 20'	Medium	Full sun	
Bitter Cherry	<i>Prunus emarginata</i>	Native	Deciduous	40' / 30'	Medium	Part shade	
Flowering Cherry	<i>Prunus serrulata</i>	Non-native	Deciduous	20' / 20'	Medium	Full sun - part shade	White-Pink Flowers
Douglas Fir	<i>Pseudotsuga menziesii</i>	Native	Evergreen to 120'	80' / 20'	Medium to high	Full sun	
Holly Oak	<i>Quercus ilex</i>	Non-native	Evergreen	70' / 60'	Medium	Full sun - part shade	
Cascara Sagrada	<i>Rhamnus purshiana</i>	Native	Deciduous	40' / 12'	Low	Full sun - part shade	Upright form
Coast Redwood	<i>Sequoia sempervirens</i>	CA Native	Evergreen to 90'	100' / 25'	Medium	Full sun	
Japanese Snowbell	<i>Styrax japonica</i>	Non-native	Deciduous	30' / 30'	Medium	Full sun - part shade	
Western Red Cedar	<i>Thuja plicata</i>	Native	Likes roots in wet soil	70' / 25'	Medium	Full sun - part shade	Evergreen to 100'
Hemlock	<i>Tsuga heterophylla</i>	Native	Evergreen	60' / 20'	Medium	Full sun - part shade	Does not thrive in Sandy Soil. Tolerates Shade
Zelkova	<i>Zelkova serrulata</i>	Non-native	Deciduous	45' / 30'	Medium	Full sun - part shade	Replacement for American Elm
<b>Shrubs</b>							
Hairy Manzanita	<i>Arctostaphylos columbiana</i>	Native		10' / 10'	Low	Full sun	Likes well-drained, acidic soil, a southern or western exposure and is highly drought tolerant.
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Native	Evergreen	12" / 15"	Low	Full sun	Groundcover
Coyote Bush	<i>Baccharis pilularis</i>	Native	Evergreen	4' / 10'	Low to medium	Full sun - part shade	
Barberry	<i>Berberis</i> sp.	Non-native	Evergreen	6' / 6'	Low to medium	Full sun - part shade	Broad-rounded shrub with arching branches

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Point Reyes Ceanothus	<i>Ceanothus gloriosus</i>	Non-native	Evergreen	6' / 6'	Low to medium	Full sun - part shade	Mounding, rounded, spreading form
Ceanothus	<i>Ceanothus griseus horizontalis</i>	Non-native	Evergreen	3' / 8'	Low	Full sun - part shade	Fast growing, durable ground cover
Blue Blossom	<i>Ceanothus thrysiflorus</i>	Native	Evergreen	5' / 5'	Medium	Full sun - part shade	Blue flowers attract bees. Short lived
Flowering Quince	<i>Chaenomeles japonica</i>	Non-native	Deciduous	3' / 6'	Medium	Full sun - part shade	Tolerates drought, erosion, clay soils. Easily grown in well drained soil
Mediterranean Fan Palm	<i>Chamaerops humilis</i>	Non-native	Evergreen	15' / 20'	Medium	Full sun - part shade	Multi-trunk evergreen palm with an upright irregular form that typically matures as a shrub or small tree
Mexican Orange	<i>Choysia ternata</i>	Non-native	Evergreen	8' / 8'	Medium	Part shade - full shade	Prefers areas protected from cold winter winds
Bloodtwig Dogwood	<i>Cornus sanguinea</i>	Native	Deciduous	6' / 6'	Medium	Full sun - part shade	Upright, round-topped, spreading, twiggy, multi-stemmed shrub
Western Hazelnut	<i>Corylus cornuta sp. californica</i>	Native	Deciduous	4' / 8'	Medium	Full sun - part shade	Showy, edible fruit
Smokebush	<i>Cotinus coggygria</i>	Non-native	Deciduous	15' / 15'	Medium	Full sun	
Hawthorn	<i>Crataegus sp.</i>	Non-Native	Deciduous	30' / 30'	Low to medium	Full sun	
Hopseed	<i>Dodonaea viscosa</i>	Non-native	Evergreen	12' / 8'	Medium	Full sun	
Heath (many species)	<i>Erica sp.</i>	Non-native	Evergreen	12' / 6'	Medium	Full sun - part shade	High Wind and Salt Tolerance
Escallonia	<i>Escallonia sp.</i>	Non-native	Evergreen	8' / 6'	Medium	Full sun - part shade	Dense shrub
Silktassel	<i>Garrya elliptica</i>	CA Native	Evergreen	12' / 8'	Low	Full sun - part shade	Rounded form
Salal	<i>Gaultheria shallon</i>	Native	Evergreen	6' / 8'	Medium	Full sun - part shade	High Wind and Salt Tolerance. Edible berries. Grows 2' tall in shade, up to 10' tall in sun
Oceanspray	<i>Holodiscus discolor</i>	Native	Deciduous	10' / 8'	Medium	Part shade	Attractive spring flowers
Hydrangea	<i>Hydrangea sp.</i>	Non-native	Deciduous	5' / 5'	Medium	Part shade	
Blue Pacific Shore Juniper	<i>Juniperus conferta</i>	Non-native	Evergreen	1.5' / 8'	Medium	Full sun	High Wind and Salt Tolerance
Creeping Juniper	<i>Juniperus horizontalis</i>	Native to Northern US	Evergreen	1.5' / 8'	Medium	Full sun	
Lavender	<i>Lavandula sp.</i>	Non-native	Evergreen	3' / 4'	Low to medium	Full sun	

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Twinberry	<i>Lonicera involucrata</i>	Native	Deciduous	10' / 10'	Medium	Full sun - part shade	Habitat plant. Grows into a leggy shrub. Takes wind
Japanese Honeysuckle	<i>Lonicera japonica</i>	Non-Native	Deciduous	30' / 6'	Low to medium	Full sun - part shade	
Mahonia	<i>Mahonia aquifolium</i>	Native	Evergreen	5' / 5'	Low	Part shade - full shade	
Dwarf Oregon Grape	<i>Mahonia nervosa</i>	Native	Evergreen	7' / 7'	Low	Part shade	Prefers well drained acidic soil
Creeping Mahonia	<i>Mahonia repens</i>	Native	Evergreen	2' / 4'	Medium	Full sun - part shade	Low, sprawling
Wax Myrtle	<i>Myrica californica</i>	Native	Evergreen	20' / 15'	Low to medium	Full sun - part shade	Can Suffer from Fungal Disease. Takes Pruning
Osoberry / Indian Plum	<i>Oemleria cerasiformis</i>	Native	Deciduous	15' / 10'	Medium	Part shade - full shade	Avoid wet soil
Ninebark	<i>Physocarpus capitatus</i>	Native	Deciduous	8' / 8'	Low to medium	Part shade - full shade	Rounded form
Lilly of the Valley	<i>Pieris</i> sp.	Non-native	Evergreen	7' / 7'	Medium	Full sun - part shade	
Pacific Rhododendron	<i>Rhododendron macrophyllum</i>	Native	Evergreen	8' / 8'	Low	Part shade	Prefers morning sun
Spreading Gooseberry	<i>Ribes divaricatum</i>	Native	Deciduous	10' / 3'	Low	Full sun - part shade	
Prickly Currant	<i>Ribes lacustre</i>	Native	Deciduous	7' / 5'	Low	Part shade - full shade	Upright form, fast growth rate, purple flowers
Red Flowering Currant	<i>Ribes sanguineum</i>	Native	Deciduous	13' / 7'	Low	Part shade	Upright form, pleasant fragrance, fast growth rate
Nootka Rose	<i>Rosa nutkana</i>	Native	Deciduous	4' / 4'	Low	Full sun - part shade	Pink flowers
Creeping rosemary	<i>Rosmarinus prostratus</i>	Non-native	Evergreen	2' / 3'	Low	Full sun	Medium Wind and Salt Tolerance
Rosemary	<i>Rosemarinus</i> sp.	Non-Native	Evergreen	6' / 4'	Medium	Full sun	Aromatic leaves, blue to violet flowers
Pussy Willow	<i>Salix discolor</i>	Non-Native	Deciduous	15' / 12'	Medium to high	Full sun - part shade	Thrives in wet soils
Red Elderberry	<i>Sambucus racemosa</i>	Native	Deciduous	12' / 15'	Medium to high	Full sun - part shade	
Western Spirea	<i>Spirea douglasii</i>	Native	Deciduous	7' / 4'	Medium to high	Full sun - part shade	Upright form, pleasant fragrance, fast growth rate
Snowberry	<i>Symphoricarpos albus</i>	Native	Deciduous	6' / 6'	Low	Full sun - part shade	Rounded, fountain form
Blueberry	<i>Vaccinium corymbosum</i>	Non-native	Evergreen	12' / 12'	Medium to high	Full sun - part shade	Shallow roots need constant moisture and good drainage. Plants appreciate good organic mulch.
Huckleberry	<i>Vaccinium ovatum</i>	Native	Evergreen	8' / 10'	Low	Full sun - part shade	Edible berries, neat, erect, compact, sometimes erratic growth habit

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Forbs							
Yarrow	<i>Achillea millefolium</i>	Native		3' / 1.5'	Low	Full sun - full shade	Upright, spreading form
Maiden Fern	<i>Adiantum pedatum</i>	Native		2.5' / 1.5'	Medium	Part shade - full shade	Prefers moist, hummusy, acidic soil in full shade
Ajuga	<i>Ajuga reptans</i>	Non-native		0.75' / 1'	Medium	Full sun - part shade	High Wind and Salt Tolerance
Lady's Mantle	<i>Alchemilla mollis</i>	Non-native		1.5' / 2.5'	Medium	Full sun - part shade	Low Wind and Salt Tolerance
Sea Pink	<i>Armeria maritima</i>	Non-native		1' / 1'	Low	Full sun	High Wind and Salt Tolerance
Sea Watch	<i>Angelica lucida</i>	Native					Showy white flowers
Goat's beard	<i>Aruncus dioicus</i>	AK Native		6' / 4'	Medium to high	Full sun - part shade	Best grown in moist, fertile, organically rich soils in full sun or part shade
Wild Ginger	<i>Asarum caudatum</i>	Native		0.5' / 1.5'	Medium	Part shade - full shade	Groundcover
Aster	<i>Aster chilensis</i>	Native		3' / 3'	Low	Full sun - part shade	Cheerful violet flowers
Deer Fern	<i>Belchnum spicant</i>	Native		3' / 2'	Medium to high	Part shade - full shade	Upright, fountain form
Heater (many species)	<i>Calluna sp.</i>	Native		2' / 2'	Medium	Full sun - part shade	Useful as groundcover or in a rock garden, effective when planted in mass on hillsides, also along borders
Large Camas	<i>Camassia leichtlinii</i>	Native		1' / 1'	Medium to high	Part shade	Upright form
Common Camas	<i>Camassia quamash</i>	Native		2' / 1'	Medium to high	Full sun - part shade	Upright form, great in meadows and along streamsides
Ice Dance' Sedge	<i>Carex morrowii</i>	Non-native		1.5' / 2'	Medium to high	Part shade - full shade	Medium Wind and Salt Tolerance
Slough Sedge	<i>Carex obnupta</i>	Native		2' / 2'	Medium to high	Full shade	Sedge that spreads by rhizomes, upright form. Likes moist, saline places
Snow in Summer	<i>Cerastium tomentosum</i>	Non-native		1' / 1'	Low	Full sun	Medium wind and salt tolerance
Cotoneaster	<i>Cotoneaster sp.</i>	Non-native		3' / 6'	Medium	Full sun	Medium Wind and Salt Tolerance
Indian Rhubarb	<i>Darmera peltata</i>	Native		5' / 5'	Low	Part shade - full shade	
Wood Fern	<i>Dryopteris arguta</i>	Native		2' / 2'	Low	Full sun - full shade	Grows well on slopes
Bishop's Hat	<i>Epimedium sp.</i>	Non-native		1' / 1.5'	Low to medium	Part shade - full shade	Prefers loose, organically rich loams with even moisture in part shade



Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Beach Aster / Fleabane	<i>Erigeron glaucus</i>	Native		1' / 2'	Low	Full sun - part shade	High Wind and Salt Tolerance, small perennial, attractive flowers - violet, pink, spreading form
California Poppy	<i>Eschscholzia californica</i>	CA Native		2' / 2'	Low	Full sun	Low Wind and Salt Tolerance
Purple Leaf Winter Creeper	<i>Euonymus fortunei</i>	Non-native		0.75' / 3'	Medium	Full sun - part shade	Medium Wind and Salt Tolerance
Beach Strawberry	<i>Fragaria chiloensis</i>	Native		1' / 4'	Low	Full sun - part shade	Groundcover. Fruits are eaten by birds, animals. Spreading form
Fuschia	<i>Fuchsia magellanica</i>	Non-native		2' / 2'	Medium	Part shade - full shade	Showy flower, grows in organically rich, medium moisture soils
Sweet Woodruff	<i>Galium odoratum</i>	Non-native		1' / 1.5'	Medium to high	Part shade - full shade	Low Wind and Salt Tolerance
Western Geranium	<i>Geranium oreganum</i>	Native		3' / 2'	Medium	Part shade	Upright form, fast growth rate, purple flowers
Gumweed	<i>Grindelia integrifolia</i>	Native		1' / 1'	Low to medium	Full sun	Yellow Flowers. Grows in sandy beach
Lenten Rose / Hellebore	<i>Helleborus</i> sp.	Native		1.5' / 1.5'	Low	Part shade to full shade	Best grown in organically rich, humusy, well-drained soils. Clump-forming, late winter-blooming perennial with nodding flowers
Day Lily (many species)	<i>Hemerocallis</i> sp.			1' / 1'	Medium	Full sun - part shade	Medium wind and salt tolerance
Heuchera	<i>Heuchera micrantha</i>	Native		3' / 1'	Medium to high	Part shade - full shade	Prefers rocky substrate
Candy Tuft	<i>Iberis sempervirens</i>	Non-native		1' / 1.5'	Medium	Full sun	Medium Wind and Salt Tolerance
Douglas Iris	<i>Iris douglasiana</i>	Native		2.5' / 3'	Low	Full sun - full shade	Fountain form, fast grower
Beach Pea	<i>Lathyrus japonicus</i>	Non-native			Medium	Full sun	Lavender Flowers. <i>L. littoralis</i> is native variety but not as common. Grows in trailing stems typically on sand and gravel storm beaches
Shasta Daisy	<i>Leucanthemum x superbum</i>			4' / 4'	Low to medium	Full sun	Medium Wind and Salt Tolerance
Lithodora	<i>Lithodora diffusa</i>	Non-native		1' / 25'	Medium	Full sun - part shade	Best grown in humusy, moist, fertile, acidic, well-drained soils
Seashore Lupine	<i>Lupinus littoralis</i>	Native		1' / 1'	Low to medium	Full sun	Lavender, Blue Flowers. Likes sandy soil, clump or mat forming.
False Lily of the Valley	<i>Maianthemum dilatatum</i>	Native		1' / 1'	Medium to high	Part shade - full shade	Grows well in moist, shady evergreen forests

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Phlox	<i>Phlox subulata</i>	US Native		0.5' / 2'	Medium	Full sun	Medium Wind and Salt Tolerance
Silver Lace Vine	<i>Polygonum aubertii</i>	Non-native		25' / 25'	Medium	Full sun - part shade	Best grown in well-drained sandy loams with regular moisture. Needs a support structure upon which to grow unless grown as a sprawling ground cover. Somewhat weedy, spreads quickly by rhizomes.
Licorice Fern	<i>Polypodium vulgare</i>	Native		1' / 1'	Medium	Part shade - full shade	
Sword Fern	<i>Polystichum munitum</i>	Native		5.5' / 3'	Low to medium	Full shade	Needs some protection from wind. Understory plant. Upright, fountain form
Silverweed	<i>Potentilla anserine</i> sp.	Non-native		1' / 3'	Medium to high	Full sun	Yellow Flowers, ground cover
Drops-of-gold	<i>Prosartes hookeri</i>	Native		3' / 3'	Medium to high	Part shade	Shady damp areas, woodlands, oak understory
Fairy Bells	<i>Prosartes smithii</i>	Native		3' / 3'	Medium to high	Full shade	
Woundwort	<i>Prunella vulgaris</i>	Native		2' / 0.75'	Medium to high	Full sun - part shade	Found in a variety of places, including forest edges, meadows, and vernal wetlands. Prefers damp sandy loam
Bracken Fern	<i>Pteridium aquilinum</i>	Native		1.5' / 2'	Low	Full sun - part shade	Leaves turn brown in winter. Upright form
Matilija Poppy	<i>Romneya coulteri</i>	CA Native		10' / 20'	Low	Full sun	Upright columnar, weeping form
Thimbleberry	<i>Rubus parviflorus</i>	Native		8' / 8'	Medium to high	Part shade	Upright, spreading form
Santolina	<i>Santolina chamaecyparissus</i>	Non-native		2' / 3'	Low to medium	Full sun	High Wind and Salt Tolerance
Dragon's Blood Sedum	<i>Sedum spurium</i>	Native		0.5' / 1.5'	Low to medium	Full sun	High Wind and Salt Tolerance
Checkerbloom	<i>Sidalcea oregana</i>	Native		4' / 4'	Medium to high	Part shade	Upright form, prefers sandy or loamy soils.
False Solomon's Seal	<i>Smilacena racemosa</i>	Native		3' / 3'	Low	Part shade	Grows in woodlands
Goldenrod	<i>Solidago canadensis</i>	Native		5' / 3'	Low	Full sun	Grows in meadows and thickets
Fringecup	<i>Tellima grandiflora</i>	Native		3' / 2'	Medium to high	Part shade - full shade	
Wooly thyme	<i>Thymus pseudolanuginosus</i>	Non-native		0.25' / 1'	Low to medium	Full sun	High Wind and Salt Tolerance

Common Name	Botanical Name	Native / Non-native	Evergreen / Deciduous	Height / Width	Water Requirements	Sun / Shade Requirements	Comments
Piggy-Back Plant	<i>Tolmiea menziesii</i>	Native		0.5' / 0.5'	Medium to high	Part shade - full shade	Prefers rich, forest soil with well-decomposed organic component derived from decaying wood. For garden purposes add redwood compost to soil mix.
Trillium	<i>Trillium ovatum</i>	Native		2' / 1.5'	Medium to high	Part shade - full shade	Grows on moist slopes and canyon banks.
Inside-Out Flower	<i>Vancouveria hexandra</i>	Native		1.5' / 1.5'	Medium	Part shade - full shade	Easily grown in cool, organically rich, acidic, consistently moist, well-drained loams
Voilet	<i>Viola adunca</i>	Native		1' / 1'	Medium to high	Full sun - part shade	Likes sheltered places along streams. Adaptable
Stream violet	<i>Viola glabella</i>	Native		0.5' / 0.5'	Medium	Part shade	Grows along streams or in moist woods
<b>Grasses</b>							
Feather Reed Grass	<i>Calamagrostis acutiflora</i> 'Karl Forester'	Non-native		5' / 2.5'	Medium to high	Full sun	Prefers rich, consistently moist soils that do not dry out.
Orgen Tufted Hair Grass	<i>Deschampsia cespitosa</i>	Native		3' / 3'	Medium to high	Full sun - part shade	Fountain form
Blue Oat Grass	<i>Helictotrichon sempervirens</i>	Non-native		3' / 2.5'	Low to medium	Full sun	Medium Wind and Salt Tolerance
Blue Wild Rye	<i>Leymus racemosus</i> 'Glaucus'	CA Native		2' / 2'	Low to medium	Full sun	
Variiegated Japanese silver grass	<i>Miscanthus sinensis</i> 'Variegatus'	Non-native		9' / 5'	Medium	Full sun - part shade	Easily grown in average, medium moisture, well-drained soil
Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	Native		7' / 6'	Medium	Full sun - part shade	Clump-forming warm season grass
Blue-Eyed Grass	<i>Sisyrinchium idahoense</i>	Native		1.5' / 1.5'	Medium	Full sun	Grows in open, moist, grassy places

## CITY OF NEWPORT PARK SYSTEM MASTER PLAN CAPITAL IMPROVEMENT COMPONENT

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This document summarizes information and recommendations related to costs and funding associated with existing and future parks, trails, open space, beach access and other recreational facilities in Newport and is a supporting document to the Newport Park System Master Plan.

### **1. Existing Parks and Recreational Facilities – Inventory, Capital Expenses and Reserves**

The City of Newport's parks system includes the following types and numbers of facilities. A detailed description of these facilities is found in Appendix B to the PSMP (Inventory of Existing Park Facilities).

- Parks
  - Mini-Parks (3)
  - Pocket Parks (4)
  - Neighborhood Parks (11, including four facilities owned by the Lincoln County School District)
  - Destination Parks (4, all owned by state or federal agencies)
- Special Use Facilities
  - Dog parks (2 total, 1 owned by the City of Newport, 1 owned privately)
  - Skate park
  - Piers and docks (4 total, 2 owned by the City of Newport, 2 owned by the Port of Newport)
  - Other special use facilities, such as the 60+ Center, Recreation and Aquatic Center, waysides, etc. (13 total; 8 owned jointly or completely by the City of Newport)
- Beach Access Points (5)
- Open Space Areas (12)
- Undeveloped Sites (6)
- Trails and trail corridors (6)

#### *Replacement Reserves*

The City does not currently have an established target for maintaining capital reserves to replace or make major repairs to city-owned park and recreational facilities. In developing such targets, publicly owned assets, like park facilities, need to be considered differently than privately-owned real property assets. To make the best use of publicly-invested dollars, public assets need to last longer than private property. Because the most efficient use of a public asset is one that reduces marginal costs, and spreads out the asset's use over time, the approach to public asset development and replacement should consider the true life cycle costs of the asset.

In addition to structures and facilities, parks and recreation departments also manage a range of improved and unimproved land assets. Even though these assets have not been fully developed they still require ongoing attention. Consideration should be paid to how these land assets are being maintained, and reserves should be set aside to fund these activities on an ongoing basis.

There are several ways to estimate “replacement reserves”—funds that are set aside to repair and replace aging components of real property assets. Public assets are expected to last decades, if not longer, and replacing and repairing assets is costly in time and money. Therefore, it is important to take longevity into account. In addition, the landscape of public asset funding oftentimes puts pressure on ongoing maintenance and operations costs. It may be advantageous to use funds from a one-time source like a bond, to pay for higher quality, low-maintenance capital improvements.

A total set aside of ten percent of an asset's operating revenue for replacement reserves is recommended as a standard rule-of-thumb.<sup>1</sup> This set aside can be further broken down into reserves for FF&E (furniture, fixtures, and equipment), recapitalization, and for projected increases in financing costs. While a ten percent benchmark may be a helpful benchmark for comparison, it may or may not be sufficient to adequately account for future facility repair and replacements for the City of Newport.

### *Considerations/Next Steps*

The City should first establish the value of its full parks and recreational assets, including park equipment and improvements. It should then conduct analyses to estimate each facility's full life cycle costs and set replacement reserves at an annualized level commensurate with cost estimates. This would assist in developing a more nuanced estimate of targets for facility-specific replacement reserves.

## **2. Ongoing Operations and Maintenance Requirements and Costs**

### *Resources*

Newport currently funds Parks Maintenance operations separately from Parks and Recreation operations. Table 1 shows resources for the Parks Maintenance Fund (711) for fiscal year 2018 – 2019. Table 2 shows the resources for the Parks and Recreation Fund (201) for fiscal year 2018 – 2019.

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<sup>1</sup> Recommendation from Mike Gleason, consulting team associate, a former City manager and public property manager who has worked in cities in Oregon for over 40 years.

Table 3 shows percentages of operating expenditures by source from the 2018 National Recreation and Parks association (NRPA) report. For their 2018 report, the National Recreation and Parks Association (NRPA) surveyed 1,069 parks and recreation departments across the United States to obtain a range of park and recreation department data, included staffing levels. Data from the NRPA is used as a measure of comparison throughout this report.

**Table 1. Parks Maintenance Fund (711) Resources, FY 2018-2019**

	Resources	Percent total
Total General Fund	248,000	67%
Total Room Fund	123,000	33%
<b>Total</b>	<b>\$371,000</b>	<b>100%</b>

Source: Adopted Budget 2018-2019, City of Newport

**Table 2. Park and Recreation Fund (201) Resources, FY 2018-2019**

Source	Resources	Percent total
Total Fees, Fines & Forfeitures	892,600	35%
Total Beginning Fund Balance	735,797	29%
Total General Fund	621,239	25%
Total Room Tax	247,600	10%
Total Miscellaneous	16,600	1%
Total Investments	10,000	0%
<b>Total</b>	<b>\$2,523,836</b>	<b>100%</b>

Source: Adopted Budget 2018-2019, City of Newport

**Table 3. NRPA Sources of Operating Expenditures Survey Data, 2018**

	Earned/Generated Revenue	General Fund Tax Support	Dedicated Levies	Other Dedicated Taxes	Other*
NRPA (Less than 20k pop.)	26.7%	58.5%	6.8%	3.4%	4.6%
NRPA (P&R Budget \$1-5 M)	25.9%	60.1%	7.1%	2.3%	4.7%

Source: 2018 National Recreation and Parks Association (NRPA) Agency Performance Review median values for jurisdictions with populations under 20,000 and jurisdictions with budget size between \$1-5 Million.

Additional funding sources for capital parks projects are available through the Parks System Development Charges (SDC) Fund (3640), Urban Renewal Funds (270,271) and Capital Projects funds.

#### Revenues as a Source of Funding for Parks and Recreation

- A typical park and recreation agency for a jurisdiction with a population under 20,000 recovers **29.8%** of its operating expenditures from non-tax revenue and generates **\$21.23** in revenue for each resident living in the jurisdiction.

- A typical park and recreation agency for a jurisdiction with a park and recreation budget between \$1-5 Million recovers **25.9%** of its operating expenditures from non-tax revenue and generates **\$19.34** in revenue for each resident living in the jurisdiction.
- Newport recovers **43.9%** of its operating expenditures for parks and recreation (excluding parks maintenance) from non-tax revenue and generates **\$84.27** in revenue for each resident living in the jurisdiction, in the form of combined fees, fines & forfeitures. Newport recovers **34.7%** of its operating expenditures for parks and recreation and parks maintenance (combined) in the form of combined fees, fines & forfeitures. Overall, Newport is less dependent on tax revenue to fund parks when compared to other cities of similar size and structure. Whether or this is a positive or negative condition, depends in large part on the stability of cash flows coming from other sources.

### Expenditures

Table 4 and Table 5 below show the cost and percent of total cost by cost category for Parks and Rec Maintenance, and Parks and Rec Operations. The exhibits also show a national average for the percent of expenditures that Parks and Rec departments spend on staff. This percentage is from the NRPA.

Table 4. Parks Maintenance Costs (Fund 711)

	FY 2017-2018 Expenditures	Percent of Total	FY 2018-2019 Expenditures	Percent Total	NRPA* (< 20k pop.)	NRPA (\$1-5 M Budget)
Personal Services (Staff)	192,175	50.1%	242,861	45.1%	52.1%	55.9%
Materials & Services	160,776+	41.9%	257,200+	47.8%		
Capital Outlay	30,567	8.0%	38,000	7.1%		
<b>Total</b>	<b>383,518</b>		<b>538,061</b>			

Source: Adopted Budget 2018-2019, City of Newport; 2018 National Recreation and Parks Association (NRPA) Agency Performance Review median values for jurisdictions with populations under 20,000 and jurisdictions with budget size between \$1-5 Million; \*Includes \$58,832 in FY 2017-2018 and \$80,000 in FY 2018-2019 for employment (temp.) services

Table 5. Parks and Recreation Operations Costs (Fund 201)

	FY 2017-2018 Expenditures	Percent of Total	FY 2018-2019 Expenditures *	Percent of Total Requirements	NRPA (< 20k pop.)	NRPA (\$1-5 M Budget)
Personal Services (Staff)	1,283,076	66.3%	1,332,330	65.5%	52.1%	55.9%
Materials & Services	592,285	32.5%	676,612	33.3%		
Capital Outlay	49,665	1.2%	24,460	1.2%		
<b>Total</b>	<b>1,925,026</b>		<b>2,033,402</b>			

Source: Adopted Budget 2018-2019, City of Newport; 2018 National Recreation and Parks Association (NRPA) Agency Performance Review median values for jurisdictions with populations under 20,000 and jurisdictions with budget size between \$1-5 Million; \*Total does not include cost contingency.

In a 2018 report, the NRPA surveyed 1,069 parks and recreation departments across the United States to obtain a range of park and recreation department data. 2018 NRPA data<sup>2</sup> indicate that:

- Personal Services represent **52.1 percent** of the operations budget at a typical park and recreation agency for a jurisdiction with a population under 20,000 and **55.9 percent** of the operations budget at a typical park and recreation agency with a park and recreation budget between \$1-5 Million.
- Personal Services represent **45.1 percent** of Park Maintenance Operations costs and **65.5 percent** of Park and Recreation Operations Costs in Newport's FY 2018-2019 Budget. This demonstrates that Newport's personal services expenditures are more or less aligned with those of other cities of similar size and structure.

### ***Staffing Levels***

This section summarizes how the City of Newport's park and recreation department and parks maintenance staffing levels compare to other peer cities. This comparison will help the City determine whether its staffing levels are at a normal or typical level in comparison. A follow-up question would be: is our park and recreation department staffed adequately to provide the level of service that the city desires?

First, a caveat: comparing staffing levels from one city to the next is not always the best method for understanding the proper level of staffing for a particular city department, especially for park and recreation departments. Even cities of comparable size are likely to have different staffing demands. Seemingly comparable park and recreation departments may have different staffing needs depending on a range of factors—park facility type or size, geographic factors, number of park users, etc.

ECONorthwest looked at parks department staffing levels of peer cities to Newport and those findings are presented below. That research indicates that a better approach to adjusting staffing levels is to compare internal staffing with performance measures that track quality of service. This method creates a data trail that is specific to a single city or city department. For example, tracking a park facility's cleanliness or a backlog of maintenance against staff levels will illustrate the relationship between staffing levels and quality of service that is unique to the park and recreation department's needs.

### **Parks and Recreation Department Staffing Level Comparisons**

Newport's total full time equivalent (FTE) staff across park and recreation operations, not including parks maintenance, total to 26.68 FTE.<sup>3</sup> Staffing levels for City's Park and Recreation Department are divided as follows:

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<sup>2</sup> Source: 2018 NRPA Agency Performance Review; Park and Recreation Agency Performance Benchmarks. NRPA, 2018.

<sup>3</sup> City of Newport Adopted Budget 2018-2019, December 2017



Table 6. Newport Park and Recreation Department Staffing Levels

Facility	Number of Employees (FTE)
Recreation Center	10.25 FTE
60+ Center	2.23 FTE
Swimming Pool	8.6 FTE
Recreation Programs	4.1 FTE
Sports Programs	1.5 FTE
<b>Total</b>	<b>26.68 FTE</b>

Source: City of Newport

A comparison of park and recreation department staffing levels at Newport's peer cities of Astoria and Lincoln City are presented in the table below. These numbers do not include parks maintenance FTE, which are detailed in a later section of this report.

Table 7. Park and Recreation Department Staffing Levels - Peer City Comparison

City/Facility	Number of Employees (FTE)	City Population (2017)	Notes
Newport	26.68 FTE	10,592	See table above for breakdown of staffing levels.
Astoria	34.9 FTE	9,862	Astoria's Park and Recreation department has a total of 34.9 FTE. The department's breakdown is as follows. Aquatics has 14 FTE. Recreation Administration has one full time director, and two full time coordinators and they hire support staff throughout the year. The overall parks administration has 20.9 FTE throughout the year.
Lincoln City	15.65 FTE	8,905	Lincoln City's Park and Recreation department has a total of 15.65 FTE.

Source: City of Newport, City of Astoria, City of Lincoln City

In addition to an examination of peer city staffing levels, ECONorthwest also researched national data for staffing level metrics from the NRPA. Using data from 2015 to 2017, the NRPA found that on average, there are 7.9 FTE at park and recreation departments per 10,000 city residents. For jurisdictions with populations under 20,000, a typical park and recreation agency has an average of 9.8 FTE. For jurisdictions with parks and recreation budgets between \$1-5 Million, a typical park and recreation agency has an average of average of 26.7 FTE<sup>4</sup>. The City of Newport has an approximate population of 10,000 and a total Parks and Recreation budget for FY 2018-2019 of \$2.6 Million<sup>5</sup>. By NRPA's metrics, the City has an above average number of parks and recreation employees for its population size and an average number of parks and recreation

<sup>4</sup> Source: 2018 NRPA Agency Performance Review; Park and Recreation Agency Performance Benchmarks. NRPA, 2018

<sup>5</sup> Includes Parks Maintenance (Fund 711) resources

employees for the size of its parks and recreation budget. However, it is important to remember that these metrics are averages and may not be an accurate comparison to the needs of the Newport park system. In Newport's case, 26.68 FTE does not include parks maintenance staff. Data do not indicate if the NRPA figures include parks maintenance staff for all reporting jurisdictions, although it is assumed that they do for a typical jurisdiction.

### Considerations/Next Steps

The City should develop several metrics to track quality of service as they relate to Park and Recreation Department staffing levels. Metrics could include levels of service, amount of time during which facilities are adequately staffed, facility cleaning cycles provided, or other metrics. This approach would produce data that is accurate and unique to the Newport parks system. With that data, the City will have a clear picture of the adequacy of current staffing levels and can make more informed staffing level decisions.

### *Parks Maintenance Staffing and Funding*

The City of Newport has a separate Facilities Fund (711) that is used for all city maintenance projects including maintenance of park facilities. Despite being its own fund, the City does break the portion dedicated to parks out into subcategories, including parks related revenues, maintenance, expenditures, and dedicated staff (FTE). According to the 2018-2019 Annual Budget, the park maintenance portion of the Facilities Fund projects receiving \$371,000 in total transfers from the General Fund and the Room Tax Fund. Total park maintenance expenditures are listed at \$538,061; a deficit of \$167,061.

Table 8 shows a comparison of staffing levels of dedicated park and recreation department maintenance staffing levels. Unlike its peer cities of Astoria and Lincoln City, the City of Newport allocates staffing resources through its Facilities Fund, rather than a dedicated park maintenance fund.

**Table 8. Park and Recreation Maintenance Staff – Peer City Comparison**

City/Facility	Number of Employees (FTE)	Parks Maintained	Notes
Newport	3.00 FTE	17 Parks	Newport uses the City Facilities Fund to pay for maintenance staff. Parks maintenance staff are listed at 3.00 FTE for the 2018-2019 Fiscal Year.
Astoria	5.1 FTE	63 Parks	Astoria uses their Parks fund to pay for Parks maintenance staff. Maintenance staff are listed in the budget at 5.1 FTE.
Lincoln City	10.26 FTE	23 Parks and Open Spaces	Lincoln City's budget does not break out staff by park and recreation department. The City's budget has another category of Parks Maintenance employees and they are listed at 10.26 FTE.

Source: City of Newport, City of Astoria, City of Lincoln City.

### Considerations/Next Steps

The City should develop metrics to track parks maintenance performance as it is related to maintenance staffing levels. This practice will help the City understand its own staffing needs.

Newport should also explore how to most efficiently allocate parks maintenance staffing resources at the fund level. Other peer cities dedicate more staff and use a specific fund for their park maintenance needs. This practice could potentially benefit the City of Newport as well.

### *Staffing Associated with Maintenance of Restrooms*

One very specific staffing issue for the City to consider in making decisions about future improvements to park and recreation facilities is the cost to maintain restrooms if they are included in a proposed package of improvements. Even pre-fabricated restrooms take around 20 minutes to clean per cleaning, not including transportation time. They generally require cleaning two to three times per day. This is equivalent to approximately seven (7) hours per week for each permanent restroom added to a city park. Stick built restrooms tend to be more expensive to maintain require even more time to clean. Attachment 2 to this document describes these costs in more detail.

### Considerations/Next Steps

In determining whether to add permanent restrooms to a given park facility and what type of restrooms to provide, the City should consider the added cost of maintenance and that this should be addressed within the budget to sustain a desirable level of maintenance at existing and new facilities. Other considerations include vandalism, accessibility, and consistent park aesthetic style. Connection to sewer, electrical and water line availability, and other locational characteristics also are important when determining the type of restroom facility that is appropriate for each park.

### *Staffing Structure*

The project team compared Newport's staffing organizational structure to that of several other jurisdictions of a similar size. As noted above, Newport includes approximately 27 FTE staff who administer the City's recreational programs at the city's Community Recreation Center, Aquatic Center, 60+ Center and elsewhere. In addition, the city has 3 FTE who maintain the city's parks, totaling approximately 65.3 acres of parks and 7 miles of trails.<sup>6</sup> These staff members also maintain other City facilities and are paid through the City's Facilities fund.

Peer cities for this organizational comparison include Astoria, Lincoln City, Florence, Bandon, Corvallis, and Albany. Their organizational structures are described below.

### **Astoria**

The Astoria Parks and Recreation Department is organized into five divisions: Administration, Maintenance, Aquatics, Recreation, and Childcare. The Parks and Recreation Director leads the department by hiring and managing personnel, planning and budgeting, and coordinating with City

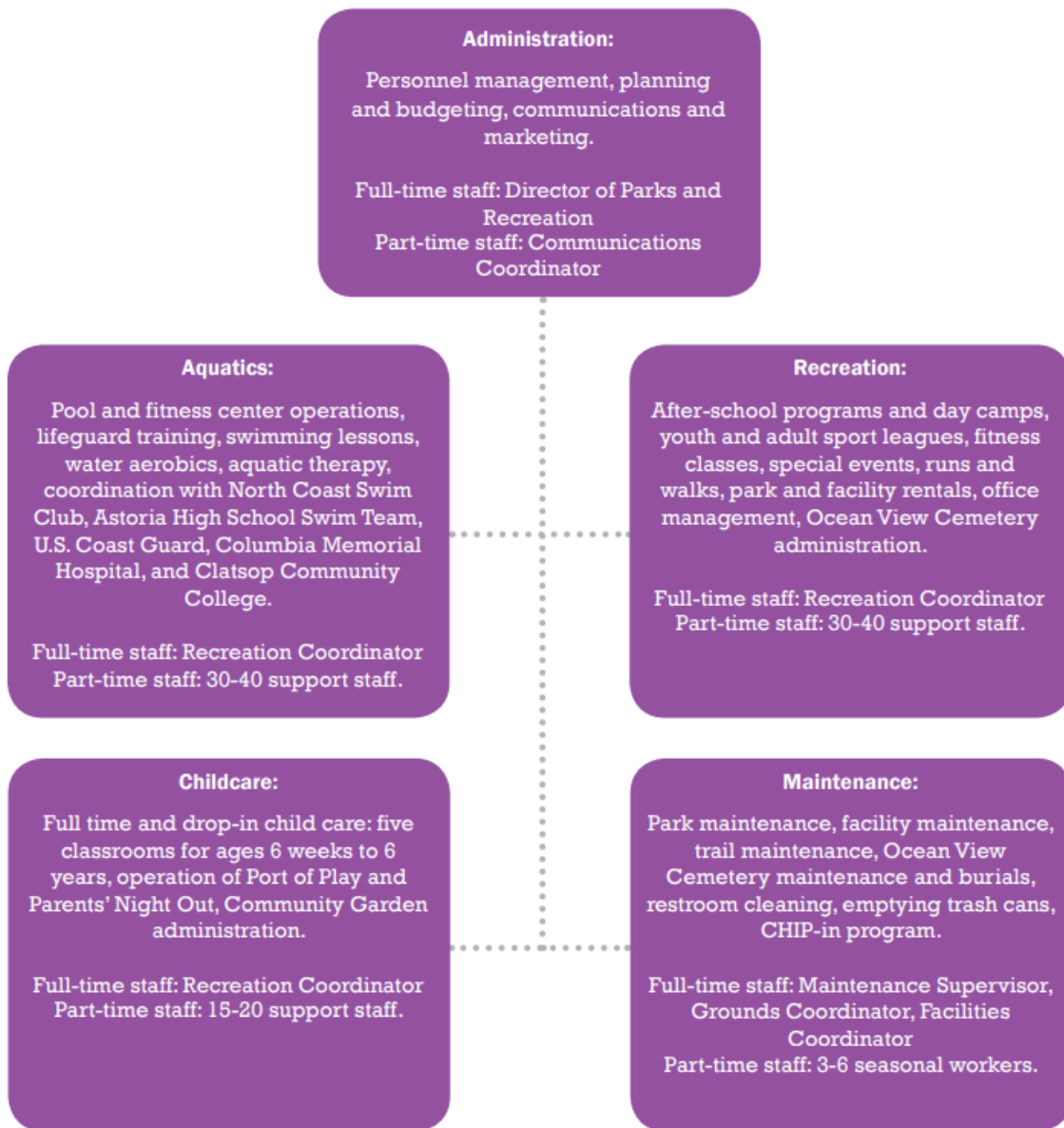
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<sup>6</sup> This calculation only city-owned parks. Other agencies are responsible for maintaining the non-city owned facilities included in the PSMP inventory of park, trail and other recreation facilities.

management, the City Council, other City department heads, the Parks Advisory Board, and the community. The Maintenance division is responsible for the upkeep of about 300 acres of land, 9 miles of trails, and 12 indoor facilities, in addition to managing volunteer projects and supporting the other divisions' programs and events. The Maintenance division is led by a Maintenance Supervisor who oversees two full time positions as well as 3-6 seasonal staff during peak season.

In the 2015-16 fiscal year, the operating budget for Astoria Parks and Recreation was \$1.82 million. Expenses for personnel, materials, operations, and maintenance for each division of the Department are funded in a few ways. The Aquatics, Recreation, and Childcare divisions bring in revenue through user fees. Costs that are not recovered through user fees are subsidized by the City of Astoria General Fund. Administration and Maintenance generally do not bring in revenue, relying entirely on subsidies. Capital projects, such as improvements to existing facilities or the development of new facilities, are typically funded by grants, donations, fundraising, and/or subsidized by the City.

Figure 1. Astoria Park and Recreation Department Organizational Structure



### Lincoln City

During the years following the retirement of the previous parks and recreation director in 2012 and the hiring of the new director in November 2017 Lincoln City did not have a full-time staff dedicated to implementation of the long-range plan that was adopted as part of the City's updated Park System Plan in 2016. During that time, park maintenance was provided through the Public Works department, under the management of a full-time Parks Supervisor.

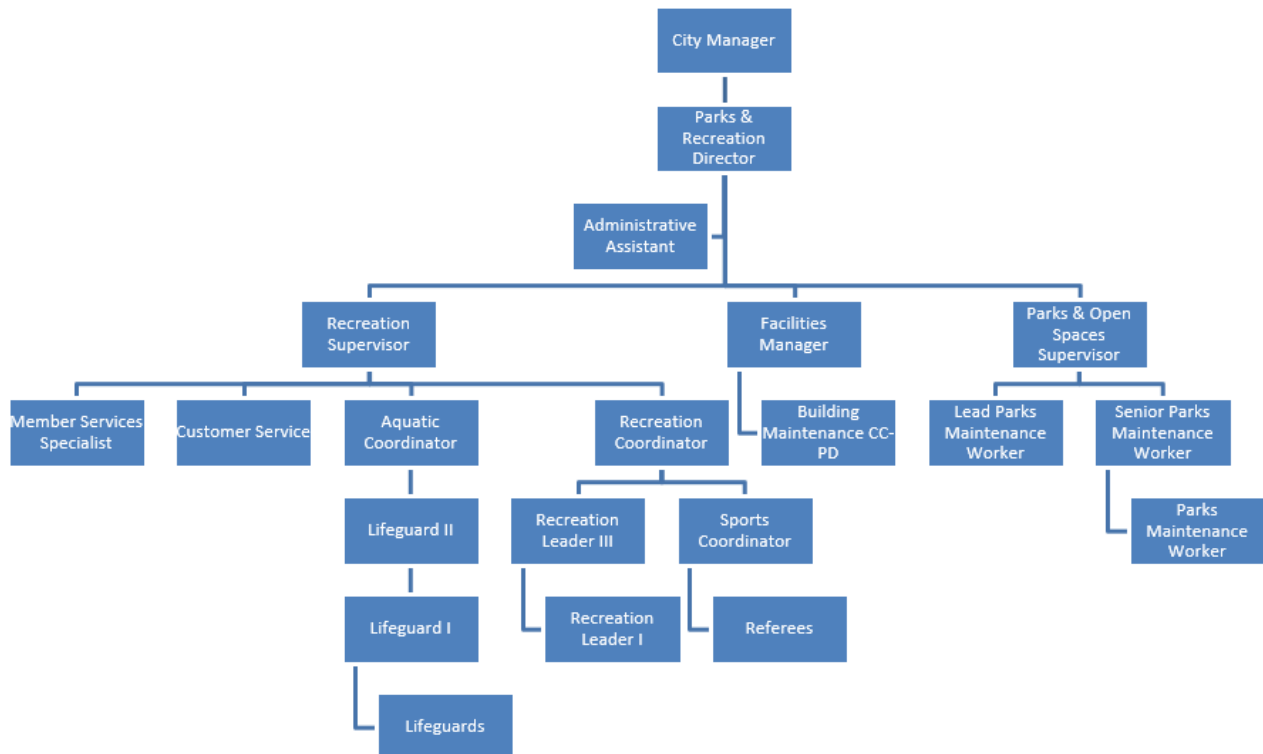
With the hire of the new parks and recreation director in 2017, park maintenance and the Parks Supervisor are once again overseen by the Parks and Recreation Department. Under the supervision of the city manager, the new parks and recreation director oversees operations, capital projects, and finances for Lincoln City's parks, trails and open spaces. The City has two separate

budgets for maintenance: one for parks and open spaces, and one for recreation facilities. The Parks and Recreation Department currently employs 45 staff members, 17 of which are full-time and eight of which are dedicated to park maintenance. These staff maintain the following facilities, including all graffiti removal, pruning, mowing, and edging:

- 35 parks and open spaces totaling 400 acres (365 acres of open space, 35 acres of parks)
- Six miles of natural surface trails
- 10 beach access locations
- Four docks
- Three playgrounds
- 54 public trash cans
- 23 parking lots
- 24 public restrooms
- 19 dog waste stations
- 19 bus shelters
- Six EV stations

The City’s SDCs fund new parks and recreation facilities only, and do not pay for maintenance of existing facilities. Lincoln City is fortunate to have a portion of the city’s transient room taxes (TRT) dedicated for parks maintenance.

Figure 2. Lincoln City Parks and Recreation Department Organizational Structure



## Florence

The City of Florence has over 154 acres of park land at 20 sites. Of these, 13 parks—including four mini or pocket parks, two neighborhood parks, five special use parks, and one community park—provide recreational amenities such as playgrounds, trails, community gathering areas, playing or watching sports, and enjoying the outdoors. The remaining seven are undeveloped sites. The City's park and recreation operations are a standalone division within the Public Works Department, which has 20 full time employees, plus seasonal employees during peak seasons. Staff dedicated to park maintenance include one permanent FTE position, and 1.48 FTE seasonal workers. Park maintenance is funded through the general fund from the City's property taxes.

## Bandon

The Bandon Public Works Department is responsible for maintenance of City streets, drainage facilities, water distribution system, sewage collection system, and parks and recreation facilities. Park maintenance work includes repair, cleaning, and maintenance of various recreational facilities such as the City Park restrooms and playground equipment, Community Center, Sprague Theater and the City Library, removal of downed trees and vegetation and mowing, and maintaining the restrooms at the Park on the South Jetty. The City's Public Works department consists of five full-time staff, including a supervisor. None of the staff are dedicated to park maintenance specifically. The department employs temporary workers during summer to assist with peak season maintenance needs.

The City of Bandon also has a Parks and Recreation Commission, which consists of seven members. Membership is open to the general public, and their primary function is to plan for both long-range and immediate improvements and development of city park and recreation programs.

## Corvallis

The City's Parks and Recreation Department includes a Parks Operations Division that cares for over 2,000 acres of parks, playgrounds, playing fields, trails, open spaces and beautification areas. The Division also manages the upkeep of the Department's rental facilities, which include a variety of seasonally-available outdoor park shelters, plazas, soccer and softball fields, and volleyball courts, plus indoor event rooms that are available year-round. The Parks and Recreation Department employs 28 full-time staff, including 10 employees dedicated to park maintenance and operations in the Parks Operations Division, overseen by a Parks Supervisor.

## Albany

The City's Parks and Recreation Department has 26 full time staff, including 11 staff dedicated to the maintenance and operations of parks and facilities. The department has a division dedicated specifically to facilities maintenance, which includes three of the 11 full time staff. The remaining staff are part of the Parks Maintenance/Urban Forestry division, which is overseen by a Parks & Facilities Maintenance Manager and a Parks Operations Supervisor.

## 3. Fee structure and schedule for Parks and Recreational Facilities

### *Current Fee Structure and Schedule*

The following table summarizes the range of rental and drop-in fees for Newport residents and non-residents for the City's Aquatic and Recreation center and other facilities. Rental fees vary by

group size while drop-in fees vary by age, with youth and seniors paying lower fees. A full fee schedule is attached as Attachment 1 to this document.

**Table 9. Current Newport Fee Structure**

Facility and Use	Cost
Pool-only Rental Fees (residents)	\$87.50-\$158
Pool-only Rental Fees (non-residents)	\$110-\$191
Combined Pool, Rec Center Usage Fees (residents)	
Drop-in (1 time)	\$4-\$5.50
10-punch (per use)	\$2.85-\$4.40
3-month pass	\$68-\$169
Annual pass	\$212-\$460
Combined Pool, Rec Center Usage Fees (residents)	
Drop-in (1 time)	\$5.50-\$6.50
10-punch (per use)	\$3.60-\$5.30
3-month pass	\$82-\$204
Annual pass	\$233-\$576
Rec Center Room Hourly Rental Fees (varies by room)	\$12.50-\$60.50
60+ Center Hourly Room Rental Fees (varies by space and category of group)	\$9.75-\$31
Big Creek Park (4 hours or less/4+ hours)	\$23/\$46

Source: City of Newport

### ***Future Cost Recovery Targets***

There are a number of ways to approach pricing of public sector goods and services in a way that covers all or a portion of the real costs of park facilities and services. Generally, these approaches can be divided into those that are based on costs to provide services and those that are based on user demand. Before an approach to pricing is established, the City should undertake a process to identify and prioritize objectives to guide price-related decision-making. Objectives may include concepts of equity or fairness, service or cost efficiency, maximum usage, etc. Prioritized objectives would help the City understand why they intend to raise or lower prices and would help them better communicate those decisions to park users and other key stakeholders.

Through conversations with City Staff and an assessment of the Parks and Recreation Department's fee schedule, ECONorthwest observed that there may be opportunities to adjust user fees and user fee practices to increase overall park-related revenues. Making these decisions will depend on the City's objectives for fee pricing. For example, the City's recreation center currently uses a differential pricing structure for daily visitor fees and memberships based on residential location. City of Newport residents pay reduced rates, while visitors—those from outside the City—pay higher rates. There are many visitors from outside the city limits, but few memberships. A fee structure objective that seeks geographic equity of users might lead to a decision to create a third-tier fee, perhaps for visitors that live outside the city, but within Lincoln County. This practice could lead to more overall annual memberships, and increased revenue.



Another potential opportunity to adjust park system revenues might be to consider how many free passes to park facilities are distributed. Between April of 2017 and April of 2018, the City gave out a total of 6,681 free day passes to the City's recreation center to City employees, Newport Fire Department volunteers and Military and Coast Guard members and families.<sup>7</sup> Free passes equate to 2.7 percent of annual recreation center visits, with an equivalent of approximately \$37,000 in uncollected fees. Similarly, the City of Newport currently does not charge fees for sports field usage. This is another source of potential revenue that if tapped into, could create increased cash flows for the Park and Recreation Department.

A fee structure objective that seeks to maximize fee collection might lead to a reduction in free passes and an enactment of fees for sports field usage. However, these types of actions should be carefully considered. Reducing the number of free passes might not recover the entire uncollected fee amount. Some free pass users may consider the daily fee too high and be deterred from using the facility. In addition, providing free passes to Newport City employees, NFD volunteers, and active duty military members and families provides an unquantified health and wellness benefit, including potential reduction in on-the-job injuries, that should be considered along with the cost. Enacting fees to use sports fields may require enforcement, an additional cost that would have to be balanced with projected revenues. It also could require the City to pay the School District for city or community use of school-district owned facilities.

This leads to a word of caution when considering adjustments in pricing. One should bear in mind that: 1) park and recreation facility use is highly price sensitive and; 2) maximizing fees from users can run counter to the community goals for the public facilities themselves.

First, regarding price sensitivity, park and recreation facilities are nonessential goods that people choose to use at their leisure. Further, in most cases, park and recreation facilities face competition from either private facilities or public facilities in other jurisdictions. Adjusting a fee schedule by solely considering a facility's costs may reduce its price attractiveness to users and ultimately reduce the number of total visits (and associated revenue).

The second point gets back to the objectives sought in providing park facilities and how those goals help determine fee pricing. What is the purpose of the park or recreation facility and who are the target users? How are the City's objectives for the use of the park facilities reflected in user fee structures? In most cases, local city parks are created for the use and enjoyment of a local population. Basing fees on cost recovery targets alone may not achieve the City's goals for its park system.

### ***Considerations/Next Steps***

The City should initiate a process to define and prioritize their objectives for fee pricing to arrive at a set of cost recovery targets. A concurrent market assessment could also identify going market rents for comparable facilities in the City's market area, helping the City to understand the

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<sup>7</sup> Source: City of Newport, Recreation Center Number of Passes 2017-2018

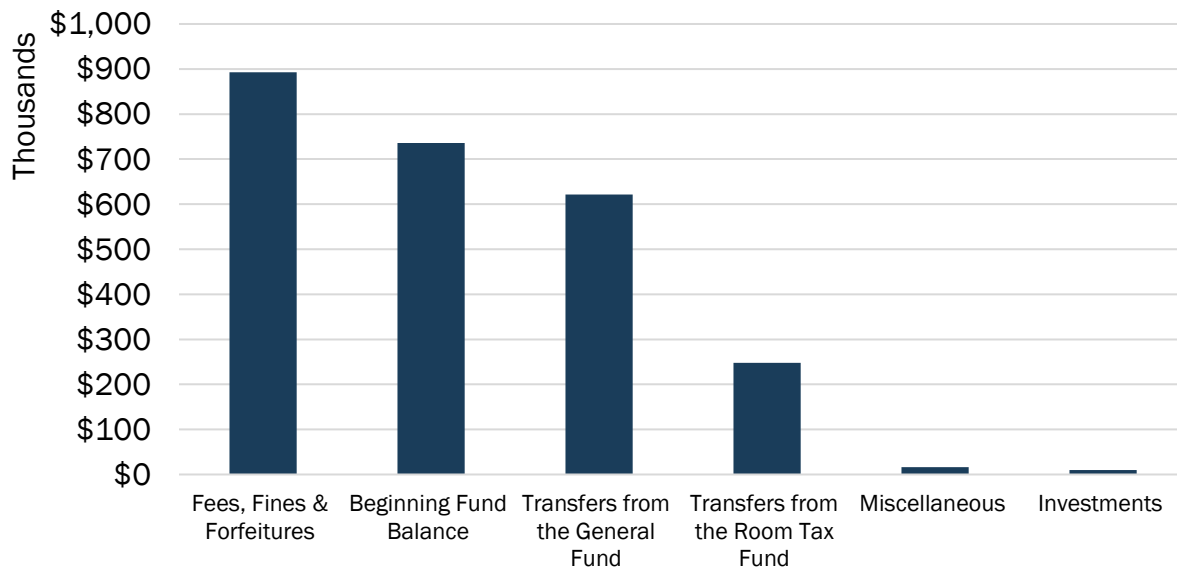
potential range of possible fees. Through these processes, the City will be able to accurately adjust fees to meet their objectives and clearly communicate pricing to users and other stakeholders.

## 4. Funding Sources

### *Current Sources of Funding for Parks and Recreation*

Figure 3 shows Newport Parks and Recreation’s projected revenues by source for Fiscal Year 2018-2019. This information is from the City of Newport’s 2018-2019 adopted budget. The chart is ordered from the largest resource to smallest. Park and Recreation fees and fines contribute the most revenue to the fund, at \$892,600. The fund started with a beginning balance of \$735,797. Transfers from the General Fund contribute \$621,239. The Room Tax Fund contributes \$247,600. There is \$16,600 of miscellaneous revenue, and interest on investments totals \$10,000. The sum of the resources available to Parks and Recreation is \$2,523,836 for Fiscal Year 2018-2019.

Figure 3. Newport Parks and Recreation Fund Resources, FY 2018-2019



Source: Adopted Budget 2018-2019, City of Newport

Table 10 takes the largest revenue source from the chart above (fees, fines and forfeitures) and breaks it out by activity. The Recreation Center is planned to bring in the most revenue in 2018-2019, at \$525,000. The next largest revenue from fees is from youth programs, at \$160,000. Third largest revenue from fees is from rents and leases at \$47,000. The rest of the revenues combined sum to \$160,600.

Table 10. Fees, Fines, and Forfeitures Revenue Broken Out by Activity

Revenue	Amount
Rents and Leases	\$47,000
Recreation Center Revenue	\$525,000
Activity Programs – Youth	\$160,000

Activity Programs – Seniors	\$1,000
Activity Programs – Adults	\$8,500
Concessions	\$17,000
Sports Programs – Adults	\$15,000
Sports Programs – Youth	\$40,000
Sports Programs – Special Events	\$20,000
Swimming Pool Passes	\$0
Swimming Pool Daily Fees	\$0
Swimming Pool Lessons	\$25,000
Swimming Pool Merchandise	\$0
Swimming Pool Rentals	\$11,000
Swimming Pool Special Events	\$5,000
Senior Center Revenue	\$0
60+ Center Revenue	\$3000
60+ Rents and Leases	\$8,100
60+ Center Trips Revenue	\$7,000

Source: Adopted Budget 2018-2019, City of Newport

To further illustrate the current funding landscape of the Newport Parks and Recreation Fund, Table 11 shows the total resources and total expenditures for Fiscal Year 2018-2019. Total resources are the same \$2,523,836 shown in the exhibit above. Total expenditures include personnel, materials and services, and equipment and maintenance expenditures. After subtracting total expenditures, reserves for future expenditures, and transfers out, the Fund is left with \$146,264 in unappropriated funds.

Table 11. Parks and Recreation Fund Revenue and Expenditures, FY 2018-2019

Revenue/Expenditure	Amount
Total Resources	\$2,523,836
Total Expenditures	\$2,234,591
Reserves for Future Expenditures	\$127,981
Transfers Out	\$15,000
Unappropriated Funds	\$146,264
Ending Fund Balance	\$0

Source: Adopted Budget 2018-2019, City of Newport

In addition to the resources shown above, the Parks SDC Fund has an ending balance of \$131,027 for the 2018-2019 Fiscal Year. Of that \$131,027, \$40,155 are from new SDC charges, \$800 are from investments, and \$90,072 are from the beginning balance. Assuming the Parks department will need the unappropriated funds shown above for next year’s expenditures, and assuming all else constant, the Parks department currently has \$131,027 for capital projects.

The City Facilities fund is used for park maintenance. According to the City’s 2018-2019 budget, the fund’s total revenue is \$365,000 while the total expenditures are \$2,058,518. The fund heavily relies on transfers from other City funds. The park maintenance portion of the fund plans to receive \$371,000 in transfers from the General fund and the Room Tax fund. Total park maintenance expenditures are listed at \$538,061. This is a deficit of \$167,061.

**Potential Future Sources of Funding for Parks and Recreation**

Most cities in Oregon use a variety of funding sources to pay for parks and recreation facilities. Funding sources are not all equal; some can only be used for capital projects, while others can be used on an ongoing basis for operations and maintenance. Some are one-time allotments, while others feature ongoing cash flows. All funding sources come with limitations or outright restrictions on their terms or scope of use. The City of Newport requested an examination of funding sources that they currently use to fund parks (capital, operations, and maintenance) to determine the potential for funding enhancements—increases or efficiency adjustments to cash flows. They also requested a list of park funding sources that the City currently does not use. Table 12 presents a list of park and recreation funding sources used by cities across Oregon. The sources currently used by the City of Newport are noted in the table.

**Table 12. Park and Recreation Funding Sources**

Funding Mechanism	Source	Capital Projects	Repair & Maintenance	Programs, Events	Used in Newport?
System Development Charges (SDCs)	City	X			✓
General Fund	City	X	X		✓
General Obligation, Revenue or Other Bonds	City	X			✓
Ticket Sales, Admissions (User Fees)	City		X	X	✓
Membership and Season Pass Sales	City		X	X	✓
Transient Room Tax	County	X	X		✓
Food or Beverage Tax	City	X	X	X	
Friends Associations (Parks Foundations)	Private	X	X		
Volunteer Programs	Private	X	X	X	✓
Stormwater Utility Fee	City	X	X		
Parks Maintenance Fee	City		X		
Grants	State, Foundations	X	X	X	✓
<i>General Purpose or Operating Grants</i>					
<i>Planning Grants</i>					
<i>Facilities and Equipment Grants</i>					
<i>Matching Grants</i>					
<i>Management or Technical Assistance Grants</i>					

Program-Related Investments (PRIs)	Foundations	X			
Corporate Sponsorships	Private	X	X	X	
Parks District	Public	X	X		
Gifts	Public	X	X	X	✓

Source: Angelo Planning Group, ECONorthwest

The City of Newport is already using many of the most commonly used park and recreation funding sources. It may be possible to increase the amount of revenue collected from some of these existing sources. However, the process of increasing revenues from these sources varies in complexity. Some, like raising the prices on ticket sales (user fees) may be a simple government process but doing so without a detailed economic analysis could result in an actual reduction in revenue (higher fees may deter some users). Other increases in existing funding sources can be a major undertaking, such as those that require a public vote.

An alternative to increasing cash flows from existing funding sources is to seek new sources of revenue. There are several potential funding sources not currently used by the City of Newport that may be worth consideration. The tables on the following pages list; 1) funding sources currently used by the City of Newport to fund park and recreation projects, operations, and other activities, and 2) funding sources not currently used by the City of Newport that, if pursued, may have potential to fund future park and recreation projects, operations, and activities. In each table is a description of each funding source and a discussion of the potential for the source to be enhanced or secured.

**Table 13. Existing Parks Funding Sources**

Funding Source	Description of Funding Source	Notes/Next Steps
System Development Charges (SDCs)	SDCs, authorized by Oregon Revised Statute (ORS) 223.297-314, include two fee components – the reimbursement fee and the improvement fee. In some cities, new users pay a reimbursement fee to buy into services already in place. Improvement fees contribute to the cost of planned future facilities necessary to expand the park system’s capacity or increase its level of performance to accommodate growth. Newport assesses and collects SDCs for parks or improvements to parks to meet the needs of new residents. SDCs can only be used to pay for capital projects necessitated by new growth.	The City’s current SDC methodology includes an improvement fee for parks projects related to anticipated growth. Upon adoption of the PSMP, the SDC methodology will need to be revisited and adjusted to incorporate the capital projects identified in the PSMP.
General Fund	Newport’s General fund supports parks and recreation services. In 2018-2019, the general fund will contribute \$621,239 of the \$2,523,836 parks and rec budget, or 25 percent. The General fund will also transfer \$228,000 to the Parks portion of the City Facilities Fund, which will be used for parks maintenance. The General Fund gets its money from property tax (in Oregon), sales tax (in many other states), as well as inter-government agreements, reimbursements, interest, and other revenue sources as franchise taxes, licenses and permits, fees, transfers	If building and maintaining park facilities is a priority, additional general fund dollars could be allocated to Parks and Recreation. It is usually the case that General Fund dollars are scarce and are susceptible to budget cuts. However, some revenue sources may pass through the general fund to be transferred to Parks and Recreation. For example, 46 percent of the Room Tax Revenue goes to the General fund. It’s also possible to transfer monies from various utility tax funds into the General Fund.

in, reserves, interest income, and miscellaneous other incomes. General fund dollars can be used for operations, maintenance, and capital projects.

Urban Renewal Funding	Urban renewal diverts property tax revenues from growth in assessed value inside an urban renewal area (URA) for investment in capital projects within the URA to alleviate blight. Park projects are frequently included in urban renewal plans	Newport currently has three Urban Renewal districts. It's typical to use Urban Renewal dollars for park development. Urban Renewal funds have been used previously for park, trail and open space acquisitions and improvements in Newport. No parks projects are currently identified in Newport's Northside or McLean Point Urban Renewal Plan. However, there are several infrastructure projects listed in current UR plans that could offset typically developer-borne costs. With private dollars saved, the City may have the opportunity to work with private developers to identify, dedicate, and improve park areas as part of future development projects. The City should be proactive about negotiating development agreements within UR areas in the interest of leveraging partnerships with partners and private developers to create new park spaces.
Room Tax	The room tax is a fee charged for short-term overnight lodging. Newport charges a fee of 9.5%, which is on the high end of most Oregon cities (typical rates range between 3% and 9%). Section 3.05.150 of the Municipal Code provided that the taxes collected in the Room Tax Fund (230) are to be used for tourism promotion, and tourism related facilities. The City Council is charged with determining which facilities are in part, or full tourism facilities.	The Transient Room Tax already supports Parks and Recreation. \$247,600 in transfers to the Parks and Rec fund and \$123,000 to the parks portion of the City Facilities Fund. An additional, 46 percent of room tax revenues go to the general fund. The general fund contributes one-quarter of all Parks and Recreation Fund resources in 2018-2019. Three possibilities of raising parks and rec funds are: 1), raise the allocation of the room tax to the parks fund. 2), Raise the rate of the room tax. 3), Raise the base of transient rooms, either by allowing more rental permits, or by attempting to capture more illegal room renting activities.  In most cases, room taxes are diverted to a range of taxing districts. Therefore, reordering the allocation of these revenues can be politically challenging.
User Fees/ Memberships	The City of Newport currently uses various user fees and memberships for select park and recreation facilities. The City uses a differential pricing system that varies by a user's residential location. Discounts and free tickets are also provided for special populations (seniors, active duty military, etc.)	As will be discussed in a later section of this report, we recommend that the City of Newport conduct further analyses before making significant changes to user fees.

Source: ECONorthwest

Table 14. Potentially New Funding Sources

Funding Source	Description of Funding Source	Notes/Next Steps
Property tax: local option levy	Local option levies are temporary property tax increases, approved by voters to fund operations of local government services. Local option levies cannot exceed five years (10 years for capital projects), though they can be reviewed and extended indefinitely at five-year intervals, if the public continues to vote in favor of the levies. It is possible that a local option levy for maintenance and operations of park facilities could be passed.	Property tax revenues are predictable and stable. Collection mechanisms are already in place for property taxes making administrative burden relatively low. Local option levies can be used to fund operations or capital expenses.
General Obligation (GO) bonds	State law allows local governments to issue general obligation debt for infrastructure improvements. The GO bond is paid for by increased property taxes over the life of the bonds. GO bond levies typically last for 10 to 30 years and therefore must be approved by a public vote. GO bonds can only be used for capital projects, not operations or maintenance.	Under state law, a city may not issue, or have outstanding, general obligation bonds that exceed 3% of the real market value (RMV) of the taxable property within its boundaries. The City's RMV for 2017-18 was \$ 1.6 billion, providing for a legal debt margin of \$49.7 million. The City's outstanding debt is estimated at \$34.7 million. This is to say there is capacity to levy a GO bond.
Grants	Grants can supplement or match city funds for programs, planning, design, seed money, and construction. Grants are best for funding specific ventures as cities cannot depend on them as a continuous source of funding.	Additional research should be carried out to see which grants the City has applied for, and which grants can be used for parks operation, maintenance, construction. Some examples include ORPD Oregon State Parks Local Government Grants, ORPD Recreational Trails Grants, Oregon Community Foundation Northwest Neighborhood and Parks and Recreation Fund grants, or ODOT Transportation and Growth Management grants (in areas near an ODOT facility with a transportation component).
Storm Water Utility Fee	Many cities are able justify the use of a stormwater fee for parks funding by designing parks that also act as stormwater facilities. Residents and business pay a utility fee to the City for storm water runoff on an ongoing basis thus creating a steady stream of revenue. These fees are typically politically acceptable to use to acquire and maintain stormwater facilities that serve a dual purpose in providing park amenities.	There are several examples in Oregon of cities that divert stormwater fees to parks. In 2015, Eugene proposed to change the city ordinance for their storm water utility fee so that revenues could be used for parks maintenance <sup>8</sup> . This can be done by council vote depending on the city charter and municipal code.

8 <https://www.registerguard.com/article/20150212/NEWS/302129846>

Parks Maintenance fee	A parks maintenance fee would be similar to a utility fee. Households and business would by a flat rate per month for using parks, trails and open spaces that the city maintains. State law allows for cities to charge fees for services provided by the city without vote of their residents. The City charter and municipal code must also allow for this fee without a resident vote.	This option would require more administrative efforts and cost than some others (e.g. development of a new fee system, reporting requirements, etc.) Cities with parks maintenance fees include, but are not limited to, West Linn, Canby, Tigard, Medford.
Parks Foundation	A Parks Foundation is a managed fund of money that usually originates from a large gift or a late person's estate. Foundations have a mission for the types of projects they give to and support. Foundations usually administer monies in the forms of grants or gifts.	A Parks Foundation could be created in Newport to support operations and build new parks. If the foundation funds do not originate from a gift or bequeathal then fund raising efforts could fund specific capital improvements, furnishings or amenities, enhancements to vegetation and/or activities such as temporary staffing, park clean up or maintenance; supplies and equipment, and others.
Program-Related Investments (PRIs)	The Internal Revenue Service allows foundations to make Program-Related Investments (PRIs) to non-profits for projects that would be eligible for grant support, such as capital projects. These loans usually charge low or zero interest and must be paid back.	Grants and giving by eligible foundations should be sought out first. If funding is not sufficient then PRIs could be an affordable way to leverage additional funds.
Sales tax	A tax on retail sales, typically added to the price at the point of sale. Oregon does not currently have a sales tax, though state law does not preclude cities from adding one of their own. It is possible for a jurisdiction to adopt a sales tax on specific items, such as prepared foods or tourist related activities. Yachats and Ashland both have a sales tax on Food and non-alcoholic beverages.	Sales taxes have been non-starters in Oregon for years. However, there are legal pathways to enacting this type of tax. Enacting a sales tax would require a public vote. Therefore, building public support would be crucial to success. Ashland has used funds from their sales tax to buy land for a park <sup>9</sup> .
Parks District	Local governments can create special or local districts. In this case, a parks district. The parks district would need to be created by statute, ordinance, or resolution, or any other local government document that states the parks district is its own government entity with the purpose of providing a specific service, for a specific location.	Special districts provide a service to citizens want at a price they are willing to pay. Special districts can be more politically and economically viable than some other funding sources. They also provide a steady revenue stream for parks construction and maintenance.
Gifts	It is common for community members and local businesses to gift funds for a project or program they would like to see in a community. Parks, Open Spaces, and Parks programs are more palatable subjects for gifts than some more intangible city programs, as community members can see and report how their gift donations were used.	Many park and recreation departments use gifts to close cost gaps in larger capital projects. Gift giving is often paired with park foundation donations, grants, and other funding sources.

Source: ECONorthwest

9 <https://www.bendbulletin.com/entertainment/restaurants/1457291-151/sales-tax-islands>



## 5. Additional Capital Improvement Component Recommendations

Following is detailed information related to estimated costs of future park facility improvements, land acquisition recommendations, and suggestions for improving efficiencies and reducing costs.

### *Estimated Costs of Future Improvements*

The following tables summarize general estimated costs of improvements identified in the PSMP. The level of detail of costs for each improvement varies as follows:

- General cost estimates are provided for new park facilities based on unit costs per acre.
- Unit costs per lineal feet are provided for new trails.
- For most improvements to existing facilities, costs are provided for specific improvements based on typical costs of such improvements in other municipalities.

For selected facilities where conceptual diagrams of improvements were created, more detailed costs have been provided as Attachment \_\_\_ to this report.

All costs represent approximate, planning-level costs. More accurate costs will need to be developed as part of detailed master plans prepared for individual facilities.

**Table 15. General Cost Estimates for Proposed New Facilities – Parks and Open Spaces**

Project ID	Site	Park Type	Tier	Total Construction Cost	
				<i>Low</i>	<i>High</i>
P-06/P-C	Improved Beach Access in Nye Beach Area	Beach Access	I	\$50,000	\$500,000
P-D	Lincoln County Commons Multi-use Fields (County Property) *	Special Use	I	\$10,000	\$20,000
S-05	Nye Beach Turnaround - Universal Access	Beach Access	I	\$50,000	\$500,000
T-B	13th Street and Spring Street - Restored Beach Access on Public Land	Beach Access	I	\$50,000	\$500,000
S-08	Community Gardens at the Newport Municipal Airport	Special Use	II	\$8,000	\$15,000
S-B	Marine Science Drive Non-Motorized Boat Launch (OSU Property)	Special Use	II	\$20,000	\$50,000
X-01	NE 7th Ave	Pocket Park	II	\$50,000	\$150,000
T-F	Pollinator Habitat Restoration on 101**	Special Use	II	\$10,000	\$1,000,000
T-O	Chestnut Street Open Space	Special Use and Trails	II	\$200,000	\$400,000
P-A	North Newport Neighborhood Park	Neighborhood	III	\$400,000	\$750,000
P-E	Mini Park South of HWY 20	Mini	III	\$50,000	\$150,000
P-M	Wolf Tree Destination Resort Recreational Amenities	Neighborhood	III	\$400,000	\$750,000
P-K	Additional Wilder Neighborhood Park	Neighborhood	III	\$400,000	\$750,000
T-S	Oregon Coast Trail - Restored Access on Public Land	Beach Access	III	\$50,000	\$500,000

Source: Greenworks

Table 16. General Cost Estimates for Proposed New Facilities – Trails

Project ID	Site	Type	Tier	12' Asphalt (LF)	8' Asphalt (LF)	8' Soft Surface (LF)	6' Asphalt (LF)
T-L/T-M	Yaquina Bay (Coast Guard) Trail	Trails	I	\$48.00	\$32.00	\$24.00	\$24.00
T-C	Agate Beach Neighborhood to Ernest Bloch Wayside	Trails	II	\$48.00	\$32.00	\$24.00	\$24.00
T-K	Ocean to Bay Trail Completion	Trails	II	\$48.00	\$32.00	\$24.00	\$24.00
S-08/T-P	101 Alternate Trails South of Mike Miller Park	Trails	II	\$48.00	\$32.00	\$24.00	\$24.00
T-08	Wilder Trail Improvements	Trails	III	\$48.00	\$32.00	\$24.00	\$24.00
T-R	Nautical Hill Open Space Trail	Trails	III	\$48.00	\$32.00	\$24.00	\$24.00

Source: Greenworks

Table 15 and Table 16 Assumptions:

1. Soft costs not included
2. Does not include land acquisitions

Table 15 and Table 16 Notes:

\* Cost is based on irrigated lawn. Lincoln County Commons Fairground Master Plan was designed by others and at the time of this estimate, costs were not complete

\*\* Cost is variable due to no concept plan complete and length highway sections can vary

\*\*\* Cost includes subbase. Cost could vary 2-4 times linear foot based on impacts, terrain, location (urban verse rural), and other amenities

### *Land Acquisition Recommendations*

Development of new parks, trails or other recreation facilities in Newport will require acquisition of land or easements in most cases. Following are a set of recommendations regarding this issue.

For neighborhood and Pocket Parks, sites should have the following characteristics:

- Generally flat site, with adequate flat areas for any planned play equipment or playing fields
- Rectangular shape
- Free of environmental contamination
- Lands not located in federal, state or local protected lands
- Limited presence of natural resource constraints (recommend no more than 30% of site is constrained by riparian areas, wetlands or steep slopes, not within the 100-year floodplain)
- Access to local or collector street, preferably with available space for on-street parking
- Free of buildings and structures

Areas for proposed trails could be in the form of land owned by the City or public easements over privately owned land. The width of the easement should be large enough to accommodate the following elements. Specific acreages for trails or easements have not been identified.

Approximate trail lengths can be identified in a revised draft of this document.

- The trail itself (typically 6-15 ft. width, depending on trail surface, accessibility goals, and types of users)
- Any needed or planned landscaping buffers, space for amenities such as benches, signage and interpretive features, and fencing, where needed or appropriate
- Movement of maintenance vehicles
- Additional space needed to address topographic conditions and required or desired average grades
- Access to local or collector streets, for maintenance
- Waste management needs, including pet waste
- Parking needs

The following table summarizes additional information about land acquisition for specific proposed new park, trail and other facilities.

Table 17. Land Acquisition

Tier	Site	Facility Type	Size	Other Site Requirements or Notes
I	South Beach Marina Non-Motorized Boat Launch and Access Improvements	Special Use	½ - 1 acre	No acquisition needed; Port-owned property
I	Lincoln County Commons Multi-Use Field(s)	Special Use	1 - 3 acres	No acquisition needed; County-owned property; partnership agreement recommended to formalize use agreement for fields
I	13th Street and Spring Street - Restored Access	Beach Access	NA	Evaluate locating trail in existing Right-Of-Way (ROW). If existing ROW does not provide adequate space for trail, pursue easement from private property owner.
I	Yaquina Bay (Coast Guard) Trail Improvements	Trails	TBD	Easement over public land needed; no land acquisition required
I	Big Creek Reservoir Trail System	Trails	TBD	First phase of trails proposed on City-owned property; should be planned in conjunction with new dam; acquisition of additional land or easements to accommodate future trails may be needed to fully build out trail system and connect to existing road network. Investments for roads related to dam project should specify they convert to trails after project completion.
II	NE 7th St.	Pocket Park	NA	No acquisition needed; land already owned by City. Alternate site for City Public Works yard must be secured before site can be repurposed for park.
II	Park at south end of Yaquina Bay Bridge	Pocket Park	0.5-1 acre	No acquisition needed; land already in public ownership. Use agreement needed with ODOT.
II	Community Garden at the Newport Municipal Airport	Special Use	1.4-1 acre	Includes land for parking; should not require acquisition of land by City, assuming facility is

				located on existing airport property; subject to FAA limitations.
II	Marine Science Drive Non-Motorized Boat Launch	Special Use	½ - 1 acre	No acquisition needed; OSU-owned property; partnership agreement recommended to formalize launch and add signage.
II	Improved Beach Access at Jump Off Joe	Beach Access	NA	County-owned property; evaluate feasibility given active landslide.
II	Ocean to Bay Trail Completion	Trails	TBD	Proposed trail alignment has been mapped but additional easements are required to complete trail planning and development. Land acquisition could be needed for trailhead parking or other facilities
II	Chestnut Street Open Space Trail	Trails	TBD	Land acquisition or trail easement needed to implement.
II	Coastal Gully Open Space Trail	Trails	TBD	Refine trail location as part of continued planning and development efforts; development subject to conservation easement and limitations; requires coordination with OMSI
II	Wilder Trail Connections from Mike Miller Park to Airport and Areas to the South	Trails	TBD	Pursue easements, rather than land acquisition if possible. Use public rights-of-way, where possible. Coordinate with private land owners for acquisition of easements, where needed; subject to FAA access limitations.
II	Agate Beach Neighborhood to Ernest Bloch Wayside Trail Connection	Trails	TBD	Portions of trail expected to be within existing street ROW and should be coordinated with City TSP update and Oregon Coast Trail Plan. Pursue easements to address remaining gaps, where needed; Potential for grant funding for connections through BLM/Lighthouse property; likely to require coordination with multiple property owners.
III	North Newport Neighborhood Park	Neighborhood	2-5 acres	Consider location within or adjacent to existing undeveloped or partially undeveloped properties north of 60 <sup>th</sup> Street to help serve existing and potential new future residential development in this area. Pursue dedication of land by developer as first strategy.
III	Mini Park South of HWY 20	Mini	¼ - 1 acre	Size to be determined by desired amenities and conceptual master plan; land acquisition likely needed; feasibility analysis needed to identify most appropriate future use: park or trails.
III	Additional Wilder Neighborhood Park	Neighborhood	2-5 acres	Identify location and acquire land in concert with future development process for this area. Pursue dedication of land by developer as first strategy.

III	Wolf Tree Destination Resort Recreational Amenities	Neighborhood	2-5 acres	Identify location in concert with future development process for the Wolf Tree Destination Resort. Pursue dedication of land by developer as first strategy; public access limitations likely imposed due to private nature of destination resort.
III	Nautical Hill Open Space Trail	Trails	TBD	Identify location and acquire easement in concert with future development process for Nautical Hill. Trail development subject to conservation easement limitations.
III	Oregon Coast Trail - Restored Access on Public Land	Beach Access	TBD	Designated beach access at NW 55 <sup>th</sup> and Pinery Streets no longer passable. Evaluate locating trail in existing ROW and publicly owned properties between NW 56 <sup>th</sup> and 60 <sup>th</sup> streets to the north. If public land does not provide adequate space for trail, pursue easement from private property owner(s).

Source: Greenworks

### *Efficiencies and Cost Reductions*

A number of strategies are recommended to help the District improve the efficiency and reduce the costs of maintenance, operations, and capital outlays. They include, but are not limited to the following:

- **Materials.** The city should use durable, weather-resistant materials for park facility furnishing and amenities to reduce repair and replacement frequency and costs. As noted previously, public assets are expected to last decades, if not longer, and replacing and repairing assets is costly in time and money. Therefore, it is important to take longevity into account. More specific guidelines related to this topic are found in Chapter 3 of the PSMP.
- **Vegetation.** Similar to building materials, it is essential that vegetation used in the city's parks and open spaces be able to withstand local weather and climatic conditions and be as inexpensive as possible to maintain. In addition, training parks maintenance personnel in how to effectively maintain vegetation will be essential to the longevity of the plantings and their resulting life-cycle costs. Money invested in training is likely to pay off in the reduce cost of replacing plants that have not survived as a result of ineffective maintenance. More specific guidelines related to this topic are found in Chapter 3 of the PSMP.
- **Restrooms.** The city should consider material, durability, maintenance needs and cost when deciding to add or improve restroom facilities. For example, pre-fabricated restrooms such as the ones found at Port Dock 1 and the Agate Beach Neighborhood Park have lower installation and general maintenance costs, and also take less time to clean, than stick-built restrooms. Other considerations related to restrooms include vandalism, accessibility, and consistent park aesthetic style. Connection to sewer, electrical and water line availability and drainage are important to consider when determining the type of restroom facility that is appropriate for a specific site. If the site does not have good drainage or it is challenging to connect utilities to the restroom, a porta-potty would be the best option. If odors are an issue and the desire is to have a flushable toilet, a pre-fabricated restroom facility would work well.

- **Shared maintenance employees.** The city currently shares some staffing between parks maintenance, maintenance of other city-owned facilities and Public Works Department obligations. When this practice was initiated, it was assumed it would increase the overall efficiency of year-round departmental staffing and also enhance maintenance of parks and recreation facilities. Unfortunately, this approach often has resulted in inadequate maintenance of parks and recreation facilities, either because maintenance employees are overextended and/or because they do not have specialized training to maintain certain types of facilities, amenities or vegetation. The City should re-evaluate this approach, with consideration for improving community perceptions of parks maintenance, staff needs to serve the desired level of maintenance, training needs for staff, and budget and organizational structure to support any desired changes.
- **Temporary summer employees.** The city hires temporary employees in the summer months to help operate and maintain its park and recreation facilities when those needs are highest based on facility use, the need to trim or maintain vegetation and other factors. This is a reasonable approach to this type of staffing and there are likely relatively few alternatives to it, with the exception of using volunteers to reduce these costs.
- **Use of volunteers.** One strategy for leveraging additional resources for maintenance of park and recreation facilities and reducing costs associated with those activities is to engage volunteer groups in helping maintain local facilities. This can include “adopt-a-park” programs, regular park cleanup or maintenance by local or out-of-town volunteers, community service-related activities, youth volunteer efforts through collaboration with the School District, or others. The City of Newport should evaluate the potential benefits and required resources needed to implement an organized volunteer program and determine whether the benefits outweigh the costs, and whether the City has the capacity to implement the program. More detailed recommendations related to this topic are found in the Implementation Chapter of the PSMP.

**Attachment 1 to Capital Improvement Component - Detailed Costs**

*Opinion of Construction Cost at Master Plan Level*

New Parks and Facility Improvements



**TIER I Projects**

<b>P-01: Agate Beach Neighborhood and Dog Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking Lot	SF	2,000	\$ 15.00	\$ 30,000	Asphalt, Striping, Curb, Landscaping	
Walkway (5' wide)	SF	4,250	\$ 4.00	\$ 17,000	850 LF - Asphalt Pavement	
Walkway (5' wide)	SF	1,700	\$ 4.00	\$ 6,800	340 LF - Asphalt Pavement	
Signage	Allowance	3	\$ 3,000.00	\$ 9,000	Post and panel, 36"W x 46" H, includes install	
Play Structure - New (includes install)	EA	1	\$ 60,000.00	\$ 60,000	Pre-fab Marine Rated includes install	
Play Structure - New Tot Lot (includes install)	EA	1	\$ 30,000.00	\$ 30,000	Pre-fab Marine Rated includes install	
Benches	EA	4	\$ 2,000.00	\$ 8,000	Pre-fab includes concrete base and install	
Chainlink Fence and Gate (Dog Park)	LF	130	\$ 5.00	\$ 650	Marine Rated	
Landscape Improvements	SF	10,000	\$ 3.00	\$ 30,000	Incl. Minimal Earthwork	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 191,450</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 9,572.50	\$ 201,023		
Contingency (% of Construction Total and General Conditions)	30%		\$ 60,306.75	\$ 261,329		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 78,398.78	\$ 339,728		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 339,728</b>		

<b>P-03: Betty Wheeler Memorial Field Improvements (Costs from Newport with refinements)</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking lot/Detention Pond	LS	1	\$ 132,800	\$ 132,800	Cost from the City	
Large Field improvements	LS	1	\$ 150,000	\$ 150,000	Includes drainage and gravel warning track	
Small Field improvements	LS	1	\$ 100,000	\$ 100,000	Includes drainage and gravel warning track	
Retaining Wall - 12" wide	LS	1	\$ 124,500	\$ 124,500	Cost from the City	
Security Fencing	LF	100	\$ 5	\$ 500	Chainlink - Marine Rated	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 507,800</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 25,390	\$ 533,190		
Contingency (% of Construction Total and General Conditions)	30%		\$ 159,957	\$ 693,147		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 207,944	\$ 901,091		
		0		\$ -		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 901,091</b>		

<b>P-04: Big Creek Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking Lot Upgrade - Eastside	SF	275	\$ 15	\$ 4,125	Asphalt, Striping, Curb, Landscaping	
Restroom	LS	1	\$ 100,000	\$ 100,000	Flushable, prefab with sink	
Existing Play Equipment Improvements	Allowance	1	\$ 10,000	\$ 10,000		
New Play Equipment	Allowance	1	\$ 60,000	\$ 60,000	Pre-fab Marine Rated	
Swings	Allowance	1	\$ 20,000	\$ 20,000	Pre-fab Marine Rated	
Picnic Tables	EA	2	\$ 5,000	\$ 10,000	Includes, Concrete Pad, and Install	
Bench	EA	2	\$ 2,000	\$ 4,000	Pre-fab includes concrete base and install	
Walkway (5' wide)	SF	6,225	\$ 4	\$ 24,900	1250 LF Asphalt Pavement	
Boardwalk (6' Wide)	SF	450	\$ 100	\$ 45,000	75', includes kick rail	
Landscape Improvements	SF	500	\$ 3	\$ 1,500	Incl. Minimal Earthwork and Windblock at Shelter	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 279,525</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 13,976	\$ 293,501		
Contingency (% of Construction Total and General Conditions)	30%		\$ 88,050	\$ 381,552		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 76,310	\$ 457,862		
				\$ -		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 457,862</b>		

<b>P-06: Don and Ann Davis Park (Grassy Area)</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Sculpture	EA	3	\$ 25,000	\$ 75,000	includes install	
Flexible Lawn Space	SF	3,500	\$ 2.50	\$ 8,750	Install and irrigation	
Walkway (5' wide)	SF	4,250	\$ 8	\$ 34,000	850 LF - Concrete Pavement	
Kiosk	LS	1	\$ 10,000	\$ 10,000	New	
Hardscape surfacing	SF	5,203	\$ 10	\$ 52,030	Concrete pavement	
Renovated Parking Area	SF	2,500	\$ 15	\$ 37,500	Asphalt, Striping, Curb, Landscaping	
Benches	EA	5	\$ 2,000	\$ 10,000	Pre-fab includes concrete base and install	
Landscape Area	SF	4,587	\$ 5	\$ 22,935	Climate appropriate plantings	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 250,215</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 12,511	\$ 262,726		
Contingency (% of Construction Total and General Conditions)	30%		\$ 78,818	\$ 341,543		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 68,309	\$ 409,852		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 409,852</b>		



<b>P-09: Frank Wade Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
New Play Equipment	Allowance	1	\$ 60,000	\$ 60,000	Pre-fab Marine Rated, includes install	
Trash Containers	EA	2	\$ 2,000	\$ 4,000	Concrete pad, Marine Rated	
Resurface Tennis Courts	LS	1	\$ 330,000	\$ 330,000	Includes full court replacement, striping, nets and fencing	
Signage	Allowance	1	\$ 3,000	\$ 3,000	Post and panel, 36"W x 46" H, includes install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 397,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 19,850	\$ 416,850		
Contingency (% of Construction Total and General Conditions)	30%		\$ 125,055	\$ 541,905		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 108,381	\$ 650,286		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 650,286</b>		

<b>P-17/T-J: Sam More Park and Trail Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Parking lot Improvements	SF	3,500	\$ 15	\$ 52,500	Asphalt, Striping, Curb, Landscape	
ADA Fishing Pier	LS	1	\$ 25,000	\$ 25,000		
Community Garden 1,175 sf	SF					
Wood Planter Boxes - 12" high x4'x8'	SF	30	\$ 100	\$ 3,000	Planter boxes	
Topsoil for Wood Planter Boxes:	CY	36	\$ 28	\$ 1,008	Topsoil fill at 1.2 cy/box	
Garden Shed; 8'x10'	SF	80	\$ 75	\$ 6,000	Wood Garden Shed	
Garden Greenhouse; 60'x10'	SF	600	\$ 100	\$ 60,000	Wood and acrylic Garden Greenhouse	
Entry gate	LS	1	\$ 15,000	\$ 15,000	Powder Coated Chainlink	
Fencing: 6' high chain link (powder coated)	LF	137	\$ 25	\$ 3,425	Chain link fence with gate based on 1,175 sf garden	
Pump Track	Allowance	1	\$ 50,000	\$ 50,000	Natural Surface, Estimate based on 1/4 acre	
Trail improvements	LS	1	\$ 95,000	\$ 95,000	Cost from City of Newport	
Trail lighting	LS	1	\$ 153,000	\$ 153,000	Cost from City of Newport	
Diversion Weirs	LS	1	\$ 122,200	\$ 122,200	Cost from City of Newport	
Sewer Rehabilitation	LS	1	\$ 74,000	\$ 74,000	Cost from City of Newport	
Landscape Restoration Improvements	Acre	2	\$ 75,000	\$ 112,500		
Invasive Species Removal	LS	1	\$ 95,500	\$ 95,500	Cost from City of Newport	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 868,133</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 43,407	\$ 911,540		
Contingency (% of Construction Total and General Conditions)	30%		\$ 273,462	\$ 1,185,002		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 237,000	\$ 1,422,002		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 1,422,002</b>		

<b>T-G: Big Creek Reservoir</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Multi-use Trails	SF	114,060	\$ 4	\$ 456,240	9,505' length 12' wide, Asphalt	
Gravel Road	SF	196,500	\$ 3	\$ 589,500	16,375 12' wide, gravel	
Mountain Bike/Running Trail	SF	204,000	\$ 3	\$ 612,000	17,000' length x 12' wide, Gravel with subbase	
Grading - Trails	LF	42,880	\$ 1	\$ 42,880	Stripping, rough grade, grading	
Wayfinding	EA	12	\$ 2,500	\$ 30,000	Post and panel, 24"W x 46" H, includes install	
Parking lot	EA	2	\$ 50,000	\$ 100,000	Asphalt, Striping, Curb, Landscaping	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 1,830,620</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 91,531	\$ 1,922,151		
Contingency (% of Construction Total and General Conditions)	30%		\$ 576,645	\$ 2,498,796		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 749,639	\$ 3,248,435		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 3,248,435</b>		

<b>T-H/T-I: Ocean to Bay Trail Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Add non-slip materials to boardwalks	Allowance	1	\$ 5,000	\$ 5,000		
Lighting	EA	20	\$ 5,000	\$ 100,000		
Signage	Allowance	6	\$ 3,000	\$ 18,000	Post and panel, 36"W x 46" H, includes install	
New Trails	LF	1,000	\$ 3	\$ 3,000	Soft surface trail (8')	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 126,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 6,300	\$ 132,300		
Contingency (% of Construction Total and General Conditions)	30%		\$ 39,690	\$ 171,990		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 51,597	\$ 223,587		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 223,587</b>		

<b>X-08: Forest Park Trail Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
New Trails	LF	3,000	\$ 3	\$ 9,000	Soft surface trail (12' wide)	
Shelter	LS	1	\$ 30,000	\$ 30,000	Small park shelter (20x20) includes eng drawings	
Dog Amenities	Allowance	1	\$ 30,000	\$ 30,000	Dog baggy station, disposal, fencing, water	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 69,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,450	\$ 72,450		
Contingency (% of Construction Total and General Conditions)	30%		\$ 21,735	\$ 94,185		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 18,837	\$ 113,022		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 113,022</b>		

**TIER II Projects**

<b>T-N: Coastal Gully Open Space (Costs from Newport with refinements)</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Pavement (HMAC)	TON	70	\$ 80	\$ 5,600		
Aggregate Paths	TON	196	\$ 24	\$ 4,704		
Boardwalks	SF	3,815	\$ 100	\$ 381,500	updated	
Walks	SF	935	\$ 4	\$ 3,740	updated - Asphalt (assume 8')	
Benches	EA	2	\$ 2,000	\$ 4,000	updated, Pre-fab includes concrete base and install	
Bicycle Racks	EA	5	\$ 500	\$ 2,500	updated	
Signage	Allowance	2	\$ 3,000	\$ 6,000	Post and panel, 36"W x 46" H, includes install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 402,044</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 20,102	\$ 422,146		
Contingency (% of Construction Total and General Conditions)	30%		\$ 126,644	\$ 548,790		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 164,637	\$ 713,427		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 713,427</b>		

<b>P-J: Yaquina Bay Bridge Open Space (Cost from the City)</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Pavement (HMAC)	TON	234	\$ 80.00	\$ 18,720.00		
Aggregate Paths	TIN	433	\$ 18.00	\$ 7,794.00		
ADA Sidewalk Ramps	EA	4	\$ 1,000.00	\$ 4,000.00		
Reinforced Concrete	SF	1,180	\$ 10.00	\$ 11,800.00	updated	
Reinforced Lawn	SF	18,075	\$ 5.00	\$ 90,375.00		
Landscaping	SF	10,883	\$ 3.00	\$ 32,649.00		
Lawn	SF	15,398	\$ 1.00	\$ 15,398.00		
Trees	EA	38	\$ 350.00	\$ 13,300.00		
Benches	EA	5	\$ 2,000.00	\$ 10,000.00	Updated, Pre-fab includes concrete base and install	
Windscreen/Sculpture	LS	1	\$ 40,000.00	\$ 40,000.00		
Basketball (half court)	LS	1	\$ 10,000.00	\$ 10,000.00		
Shelter Structure	EA	4	\$ 5,000.00	\$ 20,000.00	updated	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 274,036</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 13,702	\$ 287,738		
Contingency (% of Construction Total and General Conditions)	30%		\$ 86,321	\$ 374,059		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 112,218	\$ 486,277		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 486,277</b>		

**TIER III Projects**

<b>P-05: Coast Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Existing Play Equipment Improvements	Allowance	1	\$ 10,000	\$ 10,000		
New Play Equipment	Allowance	1	\$ 60,000	\$ 60,000	Pre-fab Marine Rated, includes install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 70,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,500	\$ 73,500		
Contingency (% of Construction Total and General Conditions)	30%		\$ 22,050	\$ 95,550		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 19,110	\$ 114,660		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 114,660</b>		

<b>P-13: Mombetsu Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Walkway	SF	750	\$ 4	\$ 3,000	(5' wide X 150')	
Habitat Enhancement	SF	10,000	\$ 2	\$ 20,000	planting, woody debris, etc.	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 23,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 1,150	\$ 24,150		
Contingency (% of Construction Total and General Conditions)	30%		\$ 7,245	\$ 31,395		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 6,279	\$ 37,674		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 37,674</b>		

<b>P-20: Yaquina Bay State Park Improvements</b>						
Amenities	Units	Qty	Unit Price	TOTAL	Notes	
Fitness Course	Allowance	1	\$ 50,000	\$ 50,000	Pre-Fab Equipment. Includes Concrete Pads	
Bike Repair Station	LS	1	\$ 20,000	\$ 20,000	Fix-it bike pump, repair station	
Benches	EA	5	\$ 2,000	\$ 10,000	Pre-fab includes concrete base and install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 80,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 4,000	\$ 84,000		
Contingency (% of Construction Total and General Conditions)	30%		\$ 25,200	\$ 109,200		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 21,840	\$ 131,040		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 131,040</b>		

<b>S-02: Wilder Dog Park Improvements</b>						
<b>Amenities</b>	<b>Units</b>	<b>Qty</b>	<b>Unit Price</b>	<b>TOTAL</b>	<b>Notes</b>	
Removal of old / aging equipment	LS	1	\$ 10,000	\$ 10,000	Demolition	
New Amenities - Large & Small Dog Areas	Allowance	1	\$ 50,000	\$ 50,000	Dog baggy station, disposal, fencing, shelter	
Water Fountain	EA	2	\$ 8,000	\$ 16,000	Includes concrete base, utility and install	
<b>SUBTOTAL LANDSCAPE CONSTRUCTION COSTS</b>				<b>\$ 76,000</b>		
General Conditions (Mobilization - % of Total Construction)	5%		\$ 3,800	\$ 79,800		
Contingency (% of Construction Total and General Conditions)	30%		\$ 23,940	\$ 103,740		
Soft Costs - Agency Fee, Design Fee, Permits	20%		\$ 20,748	\$ 124,488		
<b>TOTAL CONSTRUCTION</b>				<b>\$ 124,488</b>		

Assumptions

1. Does not include land acquisitions
2. Some designs are more detailed based on concepts/costs created by others
3. Earthwork is not included