

WALDPART PARKS, RECREATION & TRAILS MASTER PLAN

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Prepared by
The City of Waldport

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Oregon Parks and Recreation Department

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CHAPTER I. INTRODUCTION

BACKGROUND AND PURPOSE

Waldport has a wealth of natural resources and natural beauty including the Pacific Ocean, Alsea Bay and River, Lint Slough, McKinney Slough, and the Siuslaw National Forest. However, we currently do not have a comprehensive or well-connected system of parks, recreation facilities and trails that would create an integrated parks system that serves Waldport residents and visitor. In April 2015, the Waldport City Council established a goal of updating the Waldport Parks Master Plan. In October 2016, the City received an Oregon Parks & Recreation Department grant to partially fund the development of the Waldport Parks, Recreation & Trails Master Plan.

The Master Plan provides guidance to future decision making and a basis for measuring progress of the citywide parks system as the City works to improve the extent and quality of parks, recreation facilities, and trails. This document responds to public input and Plan identifies needed and desired recreation facilities, improvements to existing parks, and new parks and open spaces. The Master Plan identifies how existing and proposed parks, open space, recreations facilities, and trails can be connected with the natural resources and create an integrated parks system.

The overall purpose is to provide a well-connected system of parks, open space, recreation, and trails. There are three primary benefits of this project:

- A. The City, in collaboration with the Lincoln County School District (LCSD), has an outstanding opportunity to develop an 11.5 acre park where the former Waldport High School was located. FEMA bought the development rights from LCSD and the property is to remain as open space in perpetuity. The City, through an agreement with LCSD, is currently conducting feasibility studies of the property that will lead to park design and development. The proposed Master Plan project includes conceptual design of the 11.5 acre park site.
- B. The City has some very good park-related improvements however we do not have a master plan that shows how we can develop a well-connected system of existing and proposed parks, open space, and recreation facilities.
- C. The City has a few existing and proposed trails, e.g. the Oregon Coast Trail, the Woodland Trail and forthcoming (OPRD funded) Lint Slough Trail, (ODOT funded) Bridgeview Trail, and (OPRD funded) Waziyata Beach Access. However, we do not have an overall trail system plan that shows how these trails can be interconnected and how the trail can be connected to park and recreation facilities.

The Master Plan will be a benefit to 1) local residents, 2) the many visitors that come to Waldport and the Oregon Coast, 3) students who attend the elementary, middle, and high schools and, 4) the local economy. Our natural resources are the major attraction of visitors to Waldport and the Oregon Coast. The ability to provide a comprehensive system of natural resources, parks, recreation facilities, and trails will enhance people's desire to visit Waldport.

THE PLANNING PROCESS AND MASTER PLAN ORGANIZATION

The Planning Process and organization of the Waldport Parks, Recreation, and Trails Master Plan includes five primary chapters.

Chapter 1. Goal Setting

The initial step in the master planning process was the identification of goals and objectives, i.e. identifying what the community hopes to achieve in the future regarding parks, recreation, and trails.

Chapter 2. Inventory

The second step in the planning process was an inventory of existing parks, recreation facilities, non-motorized trails and public access ways, and natural open space.

Chapter 3. Public Involvement

A series of group meetings were conducted with stakeholders with each meeting focusing on a different component of the parks system, i.e. organized sports/games, trails and bikes, individual sports, and natural and cultural resources.

A parks and recreation survey was developed and, in summary, asked about people's usage of park and recreation facilities, park and recreation needs, condition and maintenance of existing facilities, priorities, desired facilities for the 11.5-acre open space site (former high school property), and demographic information. Over 200 surveys were completed.

Chapter 4. Concept Plans

Recommendations for improvements to Waldport parks, recreation, and trail system were developed and based on the results of the goal setting, inventory, and public input. The Concept Plans focus on the 11.5-acre open space project, recreation facilities, linkages, and opportunities for additional open space. Concept plans for additional parks and open space will be prepared and inserted into the Master Plan.

Chapter 5. Finance & Implementation Plan

The Finance and Implementation Plan identifies potential improvements for each park, trail, and public facility. This section prioritizes improvements, provides capital cost for each improvement, and provides a range of annual operating and maintenance costs.



CHAPTER II. GOALS & OBJECTIVES

The establishment of goals and objectives is the initial step in the development of the Waldport Parks, Recreation & Trails Master Plan. Goals and objectives of the Master Plan provide direction for establishing a comprehensive parks, recreation, and trails system that satisfies the needs and desires of the community.

The Goals and Objectives were initially established by city staff, modified as input was received through a series of public meetings and a survey with community leaders and interested civic groups and individuals, and refined to provide guidance for implementing the recommended park, recreation, and trail improvements.

GOAL A. PROVIDE A VARIETY OF OPEN SPACE AND RECREATION FACILITIES TO MEET THE NEEDS AND DESIRES OF WALDPOR CITIZENS AND VISITORS.

OBJECTIVES

The overall objectives of this goal are to identify and provide recreational facilities and programs to meet the demand of local citizens and visitors; facilitate additional recreation facilities through increased cooperation with the Lincoln County School District (“LCSD”), the Port of Alsea (“Port”), and other public and private entities; and assure compatibility of parks and park usage with surrounding neighborhoods. Open space and recreation facility improvements will be subject to approval by the City, LCSD, and the Port as necessary.

Specific objectives are prioritized as follows:

High Priorities

- a. Expand the Crestline Park playground.
- b. Make improvements to the Crestline Park skate park.
- c. Develop a disc golf course at Woodland Park.

Medium Priorities

- a. Provide picnic and group gathering facilities at Crestline Park.

Low Priorities

- a. Provide picnic and group gathering facilities at the Alsea Bay Interpretive Center.
- b. Develop a BMX Track at Crestline Park.
- c. Provide picnic, group gathering and/or other park and recreation facilities at Robinson Park.

Other Priorities to be Determined

- a. Develop additional softball, baseball, and/or multi-use fields at the Waldport School campus.

- b. Develop additional sports courts at the Waldport School campus.
- c. Provide additional restrooms at the Waldport School campus.
- d. Provide major maintenance and upgrades to Kendal Fields.

GOAL B. ENHANCE THE ECONOMIC VITALITY OF WALDPOR THROUGH THE DEVELOPMENT OF ATTRACTIVE PARK AND RECREATION FACILITIES.

OBJECTIVES

The overall objectives of this goal are to create a comprehensive open space system that will improve the physical form and appearance of the city; create a well-known ‘class’ open space system that capitalizes upon and provides public access to Waldport’s natural resources, natural beauty, parks, recreation facilities, and trail system, provide a destination facility(s) that is unique to the central Oregon coast and will draw local area residents and visitors and; determine if an outdoor amphitheater is a financially viable use for the open space site (former high school site). If so, determine how should it be funded, owned, and operated.

Specific objectives are prioritized as follows:

Medium Priorities

- a. Once the Fire District relocates, relocate and renovate the library to the current fire station.
- b. Construct Civic Center site work and parking.

Low Priorities

- a. Develop a BMX Track at Crestline Park.
- b. Make minor improvements to Meridian Park.
- c. Construct Civic Plaza.

GOAL C. CREATE A PREFERRED PLAN FOR THE FORMER WALDPOR HIGH SCHOOL SITE.

OBJECTIVES

The overall objectives of this goal are to create a coastal model for reuse of lands vacated by FEMA-assisted relocations; pursue a financially sustainable open space concept; establish a multi-use space that connects people to Waldport’s unique natural resources and provides active and passive recreation amenities; create an accessible public space available for residents and visitors of all ages and abilities; develop a community showcase with benefits for diverse interests; create a community asset and a regional

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draw, bringing people to Waldport for sports, recreation, festivals, and unique retail opportunities; develop a visually appealing source of community pride; build play areas and spaces for kids and families to congregate; provide ecological, science, and technology education and training opportunities and; connect people between the Port and the park/slough.

Specific objectives are prioritized as follows:

High Priorities

- a. Restore wetlands in the eastern portion of the site.
- b. Provide trails, play areas, and exercise areas.
- c. Provide picnic and group gathering facilities.
- d. Construct public restrooms.
- e. Conduct site work and utility improvements.

Medium Priorities

- a. Design and construct a BMX Track.

Other Priorities to be Determined

- a. Design and construct an amphitheater.
- b. Establish and implement a tsunami preparation plan.
- c. Design and construction a tsunami evacuation plan.

GOAL D. CREATE A COMPREHENSIVE AND WELL-CONNECTED PEDESTRIAN/ BICYCLE CIRCULATION SYSTEM.

OBJECTIVES

The overall objectives of this goal are to create a non-motorized circulation system that combines destination opportunities, i.e. home to school to commercial services, and provides recreation opportunities; provide a comprehensive circulation system that enables walkers, hikers, and bikers multiple opportunities to see and experience Waldport and the natural resources; provide improved public access to and views of natural resources; provide accessible and safe facilities; support and enhance the Oregon Coast Trail and Oregon Bike Route; enhance and promote the water trail system; provide adequate parking at trailheads; and develop a wayfinding program that enables the public to easily find and navigate the non-motorized circulation system.

Specific objectives are prioritized as follows:

High Priorities

- a. Complete construction of the Lint Slough Trail.
- b. Design and construct the Bridgeview Trail.

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- c. Complete construction of the Waziyata Beach Access.

Medium Priorities

- a. Construct additional sidewalks and signs along the Old Town Trail.
- b. Design and construct pedestrian access and signage at the Old Town beach access locations.

Low Priority

- a. Provide additional trail development throughout the city.
-

GOAL E. PROTECT AND ENHANCE AWARENESS OF NATURAL AND CULTURAL RESOURCES.

OBJECTIVES

The objectives of this goal are to identify the many different types of natural resources of the Waldport area; recognize, protect, and promote the Waldport's unique natural resources and natural beauty and; develop an interpretive program that informs and educates the public about Waldport's natural resources.

Specific objectives are prioritized as follows:

High Priority

- a. When planning, designing, and constructing park, recreation and trail improvements, identify surrounding natural and cultural resources; and incorporate the protection, enhancement, and visual awareness of the resources.
- b. Restore wetlands in the eastern portion of the Open Space site (former Waldport High School site).

Medium Priority

- a. Develop a wayfinding and interpretive signage system that informs and educates the public about Waldport's natural and cultural resources.
-

GOAL F. DEVELOP AN EFFICIENT AND AFFORDABLE OPERATIONS AND MAINTENANCE PROGRAM TO ASSURE HIGH QUALITY PARK AND RECREATION FACILITIES AND SERVICES.

OBJECTIVES

The objectives of this goal are to identify and establish funding mechanisms to adequately maintain park, recreation and trail facilities; develop a plan for the continued operations and maintenance of park, recreation and trail facilities; foster cooperation among volunteer organizations and individuals for ongoing maintenance of park, recreation and

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trail facilities and; utilize best management practices in the design and development of parks and trails to reduce maintenance requirements, e.g. erosion and drainage control,

Specific objectives are prioritized as follows:

High Priority

- a. Identify ways to enhance existing revenue streams that enable the City to properly manage park and recreations facilities.
 - b. Identify and implement new revenue streams that enable the City to properly manage existing and future park and recreations facilities.
 - c. Manage existing parks and trails by allocating resources to properly manage existing facilities at Crestline Park, Woodland Park and trail, and other existing parks and trails.
 - d. Develop a schedule for inspecting and maintaining parks and recreation facilities, including identification of sources of revenue, or lack thereof, for needed safety improvements.
-



CHAPTER III. PARK AND RECREATION INVENTORY

An inventory of existing parks, open space, recreation facilities, and non-motorized trails/public access was conducted through review of parks-related planning documents and site reconnaissance. The inventory is divided into the following categories:

- A. Parks/Outdoor Recreation Sites
- B. Facilities
- C. Non-Motorized Circulation
- D. Natural Open Spaces

PARKS/OUTDOOR RECREATION SITES				
	Ownership	Location	Acreage	Facilities/Amenities
Cedar Heights Parkland	City of Waldport	North of Range Dr. East of Ironwood Dr.	0.60	No facilities
Crestline Park	City of Waldport	Crestline Dr. North of Range Dr.	5.11	<ul style="list-style-type: none"> • Playground • Skate park • Lawn/Open Field • Trails • Restrooms • Parking
Crestview Golf Club	Private	Crestline Dr. and Range Dr.	45.88	9-hole golf course accessible to public
Forest Hills Parkland	City of Waldport	North of Range Dr. West of Chad Dr.	0.52	No facilities
Governor Patterson State Park (currently within UGB, outside city limits)	Oregon Parks & Recreation Dept.	Hwy 101, west side across from Ocean Hills Dr.	33.77	<ul style="list-style-type: none"> • Ocean views • Beach access • Picnic tables • Trails • Restrooms • Parking
Keady Wayside	City of Waldport	Hwy 101 and Maple St.	1.33	<ul style="list-style-type: none"> • Beach access • Information kiosk • Picnic tables • Bench • Telescope • Parking
Kendall Fields	Lincoln County School District	Starr St.	3.58	<ul style="list-style-type: none"> • 2 softball fields • Restrooms • Concession stand
Meridian Park	City of Waldport (public right-of-way)	Hwy 34/Alder St./Spring St.	0.12	<ul style="list-style-type: none"> • Landscaping • Pathways • Benches
Open Space Site (former high school)	Lincoln County School District	SE corner of Hwy 34 & Crestline Dr.	11.50	<ul style="list-style-type: none"> • Multi-use field (football, soccer, baseball, softball)

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	Ownership	Location	Acreege	Facilities/Amenities
Robinson Park	Port of Alsea	West of the Port St/Broadway St intersection at the north end of Old Town	0.50	<ul style="list-style-type: none"> • Beach access • Picnic tables • Trails • Parking
Veterans Park	City of Waldport	NE corner of Hwy 34 & Broadway St.	0.08	<ul style="list-style-type: none"> • Veterans memorial
Waldport Schools	Lincoln County School District	2750 S. Crestline Dr.	42.15	<ul style="list-style-type: none"> • Football/Soccer field • Baseball field • Softball field • Gymnasium • Playground • Play field with perimeter path
Woodland Trail Park Property	City of Waldport	West of Crestline Dr., Brentwood Dr., and Park Dr.	13.30	<ul style="list-style-type: none"> • Woodland Trail

FACILITIES				
	Ownership	Location	Acreege	Facilities/Amenities
Waldport Community Center	City of Waldport	265 Alsea Hwy	0.94	<ul style="list-style-type: none"> • Meeting room • Kitchen • Outdoor barbeque
Alsi Historical Museum	City of Waldport	945 Broadway St.	0.23	Historical museum
Alsea Bay Interpretive Center	Oregon Dept. of Transportation	320 Hwy 101	0.21	<ul style="list-style-type: none"> • Information and education center • Beach access • Restroom

NON-MOTORIZED TRAILS/PUBLIC ACCESS				
	Ownership	Location	Miles	Facilities/Amenities
Woodland Trail	75% City of Waldport 25% Private w/ Public Easement	Kendall Fields to Crestline Park	1.3	<ul style="list-style-type: none"> • Natural surface trail • Moderate hike/walk
Old Town Trail	Public beach access and public right-of-way	Alsea Bay Bridge to Port via beach, Port St, Mill St, Alsea Hwy	1.8	<ul style="list-style-type: none"> • Loop trail w/ beach, sidewalk and pavement surfaces • Proposed interpretive signage • Easy hike/walk
Lint Slough Trail	Public right-of-way	South from Crestline Dr/Lint Slough Rd intersection	0.60	<ul style="list-style-type: none"> • Construction to be completed in 2017 • Majority of trail is natural surface • Easy hike/walk

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	Ownership	Location	Miles	Facilities/Amenities
Bridgeview Trail	Public right-of-way	Hwy 101 right-of-way east of seawall	0.40	<ul style="list-style-type: none"> • Construction planned for 2017-18 • Trail elevated above highway will be natural surface w/ a pedestrian bridge • Multi-use trail at highway level along seawall on west side of highway
Wazyyata Beach Access	Lincoln County and Private w/ Public Easement	Wazyyata Ave	0.03	<ul style="list-style-type: none"> • Construction planned for 2016 • Natural surface trail
Old Town Bay/Beach Accesses	Public right-of-way	Terminus of Spencer, Ruble/Bay, Grant, Keady, Alder, Fayette, John, and Verbena Streets	20-80 foot wide right-of-way	Opportunity for improvements to allow public pedestrian access to the bay and beach
Oregon Coast Trail	Oregon Dept. of Transportation & Oregon Parks & Recreation Dept.	Alsea Bay Bridge, Maple Street, and beach	2.30 (through UGB)	Sidewalk, pavement and beach
Oregon Coast Bike Route	Oregon Dept. of Transportation	Hwy 101	2.20 (through UGB)	Combination of designated bike lanes and shared bike/travel lanes
Alsea River/Lint Slough Water Trail	Port of Alsea, Oregon Dept. of Fish & Wildlife	Alsea River upstream of Port of Alsea and Lint Slough	2.00 (through UGB)	Designated water trail

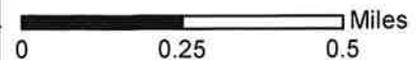
NATURAL OPEN SPACES (within or near Waldport UGB)
Pacific Ocean and beaches
Alsea Bay and beaches
Alsea River
Lint Slough
McKinney Slough
Siuslaw National Forest
Eckman Lake/Nelson Wayside State Park

Exhibit 1



**City of Waldport
Park and Recreation Facilities, 2016**

Prepared by: City of Waldport
Date: April 2016



Data sources: City of Waldport, Lincoln County, US Census

CHAPTER IV. NEEDS AND OPPORTUNITIES

This chapter provides an assessment of park, recreation and trail opportunities and needs. The opportunities and needs are developed from review of the existing inventory of park land and facilities, and public input. The development of a successful plan for parks, recreation facilities, and trails is dependent upon input from those Waldport residents and visitors who use and have interest in Waldport's park-related facilities and resources. Two mechanisms were utilized to solicit public input: 1) a Waldport 2016 Parks and Recreation Survey and, 2) a series of Public Meetings. Summaries of the Survey and Public Meetings are found in Appendices A and B. Based on the public input received through the survey and public meetings, this section provides a (non-prioritized) list of park, recreation facilities, and trail needs and opportunities.

A. Outdoor amphitheater, fairs, and festivals

People expressed the desire for an outdoor amphitheater, fairs, and festivals. A potential location for these facilities and activities is the 11.5 acre open space site (former high school property). The September 2015 design charrette resulted in a preferred plan with an amphitheater. An amphitheater provides the opportunity for concerts and plays, and provides a design and facilities to accommodate fairs and festivals.

B. Playgrounds/play areas

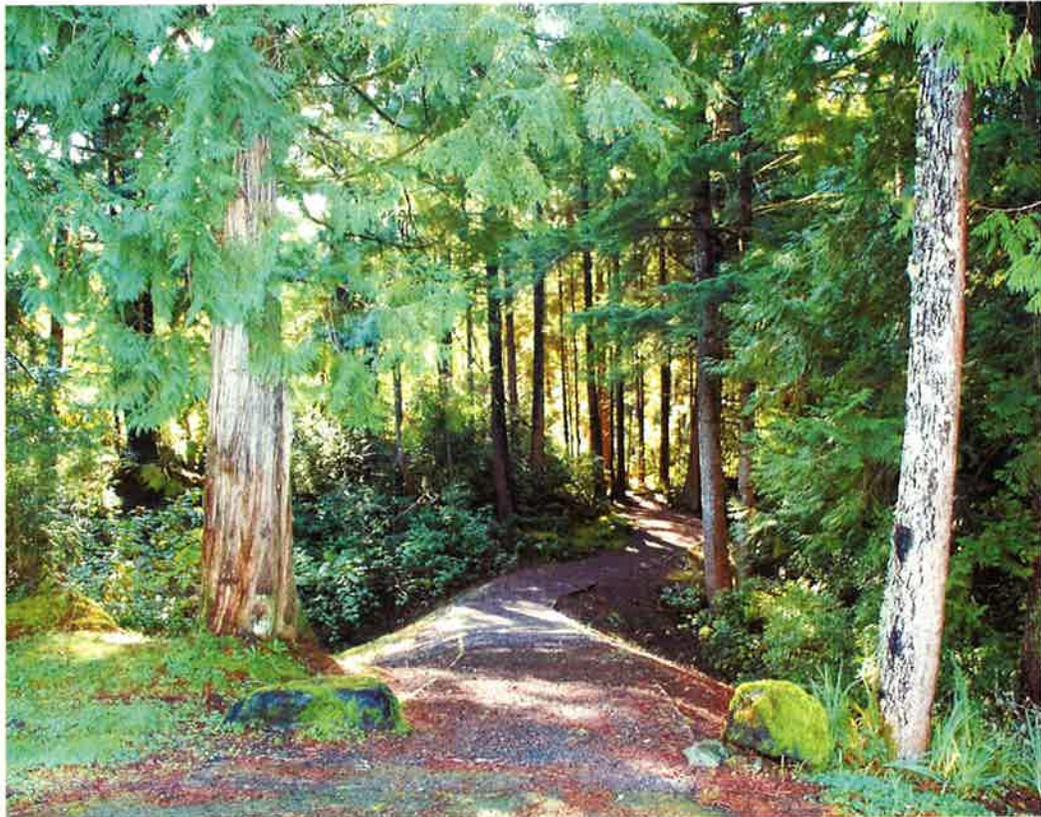
Playgrounds and play areas are a priority need identified by the public. Currently play grounds are limited to Crestline Park and the Waldport School Campus. It is beneficial to distribute playgrounds/play areas throughout the city. The Master Plan identifies potential areas for these facilities. The preferred plan for the Open Space Site includes play areas and facilities.



C. Trails

Survey and public meeting participants expressed the desire to provide additional pedestrian facilities, i.e. trails and sidewalks. The desired pedestrian facilities connect destinations and provide connected 'trail loops'. The following pedestrian facilities were identified:

- Trail connecting the Waldport School campus to Range Drive
- Crestline Drive sidewalks including connection to the school campus
- Range Drive sidewalk
- East-west oriented trails south of Range Drive, between Hwy 101 and the proposed trail between Range Drive and the school campus
- Extend the Lint Slough Trail to the south
- Provide trail connections from the Lint Slough Trail west to Crestline Drive between Cedar Street and Crestline Park, to Range Drive, and to Crestline Drive near the school campus
- Trail from the Lint Slough Trail to the east
- Trail from the school campus south along the Little Creek tributary
- Trails east from the Bridgeview Trail and along Forestry Lane per the Yaquina John Point Land Use & Transportation Plan
- Trails connecting the Woodland Trail to Range Drive through the Land & Sea and Cedar Heights Park Subdivisions.
- Pedestrian facility connecting Alsea Hwy to Crestline Drive through the open space site (former high school property)



D. Beach Access

There is a desire to provide additional public access to beaches. There is an opportunity to provide this access in Old Town, connecting to the beach between the Port of Alsea and the Alsea Bay Bridge. These locations are the unimproved public rights-of-way at the end of Spencer, Ruble/Bay, Grant, Keady, Alder, Fayette, John, and Verbena Streets. The improvements would generally require vegetation clearing and trail construction between the streets and the beach.

One additional location for a new pedestrian beach access is at the southern end of the city where a pedestrian path could be constructed under Hwy 101 along Patterson Creek.

E. Passive Relax/People Watching/Viewing Areas and Nature and Wildlife Viewing Areas

Waldport has an abundance of natural resource and natural beauty, including the Pacific Ocean, Alsea Bay and River, and surrounding forested lands. The natural features provide the desire and opportunity for passive recreation, i.e. viewing areas, resting, and relaxation. There is also a desire to provide passive areas for people watching. The Master Plan identifies locations for resting, relaxing, viewing the natural resources and natural beauty, and wetland restoration. There may also be opportunities for public plazas and other areas where people can enjoy the downtown activity.

F. Multi-use Fields

Users of the ball and sports fields in Waldport are satisfied with the existing number multi-use ball fields. People do not want to lose any fields but would be amenable to potential relocation of facilities in the future. The Master Plan considers opportunities to maintain and/or relocate multi-use fields, increase usage of existing fields, and identify alternative maintenance of the fields. Ball field users spoke about ongoing maintenance issues on the ballfields, which are maintained mainly through volunteer labor and donated equipment at present. Members of the group suggested that baseball and softball tournaments are a great way to draw visitors to town and could be a potential revenue source.



G. Picnic Areas and Small Group Shelters

People are interested in more picnic areas and shelters for small group gatherings. The Master Plan includes opportunities to provide additional picnic areas and shelter and existing and new open spaces areas and parks.

H. Community Gardens

People are interested in community gardens. The Shelter Me facility currently has a community garden. The Master Plan considers locations for community gardens.

I. Additional Recreational Facilities and Improvements

Additional recreation facilities and improvements were identified. Examples include additional and improved boat/kayak launches, improvements to the existing skate park, additional public restrooms, and disc golf.

J. Increase Park Land

Four mechanisms are identified for potentially increasing park land in Waldport:

Park Land Acquisition or Donation – This is a standard mechanism for increasing park land where the City would identify and pursue purchase of the site, or a property owners offer to donate property for park uses. This procedure requires a willing seller, negotiating a purchase price, and available funding by the City for the purchase.

Park Land/Recreation Facility Agreements – The mechanism includes a negotiated transfer or public access agreement of existing open space, park land, or recreation facilities. An example of this is the 11.5 acre open space site (former high school site). This property is currently owned and maintained by Lincoln County School District (LCSD). There is an opportunity for the City and LCSD to negotiate the transfer of this property to the City. This would significantly increase City-owned park land, i.e. from approximately 21 acres to over 32 acres.

Recreational Facility Development of Unimproved Park Land – This mechanism does not increase park land however it does increase usable park land, i.e. additional park land becomes accessible and provides additional recreation opportunities. An example of this is the 13.3 acre City of Waldport parkland site located in a central portion of Waldport. Currently improvements within this site are limited to a portion of the Woodland Trail. This is a densely forested area with some topographic challenges and limited public accessibility. One potential recreation improvement for this site that has been discussed in public meetings is development of disc golf course. A disc golf course would provide increased public exposure of this site and provide increased usable park land.

Developer Provided Open Space – This mechanism typically occurs when a planned development or subdivision is created. A planned development and subdivision typically includes open space. There are, sometimes, opportunities to transfer the open space to the City which increases park land.

CHAPTER V. CONCEPT PLANS

This chapter provides draft recommendations for improvements to Waldport's park, recreation and trail system. The draft recommendations are based on the results of the goal setting, inventory and, the identified opportunities and needs. This section is divided into three sections:

- A. Open Space Project**
- B. Recreation Facilities**
- C. Linkages**
- D. Development of Additional Open Space**

A. OPEN SPACE PROJECT

The Open Space Project consists of the design and construction of the nearly 12-acre vacant parcel of land that formerly housed the Waldport High School. The site is located south of Hwy 34 and west of Crestline Drive. When the Waldport High School was relocated to Crestline Drive, the Federal Emergency Management Agency (FEMA), the Oregon Office of Emergency Management, and the Lincoln County School District (LCSD) entered into an arrangement whereby LCSD received compensation for FEMA buying up the development rights on the site, with restrictions and requirements to maintain it as open space in perpetuity. The City of Waldport and LCSD entered into a Memorandum of Understanding which contemplates transfer of the property to the City.

The City held a community charrette over three days in September 2015. The purpose of the charrette was to identify proposed open space and recreation uses, and develop a site plan. The Open Space Site has the potential to be a "showpiece" and destination for local residents and visitors. The Site is located in the downtown area and is located at the eastern "entrance" into downtown Waldport for residents and visitors traveling west on Hwy 34.

Many good ideas were discussed in the charrette, with potential uses including an amphitheater, ballfields, play and gathering areas, walking trails, and wetlands. The public process conducted in the preparation of this Parks, Recreation and Trails Master Plan indicates there is continued interest in developing the site with uses identified in the charrette as proposed in Exhibit 1. Based on community interest, site characteristics, feasibility, and other factors, potential uses of the site include the following components ("proposed uses"):

Amphitheater

An amphitheater with seating anywhere from several hundred to several thousand people. The amphitheater has potential to be an attraction, destination, and revenue generator. The stage is envisioned to be tucked into the base of the southern hillside and a berm constructed on the north side of the stage to create the amphitheater.

Wetland Restoration

A wetlands restoration is envisioned to reconnect and expand the Lint Slough in the eastern portion of the site. A 2015 Analysis of Estuary/Wetlands Restoration Opportunities report for the Open Space site identified that much of the former high school property used to be tidal wetlands connected to Lint Slough. The wetlands were filled and the high school was built in the 1950s. The report includes three options for restoring the wetlands (see report in Appx B). The restored wetlands will create natural and riparian areas. Walking trails and boardwalks are planned to be developed along the perimeter and over the wetlands.

Ballfields

The existing multi-use ballfield (football/soccer/softball) is located in the northern part of the site and adjacent to Hwy 34. The ballfield is planned to remain on the site in the near future. If additional ballfields are developed in other Waldport locations, if the number of current ballfields are deemed adequate, or if demand decreases, the existing ballfield may be replaced with other open space and recreation uses.

Playground, Play Areas, and Exercise Areas

A playground, play areas, and exercise areas are proposed in the northern portion of the site. These uses will be expanded on the site if the ballfield is removed.

Gathering and Picnic Areas

Gathering places and picnic areas are proposed throughout the site. The gathering places may include interpretive displays, art and/or other features of interest.

Trails and Tsunami Evacuation Route

Multiple trails are planned throughout the site that provide access to the various open space and recreational facilities, and provide a recreational amenity. The trails will connect to Hwy 34 to the north, Crestline Drive and the Lint Slough Trail to the east, and to downtown facilities to the west. A trail is intended to be constructed on the south side of the site up through a ravine and connect to Crestline Drive. This southern connecting trail will serve as a primary tsunami evacuation route for downtown and Old Town residents and visitors.

The Open Space Project will be constructed in phases as funding becomes available. Different sources of funding will be pursued for the various elements of the site. Each element of the site, i.e. amphitheater, wetland, play areas, etc., will require funding, design and construction. It is envisioned that the Open Space Project will take a minimum five years to be completed.

B. RECREATIONAL FACILITIES

The results of the survey and input received in the public meetings resulted in the need and desire for numerous recreational facilities. Descriptions and maps showing existing and potential locations of these recreation facilities is provided below.

Multi-Use Fields and Active Sports

Public input indicates the need to maintain the existing number of multi-use fields although the locations could change. There is also desire by some to create additional fields in order to attract softball tournaments. (See Exhibit 4)

Currently, there are six fields including:

- Waldport School Campus football/soccer field
- Waldport School Campus baseball field
- Waldport School Campus softball/little league field
- Kendall Fields softball/little league fields (2)
- Multi-use Open Space Site field

The Master Plan identifies the potential for additional multi-use fields at the Waldport School Campus. The western part of the school property is currently undeveloped. This undeveloped land could accommodate up to three, possibly four, fields pending further site analysis and feasibility.

Outdoor sports courts provide additional opportunity for active recreation, i.e. basketball, bocce ball, tennis and other sports. Potential locations for sports courts include the Open Space Site, Crestline Park, and the Waldport School Campus.

Playgrounds/Play Areas

Additional playgrounds and play areas are desired including a need to provide playgrounds throughout different parts of the city. Playgrounds are currently located on Crestline Drive at Crestline Park and the Waldport School Campus. Potential playground/play area locations include the Open Space Site located near Old Town and downtown, and to incorporate playgrounds/play areas in future Planned Development(s) located south of Range Drive. (See Exhibit 5)

Picnic Areas/Small Group Shelters

The public expressed the need for additional picnic areas and small group shelters. Currently, there are picnic facilities at Robinson Park at the Port of Alsea, Keady Wayside, and Governor Patterson State Park. Potential locations for additional picnic areas and small group shelters are identified in Exhibit 6 and include:

- the Open Space Site,
- Port of Alsea property located along the Bayfront northeast of the bridge,
- Bayfront property located north of the Interpretive Center southwest of the bridge,
- Crestline Park.

Additional Recreation Facilities

Numerous other recreation facilities that the public has expressed interest in having are identified below.

Skate Park Improvements

Skate park users indicate that improvements are needed at the Crestline Park skate park. Additional conversation is needed to find out specific improvements. Additionally, students identified that the existing skate park accommodates experienced skate boarders however there is a need for skate park facilities for beginners and less-experienced skate boarders.



Disc Golf

Disc golf is an ever-increasing popular recreational activity. The undeveloped 13 acre city park property located west of Crestline Drive and northwest of Crestline Park is identified as a potential location for a disc golf course. The Red River runs south-to-north through the central part of the property and the Woodland Trail parallels the Red River on the west side. The Open Space site is another potential location for disc golf.

BMX Track

BMX and pump tracks are a popular recreational activities for bicyclists. The undeveloped 13-acre city park property and Open Space site have been identified as potential locations for a BMX/pump track.

Community Gardens

Community gardens are an outdoor amenity/activity enjoyed by residents. Currently, the Shelter Me facility includes a community garden. There may be opportunities for additional community gardens although they are more likely to be located on private property within a residential neighborhood.

Public Restrooms

Public restrooms are currently located downtown at the Hwy 101/Starr Street intersection, Port of Alsea at the north end of Old Town, Crestline Park, and Governor Patterson State Park. Additional public restroom locations may include the Open Space Site and Waldport School Campus.

Parking

Adequate parking needs to be provided at existing and future recreational facilities. This includes providing parking at parks and open space sites, e.g. viewing areas, trailheads, and at beach and other public access locations. The following map identifies existing and potential additional parking areas at parks and open space sites.

C. LINKAGES

Trails

A key component of the Parks, Recreation and Trails Master Plan is the establishment of a well-connected trail system. The existing and proposed Waldport trail system includes both 'and' trails and 'water' trails. Waldport has some existing and planned trails (Oregon Coast Trail, Woodland Trail, Lint Slough Trail, Bridgeview Trail). However, a plan for an inter-connected system of trails is needed. The plan for providing this comprehensive trail system is described below.

The Woodland-Lint Slough Trail Loop

The existing Woodland Trail traverses through a forested area from the upland area at Crestline Park to the lowland area near downtown. The Lint Slough Trail is located along the west side of Lint Slough. There are opportunities to connect the north ends of the Woodland and Lint Slough trails via Starr Street, the Civic Center, and through the Open Space site. There are also opportunities to continue the Lint Slough Trail to the south, then to the west, connecting with Crestline Drive and the Woodland Trail at Crestline Park. This would create a looped trail where walkers and hikers can experience the pristine Lint Slough and the forested Woodland Trail area.

The South Waldport Trail Loop

Currently, pedestrian facilities are very limited south of Range Drive. The Master Plan includes a trail system that would provide linkages to the Waldport School campus from the east side along Crestline Drive and the west side through undeveloped residential zoned land. This would provide safe routes for students and a recreation trail for all residents and visitors of Waldport.

Old Town Trail

Old Town Trail extends north from the bridge along the Alsea Bay beach to the Port of Alsea facilities, then south along Mill Street and connects back to the bridge via Hwy 34 and Spring Street. There are several historic sites along this trail and signage identifying these historic sites will soon be seen along this route.

West Waldport Trails

The Oregon Coast Trail runs along Hwy 101 across the Alsea Bay Bridge, along Maple Street through downtown, then connects to the beach south of downtown. The Oregon Bike Route follows Hwy 101 from the bridge to the south end of Waldport. There are planned trails connecting to Hwy 101 and the beach including the Bridgeview Trail. The Bridgeview Trail parallels Hwy 101 and the seawall between the south end of downtown and Waziyata Avenue. The Bridgeview Trail is proposed to be elevated 20-25 feet above the highway and offer vast views of the Alsea Bay Bridge, the bay, and the ocean. Additional trails are planned to extend east from Hwy 101 and eventually connect to the Woodland Trail.

East Waldport Trails

Planned east side trails include crossing Lint Slough from the west side Lint Slough Trail and continuing through U.S. Forest Service land that connects to Alsea Hwy near McKinney Slough.

Alsea River Water Trail

The Alsea River Water Trail is a designated trail for recreational paddlers. The water trail extends 10 miles upriver from the Port of Alsea at the north end of Old Town and $\frac{3}{4}$ mile up Lint Slough.

Public Beach Access

Beach access is a highly priority of Waldport residents and visitors. Existing pedestrian beach access to Alsea Bay are located at Robinson Park at the north end of Old Town, at the north end of Maple Street near the Alsea Bay Interpretive Center, and at the south end of Maple Street at Keady Wayside. The Waziyata Beach Access is scheduled to be constructed in 2016-17. There are several opportunities for additional pedestrian beach access to Alsea Bay. Old Town has six unimproved public rights-of-way that are envisioned to have trails constructed to the beach.

Governor Patterson State Park provides a popular ocean beach access. There are also three lesser known public beach access locations north of Governor Patterson State Park and south of Yaquina John Point. The public beach accesses are located off of Corona Court and Sherwood Lane.

Boat/Kayak Launches (include water trails)

The Port of Alsea provides boat launch facilities to Alsea Bay/River at the north end of Old Town. McKinley Marina located just east of Lint Slough also provides boat launch facilities. There are opportunities for additional kayak/canoe launches including the former City Public Works property located on Lint Slough Road and from the Lint Slough Trail.

Viewing Areas

Viewing areas of the many natural areas and resources is a high priority of Waldport residents and visitors. Existing locations where viewing opportunities of the Alsea Bay/River and Pacific Ocean are available include Robinson Park, the Alsea Bay Interpretive Center, Keady Wayside, and governor Patterson State Park.

There are several opportunities for additional viewing areas including:

- views of the Alsea Bay from the end of the public right-of-way in Old Town,
- views of the Alsea Bay Bridge, Alsea Bay, Bayshore spit, and the Pacific Ocean from the planned Bridgeview Trail,
- multiple opportunities for view areas of the Lint Slough from the Lint Slough Trail and former public works site and,
- from the top of the former land fill located in the Waldport Industrial Park.

D. Development of Additional Open Space

Waldport has existing and potential for additional open spaces and facilities that provide more passive versus active recreational experiences. These existing open spaces and facilities include Keady Wayside, Meridian Park, Veterans Park, Alsea Interpretive Center, and Alsi Historical Museum. There are opportunities to create small plazas in the downtown area where people can rest, relax, and enjoy the surroundings. There are also opportunities to provide pocket parks throughout the city.

One opportunity to create a usable and attractive public gathering place is the development of the Waldport Civic Center. The Civic Center will include the existing buildings and surrounding land that currently house city hall, the fire station, and the community center. If the Central Coast Fire District is able to fulfill their desire to relocate in the future, the existing building could become home to the Waldport Library. The open space between city hall/future library and the community center could be redesigned to provide adequate parking and a public open space area. An initial concept of the Civic Center is provided below.

Exhibit 2



Waldport Civic Center

Exhibit 3



Open Space Project Site Plan

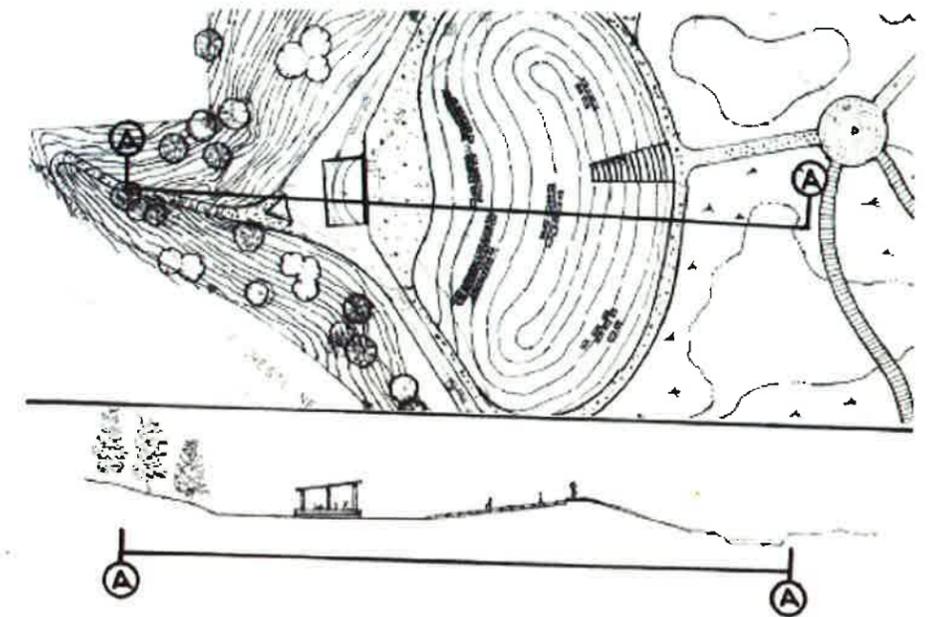
Exhibit 4
Open Space Project
Phase 1 Concept Site Plan

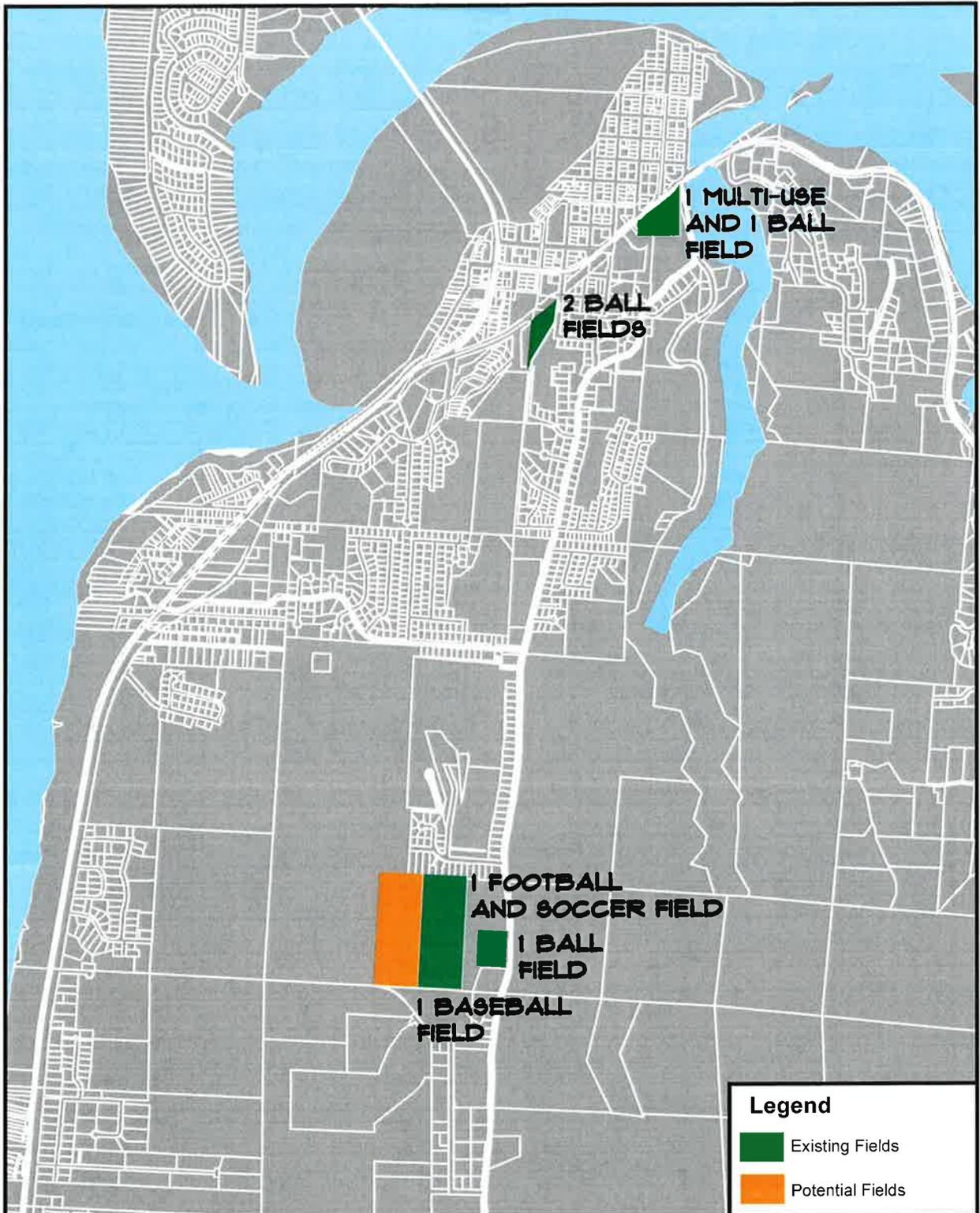


Exhibit 5
Open Space Project
Phase 2 Concept Site Plan



Exhibit 6
Amphitheater Cross Section





Legend

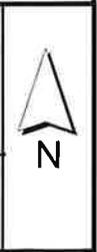
- Existing Fields
- Potential Fields

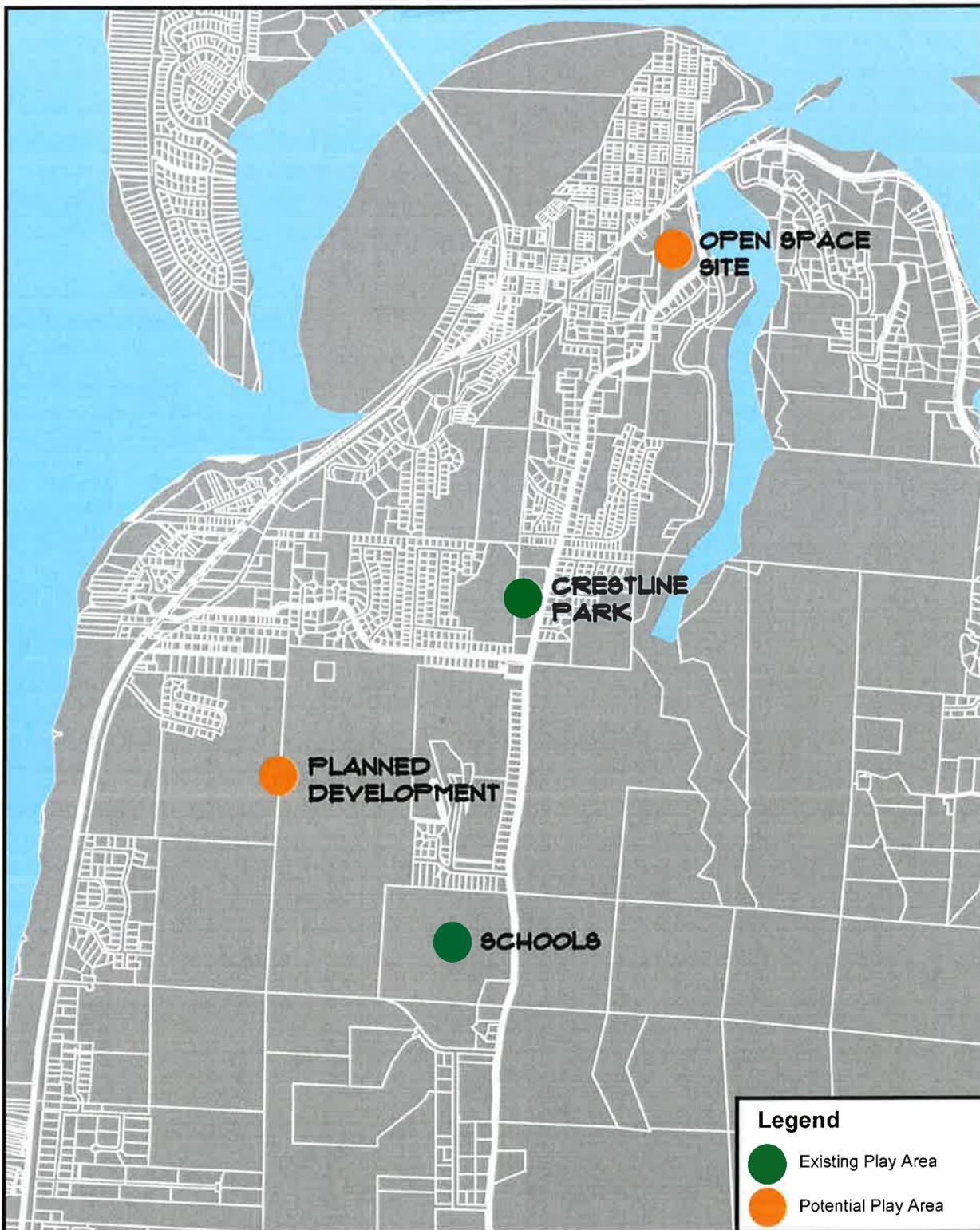
**City of Waldport
Existing and Potential Sports
and Ball Fields**

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

0 0.25 0.5 Miles

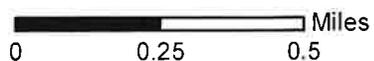


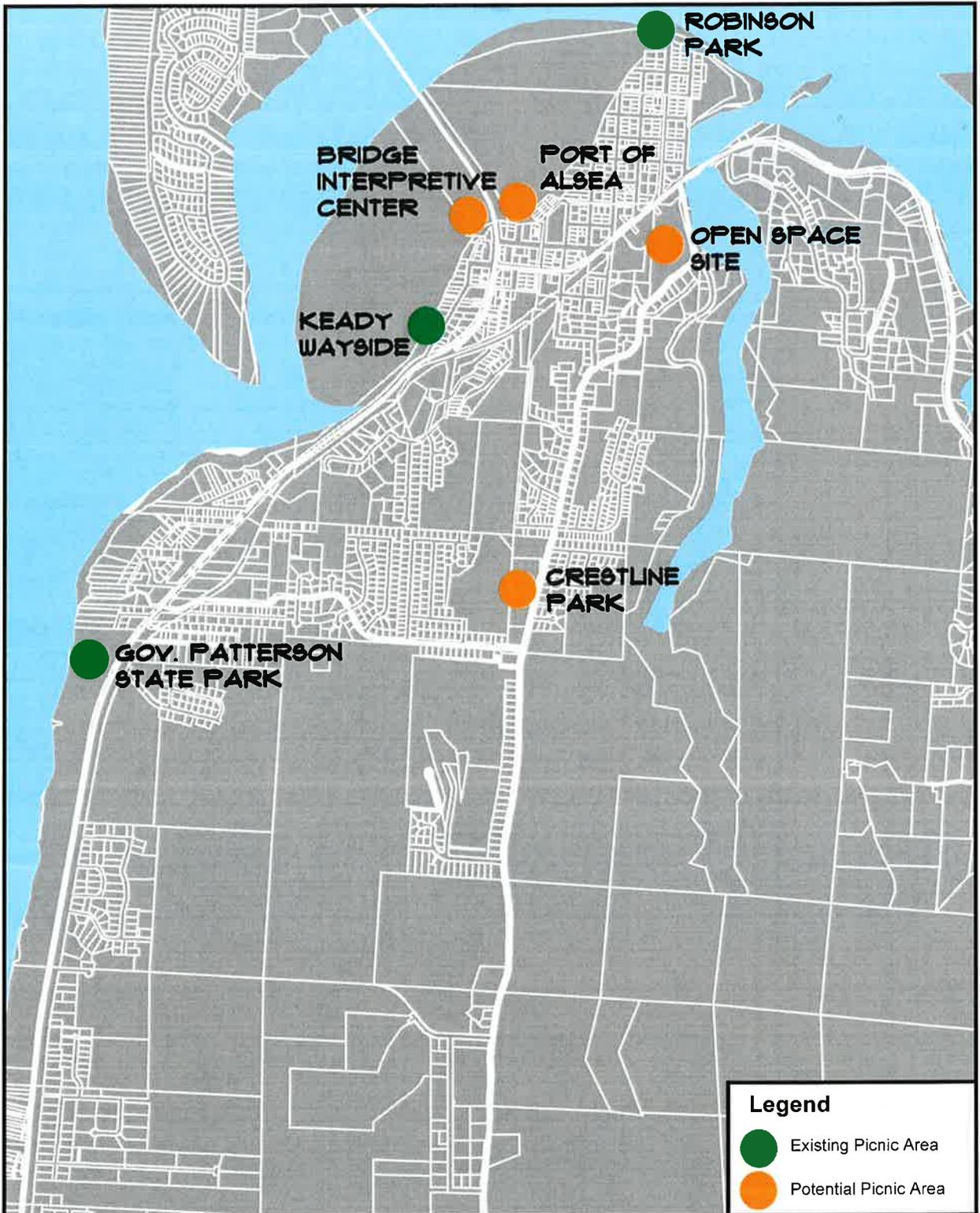


**City of Waldport
Existing and Potential Playgrounds
and Play Areas**

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016





Legend

- Existing Picnic Area
- Potential Picnic Area

City of Waldport Existing and Potential Picnic Areas and Small Group Shelters	Prepared by: City of Waldport Date: August 2016	
	Data sources: City of Waldport, Lincoln County, US Census	



Legend

- Park and Rec. Sites
- Oregon Coast Bike Rt.
- Water Trail
- Walking/Running Trail
- Planned & Funded Trail
- Proposed Ped. Facility
- ⚓ Boat Launch
- 1 Old Town Trail
- 2 Woodland Trail
- 3 Bridgeview Trail
- 4 Lint Slough Trail
- 5 Wazyata Beach Access

**City of Waldport
Trail System, 2016**

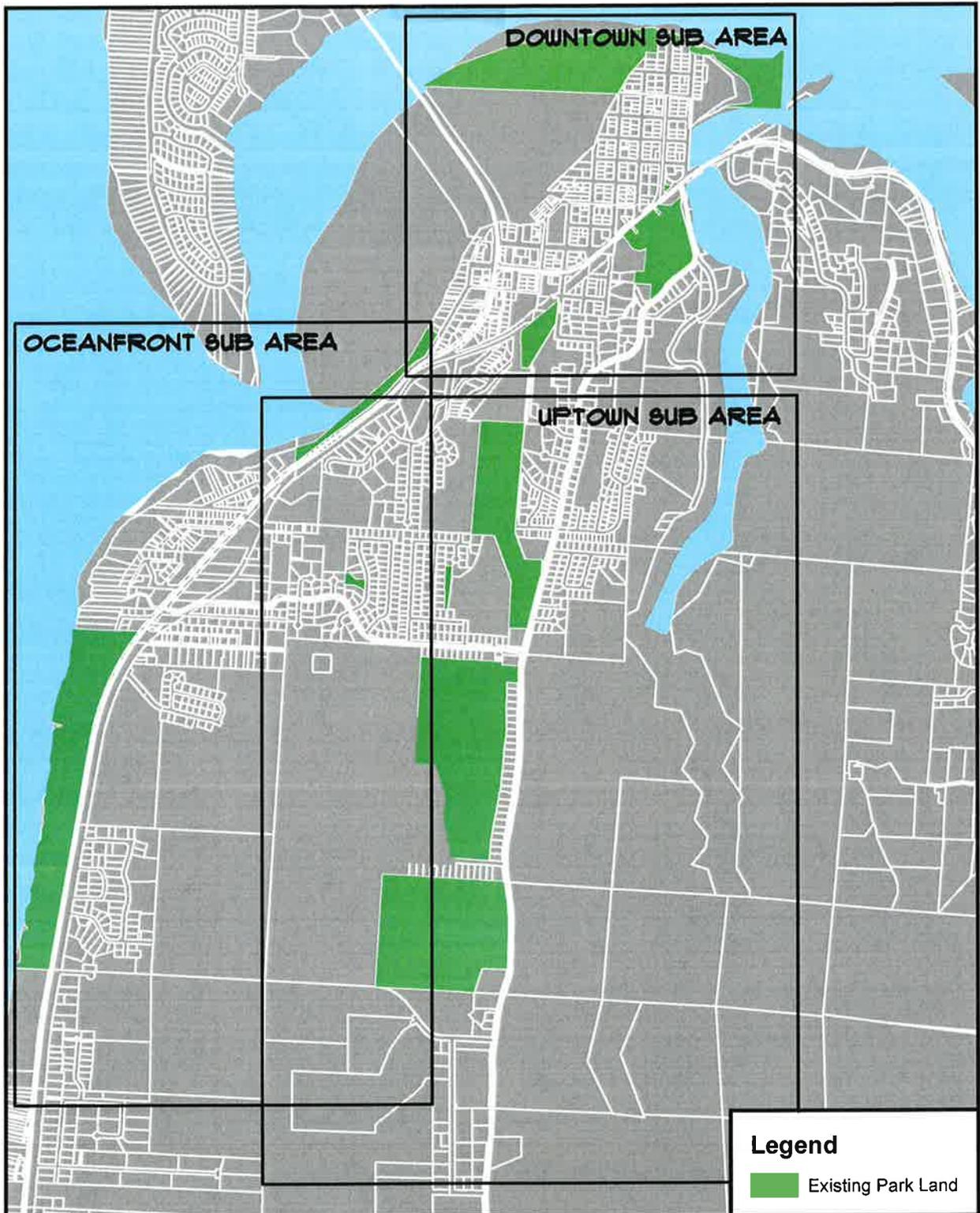
Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: April 2016

0 0.25 0.5 Miles



Exhibit 11



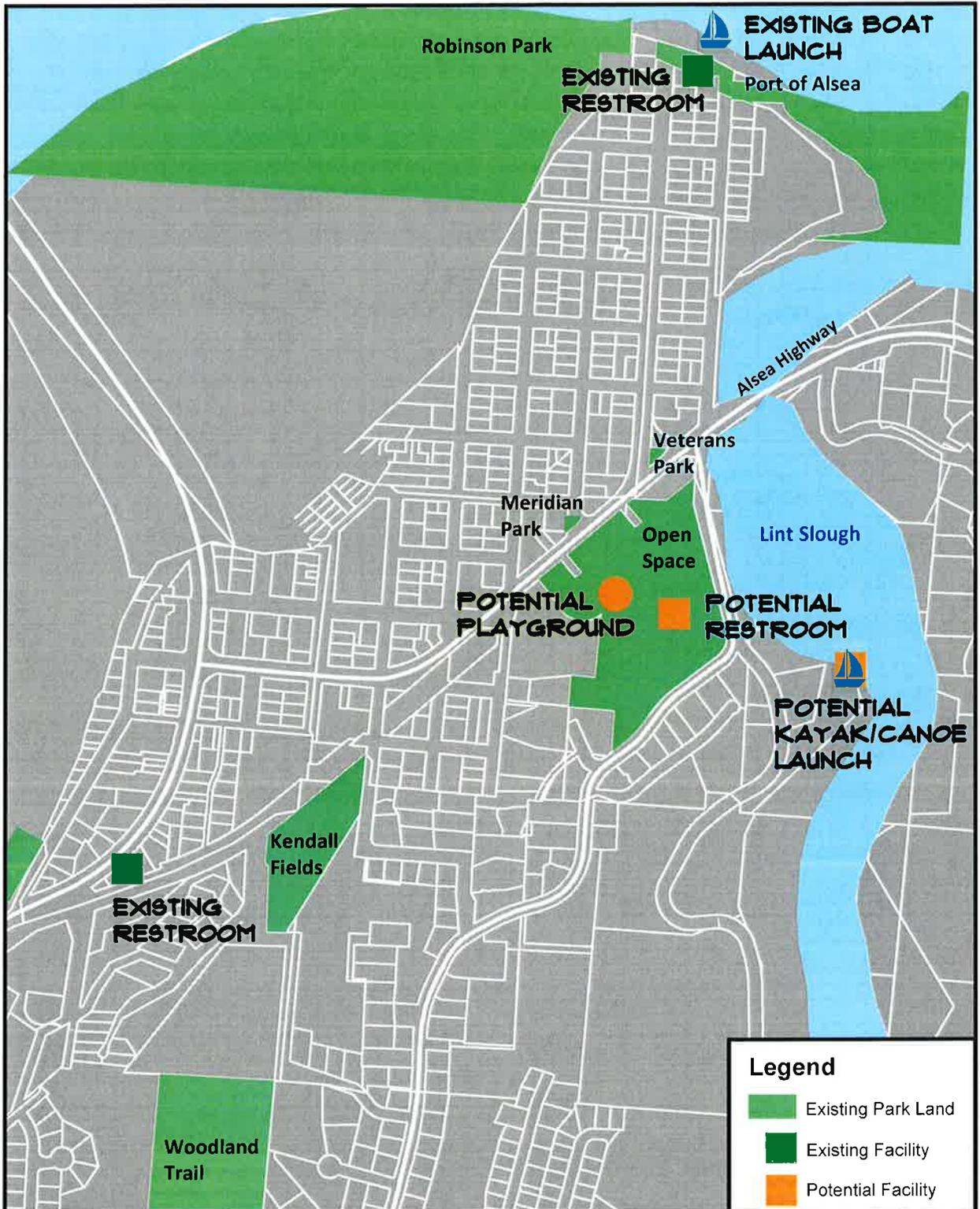
**City of Waldport
Park and Recreation Sub Areas**

Prepared by: City of Waldport
Date: August 2016



Data sources: City of Waldport, Lincoln County, US Census

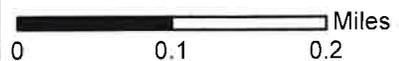




**City of Waldport
Downtown Sub Area
Additional Recreational Facilities
and Improvements**

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016

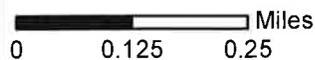


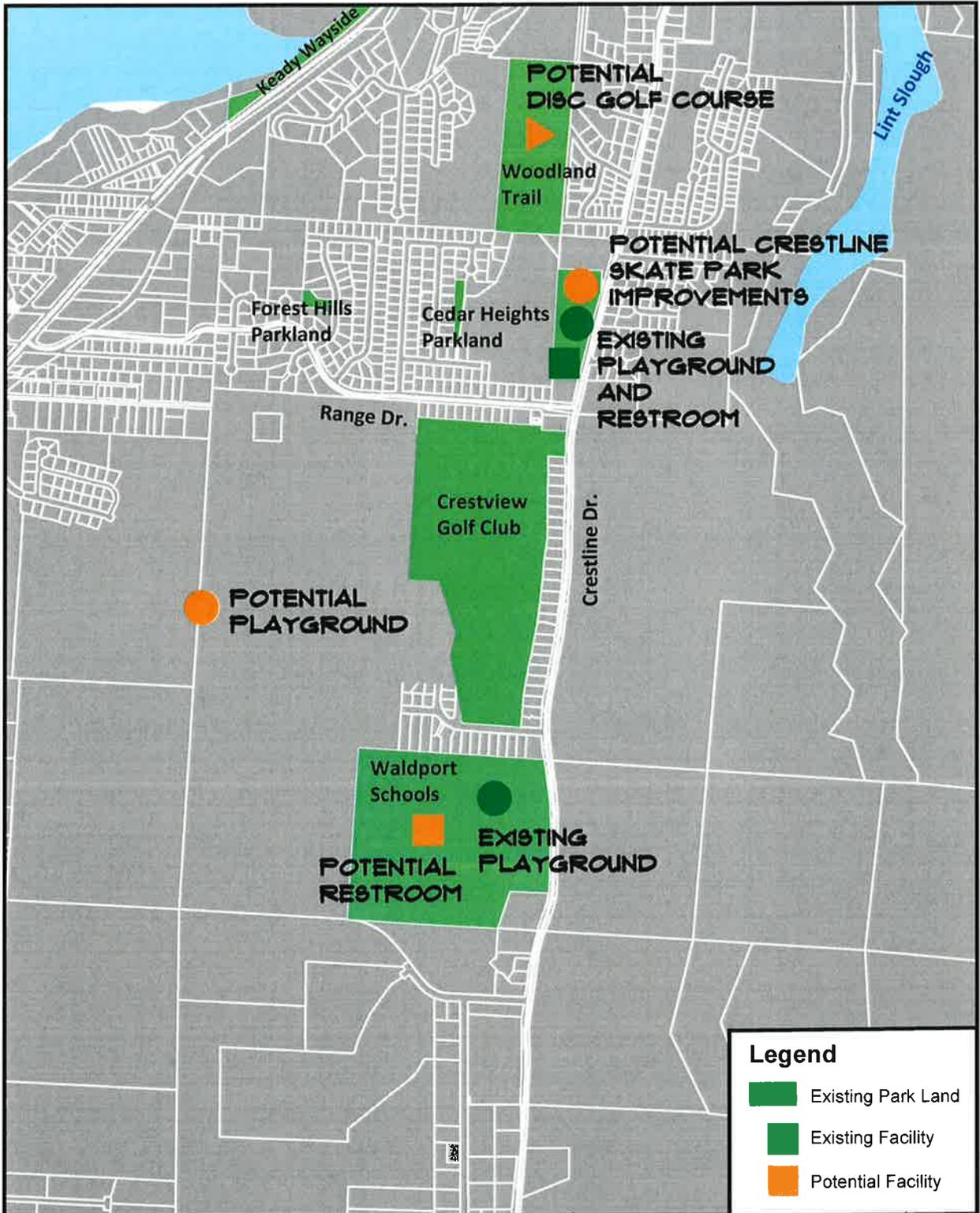


**City of Waldport
Oceanfront Sub Area
Additional Recreational Facilities
and Improvements**

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016





**City of Waldport
Uptown Sub Area
Additional Recreational Facilities
and Improvements**

Data sources: City of Waldport, Lincoln County, US Census

Prepared by: City of Waldport
Date: August 2016



CHAPTER VI. FINANCING AND IMPLEMENTATION PLAN

The implementation of the plan over time will require additional revenues to cover additional costs. This section summarizes these potential costs and sources of revenue, including potential phasing of the plan over time.

POTENTIAL COSTS

Tables 1 and 2 provide a static and dynamic analysis of costs. As shown on Table 1, costs are placed into four categories: Parks, Trails, Public Facilities, and Acquisition. Each parks asset (or potential asset) is placed into a category, along with its type, size, current uses, potential improvements, priority and term, capital costs, and maintenance and operations (O&M) costs. O&M includes low level (existing budgeted costs), medium level (higher frequencies or additional tasks for existing facilities, including schedules for inspections and maintaining), and high level (detailed maintenance and specialized tasks, also added or improved assets--buildout). In practice, the highest level of service would be for sites with high visibility and use, and lower levels of service with those facilities that are more passive and natural, or used minimally.

Please note the following with respect to Table 1:

- Most improvements are at the former High School site ("Open Space"), Crestline Park, Trails, and Civic Plaza—the Open Space itself involves \$2 million in potential capital costs.
- Open Space improvements include \$600,000 for tsunami preparation and evacuation, based on the recommendations in the Oregon Office of Emergency Management September 13, 2016, which is a response to the City request to evaluate an amphitheater as a reuse (please see Appendix C). If there is not a high capacity use such as an outdoor theater, then tsunami-related costs should be less, although the City still may want to pursue some mitigation.
- Ballfields and sports courts are identified as being located at Kendal Fields and at the Schools, with renovation costs at the former and new facilities at the latter. The intent is to show the potential costs involved, not to their locations nor approve City funding. Please note that Kendal Fields is decrepit, and substantial renovations are necessary due to the site falling into disrepair over the past many years.
- Lint Slough, Waziyata, and Bridgeview trails are identified as budgeted capital improvements; trail development is imprecisely estimated at \$500,000.
- Low O&M is the amount that the City currently allocates towards parks.
- Medium O&M is the estimated annual amount needed to properly maintain assets with a minimum amount of deferred maintenance, and to exercise immunity.
- High O&M includes layering in additional uses, mostly involving improvements to Crestline Park, Open Space, and Ballfields/Sports Courts.

Table 2 is a dynamic analysis trending improvement and O&M costs over time, with capital investments over 10 years, and O&M over 25 years. The net increase column shows new money necessary to fund the mid-level program, and high level O&M shows projected maximum costs at buildout.

POTENTIAL REVENUES

Possible revenues with which to fund the increases in O&M costs may come from a variety of new sources. The intent of this analysis is not to authorize any sources, but to project cash flows that may be available should the City elect to pursue them. Table 3 provides a summary of these potential revenues over time, and Tables 4.1 – 4.6 provide details for each revenue stream. After the tables is a memorandum dated April 11, 2016, with details about the potential income sources.

Please note the following with respect to the potential revenue sources, and net income:

- Projected franchise fees, additional lodging tax, and marijuana tax combined roughly equal the projected net increase (unfunded) amount of mid-level O&M.
- Adding in a utility fee and gas tax get closer to the high level O&M, at least in the early years.
- The amphitheater is projected to pay for itself and leave a little remainder, given the revenue assumptions and projected costs for O&M and tsunami preparedness. The feasibility study for the amphitheater will further delve into these issues.
- Potential marijuana tax and potential gas tax revenues are highly speculative.

Potential revenue sources for cost of infrastructure will mostly be in the form of grants or low interest loans, or revenue bonds/general obligation bonds.

IMPLEMENTATION PLAN

Table 1 provides a framework for priorities and timeframes, from high to low, and from short- to long-term. Qualitatively, below are strategies for implementing the plan:

Short-term (1 to 3 years)

Existing City Parks and Trails: In the near term, the focus will be on strengthening the City's ability to manage existing parks and trails. This will be done by enhancing revenue streams, and allocating resources to properly manage existing facilities at Crestline Park, Woodland Park and trail, and other existing parks and trails.

A schedule for inspecting and maintaining parks and recreation facilities will be developed and implemented, including identification of sources of revenue, or lack thereof, for needed safety improvements. This process will aid the City with discretionary immunity, and any relevant policies will be brought to the City Council in this regard.

The City will continue to work with the Lincoln County School District on its properties including the Open Space and Kendal Fields, and on Crestline Drive. This effort will involve evaluating prospective uses on the Open Space, as well as costs and revenues for same, including potential liability issues related to the uncertain recreational immunity protection. It may also involve evaluating the viability of Kendal Fields, and coming up with a plan for either refurbishing the ballfields or changing the use of the property, in conjunction with ascertaining ballfields or other sports uses elsewhere in the city. Transfers of these properties from the District to City may occur during this timeframe.

Waldport Parks, Recreation & Trails Master Plan

Capital improvements during this period include potential projects at Crestline Park such as skate park and playground upgrades, safety measures, and adding picnic/gathering areas. Planning will continue on the Open Space, with some sitework and utilities.

Budgeted trails will be completed, and trails or beach access improvements will be made in Old Town. A disc golf course will be planned and developed in Woodland Park, with the first tee and last hole being near the lower Woodland Trail trailhead/easement. Capital improvements are subject to available grant or other funds.

Mid-term (4 to 6 years)

By the year 2020, the city's mid-level maintenance program will have stabilized, the District properties will have been analyzed and evaluated, and the recreational immunity dilemma will have been resolved, leaving room for additional expansion in the program.

The Open Space will have transferred to the City (or a non-profit recreation/conservation entity), and major improvements may begin such as the amphitheater and tsunami work, or, if not an amphitheater, a BMX track. Other improvements include wetlands, trails, play, exercise stations, picnic and gathering areas, and a restroom.

Additional ballfields are targeted for this term, if the existing fields are no longer in use, and the user demand warrants their construction. The possibility exists of attracting large-scale tournaments to the area, as in the past, but feasibility needs to be ascertained.

Funding sources will need to be identified and secured for capital improvements and high-level annual O&M.

Long-term (7 to 10 years)

Long-term improvements include a picnic/gathering space at the Alsea Bridge Interpretive Center and Robinson Park, a new Civic Plaza and parking lot at the Civic Center, and additional trails development throughout.

Funding sources will need to be identified and secured for capital improvements and high-level annual O&M.

TABLE 1: IMPROVEMENTS / STATIC COSTS MATRIX

Description	Type	Developed	Undeveloped	Total Acres/ Miles	Primary Current Uses	Potential Improvements	Priority	Term	Renovations	New Investment	Total Capital Cost	Actual Low Annual O&M	Medium Annual O&M	Buildout High Annual O&M
PARKS														
Alsea Bay Interpretive Ctr	Facility/Adjacent Green Space			0.21	Info Center	Picnic/gathering	Low	7-10		\$5,000	\$5,000	State	State	\$1,000
Cedar Heights Parkland	Neighborhood Park		0.60	0.60	No facilities	Natural land	Low	7-10		\$0	\$0			
Crestline Park	Outdoor Recreation/Special Use	0.80	4.30	5.10	Playground/skate park	*****	****	1-3			\$0	\$3,850	\$7,000	
						Skate Park	High	1-3	\$30,000		\$30,000			\$4,000
						Playground	High	1-3	\$30,000		\$30,000			\$2,000
						Picnic/gathering	Med	1-3		\$15,000	\$15,000			\$2,000
						BMX trail	Low	4-6		\$10,000	\$10,000			\$2,000
						Restroom	N/A	1-3		\$0	\$0	\$2,000	\$3,000	\$4,000
Forest Hills Parkland	Neighborhood Park		0.52	0.52	No facilities	Natural land	Low	7-10		\$0	\$0			
Keady Wayside	Community Park	0.45		0.45	Beach Access/Sheiter	TBD	Low	1-3		\$0	\$0	\$1,600	\$3,000	\$3,000
Kendal Fields	Outdoor Recreation/Special Use	3.58		3.58	Softball fields	Def Maint/Upgrades	TBD	1-3	\$100,000		\$100,000	\$700	\$3,000	\$6,000
Meridian Park	Neighborhood Park		0.12	0.12	Passive use	Minor improvements	Low	1-3	\$1,000		\$1,000	\$1,500	\$2,000	\$2,000
Open Space Site	Regional Park	3.50	4.00	7.50	Former high school	*****	****	1-3			\$0	\$5,000	\$15,000	
			2.00	2.00		Amphitheater	TBD	4-6		\$1,000,000	\$1,000,000			\$60,000
						Tsunami Preparation	TBD	4-6		\$300,000	\$300,000			\$30,000
						Tsunami Evacuation	TBD	4-6		\$300,000	\$300,000			\$10,000
			2.00	2.00		Wetlands	High	1-3		\$140,000	\$140,000			\$2,000
						Trails/play/exercise	High	4-6		\$100,000	\$100,000			\$8,000
						Picnic/gathering	High	1-3		\$50,000	\$50,000			\$4,000
						BMX track	Med	4-6		\$30,000	\$30,000			\$4,000
						Restroom	High	4-6		\$40,000	\$40,000			\$4,000
						Sitework/Utilities	High	1-3	\$30,000	\$100,000	\$130,000			\$6,000
Robinson Park/Port	Community Park	0.50		0.50	Beach access	Picnic/gathering	Low	7-10		\$5,000	\$5,000	Port	Port	\$1,000
Veterans Park	Neighborhood Park	0.08		0.08	Veterans memorial	TBD	Low	1-3		\$0	\$0	\$600	\$1,000	\$1,000
Waldport Schools	Outdoor Recreation/Special Use	30.15	12.00	42.15	Ballfields	*****	****	1-3			\$0	District	District	
						Softball/baseball	TBD	4-6		\$200,000	\$200,000			\$10,000
						Sports courts	TBD	4-6		\$100,000	\$100,000			\$8,000
						Restroom	TBD	4-6		\$40,000	\$40,000			\$4,000
Woodlands Park	Outdoor Recreation/Special Use		13.30	13.30	Trail	*****	****	1-3		\$0	\$0	\$2,000	\$2,000	\$2,000
						Disc golf	High	1-3		\$18,000	\$18,000			\$2,000
TOTAL PARKS				78.11					\$191,000	\$2,453,000	\$2,644,000	\$15,250	\$36,000	\$182,000
TOTAL PER ACRE									\$2,445	\$31,404	\$33,850	\$195	\$461	\$2,330

TABLE 1: IMPROVEMENTS / STATIC COSTS MATRIX

Description	Type	Developed	Undeveloped	Total Acres/ Miles	Primary Current Uses	Potential Improvements	Priority	Term	Renovations	New Investment	Total Capital Cost	Actual Low Annual O&M	Medium Annual O&M	Buildout High Annual O&M
TRAILS														
Woodland Trail	Pedestrian	1.30		1.30	Trail	*****	****	1-3			\$0	\$2,000	\$4,000	\$6,000
Old Town Trail	Pedestrian	1.80		1.80	Loop trail	Sidewalks, signs	Med	1-3	\$6,000	\$12,000	\$18,000	\$1,000	\$1,000	\$2,000
Limt Slough Trail	Pedestrian	0.60		0.60	Trail - 2016	*****	High	1-3		Budgeted	\$0	\$1,000	\$2,000	\$2,000
Bridgeview Trail	Pedestrian		0.40	0.40	Trail - 2017/18	*****	High	1-3		Budgeted	\$0		\$2,000	\$2,000
Wazyyata Beach Access	Pedestrian		0.03	0.03	Trail - 2016	*****	High	1-3		Budgeted	\$0		\$500	\$2,000
Old Town Beach Access	Pedestrian	????	????	????	20-80 ft ROW	Beach access, signs	Med	1-3		\$6,000	\$6,000		\$500	\$2,000
Trail Development	Pedestrian			10.00		*****	Low	7-10		\$500,000	\$500,000		N/A	\$25,000
TOTAL TRAILS				14.13					\$6,000	\$518,000	\$524,000	\$3,000	\$10,000	\$41,000
TOTAL PER MILE									\$425	\$36,660	\$37,084	\$212	\$708	\$2,902
PUBLIC FACILITIES														
Civic Center	Civic, community	1.40	0.37	1.77	CH/Fire/CC	Civic Plaza	Low	7-10		\$400,000	\$400,000			\$4,000
						Relocate Fire Stn	TBD	TBD		XXXXXX	\$0			
						New Library 6120sf	TBD	TBD		XXXXXX	\$0			
						Sitework/parking	Med	7-10		\$100,000	\$100,000			\$1,000
Alsai Historical Museum	Civic, community	0.23		0.23	Historical museum	TBD	*****				\$0			
TOTAL FACILITIES				2.00					\$0	\$500,000	\$500,000	\$0	\$0	\$5,000
TOTAL PER ACRE									\$0	\$250,000	\$250,000	\$0	\$0	\$2,500
Parks Acquisition														
	Various			XXXXXX					\$0	\$0	\$0	\$0	\$0	\$0
Total Open Space			Acres	9.50					\$30,000	\$460,000	\$490,000	\$0	\$0	\$28,000
Total Amphitheater			Acres	2.00					\$0	\$1,600,000	\$1,600,000	\$0	\$0	\$100,000
Total Ballfields			Acres	3.58	<< Kendall only				\$100,000	\$340,000	\$440,000	\$700	\$3,000	\$28,000
Total Other Parks			Acres	63.03					\$61,000	\$53,000	\$114,000	\$14,550	\$33,000	\$26,000
Total Trails			Miles	14.13					\$6,000	\$518,000	\$524,000	\$3,000	\$10,000	\$41,000
Total Facilities			Acres	2					\$0	\$500,000	\$500,000	\$0	\$0	\$5,000
Total Acquisitions			Acres	XXXXX					\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTALS									\$197,000	\$3,471,000	\$3,668,000	\$18,250	\$46,000	\$228,000
COSTS PER CAPITA				2,033					\$96.90	\$1,707.33	\$1,804.23	\$8.98	\$22.63	\$112.15

COSTS BY TERM/YRS:	
0	\$0
1-3	\$197,000
4-6	\$0
7-10	\$0
Totals	\$197,000

WALDPORP PARKS AND RECREATION MASTER PLAN

TABLE 2: CAPITAL AND MAINTENANCE COSTS OVER TIME

Year	FY	3.00% Growth	Capital			Maintenance			
			Renovations	New Invest	TOTAL	Existing	Mid Level	Net Increase	High Level
0	2016-17	\\\\\\\\\\	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2017-18	3.00%	\$67,637	\$117,077	\$184,713	\$18,798	\$47,380	\$28,583	\$57,680
2	2018-19	3.00%	\$69,666	\$120,589	\$190,255	\$19,361	\$48,801	\$29,440	\$59,410
3	2019-20	3.00%	\$71,756	\$124,207	\$195,962	\$19,942	\$50,265	\$30,323	\$61,193
4	2020-21	3.00%	\$0	\$795,360	\$795,360	\$20,541	\$51,773	\$31,233	\$220,600
5	2021-22	3.00%	\$0	\$819,220	\$819,220	\$21,157	\$53,327	\$32,170	\$227,218
6	2022-23	3.00%	\$0	\$843,797	\$843,797	\$21,791	\$54,926	\$33,135	\$234,034
7	2023-24	3.00%	\$0	\$310,543	\$310,543	\$22,445	\$56,574	\$34,129	\$280,411
8	2024-25	3.00%	\$0	\$319,859	\$319,859	\$23,119	\$58,271	\$35,153	\$288,824
9	2025-26	3.00%	\$0	\$329,455	\$329,455	\$23,812	\$60,020	\$36,207	\$297,488
10	2026-27	3.00%	\$0	\$339,339	\$339,339	\$24,526	\$61,820	\$37,294	\$306,413
11	2027-28	3.00%				\$25,262	\$63,675	\$38,412	\$315,605
12	2028-29	3.00%				\$26,020	\$65,585	\$39,565	\$325,073
13	2029-30	3.00%				\$26,801	\$67,553	\$40,752	\$334,826
14	2030-31	3.00%				\$27,605	\$69,579	\$41,974	\$344,870
15	2031-32	3.00%				\$28,433	\$71,667	\$43,234	\$355,217
16	2032-33	3.00%				\$29,286	\$73,816	\$44,531	\$365,873
17	2033-34	3.00%				\$30,164	\$76,031	\$45,867	\$376,849
18	2034-35	3.00%				\$31,069	\$78,312	\$47,243	\$388,155
19	2035-36	3.00%				\$32,001	\$80,661	\$48,660	\$399,799
20	2036-37	3.00%				\$32,962	\$83,081	\$50,120	\$411,793
21	2037-38	3.00%				\$33,950	\$85,574	\$51,623	\$424,147
22	2038-39	3.00%				\$34,969	\$88,141	\$53,172	\$436,872
23	2039-40	3.00%				\$36,018	\$90,785	\$54,767	\$449,978
24	2040-41	3.00%				\$37,098	\$93,509	\$56,410	\$463,477
25	2041-42	3.00%				\$38,211	\$96,314	\$58,102	\$477,381
TOTAL			\$209,058	\$4,119,446	\$4,328,504	\$685,343	\$1,727,440	\$1,042,097	\$7,903,187
4.00% NPV			\$185,804	\$3,158,641	\$3,344,445	\$387,859	\$977,617	\$589,758	\$4,270,948

WALDPORP PARKS AND RECREATION MASTER PLAN

TABLE 3: TOTAL POTENTIAL INCREMENTAL REVENUES

Year	2016										Theater	TOTALS
	FY	Growth	Franchise	Lodging 30%	Marijuana	Subtotals	Utility	Gas	Subtotals			
0	2016-17	\\\\\\\\	N/A	N/A	N/A	\$0	N/A	N/A	N/A	\$0	\$0	\$0
1	2017-18	3.00%	\$3,863	\$5,297	\$19,591	\$28,750	\$19,432	\$4,635	\$52,818	\$0	\$52,818	
2	2018-19	3.00%	\$3,978	\$5,456	\$20,178	\$29,613	\$20,015	\$4,774	\$54,402	\$0	\$54,402	
3	2019-20	3.00%	\$4,098	\$5,620	\$20,784	\$30,501	\$20,616	\$4,917	\$56,034	\$0	\$56,034	
4	2020-21	3.00%	\$4,221	\$5,788	\$21,407	\$31,416	\$21,234	\$5,065	\$57,715	\$125,000	\$182,715	
5	2021-22	3.00%	\$4,347	\$5,962	\$22,049	\$32,359	\$21,871	\$5,217	\$59,447	\$128,750	\$188,197	
6	2022-23	3.00%	\$4,478	\$6,141	\$22,711	\$33,329	\$22,527	\$5,373	\$61,230	\$132,613	\$193,843	
7	2023-24	3.00%	\$4,612	\$6,325	\$23,392	\$34,329	\$23,203	\$5,534	\$63,067	\$136,591	\$199,658	
8	2024-25	3.00%	\$4,750	\$6,515	\$24,094	\$35,359	\$23,899	\$5,700	\$64,959	\$140,689	\$205,648	
9	2025-26	3.00%	\$4,893	\$6,710	\$24,817	\$36,420	\$24,616	\$5,871	\$66,908	\$144,909	\$211,817	
10	2026-27	3.00%	\$5,040	\$6,912	\$25,561	\$37,513	\$25,355	\$6,048	\$68,915	\$149,257	\$218,172	
11	2027-28	3.00%	\$5,191	\$7,119	\$26,328	\$38,638	\$26,116	\$6,229	\$70,982	\$153,734	\$224,717	
12	2028-29	3.00%	\$5,347	\$7,332	\$27,118	\$39,797	\$26,899	\$6,416	\$73,112	\$158,346	\$231,458	
13	2029-30	3.00%	\$5,507	\$7,552	\$27,932	\$40,991	\$27,706	\$6,608	\$75,305	\$163,097	\$238,402	
14	2030-31	3.00%	\$5,672	\$7,779	\$28,769	\$42,221	\$28,537	\$6,807	\$77,564	\$167,990	\$245,554	
15	2031-32	3.00%	\$5,842	\$8,012	\$29,633	\$43,487	\$29,393	\$7,011	\$79,891	\$173,029	\$252,921	
16	2032-33	3.00%	\$6,018	\$8,253	\$30,522	\$44,792	\$30,275	\$7,221	\$82,288	\$178,220	\$260,508	
17	2033-34	3.00%	\$6,198	\$8,500	\$31,437	\$46,136	\$31,183	\$7,438	\$84,757	\$183,567	\$268,324	
18	2034-35	3.00%	\$6,384	\$8,755	\$32,380	\$47,520	\$32,119	\$7,661	\$87,300	\$189,074	\$276,373	
19	2035-36	3.00%	\$6,576	\$9,018	\$33,352	\$48,945	\$33,082	\$7,891	\$89,918	\$194,746	\$284,664	
20	2036-37	3.00%	\$6,773	\$9,289	\$34,352	\$50,414	\$34,075	\$8,128	\$92,616	\$200,588	\$293,204	
21	2037-38	3.00%	\$6,976	\$9,567	\$35,383	\$51,926	\$35,097	\$8,371	\$95,395	\$206,606	\$302,000	
22	2038-39	3.00%	\$7,185	\$9,854	\$36,444	\$53,484	\$36,150	\$8,622	\$98,256	\$212,804	\$311,060	
23	2039-40	3.00%	\$7,401	\$10,150	\$37,538	\$55,088	\$37,234	\$8,881	\$101,204	\$219,188	\$320,392	
24	2040-41	3.00%	\$7,623	\$10,454	\$38,664	\$56,741	\$38,352	\$9,148	\$104,240	\$225,764	\$330,004	
25	2041-42	3.00%	\$7,852	\$10,768	\$39,824	\$58,443	\$39,502	\$9,422	\$107,367	\$232,537	\$339,904	
TOTAL			\$140,824	\$193,130	\$714,259	\$1,048,213	\$708,491	\$168,989	\$1,925,692	\$3,817,098	\$5,742,790	
4.00% NPV			\$82,885	\$113,671	\$420,392	\$593,219	\$416,997	\$99,462	\$1,089,814	\$2,046,079	\$3,135,893	

TABLE 4.1: CURRENT & POTENTIAL FRANCHISE FEE

Year	FY	3.00%		SWLWCD		Total Fee
		Growth	Current Fee	5.0%	Total Fee	
0	2016-17	\\\\\\\\	\$98,700	\$3,750	\$102,450	
1	2017-18	3.00%	\$101,661	\$3,863	\$105,524	
2	2018-19	3.00%	\$104,711	\$3,978	\$108,689	
3	2019-20	3.00%	\$107,852	\$4,098	\$111,950	
4	2020-21	3.00%	\$111,088	\$4,221	\$115,308	
5	2021-22	3.00%	\$114,420	\$4,347	\$118,768	
6	2022-23	3.00%	\$117,853	\$4,478	\$122,331	
7	2023-24	3.00%	\$121,389	\$4,612	\$126,001	
8	2024-25	3.00%	\$125,030	\$4,750	\$129,781	
9	2025-26	3.00%	\$128,781	\$4,893	\$133,674	
10	2026-27	3.00%	\$132,645	\$5,040	\$137,684	
11	2027-28	3.00%	\$136,624	\$5,191	\$141,815	
12	2028-29	3.00%	\$140,723	\$5,347	\$146,069	
13	2029-30	3.00%	\$144,944	\$5,507	\$150,451	
14	2030-31	3.00%	\$149,293	\$5,672	\$154,965	
15	2031-32	3.00%	\$153,771	\$5,842	\$159,614	
16	2032-33	3.00%	\$158,385	\$6,018	\$164,402	
17	2033-34	3.00%	\$163,136	\$6,198	\$169,334	
18	2034-35	3.00%	\$168,030	\$6,384	\$174,414	
19	2035-36	3.00%	\$173,071	\$6,576	\$179,647	
20	2036-37	3.00%	\$178,263	\$6,773	\$185,036	
21	2037-38	3.00%	\$183,611	\$6,976	\$190,587	
22	2038-39	3.00%	\$189,119	\$7,185	\$196,305	
23	2039-40	3.00%	\$194,793	\$7,401	\$202,194	
24	2040-41	3.00%	\$200,637	\$7,623	\$208,260	
25	2041-42	3.00%	\$206,656	\$7,852	\$214,508	
TOTAL			\$3,805,185	\$144,574	\$3,949,759	
4.00% NPV			\$2,192,529	\$83,303	\$2,275,832	

Southwest Lincoln County Water District
 Estimated Revenues within Waldport \$75,000

WALDPORT PARKS AND RECREATION MASTER PLAN

TABLE 4.2: CURRENT & POTENTIAL TRANSIENT LODGING TAX

Year	FY	3.00% Growth	Current Tax	Potential Tax	TOTAL	Potential Tax/Allocation	
						7.0%	2.0%
0	2016-17	\\\\\\\\\\\\	\$60,000	\$17,143	\$77,143	\$12,000	\$5,143
1	2017-18	3.00%	\$61,800	\$17,657	\$79,457	\$12,360	\$5,297
2	2018-19	3.00%	\$63,654	\$18,187	\$81,841	\$12,731	\$5,456
3	2019-20	3.00%	\$65,564	\$18,732	\$84,296	\$13,113	\$5,620
4	2020-21	3.00%	\$67,531	\$19,294	\$86,825	\$13,506	\$5,788
5	2021-22	3.00%	\$69,556	\$19,873	\$89,430	\$13,911	\$5,962
6	2022-23	3.00%	\$71,643	\$20,469	\$92,113	\$14,329	\$6,141
7	2023-24	3.00%	\$73,792	\$21,084	\$94,876	\$14,758	\$6,325
8	2024-25	3.00%	\$76,006	\$21,716	\$97,722	\$15,201	\$6,515
9	2025-26	3.00%	\$78,286	\$22,368	\$100,654	\$15,657	\$6,710
10	2026-27	3.00%	\$80,635	\$23,039	\$103,674	\$16,127	\$6,912
11	2027-28	3.00%	\$83,054	\$23,730	\$106,784	\$16,611	\$7,119
12	2028-29	3.00%	\$85,546	\$24,442	\$109,987	\$17,109	\$7,332
13	2029-30	3.00%	\$88,112	\$25,175	\$113,287	\$17,622	\$7,552
14	2030-31	3.00%	\$90,755	\$25,930	\$116,686	\$18,151	\$7,779
15	2031-32	3.00%	\$93,478	\$26,708	\$120,186	\$18,696	\$8,012
16	2032-33	3.00%	\$96,282	\$27,509	\$123,792	\$19,256	\$8,253
17	2033-34	3.00%	\$99,171	\$28,335	\$127,505	\$19,834	\$8,500
18	2034-35	3.00%	\$102,146	\$29,185	\$131,331	\$20,429	\$8,755
19	2035-36	3.00%	\$105,210	\$30,060	\$135,270	\$21,042	\$9,018
20	2036-37	3.00%	\$108,367	\$30,962	\$139,329	\$21,673	\$9,289
21	2037-38	3.00%	\$111,618	\$31,891	\$143,508	\$22,324	\$9,567
22	2038-39	3.00%	\$114,966	\$32,847	\$147,814	\$22,993	\$9,854
23	2039-40	3.00%	\$118,415	\$33,833	\$152,248	\$23,683	\$10,150
24	2040-41	3.00%	\$121,968	\$34,848	\$156,816	\$24,394	\$10,454
25	2041-42	3.00%	\$125,627	\$35,893	\$161,520	\$25,125	\$10,768
TOTAL			\$2,313,183	\$660,909	\$2,974,092	\$462,637	\$198,273
4.00% NPV			\$1,332,845	\$380,813	\$1,713,657	\$266,569	\$114,244

TABLE 4.3: POTENTIAL MARIJUANA TAX

Year	FY	3.00% Growth	10% State Share	3% Local	Total
0	2016-17	\\\\\\\\	\$1,020	\$18,000	\$19,020
1	2017-18	3.00%	\$1,051	\$18,540	\$19,591
2	2018-19	3.00%	\$1,082	\$19,096	\$20,178
3	2019-20	3.00%	\$1,115	\$19,669	\$20,784
4	2020-21	3.00%	\$1,148	\$20,259	\$21,407
5	2021-22	3.00%	\$1,182	\$20,867	\$22,049
6	2022-23	3.00%	\$1,218	\$21,493	\$22,711
7	2023-24	3.00%	\$1,254	\$22,138	\$23,392
8	2024-25	3.00%	\$1,292	\$22,802	\$24,094
9	2025-26	3.00%	\$1,331	\$23,486	\$24,817
10	2026-27	3.00%	\$1,371	\$24,190	\$25,561
11	2027-28	3.00%	\$1,412	\$24,916	\$26,328
12	2028-29	3.00%	\$1,454	\$25,664	\$27,118
13	2029-30	3.00%	\$1,498	\$26,434	\$27,932
14	2030-31	3.00%	\$1,543	\$27,227	\$28,769
15	2031-32	3.00%	\$1,589	\$28,043	\$29,633
16	2032-33	3.00%	\$1,637	\$28,885	\$30,522
17	2033-34	3.00%	\$1,686	\$29,751	\$31,437
18	2034-35	3.00%	\$1,736	\$30,644	\$32,380
19	2035-36	3.00%	\$1,789	\$31,563	\$33,352
20	2036-37	3.00%	\$1,842	\$32,510	\$34,352
21	2037-38	3.00%	\$1,898	\$33,485	\$35,383
22	2038-39	3.00%	\$1,954	\$34,490	\$36,444
23	2039-40	3.00%	\$2,013	\$35,525	\$37,538
24	2040-41	3.00%	\$2,073	\$36,590	\$38,664
25	2041-42	3.00%	\$2,136	\$37,688	\$39,824
		TOTAL	\$39,324	\$693,955	\$733,279
		4.00% NPV	\$22,658	\$399,853	\$422,512

Gross Sales Estimate: \$600,000

State Share = 10% of gross sales, less administration of 10%

Local Tax = 3% of gross sales (pending voter approval in November)

TABLE 4.4: POTENTIAL GAS TAX

Year	FY	Growth	Tax
0	2016-17	3.00%	\$4,500
1	2017-18	3.00%	\$4,635
2	2018-19	3.00%	\$4,774
3	2019-20	3.00%	\$4,917
4	2020-21	3.00%	\$5,065
5	2021-22	3.00%	\$5,217
6	2022-23	3.00%	\$5,373
7	2023-24	3.00%	\$5,534
8	2024-25	3.00%	\$5,700
9	2025-26	3.00%	\$5,871
10	2026-27	3.00%	\$6,048
11	2027-28	3.00%	\$6,229
12	2028-29	3.00%	\$6,416
13	2029-30	3.00%	\$6,608
14	2030-31	3.00%	\$6,807
15	2031-32	3.00%	\$7,011
16	2032-33	3.00%	\$7,221
17	2033-34	3.00%	\$7,438
18	2034-35	3.00%	\$7,661
19	2035-36	3.00%	\$7,891
20	2036-37	3.00%	\$8,128
21	2037-38	3.00%	\$8,371
22	2038-39	3.00%	\$8,622
23	2039-40	3.00%	\$8,881
24	2040-41	3.00%	\$9,148
25	2041-42	3.00%	\$9,422
TOTAL			\$173,489
4.00% NPV			\$99,963

Potential revenues based on a fraction of Newport's, which was \$180,000 in FY 2015

WALDPORT PARKS AND RECREATION MASTER PLAN

TABLE 4.5: POTENTIAL UTILITY FEE

Year	FY	Growth	Fee	Water Meters	# inside	# outside	Total	Park Fee	Total
0	2016-17	3.00%	\$18,866	Size	1045	218	1263	\$0.70	\$884.10
1	2017-18	3.00%	\$19,432	5/8"	21	2	23	\$0.70	\$16.10
2	2018-19	3.00%	\$20,015	1"	5	0	5	\$0.70	\$3.50
3	2019-20	3.00%	\$20,616	1.5"	12	0	12	\$0.70	\$8.40
4	2020-21	3.00%	\$21,234	2"	1083	220	1303	\$0.70	\$912.10
5	2021-22	3.00%	\$21,871	Total					
6	2022-23	3.00%	\$22,527	Sewer Hookups					
7	2023-24	3.00%	\$23,203	Classification	# of Services	# of EDUs		Park Fee	Total
8	2024-25	3.00%	\$23,899	Residential	745	745		\$0.70	\$521.50
9	2025-26	3.00%	\$24,616	Multi (Individual)	27	27		\$0.70	\$18.90
10	2026-27	3.00%	\$25,355	Multi (Large)	29	224		\$0.70	\$20.30
11	2027-28	3.00%	\$26,116	Commercial	142	242		\$0.70	\$99.40
12	2028-29	3.00%	\$26,899	Total	943	1238		\$0.70	\$660.10
13	2029-30	3.00%	\$27,706	TOTAL MONTHLY FEE					\$1,572.20
14	2030-31	3.00%	\$28,537	AVERAGE FEE/ACCOUNT					\$0.70
15	2031-32	3.00%	\$29,393	TOTAL YEARLY FEE					\$18,866.40
16	2032-33	3.00%	\$30,275	AVERAGE FEE/ACCOUNT					\$8.40
17	2033-34	3.00%	\$31,183	WATER: Average Residential Customer					\$31.45
18	2034-35	3.00%	\$32,119	SEWER: Average Residential Customer					\$41.15
19	2035-36	3.00%	\$33,082	TOTAL AVG. CUSTOMER					\$72.60
20	2036-37	3.00%	\$34,075	FEE AS A % OF TOTAL BILL					1.93%
21	2037-38	3.00%	\$35,097						
22	2038-39	3.00%	\$36,150						
23	2039-40	3.00%	\$37,234						
24	2040-41	3.00%	\$38,352						
25	2041-42	3.00%	\$39,502						
			TOTAL						\$727,357
			4.00% NPV						\$419,100

TABLE 4.6: AMPHITHEATER TICKET SURCHARGE

Year	FY	Growth	Surcharge	Capacity:
0	2016-17	3.00%	\$0	3500
1	2017-18	3.00%	\$0	# Events: 20
2	2018-19	3.00%	\$0	Avg. Attendance: 2500
3	2019-20	3.00%	\$0	Total Attendance: 50000
4	2020-21	3.00%	\$125,000	Ticket Surcharge: \$2.50
5	2021-22	3.00%	\$128,750	Revenues: \$125,000
6	2022-23	3.00%	\$132,613	
7	2023-24	3.00%	\$136,591	
8	2024-25	3.00%	\$140,689	
9	2025-26	3.00%	\$144,909	
10	2026-27	3.00%	\$149,257	
11	2027-28	3.00%	\$153,734	
12	2028-29	3.00%	\$158,346	
13	2029-30	3.00%	\$163,097	
14	2030-31	3.00%	\$167,990	
15	2031-32	3.00%	\$173,029	
16	2032-33	3.00%	\$178,220	
17	2033-34	3.00%	\$183,567	
18	2034-35	3.00%	\$189,074	
19	2035-36	3.00%	\$194,746	
20	2036-37	3.00%	\$200,588	
21	2037-38	3.00%	\$206,606	
22	2038-39	3.00%	\$212,804	
23	2039-40	3.00%	\$219,188	
24	2040-41	3.00%	\$225,764	
25	2041-42	3.00%	\$232,537	
TOTAL			\$3,817,098	
4.00% NPV			\$2,046,079	
			\$600,000	

Revenues of \$125,000 are the same as average attendance of 2,800, 14 events, average ticket price of \$80 and a 4% ticket tax-- Charrette 9/2015

DATE: April 11, 2016
TO: Kerry Kemp, City of Waldport; Dona Lawson, City of Waldport
FROM: Rachel Cotton, City of Waldport
SUBJECT: DRAFT Potential funding mechanisms for development and maintenance of park, recreation, and trail facilities in Waldport, OR.

I. Establish a dedicated fund for maintenance and operations of City-owned parks and recreation facilities, with potential sources including:

A. Transient Lodging Tax (TLT) increase:

Increasing TLT would generate additional revenue for the City, part of which could be used for parks and recreation maintenance and operations funding, particularly for facilities that serve and promote tourism. Under ORS 320.350(6), local governments must direct at least 70 percent of new or expanded lodging tax revenue to support tourism. No more than 30 percent of the revenue from a new or increased local transient lodging tax may be used for funding city or county services (i.e. transportation infrastructure, libraries, parks, and other services). Transient lodging tax rates along the Oregon Coast range from 4 percent to 12 percent. Within the coastal cities of Lincoln County, Waldport has the lowest TLT rate at 7 percent, with the next lowest TLT rate found in Depoe Bay at 8 percent. TLT in Yachats is set at 9 percent as of January 1, 2016, and Newport and Lincoln City both have current TLT rates of 9.5 percent.

Potential revenues: Given conservative growth estimates for new lodging in Waldport, increasing TLT from 7 percent to 9 percent could potentially generate in excess of \$30,000 annually and between \$250,000-\$350,000 in added revenue over 10 years. A two percent increase in TLT, given these same growth estimates, would yield an estimated additional \$1 Million dollars (\$588,000 in 2016 \$) in added revenue for the City over a 25 year period.

Pros: TLT revenues can be applied to ongoing maintenance and operations funding in addition to capital costs. TLT does not impact local residents and is one of the only mechanisms available in Oregon to extract revenue from out-of-town users of local infrastructure.

Cons: Increased lodging taxes could potentially deter tourists. A case would have to be made for park and rec. costs supporting tourism if more than 30 percent of TLT revenues were to be dedicated to them.

B. Parks and recreation utility fee:

Users within Waldport's service area could be charged a flat monthly fee for each sewer and/or water connection.

Potential revenues: If all users within Waldport's service area were charged \$1.00 per connection per month, the fee would generate approximately \$16,500 per year (1376 connections x \$1 x 12 months = \$16,512). At \$3.00 per connection, the fee

would generate approximately \$50,000 annually, with expected annual increases as users are added to the system.

Pros: Utility fee revenues can be applied to ongoing maintenance and operations funding in addition to capital costs.

Cons: Increased utility fees would impact local residents.

C. Franchise taxes:

Waldport currently has franchise tax agreements with Central Lincoln PUD, Asea River Cable, Coast Com, Pioneer Telephone, and Dahl Disposal. An expired franchise agreement with Charter Communications was set at the rate of 5 percent of gross revenues within City limits. As Charter no longer has a customer base in Waldport, a future fee could be set according to amount of infrastructure using rights-of-way within city limits (e.g. X per linear foot). There is also potential to establish a franchise tax agreement with Southwest Lincoln Water District, which is expecting most of its future growth within Waldport's City limits or UGB.

Potential revenues: Given that roughly 10 percent of South Lincoln Water District's revenues are generated within City limits, a franchise tax would generate around \$3,750 annually, at a tax rate of 5 percent ($\$75,000 \times \$.05$). This amount could greatly increase over time based on future growth.

Pros: Franchise taxes are incurred by the provider rather than the end user of a service.

Cons: Increased taxes could potentially be passed on to users in the form of higher rates.

D. Gasoline Tax

In Oregon, local gas tax ordinances levy a business license tax on fuel dealers. The amount of tax levied is set as a certain number of cents per gallon of motor vehicle fuel sold by the dealer. Two counties (Multnomah, Washington) and 14 cities (including Astoria, Warrenton, and Newport on the coast) in Oregon currently have a gas tax. Rates may vary, as they do in Newport, between peak and off-peak seasons.

Potential revenues: Newport's gas tax is \$.01 per gallon between November 1st and May 31st and \$.03 per gallon during the rest of the year. Newport's annual gas tax revenue was estimated to be around \$180,000 for FY2015. At the same tax rate, and given its existing level of tourism, Waldport's gas tax would generate roughly \$4,500 annually.

Pros: A gas tax is one of the few mechanisms available in Oregon to extract revenue from out-of-town users of local infrastructure.

Cons: A gas tax could induce local controversy and political tension. Several city councils in Oregon have passed local gas tax ordinances, but subsequent petition drives have led to voter repeal of the tax in a few cases.

E. Donations and sponsorships (memorials, naming rights, crowdfunding)

Sponsorships of memorial objects such as benches, bricks, and exercise equipment, or naming rights for future parks and potential facilities, such as an amphitheater, could subsidize ongoing operations and maintenance costs.

Potential revenues: Unknown.

Pros: These would be voluntary donations rather than taxes or fees.

Cons: Revenue stream may be inconsistent given the voluntary nature of this option.

F. Ticket fees for special events, with resident and non-resident rates

Ticket fees imposed on event-goers, in conjunction with the construction and programming of a new amphitheater, could provide a regular revenue stream for ongoing parks and rec. operations and maintenance costs.

Potential revenues: \$125,000/year, given an average attendance of 2,800 at 14 events/season with an average ticket price of \$80 and a 4% ticket tax.

Pros: Fees would largely impact non-residents and could potentially be scaled to different levels for community and larger events.

Cons: This option requires construction and programming of a large-scale amphitheater to be viable.

II. Update City Development Code to require parks land donations and/or adequate in lieu fees

Revisions to Waldport's Development Code could ensure that new residential developments contribute park land so as to continue adhering to the City level of service standard of 5 acres of park land per 1000 residents. Currently, the Waldport Code does not require dedication of land for public park purposes for developments that do not involve a subdivision of land, including multi-family developments, whereas such a dedication is a requirement for residential development in many Oregon communities. Revision of the Code to relate dedication of land for parks more closely to the number of anticipated residents of the development would address this issue.

In cases where land is donated, it is important that the City seriously evaluate dedication offers, accepting only those that will add viable park sites, and requiring an in-lieu payment in other cases. Additionally, the in-lieu fee that is currently imposed for subdivisions (development acreage x .05 x \$1.00) should be revised, as necessary, and indexed to reflect the actual cost of residential land within the City, in order to generate a fund of sufficient size to allow the City to purchase land for parks at market rates.

Potential revenues: Unknown

Pros: New development would contribute park land so as to maintain the City level of service standard.

Cons: Added development conditions may increase unit costs. Adding any additional requirements to multi-family development could potentially inhibit new development, particularly at affordable rates.

III. Increase Parks SDC

State statutes (ORS 223.297-223.314) allow cities to adopt SDCs for parks and other facilities. SDCs are a one-time fee that may only be used for land and facilities acquisition and construction. SDCs cannot be applied to ongoing maintenance and operations costs. Establishment of a parks SDC involves the adoption of a parks improvement program or list of projects that would be funded by the SDC and also includes the estimated cost of those projects. An SDC may be charged on a per dwelling or equivalent dwelling unit basis. This allows lodging establishments, recreational vehicle parks, and commercial and industrial establishments to be charged the fee in addition to residential units. Three Central Coast cities have parks SDCs: Depoe Bay, Lincoln City, and Newport. These SDCs range from \$624 (Depoe Bay) to \$2,357 (Newport) per dwelling unit, at an average rate of \$1,646 per dwelling unit. Waldport currently has an SDC rate set at \$494 per equivalent dwelling unit (EDU)¹. At the very least, Waldport should consider raising its parks SDC rate to match the lowest rate on the central coast, found in Depoe Bay.

Potential revenues: If 80 homes were built in Waldport over the next 10 years, around \$10,000 in additional revenues would be generated by increasing parks SDCs to \$624, and an additional \$40,000 would be generated by increasing SDCs to \$1,000. As recovery from the recession continues, any SDC increase has the potential to generate additional revenue for the City over time.

Pros: SDCs can be used to fund construction costs.

Cons: SDCs cannot be applied to ongoing maintenance and operations costs. Added development costs may increase unit costs.

IV. Identify projects for which bonding or a local option levy may be appropriate.

A. Local option levies

Local option levies are voter approved property taxes that can generate revenue for land purchase, facilities acquisition or construction, and operation and maintenance of park and recreation facilities. Levies can be used to pay for expenses as they occur or to secure bonds. A levy for operating costs is limited to no more than five years; a levy for capital projects is limited to no more than ten years. Local option levies are subject to the tax limit of \$10 total taxes per \$1000 of Real Market Value (RMV). Current local option levies in Waldport include Central OR Coast Fire & Rescue (\$0.25/\$1000), Yachats RFPD (\$1.20/\$1000), and Lincoln County Library (\$0.09/\$1000). Within the City of Waldport, different areas may pay different tax rates depending upon other jurisdictional boundaries. The majority within Waldport (91% of assessed value) pay \$8.0235 toward the general government limit of \$10. 9 percent of Waldport's assessed value pay more, ranging from 8.1494 to 8.4422, because of other

¹ An equivalent dwelling unit is defined as a single residential unit, regardless of size. For nonresidential improvements, one equivalent dwelling unit is an average 6,000 square feet of land area. Any total area not evenly divided is rounded down to the nearest 6,000 square foot increment to establish the equivalent dwelling units.

taxing jurisdictions (Seal Rock Water, Yachats RFPD). When compression hits, local option levies are reduced proportionally (rather than first come first served).

Potential revenues: Unknown, although the proposed Central Coast Fire and Rescue District levy, at a rate of \$1.27/\$1000, is estimated to generate \$439,384 in revenue its first year, based on data provided by the fire and rescue district.

Pros: Local option levies are approved by voters and may be applied to operating costs, but for no more than five years.

Cons: If the May ballot measure for Central Coast fire passes, proposing \$1.27 /\$1,000 for 5 years, and a similar measure for the Port of Waldport passes in November, compression may occur in some instances.

B. General obligation and revenue bonds

General obligation bonds are voter approved and repaid by property tax assessment. Bonds can only be used for land and property acquisition or construction and cannot be used for park maintenance or operations. Revenue bonds are repaid by user fees or other income generated by the project, and voter approval is not generally required. Use of revenue bonds is not recommended for projects that are not likely to generate substantial revenue.

Potential revenues: Unknown

Pros: GO bonds are approved by voters.

Cons: GO bonds cannot be used for park maintenance or operations.

V. Explore feasibility of establishing a Parks and Recreation District for South Lincoln County:

A parks and recreation district is a special district with taxing authority that provides services to a defined geographic area and may extend beyond the limits of a single city. The funds generated by the district can be used exclusively for parks and recreation purposes.

Potential revenues: Unknown, although the proposed Central Coast Fire and Rescue District levy, at a rate of \$1.27/\$1000, is estimated to generate \$439,384 in revenue its first year, based on data provided by the fire and rescue district.

Pros: Districts can seek a permanent tax rate through voter approval and use levies to fund both capital projects and operations and maintenance

Cons: Compression may occur in some instances if balloted 2016 levies pass.

VI. Grants

Several sources for parks, recreation, and trails funds are available to cities through a variety of grantors, including the Oregon Parks and Recreation Department, ODOT, Meyer Memorial Trust, the National Fish and Wildlife Foundation, and NOAA. A longer list is available in [A Guide to Community Park and Recreation Planning for Oregon Communities](#) (p. 115-124).

Pros: Outside funding source

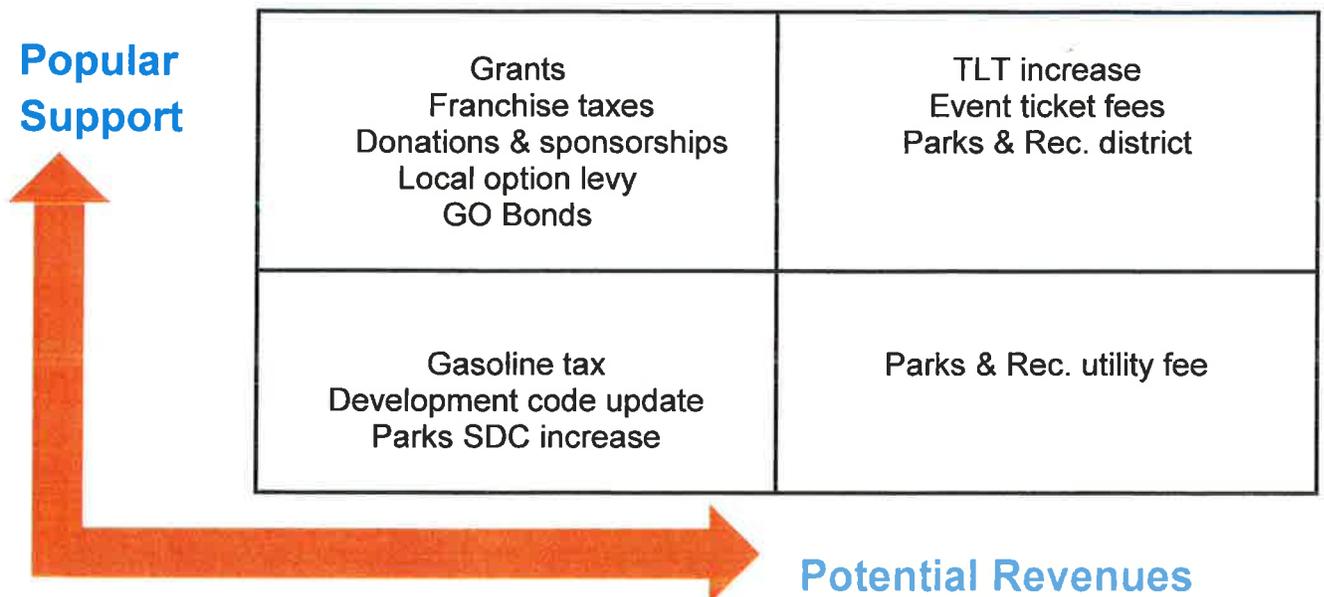
Cons: Often a one-time funding source for capital investments.

Table 1. Potential funding mechanisms for development and maintenance of park, recreation, and trail facilities in Waldport, OR

Land and Facilities Acquisition; Capital Costs	Operations and Maintenance
<ul style="list-style-type: none"> • Development code updates • Parks SDC increase • General obligation bonds • Grants 	<ul style="list-style-type: none"> • TLT increase* • Parks & Rec utility fee • Franchise taxes • Gasoline tax • Donations & sponsorships • Event ticket fees • Local option levy • Parks & Rec. district • Grants

* Note: local governments must direct at least 70% of new or expanded TLT revenue to support tourism.

Figure 1. Potential revenues and political viability of funding mechanisms for development and maintenance of parks and recreation facilities in Waldport, OR



APPENDIX A

WALDPORT 2016 PARKS AND RECREATION SURVEY - SUMMARY

A parks and recreation survey was developed and, in summary, asked about people's usage of park and recreation facilities, park and recreation needs, condition and maintenance of existing facilities, priorities, desired facilities for the 12-acre open space site (former high school property), and demographic information. The survey was available to residents and visitors through the City of Waldport's website and hard copies available at city hall.

The City received a total of 205 completed surveys from January through March 10, 2016. Three quarters of survey respondents are Waldport residents, a large majority of which (84 percent) stated that they are familiar with the parks and recreation facilities in Waldport. Well over half of respondents reported that they or members of their household use parks and recreation facilities in Waldport at least once a month.

The most popular outdoor recreational activities for respondents are passive ones, including "walking on local trails, paths, and beaches," "beach activities," and "relaxing, hanging out, and people watching." Nearly half of all respondents stated that they or members of their household attend outdoor concerts, fairs, and festivals.

Less than one quarter (20 percent) of respondents feel that the City's existing parks and recreation facilities meet the needs of all age groups and abilities. Less than half (39 percent) of respondents think that the City's parks and recreation facilities are properly maintained, and two thirds of respondents think that the City should acquire more park land. More than three quarters of respondents (80 percent) think that Waldport's parks and recreation facilities should appeal to non-residents from between some degree to the highest degree.

According to survey responses, the top priorities for future community investment should include public access sites to waterways, children's playgrounds and play areas, nature and wildlife viewing areas, picnic areas and shelters for SMALL visitor groups, and an outdoor amphitheater and event space. The lowest priorities indicated for future community investment were baseball and softball fields, picnic areas and shelters for LARGE visitor groups, skate parks, off-highway vehicle trails/areas, and outdoor tennis courts. Overall, responses from the survey align well with the features proposed in the concept generated by the 2015 open space charrette hosted by the City of Waldport.

A good mix of ages are represented in the survey responses. Over one third of survey respondents are under 18, while just shy of one third of respondents are 55 or over. There was a concerted effort made to engage Waldport students in the parks and recreation planning process with assistance from teachers at Crestview Heights School. There was a fairly even split between men and women respondents, although more women responded to the survey than men.

1. Are you a resident of Waldport?

Responses	Count of Responses	Percent of Responses
Yes	155	75.6%
No	50	24.4

2. Are you familiar with the parks and recreation facilities in Waldport?

Responses	Count of Responses	Percent of Responses
Yes	171	83.8%
No	33	16.2

3. How often do you or any member of your household use parks and recreation facilities in Waldport?

Responses	Count of Responses	Percent of Responses
More than once a week	47	23.0%
Once a week	41	20.1
Once every few months	40	19.6
Once a month	38	18.6
Never	21	10.3
Once a year	17	8.3

4. In which outdoor recreational activities do you or members of your household participate (in Waldport and beyond)?

Responses	Count of Responses	Percent of Responses
Walking on local trails/ paths / beaches	147	71.7%
Beach activities (including at lakes, reservoirs, rivers)	139	67.8
Relaxing, hanging out, people watching, etc.	123	60.0
Fishing, crabbing, or clamming	98	47.8
Attending outdoor concerts, fairs, festivals	97	47.3
Dog walking	96	46.8
Visiting nature and interpretive centers	87	42.4
Nature study (e.g. birding, whale watching, photography, collecting)	80	39.0
Picnicking	77	37.6
General play at a neighborhood park/playground	68	33.2
Jogging/ running on trails/ paths / beaches	68	33.2

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Bicycling on paved trails / paths	64	31.2
Swimming/ playing in outdoor pools/ spray parks	62	30.2
Flat-water canoeing, sea kayaking, rowing, stand-up paddling, tubing / floating	62	30.2
Outdoor court games (tennis, basketball, beach volleyball, badminton)	58	28.3
Boating	57	27.8
Tent camping	57	27.8
Baseball/softball	50	24.4
Football, soccer, lacrosse, rugby, ultimate frisbee	48	23.4
Skateboarding, inline skating, roller skating, roller skiing, street luge	33	16.1
RV/ motorhome/ trailer camping	33	16.1
Horseback riding	22	10.7
Disc golf	21	10.2
Golf	20	9.8
Surfing	16	7.8

5. Do the City's existing parks and recreation facilities meet the needs of all age groups and abilities?

Responses	Count of Responses	Percent of Responses
No	88	42.9%
Not sure	77	37.6
Yes	40	19.5

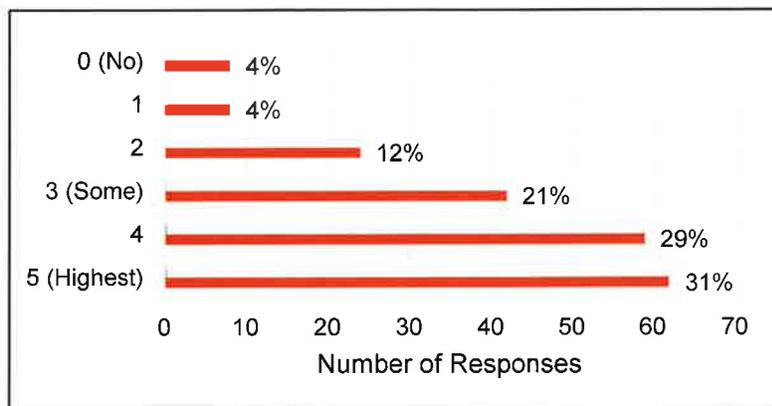
6. Do you believe the City's parks and recreation facilities are properly maintained?

Responses	Count of Responses	Percent of Responses
Yes	80	39.0%
Not sure	67	32.7
No	58	28.3

7. Should the City acquire more park land?

Responses	Count of Responses	Percent of Responses
Yes	135	65.9%
Not sure	43	21.0
No	27	13.2

8. To what degree do you think Waldport's parks and recreation facilities should appeal to non-residents?



Responses	Count of Responses
5 (Highest degree)	62
4	59
3 (Some degree)	42
2	24
0 (No degree)	8
1	8

9. Now please tell us about your priorities for the future – what should the community invest in? For each of the following amenities, please indicate the desired level of priority for future investment.

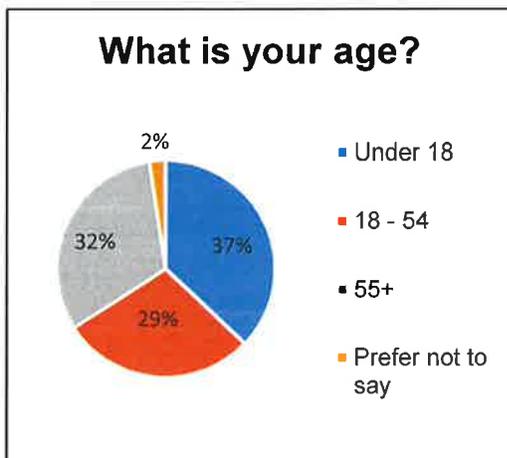
Responses	Average of Responses
Public access sites to waterways	3.45
Children's playgrounds and play areas	3.41
Nature and wildlife viewing areas	3.40
Picnic areas and shelters for SMALL visitor groups	3.34
Outdoor amphitheater and event space	3.32
Dirt / other soft surface walking trails and paths	3.29
Community gardens	3.25
Multi-use fields for soccer, football, lacrosse, etc.	3.22
Off-street bicycle trails and pathways	3.16
Designated paddling routes for canoes, kayaks, etc.	3.11
Paved / hard surface walking trails and paths	3.06
Off-leash dog areas	3.04
Campsites	3.04
Basketball courts	2.99
Baseball / softball fields	2.96
Picnic areas and shelters for LARGE visitor groups	2.95
Skate parks	2.57
Off-highway vehicle trails/areas	2.37
Outdoor tennis courts	2.27

10. In September 2015, the City of Waldport hosted a design charrette to establish a plan for an 11.5 acre open space adjacent to the Shelter Me building in the city's downtown. The open space is the result of relocating the high school to a higher

elevation, and the relocation received FEMA funding. The agreement with FEMA limits development on the site and forbids permanent structures within FEMA boundaries, although open-walled structures such as pavilions and amphitheaters are allowed. Please rank the following features according to how important you think they are to include in the proposed open space development.

Responses	Average of Responses
Playground and play areas	6.1
Trails and boardwalks	6.0
Parkland and picnic areas	5.8
Amphitheater	5.5
Passive parklands	5.0
Wetlands	4.7
Baseball/softball fields	4.6
Soccer fields	4.3
Rock climbing and bouldering structure(s)	4.3

7. What is your age?



Responses	Count of Responses	Percent of Responses
Under 18	76	37.1%
18 - 24	3	1.5
25 - 34	11	5.4
35 - 44	21	10.2
45 - 54	24	11.7
55 - 64	38	18.5
65+	27	13.2
Prefer not to say	5	2.4

8. What is your gender?

Responses	Count of Responses	Percent of Responses
Female	120	58.5%
Male	78	38.0
Prefer not to say	7	3.4

9. What is your zip code?

Responses	Count of Responses	Percent of Responses
97394 - Waldport	148	59.2%
97498 - Yachats	15	6.0
97390 - Tidewater	12	4.8
97376 - Seal Rock	11	4.4
97365 - Newport	8	3.2
Other	11	4.4

Waldport 2016 Parks and Recreation Survey - Open Ended Survey Responses

What are some long-range goals that you recommend the City consider for its parks and recreation facilities over the next 5-10 years?

A variety of open-ended responses were received for this question. Many recommend uses that appeal to all ages, interests, and abilities, with the added potential of attracting more visitors to Waldport. A large number of responses specifically suggest additions of a playground and more restrooms. Other responses recommend promoting trail systems and connections for pedestrians, horseback riders, and cyclists, and adding outdoor event and gathering facilities such as picnic shelters with grills, camping facilities, and an amphitheater. As a group, responses to this question placed an emphasis on creating multi-use, safe spaces for people of all ages to gather, recreate, and enjoy Waldport’s natural surroundings, with minimal maintenance needs. Some examples that summarize the majority of responses are included below.

Uses that appeal to all ages, interests, and abilities:

- I have granddaughters in Waldport area. When I come it's difficult to find a safe, fun and close place where they can play and be kids.
- Waldport is a great community, but I find it lacking in activities for families. The amphitheater would be great...More activities that would keep kids and teens out of trouble and away from drugs.
- Consider how much the facilities will be utilized by the locals, while keeping in mind a goal of drawing in tourism. Would love to see some more options for families with kids of all ages.
- Areas for junior high and high school kids to go for structured activities.
- Even though we are a small town and a tourist town we need a place for the younger residents to hang out. We in Waldport don't have a stable and safe place to go outside of school to hang around. We need something like that.
- There are a lot more young families moving to the community, but no parks or other family friendly places. Our kids should be a top priority and they should have fields, courts, and athletic facilities that are appealing and that they can be proud

of. Our schools are improving and more and more kids are participating in extracurricular activities. In a small community we should be keeping them busy with positive events and new facilities will be appealing to our community. Trails and parks are appealing to everyone.

- Playgrounds are needed. There were 60+ kindergarteners at the Elementary school this year. Our young people should be a priority. The networking and friendship building that takes place in a community at the local playground is vital to the social growth of our small town.
- IMAGINATIVE, adventure playgrounds and outdoor community meeting room that lives, where all ages play and learn from each other.
- Create interactive thoughtful places for children to climb, hide and feel their connection to nature.
- Beach area where there is total handicap access (know something was started but never finished).

Trail System and Connections:

- Tie the recreation and parks areas together (around town) via off road bike & pedestrian paths wherever possible.
- We appreciate living in Waldport and the effort by the City to provide services. We run a tourist business in the area. The number one request of our guests, next to a great place for fish & chips, are bike paths that are safe and off the highway. Even a path parallel to Highway 34 would provide a safe and beautiful ride.
- Create linking trails from Waldport to Seal Rock and Yachats.
- Make Maple Street more people friendly. People often walk and bicycle from Keady Wayside and to the Bridge Center but constantly have to look over their shoulders to make sure the traffic doesn't run them over.
- Bike and horse riding trail connections to Newport and Yachats (and beyond) separate from 101, a non-motorized network.
- Need wheelchair/ handicapped trails and entrances to City Parks.

Expanded facilities and amenities:

- More public bathrooms
- More benches throughout town and picnic tables at our parks
- I think the amphitheater is a wonderful idea for weekly events - movie screenings, music, interactive play for kids, community yoga, etc.
- An outdoor exercise area with specific "stations" (pull ups, push ups, etc.) would be helpful. A "meditation" or prayer garden or space would be good.
- Open space for fairs and carnivals
- Update the baseball facilities to accommodate large tournaments.
- Grills for BBQing
- More camping sites for tents & campers

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- Paved walk areas
- Yurts
- Permanent public artworks
- Drinking fountains
- Restoration of wetlands and tidal flow to former high school property
- Development of a boardwalk access to take advantage of the wildlife viewing available on Lint Slough."
- Add on to the skate park and do maintenance on cracks.
- Kite festivals, music/plays in the parks
- Better signage for directions to park (non-electric.)
- Disc Golf
- Install bike racks, including covered bike racks (such as seen at the Newport public library) or under an open shelter (just columns & a roof) so that cyclists have somewhere safe to lock their bikes. That will attract both local and long distance cyclists. The state of OR has estimated that at least 2500 cyclists rode the OR coast bike route last year. If there were more safe places to leave their bikes, maybe they'd stop in Waldport--especially given the wonderful green bike place/workshop located right on the highway.
- Off leash dog parks
- Carbon neutral development and use patterns, public recycling and composting (with education) at all public sites that include garbage cans.
- More places where activities can go on such as concerts or festivals that people could enjoy, where travelling events could come such as a carnival.
- Dirt bike trails
- A connection to water. For sitting next to, for splashing, perhaps dangle a foot or a hand, paddle the hours away.
- Better access to lakes and streams for fishing, swimming, hiking
- Expand boating facilities.
- More kayak access

General comments

- Promote healthy community.
- Be smart. Make sure whatever is decided benefits the majority of residents, along with something visually attractive and entertaining to bring in people from outside the area. I realize maintenance costs will be a huge factor, so it makes sense to look at plans with minimal maintenance, such as wetlands and trails.
- It would be great to showcase Waldport as a supporter of nature and use an amphitheater to make money.
- A public space without a middle will stay empty, use something significant to draw people in. A tree, statue, peace pole, a focal point or activity where paths cross.
- Continue maintaining already established recreational areas (paths, trails etc.).

Waldport Parks, Recreation & Trails Master Plan

- Prioritize low budget costs by minimizing upkeep and structures. Get the most bang for the buck by creating multiple usage.
- Continue to involve the public in plans.

The long term goals should be to meet the needs of a majority of local citizens, reaching out through methods other than simply public meetings (this survey is an example), and at the same time create easy to access facilities that would be attractive to visitors in order to increase Waldport's share of the tourist dollars that tend to slip through our hands.

APPENDIX B

WALDPORT 2016 PARKS AND RECREATION SURVEY – PUBLIC MEETINGS

The City of Waldport held a series of public meetings in February and March of 2016 to gather public input related to the Parks and Recreation Master Plan update and to introduce the plan's draft goals and objectives to the community. Between public meetings and the survey, over 60 email addresses have been added to the City's contact list. Public meetings were held from 5 to 7 pm at City Hall, with the following themes:

- **February 1** - Entertainment/Proposed Amphitheater
- **February 8** - Organized Sports and Games
- **February 22** - Individual Sports and Recreation
- **February 29** - Natural and Cultural Resources
- **March 7** - Trails, Bicycles and Linkages

Individual meeting summaries are provided below.

February 1 - Entertainment/Proposed Amphitheater: This meeting provided an opportunity for City staff to share information and ideas that emerged from a design charrette held the previous September related to the 11.5 acre open space located downtown, the former site of the city's high school. Though many different features and options have been proposed for the site, and the public meetings and survey were offered as a chance to get public feedback on those, the overall open space concept seeks to:

- Create a coastal model for revenue generating open space
- Be financially sustainable
- Establish a multi-use space that connects people to Waldport's unique natural resources and provides active and passive recreation amenities
- Create an accessible public space available for residents and visitors of all ages and abilities
- Develop a community showcase with benefits for diverse interests
- Create a community asset and a regional draw, bringing people to Waldport for sports, recreation, festivals, and unique retail opportunities
- Develop a visually appealing source of community pride
- Build play areas and spaces for kids and families to congregate
- Provide ecological, science, and technology education and training opportunities
- Connect people between the Port and the park/slough

Community members, as a group, showed support for these goals. In terms of specific features, public comments and survey responses indicated the highest amounts of support for a playground and play areas, trails and boardwalks, parkland and picnic areas,

and an amphitheater on the open space site. Whether the amphitheater should be sized to serve the community, with capacity for a few hundred people, or as a regional amenity meant to draw tourists from the Willamette Valley, with a capacity up to 3,500, is a question most felt would be handled best by outside experts in the form of a feasibility study, which the City has existing funding for. An analysis of a baseball/softball tournament facility on the site could also be done as a way of exploring a diversity of potentially revenue generating uses on the site.

February 8 - Organized Sports and Games: This meeting was the most well attended of the five, with representatives from many local sports teams, organizations and recreational groups participating in the discussion. Overall, their message is that users of the ball and sports fields in Waldport are satisfied with the city's existing facilities. They don't want to lose any fields but would be amenable to potential relocation of facilities in the future. The group spoke about ongoing maintenance issues on the ballfields, which are maintained mainly through volunteer labor and donated equipment at present. Members of the group suggested that baseball and softball tournaments are a great way to draw visitors to town and could be a potential revenue source.

February 22 - Individual Sports and Recreation: Community input at this meeting indicated that facilities on Crestline can feel unsafe for kids and families and that maintenance should be done on cracks at the skate park. Suggestions for better and more lighting at the skate park were offered, as well as adding increased wayfinding for the trail system, some landscaping, and potentially a disc golf course in Crestline Park. More users for the parks and recreation facilities on Crestline will mean safety in numbers. This could also be a good opportunity for the City to implement some Crime Prevention Through Environmental Design (CPTED) lighting and landscaping standards for its parks and recreation facilities. The need for more non-motorized boat launches around town was also raised.

February 29 - Natural and Cultural Resources: Natural and cultural resources were introduced as those that incorporate history, heritage, folklore, objects, landmarks, wildlife, science, and interpretive features. Ideas generated and supported at the meeting include a potential wetlands restoration project on the Open Space site which would have low maintenance costs (after the initial restoration) and could also be a tourist attraction. Other ideas discussed included a longhouse or other Native heritage project on the Open Space site, potentially in partnership with the Confederated Tribes of Siletz Indians, natural play areas in the Open Space, a history walk, interpretive signage, and a permaculture food forest or garden.

March 7 - Trails, Bicycles and Linkages – Overall, community members are satisfied with the existing trails and future planned and funded facilities. Suggestions for boat launches, trail extensions, and trail connections were drawn on a map at this meeting. These recommendations have been incorporated into the trails map that is included in this Parks, Recreation & Trails Master Plan.

APPENDIX C

Oregon Office of Emergency Management

September 13, 2016 Letter



OREGON OFFICE OF EMERGENCY MANAGEMENT

September 13, 2016

Oregon Office of Emergency Management
PO Box 14370
Salem, OR 97309

Dear Mr. Kemp,

Thank you for taking the time to meet with the Oregon Office of Emergency Management (OEM) to discuss your amphitheater project. Your reuse proposal has been considered and it presents challenges. First and foremost, the original determination for removing the school from the site was because “the entire School Campus is located in an extremely high tsunami hazard area. Large magnitude earthquakes on the Cascadia Subduction Zone (CSZ) will generate tsunamis with depths at the campus of at least 10 feet, almost certainly resulting in complete destruction of the school buildings. Because of the proximity of the CSZ, the time between the end of ground shaking and first arrivals of tsunami waves is extremely short, ranging from less than 15 minutes to a maximum of about 30 minutes for various earthquake generation scenarios.” (Executive Summary of Benefit Cost Analysis from Pre-Disaster Mitigation Acquisition grant application for PDF-PJ-10-OR-2012-005, EMS-2012-PC004). Secondly, using the site as an amphitheater with a projected 5,000 people, 14 to 15 times per year, does present an issue with evacuation, specifically, “Crestline Drive is the closest evacuation route, which may be more or less impassable in a major earthquake due to its history of ground movement.” (Former Waldport High School Site Open Space Reuse Proposal, Submitted April 4, 2016). Third, because the Federal Emergency Management Agency (FEMA) will make the final decision on whether your reuse proposal meets the intent of the open space requirements in this case, as well as provide the necessary approval to convey ownership of the property from the school district to the city, it has been indicated that this proposal may need to undergo legal review and the process will take significant time.

After discussing this proposal with OEM’s geotechnical expert, it was determined that several milestones were needed to create as strong a proposal as possible to OEM and FEMA. Your goal should be to develop and implement a program of tsunami

preparedness and mitigation that will showcase the best practices in Oregon. It is important to integrate tsunami preparedness and mitigation into the economic development of this proposal, while maintaining allowable uses for open space. (See Supplemental Guidance as enclosed.)

In order to create a strong proposal to present to OEM that will be forwarded on to FEMA for approval, OEM recommends the City of Waldport complete significant steps towards tsunami resiliency. It must be stressed that there is no guarantee of FEMA approval even if Waldport were to complete the actions below.

- High Priority
 - Proof that the Lincoln County School district is willing to transfer ownership and a letter of support from the Superintendent.
 - A geotechnical study on tsunami evacuation routes to ensure that they will withstand a Mw.¹ 9.0 Cascadia Subduction Zone Earthquake.
 - If necessary, mitigate, harden and maintain the efficacy of the tsunami evacuation routes leading to high ground from the proposed public area.
 - A tsunami evacuation assembly area prepared to receive and house the anticipated maximum number of visitors to the amphitheater for at least two weeks.
 - Permanent agreement to limit the total occupancy and the number of events per year to limit exposure to earthquake and tsunami risk.
 - Ensure any public picnic shelters, pavilions, stages for amphitheater use, and gazebos with associated foundations do not have walls.

- Additional actions to improve tsunami resiliency
 - A plan and a commitment to implement a robust and sustainable tsunami preparedness.
 - An ongoing campaign that includes an annual tsunami evacuation drill to create a culture of preparedness.
 - Widespread and enthusiastic adoption of the *TsunamiSafe: Hospitality begins with Safety* program by the lodging and hospitality industry in the community. (TsunamiSafe.info)
 - A community-wide earthquake and tsunami response plan that includes an annual exercise and community-wide evacuation drill that includes the hospitality industry.
 - Adoption of the community development into the community's natural hazards mitigation plan with review and updating per 44 CFR 201.6 (five-year cycle).

There is no guarantee that FEMA will approve your request, but being able to show that Waldport has a strong commitment to tsunami safety will strengthen your request, as

¹ The **moment magnitude scale** (abbreviated as **MMS**; denoted as **M_w** or **M**) is used by seismologists to measure the size of earthquakes in terms of the energy released.

well as provide OEM assurance that life safety is at the forefront of the open space use request.

After you have considered the input provided in this letter, please resubmit any changes to your proposal. I will then submit the proposal to FEMA for review. After such review they will respond with the approval or not to convey the property, and provide further guidance on the use of open space as proposed.

Please let me know if you have any questions or concerns. My contact information is in signature line below.

Sincerely,

A handwritten signature in blue ink that reads "Angie Lane". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Angie Lane
State Hazard Mitigation Officer
angie.lane@state.or.us
503-378-4660

agl

Enclosure – Supplemental Guidance



A.6 Supplemental Guidance

Allowable land uses for properties acquired for open space under all HMA programs for projects within CBRS units are identified in Addendum Part A.6.1.1. FEMA may prohibit additional post-acquisition uses that it determines, in consultation with the U.S. Fish and Wildlife Service, are inconsistent with the purposes of the CBRA.

After settlement, no Federal disaster assistance for any purpose from any Federal source and no flood insurance payments may be made with respect to the property, and no person or entity shall seek such amounts.

The subrecipient must obtain the approval of the Recipient and the FEMA Regional Administrator before conveying ownership (fee title) of the property to another public agency or qualified conservation organization. All development rights in the form of a conservation easement on the property must be conveyed to the conservation organization or retained by the subrecipient or other public entity.

By accepting award funds, the subrecipient accepts responsibility for monitoring and enforcing the deed restriction and/or easement language.

The open space restrictions described above and included in 44 CFR Section 80.19 apply to all FEMA-funded property acquisitions for the purpose of open space, regardless of when the application period opened, when the Presidential major disaster was declared, or when the property was acquired.

For more information on managing open space after a property acquisition and structure demolition or relocation project, see Addendum Part A.5.2. For the FEMA Model Deed Restriction see Addendum Part A.6.4.

A.6.1 Allowable Uses of Open Space

The list below is a guide to open space use that addresses typical situations, but the subrecipient and Recipient should review every situation for adherence to the relevant regulations, open space intent, and floodplain management principles. The local floodplain administrator should review all proposed uses of acquired floodplain land. The Recipient and subrecipient, in coordination with the appropriate FEMA Regional Office, shall determine whether a proposed use is allowable and consistent with the deed restrictions, grant agreement, this guidance, and floodplain management requirements.

The generally allowable land uses of acquired open space are:

- ◆ Vegetative site stabilization, natural dune restoration, agricultural cultivation, and grazing
- ◆ Public picnic shelters, pavilions, and gazebos with associated foundations, provided the structures do not have walls

-
- ◆ Public restrooms
 - ◆ Small-scale recreational courts, ball fields, golf courses, and bike and walking paths
 - ◆ Campgrounds if adequate warning will be provided to allow for evacuation
 - ◆ Installation of signs when designed not to trap debris
 - ◆ Unimproved, unpaved parking areas consistent with open space uses
 - ◆ Unpaved access roads, driveways, and camping pads limited to those necessary to serve the acceptable uses on acquired property (existing paved roads can be reused for these purposes)
 - ◆ Small boat ramps, docks, and piers to serve a public recreational use
 - ◆ Drainage facilities intended to service onsite needs
 - ◆ Construction activities, excavation, and other localized flood control structures necessary to create areas for water detention/retention, including wetlands restoration or restoration of natural floodplain floodwater storage functions
 - ◆ Sewer, water, and power to serve the allowable uses and sewer, water, and power line crossings where there is no floodwater obstruction created and there are no other readily available locations for these systems
 - ◆ Simple structures used exclusively for agricultural purposes in connection with the production, harvesting, storage, drying, or raising of certain agricultural commodities, including livestock, such as a pole-frame building (any such structure cannot be constructed so as to make it eligible for NFIP insurance), and steel grain bins and steel-frame corn cribs
 - ◆ Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable, but paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces are grass, hard-packed earth, and graded gravel.
 - ◆ Communities may creatively salvage pre-existing structures on the acquired property. In some cases the complete demolition of a structure is not necessary and converting a closed-in structure with walls, such as a house, into an open picnic pavilion with a concrete slab floor and posts supporting the roof is possible.

A.6.1.1 Allowable Uses of Open Space in Coastal Barrier Resources System

Allowable land uses for acquired open space in CBRS units are limited to the following:

- ◆ Vegetative site stabilization for the management, protection, and enhancement of fish, wildlife, plants, and their habitats
- ◆ Bike and walking paths that are consistent with the conservation purposes of the acquisition

-
- ◆ Installation of signs when designed not to trap debris
 - ◆ Unpaved access roads and driveways limited to those necessary to serve the conservation purposes of the acquisition (existing paved roads can be reused for these purposes); all roads must be on natural grade
 - ◆ Small boat ramps, docks, and piers to serve a use that is related to the study, management, protection, and enhancement of fish, wildlife, plants, and their habitats
 - ◆ Minor construction activities, excavation, and other flood control structures necessary for wetlands restoration or restoration of natural floodplain floodwater storage functions

A.6.2 Non-allowable Land Uses of Open Space

The land uses of acquired open space that are not generally allowed are:

- ◆ Hydraulic fracturing/HDD
- ◆ Construction of flood damage reduction levees, dikes, berms, or floodwalls
- ◆ Walled buildings or manufactured homes, except public restrooms (reuse of pre-existing structures is not allowed unless all walls are removed)
- ◆ Fences and all other obstructions in the floodway; fences outside the floodway must be designed to minimize trapping debris
- ◆ Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment
- ◆ Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard
- ◆ Pumping and switching stations
- ◆ Above- or below-ground storage tanks
- ◆ Paved roads, highways, bridges, and paved parking areas that include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions
- ◆ Placement of fill except where necessary to avoid affecting onsite archeological resources
- ◆ Installation of septic systems or reuse of pre-existing septic systems except to service a permissible restroom

A.6.2.1 Non-allowable Uses of Open Space in the Coastal Barrier Resources System

For projects in CBRS units, the following land uses of acquired open space are generally not allowed:

- ◆ Any use FEMA determines is inconsistent with the allowable land uses identified above

Appendix D.
Open Space Site – Feasibility Study
(insert when study completed)

July 2017

Former Waldport High School/Open Space Project Market + Feasibility Study

Completed for the City of Waldport, OR

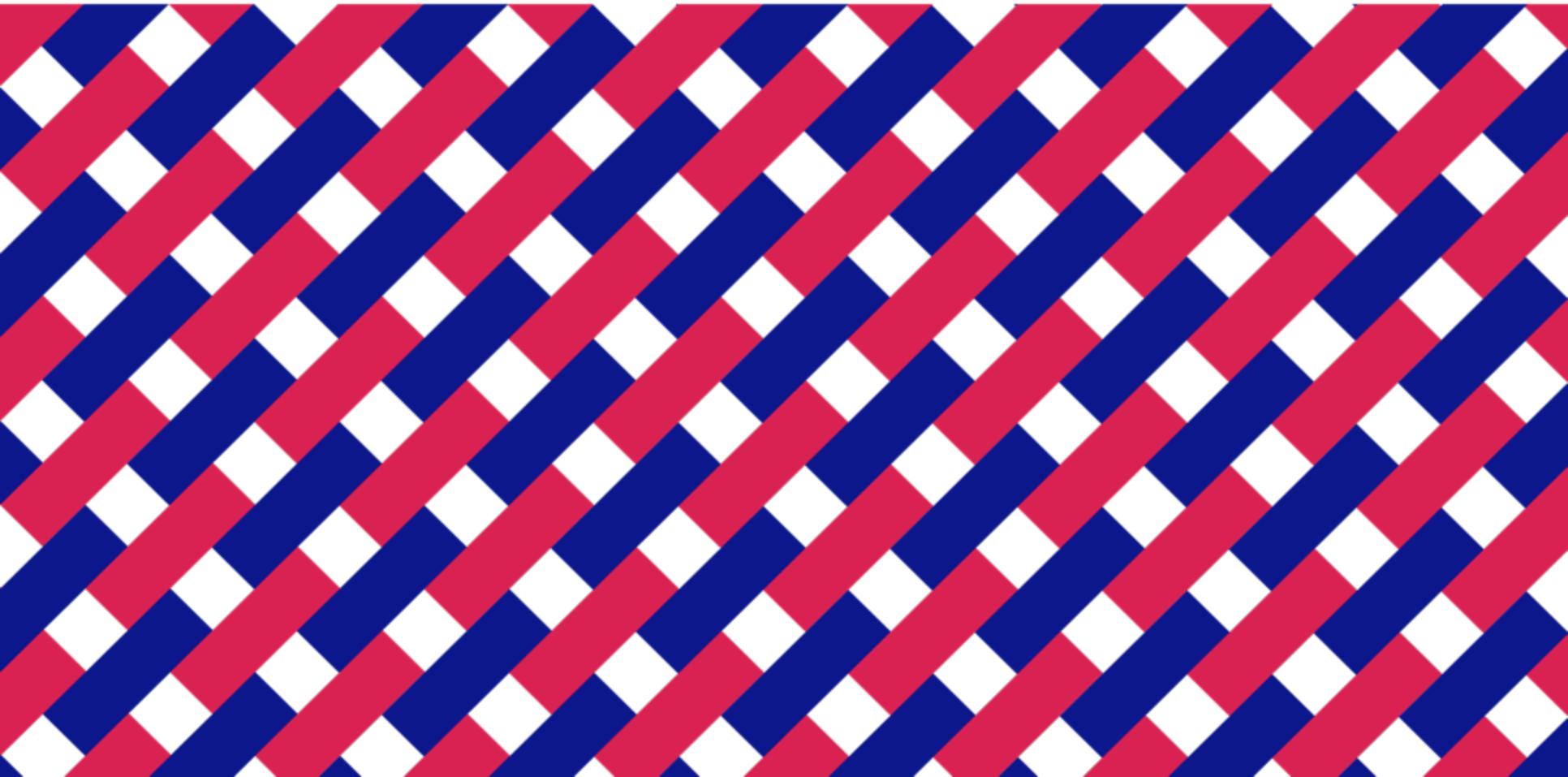


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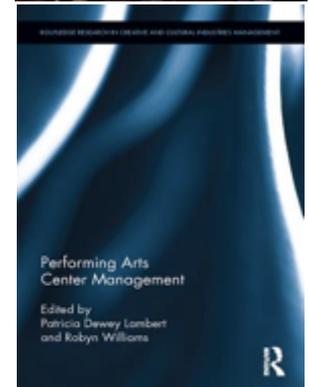
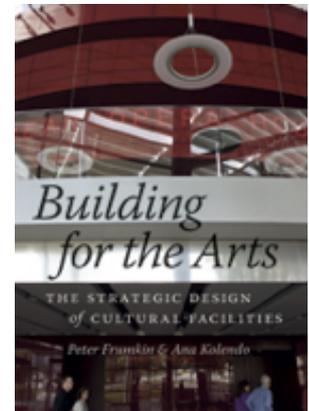
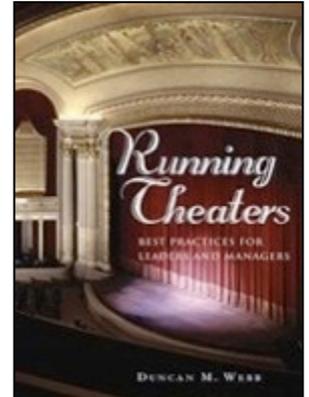


About the project



Webb Management Services

- * Webb Management Services, Inc. is a management consulting practice for the development and operation of cultural facilities. We work for governments, schools, developers, and arts organizations on facility feasibility, business planning, and strategic planning. Our practice was founded in 1997, and we recently started our 381st assignment.
- * Duncan Webb authored *Running Theaters* in 2005, a best practices guide to the operation of multi-user performing arts facilities in North America. He contributed to *Building for the Arts* and *Performing Arts Center Management*, and, since 2014, his writings have been regularly featured on the *Clyde Fitch Report*.
- * Staff all have a combination of business training and professional experience in the performing arts sector.
- * Recent work in the Pacific Northwest includes studies in Portland, Eugene, and Federal Way.



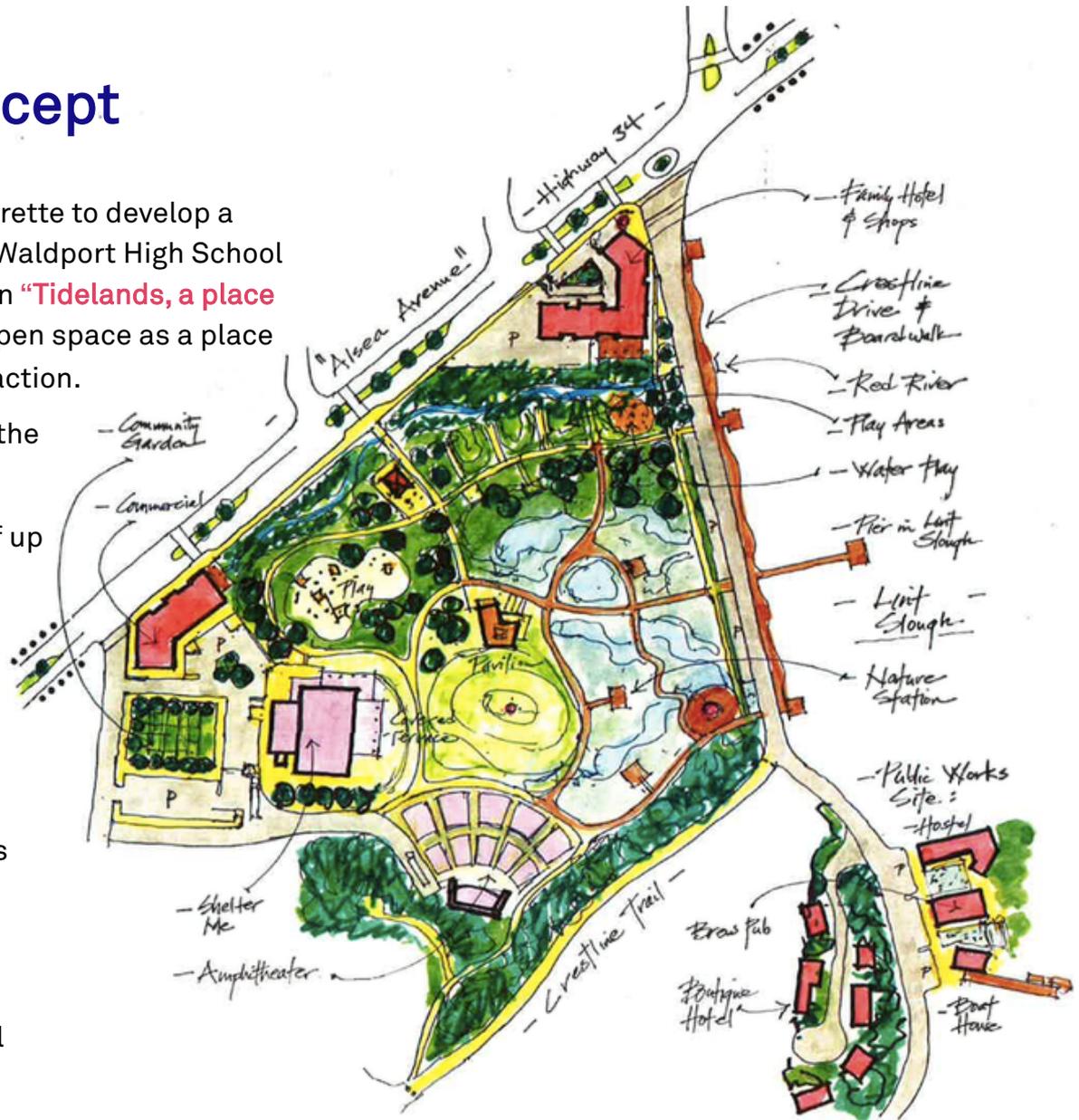
Study brief + background

- * The City of Waldport would like to understand the development potential of an 11.5-acre open space in its downtown.
- * The land, which formerly housed the Waldport High School, sits within a Special Flood Hazard Area and tsunami inundation zone. In 2013, the Lincoln County School District was awarded a \$3 million Pre-Disaster Mitigation Grant from the Federal Emergency Management Agency (FEMA), requiring FEMA to purchase all of the structures on the land as well as the development rights. In exchange, Lincoln County School District was responsible for demolishing and removing the old school buildings, restoring the land into open space, and maintaining the property in perpetuity with no future development.
- * In the time since, the City has conducted a number of community-input efforts, yielding a series of potential uses for the site. One such use includes the development of an amphitheater. Webb Management Services has been hired to help the City determine if there is demand for such a space and, if not, identify opportunities for alternative uses.



Current concept

- * In 2015, the City hosted a design charrette to develop a potential concept plan for the former Waldport High School site. The exercise resulted in the vision **“Tidelands, a place of natural beauty”** and positions the open space as a place for the community and a regional attraction.
- * Suggested uses for the site included the following amenities:
 - * An amphitheater with a capacity of up to 3,500 patrons;
 - * The land’s existing football/soccer field and softball diamond;
 - * A new playground, walking paths, picnic areas, and pavilions;
 - * Natural areas, including a wetlands and restored riparian area, with walking trails/boardwalks and an interpretive center; and,
 - * An exercise and fitness circuit/trail equipment.



Assessment methodology

- * This study will consider the case for an amphitheater in Waldport in terms of audience demand, user demand, the existing supply of facilities, and how such a project supports the broader goals of the community and the region.
- * To complete the assessment, we have:
 - * Interviewed a cross-section of cultural, political, and community leaders, as well as artists and cultural organizations active in the region;
 - * Toured local and regional cultural facilities;
 - * Studied the size and characteristics of the market area (including full-time and part-time residents, plus short-term visitors);
 - * Developed and evaluated a detailed inventory of existing facilities;
 - * Assessed user demand for a new amphitheater; and,
 - * Identified the potential benefits and impacts that a cultural facility could have on Waldport and the region.



Study informants

As part of our study process, we conducted 23 confidential, in-person and telephone interviews with the following individuals. We are grateful for their participation.

- * Betsy Altomare, Bijou Theatre
- * Steve Barham, Waldport Planning Commission
- * Sue Bennett, Waldport Public Library
- * Mark Campbell, Crestview Golf Club
- * Rachel Cotton, City of Newport
- * Jacquee Christnot, One of Us Productions
- * Lori Eaton, Waldport Chamber of Commerce
- * Jan Hansen, Pacific Coast Wind Ensemble
- * Jed Hansen, Well-Read Books
- * Linda Hetzler, Polly Plumb Productions
- * John Lavrakas, Newport Symphony Orchestra
- * Larry Lewis, City of Waldport
- * Paul Lopez, The Waldport Inn
- * Diana MacKenzie, Waldport High School
- * Senitila McKinley, Seashore Family Literacy
- * Nancy Mittleman, Pacific Dance Ensemble
- * Catherine Rickbone, Oregon Coast Council for the Arts
- * Melissa Steinman, Waldport High School
- * Leon Sterner, Yachats Commons
- * Pat Warwick, Waldport Chamber of Commerce
- * Susan Woodruff, Mayor of the City of Waldport
- * Kevin Yorks, Waldport Planning Commission
- * Sian Zander, Oregon Coast Ballet Company



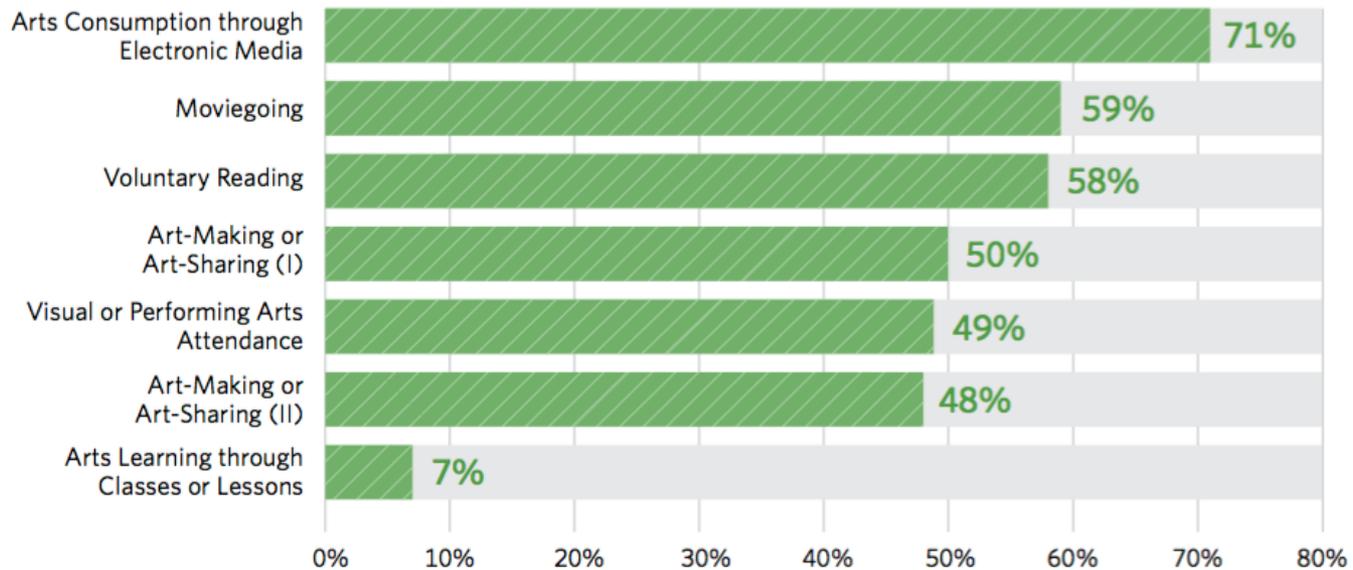
Forces + trends



Arts participation

* The NEA's Survey of Public Participation in the Arts has long been considered the best dataset on arts attendance.

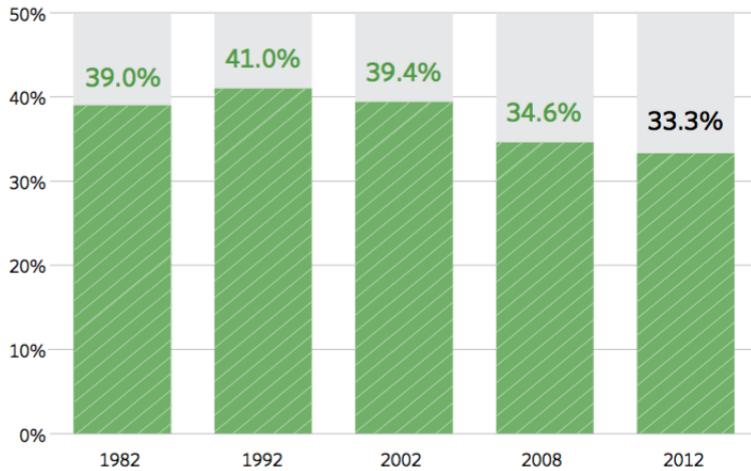
Percentage of U.S. Adults Who Participated in the Arts at Least Once During a 12-Month Period, by General Category of Participation (2012)



Arts participation

- * The 2012 survey confirmed that fewer adults are attending virtually all types of performing arts activity, a trend that has been apparent through several survey cycles.

Percent of U.S. Adults Who Attended at Least One of Various Types of Arts Performance or Visited an Art Museum or Gallery: 1982-2012



Performing arts events included: jazz; classical music; opera; musical and non-musical plays; and ballet. These are all activities for which attendance rates have been tracked since 1982.

Percent of U.S. Adults Who Attended a Performing Arts Activity, by Type (Excluding Musical and Non-Musical Plays): 2002, 2008, and 2012

	2002	2008	2012
Classical Music	11.6%	9.3%	8.8%
Jazz	10.8%	7.8%	8.1%
Dance Other than Ballet	6.3%	5.2%	5.6%
Latin, Spanish, or Salsa Music	NA	4.9%	5.1%
Ballet	3.9%	2.9%	2.7%
Opera	3.2%	2.1%	2.1%

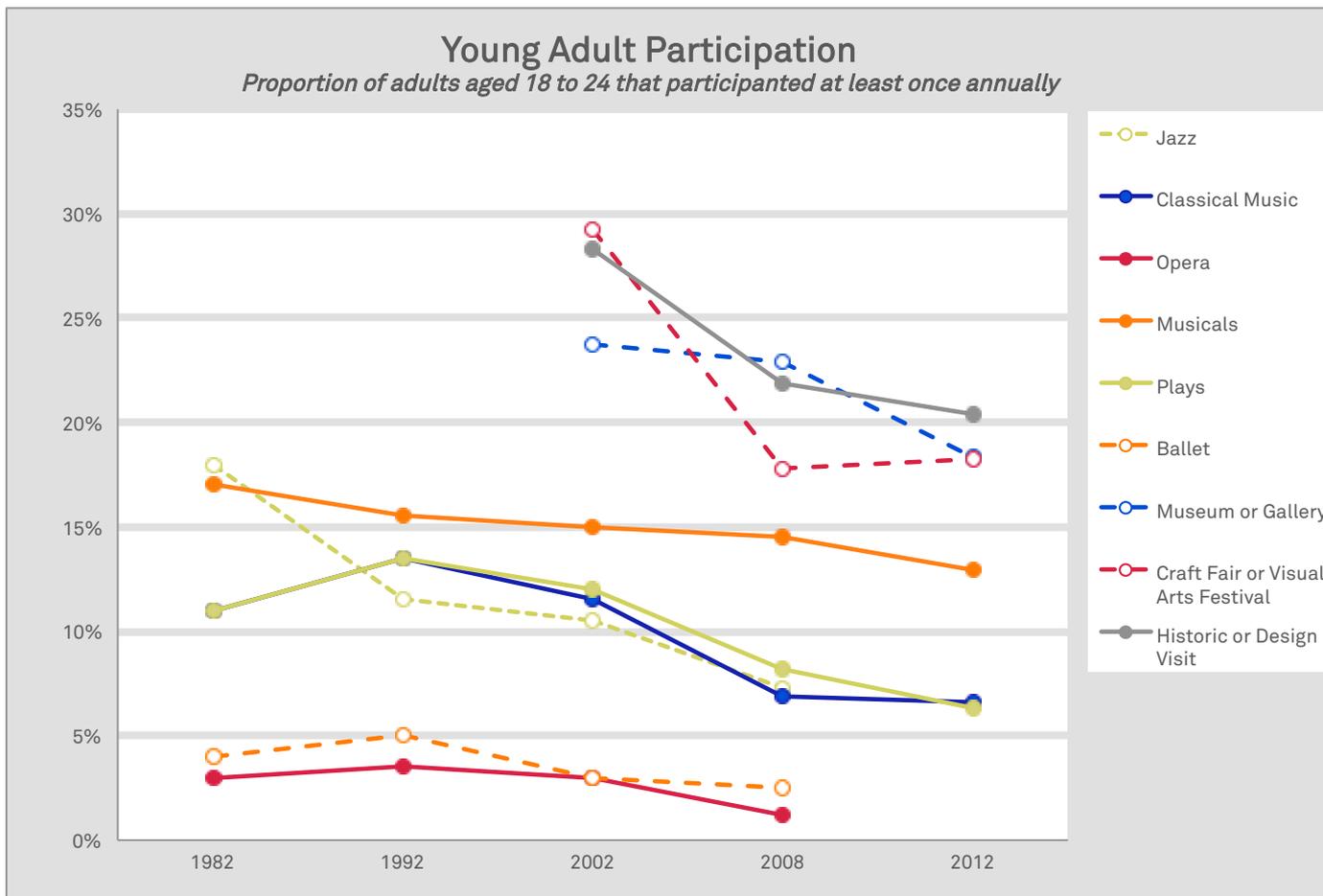
NA = This question was not asked before 2008.

Note: None of the changes between 2008 and 2012 are statistically significant.



Young adult participation

- * And that participation in the arts by younger adults has been trending downwards for over 20 years across all disciplines.



AFTA on arts participation

* In December 2015, Americans for the Arts and Ipsos Public Affairs surveyed more than 3,000 Americans over the age of 18 on arts participation, support for arts education and government arts funding, and the personal benefits and well-being that come from arts participation.

* Key findings (released July 2016) included:

- * Two thirds of Americans attended an arts event in the past year;
- * An even higher proportion of people experienced arts at a non-arts venue; and,
- * People of color are more likely to attend arts events than White people.

Note that this effort suggests that national levels of participation may be higher than suggested by the SPPA.

"Most of us seek out arts experiences."



Seven in 10 American adults (68 percent) attended an arts event in the past year, like going to the theater, museum, zoo, or a musical performance.

"We often experience the arts in unexpected places."

An even greater proportion of Americans (77 percent) say they experienced the arts in a "non-arts" venue such as a park, hospital, shopping mall, or airport.



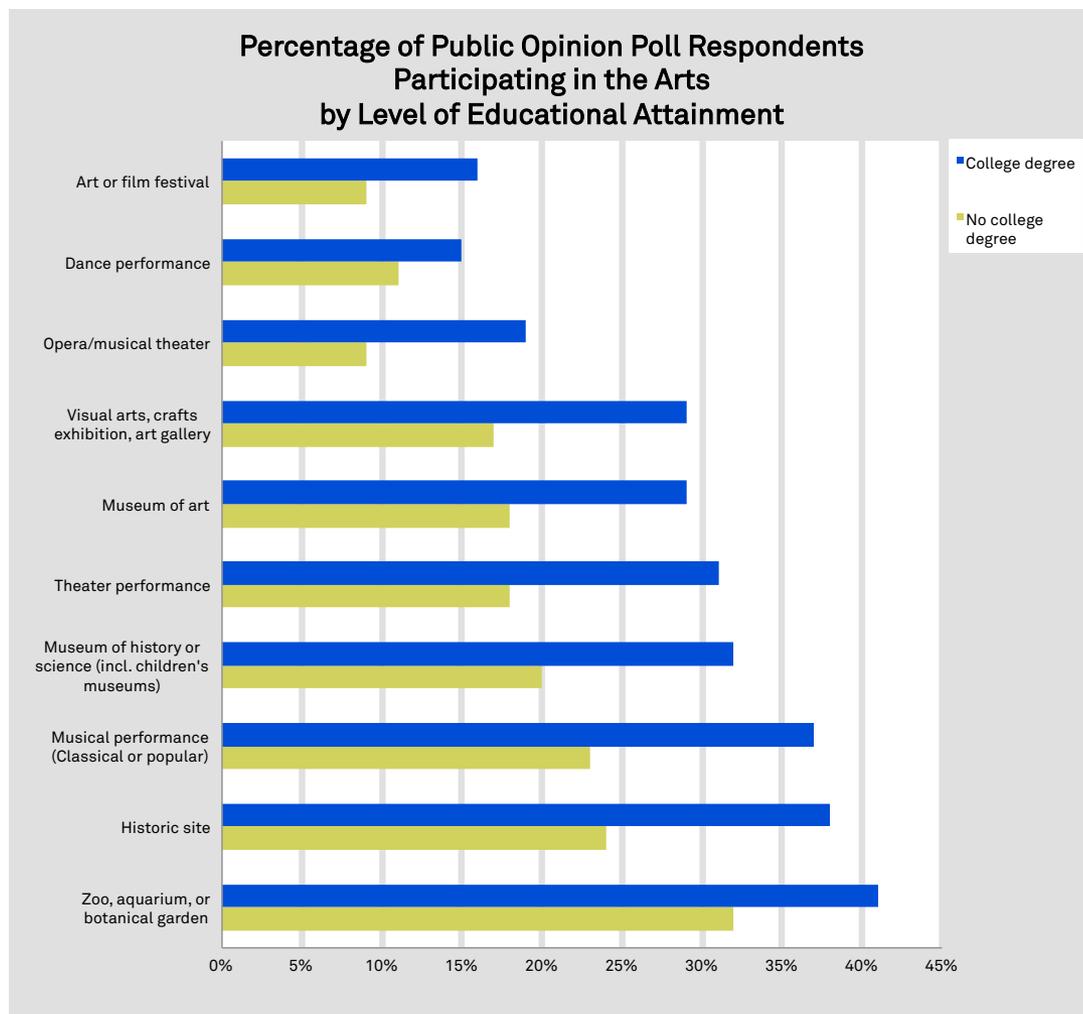
"Across demographic groups, the arts are part of our lives."

People of color were more likely to attend an arts event than their white counterparts (71 percent vs. 66 percent). Higher rates of attendance for people of color were noted for multiple art forms, including dance, museums, and theater.



Who is participating

- * The AFTA and Ipsos Public Opinion Poll also shows:
- * Educational attainment and household income are key predictors of arts participation;
- * Half of Americans are active art makers;
- * Americans believe that cultural facilities are key to quality of life, local business, and the economy;
- * Americans believe the arts are part of a well-rounded K-12 education; and,
- * Millennials are the most active arts generation, as attendees, collectors, donors, and practitioners.

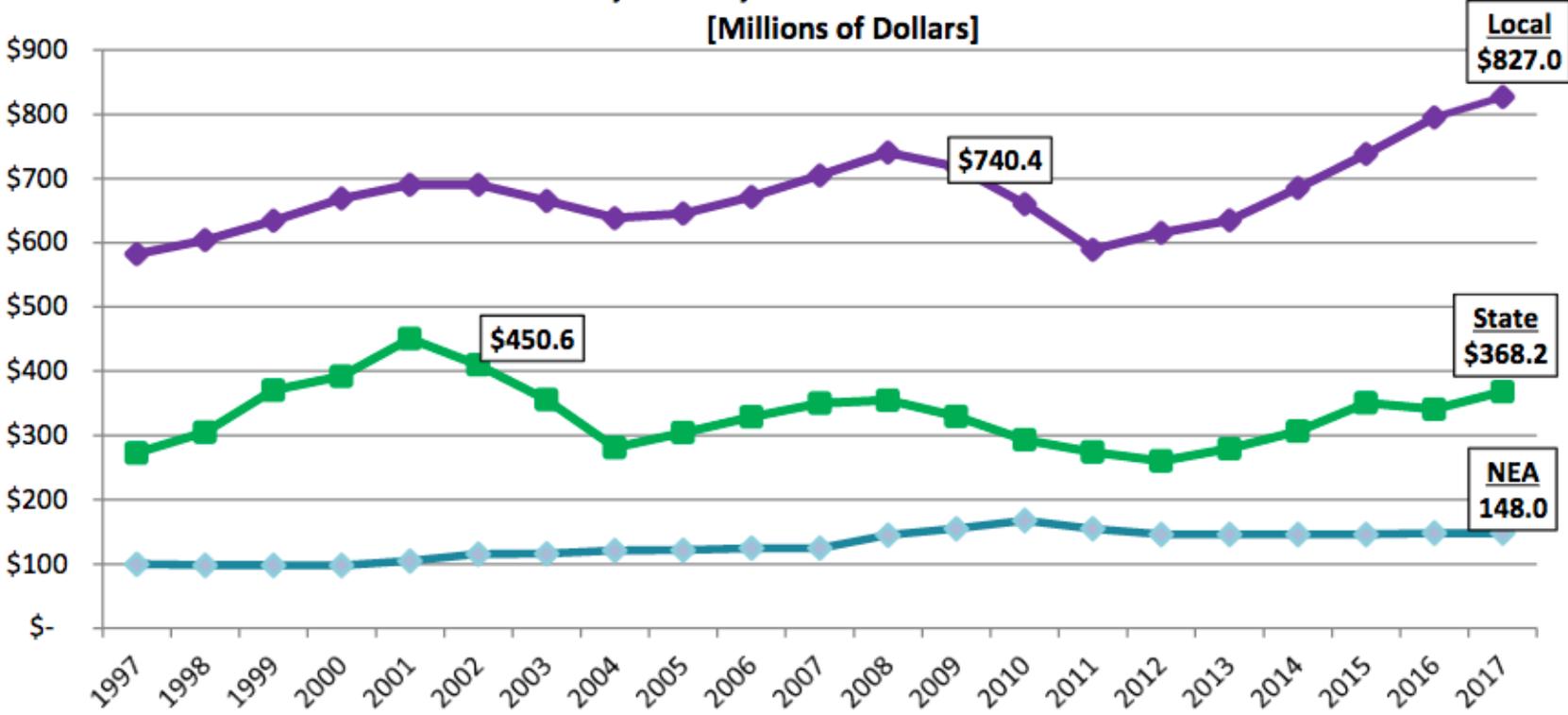


Public sector funding

* Government funding to the arts has increased in recent years, particularly at the local and state levels. However, pressure to reduce direct arts funding remains.

Government Funding to Arts Agencies Federal, State, and Local: 1997 - 2017

[Millions of Dollars]

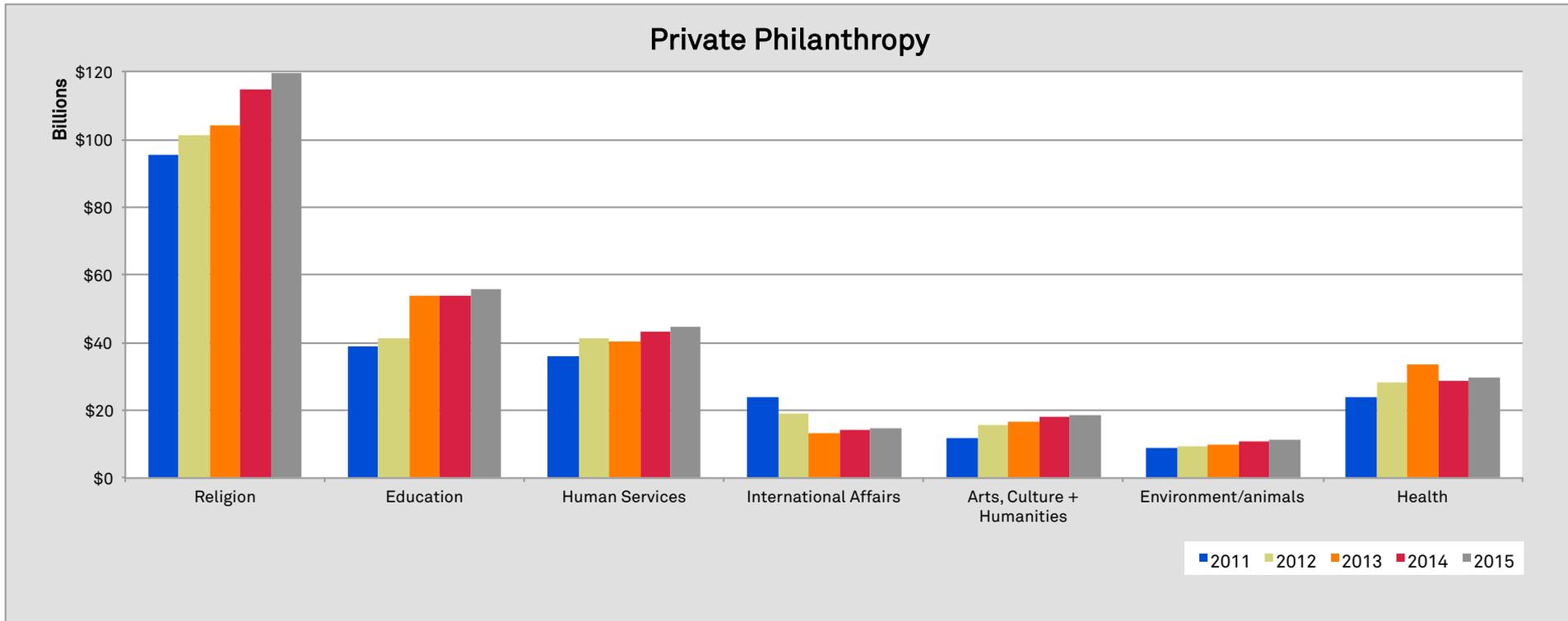


Source: Americans for the Arts



Private sector philanthropy

- ✦ There is also more competition for private sector support coming from emerging areas like environmental sustainability and healthcare.

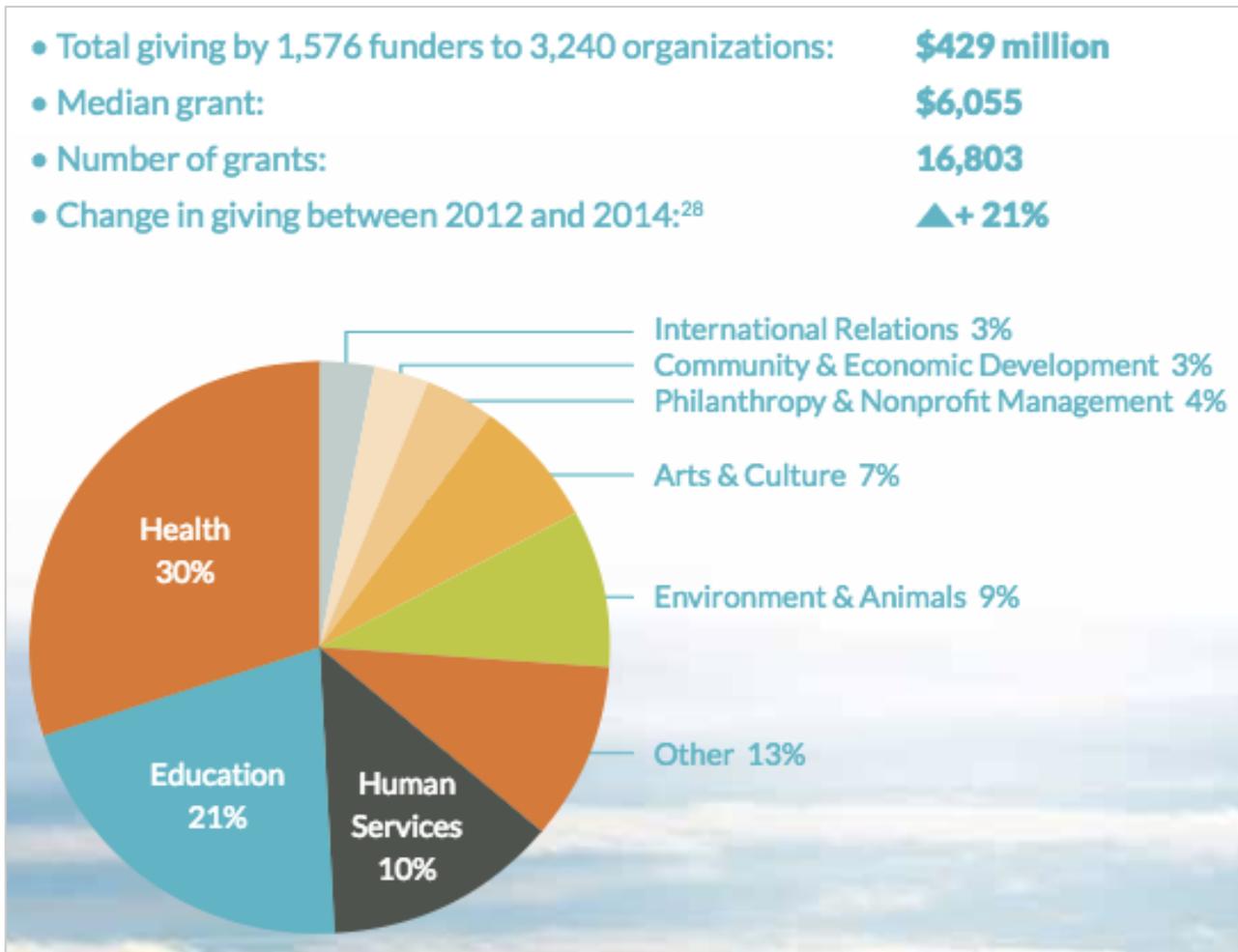


Source: Giving USA



Philanthropy in Oregon

- * Published by Philanthropy Northwest, the 2017 edition of *Trends in Northwest Giving* indicates that grantmaking in Oregon rose 21% between 2012 and 2014.
- * Health and education received the most funds at 30% and 21%, respectively. The arts and culture received 7% of funds.
- * In total, 1,576 funders gave 16,803 grants to 3,240 organizations.



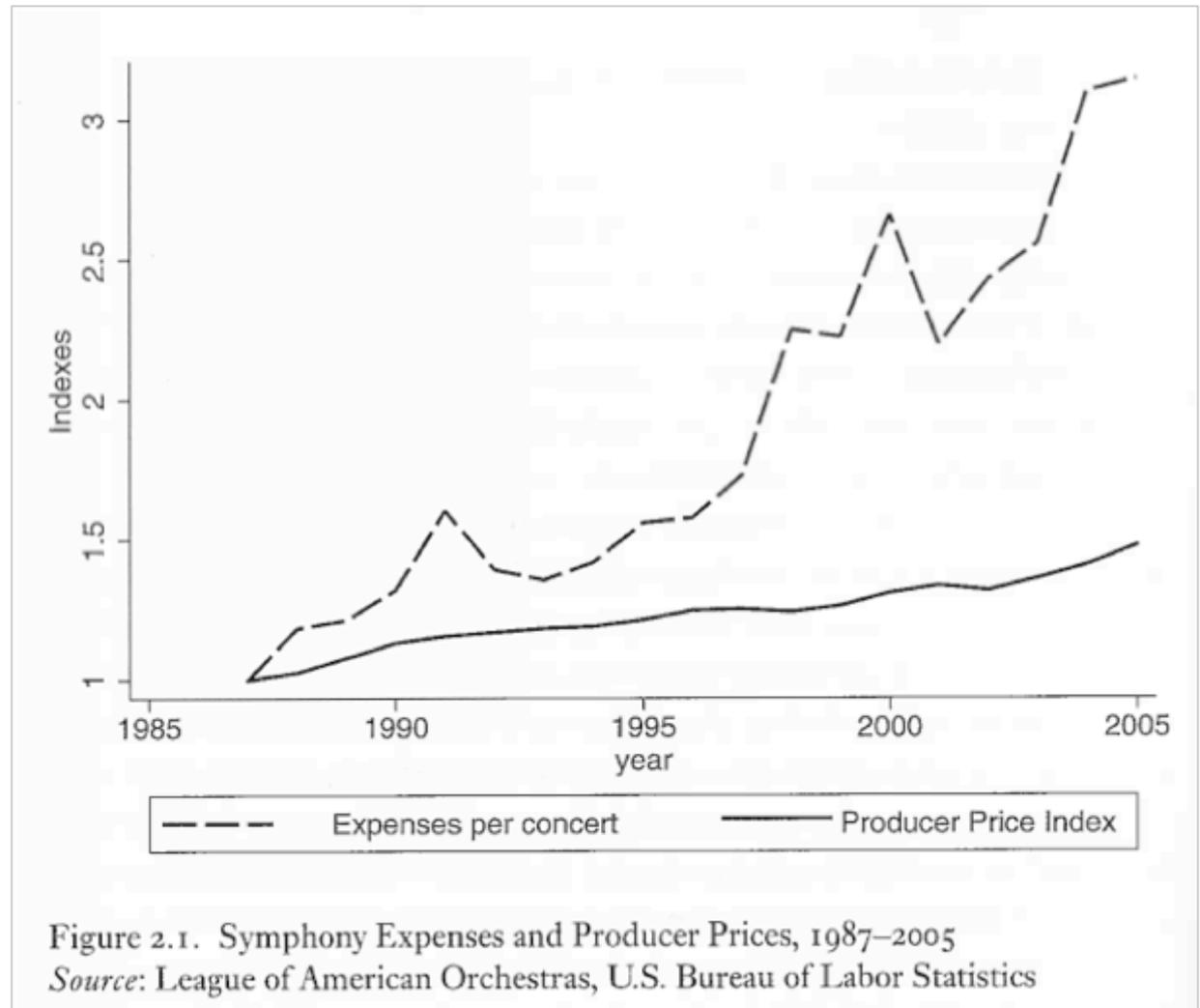
- Total giving by 1,576 funders to 3,240 organizations: **\$429 million**
- Median grant: **\$6,055**
- Number of grants: **16,803**
- Change in giving between 2012 and 2014:²⁸ **▲ + 21%**

Source: Philanthropy Northwest's Trends in Northwest Giving 2017



Baumol's cost disease

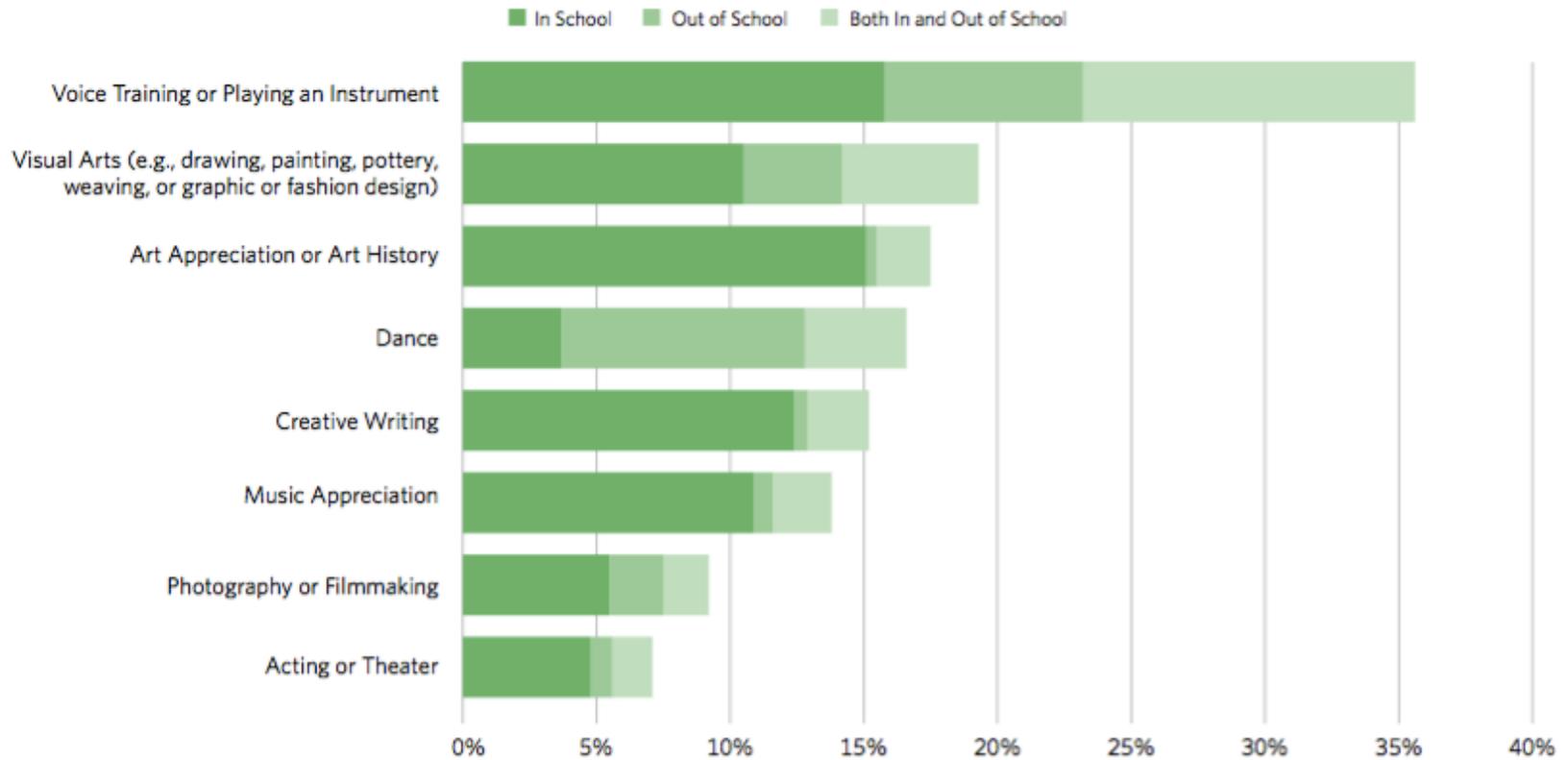
- * The economic challenge of arts organizations is that there are no productivity gains over time in the way that the "product" is created. Thus, as costs inevitably increase, arts organizations must fundraise more money every year just to stay even.



Active arts participation

- * The good news is that active participation in the arts is growing, with more people looking for ways (and places) to express their personal creativity.

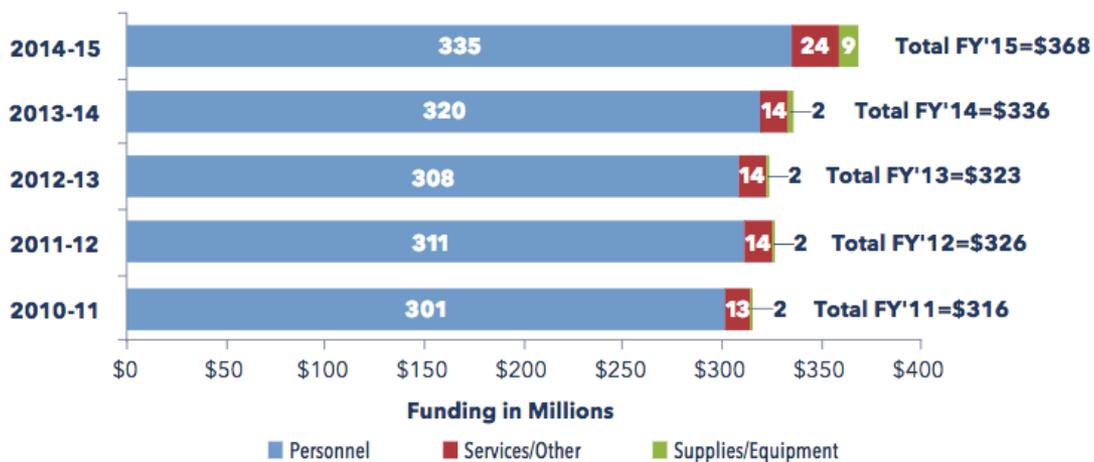
Percent of U.S. Adults Who Ever Took an Art Class or Lesson, Whether In or Out of School, by Subject: 2012



Arts education

- * Arts education is also growing, mostly due to the development of outreach and education programs by nonprofit arts organizations.

Figure 72. Distribution of Funds Budgeted for the Arts (in Millions of Dollars)



From the NYC Department of Education 2014-2015 Arts in the Schools Report

The Chicago Public Schools
Arts Education Plan 2012-2015:

Bringing the Arts to Every Child in Every School

CHICAGO PUBLIC SCHOOLS | CPS | DEPARTMENT of ARTS | EDUCATION



The arts value proposition

- * In addition, the sector is finally able to articulate a strong value proposition to justify public and private sector support. This generally involves making the connection between the arts and other key community goals such as:
 - * Economic development;
 - * Creative place-making;
 - * Downtown revitalization;
 - * Cultural tourism;
 - * Quality of life;
 - * Business and workforce development and retention;
 - * Community development;
 - * Arts in education; and,
 - * Healing – physical, mental, spiritual, and communities.



Facilities responding to changes

- * Cultural facilities are responding to these challenges and opportunities, as follows:
 - * By embracing a broader definition of cultural activity that reflects the diversity, heritage, and means of creative expression of all people;
 - * By shifting from the old image of a theater as a place that lights up occasionally for the select few to a new image of a place that is always open, always active, and much more inclusive, aspiring to be the community living room;
 - * Through more collaborative efforts to promote the development of cultural districts;
 - * By focusing on active programs rather than passive participation;
 - * By focusing more on community engagement and development;
 - * By placing greater focus on the social experience of attending an event;
 - * By finding ways to maintain a low cost of access for nonprofit arts groups;
 - * Through the addition of secondary, temporary, and outdoor spaces; and,
 - * By providing audiences with some measure of control over their experience.



Trends in cultural tourism

- * The United Nations World Tourism Organization defines cultural tourism as “movements of persons for essentially cultural motivations such as study tours, performing arts and cultural tours, travel to festivals and other cultural events, visits to sites and monuments, travel to study nature, folklore or art, and pilgrimages.”
- * Data indicates that cultural tourists spend 60% more and stay longer than other types of travelers. They also travel with greater frequency.
- * Cultural tourists tend to be affluent and well-educated.
- * The cultural tourism market has typically been dominated by Baby Boomers (those born between 1946 and 1964). However, the Millennial population (those born between 1982 and 2004) represents a growing portion of the market: as of 2014, 73% of Millennials wanted “to engage [with] a destination’s arts and cultural assets” (*State of the American Traveler*, Destination Analytics, July 2014).

Source: Americans for the Arts 2014 National Cultural Districts Exchange—Cultural Tourism Attracting Visitors + Their Spending



Market analysis



Market analysis

Overview

This analysis will define and examine the market for the arts in Waldport, paying close attention to key indicators for arts participation and attendance such as educational attainment and household income.

Methodology

Defining a market, or potential audiences, can be a complicated issue for arts facilities. As a starting point, the market for an amphitheater in Waldport is the City of Waldport. But, Waldport does not exist in a closed system—it is part of a larger region with interacting residents and visitors coming from around the world. As such, we defined the market for an amphitheater in Waldport as:

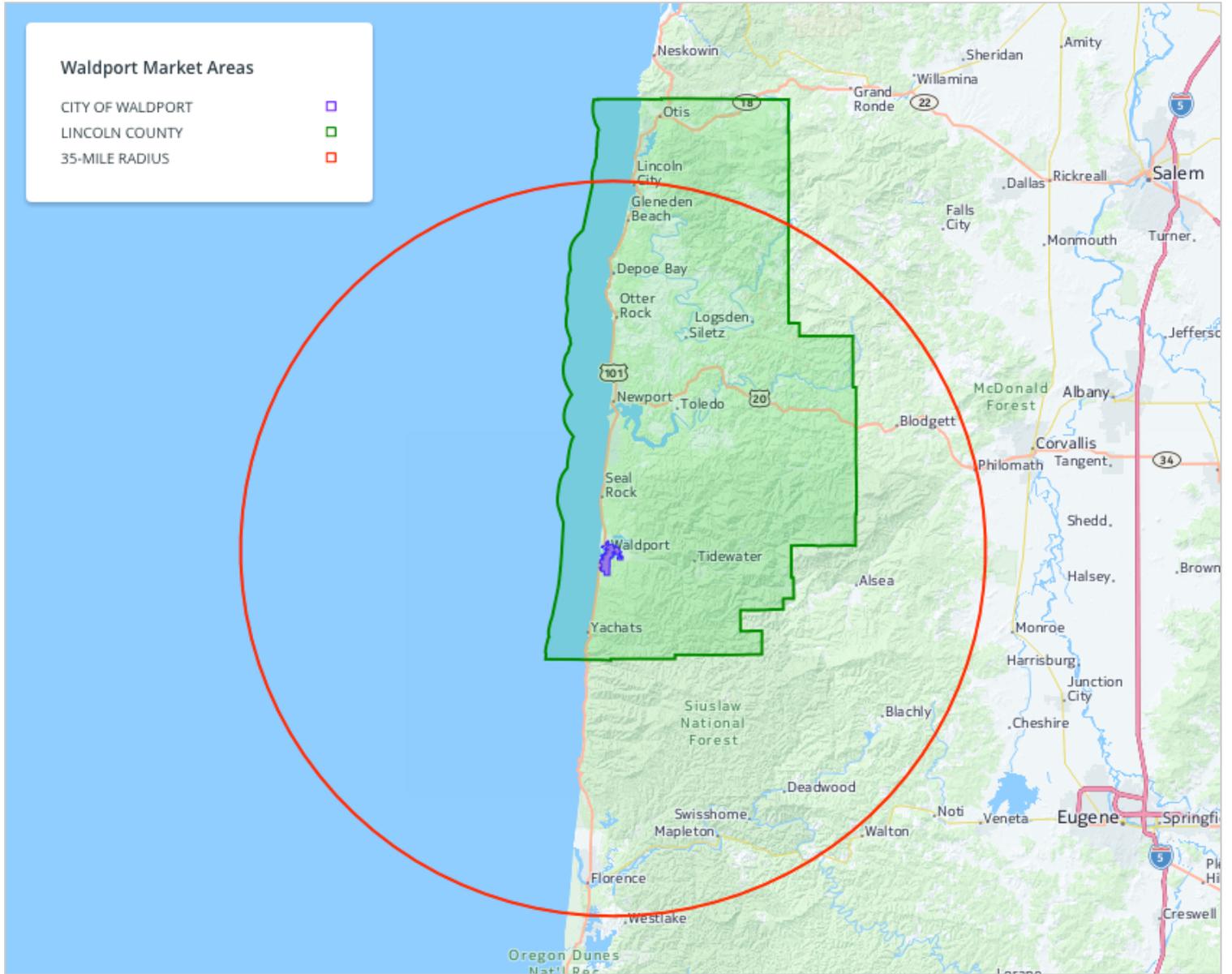
- * The City of Waldport,
- * Lincoln County, and
- * The 35-mile radius surrounding the former Waldport High School site.

We then collected demographic data from Claritas Segmentation + Market Solutions, a market research resource that expands and extrapolates Census data using a variety of inputs. For context, national figures have also been included.

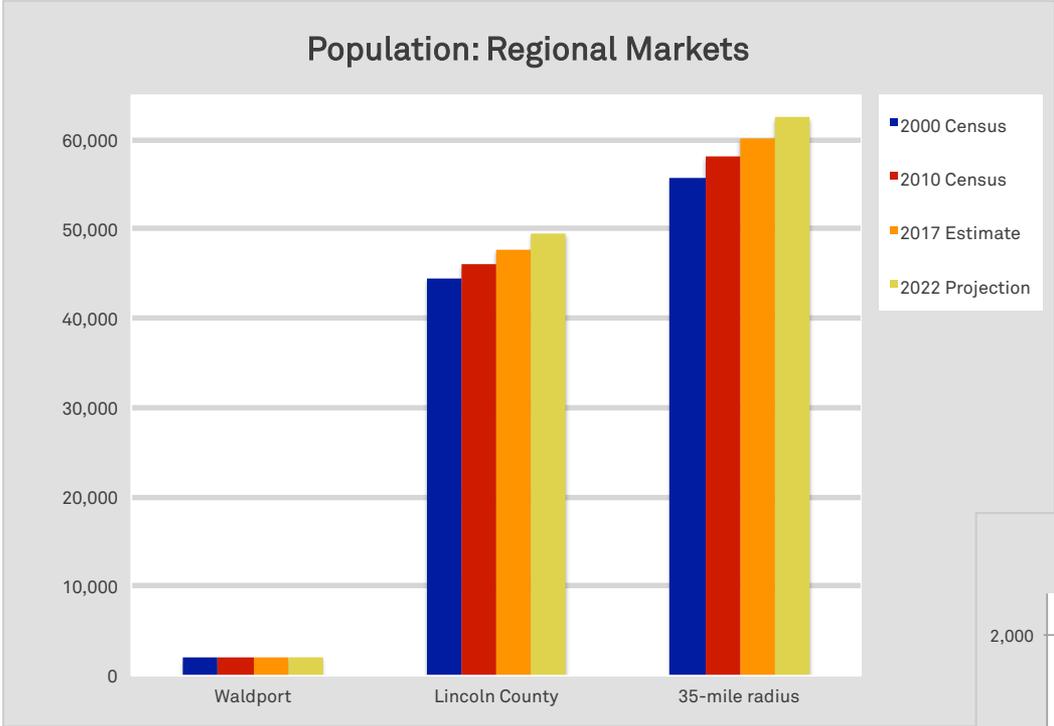
Lastly, we examined local and regional tourism data in order to assess its current size of the non-resident population and the potential to attract visitors for cultural programs and events.



Selected market segments

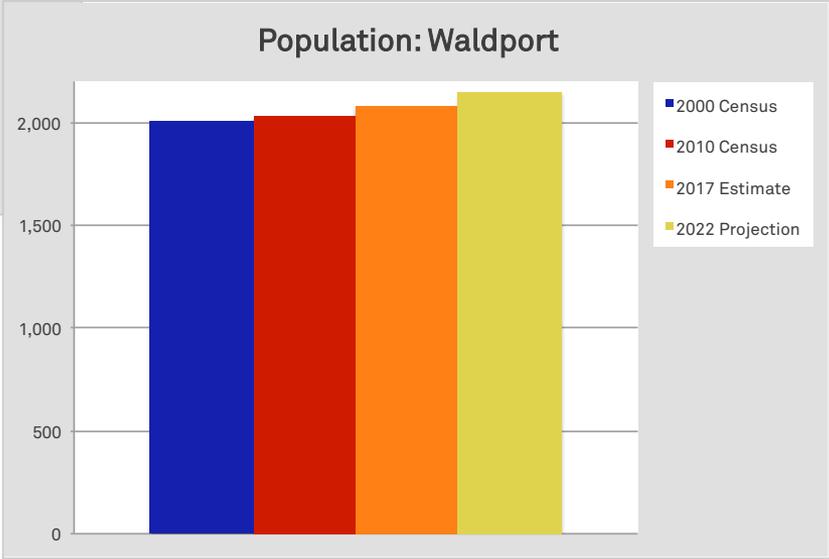


Market size + growth



* The resident market for the arts is small: the 2017 population for the City of Waldport is estimated at 2,079, the County population is estimated at 47,726, and the 35-mile radius population is estimated at 60,194.

* Between 2010 and 2022, however, it is projected that the population in all market segments will grow at a faster rate than it did from 2000 to 2010. The City of Waldport, for example, grew by only 1% between 2000 and 2010; between 2010 and 2022, it is projected to grow by 5.68%. In the County and 35-mile radius, the population is projected to grow by slightly more than 7%.



Market size: future projections

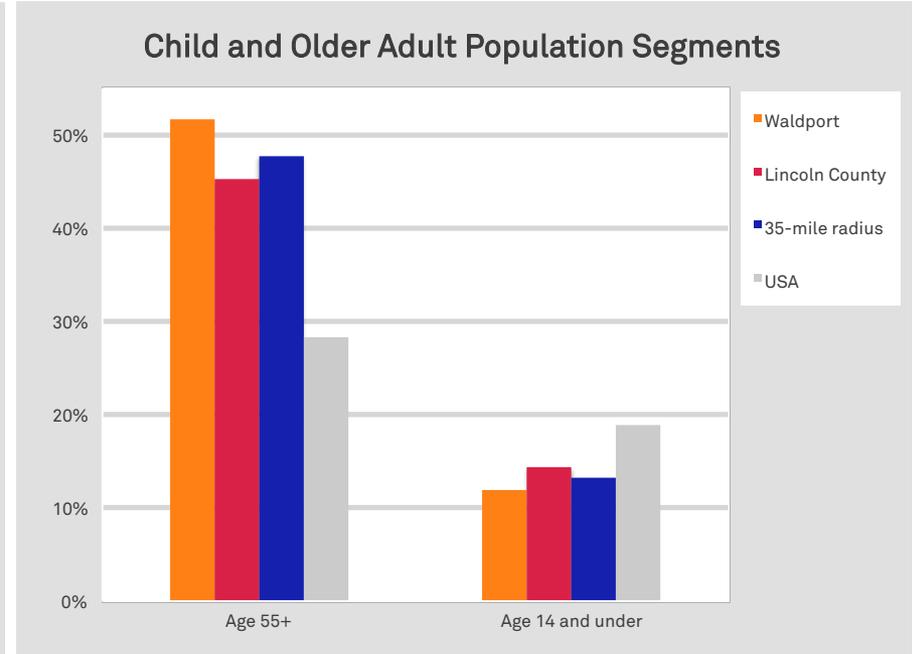
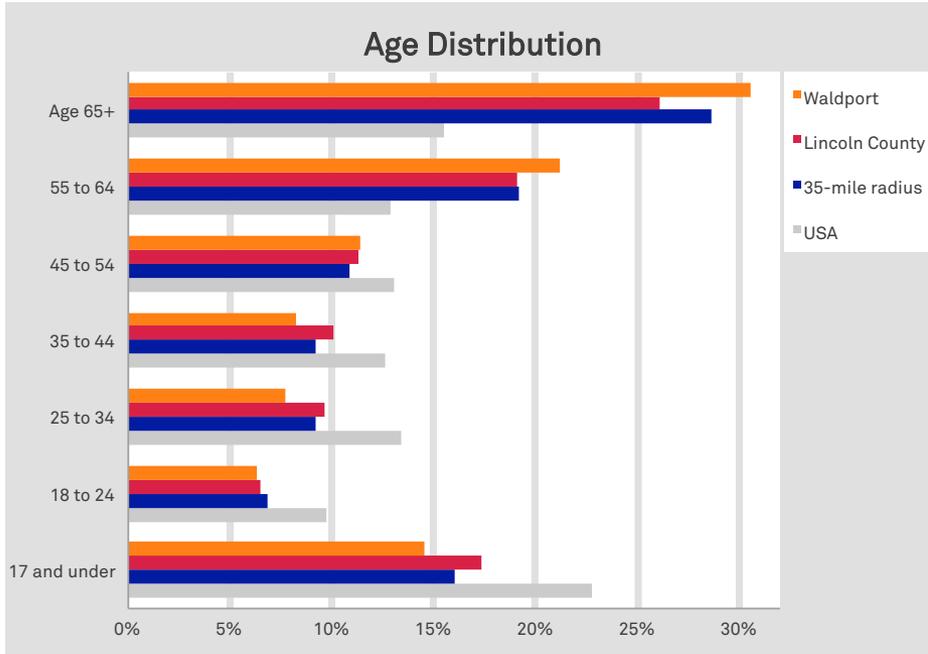
- * The Population Research Center at Portland State University’s College of Urban and Public Affairs released a draft of the **Coordinated Population Forecast for Lincoln County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2017-2067** in March 2017 (the full report is scheduled to be released in late June 2017). The study draws on historical trends in Lincoln County’s population in order to make forecasts for the future.
- * The study projects that, between 2017 and 2035, Lincoln County’s total population will increase by more than 5,000. Between 2017 and 2067, it is projected to increase by 12,600.
- * The chart below, taken from the study, indicates growth within Lincoln County’s urban growth areas. In Waldport, it is projected that, by 2067, the population will reach 3,359.

Lincoln County and Sub-Areas—Historical + Forecase Populations, and Average Annual Growth Rates (AAGR)								
	Historical			Forecast				
	2000	2010	AAGR	2017	2035	2067	AAGR	AAGR
			(2000-2010)				(2017-2035)	(2035-2067)
<i>Lincoln County</i>	44,479	46,034	0.3%	47,944	52,962	60,628	0.6%	0.4%
Depoe Bay UGB	1,174	1,394	1.7%	1,459	1,826	2,342	1.3%	0.8%
Lincoln City UGB	8,717	8,969	0.3%	9,329	10,352	11,854	0.6%	0.4%
Newport UGB	10,118	10,554	0.4%	10,825	12,728	15,757	0.9%	0.7%
Siletz UGB	1,133	1,314	1.5%	1,342	1,530	1,795	0.7%	0.5%
Toledo UGB	3,645	3,730	0.2%	3,777	4,089	4,456	0.4%	0.3%
Waldport UGB	2,220	2,244	0.1%	2,282	2,693	3,359	0.9%	0.7%
Yachats UGB	617	690	1.1%	773	998	1,325	1.4%	0.9%
Outside UGBs	16,855	17,139	0.2%	18,156	18,747	19,739	0.2%	0.2%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).



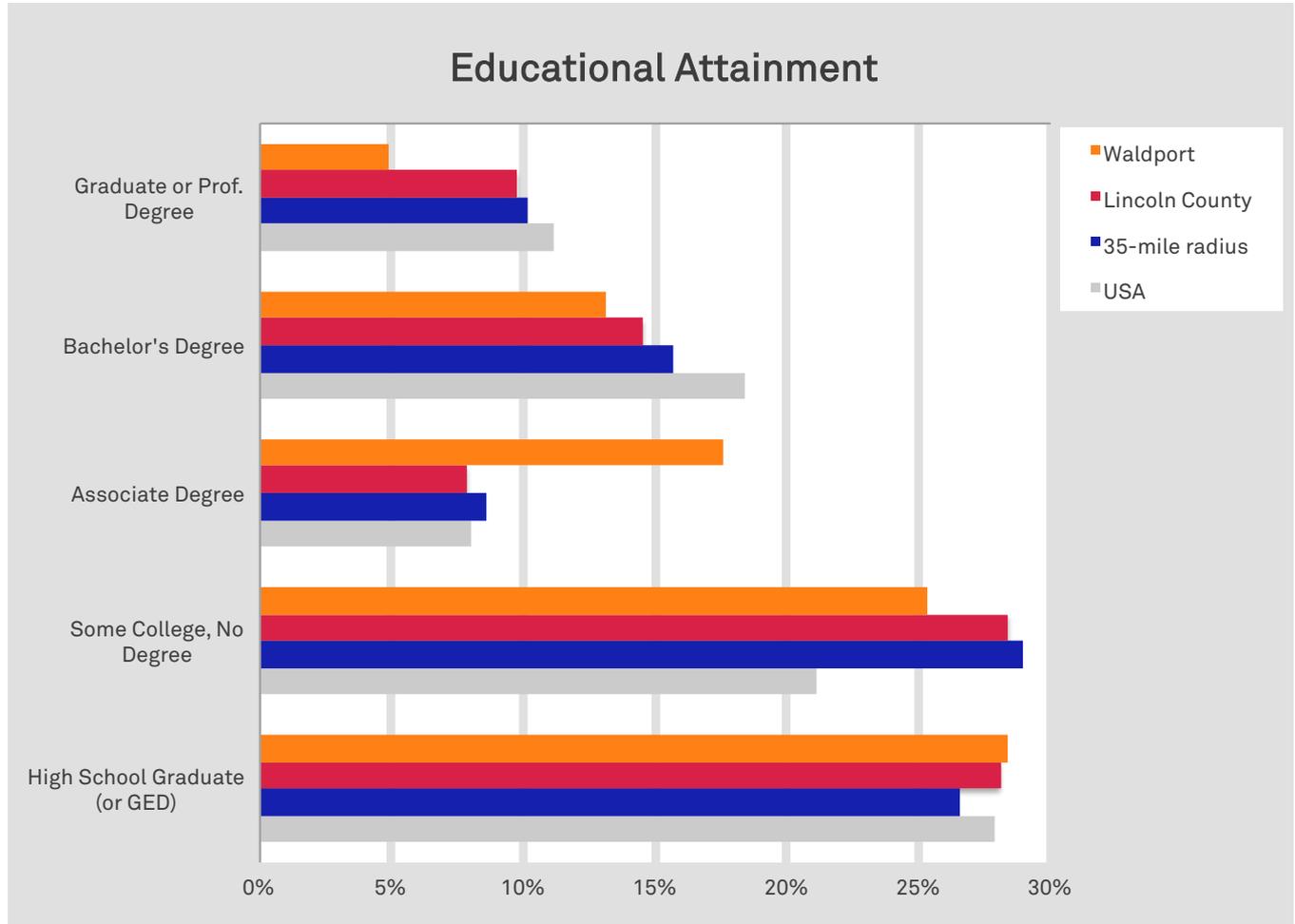
Market characteristics



- ✦ According to the Coordinated Population Forecast, Lincoln County has struggled with age-specific migration: between 2000 and 2010, large numbers of young adults left the county in search of employment and education. The elderly also left in order to be closer to family and medical facilities.
- ✦ Looking at the charts above, we can see that, in Waldport, more than half of the population (52%) is age 55 or older, compared to only 28% of the US population. Similar numbers are found in the County and 35-mile radius, where 45% and 48% of the population are age 55 or older, respectively.
- ✦ Although the Lincoln County population does skew slightly younger than the Waldport and 35-mile radius populations (17% of the population is age 17 or under compared to 15% in Waldport and 16% in the 35-mile radius), all three markets lag well behind national data, where 23% of the population is age 17 or under, 10% is between the ages of 18 and 24, and 13% is between the ages of 25 and 34.
- ✦ Between 2017 and 2022, in all market segments, it is projected that the age 45 to 54 and age 55 to 64 populations will decrease while the age 65 to 74 population increases. The young adult populations are projected to either decrease or stay the same.

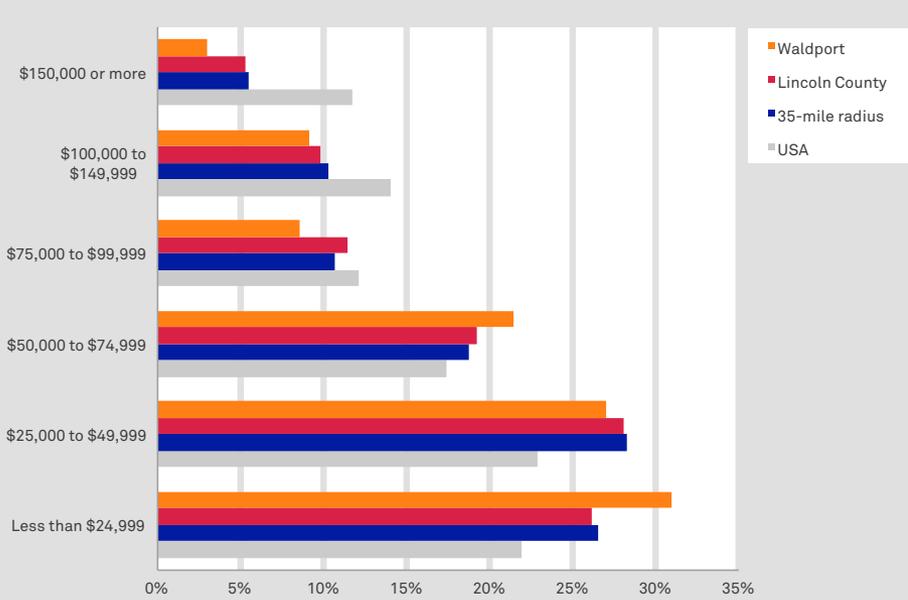
Market characteristics

- * There are low levels of educational attainment across the market.
- * Twenty-eight percent of Waldport’s population has a high school diploma or GED, 25% has some college education but no degree, and 18% has an Associate Degree. Only 13% of the population has a Bachelor’s degree and only 5% has a Graduate or professional degree.
- * The County and 35-mile radius populations differ slightly in that larger portions of the population have ‘some college, no degree’, Bachelor’s degrees, or Graduate or professional degrees.

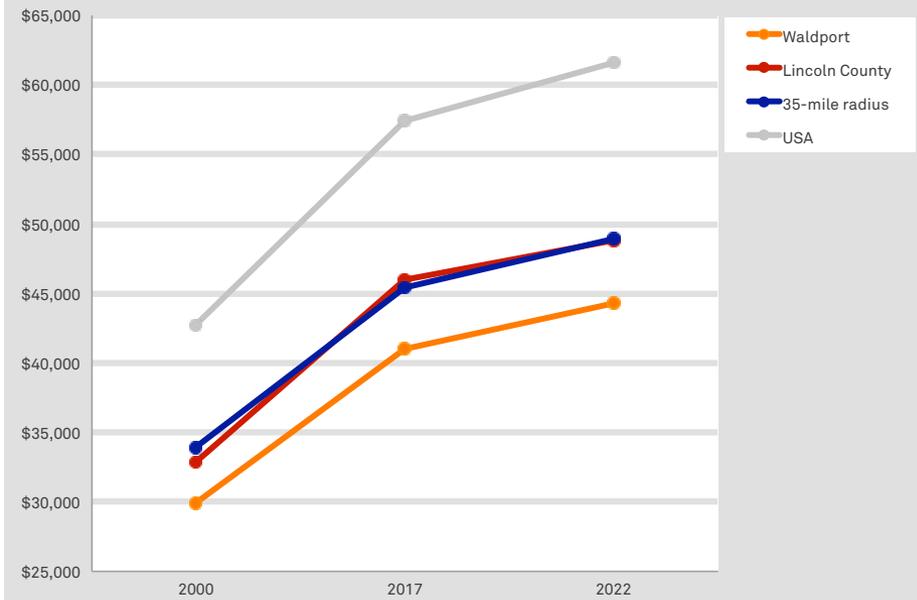


Market characteristics

Household Income Distribution



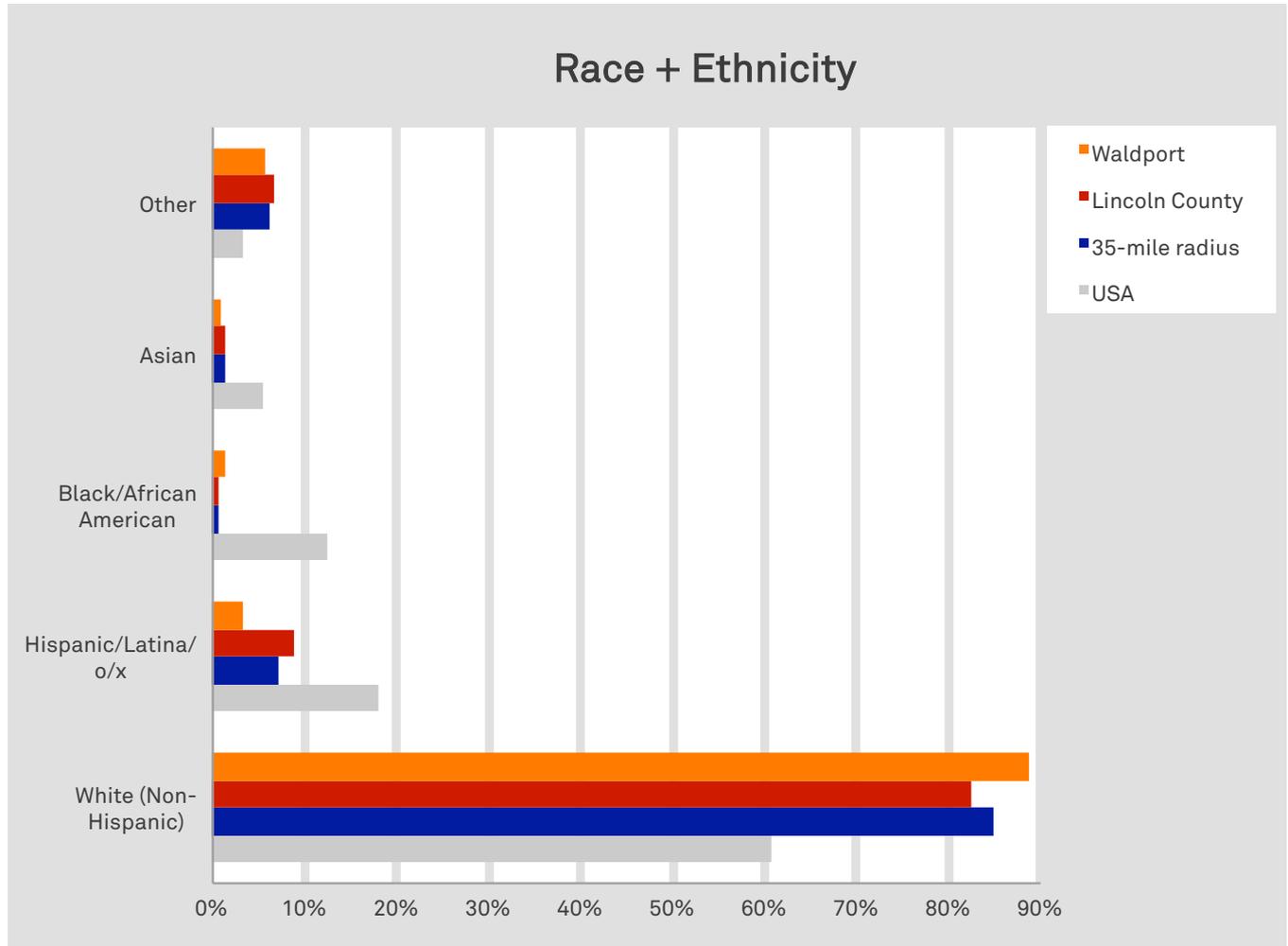
Median Household Income



- * In all three market segments, household income distribution is quite different from national data.
- * In Waldport, 31% of the population has a household income that is less than \$24,999, and 27% of the population has a household income between \$25,000 and \$49,999. Nationally, these numbers drop to 22% and 23%, respectively.
- * Regionally, there is more affluence. In the 35-mile radius, for example, 11% of the population has a household income between \$75,000 and \$99,999 (12% nationally), 10% has a household income between \$100,000 and \$149,999 (14% nationally), and 6% has a household income of \$150,000 or more (12% nationally). In the County, these numbers are similar.
- * Median household income in all market segments is much lower than in the nation but is projected to increase slightly from 2017 to 2022. Median household income is lowest in Waldport, where it is estimated to be \$41,011 in 2017.

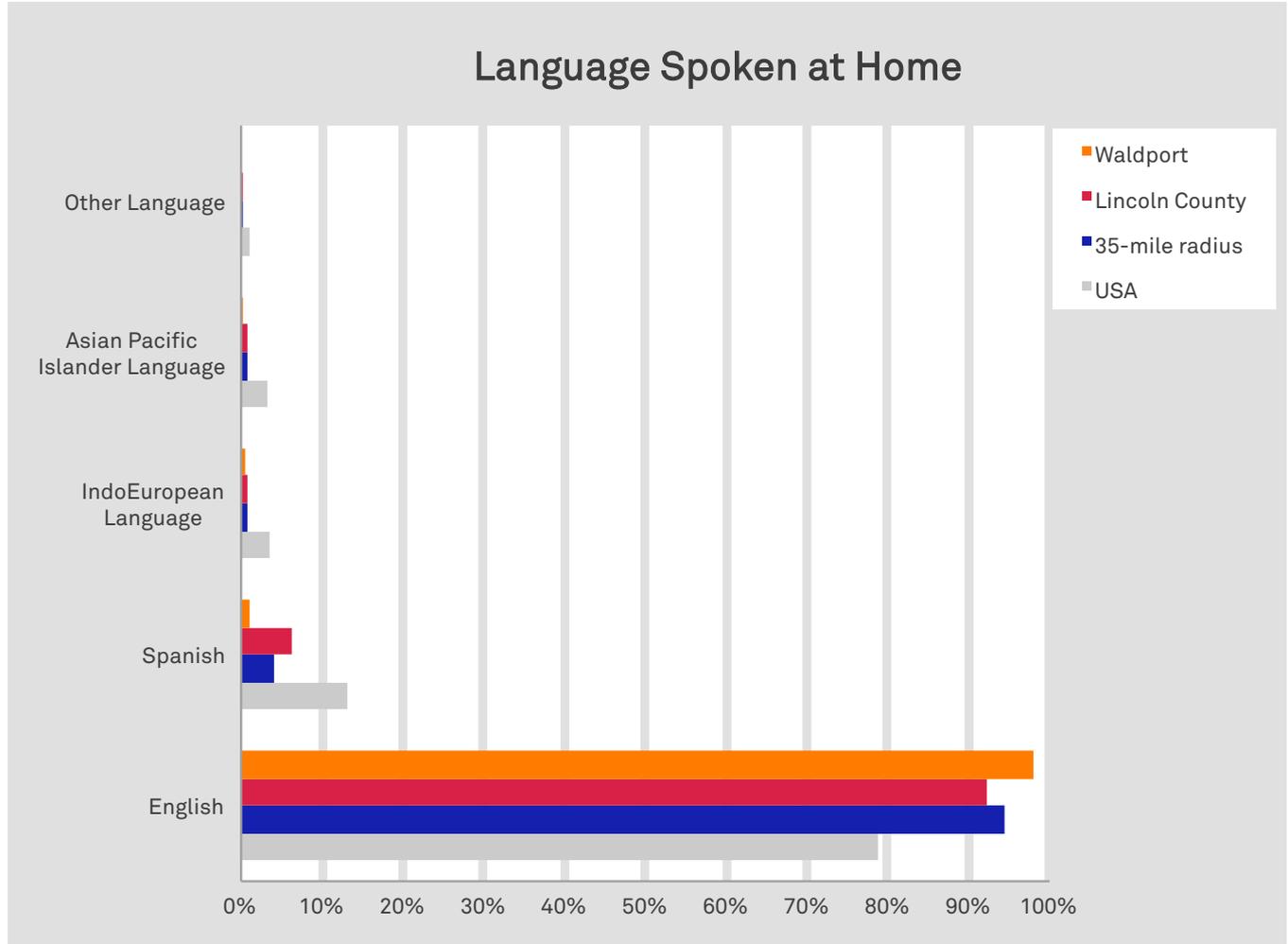
Market characteristics

- * Waldport, Lincoln County, and the 35-mile radius have a majority White population.
- * In Lincoln County, 9% of the population identifies as 'Hispanic/Latina/o/x' and 7% identifies as 'Other' (which includes 'American Indian and Alaska Native Alone' and 'Two or More Races').
- * In the 35-mile radius, 7% of the population identifies as 'Hispanic/Latina/o/x' and 6% identifies as 'Other'.
- * Only 3% of the Waldport population identifies as 'Hispanic/Latina/o/x'. Six percent identifies as 'Other'.



Market characteristics

- * English is the language spoken at home in more than 90% of households in each market segment.
- * In Lincoln County, 6% of the population speaks Spanish at home, as does 4% of the 35-mile radius population.



Housing + homelessness

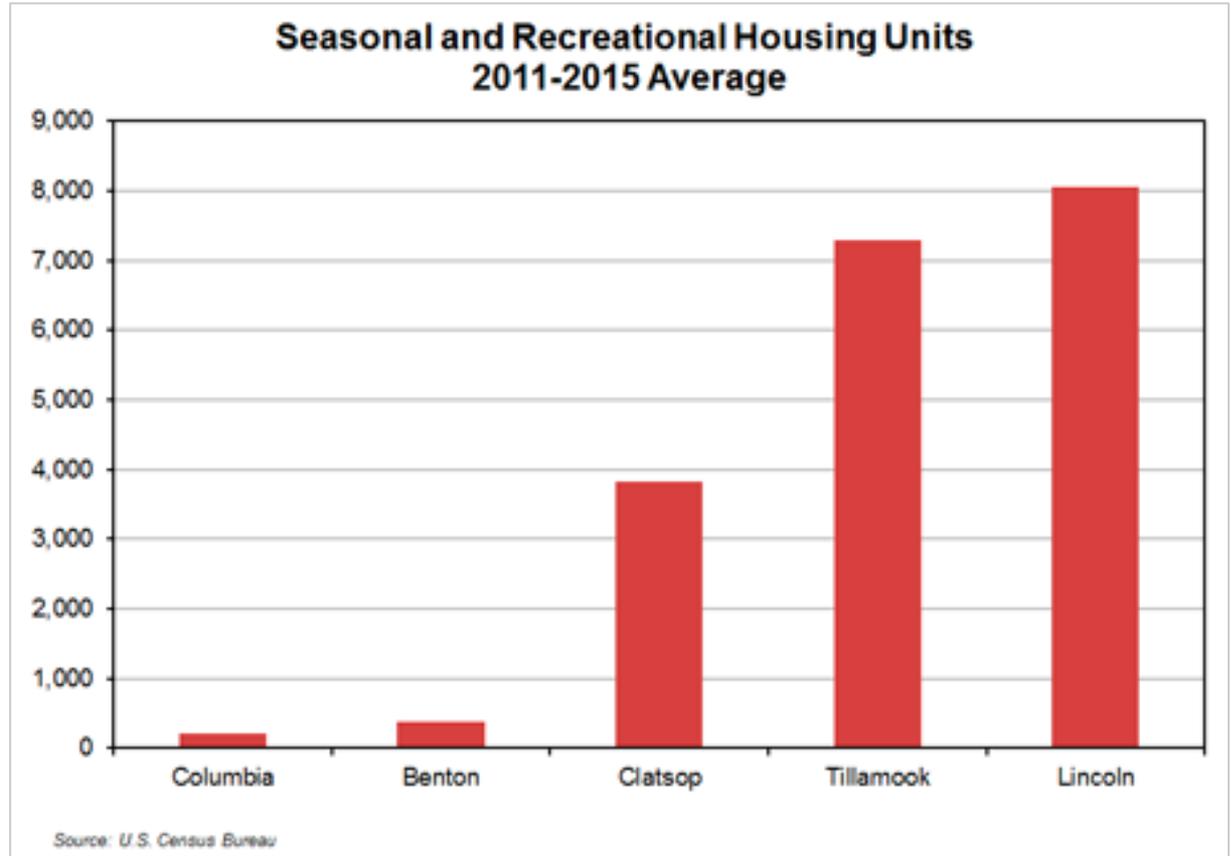
- * Across the State of Oregon, there is an affordable housing crisis. In Lincoln County, the combination of high demand for coastal housing, a limited base of buildable land, and low wages has resulted in a small (but visible) homeless population.
- * The 2015 Point-in-Time Count, a national effort to count homeless people across the country, indicated that there were 54 homeless individuals living in Lincoln County. Of those, 29 were individually homeless and 25 were in families.
- * Comparatively, Lincoln County Schools estimated that, during the 2015-2016 school year, 772 students in the K-12 schools (14.5% of the student population) were homeless—the highest number in the county’s history.
- * The discrepancy between these numbers is largely a matter of semantics: for Lincoln County Schools, homelessness takes a broad definition, including students who are living in an emergency or transitional shelter; in a motel or hotel; in cars, campgrounds, RV parks, abandoned buildings, or an uninhabitable dwelling; with relatives or friends (including grandparents) due to economic hardship); and/or couch surfing.
- * Anecdotal research indicates that homelessness is a major worry within the community. Interviewees were concerned on two fronts: first, with spending money on an amphitheater when so many in the community are in need; and, second, that any open space in Waldport’s downtown would quickly become a homeless encampment, making it an unwelcome place for residents and visitors to spend time.

Sources: Lincoln County Schools Homeless Education + Literacy Project, “People who are homeless in Oregon’s coastal cities face special challenges” (The Oregonian, 10 Oct 2011), “Fast-growing Oregon considers historic renter-protection law” (Seattle Times, 5 May 2017), Homeless in Oregon 2015 Point in Time Count, At Home in Lincoln County 2.0 (Dec. 2012)



Part-time residents

- * Coastal Oregon has a significant seasonal resident population.
- * The image at right, taken from the article “Housing Vacancy in Northwest Oregon” on the State of Oregon Employment Department’s website, indicates that, on average, Lincoln County had the greatest number of vacant housing units due to seasonal, recreational, or occasional use between the years 2011 and 2015.
- * In Waldport, the 2010 Census estimated that 1,780 (29.2%) of the city’s 6,090 total housing units were for seasonal, recreational, or occasional use.



Tourists and tourism

- * South Lincoln County was selected to participate in Travel Oregon’s **Rural Tourism Studio (RTS) Project** in 2012. The aim of the program was to encourage new tourism development activities that would stimulate job growth and revenue for public services, create business revenue, and open entrepreneurial opportunities. Preliminary research for RTS found that:
 - * Eighty-seven percent of the municipal budget in the City of Yachats was comprised of revenue from local lodging tax. In Waldport, tourism supported just one-half of a percent of the municipal budget.
 - * The tourism industry is heavily supported by volunteerism.
 - * Prior to the RTS study, there had been very little formal tourism planning in South Lincoln County.
 - * South Lincoln County has a number of unique and natural assets and well-established community events. Yachats is known as the “artsy” community, while tourism activity in Waldport is connected to fishing and boating.



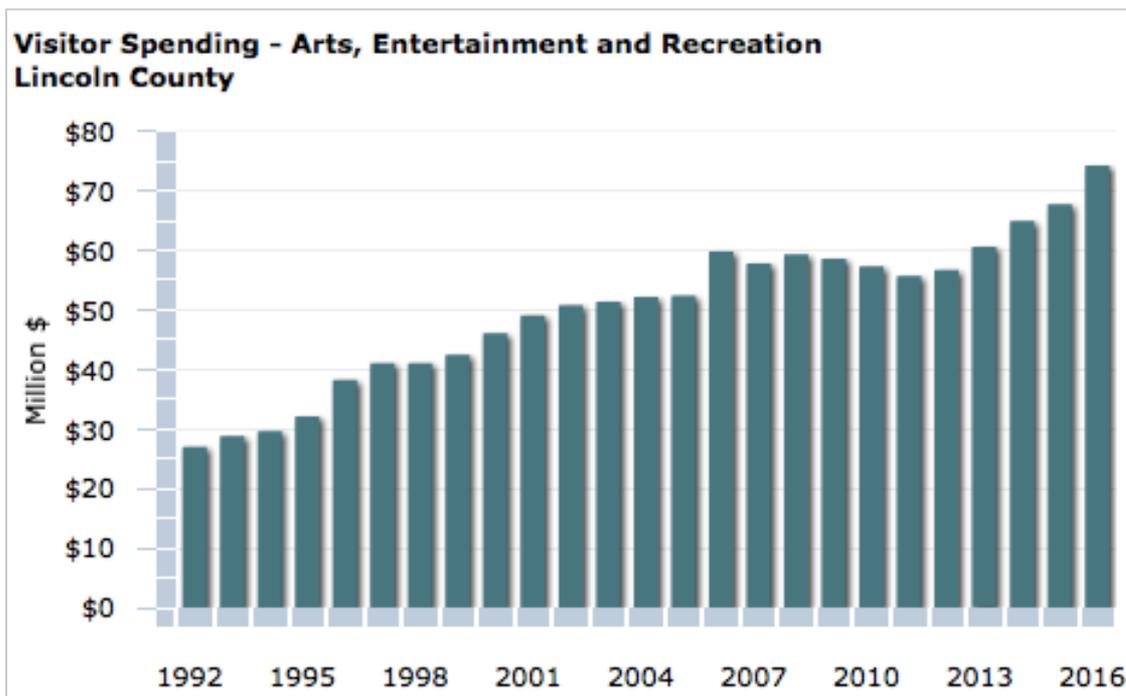
Tourists and tourism

- * In 2015, Longwoods International created a **Regional Visitor Report for Oregon's Coast Region** (defined as the length of the Oregon coast). It found the following:
 - * Of the 33.1 million overnight trips made to Oregon in 2015, 10.3 million (31%) included time spent in the Coast Region.
 - * The majority of overnight visitors (76%) were adults and 24% were children. Sixty-seven percent travelled for leisure, 30% were visiting friends/relatives, and 3% were on business.
 - * In total, overnight visitors to the Coast Region spent \$1.8 billion. Visitors spent the most on lodging (\$715 million) and restaurant food/beverages (\$447 million).
 - * Per person, visitors spent an average of \$53 on lodging, \$33 on restaurant food/beverages, \$19 on retail, \$14 on transportation at the destination, and \$12 on recreation/sightseeing/entertainment. When looked at separately, leisure visitors spend slightly more per person: \$61 on lodging, \$37 on restaurant food/beverages, \$22 on retail, \$17 on recreation/sightseeing/entertainment, and \$13 on transportation at destination.
 - * For leisure travelers, the main purpose of their trip was touring (27%), the outdoors (23%), or to visit a resort (22%).
 - * Fifty-seven percent of coastal visitors traveled from within Oregon and 21% traveled from Washington. Primarily, they visited between July and September (30%) or April and June (27%). Many (83%) had visited the Coast Region at least once before.
 - * The average total nights away from home for leisure visitors to the Coast Region was 3.5 nights, slightly fewer than the 4.3 nights of the average Oregon visitor. Most visitors, however, only spent an average of 2.5 nights in the Coast Region specifically.
 - * Fifty-nine percent of coastal visitors experienced the beach/waterfront; 14% visited museums, 7% visited art galleries, 3% visited the theater, and 2% attended a rock/pop concert.
 - * Visitors to the coast were largely white, female, had an average age of 47 and an average household income of \$61.5 thousand, were married with a partner, had no children under 18, and were college-educated. Forty-two percent of visitors in 2015 were working full-time/self-employed and 47% were not employed/retired/other.



Tourists and tourism

* Additionally, Dean Runyan Associates released **Oregon Travel Impacts: 1992-2015p** in May 2016, providing detailed statewide, regional, and county travel impact estimates for the state. Overall, research indicated that the travel industry continued to grow in 2015 at a rapid rate.



* In the state, visitation and spending has increased by 3% each year since 2010. Direct travel spending in 2015 reached \$10.8 billion. Spending on arts, entertainment, and recreation reached \$1 million.

* This report considered spending specifically in the Central Coast, defined as Douglas (west), Lincoln, and Lane (west) counties. It estimates that visitors spent a total of \$717 million in the Central Coast in 2015, an increase of 4.3% over 2014's \$688 million. Of that, a total of \$95 million was spent on arts, entertainment, and recreation. All of this spending resulted in 5,570 jobs in the Accommodations + Food Services industry and 1,620 jobs in Arts, Entertainment + Recreation.

* In Lincoln County, visitors spent a total of \$529 million, an increase of 4.4% over 2014's \$507 million. Of that, \$67.7 million was spent on arts, entertainment, and recreation. By industry, visitor spending resulted in 950 jobs in Arts, Entertainment + Recreation and \$19 million in industry earnings.



Market conclusions

- * The market for the arts in Waldport is challenging. A small and aging population, there are low levels of educational attainment (the number one indicator of participation in the arts) and lower levels of affluence. While this indicates some opportunity for hands-on programs, the market for traditional performing arts (dance, ballet, symphonic music, and so on) is limited.
- * Tourism along the coast has been growing. Most visitors are middle-aged and no longer have children under the age of 18 at home. Nearly 50% are retired and many are college educated. Typically, visitors spend less than \$20 on recreation/sightseeing/entertainment; although, in Lincoln County specifically, total spending on arts, entertainment, and recreation is increasing. Nevertheless, visitors are primarily traveling to the coast for recreational purposes. In Waldport, for example, qualitative and quantitative research indicates that visitors partake in boating and fishing.



User demand + potential partners



User demand

Overview

Over the course of this study, we gathered information on potential demand for an amphitheater from various types of organizations, including local and regional arts and cultural groups.

Methodology

To assess demand, we worked with City leadership and interviewees to identify a number of community groups, educators, and other organizations that might have demand for space. We interviewed each of these groups to understand their facility needs in terms of size, functionality, and potential levels of use.



User demand

- * The chart below indicates potential user demand for an amphitheater. In total, three users indicated 24 days of demand for an amphitheater with 100 to 400 seats. They are:
 - * **Waldport High School:** Waldport High School leadership feels that the addition of a cultural space like an amphitheater would greatly benefit the community’s younger demographic. The School could imagine using an amphitheater six times a year for band performances and drama productions. Leadership could also imagine using the space one day a year for graduation.
 - * **Beachcomber Days:** Beachcomber Days is a 65-year-old Waldport tradition. The festival takes place over three days, activating the town with live music, vendors, rides, street dances, fire dances, outdoor movies, kite flying, a parade, and more. Last year, 2,000 people attended. Currently, Beachcomber Days uses four different stages for events. An amphitheater could serve as one of those stages.
 - * **One of Us Productions:** One of Us Productions is a nonprofit community theater that performs at Yachats Commons. Their ideal outdoor performance venue would be scalable, with a capacity of 100. The organization could imagine using such a space for a partial or entire run of a late summer show.

User Demand for a Waldport Amphitheater					
	Days of Use				Estimated Capacity
	Performances	Rehearsals /Tech	Other	Total	
Waldport High School	6	7	1	14	400
Beachcomber Days	3	-	-	3	100
One of Us Productions	3	4	-	7	100
Total Days of Use	12	11	1	24	-

User demand

- * When asked about interest in using an amphitheater, the majority of potential users were concerned about the weather.
- * Beyond demand for an outdoor performance space, however, interviewees expressed interest in the following:
 - * Community gathering space;
 - * A playground;
 - * A park with a pavilion and barbecue pits;
 - * Outdoor recreational spaces (handball or basketball courts, for example); and,
 - * A revamped port.



Touring entertainment

- * In order to understand the potential for an amphitheater in Waldport to attract touring entertainment, we spoke with Polly Plumb Productions, a Yachats-based nonprofit formed to “produce diverse, artistic, colorful, whimsical, musical, and intelligent arts and cultural programming”. Polly Plumb is responsible for presenting events at Yachats Commons and for producing the Rainspout Festival, a three day festival featuring music, workshops, jam sessions, a children’s show, dining, and dancing.
- * The organization cautioned that the challenge in Waldport would not be attracting talent, but, rather, attracting the audiences to make an amphitheater financially viable. Major challenges cited by the organization included the abundance of free music programming that is currently available to concertgoers and the large fees charged by organizations like the American Society of Composers, Authors, and Publishers (ASCAP) and Broadcast Music Inc. (BMI). In fact, it is because of these challenges that Polly Plumb has decided to restructure the Rainspout Festival for next year.
- * An opportunity that might exist, as was suggested, is a major festival along the likes of Seattle Folk Fest or Bumbershoot—something that could take place in the off-season when there is more hotel and rental property availability.



Potential partners: seashore family literacy

- * For more than 20 years, Seashore Family Literacy has been serving the community of Waldport through free, education-based and community-focused programming.
- * Currently, the organization operates out of three facilities, one of which is located adjacent to the former Waldport High School site. This facility, **Shelter Me Center for Learning**, is comprised of the former Waldport Middle School cafeteria and gymnasium/auditorium and is used for a summer youth camp, Saturday breakfasts and a summer meal program, weekly community dinners, a clothing closet, professional development programs, and more. To date, the cafeteria portion of the facility has been restored and is fully functional. The gymnasium/auditorium, however, is in need of considerable work.
- * Shelter Me is a hub of community activity. It is staffed by an army of volunteers, provides programs to all facets of the community, and has a range of local, regional, and state-wide partners. This, in addition to its proximity to the open site and readily available amenities (the community garden, large kitchen, indoor stage, and open gathering space, for example), makes it an important player in planning for the future.



Potential partners: waldport high school's coastal tourism + marketing career pathway program

- * Waldport High School has a thriving Coastal Tourism and Marketing Career Pathway program. Through it, students earn tourism industry certifications, create nature podcasts, participate in wetland habitat restoration, and manage an eco-friendly kayak rental business. And, this year, Language Arts students had the opportunity to attend the Northwest Travel Writers Conference, sharing articles they had written about tourism on the coast.
- * The aim of the program is to establish an entrepreneurial spirit in students, teaching them to identify and create their own jobs while being responsive to the needs of the community.
- * Developing a partnership with Waldport High School and this Coastal Tourism and Marketing Career Pathway program would create a unique opportunity to activate the former Waldport High School site with nature programming and demonstrations.



Potential partners: The Confederated Tribes of Siletz Indians

- * The Confederated Tribes of Siletz Indians is a federally recognized confederation of 27 bands that originally inhabited lands extending from Northern California to Southern Washington. Today, the Tribe operates as a sovereign nation with a 3,666-acre reservation in Lincoln County.
- * With the recent spotlight on wetland issues and newly instated floodplain regulations, the Tribe has recognized an opportunity to get involved with smaller local governments in Lincoln, Tillamook, and Douglas Counties. While there are previous examples of partnerships between the Tribe and larger local governments, there has yet to be an opportunity to work with communities like Waldport on issues impacting the coast.
- * One opportunity that has been identified by the Tribe's Natural Resources Department involves working with local governments to develop desirable options for communities confronted with floodplain or wetland development needs; the repurposing of a floodplain or wetland to an improved use type when development is not an option; and/or the implementation of simple conservation, restoration, and enhancement projects that both parties could support.
- * It is believed, however, that these options represent only a small portion of potential partnership opportunities and that the former Waldport High School site could be a viable testing ground for developing a working relationship.



Summary of user demand

- * There is limited demand for an amphitheater in Waldport. In total, three users indicated demand for 24 days of use: 12 days for performances, 11 days for rehearsals/tech, and one day for Waldport High School's graduation.
- * There is, however, interest in a community gathering and recreational space.
- * Local presenters believe that attracting touring product to Waldport would be easy; however, there is concern that the market is unable to support an outdoor facility. It was suggested that an alternative option for the community would be the development of a major, regional festival during the off-season.
- * Finally, there are three strong partners that could play a significant role in activating the former high school site: Seashore Family Literacy, Waldport High School's Coastal Tourism and Marketing Career Pathway program, and the Confederated Tribes of Siletz Indians.



Existing facilities



Existing facilities

Overview

In order to assess the competitive situation for an amphitheater in Waldport, we developed two inventories: the first, of outdoor performance facilities; and, the second, of indoor facilities that are used four or more times a year for live performances.

Methodology

- * Both inventories consider the physical features and amenities, as well as the types of activities hosted, at outdoor and indoor facilities within a 35-mile radius of the former Waldport High School site.
- * In addition, the condition and functionality of each facility has been rated using eight variables. They include:
 - * Facility condition,
 - * Staff and support,
 - * Theatrical functionality,
 - * Acoustics,
 - * Customer amenities,
 - * User amenities,
 - * Atmosphere/character, and
 - * Suitability for users.
- * Variables are rated on a scale of 1 to 4, with the higher score being better. The ‘facility condition’ and ‘staff and support’ categories carry the most weight.
- * Some facilities were visited in person, while other ratings are self reported by facility managers or based on anecdotal information and interview input. Because of that, this exercise is somewhat subjective, but nonetheless provides a good basis for comparison.



Outdoor facilities

Outdoor Performance Facilities Inventory: Waldport, OR

Outdoor performance facilities within 35 miles of the former Waldport High School site.

Facility	Capacity	Event Types Supported	Facility Rating								Presenting Activity				Producing Activity			Rental Activity									
			Facility Condition	Staff and Support	Theatrical Functionality	Acoustics	Customer Amenities	User Amenities	Atmosphere/Character	Suitability for Users	Rating	Music	Headliner/Popular Music	Performing Arts (Theatre, Dance, Opera)	Film	Family	Comedy	Cultural	Performing Arts	Educational	Festivals	Cultural	Cultural Organizations	School/College	Private Events	Promoter	
Lincoln County Fairgrounds Main Stage*	3,000	1	1	2	1	1	1	1	1	1	1.2	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Literacy Park Amphitheater	350	2	3	1	2	1	2	1	3	3	2.0	0%	0%	0%	50%	0%	0%	0%	0%	50%	0%	0%	0%	50%	0%	0%	0%

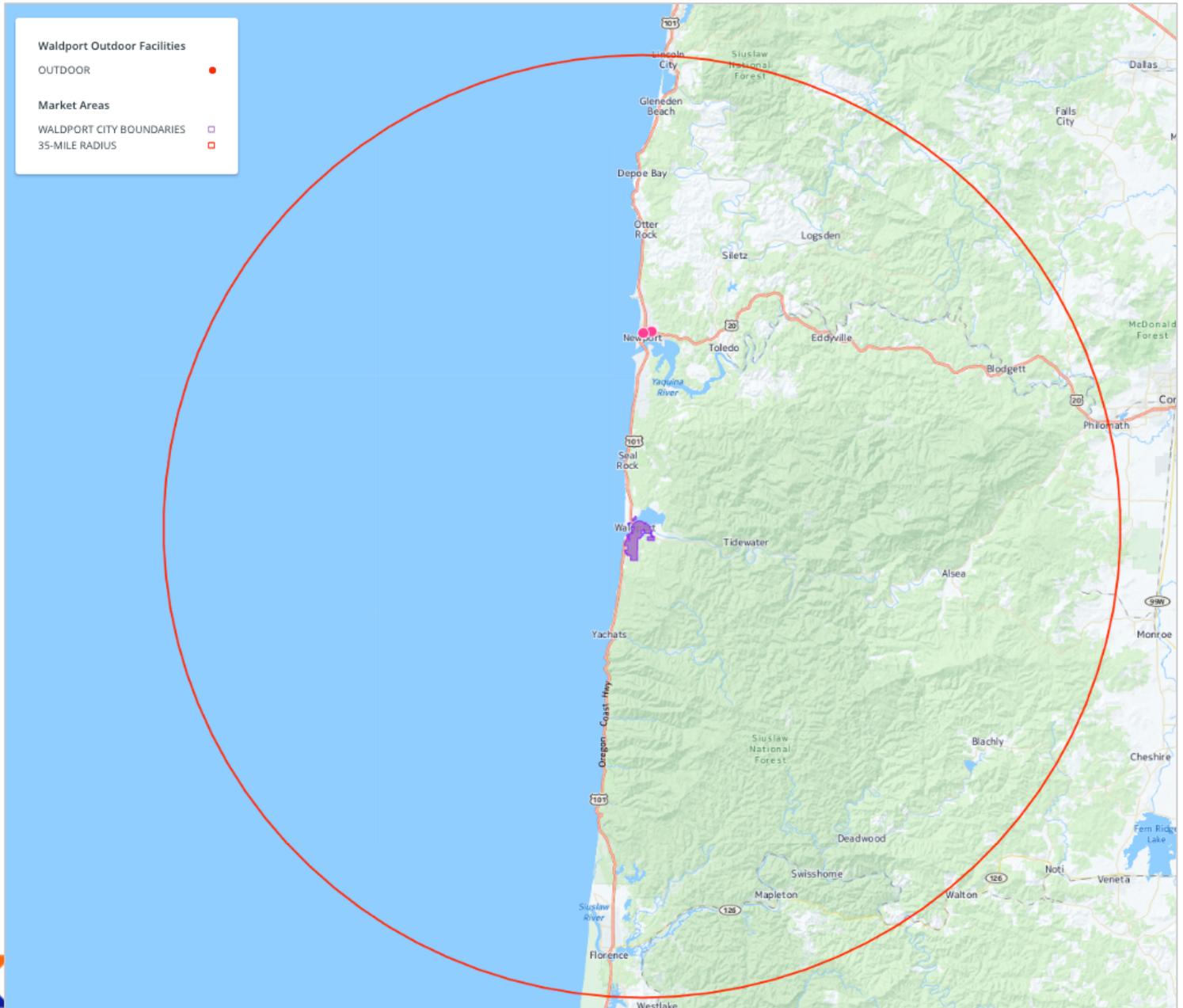
*Facility capacity is estimated.

Facility	Capacity	Event Types Supported	Facility Rating								Facility Features				Amenities				Availability									
			Facility Condition	Staff and Support	Theatrical Functionality	Acoustics	Customer Amenities	User Amenities	Atmosphere/Character	Suitability for Users	Rating	Covered Seating	Rehearsal/Program Space	Sizeable Wingspace	Fly Space	Alcohol Permit	Dedicated Parking	Food Service	Lighting Equipment	Sound Equipment	Film/Projection Equipment	Ticketing Services	Not Available	Low	Medium	High		
Lincoln County Fairgrounds Main Stage*	3,000	1	1	2	1	1	1	1	1	1	1.2	0%	0%	0%	0%	0%	50%	50%	0%	50%	0%	0%	0%	0%	0%	0%	0%	100%
Literacy Park Amphitheater	350	2	3	1	2	1	2	1	3	3	2.0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%

*Facility capacity is estimated.



Outdoor facilities



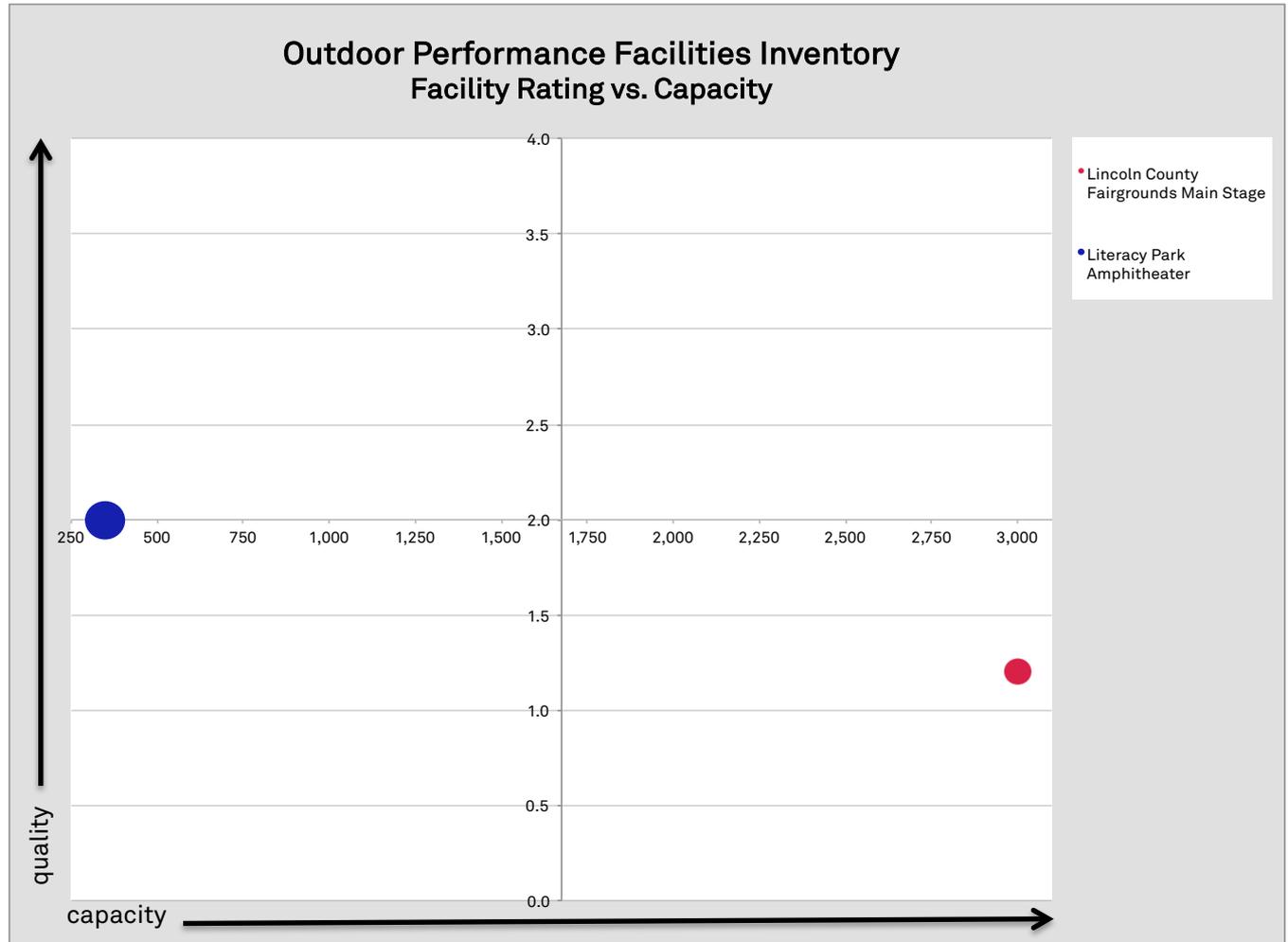
Outdoor facilities

- * There are only two outdoor performance facilities within 35 miles of the former Waldport High School site: the Main Stage at Lincoln County Fairgrounds and Newport's Literacy Park Amphitheater. Neither of these spaces are heavily programmed. The Main Stage, for example, is used during the fair for concerts, while Literacy Park Amphitheater is used throughout the summer for a children's reading series. The reading series is often accompanied by short performances and occasionally a local arts group will rent the space for a performance.
- * Both of these facilities are fairly basic and lack most of the features and amenities that would be found at a larger amphitheater (covered seating, technical equipment, concessions, ticketing services, etc.).
- * They have high availability, meaning they are open for use on most prime days (Thursday, Friday, and Saturday evenings).
- * As a note, Lincoln County Fairgrounds recently completed a master plan, which includes a covered outdoor space. This space, however, is planned to be oriented towards outdoor festivals and events rather than concerts.



Outdoor facilities

- * Here, we have used the quality rating and capacity of each facility to plot them on a graph. The size of each circle correlates to the number of types of activities each facility accommodates.
- * From this, we can see that both facilities are low in quality, and that they are disparate in size.
- * This indicates a large gap for a high quality amphitheater at any capacity.



But what about the weather?

- * Weather on the coast can be wet, windy, and cool. While the majority of interviewees liked the *idea* of an amphitheater project, they had serious concerns about the coastal climate.
- * The chart below highlights average weather trends, by month, for the City of Waldport. From June through September, the months in which an amphitheater would most likely be used, the average temperature is in the 60s. Precipitation fluctuates, with an average of 2.82 inches in June, less than an inch in July and August, and 1.91 inches in September.

Waldport, OR Weather: Monthly Averages & Records - °F					
	<i>Average Low</i>	<i>Average High</i>	<i>Record Low</i>	<i>Record High</i>	<i>Average Precipitation</i>
January	40°	52°	11° (1957)	69° (1981)	10.41"
February	40°	53°	12° (1989)	77° (1968)	7.99"
March	41°	54°	22° (1955)	77° (2005)	7.75"
April	42°	56°	23° (1987)	88° (1947)	4.71"
May	46°	59°	30° (1954)	91° (1947)	3.56"
June	50°	62°	33° (1933)	94° (1995)	2.82"
July	52°	65°	33° (1985)	100° (1961)	0.83"
August	52°	65°	37° (1986)	98° (2002)	0.82"
September	49°	65°	32° (1972)	96° (1994)	1.91"
October	46°	61°	25° (1971)	94° (1991)	5.23"
November	42°	55°	18° (1985)	79° (1962)	10.65"
December	39°	51°	1° (1972)	69° (1980)	10.82"

Source: Intellicast.com



Indoor facilities

Performance Facilities Inventory: Waldport, OR

Indoor performance facilities within 35 miles of the former Waldport High School site.

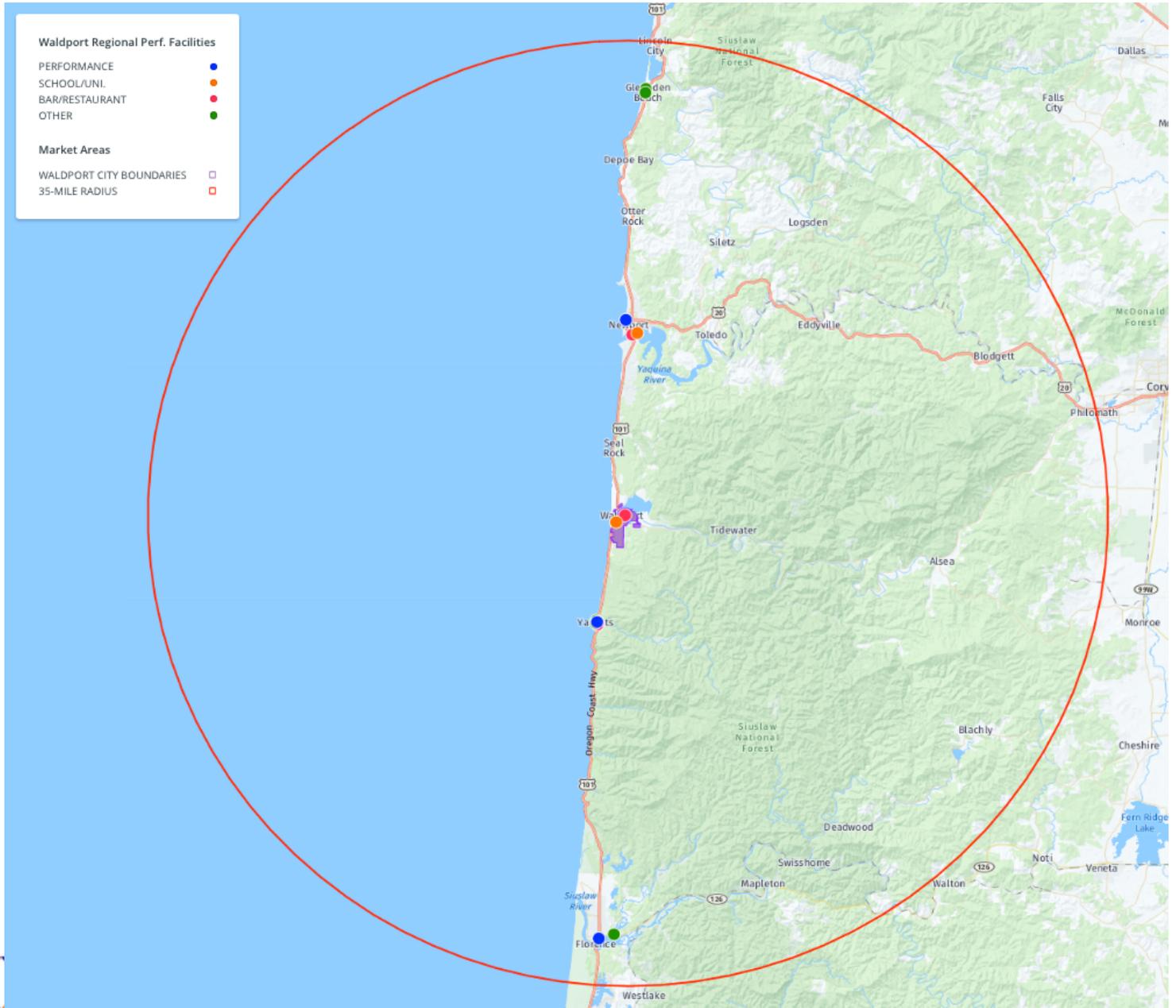
Type	Facility	Capacity	Event Types Supported	Facility Rating								Facility Features								Amenities				Availability								
				Facility Condition	Staff and Support	Theatrical Functionality	Acoustics	Customer Amenities	User Amenities	Atmosphere/Character	Suitability for Users	Rating	Flexible Seating	Kitchen Facilities	Rehearsal/Program Space	Wing Space	Orchestra Pit	Fly Space	Alcohol Permit	Dedicated Parking	Café/Restaurant	ADA Accessible	Lighting Equipment	Sound Equipment	Film/Projection Equipment	Ticketing Services	Not Available	Low	Medium	High		
Local	School/Uni.	Waldport High School Auditorium	435	1	3	1	2	1	1	1	1	2	1.6	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Bar/Restaurant	Hilltop Bistro Café*	50	1	2	1	1	1	2	1	1	1	1.3	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
Regional	Other	Three Rivers Casino Florence	700	4	3	3	2	2	4	2	2	2	2.6	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Performance	Florence Events Center: The FEC Theatre	455	1	3	1	4	3	3	3	3	3	4	2.8	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%
	Performance	Newport Performing Arts Center: Alice Silverman Theatre	380	4	4	3	4	4	3	3	4	4	4	3.6	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%
	Other	Gleneden Beach Community Club*	300	1	2	1	1	2	2	1	2	2	2	1.6	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%
	Other	Yachats Community Presbyterian Church	242	1	3	2	2	3	3	2	3	2	2.5	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Performance	Yachats Commons: Multipurpose Room	225	1	3	1	2	1	2	1	2	2	1.8	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Bar/Restaurant	Rogue Ale's Brewers on the Bay*	200	2	2	1	1	1	2	1	3	1	1.5	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Other	Eden Hall	200	2	3	1	3	2	2	2	3	3	2.3	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	School/Uni.	OSU Hatfield Marine Science Center: Hennings Auditorium	169	3	3	3	2	2	3	2	2	2	2.5	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Performance	Newport Performing Arts Center: Studio Theatre	80	1	3	3	2	2	3	3	3	3	2.8	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Bar/Restaurant	The Drift Inn Restaurant + Café	75	2	2	1	1	1	2	1	2	1	1.4	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
	Bar/Restaurant	Yachats Underground Pub + Grub	30	1	2	1	1	1	2	1	1	1	1.3	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%	
Other	Little Log Church + Museum	30	4	3	1	1	2	1	1	2	1	1.6	100%	100%	0%	0%	0%	0%	50%	100%	50%	100%	50%	50%	0%	0%	50%	0%	50%	0%		

*Facility capacity is estimated.

Combined: 60% 93% 40% 13% 13% 13% 47% 87% 33% 67% 53% 60% 40% 27% 20% 27% 27% 27%



Indoor facilities



Indoor facilities

Presenting + Producing Activity

- * Locally and regionally, music is the most commonly presented activity type. One facility in Waldport—Hilltop Bistro Café—presents music, compared to six in the larger region.
- * Florence’s Three Rivers Casino is the only facility presenting headliner/popular music and comedy.
- * None of the inventoried facilities are presenting dance, culturally-specific performances, or live professional theatre or opera (although Newport Performing Arts Center does offer screenings of The Met Live in HD and National Theatre Live).
- * Very few facilities produce cultural programming, although many are rented by local arts and cultural organizations.
- * Four facilities rent to promoters and almost all facilities are available for private events.

Features + Amenities

- * More than half of the inventoried facilities have flexible seating and/or kitchen facilities. Only two (Florence Events Center’s The FEC Theatre and Newport Performing Arts Center’s Alice Silverman Theatre), however, have wing space, an orchestra pit, or fly space.
- * Facilities vary in the amenities that are offered. For example, 60% of the inventoried facilities have sound equipment, but only 40% have film or projection equipment. Eighty-seven percent have dedicated parking, but only 67% are clearly identified as ADA accessible.



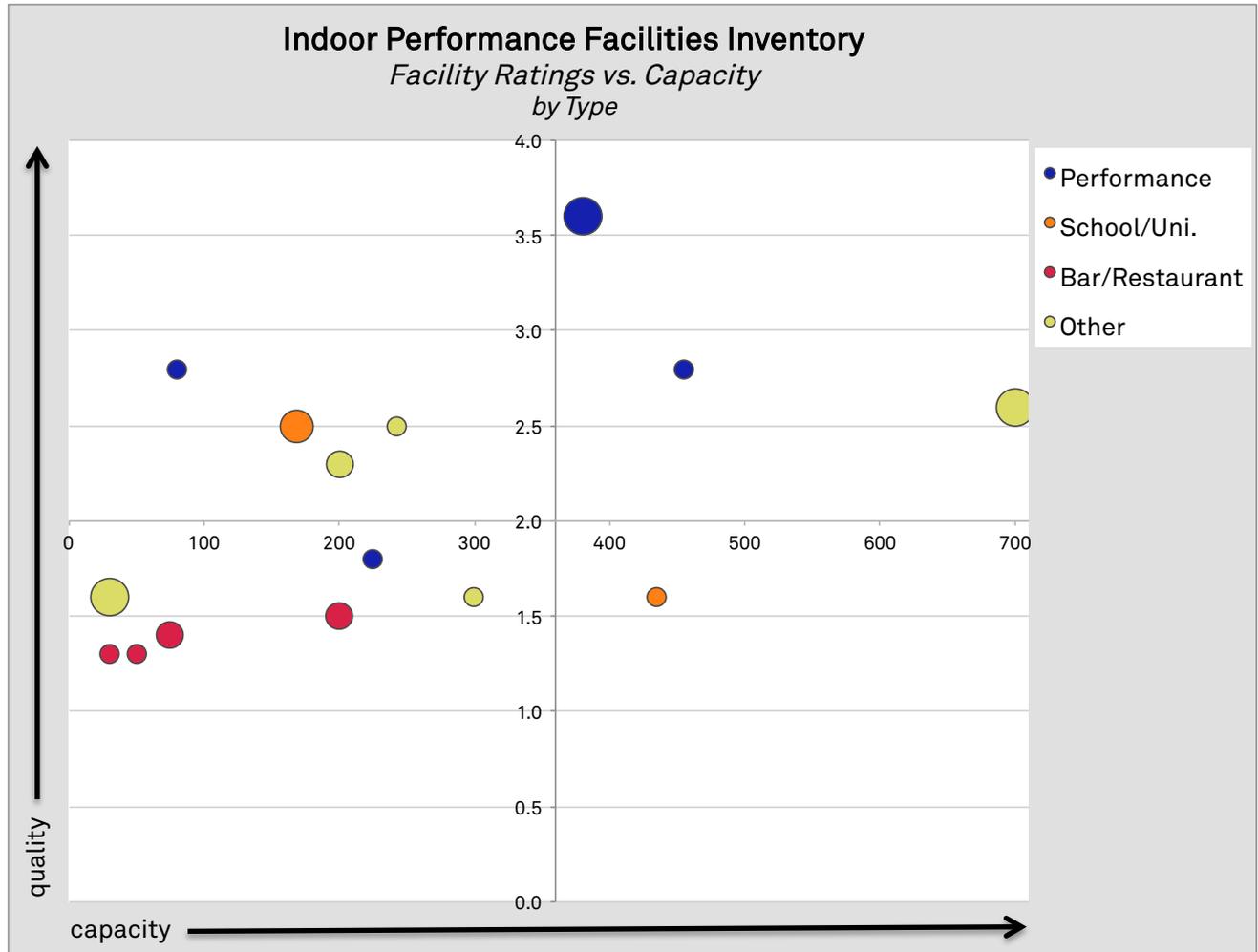
Indoor facilities

- * As with the Outdoor Performance Facilities Inventory, we have used the quality rating and capacity of each indoor performance venue to create a matrix. Here again, the size of each circle correlates with the number of activity types the facility supports.
- * The matrix indicates that local and regional performance venues cover a range of capacities, but vary greatly in quality. The majority of facilities, however, have a capacity smaller than 300 and a quality rating below 2.5.
- * Waldport's facilities both have a quality rating below 2.0.



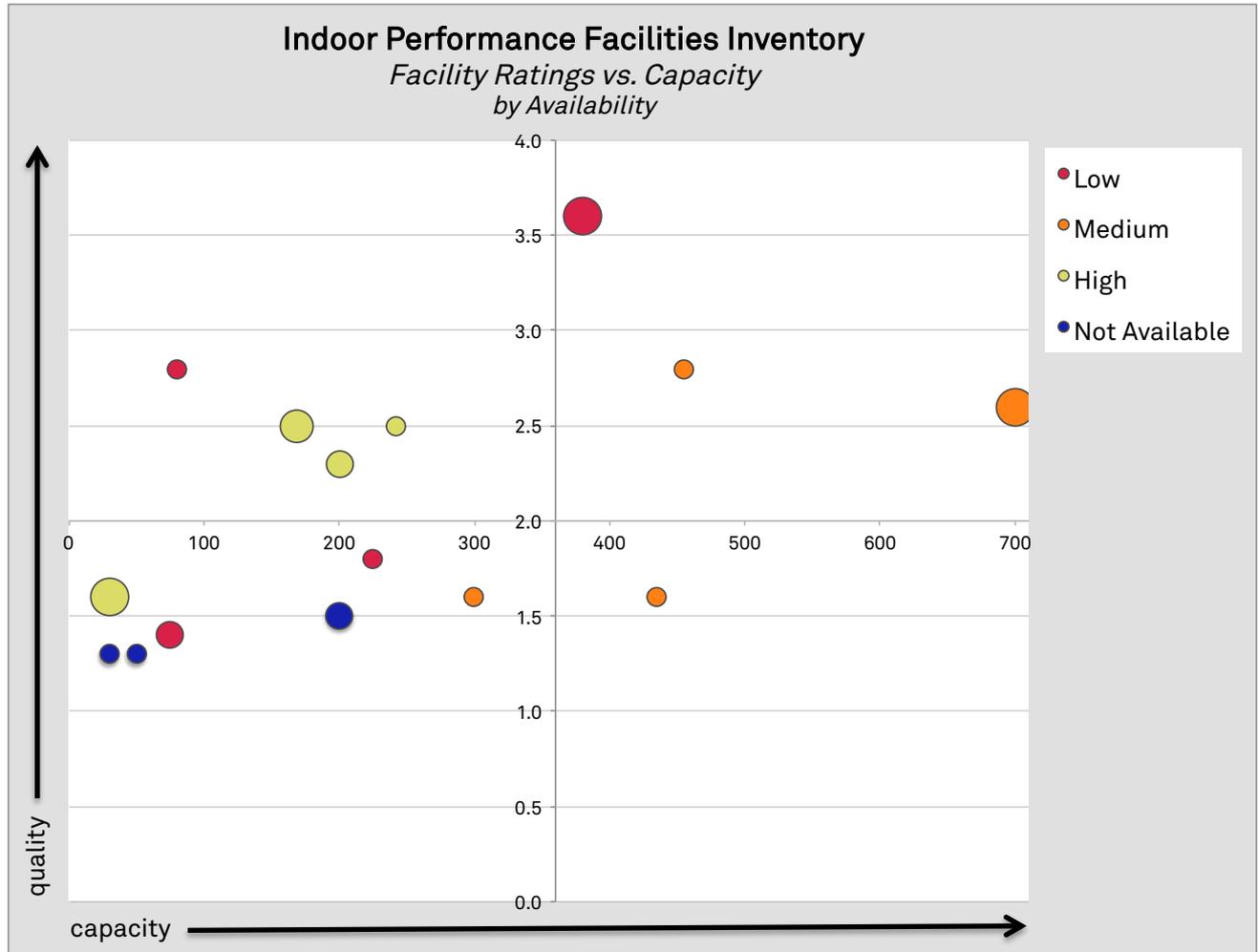
Indoor facilities

- * In this matrix, the facilities have been colored according to their type.
- * “Other” facilities include the Waldport High School Auditorium, Three Rivers Casino, churches, and other community or event spaces.
- * Four of the inventoried facilities are bars or restaurants and four are purpose-built performance spaces.
- * These purpose-built performance spaces are higher in quality than the other inventoried facilities in general, but support fewer activity types.



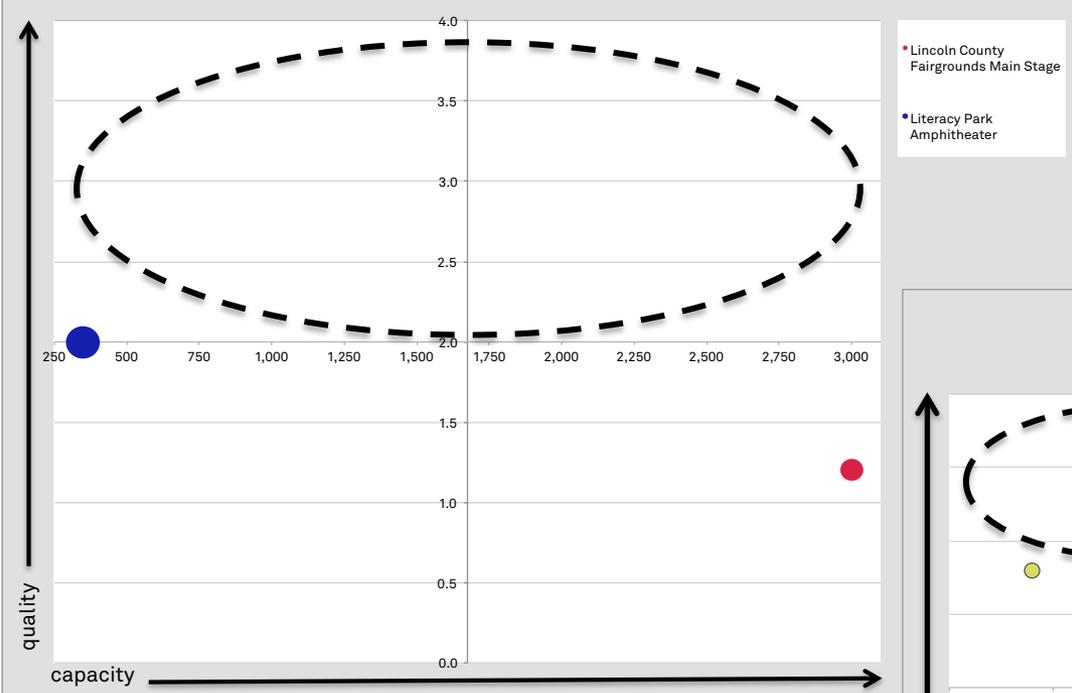
Indoor facilities

- * Here, the facilities have been colored according to their availability. (Once again, how easy it is to book a venue on a prime night of the week.)
- * Eden Hall, Yachats Community Presbyterian Church, OSU HSMC's Hennings Auditorium, and the Little Log Church and Museum have the highest availability, while Hilltop Bistro Café, Rogue Ale's Brewers on the Bay, and Yachats Underground Pub + Grub have no availability.
- * The three highest rated facilities, Newport Performing Arts Center's Alice Silverman Theatre and Studio Theatre, and the Florence Event Center's FEC Theatre, have low or medium availability.



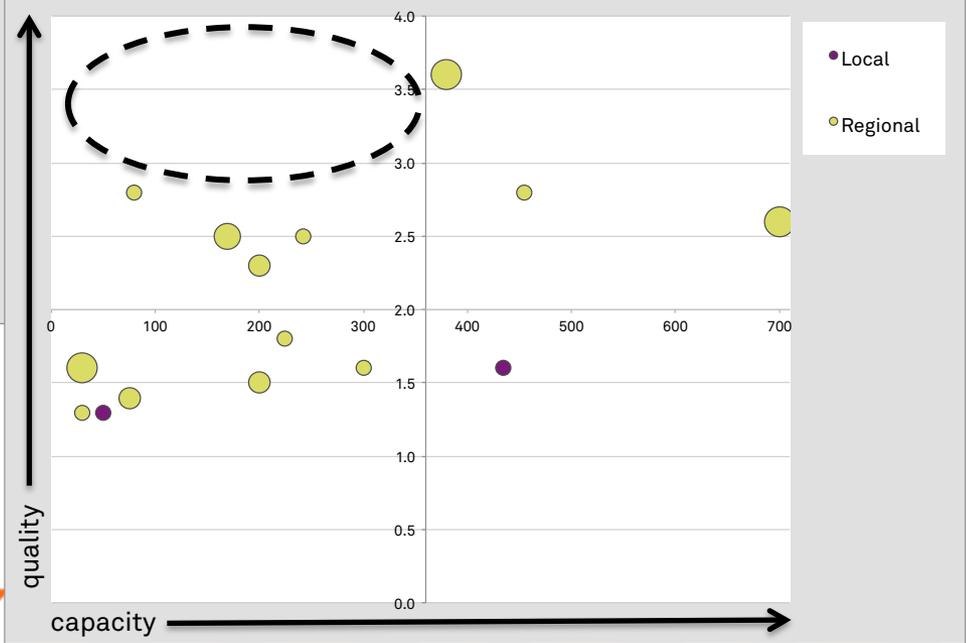
Existing facilities conclusions

Outdoor Performance Facilities Inventory
Facility Rating vs. Capacity



- * Overall, this research indicates that there are gaps in the market for high-quality performance space.
- * These gaps exist, in particular, for a well equipped, high-quality outdoor venue and, in Waldport, for an indoor facility with a capacity between 100 and 350 seats.
- * Programming gaps exist for presented performing arts in disciplines other than music and family programs.

Indoor Performance Facilities Inventory
Facility Ratings vs. Capacity



Benefits + impacts



Benefits + impacts

Overview

- * Investing in the arts and culture can have significant impact on a community, contributing to such things as sense of place, quality of life, and economic, neighborhood, and community development.
- * In this section, we will look at city and regional goals for the future of Waldport, Lincoln County, and the Central Coast region, considering the role that investing in arts and culture can play in advancing them.
- * To identify these goals, we have spoken with city and community leaders and reviewed the following reports and studies:
 - * **The Seal Rock, Waldport + Yachats (South Lincoln County) 15-Year Community Tourism Vision (2012);**
 - * **The City of Waldport Comprehensive Plan Goals + Policies (Adopted August 1982; Updated September 2013);**
 - * **Lincoln County’s Economy: Key Takeaways from the “Ten Year Update on Lincoln County, Oregon’s Economy” (2014);**
 - * **Open Space Planning Charrette Presentation (September 10-12, 2015); and,**
 - * **Waldport Parks, Recreation + Trails Master Plan and Survey Results (December 2016).**



Benefits + impacts

- * Over the course of the study, we met with and interviewed multiple City of Waldport and community leaders. These interviews revealed a variety of goals for the community, including:
 - * Creating a destination in Waldport;
 - * Establishing a unique community identity;
 - * Economic development; and,
 - * Establishing a stream of revenue to fund open space maintenance.



Benefits + impacts

- * *Seal Rock, Waldport + Yachats (South Lincoln County) 15-Year Community Tourism Vision (2012):* This vision for the future of tourism in South Lincoln County envisions a community that:
 - * Has well-preserved natural resources and remote coastline;
 - * Has a world-class trail system;
 - * Identifies Waldport as a unique community where the river meets the sea;
 - * Is attractive to artists, writers, and photographers,
 - * Is home to signature off-season events and festivals; and,
 - * Has a culture of collaboration and cooperation.



Benefits + impacts

- * **City of Waldport Comprehensive Plan Goals + Policies (Adopted August 1982; Updated September 2013):** The City of Waldport Comprehensive Plan identifies a series of goals for planning in the community, covering areas such as citizen involvement, housing, agricultural lands, and forest lands. Here, we will consider those goals that are most relevant to this project.

City of Waldport Comprehensive Plan: Relevant Goals + Policies			
	<i>Open Space, Scenic + Historic Areas, and Natural Resources</i>	<i>Recreational Needs</i>	<i>Other...</i>
Related Goals	To conserve open space in the planning area.	Secure and develop park, open space, trail, and recreational facilities that meet the needs of residents and respect the scenic, natural, and cultural value of the Waldport community.	Public Facilities + Services: To provide for adequate, functional, accessible and aesthetic public facilities and services consistent with the planned level of development.
	To maintain the current inventory of important natural, scenic, and historic resources.	Consider the needs of all residents of the community (all ages, incomes, cultures, and lifestyles) in the planning, development, and operations of park and recreation facilities.	Land Use Planning: To identify activities of land use which have an effect on the public health, safety, and welfare.
		Support the economic vitality of the Waldport community through parks and recreation facilities and programs that are attractive to residents and visitors.	
Related Policies	The Waldport Development Code includes a Significant Natural Resources Overlay Zone intended to provide protection for identified significant natural resources within the City of Waldport and ensure reasonable economic use of property while protecting valuable natural resources within the City's Urban Growth Boundary and within the city limits.	Support recreational programs that contribute to healthy lifestyles, create a sense of community, nurture personal growth and development, and offer opportunities for residents to make positive contributions to the quality of life in the Waldport community.	
	Additional public access to open space lands should be developed.	Seek to involve all segments of the Waldport community in park and recreation planning.	
	Retention of open space for recreational sites and facilities shall be encouraged.	Protect the significant natural features of the site and surrounding area when developing parks and recreation facilities.	
		Seek to acquire land for parks and recreational activities in advance of urban growth and development.	
		Support the development of a multi-purpose community center that is a key component of the vitality of the Waldport community.	
		Seek compatibility between parks open spaces and recreational facilities and adjacent land uses.	
		Seek to partner with other entities to offer programs that interpret the area's natural processes, ecology, and history.	
		Promote and encourage youth recreation programs that meet the needs of the area's young people.	
		Design park and recreation facilities to minimize energy consumption and maintenance costs while still meeting user	

Benefits + impacts

- * *Lincoln County's Economy: Key Takeaways from the "Ten Year Update on Lincoln County, Oregon's Economy"*: This study looked at changes in Lincoln County's economy from 2003 to 2013. While it found that, over those 10 years, the county's economy had diversified, it predicts that the out-migration of young adults will create high demand for workers. The report ultimately recommends that, in order for Lincoln County to attract and retain a competitive workforce, it should invest in quality, affordable housing; transportation; affordable childcare; arts and culture; and schools.



Benefits + impacts

- * ***Open Space Planning Charrette Presentation (September 10-12, 2015):*** In September 2015, Lincoln County Schools held an open planning charrette aimed at creating a “schematic plan with community consensus” for the former Waldport High School site. Objectives and key themes that were discussed included:
 - * “Creating a coastal model for revenue generating open space;
 - * Pursuing a financially sustainable open space concept;
 - * Establishing a multi-use space that connects people to Waldport’s unique natural resources and provides active and passive recreation amenities;
 - * Creating an accessible public space available for residents and visitors of all ages and abilities;
 - * Developing a community showcase with benefits for diverse interests;
 - * Creating a community asset and a regional draw, bringing people to Waldport for sports, recreation, festivals, and unique retail opportunities; and,
 - * Providing ecological, science, and technology education and training opportunities.”



Benefits + impacts

* **Waldport Parks, Recreation + Trails Master Plan (December 2016):** Recognizing that the community lacked a comprehensive system of parks, recreation facilities, and trails, the City of Waldport set out to update the Waldport Parks Master Plan. The new Waldport, Parks, Recreation + Trails Master Plan establishes a series of goals for the future of parks and recreation in the community. Relevant goals and objectives are included in the chart below.

City of Waldport Parks, Recreation + Trails Master Plan: Relevant Goals + Objectives

Related Goals	Provide a variety of open space and recreation facilities to meet the needs and desires of Waldport citizens and visitors	Enhance the economic vitality of Waldport through the development of attractive park and recreation facilities.	Create a preferred plan for the former Waldport High School Site.	Protect and enhance awareness of natural and cultural resources.
Related Objectives	Identify and provide recreational facilities and programs to meet the demand of local citizens and visitors.	Improve the physical form and appearance of the city.	Create a coastal model for reuse of lands vacated by FEMA-assisted relocations.	Recognize, protect, and promote Waldport's unique natural resources and natural beauty.
		Create a well-known 'class' open space system, capitalizing on Waldport's natural resources, natural beauty, parks, recreation facilities, and trail system.	Pursue a financially sustainable open space concept.	Develop an interpretive program that informs and educates the public about Waldport's natural resources.
		Provide a destination facility that is unique to the central Oregon coast.	Establish a multi-use space that connects people to Waldport's unique natural resources and provides active and passive recreation amenities.	
		Determine viability of an outdoor amphitheater.	Create an accessible public space.	

continued on next page...



Benefits + impacts

- * As part of the development process for the Waldport Parks, Recreation + Trails Master Plan, the City conducted a community survey and series of community meetings. Relevant highlights from the survey are included below. In total, the survey received 205 responses, 84% of which were from Waldport residents.
 - * Twenty-three percent of survey respondents indicated that they use parks and recreation facilities in Waldport more than once a week.
 - * Walking on local trails/paths/beaches, beach activities, and relaxing/hanging out/people watching were the most common response to the question, “In which outdoor recreational activities do you or members of your household participate (in Waldport and beyond)?” Forty-seven percent of respondents indicated that they attend outdoor concerts, fairs festivals.
 - * The majority of survey respondents do not feel that the City’s existing parks and recreational facilities meet the needs of all age groups and abilities, and 65% of respondents feel the City should acquire more park land.
 - * When asked to rank investment priorities on a scale of 1 to 5, the development of an outdoor amphitheater and event space received an average response of 3.32. To compare, public access sites to waterways and children’s playgrounds, the two highest rated responses, had average responses of 3.45 and 3.41, respectively.
 - * When asked to rank potential developments in the open site, specifically, an amphitheater had an average response rate of 5.5, falling behind playground and play areas, trails and boardwalks, and parkland and picnic areas.
 - * To open-ended questions asking about preferred long-range planning goals, respondents indicated interest in projects that appeal to a diversity of ages, interests, and abilities.



Benefits + impacts

* Other benefits and impacts include:

- * ***Sense of Place + Quality of Life:*** Spaces with programs that engage the public, particularly facilities for arts, education, and outreach programs, have potential to contribute to the character and identity of a community. These types of programs and facilities provide opportunities for cross-sector and cross-cultural collaboration, socialization, enhancing sense of community, and providing hands-on experiences that are attractive to regional residents—all contributing to the community's quality of life.
- * ***Quality of Workforce + Corporate Recruitment:*** Studies suggest that strong arts and cultural communities rank among the top factors for decision makers when considering relocation for employment opportunities as they indicate an educated workforce and high quality of life.
- * ***Neighborhood + Community Development:*** Research has shown that community arts programs have enhanced and improved community development. The arts enable individuals and groups to express themselves and, in the process, become more involved in contributing to the development of their community.
- * ***Teaching Innovation + Creativity:*** Finally, the teaching of the arts is now being recognized as a fundamental need for the North American economy and its workforce, given the automation of many jobs and growing competition from lesser-developed economies.



Benefits + impacts: conclusions

- * As a whole, the open space project is in line with a number of community goals. The inclusion of an amphitheater in the project can contribute to such goals as:
 - * Community development,
 - * Establishing a community identity,
 - * Creating an accessible space that connects community members and visitors to the region and its natural resources,
 - * City beautification and improvement,
 - * Providing gathering space, and
 - * Economic and tourism development.



Conclusions + recommendations



Conclusions

Our research suggests:

- * **The market:** The market for the arts is complicated. The local population is small with low levels of educational attainment and household income, indicating limited opportunities for cultural development. In addition, there are hubs for the arts nearby, making it hard to position Waldport as a regional center. The key, then, is to find other unique ways to use culture to drive tourism in the city.
- * **User demand:** Demand for an amphitheater is limited, in part because of distrust in the weather. Yet, three local entities did express interest in using an outdoor space for a total of 24 days out of the year. In addition to these users, three potential partners—Seashore Family Literacy, Waldport High School’s Coastal Tourism and Marketing Career Pathways program, and the Confederated Tribe of Siletz Indians—could play a major role in activating an outdoor space.
- * **Existing facilities:** There is currently no high-quality amphitheater within 35 miles of Waldport. The two amphitheaters that do exist are both in Newport and serve very specific purposes within the community. Indoor performance space also tends to be lower in quality and has a limited programming scope. There are, however, a number of very active community arts groups, particularly in the areas of dance, theater, and music.
- * **Community benefits + impacts:** The City of Waldport and community at large have put considerable thought into planning for the future of Waldport. The Tidelands conceptual plan is a reflection of that planning and is in line with a number of community goals. The development of a cultural component in the community can further contribute to those goals by providing a sense of place for the community; contributing to economic and tourism development and city beautification and improvement; and connecting the community and region to their natural environment and resources.



Conclusions

- * Finally, a project like this is will surely have its challenges. Specific challenges identified over the course of this study include:
 - * Justifying a project in the arts when so much of the community is in need;
 - * The community, which can be insular in nature and skeptical of change;
 - * The weather;
 - * The lack of supporting infrastructure (hotels, restaurants, parking, etc.);
 - * Lack of funding; and,
 - * The perception that this project would make more sense in Newport.



Recommendations

- * Given these conclusions, our recommendations are as follows:
 - * **Develop a small community amphitheater.** The current size and quality of the market does not indicate the ability to support a large amphitheater. There is, however, some demand for outdoor performance space. As such, we would recommend a small, partially covered, natural amphitheater with a capacity of 300 to 400 (and the potential to grow should the market necessitate it) that can be used for community events, performances, and nature programs. The nature programs should tie into the open site's wetlands and other natural resources and could be conducted in partnership with the Waldport High School Career Pathways program or the Confederated Tribes of Siletz Indians.
 - * **Rehabilitate Shelter Me's gymnasium/auditorium.** In addition, we would recommend that the City partner with Seashore Family Literacy to refurbish the former Waldport Middle School gymnasium/auditorium. Once renovated, the space could serve as a backup 'rain space' for amphitheater events, an indoor performance or pre-show space for Beachcomber Days acts, and, more broadly, as a community gathering space. Seashore Family Literacy could also take some responsibility for programming an amphitheater through the activities of its after school and summer programs.
 - * **Outfit the Tidelands campus to operate as a festival grounds.** We would also suggest that the former high school site, along with the Shelter Me Center for Learning facility and parking lot, be outfitted to serve as a festival grounds with access to electrical hookups for vendors, moveable stages for performances, and other amenities. Such a space would provide support to Waldport's Beachcomber Days and perhaps inspire the development of other events and festivals.
 - * **Partner with regional groups to create a tourist destination.** Our final recommendation is that Waldport partner with another regional organization(s) to develop the city into a tourist destination. Three potential partners already exist in the community (Seashore Family Literacy, Waldport High School's Coastal Tourism + Marketing Career Pathway Program, and The Confederated Tribes of Siletz Indians), although there are likely others along and beyond the Coastal Region.



Partnerships for tourism development

- * There are a few partnerships Waldport could develop to enhance its reputation as a destination through arts and culture. These options make sense for Waldport, particularly given its location between Newport and Yachats, two arts-forward communities.
 - * **Become the summer home of a Portland organization.** The idea here is that Waldport could become the summer performance base for an organization like the Oregon Symphony, Oregon Ballet Theatre, or the Portland Opera. A partnership like this would work elevate Waldport as a destination for professional performing arts.
 - * **Partner with the Confederated Tribes of Siletz Indians.** The City currently has the unique opportunity to work with the Confederated Tribes of Siletz Indians. There is considerable breadth to this opportunity in that, in addition to working with the Tribe on the redevelopment of the former school site (including the development and implementation of outdoor programs), the possibility may also exist to develop a tribal cultural center. Such a facility could connect to the open site through programming and outdoor exhibitions and would distinguish Waldport from its surrounding communities.
 - * **Develop a summer arts and/or ecology camp.** The City of Waldport could work in collaboration with Waldport High School's Coastal Tourism and Marketing Career Pathways program, Seashore Family Literacy, the Confederated Tribes of Siletz Indians, the Oregon Coast Council for the Arts, the Sitka Center for Art + Ecology, and/or a regional arts organization to develop a summer camp that combines the arts and ecology. This idea would bring activity to both the amphitheater and the Shelter Me building and would be in line with such goals as connecting the community to the nature of the region and recognizing and protecting Waldport's unique natural resources and beauty.
 - * **Create a residency program.** The City of Waldport could host an annual artist residency program, inviting artists (through an RFP) to live and work in Waldport for a designated period of time. As part of the residency, the artist could be required to work in/with the community (providing workshops, classes, studio events, etc.) in exchange for the time and space to create. The parameters can be flexible, but should be in line with community goals. For example, one requirement of the residency might be that the artist contribute to city beautification projects.

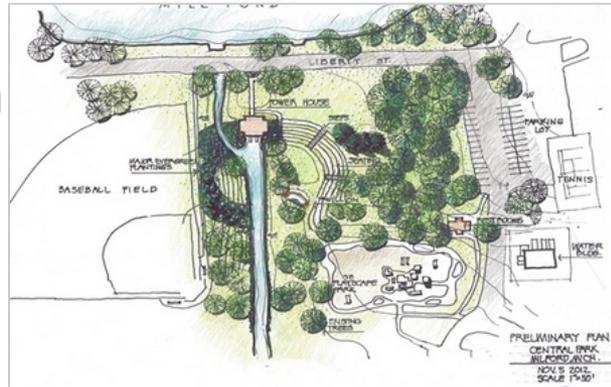


Comparable projects



community amphitheater: The LaFontaine Family Amphitheater | Milford, MI

- * The Village of Milford (population 6,641) is located an hour northwest of Detroit.
- * In 2013, the Milford Downtown Development Authority funded a master plan to improve quality of life in Milford. Around the same time, the Milford Rotary had put out a call for public projects and the Huron Valley Chamber of Commerce had expressed interest in a community enhancement project.
- * Working collaboratively, the groups developed a plan for an amphitheater in the community's Central Park that could support its annual summer concert series.
- * The 2,000-capacity LaFontaine Family Amphitheater cost \$500K (Inclusive of public restrooms), all of which was raised through grants, private donations, and in-kind services.
- * After 18 months of construction, the facility opened in 2015.
- * Programming activity includes the summer concert series and community events.



**community gathering space: Casa Familiar
+ San Ysidro Civic Center | San Diego, CA**

- * Casa Familiar is a nonprofit organization founded in 1973 to serve South San Diego County's low-income residents.
- * The organization offers programs and services to clients of all ages, including classes in ESL and STEAM, free community exercise classes, arts and culture classes, thrice weekly bread distribution, and transitional housing.
- * San Ysidro Civic Center is one of six facilities used by Casa Familiar's to deliver programs.
- * The 7,000 square foot building has a basketball court and stage and is used for an annual Thanksgiving Dinner, a monthly food bank, exercise and fitness classes, Ballet Folklorico, an arts and culture festival, a community heritage event, monthly planning meetings, and a summer camp and lunch program for kids.
- * In 2007, Casa Familiar opened an art gallery, education space, and meeting venue for the community in a restored dry goods store.



festival grounds: McGrath Amphitheater + Cedar Rapids Riverfront | Cedar Rapids, IA

- * In 2009, the City of Cedar Rapids (population 126,326) worked with Sasaki Associates to develop a plan for its riverfront, which had been devastated by flooding.
- * The project's goals were to better connect the river to the community's trail system, increase recreational opportunities, create a downtown destination, and restore wetlands and riparian zones to help contain and absorb floodwaters.
- * The plan resulted in the creation of the McGrath Amphitheater and a festival lawn.
- * Designed to also function as a levee, the amphitheater can be used for free, small-scale community events or for ticketed events for crowds of 5,000.
- * The area surrounding the amphitheater was also designed to serve a variety of purposes. In addition to including event space parking, it operates as a public park during the day and as an event space, hosting festivals of all sizes.



**arts organization summer home: Snow Park
Outdoor Amphitheater | Park City, UT**

- * Deer Valley Resort opened in Park City (population 8,058) in 1981.
- * In the summer, the resort becomes a destination for mountain biking, hiking, and other outdoor activities, including a summer concert series.
- * Performances take place at the Snow Park Outdoor Amphitheater, the summer home of the Utah Symphony and the Utah Opera's Deer Valley Music Festival.
- * Programming includes a free Wednesday night concert series and commercial entertainment.
- * Visitors to the amphitheater can pre-order gourmet picnic baskets and bags, purchase items at the Concert Concession Stand, or grab takeaway items from the Deer Valley Grocery-Café.
- * The amphitheater does not have any permanent seating, and all concerts are held rain or shine.



**native american cultural center: Makah
Cultural + Research Center | Neah Bay, WA**

- * Neah Bay (population 865) is a census-designated place on the Makah Reservation.
- * The Makah Cultural + Research Center, a 24,000 square foot facility housing more than 55,000 pre-contact artifacts, opened in 1979.
- * In addition to permanent and temporary exhibition space, gallery space, and a replica longhouse, it includes a museum store, an ethno-botanical garden, a library, and archives.
- * Programming includes environmental guided tours, basketry and carving demonstrations, workshops, and lectures on topics such as Makah storytelling, fisheries management, and forestry.
- * Environmental tours include visits to the Ozette Archaeological Site, the Cape Flattery Trail, local village sites, and local beaches.
- * The facility is owned by the Makah Tribe and operated by a nonprofit.
- * Annual attendance is 14,000 people.



**native american cultural center: The
Museum at Warm Springs | Warm Springs,
OR**

- * Warm Springs is in unincorporated community of 2,945 in Jefferson County.
- * The Museum at Warm Springs, Oregon's first Tribal Museum, opened in 1993 following a grassroots effort to develop a cultural center.
- * At 25,000 square feet, the building includes permanent exhibition space, an education room, and a gift shop. There is also an amphitheater.
- * The Museum has one of the largest and most complete collections of any Native American museum in the United States, including Pacific Northwest Native American paintings, sculpture, masks, and ceremonial clothing.
- * Programming includes annual Tribal Member and Tribal Youth art exhibitions, live demonstrations every summer weekend, festivals, and events.
- * The facility is owned by the Tribe, and operated by a nonprofit.
- * Annual attendance is 9,000 people.



summer arts + ecology camp: Cary Institute of Ecosystem Studies | Millbrook, NY

- * Based in Millbrook, NY (population 1,434), The Cary Institute of Ecosystem Studies was founded in 1983 as an independent environmental research organization.
- * Each summer, the organization runs a series of camps, including an Arts + Science camp.
- * Aimed at students in grades 6 through 12, Art + Science explores how artistic creativity and scientific investigation can be combined to understand the world, introducing participants to observational and notational research methods.
- * During the week-long program, students create field journals and engage in site-specific art creation based on scientific research.
- * They also experiment with data visualization, sketching, collaging, writing, and critical questioning.



artist residency program: New York Mills Cultural Center | New York Mills, MN

- ✦ New York Mills (population 1,225) is a rural community in central Minnesota.
- ✦ In the late 1980s, an artist from Minneapolis moved to the area and, interested in how the arts could be used to spur economic development, created an artist residency program.
- ✦ Town officials contributed \$35,000 to the effort. Five years later, 17 new businesses had moved to the community, creating 200 new jobs. By 1990, the New York Mills Cultural Center, a nonprofit center for rural creativity, community vitality, and lifelong learning, was formed.
- ✦ Today, the New York Mills Arts Retreat is a program of the Cultural Center. There are two residencies annually, both of which are awarded through an application process.
- ✦ Artists stay in a one-bedroom house and have access to studio space in the Cultural Center. Engaging with the community is encouraged but not required, and the ability to demonstrate commitment to the arts through volunteerism is part of the application process.
- ✦ The residency does not include a stipend.



arts/ecology camp + artist residency program: Caldera | Sisters, OR

- * Caldera is a nonprofit arts organization and center located 16 miles west of Sisters, OR (population 2,224).
- * The organization began in 1996 as an arts camp in the mountains for kids with limited opportunities.
- * Today, it is recognized as one of the top 50 youth organizations in the country.
- * Camp Caldera is an annual arts and nature camp serving 150 youth from Portland and Central Oregon. While at camp, students work with teaching artists, naturalists, and mentors and participate in music/audio production, visual arts, dance, theater, and the like. They also participate in nature hikes and challenge courses.
- * Caldera operates an artists in residence program every year from January through March. The residency is available to artists in any discipline, including culinary arts, design, engineering, and the sciences. Artists are provided with a private cabin, are required to participate in Open Studios events, and are invited to to apply to do workshops and/or outreach projects with the local community.



Next steps

- * Have we fairly described the situation and opportunities in Waldport?
- * What additional input and information is needed?
- * Are our recommendations in line with your sense of needs?
- * How should you proceed?
 - * Define priorities.
 - * Engage in master planning.
 - * Work on developing partnership opportunities.

