



FY 2013/23

# Parks Master Plan Draft



Microsoft

FY 2013/23

# ACKNOWLEDGMENTS

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## **Special Thanks**

Special thanks are offered to the citizens of Coos Bay who provided feedback for the Park Master Plan update through community, events, questionnaires, and public meetings to provide input throughout the planning process. I sincerely appreciate the efforts of City staff, Coos Bay School District, Southwestern Oregon Community College, Oregon State Parks and Coos County, that played a critical role in providing data and comments for this plan.

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## PREFACE

The Plan presented here is an update of the 1987 Coos Bay, Parks Master Plan. The updated Parks Master Plan reflects the priorities of residents who participated in all stages of its development, and it identifies specific projects that were needed in order to improve community recreation facilities as well as plan for the future. The objective of the Plan is to take advantage of the local area's great landscape and ensure that current and future demand for such opportunities will not surpass the supply. Because of the economic downturn the community has

experienced for the past few decades, the City's ability to fund recreational capital improvement projects became last priority. The focus was to continue to provide core services to the residence of Coos Bay, which is still the case today. Therefore in preparation of this plan City staff and the Parks Commission had to think outside the box, and provide creative funding options for council to consider.



With the creation of a new parks master plan, Coos Bay is attempting to further organize their efforts towards reaching and making new long-term and short-term goals. The new plan is attempting to reach these goals by revising the existing policies and adding several new policies. This will give new utilities for the parks commission to further improve park facilities.

The City of Coos Bay has just under 196.1 acres of park land, both developed and undeveloped. It is important that we maintain and improve these assets for current and future generations in our community. In Coos Bay we have five main types of parks, community parks, neighborhood parks, natural parks, special use facilities and linear trails. In an effort to expand open spaces throughout the community, the city hopes to partner with the school district to include school facilities in the parks master plan. This will allow the city to best utilize local resources to maximize recreational use.

Because Coos Bay residents place a high value on parks and recreation, the majority of the recommendations of the 2013/2023 Plan involve upgrades to exsisting facilities. According to Portland Oregon University population statistics report, the city's population has increased 6% from 1990 – 2012. In addition, trends in recreation are changing, new interests are emerging, and some projects noted in the 1987 plan were never implemented. In particular, the demand for a community sports park was never developed. Based on community input the Park Master Plan identifies new priorities for parks and recreation in Coos Bay.

Highlights include the following recommendations:

- Renovate existing facilities to protect investments, enhance user safety and accessibility, maximize maintenance efficiency, and support recreation activities;
- Expand programming options for all ages and abilities, ensuring opportunities in the following areas: sports, fitness/wellness, outdoor/environment, arts and cultural events, community education/life skills, and environment-oriented programming;
- Develop communitywide waterfront trail system and improve access, link parks, provide recreation opportunities, and connect parks to other destinations in the city;
- Develop the following facilities; dog park, multi-use sports park, neighborhood parks, natural areas and linear trails

This Plan presents both specific recommendations and innovative policies to enhance and operate the park system in Coos Bay. New trends, recreation interests, and neighborhood and community needs were carefully considered in developing these recommendations. When adopted by the City Council, the Plan will provide a specific blueprint for park and recreation improvements for the next ten years.

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## **Chapter 1: Introduction**

In spring of 2012, the City of Coos Bay began updating its Park, Recreation and Open Space Plan to address the parks, facilities, and service needs of the community for the next ten years. This plan describes a strategy for meeting future recreation needs, providing direction for the provision of parks and recreation facilities throughout the city.

The City of Coos Bay has 196 acres of park land, ranging from active-oriented parks with opportunities for sports, picnicking, and playgrounds, to passive-oriented parks with opportunities for walking, biking, and wildlife viewing. These parks are complimented by special use areas and include several waterfront sites, community recreation facilities, and resource and beautification areas, which further enhance the system.

The City of Coos Bay population has grown 6.0% since the creation of the 1987 master plan. This Plan ensures that the City will continue to provide safe, attractive, and well-maintained parks, facilities and open spaces, along with creative and challenging recreation programs, to support a wide variety of leisure opportunities for people of all ages and abilities.

This Plan also keeps an eye to the future. The greater Coos Bay area has a variety of outdoor recreation opportunities, including the Oregon Dunes National Recreation Area, which brings approximately 1.5 million visitors each year. The ocean beaches near Coos Bay are devoid of the level of development seen on other areas of the Oregon Coast, due too much of the coastline being designated state and county parks. Across the entrance bar to Coos Bay from the Oregon Dunes National Recreation Area lie the rugged cliffs and pocket beaches of Bastendorf Beach County Park, Yoakam Point State Park, Sunset Bay State Park, Shore Acres State Park and Cape Arago State Park. Approximately 11 miles southwest of Coos Bay is the South Slough National Estuarine Research Reserve and approximately 25 mile east in the Coast Range is Golden and Silver Falls State Natural Area.

Outdoor recreation is abundant in the Coos Bay area and has a unique array of vistas, waterfronts, and natural areas. While many areas within the City have been developed already, there are remaining spaces with great potential to function at their highest and best use. The City will look for opportunities and partner with others to enhance Coos Bay's unique natural environment.

Coos Bay residents recognize that parks and open space add to the quality of life and are essential components for a livable city. Parks and recreation also contribute to health and wellness, build stronger families, and reduce social service and justice costs. Creating places to recreate and enjoy nature, the benefits are endless for the entire community.



## 1.1 Purpose of the Plan

The primary purpose of this Plan is to update the 1987 Park, Recreation and Open Space Plan by identifying new trends in recreation, areas of growth in recreation participation, and changing community park and facility needs. This Plan describes a strategy for meeting these future community needs. It updates the park classification system, establishes guidelines for park planning and development, recommends general locations for the development of future parks and trails, recommends improvements to existing facilities, introduces policies to improve the provision of recreation services, and describes a financing strategy to implement priority recommendations.

In short, the Plan gives the City a specific strategy to meet future financial challenges in order to provide, new parks and open space sites, well-developed facilities and trails, and a well-maintained park system. This Plan provides strategic guidance and recommendations on how to develop an interconnected and accessible park system for all citizens to enjoy. Through this Plan, Coos Bay acknowledges the Oregon Recreation and Park Association's VIP Vision, creating community through people, parks and programs.

## 1.2 Planning Process

The development of the Park, Recreation and Open Space Plan involved four phases. Figure 1 illustrates the planning process.

**Phase I: Technical Analysis:** The purpose of this phase was to identify changes in Coos Bay and community recreation needs since 1987. Public involvement opportunities were available by survey analysis of the planning context and park and recreation resources to determine community needs for parkland, open space, and recreation facilities.

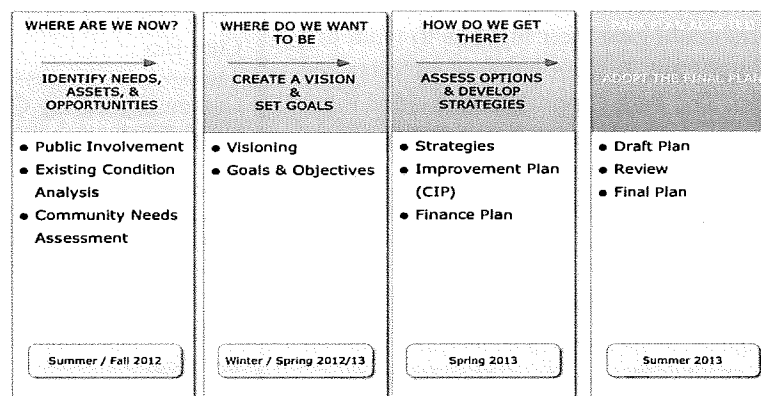


Figure 1

## Planning Process

**Phase II: Plan Development:** In Phase II, recommendations were developed for improving existing parks, implementing projects and programs, and acquiring and developing new parks, trails, and recreational facilities. Visioning, goal setting, and objectives were decided and set.

**Phase III: Plan Review and Refinement:** Strategies were created based on goals and objectives of the parks master plan. A Capital Improvement Plan was established on existing conditions of the needs assessment evaluation. Based on the evaluation a capital financial plan was developed.

**Phase IV: Plan Review and Refinement:** Phase IV involved the review of the draft Plan by neighborhood groups, citizens, the Parks Commission, Planning Commission, and City Council. The first draft was reviewed beginning in XXXX. A revised plan was prepared in XXXX and reviewed by the public, commissions, and city elected officials. The Plan was revised in XXXX based on the public review comments, and the adoption process continued in June 2013. The final Plan reflects the comments received through the numerous public review opportunities.

### 1.3 Public Participation

Public participation and citizen input are crucial to Plan development because of the City's desire to have a park system that reflects community needs and values. Key public involvement findings from the 1987 Plan provided a foundation for understanding community demands for recreation opportunities. In addition, current community opinions were gauged to identify changes in recreation patterns since 1987. (Figure 2)

Community participation in the development of this Plan included:

**City Website:** An explanation of the Parks Master Plan update and survey was available to the community on the new Parks Master Plan from March 2012 – July 2012.

**Community Input:** Questionnaire was used to register citizen input on key direction for the parks master plan update. The questionnaire was designed so that community members could give their input as to what they thought was most important. A short handout summarized the scope of the plan. The Park Commission divided the City limits up in zones and each commissioner was given an area to seek input from the community interest groups. Community input gathering meetings began in September 2012 and ended November 2013.

**Public Outreach:** City staff arranged two community presentations of the Parks Master Plan in May 2013 and worked with the Coos Bay Library, Coos Art Museum and the Visitor Information Center to provide an overview of the parks master plan in draft format.

**Figure 2**  
Public Involvement

| Public Involvement Activity         | Participants |
|-------------------------------------|--------------|
| Community Survey Coos County        | 111          |
| Community Survey City of Coos Bay   | 170          |
| Community Survey City of North Bend | 29           |
| Community Intercept Presentations   | 2            |
| Council Presentations               | 2            |
| Park Commission Planning Meetings   | 8            |
| Special Interest Groups             | 5            |
| Media (KCBY)                        | 3            |

## 1.4 Report Organization

The Park Master Plan is presented in eight chapters and three appendices:

- **Chapter 1: Introduction** describes the purpose of the report, the planning process, public participation, and the organization of this document.
- **Chapter 2: Planning Context** presents the regional context, planning area, climate, physical features, demographics, land use, population projections and neighborhood boundaries that are relevant to this Plan.
- **Chapter 3: Existing Park and Recreation Services** updates the City's park classification system and summarizes the City's current inventory of parks and recreation facilities, including a description of the trail system, waterfront access, and programs and services.
- **Chapter 4: Park and Facility Needs** summarizes current and future park land needs, based on an update of the results of the standards set during the 1987 Park Master Plan.
- **Chapter 5: Design Guidelines** presents policies and guidelines applicable to the acquisition and design of parks, natural areas, specialized facilities, and trail systems in Coos Bay.
- **Chapter 6: Park and Facility Recommendations** provides recommendations for existing and proposed parks, open space, recreation facilities, and trails, based on the park system concept identified for the City of Coos Bay.
- **Chapter 7: Management and Operations Policies and Recommendations** provides recommendations for service provision, including administration and operations for the Park Master Plan Update.
- **Chapter 8: Action Plan** describes project priorities, funding sources, and a financing strategy for a 10-year Capital Improvement Plan along with potential operations impacts.

**\*Appendices include the following:**

- **Appendix A: Adopted Master Plans** presents the master plans used in the on-going renovation and development of the following parks and facilities: Mingus Park, Boardwalk / City Dock, Hull Dog Park, Ed Lund Park, Empire Lakes (John Topits) Park, Empire Boat Ramp, Taylor-Wasson Park, South 10<sup>th</sup> Street Park, Eastside Park, Windy Hill Park, Ped Way, Marshfield Pioneer Cemetery and Eastside Boat Ramp.

- **Appendix B: Public Involvement Results** notes key findings from the community outreach conducted in development of this plan, including the 2012 recreation survey, and public meetings.
- **Appendix C: Recreation Needs Assessment** describes the results and approach used to identify park land and recreation facility needs for the 2013/2023 Park Master Plan.

## Chapter 2: Planning Context

The physical features and demographics of Coos Bay create both opportunities and constraints for park and recreation services within the City. This chapter defines these parameters, which will affect park, facility, and program planning. The planning context for Coos Bay includes the following key findings:

- Coos Bay is a beautiful coastal town located on a peninsula in Southwestern Oregon. It is the State's largest coastal City and is home to North Bend, Empire, Eastside, and Charleston, Oregon with the County seat in Coquille, Oregon.
- Coos Bay has many waterfront features; Empire Lake, Mingus Pond, Empire Lakes, Boardwalk, and the bay front, which all offer potential waterfront recreation opportunities and trails.
- Coos Bay has several steep hillsides and drainage corridors in the area that are undeveloped and may provide opportunities for trail development or connecting existing park facilities.
- The population growth rate for Coos Bay has increased 3.4 percent since 1987. Over the next 10 years population growth is expected to grow 3.0 percent. This could be influenced with the development of LNG plant.



### 2.1 Regional Context

Coos Bay is located in Coos County of southern Oregon at 43°22'00"N and 124°13'00"W. The city lies approximately 220 miles south of Portland, Oregon, and 531 miles north of San Francisco, California. The community encompasses a total area of 15.9 square miles, including 5.3 square miles of water and 10.6 square miles of land. The City is linked to surrounding communities and the region by State Highway System (Figure 3).

Regional linkages are important to Coos Bay, the major north-south coastal highway, runs through both Coos Bay and North Bend. The area is linked to Interstate 5 via state Highway 42 (Coos Bay to Roseburg), state Highway 38 (Reedsport to I-5 at Curtin) and state Highway 126 (Florence to Eugene). Coos Bay offers a multitude of recreational options for visitors. Hiking, biking, kayaking, bird watching, fishing, and whale watching are common recreational activities. The Cape Arago Lighthouse and State Arago State Park are located 12 miles southwest of Coos Bay. Crabbing and clamming activities along with tide pool walking are popular activities in the protected bay. Coos Bay also offers museums, both art and historical, antique stores, and various



shopping opportunities. The year is filled with community events and festivals such as the Memorial Day parade, Empire Clamboree, Blackberry Arts Festival, Fun Festival parade, Cruz Coos, and the Annual Salmon Derby in September.

**This is the coverage area for the Aerial Photo Map**

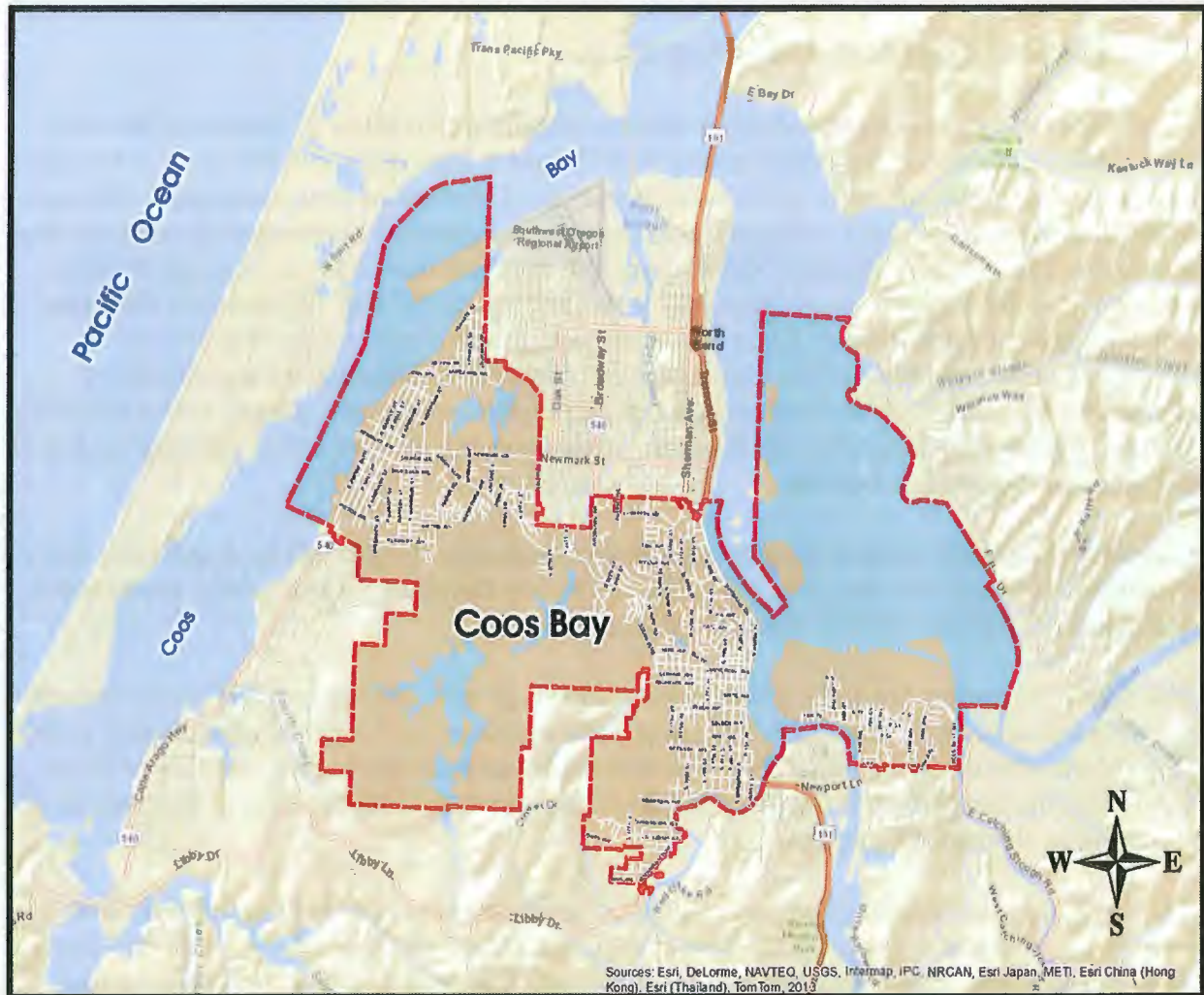


### Figure 3

#### Regional Context

## 2.2 Planning Area

The planning area for the Park Master Plan includes all territory within Coos Bay's Urban Growth Boundary (Figure 4). The service area for Coos Bay's parks and facilities is somewhat larger, since residents in the county and the City of North Bend come to the City for recreation activities and services.



**Figure 4**  
Coos Bay Urban Growth Boundary

## 2.3 Climate

Climate can be a major factor in participation in outdoor recreation activities. Coos Bay, Oregon is a good place to live in with its pleasant weather. Average minimum temperature of Coos Bay, Oregon in January is 31.8, average minimum temperature in July is 66.0 Average precipitations in January are; 5.76, in July it is 0.74.



## 2.4 Physical Features Geography

Coos Bay is the second largest estuary in Oregon accounting for about 27 percent of the state's total estuarine resources. Its surface area is 10,973 acres at high tide and 5,810 acres at low tide. Tidelands cover approximately 4,569 acres including 2,738 acres of tidal marsh and 1,400 acres of eelgrass beds. The natural environment of the estuary supports a tremendous diversity of flora and fauna. The extensive shallow tidal flats provide excellent habitat for a variety of shellfish and important feeding and spawning areas for some 65 species of fish. Of particular biological importance is the South Slough National Estuarine Research Reserve, a pristine area of undisturbed tidal marshes and tide flats which furnishes essential habitat for a multitude of organisms. In addition, natural resources support extensive recreational activities such as fishing, boating, sightseeing, clamming, crabbing, and nature viewing which enhance the local quality of life and attract tourists to the area.

Coos Bay is a highly complex system composed of numerous sloughs and bays and some thirty tributaries, the major one being the Coos River. The bay drains a total area of 605 square miles and yields 2.2 million acre feet of fresh water annually.

The tides of Coos Bay are of the mixed semi-diurnal type with paired highs and lows of unequal duration and amplitude. The mean tidal range at the entrance is 6.7 feet, the extreme high is 10.5 feet and the extreme low minus 3 feet. The tidal range increases upstream to the City of Coos Bay where the mean range is 6.9 feet. The time difference between peak tides at the entrance and Coos Bay is about 40-90 minutes.

The city is quite hilly, with elevations ranging from between sea level to over 500 feet. Bodies of water within the city limits include Upper Pony Creek Reservoir, Lake Merritt, Empire lakes and numerous streams. This topography creates many scenic viewpoints and sites with dramatic views. On the other hand, the steep slopes also produce unbuildable areas.



## Water Features

Surrounded by the Pacific shoreline with its beautiful dunes and lovely beaches, Oregon's Adventure Coast is located between the Oregon Dunes National Recreation Area on the North and Shore Acres State Park, an impressive botanical garden on a cliff overlooking the Pacific Ocean, on the South. The area features a variety of outdoor activities including fishing, clamming, wildlife, bird watching, sea lion and whale watching, tours, cycling, and 4-wheel rides in the dunes. The Port of Coos Bay is an active commercial area. The Coos Bay area also offers a wide range of community parks with water frontage.



The Coos River provides nearly 6 miles of riverfront before entering the Pacific Ocean at Coos Bay off Hwy 101. There are two major tributaries, the South Fork Coos and the Millicoma Rivers. Local roads follow both banks upstream. Coos River, South Fork meets with Millicoma River to form the Coos River, 6 miles east of Coos Bay. Many narrow drainage corridors cross the City, carrying storm runoff to the rivers. In addition, there are many wetlands throughout the City. These features may provide opportunities for trail development and natural area preservation.

## Planning Implications

These physical features within Coos Bay have implications for the City's park system. Planning implications are summarized below:

- The Coos River and Bay front offer opportunities for potential waterfront and/or water-related recreation.
- Maintaining the remaining forest cover and the drainage corridors is important for storm water conveyance, hazard mitigation, and erosion protection, as well as for aesthetics and trail connectivity.
- Abrupt elevation changes in Coos Bay will play a role in how far people are willing to travel on foot to use parks. The steep slopes may function as barriers at some sites and should be considered when acquiring or locating new facilities. The terrain, combined with the pre-existing development, will limit opportunities to build new facilities. The City should consider and incorporate multi-modal connectivity to parks when possible.
- Parks can preserve natural resources in Coos Bay and also help maintain the City's aesthetic appearance by providing buffers and visual relief from development.

## 2.5 Demographic Profile

The demographic characteristics of a community can help predict recreational interests and participation. Factors such as age and income affect an individual's ability to pursue and participate in recreational activities. Other factors such as employment, education, and ethnicity also affect recreation participation patterns. In addition, the community's growth rate as a whole helps determine the need for additional facilities and services to keep pace with the number of residents. This section explores the demographic characteristics of Coos Bay, based on an analysis of Portland State University, census data and other data as noted.



## Population

A city's growth rate is influenced by a number of factors, including net migration, household composition, and birth rates and death rates. However, population growth within a city is also a function of annexation policies that extend city boundaries.

Table 1 from Portland State University shows the City of Coos Bay growth from 2010-2012 in comparison to other Southwestern Oregon Cities to include Coos County. From 2011 to 2012, the South Coast's population growth lagged behind the statewide trends. Coos County lost 70 residents, or a loss of 0.1 percent. However the City of Coos Bay population grew by 93 residences between 2010 and 2012.

**Table 1**  
Local Population Growth

### Population of Southwestern Oregon Counties and Cities

|                    | <b>April 1, 2010<br/>Census Count</b> | <b>July 1, 2011<br/>Estimate</b> | <b>July 1, 2012<br/>Estimate</b> |
|--------------------|---------------------------------------|----------------------------------|----------------------------------|
| <b>Coos County</b> | 63,035                                | 62,960                           | 62,890                           |
| Bandon             | 3,066                                 | 3,085                            | 3,100                            |
| <b>Coos Bay</b>    | <b>15,967</b>                         | <b>16,010</b>                    | <b>16,060</b>                    |
| Coquille           | 3,866                                 | 3,865                            | 3,870                            |
| Lakeside           | 1,699                                 | 1,695                            | 1,700                            |
| Myrtle Point       | 2,514                                 | 2,515                            | 2,515                            |
| North Bend         | 9,695                                 | 9,710                            | 9,710                            |
| Powers             | 689                                   | 690                              | 695                              |
| Unincorporated     | 25,547                                | 25,390                           | 25,240                           |

## Age

Age typically influences recreation participation, and youth tend to participate in recreation activities more frequently than any other age group. Most youth favor active and competitive activities, such as basketball, baseball, soccer, swimming, skateboarding and bicycling. Typically, as people age, their participation in competitive sports and recreation decreases. However, today's aging baby boomers tend to remain more physically fit and socially active than similar age groups in the past. Families with young children often look for both parent-child activities and childcare, which influences their recreation choices. Program and facility planning should take into account these age-related preferences in order to meet the needs of the entire community.

Table 2 compares the age statistic in Coos Bay with the State of Oregon, and National, between the years 2000 - 2012. Also shown is the population growth in the past 12 years, 3.4%, the ratio to Male/Female 0.9:1, and what percent of the population is married 54%,

**Table 2**  
Sources: Portland State Population Research Center.

| Statistic               | Coos Bay | Oregon    | National    |
|-------------------------|----------|-----------|-------------|
| Population (2012)       | 16,060   | 3,831,074 | 311,173,000 |
| Population (2000)       | 15,443   | 3,421,399 | 281,421,906 |
| Population growth       | 3.4%     | 12.0%     | 10.6%       |
| Male/Female ratio       | 0.9:1    | 1.0:1     | 1.0:1       |
| Married (15yrs & older) | 54%      | 59%       | 58%         |
| Speak English           | 95%      | 89%       | 88%         |
| Speak Spanish           | 3%       | 8%        | 7%          |

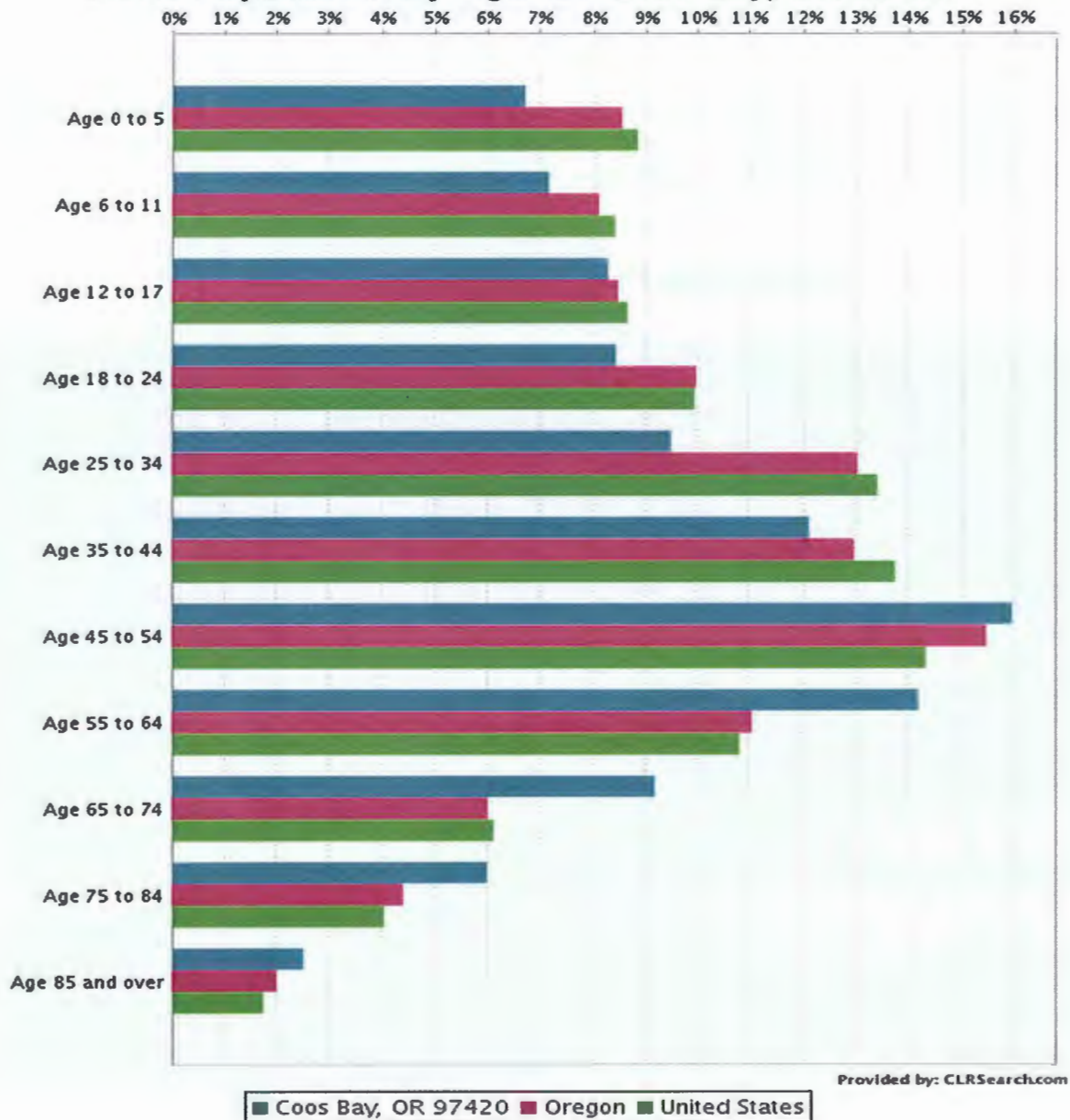


Table 3 compares the age distribution in Coos Bay. The graph shows the changes in each age group. In general, the population of Coos Bay is aging. About 16% of the population is 45-54, 14 % is 55-64 and 12% is 35-44, and the fastest growing segment of the population in 2010 was the 45-54 age groups. These age groups are growing faster than Coos Bay as a whole, and the percentage of children under 11 years of age and adults ages 18-24 are declining. The City may want to explore opportunities to provide recreation activities catering to residents ages 45-64 and over.

**Table 3**

Sources: Portland State Population Research Center; Age Distribution.

**2010 Population by Age for Coos Bay, OR 97420**



# Household Income

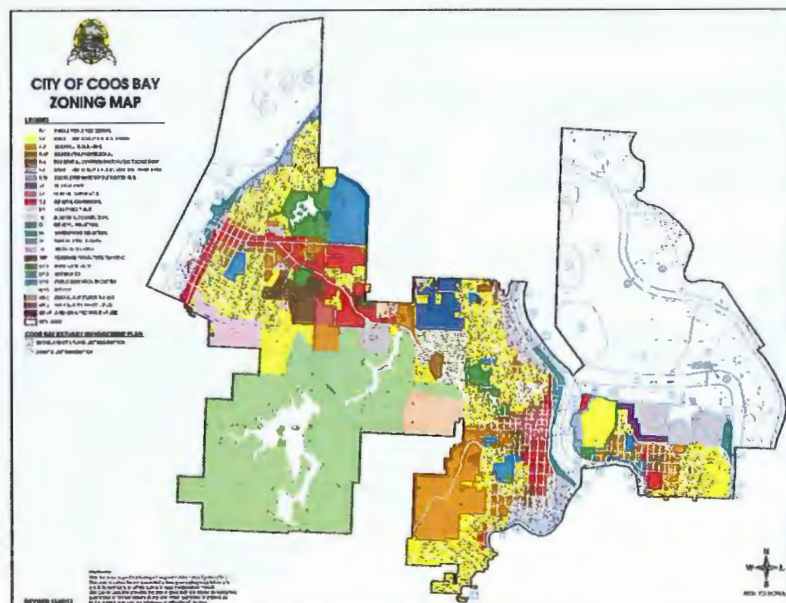
Income levels also provide important information for recreation planning. In general, people with higher incomes tend to be more active and participate in more expensive types of activities. Lower-income residents may face limitations in participating in programs due to less discretionary income or time. However, portions of this demographic will rely on accessible parks for recreation opportunities. Coos Bay's median household income of \$37,625 is less than the State median of \$48,446 and more than the County median of \$37,355. The median income level is lower than the State and there may be populations in Coos Bay that cannot afford to participate in programs.

## 2.6 Land Use

Development in Coos Bay has been predominately residential, with single family houses accounting for about 60 percent of residential zoning and commercial land use typically around 40 percent. Residential generates the greatest demand for park and recreation services. Coos Bay has an identifiable business district or a downtown center. However, commercial and retail opportunities are also much dispersed sites throughout the City. Only a small percentage of the City 5 percent is considered mixed use and commercial development, with 10% land has been designated for industrial use. Figure 5 shows the City's acres of industrial land are concentrated along the bay and Southwest Boulevard. Given the high percentage of residential development, the City should anticipate a medium demand for park and recreation services throughout the City, in comparison to other cities with a greater percentage of commercial districts and industrial areas.



**Figure 5**





## 2.7 Population Projections

Table 4 In 2000; an estimated 15,374 people lived in Coos Bay. In 2012, the certified Coos Bay population is 16,060, calculated by the Population Research Center at Portland State University, and was used in the needs assessment to determine park land and facility needs. This number is used throughout this Plan as the City's current population. As Coos Bay Park, Recreation, and Open Space Plan neared completion, the City estimated the 2013 population to be 16,060 within the Urban Growth Boundary (UGB).

**Table 4**

Sources: Portland State Population Research Center; Age Distribution.

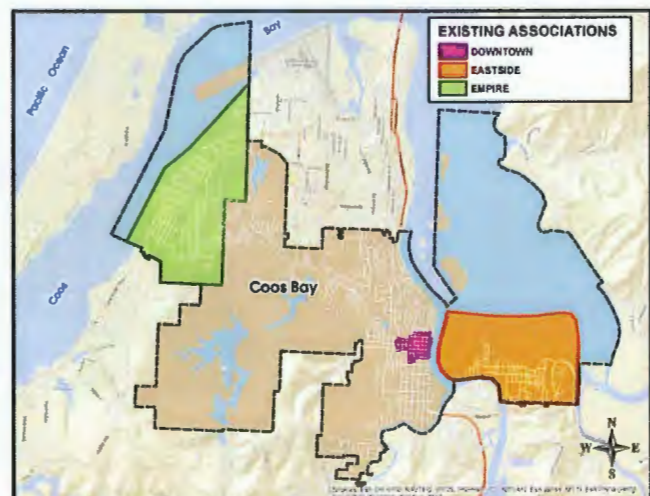
| Coos Bay, Oregon -<br>Overview | 2012 Census |             | 2000 Census |             | 2000-2012<br>Change |             |
|--------------------------------|-------------|-------------|-------------|-------------|---------------------|-------------|
|                                | Counts      | Percentages | Counts      | Percentages | Change              | Percentages |
| <b>Total Population</b>        | 16,060      | 100.00%     | 15,443      | 100.00%     | 617                 | 3.86%       |

## 2.8 Neighborhoods

There are three recognized neighborhood associations for the following areas; Community Coalition of Empire, Eastside Neighborhood Association and Down Town Association, membership in an association is open to anyone living, working, or owning property within the association's boundary. Neighborhood associations are made up of citizen volunteers, and each is responsible for organizing its own activities. Coos Bay City Council looks to neighborhood associations for advice and input and to facilitate communication between Coos Bay residents and City departments, elected officials, and appointed boards as shown in Figure 6.

- Community Coalition of Empire Association
- Eastside Neighborhood Association
- Down Town Association (Business)

**Figure 6**



Coos Bay has many more neighborhood areas that are not an official association. The City may want to consider forming additional association for the below neighborhoods:

- Empire Lakes
- West Gate
- Hospital Park
- Milner Crest
- Libby

## Chapter 3: Existing Parks and Recreation Services

Since the Park, Recreation, and Open Space (PROS) Plan was adopted in 1987, the City has added one facility to its park system inventory and expanded one facility to its park system. The City has continued to refine its park and recreation services and facilities. Improvements system wide were made when resources were available, this Plan updates the City's park classification system. This chapter defines each new park land category, summarizes the current park and facility inventories, and identifies the range of recreation programs and services provided by the City.



### 3.1 Park Land Park Classifications and Definitions

The 1987/91 PROS Plan included two classifications of park land that were expanded into four categories in this plan. Because of recent changes to Coos Bay's PROS Plan, this Plan proposes a simpler classification system to address specific land needs, development issues, and operational efficiency. Each category provides a distinct type of recreational opportunity.

The updated park land classification system has four categories. Each category provides a distinct type of recreational opportunity:

- **Active-Oriented Parks:** These parks focus on providing active recreation opportunities through facilities such as playgrounds, playing fields, and basketball courts. Open turf areas typically are included in active-oriented parks to support a range of uses. The types of facilities and amenities offered in each active-oriented park depend upon the size and scale of the park. Parks with more amenities typically require more support facilities as well, such as restrooms and parking.
- **Passive-Oriented Parks:** These parks focus on providing trail related recreation opportunities and passive outdoor activities, such as bird and wildlife watching. Accessory uses can be provided in this type of park, such as picnic areas, playgrounds, and even small turf areas, provided they are accessory to the park's passive-oriented uses.
- **Multi-Use Parks:** Some parks offer both active and passive oriented uses, where the park focuses on both types of recreation opportunities. Mingus Park is an example of a multi-use park.
- **Special Use Areas:** Special use areas are single-purpose sites or areas occupied by a specialized facility or stand-alone facility; boat ramps, botanical or community gardens, Art Museum, Library, Community Center and sports field complexes.

## Other Definitions

Public Works and Development Department is responsible for maintaining additional acreage that does not support recreation. This land has been divided into the following categories:

- **Beautification Areas:** These landscaped areas or entry features are typically located along roadways and at intersections. In Coos Bay, these landscaped areas include rights-of-way, gateway signs, and medians. Beautification areas add to the City's identity, providing visual benefits to the community.
- **Resource Areas:** Resource areas are undeveloped greenbelts with no public access, which do not serve as recreation resources. Instead, these areas provide green buffers to development, serve as visual amenities, or provide habitat and water quality values or can be wetlands drainage basins.

## Park Inventory

Coos Bay has over 194.1 acres of park land within the City's park system. These parks contain a variety of recreation amenities and facilities to support diverse recreation experiences. Coos Bay's park inventory is presented in Table 5, organized by park type. The locations of these existing park and recreation resources are illustrated in Figure 6.

**Table 5**  
Park Inventory, 2013

| Park Site                          | Acreage     | Comments |
|------------------------------------|-------------|----------|
| <b>Active-Oriented Park</b>        |             |          |
| Ed Lund Park                       | 0.80        |          |
| Taylor-Wasson Park                 | 0.30        |          |
| South 10 <sup>th</sup> Street Park | 0.72        |          |
| Windy Hill Park                    | 0.63        |          |
| Eastside Park                      | 0.90        |          |
| <b>Total, Active-Oriented Park</b> | <b>3.50</b> |          |
| <b>Multi-Use Park</b>              |             |          |
| Mingus Park                        | 55.0        |          |
| <b>Total, Multi-Use Park</b>       | <b>57.0</b> |          |
| <b>Special Use Areas</b>           |             |          |
| City Dock                          | 2.25        |          |
| Empire Boat Ramp                   | 2.80        |          |
| Marshfield pioneer Cemetery        | 3.86        |          |
| Eastside boat ramp                 | 7.00        |          |
| Coos Bay Library                   | 0.65        |          |
| <b>Table 5 (continued)</b>         |             |          |
| Coos Art Museum                    | 0.25        |          |
| Sun Building                       | 0.20        |          |
| Visitor Information Center         | 0.40        |          |



|                                    |                |                 |
|------------------------------------|----------------|-----------------|
| Fireman Memorial                   | 0.10           |                 |
| <b>Total, Special Use Areas</b>    | <b>17.51</b>   |                 |
| <b>Table 5 (continued)</b>         |                |                 |
| <b>Park Site</b>                   | <b>Acreage</b> | <b>Comments</b> |
| <b>Passive-Oriented Park</b>       |                |                 |
| Empire lakes                       | 113.00         |                 |
| Boardwalk / Asphalt Trail          | 3.00           |                 |
| <b>Total Passive-Oriented Park</b> | <b>116.00</b>  |                 |
| <b>TOTAL, ALL PARK LAND</b>        | <b>194.01</b>  |                 |

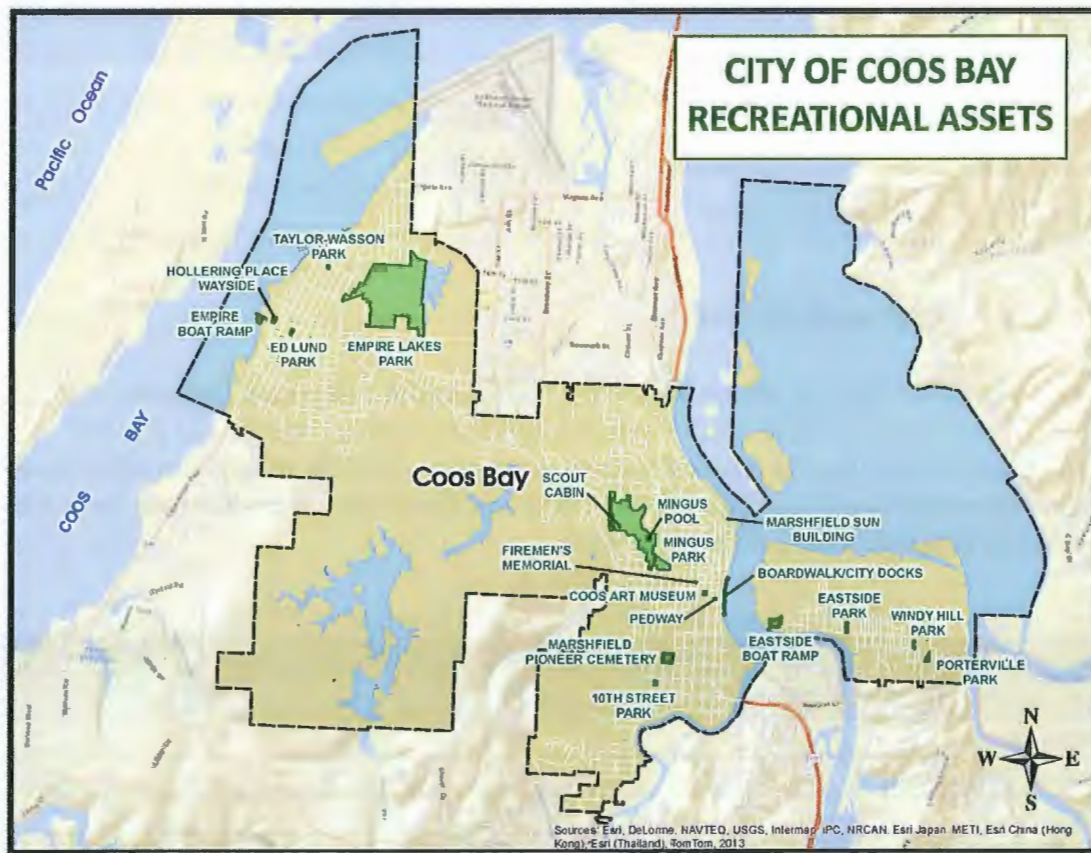
## Other City-Owned Sites

Table 6 lists additional land for which the Public Works and Development Department is responsible (Street Scape). While beautification areas and resource areas do not provide recreation opportunities, they do provide a visual amenity to the City. In addition, these lands affect the maintenance workload. The Public Works and Development Department maintains over 40 acres of beautification and resource areas.

**Table 6**  
Resource and Beautification Area Inventory, 2013

| Area                             | Acreage     | Comments          |
|----------------------------------|-------------|-------------------|
| <b>Beautification Location</b>   |             |                   |
| Ocean Blvd.                      | .05         |                   |
| Timber Inn Island                | .25         |                   |
| Central                          | .05         |                   |
| City Hall Grounds                | .70         |                   |
| Newmark Ave.                     | .05         |                   |
| Old Fire Station Lot             | .30         |                   |
| Lockhart Building Lot            | .40         |                   |
| Wastewater Pump Stations         |             |                   |
| Right-Of-Ways (ROW)              | 1.00        | Various Locations |
| <b>Total Beautification Area</b> | <b>2.80</b> |                   |
|                                  |             |                   |

**Figure 7**  
Coos Bay Park Location, 2013



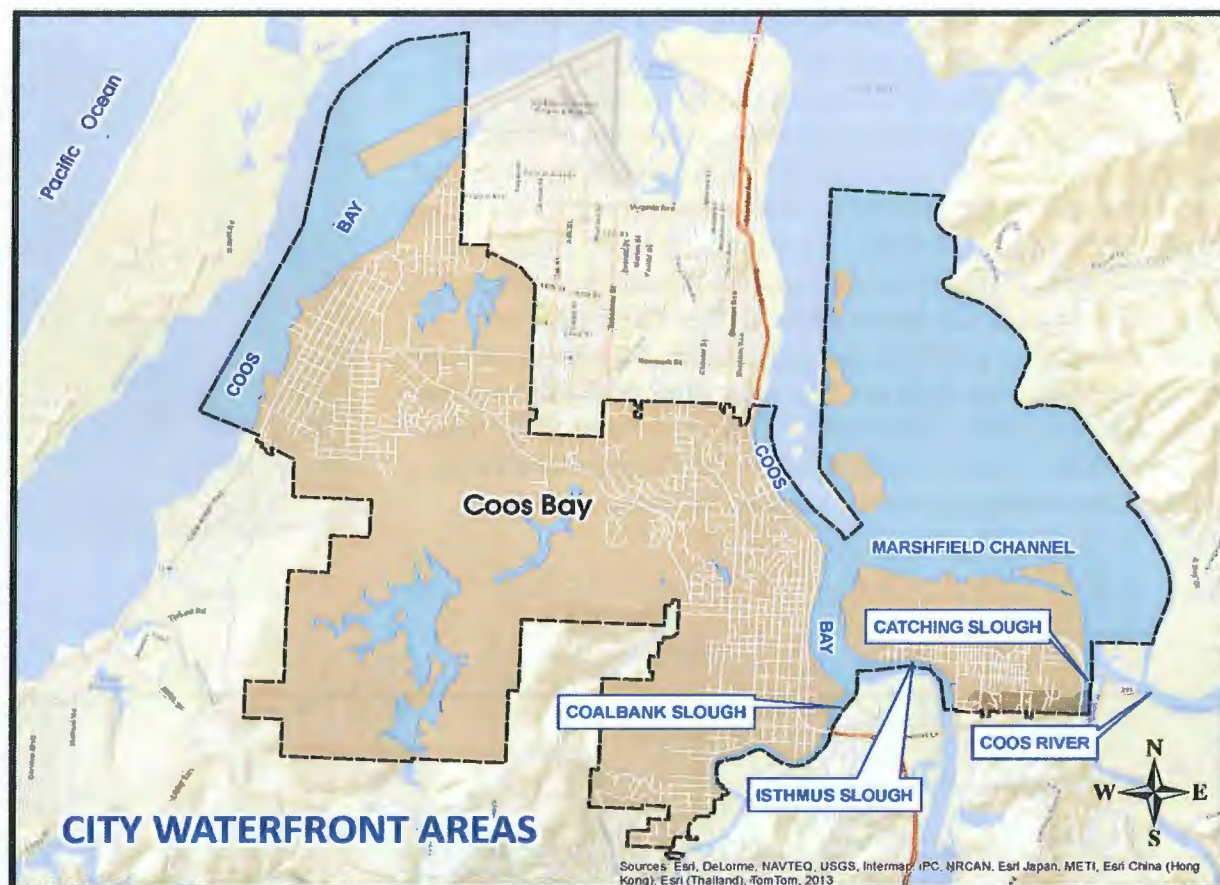
### 3.2 Waterfront Access

As noted in Chapter 2, Coos Bay is fortunate to have abundant waterfront property, including the Coos River and Empire Lake, which are defining features in Coos Bay. Residents value these resources and use them frequent for recreation. Coos Bay open space contain approximately 8.0 miles of water frontage (Figure 7), including waterfront access at the following sites:

- Empire Boat Ramp
- Empire Lakes (Non-Motorized)
- Mingus Park (Non-Motorized)
- Eastside Boat Ramp
- City Docks



**Figure 8**  
Coos Bay waterfronts, 2013



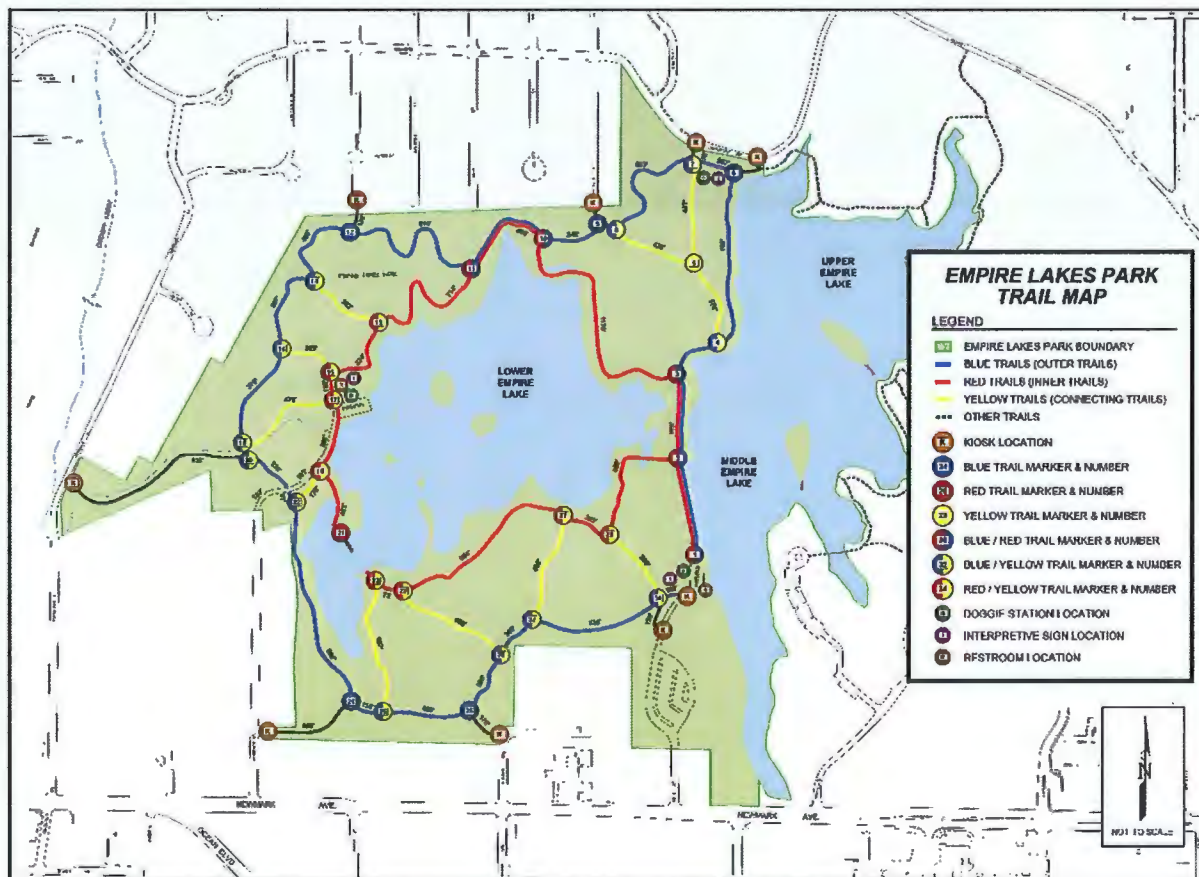


### 3.3 Trails and Pathways

Trail-related activities are very popular in Coos Bay. Locally, regionally, and nationally, trail-related recreation has increased over the past ten years. As a result, a number of local and regional trail planning efforts have been initiated in and around Oregon. Building a network of trails to improve connectivity and to meet the increasing demand for trail-related recreation is a high priority for the City. Currently, Empire Lakes has 5.0 miles of paved pathways, Mingus Park 0.5 and Boardwalk 0.5. Empire Lake has 2 miles of dirt hiking trails. (Note: These numbers include all internal pathways and trails within City parks, but not within the other sites, such as Cape Argo State Park, Shore Acres State Park, Sunset Bay State Park, Golden and Silver Falls State Park, which are owned and operated by the Oregon State Park). Empire Lakes existing trails are mapped in Figure 5.



**Figure 9**  
Empire Lakes



In addition to the sites noted above, many other City parks have shorter pathway and trail systems. Also, on-street bike lanes intended for transportation are addressed in Coos Bay's Transportation System Plan (TSP). While Figure 8 of this Plan does not include on-street lanes, bike lanes can serve as important links in the City's overall trail system. That is why the City and the State of Oregon (ODOT) is investing \$4.3 million improvements to Empire Boulevard Multi-Modal project, connect, and link the community to other facilities.

### **3.4 Recreation Facilities**

An inventory of all athletic facilities and other recreation facilities in Coos Bay was conducted in 2012 as part of the Park, Recreation and Open Space Plan update. The inventory was updated in January 2013. This section summarizes the inventory.

#### **Athletic Facilities**

The following types of athletic facilities are included in the inventory:

- Regulation baseball fields
- Youth baseball/softball fields
- Youth backstops
- Track fields
- Youth soccer fields
- Gymnasiums
- Tennis Court
- Outdoor Basketball Courts

This inventory includes both City and School District facilities that help meet the community's need for recreation opportunities. Not all facilities listed in this inventory are available for scheduling. Table 7 presents the current inventory of sport fields. Several of the fields, noted by an asterisk, are multi-purpose fields or overlays. Tables 8, 9, and 10 presents the inventory of gymnasiums, tennis courts, and outdoor basketball courts respectively. With the exception of one (1) softball field, Mingus Park, Coos Bay School District is the only provider of sports fields in Coos Bay. Also, Coos Bay School District is the sole provider of indoor gymnasiums in Coos Bay.

#### **Other Recreation Facilities**

In addition to athletic facilities, the City of Coos Bay has few recreation facilities within its system. These include:

- Egyptian Theater
- Coos Art Museum
- Marshfield Sun Building
- Mingus Pool

**Table 7**  
Sports Field Inventory

| Location                              | Type | Quantity |
|---------------------------------------|------|----------|
| <b>Football Fields</b>                |      |          |
| Marshfield High School                |      | 1        |
| Millicoma School                      |      | 1        |
| Sunset                                |      | 1        |
| <b>Baseball / Softball Fields</b>     |      |          |
| Marshfield High School                |      | 1B/1S    |
| Blossom Gulch                         |      | 1B       |
| Sunset                                |      | 1B/1S    |
| Mingus Park                           |      | 1S       |
| Millicoma School                      |      | 1B       |
| SWOCC                                 |      | 1B/1S    |
| <b>Baseball Backstops</b>             |      |          |
| Eastside Park                         |      | 1        |
| Milner Crest Administration Building  |      | 1        |
| Millicoma School                      |      | 1        |
| <b>Multi-Purpose Fields</b>           |      |          |
| *Marshfield High School               |      | 1        |
| *Milner Crest Administration Building |      | 1        |
| *Millicoma School                     |      | 1        |
| *Madison Elementary                   |      | 1        |
| *SWOCC                                |      | 1        |
| <b>Outdoor Track</b>                  |      |          |
| Marshfield High School                |      | 1        |
| Millicoma School                      |      | 1        |
| Sunset                                |      | 1        |
| SWOCC                                 |      | 1        |

**Table 8**  
Coos Bay Gymnasiums Inventory

| Location                 | Type | Quantity |
|--------------------------|------|----------|
| <b>Asset Description</b> |      |          |
| Marshfield High School   |      | 3        |
| Millicoma School         |      | 1        |
| Sunset                   |      | 1        |
| Blossom Gulch            |      | 1        |
| Madison Elementary       |      | 1        |
| SWOCC                    |      | 2        |
|                          |      |          |

**Table 9**  
Coos Bay Tennis Court Inventory

| Location                 | Type | Quantity |
|--------------------------|------|----------|
| <b>Asset Description</b> |      |          |
| Mingus Park              |      | 3        |
| SWOCC                    |      | 2        |
|                          |      |          |

**Table 10**  
Coos Bay Outdoor Basketball Court Inventory

| Location                           | Type                        | Quantity |
|------------------------------------|-----------------------------|----------|
| <b>Asset Description</b>           |                             |          |
| Eastside                           |                             | 1        |
| Mingus Park                        |                             | 1        |
| South 10 <sup>th</sup> Street Park |                             | 1        |
| Millicoma School                   |                             | 2        |
| Blossom Gulch                      | 4 Half Court / 1 Full Court | 4H / 1F  |
| Sunset                             | 1 Half Court                | 1        |

In addition, several other public facilities are maintained by Public Works and Development Department, including City Hall, Ed Lund Building, Sun Building, Visitor Information Center, Eastside Fire Station, Empire Fire Station, Downtown Fire Station, and Coos Bay Library. Although these sites are not use for recreation, they can provide valuable meeting space for community groups.



## Chapter 4: Park and Facility Needs

This chapter summarizes park and facility needs for the Coos Bay planning area and identifies recommended standards for park land and guidelines for recreation facilities. These standards and guidelines describe a level of service that the City either already maintains or aspires to achieve. Detailed information on the assessment of community needs for each park classification and facility type from the 2013 Plan is presented in Appendix C.



### 4.1 Community Needs Assessment

The planning process for the development of the 2013 / 2023 PROS Plan included a highly detailed and customized assessment of community recreation needs. The analysis incorporated resident preferences and values, land availability, service goals, and other factors to identify specific level of service standards for park land and guidelines for recreation facilities. Public outreach for the Parks Master Plan 2013 / 2023 indicated that Coos Bay residents were fairly active and supportive of park and recreation services. These findings and other results from the public involvement process were used to define the community's demand for recreation facilities, as well as an appropriate service level to meet community recreation needs. Level of service (LOS) addresses the type, amount, and location of recreation services that are needed in Coos Bay to meet the needs of current and future residents.

Level of service standards and guidelines help determine whether current facilities and services are adequate to serve City residents or whether more are needed. For park land, these standards are expressed in terms of the amount of park acreage needed to effectively serve 1,000 residents. For recreation facilities, the guidelines are expressed as a ratio of the population that could be served by each facility, e.g., 1 soccer field per 900 people.



## 4.2 Park Land Standards and Needs

The park land standards developed in the 1987 Recreation Needs Assessment are the product of a classification system that has since been revised and updated (see Chapter 3). As part of the Parks Master Plan update, this Plan proposes standards consistent with the new classification system and recommends a level of service consistent with meeting community recreation needs in the future.



The open space, parks and recreation needs of a community vary depending on the composition of the community; however, a formula to calculate the minimum amount of open space required to adequately serve a community based on population has been developed by the National Recreation and Park Association (NRPA). These standards are considered the primary guidelines in assessing and projecting a community's future open space needs. The NRPA has created a formula that utilizes current and projected population to calculate the minimum amount of open space, park and recreation land needed to accommodate the open space needs of a community.

The formula created by the NRPA recommends that a community have at least 6.25 – 10.50 acres of open space per 1,000 population. If the City of Coos Bay used the NRPA minimum guidelines for the 2013 / 2023 Parks Master Plan, Coos Bay would need an additional 800 acres of open space.

### Current Level of Service

New standards for park land have been calculated based on an evaluation of Coos Bay's current level of service and the amount of additional park land needed to support desired recreation opportunities throughout the community.

Table 10 indicates the City's current level of service for providing park land, noting park acreage for each park type, along with the ratio of park acreage to the City's current population. For all park types combined, the total LOS is 1.20 acres per 1,000 residents.

**Table 11**  
Current Level of Service

| Park Classification   | Total City-Owned Acreage | Current Ratio           |
|-----------------------|--------------------------|-------------------------|
| Active-Oriented Park  | 3.50                     | 0.02 acres/1,000        |
| Multi-Use Park        | 57.0                     | 0.35 acres/1,000        |
| Special Use Park      | 17.51                    | 0.10 acres/1,000        |
| Passive-Oriented Park | 116.0                    | 0.72 acres/1,000        |
| <b>Total</b>          | <b>194.01</b>            | <b>1.20 acres/1,000</b> |

## Proposed Standards

Table 11 presents the proposed minimum standards and recommended levels of service for park land based on the new classification system. The *minimum standard* represents the ratio (acres to population that is current), please note; from 1987 to 2012 the population grew approximately 6.0 percent and no additional park land was acquired to meet the community needs assessment from the 1987 plan. The *recommended level of service* is based on providing additional park land to meet noted community needs 2013 / 2023 Parks Master Plan.

**Table 12**

Recommended Park Land Standards and Level of Service 2013 /2023 Park Master Plan

| Park Classification   | Minimum Standard | Recommend Level of Service |
|-----------------------|------------------|----------------------------|
| Active-Oriented Park  | 0.01 acres/1,000 | 1.00 acres/1,000           |
| Multi-Use Park        | 0.20 acres/1,000 | 4.00 acres/1,000           |
| Special Use Park      | 0.08 acres/1,000 | 5.50 acres/1,000           |
| Passive-Oriented Park | 0.60 acres/1,000 | 3.50 acres/1,000           |
| <b>Total</b>          | 0.89 acres/1,000 | 2.60 acres/1,000           |

The *minimum standard* shown in Table 11 sustains the existing park inventory within Coos Bay City limits (LOS). Under this minimum standard, no additional park sites within City limits would be added to the current inventory. Should the City's population grow at the rate proposed by Portland State University of 3 percent the level of service provided within city limits will decrease. This standard is lower than both the current LOS and 1987 standards, because more people would be served by the same amount of park acreage.

The *recommended level of service* (LOS) in Table 11 represents the desires of Coos Bay residents for additional park land and recreation opportunities. This service level is slightly higher than the current level of service (1.20 acres/1,000 populations) in Coos Bay. This would mean the City would need to acquire 224 acres in addition to the current inventory of 194 for a total of 418 acres.

The 1987 Park Master Plan recommended the acquisition and development of park facilities. These sites identified in the 1987 plan have not been acquired or developed. The 2012 community survey identified these same facilities as a need for the community. The land needs are summarized for each park classification:

**Active-Oriented Parks:** These parks focus on providing active recreation opportunities through facilities such as playgrounds, playing fields, and basketball courts. Open turf areas typically are included in active-oriented parks to support a range of uses. *The City would need to acquire 16 acres of Active-Oriented Park space to maintain recommended (LOS).*

**Multi-Use Parks:** Some parks offer both active and passive oriented uses, where the park focuses on both types of recreation opportunities. Mingus Park is an example of a multi-use park. *The City would need to acquire 64 acres of Multi-Use Park space to maintain recommended (LOS).*

**Special Use Areas:** Special use areas are single-purpose sites or areas occupied by a specialized facility or stand-alone facility; boat ramps, botanical or community gardens, Art Museum, Library, Community Center and sports field complexes. *The City would need to acquire 88 acres of Active-Oriented Park space to maintain recommended (LOS).*

**Passive-Oriented Parks:** These parks focus on providing trail related recreation opportunities and passive outdoor activities, such as bird and wildlife watching. Accessory uses can be provided in this type of park, such as picnic areas, playgrounds, and even small turf areas, provided they are accessory to the park's passive-oriented uses. *The City would need to acquire 56 acres of Active-Oriented Park space to maintain recommended (LOS).*

In addition to the park classifications, the Plan update includes two (2) classifications of non-recreation land: beautification and resource areas. While these provide valuable visual amenities in Coos Bay, they do not contribute to recreation opportunities. For this reason, no standards are recommended for beautification areas or resource areas.

## 4.3 Recreation Facility Guidelines and Needs

Based on a demand analysis specific to Coos Bay, the survey established guidelines for recreation facilities. Since local recreation demands and participation levels have remained relatively consistent over the last 10 years for most types of facilities, their guidelines can be used to calculate the number of recreation facilities needed in Coos Bay now and in the future. One exception to this consistency is the demand for pathways and trails, which has increased considerably since the 1987 Plan. Also, the demand for a Multi-Purpose Sports Complex has continued to grow. For this reason, these types of facilities are discussed separately. Recreation trends that may have an impact on facility use are noted at the end of this chapter.



### Recreation Facility Needs

Table 12 shows the 1987 facility guideline, the updated facility inventory, current facility needs, and the total number of facilities needed by 2023. The current need was determined by applying the guideline to the City's 2012 population. The need at 2023 was determined by applying the guideline to the projected population in 2023.

**Table 13**  
Summary of Recreation Facility Needs

| Facility Type           | Recommend Guideline | Current Inventory | Current Need <sup>1</sup> | Need At 2023 |
|-------------------------|---------------------|-------------------|---------------------------|--------------|
| Baseball Fields (Reg)   | 1 / 10,000          | 5                 | 0                         | 0            |
| Youth Softball/Baseball | 1 / 2,800           | 3                 | 3                         | 2            |
| Youth Backstops         | 1 / 2,500           | 1                 | 5                         | 2            |
| Soccer Fields (Multi)   | 1 / 900             | 5                 | 3                         | 2            |
| Tennis Courts           | 1 / 1,400           | 5                 | 3                         | 1            |
| Swimming Pools          | 127 s.f. per. 1,000 | 1                 | 0                         | 0            |
| Gymnasium               | 1 / 2,000           | 9                 | 0                         | 2            |

<sup>1</sup> Total needed based on the 2012 population of 16060 and the recommended guideline.

<sup>2</sup> Total needed based on the build-out population of 20,000 and the recommended guideline.

The above calculations show that Coos Bay has an immediate need for the following facilities:

- 3 - Youth softball/baseball fields
- 5 - Youth backstops
- 3 - Multi-purpose fields; soccer and football
- 3 - Tennis courts

At 2023, Coos Bay will need the following additional facilities:

- 2 - Youth softball/baseball
- 2 - Youth backstops
- 2 - Soccer fields (multi-use)
- 1 - Tennis court
- 2 - Gymnasium

In addition to developing these facilities, the City should explore ways to meet community needs by expanding usage of existing facilities. For example, the provision of lighted fields would increase scheduling options for sports programs. Covered skateparks and playgrounds would expand seasonal use.

### Other Major Facility Needs

Public involvement activities for the 1987/91 Plan and this one 2013/2023 noted a high public demand for a Multi-Sports Complex. According to the results of the 2012 Survey, the two most needed recreation facilities in Coos Bay were a Dog Park and a Multi-Sports Complex (Table 14).

**Table 14**  
Facility Needs

| Type of Facility         | Number of Response |
|--------------------------|--------------------|
| Dog Park                 | 135                |
| Large Multi-Use Park     | 110                |
| Neighborhood Pocket Park | 30                 |
| Natural Areas            | 20                 |
| Linear Trail Corridor    | 10                 |

### Needs for Pathways and Trails

The 1987/91 Plan did not include a recommended guideline for trails and pathways of trails per 1,000 residents; NRPA does not list a standard either. Current trail inventory for Coos Bay is; 7.0 miles. However, City staff recommend an additional 5 miles of trails are needed now and 5 miles by 2023. These guidelines are based on providing off-street pathways and trails that do not include smaller segments within parks. However, recreation trends reveal that trail use is increasing locally, regionally, and nationally. According to the National Sporting Goods Association (NSGA), interest in trail related activities (walking, hiking, bicycling, rollerblading, jogging, etc.), has shown a remarkable increase in the past 10 years.

In preparation for the 2008-2012 Oregon State Comprehensive Outdoor Recreation Planning (SCORP) plan, the Oregon Parks and Recreation Department (OPRD) contracted with Oregon State University (OSU) to conduct a survey of “baby boomers” and “pre boomers.” In this study, baby boomers, or simply boomers, are Oregon residents born between 1946 through 1964, while pre-boomers are Oregon residents born between 1926 and 1945. Information about the recreation patterns of an aging population can help planners provide the recreation opportunities Oregonians seek. Recreation demand may increase as population increases or change as new activities are introduced (e.g., mountain biking and snowboarding).

The boomer generation introduces a new dynamic. Due to the numeric size of this generation, it will create a different balance between 1) increased demand as youth begin engaging in outdoor recreation and 2) decreased demand as the elderly age. Moreover, if the conventional wisdom that boomers will remain physically active is true, the pattern of demand across recreation activities will change. The combination of these forces may lead to increased demand for physically active recreation opportunities. The Statewide Comprehensive Outdoor Recreation Plan (SCORP) notes that running/walking for exercise is the number one outdoor recreation activity in Oregon, followed by walking for pleasure (OPRD, 2007).

In addition, the 2008-2012 Oregon State Comprehensive Outdoor Recreation Planning (SCORP) reports that a strong majority of Oregon residents participate in trail hiking or day hiking (75%) and walking for pleasure (90%). Many people also have participated in bicycling (45%) and jogging/running (35%).

In Coos Bay, the Community Survey completed for the 2013/2023 Plan found that a City-wide pathway and trail system is the type of park and open space types are most desired in Coos Bay. Also, respondents felt that more off-street, paved pathways were needed, and wanted more unpaved trails for walking hiking. This Plan recognizes the need for convenient access to a network of passive oriented parks, linked by a trail system. Meeting this need has become a very high priority. For this reason, increased trail development will be needed to meet increasing community demands, to provide connectivity between parks, and to maximize opportunities for recreation. In addition, a comprehensive trail system will assist the City in meeting its transportation goals. The 2013/2023 Plan should be considered as a minimum benchmark.

### **Other Recreation Trends and Impacts on Facility Needs**

Recreation trends are constantly changing, and new activities have increased in popularity since the 1987/91 Needs Assessment was completed. The City should take into account the trends noted below when evaluating recreation facility guidelines and needs. In addition, the City should also consider the impact of new emerging trends in field sports, which would also precipitate a need to reevaluate field guidelines as well. Lacrosse has become extremely popular in Pacific Northwest, and interest in rugby and ultimate Frisbee has also been increasing. All three sports are field sports, played either on soccer fields or, in the case of rugby, on football fields. To date, seasonal differences in when these sports are played have minimized conflicts over field use. Soccer is typically a fall sport, as is football. However, should seasons that these sports are played change (or should participation for either sport rapidly increase), the City may need to consider increasing its guideline for soccer fields or establishing a new, separate guideline.

Another trend that will affect sport field needs is the playing of multiple seasons in sports that traditionally had one season only. In the Willamette Valley, soccer leagues have been increasing, providing two seasons for recreational play (spring and fall), in addition to the year round classic play. In a number of communities, baseball and softball leagues have also begun offering two seasons (spring and summer). The increased play means increased wear and tear on the fields, which can have an effect on maintenance. In addition, most communities provide at least a portion of their fields in an overlay arrangement, where a soccer field is overlaid on the outfield of a baseball or softball field. While this approach makes efficient use of space, the shift to multiple seasons means that there is competing demand during seasonal overlaps, such as when

soccer and baseball are being played concurrently. The City should be aware of this trend and its potential to affect field supply demand.

## Chapter 5: Design Guidelines

The following policies and guidelines apply to the acquisition and design of parks, natural areas, specialized facilities, and trail systems in Coos Bay. These are intended to provide direction to the Park Commission, the City Council and city staff regarding the acquisition and development of park sites in the future.

### 5.1 General Policies

- **Park Standards:** Provide at least a total 2.60 acres of parks per 1,000 residents as a minimum standard. The City will strive to exceed this standard, with a goal of providing 6.0 acres of parks per 1,000 residents.
- **Cutting Edge Community:** Coos Bay has multiple types of recreational opportunities to offer residence and visitors. The City will monitor trends, and will design parks and facilities to exhibit new trends in recreation.
- **Sitting Parks with Other Public Facilities:** When possible, park facilities such as parks, natural open space, trails, and trailheads should be co-located/designed with other existing or proposed public facilities, e.g. schools, libraries, reservoirs, or stormwater detention facilities, to maximize public benefit.
- **Design Efficiency through Multi-Use:** Coos Bay will maximize efficient use of park land by designing multi-use features and facilities when possible.
- **Restrooms:** When restrooms are provided, these should be single occupancy style constructed of non-flammable materials and equipped with automatic locks. Restrooms should be sited close to a public street or other readily visible location.
- **Green Building:** Where feasible, incorporate sustainable and green building techniques and materials in new parks and renovations of existing parks.
- **Sustainable Design:** The City should maximize sustainable landscape and design in its parks to the extent feasible.
- **Public Art:** Explore incorporating public art into parks, buildings, and recreation facilities.



- **Water Access:** Water access should be maximized in every park with water frontage.
- **Shared Public Infrastructure:** When possible, utilize existing infrastructure or planned infrastructure development, such as street projects, to support new park, facility, and trail development. Consider joint development when possible.
- **“Willing Seller” Property Acquisition:** It is the policy of the City and this plan to work with “willing sellers”. The use of eminent domain privileges will only be used as a last resort, after all other options have been exhausted.

#### **Active-Oriented Parks**

- When acquiring land for new active-oriented parks, obtain at least 0 -5 acres when possible.

#### **Passive-Oriented Parks**

- To the extent possible, locate and construct trails and other features to avoid sensitive resources, such as waterways or steep slopes. See 5.7, Trails and Pathways, for additional trail guidelines.
- Emphasize the natural environment and interpretive or educational features in the design of these parks.
- Protect, enhance, and preserve the diversity of species on the site.
- Promote native plants in a variety of ages and sizes to prevent monocultures from dominating natural areas.
- Promote invasive species removal.
- Promote and enhance wildlife habitat in these parks.

#### **Multi-Use Parks**

- Balance passive-oriented features and active-oriented features to capitalize on the site’s existing resources.

#### **Special Use Areas**

- Conduct a detailed feasibility analysis for any special use areas proposed in the future.

#### **Resource Areas**

- Manage resource areas for hazard removal.
- Promote invasive species removal.



### **Beautification Areas**

- The level of design and quality of development of beautification areas should depend upon their location and public visibility.
- To create maintenance efficiencies, sites should be larger than 10,000 square feet. Only consider smaller sites when unique conditions exist and the maintenance cost can be justified.
- The design should reflect ease of maintenance. The planting of annuals and other high maintenance plant materials should be discouraged.
- Encourage neighborhood or other civic groups to adopt the maintenance of these sites.
- Consider the potential for vandalism when designing these areas.

## **5.2 Active-Oriented Park Development Guidelines**

**Description:** Active-oriented parks focus on providing active recreation opportunities with facilities such as playgrounds, playing fields, and basketball courts. Open turf areas are also typically an element in active-oriented parks to support a range of uses. The types of facilities and amenities offered in an active-oriented park depend on the size and scale of the park. Support facilities depend on the facilities and amenities offered in a particular park, where more amenities require more support facilities, such as restrooms and parking.



### **Site Selection Considerations**

- The site should front a public street.
- Access to the site should be provided via a street with sidewalks. If access is via a collector or arterial street, the street should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- Site size should be adequate to support the intended uses.

### **Amenities to Provide**

The following amenities should be provided in every active-oriented park:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Tot and youth playground equipment
- Open turf area for unstructured play

- General landscape improvements
- Pathway system connecting park elements

#### **Additional Amenities**

The following amenities are appropriate for active-oriented parks, and these and similar features may be considered during the planning and design process for each park.

- Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits. Lighting can be considered if the site is appropriate.
- Volleyball courts
- Tennis courts
- Basketball courts
- Horseshoe pits
- Skate park or skate spot
- Other sports facilities (disc golf, bocce, etc.)
- Picnic shelters. Larger parks should consider including at least one capable of accommodating groups of 25 to 30 people
- Large group picnic area able to accommodate 75 to 100+ people
- Performance space, such as a stage area or amphitheater
- Community recreation center
- Permanent or portable restrooms
- On or off-street parking to serve the need and in compliance with local code. Green design should be used when possible.
- Water playground or interactive water feature
- Off-leash dog area
- Community gardens
- Interpretive signage
- Natural area (if present on site)
- Indoor recreation center or facility
- Storage or maintenance buildings: if visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.

### 5.3 Passive-Oriented Park Development Guidelines

**Description:** Passive-oriented parks focus on providing trail-related recreation opportunities and passive outdoor activities, such as bird and wildlife watching. Accessory uses can also be provided in this type of park, such as picnic areas, playgrounds, and even small turf areas, provided they are accessory to the park's passive-oriented uses.



#### Site Selection Considerations

- Site size should be based on natural resource needs, with site size being the amount needed to preserve or protect the resource.
- Where feasible, public access and use of natural open space areas should be encouraged through trails and other features, but environmentally sensitive areas should be protected from overuse.
- The site should have access to a public street.
- Amenities should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.

#### Amenities to Provide

The following amenities should be provided in every passive-oriented park:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Interpretive signage

#### Additional Amenities

The following amenities are appropriate for passive-oriented parks, and these and similar features may be considered during the planning and design process.

- Shelters
- Picnic areas
- Trail and pathway system
- Trailhead or entry kiosk
- Viewpoints or viewing blinds
- Seasonal or permanent restrooms
- Interpretive or educational facilities or classrooms (indoor or outdoor)
- Restoration of the natural resource values of the site
- Community gardens, where compatible with natural resources
- Sustainable agriculture, where compatible with natural resources
- Parking
- Facilities to accommodate new trends in outdoor recreation

### **Amenities to Avoid**

The following amenities should be avoided in passive-oriented parks.

- Turf areas
- Ornamental plantings
- Active-oriented amenities (sports fields, paved courts, etc.)

## **5.4 Multi-Use Park Development Guidelines**

**Description:** Multi-use parks offer both active and passive oriented uses, where the park focuses on both types of recreation opportunities. Mingus Park is an example of a multi-use park.



### **Site Selection Considerations**

- The site should have frontage on a public street.
- Access to the site should be provided via a street with sidewalks. If access is via a collector or arterial street, it should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- Site size should be adequate to support the intended uses.

### **Amenities to Provide**

The following amenities should be provided in every multi-use park:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Tot and youth playground equipment
- Natural resource area, such as forest or wetland
- Interpretive signage
- Pathways system connecting park elements

### **Additional Amenities**

The following amenities are appropriate for multi-use parks and these and similar features may be considered during the planning and design process for each site.

- Open turf area for unstructured play
- Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits. Lighting can be considered if the site is appropriate.
- Volleyball courts
- Tennis courts
- Basketball courts
- Horseshoe pits
- Skate park or skate spot
- Other sports facilities (disc golf, bocce, etc.)
- Picnic shelters, including at least one capable of accommodating groups of 25 to 30 people
- Large group picnic area able to accommodate 75 to 100+ people
- Performance space, such as a stage area or amphitheater
- Community recreation center
- Permanent or portable restrooms
- On or off-street parking to serve the need and in compliance with local code. Green design should be used when possible.
- Water playground or interactive feature
- Off-leash dog area
- Community gardens
- Interpretive signage
- Natural area (if present on site)
- Indoor recreation center or facility
- Storage or maintenance buildings: if visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.

## 5.5 Special Use Area Development Guidelines

**Description:** Special use areas are single purpose sites or areas occupied by a specialized facility. Some uses which fall into this category include stand-alone recreation centers, boat ramps, botanical or community gardens, and art museum.



### Site Selection Considerations

- Site size depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities.
- Access to the site should generally be provided via a collector or arterial street.
- The feasibility study for the special use will determine additional site selection criteria.

### Amenities to Provide

The following amenities should be provided in every special use area:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Special use facility or facilities
- Permanent restrooms (if special use facility is not an indoor structure)
- General landscaping improvements
- On-street or off-street parking in compliance with West Linn's code and adequate to accommodate site's use. Green design should be used when possible.

### Additional Amenities

Additional amenities that are compatible with or that support the primary special use should be considered for the site. These may include:

- Tot and youth playground equipment
- Open turf area for unstructured play
- Courts for basketball, volleyball, or tennis
- Other sports facilities (skate spot, bocce, disc golf, horseshoe pits, etc.)
- Community gardens
- Sustainable agriculture, where compatible with natural resources
- Pathway system
- Picnic shelters
- Water playground or interactive feature
- Concession, vendor space, or commercial lease space
- Restaurant or food concessions
- Other recreation amenities that address new recreation trends
- Storage or maintenance buildings: if visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.



## 5.6 Trail and Pathway Guidelines

In this plan, the discussion of trails and pathways focuses on providing walking, bicycling, and other non-motorized recreation opportunities. The City's Transportation System Plan (TSP) also addresses non-motorized transportation options, from a circulation and transportation perspective. Together, the two plans are intended to address the full range of non-vehicular options for travel and recreation throughout Coos Bay. Trails can be designed for single or multiple types of users. The trails and pathways in the Park Master Plan are recreational and multiple use in nature. Sidewalks and on-street bike routes which emphasize transportation are not addressed in this plan. That said, it is recommended that the City create a Comprehensive Trails Plan. When completed, the Comprehensive Trails Plan will likely make changes to this Plan, as well as the City's Transportation System Plan.



### Trail and Pathway Design Guidelines

- Wherever appropriate, recreation pathways and trails should not be part of a street roadway.
- Wherever possible, trails should be placed on existing public lands, e.g., parks, undeveloped rights-of-way, easements, etc.
- Trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations. Routes should be located for construction and maintenance cost efficiency, while taking into account the need to provide a quality experience for the trail user.
- Trails should be developed in compliance with ADAAG guidelines on trail accessibility.
- Trails should be planned, sized, and designed for non-motorized multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
- Centralized and effective staging areas should be provided for trail access. They should include parking, orientation and information signage, and any necessary specialized unloading features. Primary trailheads should also include restrooms and trash receptacles.
- Trail location, connections and orientation should encourage users to walk or bicycle to the trail. Depending upon the expected and desired level of use, parking may be required at particular trailheads. Secondary trailheads require 3+ parking spaces, whereas primary trailheads may have 20 or more parking spaces.
- Trails should be looped and interconnected when possible to provide a variety of trail lengths and destinations. They should link various parts of the community, as well as existing park sites.
- While off-street routes are preferable, in some cases trails may be routed on existing streets. In these cases, the pathway should be

designed to minimize potential conflicts between motorists and trail users.

- Trails should be developed throughout the community to provide linkages to schools, parks and other destination points.
- Developers should be encouraged to provide pathways through proposed developments, where such improvements would provide needed linkages between planned trail routes and other public destinations.

## Chapter 6: Park and Facilities Recommendations

This chapter provides recommendations for existing and proposed parks, open space, recreation facilities, and trails, based on the park system concept for the City of Coos Bay that is identified below.



### 6.1 Park System Concept

Coos Bay's ideal park system contains various types of parks, each providing a certain type of recreation opportunity. Collectively, these parks meet the needs of the entire community. Locating parks based on their function enables the City to provide efficient services and minimizes conflicts between park users and adjacent neighbors. The core concept underlying Coos Bay's park system is that each neighborhood should have convenient access to both active and passive recreation opportunities. Other parks and recreation facilities supplement the core system of active and passive oriented parks. Well located parks and trails meet recreation needs, provide quality of life, and assist in meeting transportation goals. Two major goals are:

- To provide an active-oriented park within at least ½ mile of most residents; and
- To provide convenient access to the network of passive-oriented parks, which are linked by a trail system.

### 6.2 Park Site Recommendations

This section presents the specific recommendations for many sites in Coos Bay's park and recreation system. Appendix A presents these relevant adopted park master plans. The order in which site recommendations are presented in this section corresponds to the Proposed Park System map (Figure 9), on which parks are numbered by park type geographically. This map is a graphic representation of existing and proposed facilities in Coos Bay; (Figure 10) is the undeveloped map. The following notes are important for reading the Proposed Park System map:

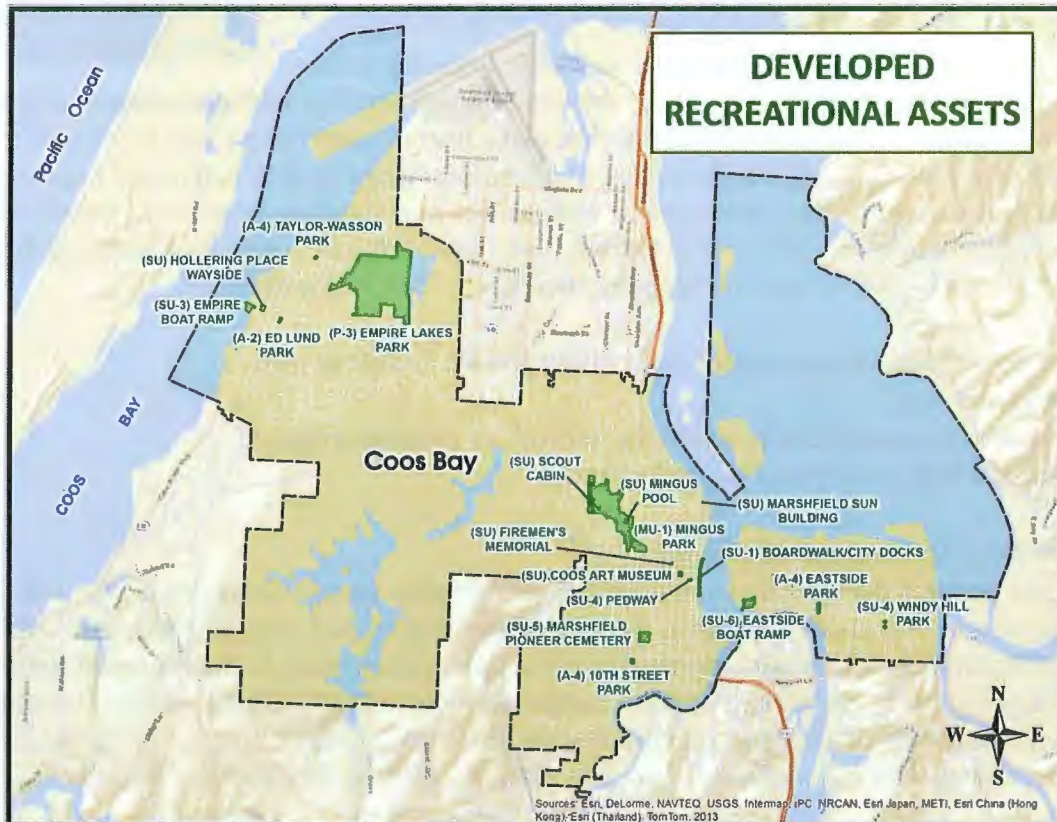
**Park Identification System:** Each existing and proposed park site is identified with a reference number on the map, such as A-1. These identifying numbers are included with park recommendations discussed on the following pages. The letter at the beginning denotes the park type, and the numbers are sequential based on a site's recommended upgrade. The letter abbreviations are:

A - Active-Oriented Park  
P - Passive-Oriented Park  
MU - Multi-Use Park  
SU - Special Use Area

- **Proposed Park Locations:** On the Proposed Park System map below, two are proposed park sites. All proposed map designations and all discussions of proposed locations are conceptual and do not designate any privately-owned property for park and recreation use. The actual location of proposed sites will be determined based on land availability, acquisition costs, park development standards, and in the case where a site needs to be acquired, the property owner's willingness to sell.

**Table 14** below presents a listing of the parks in the Coos Bay system where improvements are recommended. A map (**Figure 10**) reference number is included for these sites, along with the page number where recommendations are noted in this chapter. This table serves as a quick reference to find recommendations for specific parks. Proposed sites are all noted at the end of the table.

**Figure 10**  
Park System Map

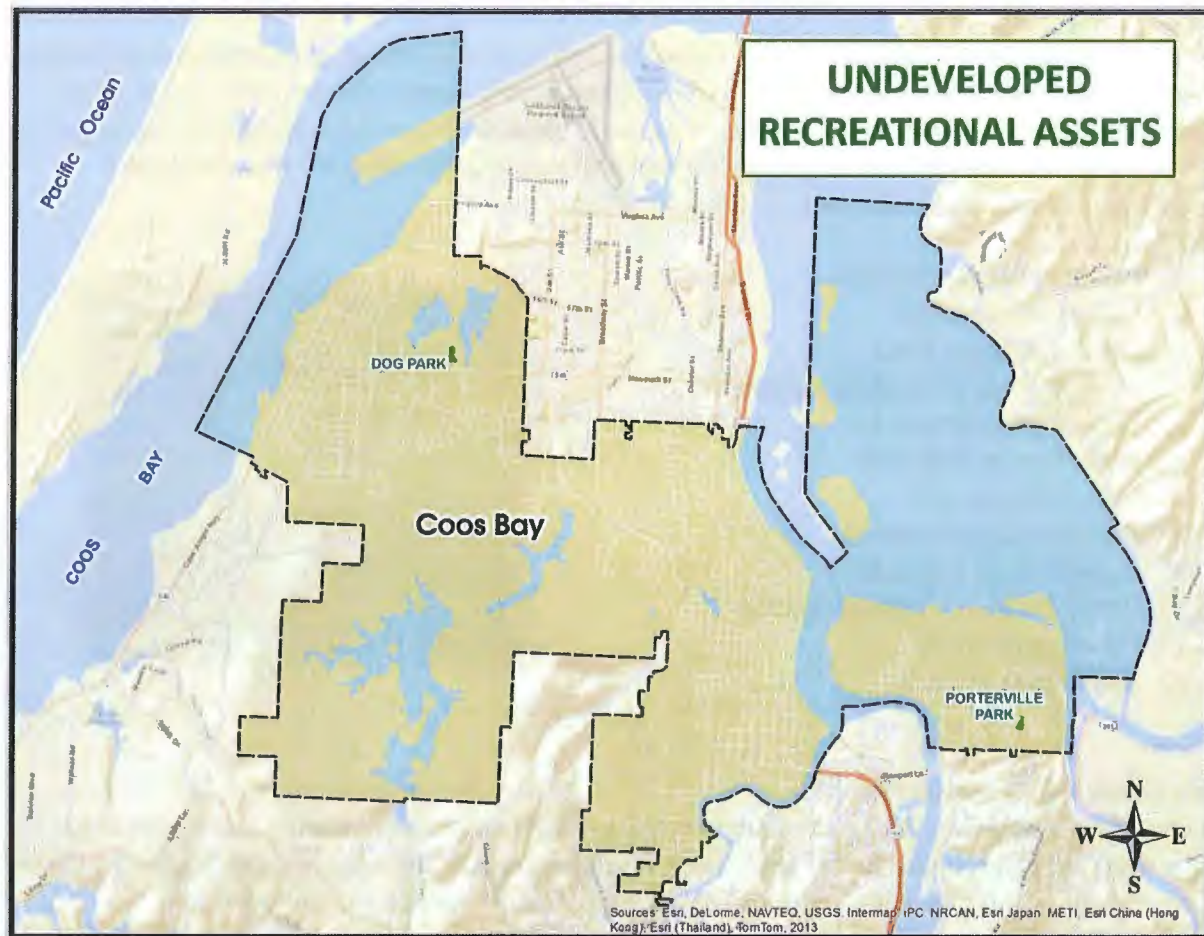


**Table 15**  
Park Reference Table

| Reference # | Park Name                          | Page # |
|-------------|------------------------------------|--------|
| MU - 1      | Mingus Park                        |        |
| SU - 1      | Boardwalk / City Docks             |        |
| A - 2       | Ed Lund Park                       |        |
| P - 3       | Empire Lakes (John Topits)         |        |
| SU - 3      | Empire Boat Ramp                   |        |
| A - 4       | Taylor – Wasson Park               |        |
| A - 4       | South 10 <sup>th</sup> Street Park |        |
| A - 4       | Eastside Park                      |        |
| SU - 4      | Windy Hill Park                    |        |
| SU - 4      | Pedway                             |        |
| SU - 5      | Marshfield Pioneer Cemetery        |        |
| SU - 6      | Eastside Boat Ramp                 |        |



**Figure 11**  
Undeveloped Park System Map



**Table 16**  
Undeveloped Park Reference Table

| Reference # | Park Name        | Page # |
|-------------|------------------|--------|
| SU - 1      | Hull Dog Park    |        |
| OO - 6      | Porterville Park |        |
|             |                  |        |



## Existing and Proposed Park Sites

### Mingus Park (MU-1)

Mingus Park, the second largest park in Coos Bay, offers a wide range of recreation experiences, including wooded natural areas, a ball field complex, tennis courts, playgrounds, picnic areas, pond frontage, and an extensive network of trails. Mingus Park is a fully developed multipurpose park and has never undergone any major capital renovation since the park was developed. Recommended improvements include the following:

1. Update park master plan
2. Rehab tennis courts
3. Dredge Mingus Pond
4. Update all park building structures
5. Update playground
6. Resurface asphalt trail
7. Install fishing pier
8. Install wetland bioswale
9. Resurface parking lots
10. Install ballfield drainage system
11. Install park kiosk
12. Install park bollard



### Boardwalk / City Docks (SU-1)

The boardwalk and City docks were constructed in 1989, which also include leasing the dock space from the Department State Land. The City obtaining ownership of the top wearing surface of the asphalt trail that is adjacent to the boardwalk. The city docks are equipped to accommodate short term and long term moorage of various size vessels. Recommended improvements include the following:

1. Update master plan
2. Replace board surface with maintenance friendly surface
3. Install retaining wall/footing at the entry to the boardwalk
4. Reinstall brick to be level with boardwalk
5. Install new flag pole and light system
6. Landscape trail slope in front of the boardwalk
7. Rehab boardwalk structures
8. Install new doc ramp access
9. Expand moorage slips
10. Install floating restroom/shower off dock
11. Install fishing pier off boardwalk
12. Resurface asphalt trail



### **Ed Lund Park (A-2)**

Ed Lund Park has been a gathering place for many of the empire community. The park has open space and host the Clamboree event each year. Channel 14, public broad casting network uses the only building in the park. Recommended improvements include the following:

1. Update master plan
2. Update all park building structures (New Community Center)
3. Update playground
4. Landscape improvements



### **Empire Lakes / John Topits Park (P-3)**

Empire Lakes also know too many as John Topits park. 113 acres of nature and wild life viewing or just a peaceful stroll on the 5.5 miles of asphalt trail. New trail markers (posts) were installed in 2011 along with a kiosk to inform visitor of trail location. Recommended improvements include the following:

1. Update master plan
2. Update all park building structures (restroom, picnic shelter)
3. Install new restroom upper parking lot
4. Install new restroom lower parking lot
5. Update playground equipment
6. Asphalt overlay (trail)
7. Asphalt overlay (parking lots)
8. Install 2 foot bridges
9. Install Park benches
10. Install fishing pier



### **Empire Boat Ramp (SU-3)**

Empire boat ramp most recent upgrade was the installation of a restroom, 2008. City staff rebuilt haft of the boarding floats in 2012, and plan to complete the other half in FY 2013/14. No other site improvements have been made since the development of the boat ramp. Recommended improvements include the following:

1. Update master plan
2. Replace fish cleaning station
3. Parking lot (2" asphalt overlay)
4. Stripe parking lot
5. Replace boarding floats
6. Upgrade signs





7. Install information kiosk (rules & regulations)
8. Construct garbage enclosure

#### **Taylor-Wasson Park (A-4)**

Taylor – Wasson Park is located at the intersection of Taylor and Wasson. The park needs a complete renovation. Recommended improvements include the following:

1. Update master plan
2. New Playground
3. Playground fall protection
4. Playground boarder
5. Replace asphalt path
6. Install park benches
7. Install picnic tables



#### **South 10<sup>th</sup> Street Park (A-4)**

This park is located off 10<sup>th</sup> street and is a small open space. The park has never undergone any recent renovations and is in need of repair. Recommended improvements include the following:

1. Update master plan
2. New Playground
3. Playground fall protection
4. Playground boarder
5. Install park benches
6. Install basket ball court



#### **Eastside Park (A-4)**

Eastside park is just under an acre; .90, it has a playground, open area with backstop and picnic tables. Recommended improvements include the following:

1. Update master plan
2. Expand Playground Area
3. Playground fall protection
4. Playground boarder
5. Install park benches
6. Install basket ball court

**Windy Hill Park (SU-4)**

Windy Hill Park is 1 tennis court and just over ½ acre. The courts have never been resurfaced and there is not ample off street parking. This site may be better suited as a multiple half court basket ball court. Recommended improvements include the following:

1. Update master plan
2. Convert tennis courts over to basket ball court
3. Install new fence
4. Install park benches

**Pedway (SU-4)**

The Pedway is a downtown court setting, which is all concrete surface, benches, picnic tables, and street landscape. Recommended improvements include the following:

1. Update master plan

**Marshfield Pioneer Cemetery (SU-4)**

The Marshfield I.O.O.F Cemetery is notable as the final resting place for people from twenty-seven countries, representing all socio-economic classes, who collectively succeeded in making Coos Bay the principal port between San Francisco, California and Portland, Oregon, reinforcing the city's maritime and cultural ties worldwide. Oregon's State Advisory Committee on Historic Preservation recommended the cemetery's nomination in their February 2012 meeting and was accepted. Recommended improvements include the following:

1. Update master plan
2. Repair rock fence
3. Replace fence
4. Landscape improvements
5. Address drainage issues

**Eastside Boat Ramp (SU-4)**

Eastside Boat Ramp recently went through a major expansion to the parking lot spaces. 98 – Boat Trailer Parking Spaces, 32 – Car Parking Spaces, 4 ADA Parking Space, Restroom, Fish Cleaning Station and a Double Boat Ramp. Recommended improvements include the following:

1. Update master plan
2. Update landscape plan
3. Install Fish Cleaning Station
4. Install boat washing station
5. Update signs

**Hull Dog Park (A-4)**

1. Create a master plan (New Development)

## 6.3 Open Space Network

This Plan recommends an open space network for Coos Bay to provide buffers within neighborhoods and between different land uses and future urbanization, preserve natural resources, and serve as trail corridors for the community. John Topits park already developed, has a significant network of open space throughout the community. The City is protecting riparian areas and wetlands by doing so. This Plan recommends an open space network composed of the City's passive-oriented parks, resource areas, and proposed greenways. Proposed open space areas are noted on the Proposed System Map (Figure 6). The open space network proposed as part of the City's park system and is intended to compliment the City's goal of preservation.

The bays and riverfronts are critical assets to Coos Bay, and are an important part of the City's open space network. Over the years, the City has acquired significant frontage along Bayshore, Eastside, John Topits Park and Empire area. Because of the importance of these assets, Coos Bay should conduct a waterfront planning process that addresses all aspects of these areas, including recreation access, water quality improvements, and habitat preservation.

## 6.4 Recreation Facilities

Coos Bay is an active community, with recreation and sports activities contributing to the community's quality of life. Coos Bay's diverse park system includes a variety of recreation facilities, ranging from indoor facilities to athletic fields and skate features. The following recommendations address Coos Bay recreation facilities.

### Existing Facilities:

#### Coos Art Museum

The Coos Art Museum has been the hub of Oregon's scenic Coast since 1950. Oregon's 3<sup>rd</sup> Oldest Art Museum is housed in the historic art deco former US Post Office in downtown Coos Bay. Square Footage; 23,840, Several Gallery's, Meeting Rooms, Ed/Class Rooms, HVAC, Electrical, Plumbing, Elevator, Restroom, Storage, Offices, Basement, ADA Access Ramps, Loading Docks, Exterior Sculpture, and wonderfully landscape.

- Install New Roof
- Upgrade HVAC
- Upgrade Lighting
- Renovate Old Loading Dock to expand storage area
- Upgrade Exterior Windows





### **Marshfield Sun Building**

Built in 1895, this building is where Jesse Luse published the Marshfield Sun Newspaper from 1891 to 1944. The building has been preserved as a printing museum with much of the original equipment on display for visitors to view. Building Square Footage is; 2,018, Upstairs and Down Stairs Printing Gallery's.



- Install ADA access
- Renovate Restrooms
- Renovate / Preserve Lower Floor
- Construct Off Street Parking

### **Coos Bay Library**

The Coos Bay Public Library exists to provide library materials and services, and guidance to those materials and services, from which Coos County residents may choose in meeting their informational, educational, cultural and recreational needs. Originally constructed in 1950's the facility has undergone two expansions; one in the 70's and one in the 90's. As with most structures of this age the facility is in need of many upgrades.



- New Roof
- Resurface Parking Lot
- Building Foundation Stabilization
- Interior Cosmetic Repairs
- Lighting Upgrades

### **Scout Cabin**

The Scout Cabin was constructed in the depression era and the square footage is; 1,968, restroom, rock fire place, electric, plumbing, natural landscaped. The structure needs a major renovation to address several exterior and interior issues.



- Building Foundation Stabilization
- Restroom Upgrades
- Kitchen Upgrades
- HVAC Upgrades
- Entrance and Deck Upgrades

## **Mingus Pool**

Mingus Park Pool is nestled in the middle of a wonderful city park. Pool is open year round for different types of swimming. Pool has a wonderful Lap Swim Program that goes all year round. Great summer programs for children to learn how to swim and for families to come and have fun together. Mingus Pool was constructed in 1949, and underwent renovations in 1998 through donations from Mrs. Vera Richter. The pool is maintained by City and the facility is managed by, Mingus Park Pool Management. The pool is 25 yards by 45 feet, 6 lanes, shallow end is; 3.5' and the deep end is; 8' feet in depth. The facility has a reception counter, office, showers, dressing rooms and restrooms.



- Pool Tank Upgrades
- Interior Plumbing Upgrades
- Surge Tank Upgrade
- Outdoor Cover
- Pool Deck Upgrade
- Water Slide Upgrade
- Parking Lot Upgrade
- Chemical Injection System Upgrade
- Mechanical Upgrades

## **Ed Lund Building**

Ed Lund Park offers an excellent location for a community center. The current facility is very small and offers little value to the community. The Square Footage is: 735 and the building is equipped with; restroom, electrical, HVAC, and building plumbing. The local nonprofit TV Broad casting group uses the facility as their offices. It is recommended the city has a full service community center.



- New Community Center

## Gymnasiums

All gymnasiums in Coos Bay are located at school sites. Gym time is increasingly scarce as demand increases. Strategies for meeting gymnasium needs include: 1. *Build a City-owned gymnasium.* As noted within community center, the City should build at least one gymnasium to support community recreation. 2. *Working with the local School District to access their existing school gymnasiums,* including more stable time allocations and scheduling. City should work with the School District to maximize the availability of gym space to the community, making use of already available public resource.

## Sports Fields

Organized sports are popular activities in Coos Bay. Although sports fields are provided at most school facilities. The City has one ball-field at Mingus Park for community; the demand is greater than the supply. Most undeveloped areas in Coos Bay are steep in topography, so finding space to build additional fields will be challenging. To maximize use of available fields while maintaining quality, the City should make the following policy changes.

1. ***Adopt the multi-use field as the preferred field configuration.*** Multi-use fields typically overlay a soccer or lacrosse field on the outfield of a softball field or baseball field. This is a very space-efficient design, and provides the greatest flexibility on the smallest footprint. While multi-use fields must be managed to ensure that fields are not over-used, they are very space efficient and provide the greatest flexibility on the smallest footprint. Given the scarcity of suitable land for athletic fields in Coos Bay, multi-use fields (rather than fields dedicated for a single sport) should be the preferred field configuration in most situations.
2. ***Strengthen partnerships for sports.*** Sports and sports fields in Coos Bay create partnerships, including, private organizations, and the School District.
3. ***Consider implementing a user fee for City fields.*** The City does not charge a fee for adult and youth field users. Many municipalities charge a fee, per season per participant. Implementing a user fee for fields will make will also help offset some of the costs of maintaining quality fields. If fees are charged, these funds should be earmarked for specific field improvement projects.
4. ***Encourage the leagues to take on more field preparation responsibilities.*** City employees currently perform much of the field preparation, as well as ongoing maintenance of the fields. Park improvements in the community, including a new sports complex, will increase the field inventory in Coos Bay, thus increasing the maintenance workload. In many communities, the leagues do much of the field prep. Coos Bay should continue to encourage the leagues to take on the field prep responsibilities, such as dragging, lining, and marking, as a way of extending the City's maintenance resources.

5. ***Set standards for the amount of game and practice time each type of field can support, while maintaining a high quality playing surface.*** The City should establish formal standards on the amount of playing time that can be supported while maintaining the desired level of quality. Because there is a very high demand and a limited supply, clear standards are needed to make sure that fields are not overused, creating long-term maintenance problems.
6. ***Plan to include practice space in parks.*** Practice time places high demands on field use, especially during peak seasons. To meet playing field needs, the City should incorporate practice space, such as backstops and multi-use grass fields, into parks.
7. ***Continue to track trends in sports.*** City staff should continue to track participation in sports, especially monitoring for new and emerging trends, to ensure that community needs for field space are met and that the right mix of facilities is provided. For example, lacrosse has been the fastest growing sport in Oregon for the last few years and has greatly increased the demand for soccer fields.

### **Sports Field Locations**

- ***Existing Field:*** Coos Bay has one sports field in the community, which is at Mingus Park and should be renovated. Coos Bay should consider the development of a multiuse sports complex.

### **Other Outdoor Recreation Facilities**

The following recommendations address additional outdoor recreation facilities.

- ***Covered Play Areas:*** Due to the inclement winter weather, Coos Bay should provide covered play areas at some of its parks to extend usability. The covers could be similar to those provided by the School District at some primary schools in Coos Bay. As a first phase, the City should provide four covered play areas, geographically dispersed to provide year-round outdoor play opportunities throughout the City. The City should also consider lighting to extend playing time for facilities.
- ***Skate Facilities:*** Ever since the development of the Skate Park in Mingus Park, 2007 the facility has been under heavy use and is designed for advance skate boarder. The City should consider expanding the facility to include and area for beginners.
- ***Interactive Water Features:*** Coos Bay should provide additional water play features or water playgrounds. At least two should be provided, one in Mingus Park and one at Ed Lund Park.



- **Off-leash Dog Parks:** Fenced, off-leash areas are becoming increasingly popular throughout the state of Oregon. Not only do they provide a place for dogs and dog owners to recreate, these facilities also help minimize potential conflicts between park users and off-leash dogs in other areas of the park. The City should explore opportunities to develop off-leash areas in new or existing parks.
- **Youth/Teen Adventure Play:** Public involvement activities noted that residents would like to see more recreation opportunities provided for teens in Coos Bay. With the planned LNG facility coming to Coos Bay the City should explore the possibility of providing a play area for pre-teens and teens that may include elements such as a challenge course, rope swings and bridges, a rock wall, etc. This could be included in a community center facility.

## Chapter 7: Management and Operations Policies and Recommendations

This chapter provides recommendations for service provision, including administration and operations for the Park Master Plan Update.

### 7.1 Administration

The City's Public Works Department currently is responsible for maintenance of parks and open space, planning and implementation of new parks, facilities, and open space. Recommendations for Department administration include:

- **Maintain existing departmental organization.** The City should consider the employment of a special events coordinator/programmer within the overall Department organization. Special event applications have increased each year which makes it difficult to maintain current services without expanding support services.
- **Strengthen marketing for parks and recreation.** The Public Works Department should explore various ways to enhance overall marketing, such as by expanding advertising for specific events and programs, coordinating with neighborhood and community events, promoting the benefits of parks and recreation, and/or staging grand openings for new facilities.
- **Continue to coordinate with other City departments.** The Public Works Department should continue its successful coordination with other City departments, especially the Planning Department. The Department should seek opportunities to coordinate/partner with school district on capital projects, implementing improvements jointly when feasible to reduce costs.
- **Continue to develop annual goals and an annual report.** The 1987/91 Park Master Plan recommended developing goals on an annual basis and preparing an

annual report to review performance. The Department will continue to do this as a check and balance method.

**Continue to emphasize customer service and promote good public relations for Coos Bay.**

The results of Coos Bay's 2012 Community Survey indicated that the public generally feel the park facilities are rundown, unsafe and need improvements. Some said they felt unsafe because of the lack of lighting at the park and that the playground or buildings are unsafe.

- **Continue successful volunteer involvement in the park system, and expand if possible.** Coos Bay's Public Works Department has been very successful at attracting, managing, and using volunteers in its park system. The efforts of volunteers have resulted in many improvements to the system at little cost to the community. At the same time, these volunteer opportunities provide an important outlet for individuals who volunteer for reasons such as personal growth, meeting school or work requirements, or building social relationships and community connections. The Department should continue to include a small budget for materials for volunteer projects each year and should continue its support of volunteers.
- **Continue to be proactive in seeking partnerships.** The Department has been successful at partnering with other groups, such as local sports leagues, to benefit the community. The Department should continue to seek opportunities for partnerships to implement the Park, Recreation, and Open Space Plan.

## **7.2 Recreation Programs**

The City of Coos Bay does not offer a range of recreational programming internally. The City relies on other organizations to provide recreation programs. It is recommend the City become more active in this role. In the 2012 Survey many residents request additional recreational activities, concert events, educational, arts, etc. The goal of this Plan is to improve how we deliver recreation to the community and take recreation programming to the next level to satisfy the expressed needs of Coos Bay residents.

- **Add special events / recreation coordinator position.** The Public Works Department has maximized staff to provide this service with its current staff. In order to be efficient in delivering this service to the community and expand program offerings, it will require an additional special events / recreation coordinator. A coordinator will improve customer service and internal department coordination to better service the community.
- **Evaluate staffing as facilities expand to increase capacity.** When new facilities are built or existing facilities expand to increase capacity, the Department will need to reconsider staffing needs for both maintenance and operations. Most all

grant institution, Federal, State and private have clause in the grant agreement that require the successful grantee maintain facilities.

- **The City should create goals for revenue generation and cost recovery for recreation facilities.** Most all municipalities have a cost recovery system to recover cost for recreation program. As the City renovates park facilities such as sports complex, picnic shelters, etc. the City should look at a cost associated with use.
- **Provide programming in the following areas: Active Community, Environment and Nature, and Arts and Culture.** The programming framework described below will help the Department expand its services to meet community expectations. These program areas were identified based on consideration of the following questions:
  - ✓ Who should Coos Bay serve?
  - ✓ Who are the City's underserved populations?
  - ✓ What are the recreation interests of Coos Bay residents?
  - ✓ How will changing demographics influence needs?
  - ✓ What opportunities exist that are unique to Coos Bay?
  - ✓ What does Coos Bay already do well?

### **Active Community**

Activities that get people moving, such as sports and fitness, are important to a healthy community. Coos Bay community has a strong track record in providing sports, especially for youth. The Department should coordinate with other providers to ensure that a diverse range of active programming is available in Coos Bay, and that all ages and abilities are served. In addition to organized sports, this program area includes instructional sports training and camps; drop-in sports activities; fitness classes such as yoga and aerobics; martial arts; walking and bicycling events and activities; and non-competitive active pursuits such as roller skating, playground programs, or kite flying. Residents expressed interest in additional sports programs, including expanded sports programs for both youth and adults; expanded open gym times and additional gym activities such as adult soccer leagues and flag football open gym times. Another area for program expansion is fitness/wellness classes, especially for adults and seniors. Yoga/Pilates, Jazzercise, and other group classes on weekends and during evenings were suggested as options. Programming for active older adults is another potential expansion area. Some communities offer leagues or tournaments for ages 50+, such as softball, horseshoe, tennis. Another potential expansion area is non-competitive activities. Examples are walking or biking programs and groups, "Baby Boot Camp" classes, and movement or tumbling for children. The goal is to provide programs that get people moving, encourage exercise, and bring community members together.

### **Environmental and Nature Programs**

Coos Bay's open space network provides opportunities for the public to interact with the Local River, Bay Fronts and natural environment. The Pacific Northwest also offers a vast array of outdoor recreation opportunities, which will support this program area. Environmental and Nature Programs includes nature walks, environmental education classes and programs, and other outdoor-oriented programs such as emergency preparedness. It also includes the City's

extensive volunteer opportunities in parks, such as ivy pulling and native vegetation planting, and outings such as nature viewing. This area supports the City's community garden, which residents have suggested expanding, and the Arbor Week activities. The City should expand on its very successful volunteer activities and existing outdoor programming, providing additional events and programs that capitalize on the open space network. Examples of programs in this category include orienteering; bird-watching; plant and animal identification; hiking; ranger-led walks or programs (Heritage tree walk).

### **Arts and Cultural Programs**

Coos Bay offers a variety of arts and cultural programs and events. In the 2012 Community Survey, residents rated concerts, bookstores, and art exhibits and festivals as the top three arts and culture improvement residents would like to see in Coos Bay. Other suggestions from the public include printmaking classes, concert in the parks, event festivals. Residents suggested diversifying program times (example: providing youth after school programs, as well as evenings).

### **Capitalize on Coos Bay's proximity to the Bay, Coos River and Millicoma River to offer waterfront-oriented programming.**

Majority of downtown Coos Bay fronts the bay. The community has established a waterfront plan to enhance and preserve the natural beauty of the bay area. The Coos Waterfront Park and Walkway will create a sense of place on the bayfront in downtown Coos Bay and North Bend, Oregon, by providing recreational opportunities, improved access to the water and the opportunity to observe a working waterfront. The park and walkway concept will improve the quality of life for our community, promote a healthy lifestyle, contribute to a sustainable economy and attract outside visitors to this beautiful place. The Coos Waterfront Park and Walkway will strengthen our sense of community by fostering active appreciation, pride and respect for the region's natural resources, cultural heritage and industrial waterfront. The walkway and park concept will attract people to the water, will continue to revitalize the local economy and will cultivate a sense of place and community that is genuine and unique. (See Coos Waterfront Park Plan)

## **7.3 Park Planning and Development**

Public Works Department carries out park planning through the Parks Commission and through City Council. Recommendations for parks planning include:

- **Acquire and develop the parks and open spaces recommended in this Plan.**
  - Park and recreation facilities shall be developed using best design and construction practices to support safety, and **maximize maintenance efficiencies** and public use.
  - New neighborhood parks shall be designed to minimize negative impacts on surrounding residences related to noise, traffic, lights, etc.

- Parks shall be located according to the criteria set by the Park Service Area Analysis maps identified in the Master Plan, as may be amended, and other applicable criteria. The following site selection criteria shall be used to evaluate and select new park and recreation sites:
    - ✓ Location central to service area
    - ✓ Good neighborhood access
    - ✓ Location near or adjacent to complimentary public facilities (e.g., schools)
    - ✓ Population distribution within the service area
    - ✓ Available sites
    - ✓ Land acquisition costs
    - ✓ Location of other park & recreation facilities in adjoining service areas
    - ✓ Unique features and/or **historical** or natural assets.
  - **Access barriers and noise issues shall be address and/or considered in land acquisitions and property development.**
  - Pedestrian and bicycle access shall be considered the primary transportation modes for neighborhood park and recreation facilities. For facilities with larger service areas, public transit and automobiles would also provide access. New major facilities should be located, when possible, with transit access to minimize traffic impacts and provide equitable access by all city residents.
  - City-wide priorities for implementation of improvements shall be identified in the Master Plan adopted by City Council and updated by City Council, as needed.
  - Site-specific improvements for existing and new parks shall be made following a site-specific master plan created with input from the affected neighborhoods and community groups, recommended for approval by the Parks Commission, and approved by City Council.
  - Park land shall only be acquired after cost estimates to maintain it in its developed / undeveloped state are determined.
- **Be proactive in identifying alternative means of acquiring land or trail easements.** Land in Coos Bay is very costly, and outright acquisition or purchase of easements may be costly. Department should look for alternative means of filling in gaps in the trail system or acquiring more parkland. For example, the City could purchase a home, establish a trail easement, and then re-sale the property with the easement in place. Other options could be land swaps, life estates, or transfer of development rights.
- The City shall strive to work with **other** entities within the community to provide the best park and recreation facilities possible in the Master Plan service area.
- **Support city sustainability goals and continue to incorporate green building elements into park improvement projects.** The Department will support citywide sustainability goals in park development projects. The Department will also continue to incorporate green building elements into park improvement projects.



- Park and recreation facilities shall be developed using best design and construction practices to support safety, and **maximize maintenance efficiencies** and public use.
- The City may develop parks in phases:
  - ✓ Pre-Development Phase – No public access.
  - ✓ Phase 1 – Install irrigation, infrastructure (e.g. sidewalks, utilities), seed at least a portion of the open area, install basic safety lighting, signage and appropriate ADA accommodations, all based on the on individual park master plan.
  - ✓ Phase 2 – Amenities added, based on the individual park master plan.
  - ✓ Phase 3 – Full development, based on the individual park master plan.
  - ✓ **NOTE:** Phase I development of park improvements for growth areas should proceed no sooner than when the number of dwelling units reaches 50% of build-out of the park’s service area, and both development and maintenance funds are available.
- **Coordinate directly with the Planning Department on land use proposals that involve park land, facilities, or trails.** The Department will continue to coordinate directly with the Planning Department on land use proposals that involve park land, facilities, or trails to ensure that the Park, Recreation, and Open Space Plan is implemented.
  - The City shall encourage opportunities for private programs or facilities, volunteers and other appropriate methods to supplement and extend the City’s resources in developing and maintaining the park and recreation system (e.g.: Disc Golf Association maintaining disc golf courses, **Boat Building Center (BBC)** and maintaining nature preserve).
  - Sites that serve multiple purposes, such as parks and storm water detention areas shall be managed through good comprehensive design to **maximize recreational use**, while addressing the value of both uses.
- Recommended attributes:
  - Neighborhood; 1 to 5 acres, 1/2 mile radius nothing less than 50% build out, zoned residential
  - Community Park; 15+ acres; 3 mile radius nothing less than 25% build out, zoned mainly residential, primarily next to collector or arterial.
  - Large Urban Park; 50+ acres, citywide, nothing less than 25% build out, zoned primarily residential, near arterial /collector.
- **Adopt a formal policy on memorials in parks and open space.** The following policy is recommended:
  - ✓ **MEMORIAL PLAQUE:** Personal memorial plaque is not allowed to be placed in any park facility. However they are suitable for the Marshfield Pioneer Cemetery in the designated area for “Memorial Plaques”. In order to be **considered for Marshfield Cemetery the following must apply to the nominee;** Why the nominee should be considered; The nominee's

significance as relates to the City of Coos Bay; Outstanding community contributions, accomplishments, achievements, or distinctions; Outstanding community involvement or service.

- ✓ **I LIVING MEMORIALS:** Living memorials may consist of trees, garden or landscape materials planted in remembrance of loved ones or in honor of respected citizens of Coos Bay. All requests for living memorials must be submitted in writing to the Public Works Department. Donors may select trees from a list of suitable plants provided by the Public Works Department. Living memorials are not perpetual. The PWD will endeavor to maintain and protect the plant with the best of horticultural practices.
- ✓ **II LASTING MEMORIALS:** Memorials may be dedicated in the form of park enhancements [i.e.: benches, picnic table, play apparatus, sculpture or other approved feature(s)]: All requests for lasting memorials must be submitted in writing to Public Works Department. The available selection is to be determined by the PWD and will take into account standardization and design considerations. Benches will be identified with a dedicatory plaque. Picnic tables-PWD will provide a standard unit for this purpose. A small plaque will be attached to the table to identify the memorialized person / group / organization. Park Apparatus - individual requests for memorial play equipment, sculptures and/or other park equipment or components will be considered based on their potential impact, suitability and compatibility within the park. Costs for memorials will be based on material costs (if fabricated in-house) or prevailing wholesale market costs, depending upon the design standard. All costs for fabrication (including engraving) will be borne by the donor.
- ✓ **III LASTING MEMORIALS:** In extraordinary circumstances, consideration may be given to naming structures or components (i.e. ball fields, playgrounds, gardens, pavilions or other park grounds or structures) within community parks as a fitting tribute in honor of Coos Bay citizens who have passed away. All applications or submittals for park memorials must be submitted to the Public Works Department for consideration. In order to qualify, prospective nominees must fulfill the following minimal criteria set forth below:
  - Nominees must be deceased; Nominees must have served with distinction as a prominent citizen or member of a recognized community organization or group within the City of Coos Bay;
  - Nominees must have made a significant contribution to the community or served with distinction in Coos Bay government; Adult nominees must satisfy a background check (fee paid by applicant); Adult nominees must fulfill a residency requirement of a minimum of ten (10) years in Coos Bay;

- All nominations must be accompanied by a minimum of five (5) letters of support, which testify as to: Why the nominee should be considered; the nominee's significance as relates to the City of Coos Bay; Outstanding community contributions, accomplishments, achievements, or distinctions; Outstanding community involvement.
- All applications for Category III memorials will be reviewed by the PWD based on the aforementioned criteria. Names of qualified nominees will be forwarded to the Park Commission for recommendation to Coos Bay City Council for final review and approval.

**Park Development/Amenities:** School property may fulfill needs of a neighborhood or community park, but designed and developed in cooperation with school district.

➤ **Park Amenities.** The following policy is recommended:

- **Neighborhood Parks:** Provide easy walking/biking access to basic recreation resources such as playgrounds, open fields, and picnic areas.
  - ✓ **Mandatory Amenities Include:** Code Compliant Internal Pathway; Landscaping; Identification Sign; Lighting; On Street Parking; Open Area; Picnic Table or Bench; Playground; Site Furnishings; Trees and Walking Path or Sidewalks.
  - Optional Amenities Include:** Community Gardens; Interpretive or Educational Facilities; Natural Areas; Shelter/Gazebo; Sport Courts; Stage/Amphitheatre and Trails.
- **Community Parks:** Larger parks with major recreational facilities such as sports fields and multiple sport courts, along with necessary support facilities such as parking and restrooms.
  - ✓ **Mandatory Amenities Include:** Code Compliant Internal; Pathway; Landscaping; Identification Sign; Lighting; Maintenance Facilities; Off Street Parking; Open Area; Picnic Table or Bench; Playground; Restroom Facilities; Site Furnishings; Sport Fields; Trees; Walking Path or Sidewalks
  - Optional Amenities Include:** Community Gardens; Interpretive or Educational Facilities; Concessions; Dog Park; Fishing Lake; Full Service Recreation Centers; Interactive Water Feature; Memorials; Natural Areas; On

Street Parking; Sport Courts; Sports Complex;  
Stage/Amphitheatre; Swimming Pool; Trails and Multi-Use  
Path

- **Large Urban Parks:** Attract users from throughout the region, have a wide variety of facilities, and are usually large in size.
  - ✓ **Mandatory Amenities Include:** Code Compliant Internal Pathway; Landscaping; Identification Sign; Lighting; Maintenance Facilities; Off Street Parking; Open Area; Picnic Table or Bench; Playground; Restroom Facilities; Site Furnishings; Sport Fields; Trees; Walking Path or Sidewalks
  - Optional Amenities Include:** Commercial Leases; Interpretive or Educational Facilities; Community Gardens; Concessions; Dog Park; Fishing Lake; Full Service Recreation Centers; Infrastructure for Large Events; Interactive Water Feature; Memorials; Natural Areas; On Street Parking; Shelter; Gazebo; Sport Courts; Sports Complex; Stage/Amphitheatre; Swimming Pool; Trails and Multi-Use Path
- **Linear/Trails:** Corridors of land that connect parks and resources, providing public access to trails and their surrounding areas. May include developed or natural areas where the primary facility is trail.
  - ✓ **Mandatory Amenities Include:** Code Compliant Internal Pathway; Identification Sign; Lighting; Open Area and Trees
  - Optional Amenities Include:** Landscaping; Interpretive/Educational Facilities; Natural Areas; Memorials; Picnic Table or Bench; Restroom Facilities; Site Furnishings; Trails; Walking Paths or Sidewalks and Multi-Use Path
- **Natural Areas:** Managed to ensure an open, more natural state. For passive or low impact activities, such as wildlife viewing, hiking, jogging, bicycling and nature photography.
  - ✓ **Mandatory Amenities Include:** Code Compliant Internal Pathway; Identification Sign; Lighting; Natural Areas; Trees.
  - Optional Amenities Include:** Fishing Lake; Interpretive/Educational Facilities; Landscaping; Maintenance; Facilities; Memorials; Natural Areas; Off Street Parking; On Street Parking; Interactive Water

Feature; Open Areas; Restroom Facilities; Shelter/Gazebo; Site Furnishings; Sports Complex; Trails; Walking Path or Sidewalks and Multi-Use Path.

- **Special Use Facilities:** Sites that contain unique features or facilities designed to support particular activities. These areas will likely draw users from throughout the city and may have a regional draw. They may be owned or managed by the City.
  - ✓ **Example of Special Use Facilities;** Dog Park; Eastside Boat Ramp; Mingus Pool; Coos Bay Library; Empire Boat Ramp; Coos Bay Art Museum; Hollering Place Wayside; Visitor Information Center, Board Walk and City Docks.

## **7.4 Maintenance**

Park land shall only be acquired after cost estimates to maintain it in its developed / undeveloped state are determined and approved by City council. Consultations with maintenance staff revealed several issues of concern in regards to operations and maintenance. Increased in responsibility as facilities are added to the system, as well as increased user pressure, are having an adverse effect on achieving maintenance service objectives and meeting maintenance priorities. Park maintenance is performed by the Operations Division of Public Works Department. The division has a staff of 9, which includes; Operations Administrator and Superintendent. Operations Division is responsible for much of the City's infrastructure maintenance to include park facilities. Operations Division assigns two fulltime staff to park maintenance. Starting in spring and into fall seasonal employees is hired to assist with maintenance tasks.

**Maintenance Service Objectives:** Maintenance and Service Objectives identify minimum acceptable levels of maintenance to be provided. Parks maintenance is the key to protection of the public's health, safety and welfare, as well as the basis of the public's image of the quality of community facilities and services. The following objectives are tailored to assist in establishing a comprehensive maintenance program:

1. Safety: Maintain parks and landscapes in a condition which protect the health, safety and welfare of the public.
2. Cleanliness: Maintain facilities in a clean and sanitary condition.
3. Facility Performance: Maintain facilities in a condition which allows for the intended recreational use.
4. Resource Protection: Protect natural resources, developed improvements, and equipment from deterioration, vandalism and waste. Manage efficient use of time.



5. Responsiveness: Respond to public needs, requests and unsolicited concerns in a timely way.

**Levels of Maintenance:** The City of Coos Bay Parks system features a broad array of facilities accommodating diverse activities. While this requires a number of different approaches to parks maintenance, a systematic approach can be identified. This allows the Division to categorize maintenance activities based on certain facility characteristics and facility types. Based on these, a general list of maintenance tasks can be defined for each maintenance level. Maintenance levels do not necessarily imply quality. They are developed in response to meeting maintenance service objectives and the level of effort required. The primary basis for establishing maintenance levels is the frequency at which maintenance is required. These frequencies are based on peak seasonal use from March through October, inclusive.

### **Level One: Daily or Semi-Weekly**

#### **Facility Characteristics**

- ☛ Heavy use
- ☛ Intensive development for active recreational uses
- ☛ Located in proximity to large number of users
- ☛ Easily accessible to large number of users

#### **Example Facility Types**

- ☛ Streetscapes
- ☛ Developed areas in parks of all classifications
- ☛ Any turf
- ☛ Playgrounds
- ☛ Heavily used parks such as Mingus Park, Empire Lakes Park

#### **Tasks**

- ☛ Mowing
- ☛ Irrigation system testing and checking
- ☛ Empty trash receptacles
- ☛ Litter removal
- ☛ Sweep walks and courts
- ☛ Clean restrooms, picnic tables, benches
- ☛ Rake/fluff playground fall protection
- ☛ Ballfield maintenance
- ☛ Safety checks - play equipment, fences, bleachers, etc.
- ☛ Special facility maintenance - skating rink, pools, courts, etc.
- ☛ New plant/sod maintenance

## **Level Two: Weekly**

### **Facility Characteristics**

- ☛ Heavy use at peak times (weekends and holidays), moderately heavy use at other times
- ☛ Intensive development for active recreational uses
- ☛ Located in proximity to large number of users
- ☛ Easily accessible to large number of users

### **Example Facility Types**

- ☛ Irrigation systems
- ☛ Library, Art Museum, City Hall, VIC, Pool
- ☛ Ornamental plantings
- ☛ Heavily used open space areas
- ☛ Picnic areas in natural settings

### **Tasks**

- ☛ Building maintenance
- ☛ Litter removal
- ☛ Pruning shrubs and vines
- ☛ Weeding planters and ornamental plant beds
- ☛ Check/repair area lighting
- ☛ Warrantee issues
- ☛ Plant establishment

## **Level Three: Semi-Monthly**

### **Facility Characteristics**

- ☛ Moderately heavy use at peak times (weekends and holidays), moderate use at other times
- ☛ Mix of passive and active recreational uses
- ☛ Located in moderate to lower density of development
- ☛ Accessible to moderate number of users

### **Example Facility Types**

- ☛ Open space areas with easy accessibility or relatively high use levels for passive activities
- ☛ Ornamental plantings
- ☛ Coos Bay Trial System (CBTS)

### **Tasks**

- ☛ Check CBTS in low use areas
- ☛ Open space liability issues - downed trees, erosion, vandalism rough mowing

- ☛ Check/repair area lighting
- ☛ Check/repair site furnishings
- ☛ Warrantee issues
- ☛ Plant establishment

## **Level Four: Monthly**

### **Facility Characteristics**

- ☛ Moderate use at peak times (weekends and holidays), low use at other times
- ☛ Predominately passive recreational uses
- ☛ Located in moderate to lower density of development
- ☛ Accessible to moderate number of users, distance from users begins to limit accessibility

### **Example Facility Types**

- ☛ Sidewalks and bike paths
- ☛ Open spaces subject to moderate use
- ☛ Undeveloped park sites

### **Tasks**

- ☛ Sidewalk sweeping
- ☛ Rough mowing - seasonal for fire protection
- ☛ Check/repair site furnishings

## **Level Five: Every 6 Weeks or As Needed**

### **Facility Characteristics**

- ☛ Low use at all times
- ☛ Predominately passive recreational uses, open space
- ☛ Located away from developed areas
- ☛ Distance from developed areas limits accessibility

### **Example Facility Types**

- ☛ Turf areas
- ☛ Medians
- ☛ Open space areas
- ☛ Low use, undeveloped areas in partially developed parks

### **Tasks**

- ☛ Tree trimming
- ☛ Turf management - aeration, fertilizing, top-dressing

**Maintenance Priorities:** Maintenance priorities have been established in response to the Maintenance Service Objectives. These are based on **key** issues including protection of public safety, maximizing the usability of facilities, and instilling community pride in its parks systems.

1. Safety inspections and repairs: playground equipment, ballfield facilities, site furnishings, and athletic equipment.
2. Lighting: maintaining safe illumination levels for sports fields, pedestrian plazas and walks, parking areas, and building entries.
3. Restrooms
4. Lifter control
5. Surfaces: clearing of debris, making repairs as required.
6. Turf maintenance: mowing at sufficient frequency to allow optimum intended use, application of correct amounts of water and fertilizer, aerating, and thatching.
7. Irrigation systems: balancing and adjusting, start-up and shut-down.
8. Disease, weed, and pest control.
9. Tree maintenance: pruning, removal of damaged limbs, and application of correct amounts of water and fertilizer.
10. Landscape maintenance: pruning, seasonal maintenance of ground covers and annual plantings, and application of correct amounts of water and fertilizer.

## **Operations and Maintenance Recommendation**

- **Adequate staffing to address maintenance.** After many years of collecting data the National Recreation Park Association and Oregon Recreation Park Association have determined a formula that determines staffing levels to maintain park facilities, which is every 12 -14 developed acres it require (1 FTE) to maintain park assets at a level two. Using this formula method the City would need a park crew of 14 FTE to maintain assets at a level two. That said, current staffing levels the City is unable to maintain at a level two. It is recommend hiring 2 FTE to assist with park maintenance and continue to utilize volunteer and seasonal staff.
- **Continue the use of seasonal employees to address peak season needs.** Coos Bay uses seasonal maintenance employees to address peak season demands. Although less skilled than permanent staff, seasonal employees are a cost-effective means of providing basic maintenance tasks. As with seasonal recreation positions, seasonal maintenance positions can also provide summer job opportunities for youth.
- **Computerized Maintenance Management Software System.** The Operations Division tracks maintenance costs by facility and activity, and has done so for many years. However, this method of tracking is done manually and is very time consuming for tracking assets. Maintenance software system have many benefits, cost tracking, inventory monitoring, budget projection, planned development, etc. Operations division has received finance department old laptops, which will allow the maintenance crew leaders to be mobile when a

maintenance management tracking system is obtained, it will also allow for GIS capability for locating utilities. This would require administrative staff (1 FTE) to input and monitor the maintenance software system.

- **Continue to develop the Department's Best Management Practices program for pest management.** Coos Bay uses a variety of pest management strategies, to manage invasive species. The City should continue to use Best Management Practices and innovative strategies for pest management as part of the City's overall sustainability goals.

## 7.5 Natural Area Management

The Operations Division is responsible for management and care of natural areas throughout Coos Bay. These include natural areas within active-oriented parks as well as passive-oriented parks and resource areas. The City's natural areas include forested land, wetlands, and riparian areas along rivers and the bay. These areas have management and maintenance needs that are very different from maintenance needs at active-oriented parks. Recommendations for natural area management include:

- **Provide funding to support a Natural Area Supervisor.** The Public Works Director should designate a Natural Area Supervisor (1 FTE) to be lead decision-maker on natural area management issues. Until funding is available, staff will have to share these responsibilities as time allows.
- **Manage all passive-oriented parks and resource areas for natural resource value.** Passive-oriented parks and resource areas are natural open space, although the resource value may vary. These areas should be managed to maximize resource value.
- **Identify natural resource areas within active-oriented parks, multi-use parks, and special use areas.** The City should identify natural resource areas within parks of other types. These areas should also be managed for natural resource value.
- **Require natural areas to be mitigated and minimally compromised by invasive species before ownership is transferred to the City.** Before taking ownership, natural areas should be hazard free and minimally compromised by invasive species, based on the assessment of the designated Natural Area Supervisor.
- **Continue to partner with volunteers, neighborhoods, and community groups on natural area management.** The City's excellent volunteer programs have resulted in significant efforts in natural areas, including invasive species removal and re-vegetation. The City should continue these partnerships and expand them, doing so will require (1 FTE) volunteer coordinator. This person could also coordinate the City's special events.



- **Manage natural areas based on a three-tiered approach.** To allocate maintenance level of effort, natural areas in Coos Bay should be designated into one of three natural area maintenance levels:
  - ***Level One Natural Areas:*** Sites in this classification should have a high natural resource value or be the most frequently used. Where feasible, these sites should be maintained according to a management plan developed specifically for the site. The management plan will provide specific direction about how to maintain or improve the site's natural resource value, while supporting the desired level of recreation access.
  - ***Level Two Natural Areas:*** Sites in this classification are moderately used or have moderately high resource value. Resources may be somewhat impacted, but still maintain integrity. Level two areas should be managed, at minimum, to control invasive species and support the desired level of use of the site within budget and volunteer limitations.
  - ***Level Three Natural Areas:*** Sites in this classification have low use or moderate natural resource value. Level three natural areas should be managed for hazard conditions only, such as removal of hazard trees.

## 7.6 Urban Forestry

The Operations Division is responsible for management and care of City-owned trees. City maintenance staff and contracted resources are the main providers for local tree maintenance. Recommendations for urban forestry include the following:

- **Upgrade the City's street tree planting inventory program.** City of Coos Bay Tree Board created a tree species in 1992 and it is recommended the tree board update this list.
- **Arborist staff.** It is recommend the City hire (1 FTE) coordinator/City Arborist to take lead on urban forestry issues.
- **Continue to seek "Tree City USA" designation.** Coos Bay has been designated a "Tree City USA" for more than twenty years, and should continue to meet the standards for this award.
- **Plan for tree canopy replacement in City parks.** Many of Coos Bay's parks have mature tree canopies that contribute greatly to the park system's character. The City Arborist should develop tree

replacement plans for City parks with mature canopies so that young trees are planted and become established before older trees die off.

- **Oversee tree care by maintenance staff.** If hired the Arborist should oversee the parks maintenance staff, public works staff, and volunteers in terms of tree care and ensure that sound arboricultural practices are maintained. The Arborist should also hire certified arborists when needed to undertake tree care in parks and on public land that is beyond the capacity of existing staff.

## 7.7 Financing

Due to previous years of economic down turn and changing City demographics, the Public Works Department has been challenged with limited resources at managing the City's park system in a sustainable way. The following recommendations are intended to provide the department with the tools to improve facilities with the resources available:

- **Develop a budget resource for land or easement acquisition.** The City should always be seeking parkland, especially waterfront property in order to work toward the vision of the Coos Waterfront Park and Walkway Plan. Connections between existing sites, or sites that serve underserved neighborhoods. This should be a readily accessible source of funds that would allow the Department to secure land or easements when available, either through grant options, purchase or donations.
- **Continue the support to the parks commission.** The Parks Commission serves in an advisory capacity to the City Council in the planning and development of city parks. Commissioners are appointed by the City Council and serve four-year terms. The City should consider creating a scholarship fund for recreation, which could be handled by the park commission, as well as ad hoc improvement efforts throughout the system.
- **Develop a gift catalog of items for donations.** The Department should establish a gift catalog of park elements such as benches, picnic tables, bike racks, trees, etc. for donations. The gift catalog should include images of the items, indicate a donation cost that takes installation and maintenance expenditures into account, and specify a guaranteed duration of the item. This may be used for memorials, as well as donations in honor of a person or event.
- **Consider system development charge (SDC) for parks.** System Development Charges (SDCs) are one-time fees assessed on new development. Park SDCs help ensure that Coos Bay's quality of life keeps pace with our growing and changing City by providing additional parks and recreation facilities needed to accommodate growth.

- **Consider seeking a tax support measure to fund park and recreation projects desired by the community.** In the 2012 Community Survey, residents indicated level of support for Dog Park and a Multi Sports Complex. The City should consider seeking tax support to fund some of the community's park and recreation priorities.

## Chapter 8: Action Plan

This chapter identifies an action plan for funding the improvements recommended in the Plan. It identifies project priorities and a long term, ten-year Capital Improvement Plan (CIP) for implementation. This CIP provides a detailed, realistic list of proposed capital improvements that can be funded over the next ten years utilizing grants, in-kind, volunteers and donations. An overview of potential funding sources is provided.

### 8.1 Project Priorities

The projects recommended in this Plan were evaluated to determine priorities for implementation. The following criteria were used to determine which projects should be included in the ten-year CIP by the parks commission.

- **Supports underserved areas:** One of the major goals for this Plan is to provide an active-oriented park within at least ½ mile of most residents. An assessment of community needs identified areas where parkland or facilities are needed to serve particular neighborhoods. Projects that fulfill the need for parks and facilities in underserved areas are a high priority.
- **Addresses underserved populations:** The City strives to provide a variety of parks, recreation facilities, and programs that engage a broad cross-section of the community, including residents of all ages, abilities, and economic and cultural backgrounds. Projects that meet the needs of underserved demographics, such as adults, teens and those with disabilities, should be considered a high priority.
- **Increases trail connectivity:** A high priority for the park system in Coos Bay is to provide convenient access to the network of passive-oriented parks, which are linked by a trail system. Developing trails and acquiring natural open space corridors that meet this need are considered high priority projects. Another connectivity project is the Coos Bay Waterfront Park Plan.
- **Renovates/maintains existing facilities:** According to citizen input, the improvements that are most needed in Coos Bay parks are upgrades to play equipment, park structures, trail improvements, and sport field improvements. Projects that upgrade and revitalize parks and facilities will protect existing investments, enhance user safety and accessibility, maximize maintenance efficiency, and support recreation activities.
- **Meets facility needs:** The community needs assessment identified several facilities for which there is a strong community demand, such as trails, dog park, multi-sports complex, basketball courts and tennis courts. According to the results of the 2012 public survey.

- **Increases water access:** Many Coos Bay residents want greater access to the bay front. Projects such as the Coos Bay Waterfront Park Plan provide various access points to the bay, canoe launches are perceived as high priorities in the community. The City should consider this project as a high priority.

## 8.2 Funding Sources

There are a number of possible funding sources for programs, noncapital projects, and parks and facilities acquisition, development, and maintenance. Most sources are limited in scope and can only be used to fund specific types of projects or improvements.

### Capital Projects and Operations

The following financing sources may be used for capital improvement projects as well as for ongoing operations and maintenance costs.

- **General Fund:** A Capital Facilities Fund, which is part of the City's General Fund, provides limited funding for recreation projects. This source comes from the City's annual operating budget and is not considered core services.
- **Local Option Levy:** This is a property tax assessment that can be used for the construction, operation, and/or maintenance of parks and facilities, and for recreation programming. This type of levy is established for a given rate or amount for up to five years or, in the case of capital only, up to ten years. Passage requires a double majority (a majority of registered voters must vote and a majority of those voting must approve the measure), unless during a general election in even-numbered years, in which case a simple majority is required. Local option levies have become more difficult to pass in Oregon because of the double-majority requirement.

### Public/Government Grant Programs:

- **Recreation Trails Program:** This is a grant program funded through the Oregon Parks and Recreation Department. Projects eligible under this program include: 1) maintenance and restoration of existing trails; 2) development and rehabilitation of trailhead facilities; 3) construction of new recreation trails; and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match. The match can be in-kind or City services to the project.
- **Oregon State Marine Board Grants:** The Oregon State Marine Board manages Oregon's waterways. The agency also provides construction grants for waterfront improvements, such as boat ramps, restrooms, parking, and other related projects, as well as operations funds for maintenance and patrol. It receives its revenue for grants from the licensing of pleasure boats and a portion of the automobile gas tax.

- **Private Grants and Foundations:** Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They often fund unique projects or projects that demonstrate extreme need.
- **Public/Private Partnerships:** In this approach, a public agency enters into a working agreement with a private business or nonprofit entity to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages, and access to the facility.
- **Fees and Charges:** User fees and facility charges generate revenue for parks and programs by charging users some or all of the costs of providing services. Some program areas, such as adult programs, are more suitable for higher fees and charges. The City can increase revenue for park services by expanding rental facilities (picnic shelters, meeting rooms, etc.) or by increasing rental fees and other facility-use charges.
- **Earned Income:** Food, beverage, and merchandise vendors or concessionaires that operate restaurants, coffee-kiosks, or other revenue-generating facilities in parks also can generate excess revenues to support the parks system.

### 8.3 Capital Projects Only

The following funding sources may be used for capital expenses only:

- **System Development Charges:** Systems development charges (SDC), which are applied to all new residential development, are an important source of funding for the acquisition and development of new parks and natural areas. Since SDCs are paid for by new development, the fees are meant to fund capacity enhancement projects that are needed as a result of the development. SDCs cannot be used for the preservation and maintenance of existing parks and facilities.
- **Donations:** Donations of labor, land, materials, or cash by service agencies, private groups, or individuals is a popular way to raise small amounts of money for specific projects. Service agencies often fund small projects such as picnic shelters or playground improvements, or they may be involved in larger aspects of park development.
- **Local Improvement District:** Under Oregon law, a city may use a Local Improvement District (LID) to subsidize specific capital improvement projects. Through the formation of a LID, a city may impose special assessments on all properties benefiting



from a local improvement project. LIDs are often used to subsidize transportation and infrastructure systems but may also be extended to parks and recreation areas. Because the properties within the district must receive a special benefit from the project, it is most likely to be useful for neighborhood parks and recreation areas.

- **General Obligation Bond:** This voter-approved bond comes with authority to levy an assessment on real and personal property. Funding can be used for capital improvements, but not furnishings, fixtures, equipment, or on-going maintenance. This property tax is levied for up to 20 years under the City's debt policies. As with local option levies, passage requires a double majority, unless during a general election in even-numbered years. This type of property tax does not affect the overall tax rate limitation as described previously in Local Option Levy.

#### **Public/Government Grant Programs:**

- **Community Development Block Grants (CDBG):** These grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. CDBG funds have limitations and are generally required to benefit low and moderate income residents. Grants can cover up to 100% of project costs.
- **Land and Water Conservation Fund (LWCF):** This is a federal grant program that receives its money from offshore oil leases. The money is distributed through the National Park Service and is administered locally by the Oregon Parks and Recreation Department. In the past, this was one of the major sources of grant money for local agencies. In the 1990s, funding at the federal level was severely cut, but in recent times more money has become available. For the year 2014, the amount available for local agency projects was \$825,722. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.
- **Recreational Trails Program Grant Fund (RTP) –** Recreational Trails Grants are national grants administered by Oregon Parks and Recreation Department for recreational trail-related projects, such as hiking, running, bicycling, off-road motorcycling, and all-terrain vehicle riding. Yearly grants are awarded based on funds voted on by the U.S. Congress. RTP funding is primarily for recreational trail projects, rather than utilitarian transportation-based projects. Funding is divided into 30 percent motorized trail use, 30 percent non-motorized trail use and 40 percent diverse trail use. Types of projects include; (A) Building new recreation trails, (B) Building trail bridges or renovating, (C) Installing way-finding signs, (D) Developing and rehabilitating trailhead facilities, (E) Acquiring land and permanent easements. Project sponsors provide at least 20% of the projects total costs. Eligible matches are cash, force

account labor, equipment, materials, volunteer labor, donated equipment, donated materials, and federal, state and local grants, or the combination thereof.

- **Intermodal Surface Transportation Efficiency Act (ISTEA):** Over the years, Oregon has received considerable revenue for trail related projects from this federal program. Originally called The Intermodal Surface Transportation Efficiency Act (ISTEA), it funded a wide variety of transportation-related projects. In 1998, this program was modified as TEA-21. In August 2005, TEA-21 was updated and revised as the Safe, Accountable, Flexible, Efficient, Transportation Equity Act; Available funding in Oregon for FY 2013, \$9 million (roughly 2%) versus Transportation Enhancements of \$11 million in FY 2013. However, states retain flexibility to spend more on these projects, as Oregon has done. These fund can be used for develop and maintain trails for recreational purposes that include pedestrian, equestrian, bicycling and non-motorized snow activities, as well as off-road motorized vehicle activities. New eligibilities are provided, including construction and maintenance equipment, real estate costs, educational program costs, state administration costs, and assessment of trail conditions.
- **Local Government Grants:** This Oregon program uses Lottery dollars to fund land acquisition and development and rehabilitation of park areas and facilities. A 50% match is required for larger agencies and a 40% match for small agencies (cities/districts with a population of less than 5,000 and counties with a population of less than 30,000). The Oregon Parks and Recreation Department staff reviews and approves small projects of \$50,000 or less. Large projects exceeding this amount, but less than \$500,000, are reviewed and approved by the Local Government Advisory Committee. The funds for this program are available on a biannual basis. In August 2011, The Oregon Parks and Recreation Commission approved over \$5.3 million in Local Government Grants for park and recreation projects. The next cycle for grants was announced in February 2013 for 2013-2015 biennium, available funding is estimated to be \$4,745,775 per year (approximately \$9.5 million for the biennium).
- **Oregon Department of Fish and Wildlife Grant Fund (ODFW) –** Projects are funded by the U.S. Fish and Wildlife Services (USFWS). As grantee, ODFW is responsible for administering the grant program throughout the State of Oregon and ensuring compliance with federal and state regulations. The Fisheries Restoration and Enhancement Program is a comprehensive program to restore, enhance natural fish production and provide additional public access to fishing waters. The R&E program provides increased sports fishing opportunities, and also supports and

improves the commercial salmon fishery. The Program was authorized by the Oregon Fisheries and Enhancement Act of 1989 and was renewed in 2009. The program is funded by a \$4 surcharge on all sport fishing licenses, and license and landing fees from the commercial gillnetting and trolls fisheries.

- **Oregon State Marine Board Grant Fund (OSMB)** - The Marine Board is committed to helping provide boaters with safe, sufficient, and quality boating facilities. Most boaters launch at a public boat ramp and will likely need to use boarding floats, a transient tie-up, a parking space, a restroom, a pumpout, or other amenities every time they go boating. While the Marine Board does not own or operate any of these facilities, we provide funding to the public agencies that do.
- **Rehabilitative Services Administration Recreational Program Grants (RSARP)** - The Department of Education's Rehabilitative Services Administration (RSA) maintains a competitive grant program to provide recreation and related activities for individuals with disabilities to aid in their employment, mobility, independence, socialization, and community integration.
- **Urban Forestry Grants:** There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.
- **Oregon Watershed Enhancement Board:** The Oregon Watershed Enhancement Board (OWEB) is a State agency led by a policy oversight board. Together, they promote and fund voluntary actions that strive to enhance Oregon's watersheds. The Board fosters the collaboration of citizens, agencies, and local interests. OWEB's programs support Oregon's efforts to restore salmon runs, improve water quality, and strengthen ecosystems that are critical to healthy watersheds and sustainable communities. OWEB administers a grant program that awards more than \$20 million annually to support voluntary efforts by Oregonians seeking to create and maintain healthy watersheds.
- **Land Trusts:** Private land trusts such as the Trust for Public Land and the Nature Conservancy employ various methods, including conservation easements, to work with willing owners to conserve important resource land. Land trusts assist public agencies in various ways. For example, land trusts may acquire and hold land for eventual acquisition by the public agency.

- **National Tree Trust:** National Tree Trust provides trees through two programs: America's Tree-ways and Community Tree Planting. These programs require that volunteers plant trees on public lands. In addition, America's Tree-ways requires that a minimum of 100 seedlings be planted along public highways.
- **Lifetime Estates:** This is an agreement between a landowner and the City that gives the owner the right to live on the site after it is sold to the City.
- **Exchange of Property:** An exchange of property between a private landowner and the City can occur. For example, the City could exchange a less useful site it owns for a potential park site currently under private ownership.

### **Innovative Funding Measures**

Due to the increasing limitations on property taxes, some cities and public agencies are looking toward alternative methods of funding the park systems that citizens find essential to quality of life. These alternative mechanisms generally include new taxes, and some are more viable than others as funding sources. For example, many cities use a utility tax to help fund park maintenance. The City of Coos Bay should explore the potential of other alternative mechanisms as part of the City's overall revenue strategy. This strategy may include the use of the following taxes to fund park and recreation development:

- Entertainment Taxes
- Corporate Income Tax
- Income Tax Surcharge
- Personal Income Tax
- Gross Receipts Tax
- Payroll Tax
- General Sales Tax
- Restaurant Tax
- Business License Tax
- New Construction Fees

### **8.3 Financing Strategy**

The Park Master Plan recommends the following ten-year, park capital development plan, as described in this section.

#### **Project Revenue**

The City of Coos Bay would apply to several of the grant funding agencies listed above that apply to specific assets in accordance with that given year. The goal is to achieve 100% grants to renovate existing facilities and develop future facilities. Majority of these grants require a match, which can be in the form of; in-kind, volunteer/City services, land or other grant funds achieved.

## **8.4 Park Priority List**

### **FY 2013/15**

**Mingus Park-** 57 acres, 3 acre manmade lake, 90 paved parking space, ADA accessibility, Softball Field, Outdoor Pool, 4-outdoor tennis courts, 18 Basket Disc Golf, skate Park, Park Benches, Picnic Tables, Japanese Garden, Rhododendron Garden, 1 Mile Paved Trail, Unimproved Trail, Restroom, 2-playgrounds, sandbox, Gazebo, Amphitheater

**Boardwalk & City Dock-** 2.25 Acres, 30moorage Rental space, 8 Day Use, 1500 LF boarding Floats, 312 LF Transient Tie-up, Fish Market, 3 Structures, Benches, 2 Access Ramps, fenced, Electrical Hook Ups, Tug Display.

**Dog Park-** Location to be determine (Either within an existing park facility or land acquisition)

### **FY 2015/16**

**Ed Lund Park** - 0.80 Acres, off street parking, ADA access, Horseshoe Pits, Playground, Park Benches, Rose Garden, Community Building

**Coos Waterfront Park Plan** - A concept plan has been developed for the Coos Waterfront Park and Walkway to document the results of landowner and public meetings, along with research and progress to date, the plan outlines next steps toward implementation of the Park and Walkway concept.

### **FY 2016/18**

**Empire lakes** - 113 Acres, 3 Parking Lots, Playground, Restroom, Picnic Area, 3 Lakes; Upper, Middle and Lower, Fishing, Paved Trail; 4 miles, Dirt Trail; 1.5 miles, Fishing, Non Motorized Boats

**Empire Boat Ramp** - 2.8 Acres, Parking lot, Dock, Ramp, Weather Boom, Restroom, Garbage, Fish Cleaning Station, Viewing Pier, Lights, Signs

### **FY 2018/20**

**Taylor-Wasson Park** - 0.30 Acres, Playground, Asphalt Path, Sand Box

**South 10<sup>th</sup> Street Park** - 0.72 Acres, 2 – Swing Sets, Basketball hoop no court

**Pedway** - 0.25 Acres, Concrete Surface, Benches, Picnic Tables, Street Scape

**Windy Hill Park** - 0.63 Acres, Fence in Tennis Courts



**Eastside Park** - 0.90 Acres, Playground, Open Area with Backstop, Picnic Tables

**FY 2020/21**

**Marshfield pioneer Cemetery** - 3.86 Acres, 2,020 + Burial Plots

**FY 2021/23**

**Eastside boat ramp** - 9 Acres, Parking lot, Dock, Ramp, Restroom, Garbage, Fish Cleaning Station, Lights, Signs

**Undeveloped** - 1.5 Acres, at the end of "E" Street, Eastside.

**10 Year Capital Improvement Plan  
(Table 17)**

| Year      | Park Description                   | AC  | Grant | City Match     | Cost Est.           |
|-----------|------------------------------------|-----|-------|----------------|---------------------|
| FY2013/15 | Mingus Park                        | 57  | Yes   | Land / In Kind | \$10,000,000        |
|           | Boardwalk /City Dock               | 3   | Yes   | Land / In Kind | \$4,500,000         |
|           | Hull Dog Park                      | 5   | Yes   | Land / In Kind | \$275,000           |
|           | <b>Sub-Total</b>                   |     |       |                | <b>\$14,775,000</b> |
| FY2015/16 | Ed Lund                            | 2   | Yes   | Land / In Kind | \$2,000,000         |
|           | Coos Waterfront Park               | 10  | Yes   | Land / In Kind | \$10,000,000        |
|           | <b>Sub-Total</b>                   |     |       |                | <b>\$12,000,000</b> |
| FY2016/18 | Empire Lakes (John T.)             | 113 | Yes   | Land / In Kind | \$1,500,000         |
|           | Empire Boat Ramp                   | 3   | Yes   | Land / In Kind | \$800,000           |
|           | <b>Sub-Total</b>                   |     |       |                | <b>\$2,300,000</b>  |
| FY2018/20 | Taylor-Wasson Park                 | .30 | Yes   | Land / In Kind | \$100,000           |
|           | South 10 <sup>th</sup> Street Park | .72 | Yes   | Land / In Kind | \$210,000           |
|           | Eastside Park                      | .90 | Yes   | Land / In Kind | \$400,000           |
|           | Windy Hill Park                    | .63 | Yes   | Land / In Kind | \$140,000           |
|           | Ped-Way                            | .25 | Yes   | Land / In Kind | \$1,255,000         |
|           | <b>Sub-Total</b>                   |     |       |                | <b>\$2,105,000</b>  |
| FY2020/21 | Marshfield Pioneer Cemetery        | 4   | Yes   | Land / In Kind | \$2,200,000         |
|           | <b>Sub-Total</b>                   |     |       |                | <b>\$2,200,000</b>  |
| FY2021/23 | Eastside Boat Ramp                 | 9   | Yes   | Land / In Kind | \$2,500,000         |
|           | <b>Sub-Total</b>                   |     |       |                | <b>\$2,500,000</b>  |
|           | <b>Total</b>                       |     |       |                | <b>\$35,880,000</b> |

## 8.5 Major Projects

The following are major new projects for the City, which is identified as high priorities for the Community. The goal is to implemented during the ten year parks master plan, however resource will determine when, land acquisition and or partnerships are obtained. These projects include:

- **Property Acquisitions:** Additional parks are recommended in this Plan, the City should seek to acquire these sites as funding allows before the opportunity is lost to do so. Additional property acquisitions should be opportunity based. Additional land to continue the vision and goals of the Coos Waterfront Park Plan. Obtain land for Multi-Sports Complex, and develop a Dog Park.
- **Greenway Buffers:** As indicated in Figure 7 and in the description of the open space network, opportunities exist to provide buffers between different land uses and serve as trail corridors for the community. The City should pursue all options to maintain these greenways.

## 8.6 Operating Impacts

Adding new park sites and facilities to Coos Bay's existing park system will increase maintenance costs. The City should consider the grounds and facilities maintenance impact as part of the individual project approval decision. This will ensure that that appropriate levels of maintenance are planned and budgeted. The following guidelines are recommended for identifying operating impacts and ensuring adequate maintenance funding:

| Facility Type                | Budgeting Guideline |
|------------------------------|---------------------|
| Developed Park Land          | \$7,000/acre        |
| Natural Area/Open Space Land | \$400/acre          |

**Note:** Prior to building major new facilities, such as community center, the City should conduct an operations analysis to determine operating impacts in terms of maintenance and staffing.

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