



FY 2013/23

Parks Master Plan



Appendix A :
Adopted Park
Master Plans
(PROS 1987/91)

FY 2013/23

CITY OF COOS BAY

PARKS MASTER PLAN
1987-1991

November 5, 1986

30

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PARKS MASTER PLAN

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PARKS MASTER PLAN

I. INTRODUCTION

A. PURPOSE AND SCOPE

Through this plan, the City of Coos Bay intends to establish short-range and long-range goals for park acquisition and development and the phasing of capital improvements. A clear charting of the City's future park system has not been accomplished for many years. Rather, parks development of late has been reactive and piecemeal. This plan will also address related fields such as leisure and recreational opportunities, and other non-park facilities which come under the realm of cultural resources and open space. Administration and operation of the parks system and other public space will be seriously evaluated.

The plan shall include:

1. An inventory and a detailed description of facilities and land;
2. A determination of quantitative and qualitative development standards based upon local demand and characteristics;
3. A comparison and analysis of standards with the inventory;
4. Identification of problems or needs with alternative solutions;
5. Establishment of priorities, cost estimates, and capital improvement schedules.

B. HISTORY OF PARKS PLANNING

1. COMPREHENSIVE PLANNING IN COOS BAY/EARLY ZONING

Park planning in the City of Coos Bay has a long history and an abiding emphasis on outdoor programs focusing on individual, unorganized leisure activities. This direction has led to the development of two primary parks typically containing both outdoor play areas and plentiful undisturbed open space. Organized recreational programs for adults and children have not been sponsored by the City at any time in the past, although private, non-profit groups make much use of City facilities.

a. City of Marshfield, 1874-1965.

Concern for parks and open land within the City of Marshfield goes back into the 1930's when the acquisition and development of Mingus Park was a primary task of the newly created Planning Commission. Records show that park planning was their main objective during the first twelve years or so of their existence until the outbreak of World War II. Afterward, zoning and other aspects of land use captured the Commission's attention. Nevertheless, Mingus Park became the subject of at least two reports from consulting landscape architects—one in 1937, the other in 1959. Other studies may have been done but are lost due to gaps in the City's records.

Overall park and open space planning was included in the 1947 Marshfield Master Plan. In addition to Mingus Park, this plan included a large marine park south of Lockhart Avenue now developing for commercial and industrial uses instead, and a park along the waterfront from Market generally to Curtis. Two small parks encompassing no more than four lots and labelled "junior parks" were to be located near Johnson and 5th and near Park and 3rd. These plans obviously were modified with demand for more intense uses close to the downtown. Expanses of forest and open space depicted in hilly areas are now the site of many dwellings.

b. City of Empire, 1885-1965.

For some time, the City of Empire had not developed city parks, although long-range plans called for improvements to the Lower and Middle Empire Lakes. The 1962 plan recognized the mutual benefits of land park development to the city residents, the college and to the proposed elementary school site just west of the lakes. Several smaller park locations were identified along Lakeshore Drive and four scattered in South Empire.

c. City of Eastside, 1908-1983.

Information about park planning in Eastside prior to the 1970's is not available. The 1995 comprehensive plan cites the existence of three parks, two of which are not developed and are described in this inventory. The other is dedicated for park purposes but is not improved. The plan also describes alternative locations for additional park land.

d. City of Coos Bay, 1965-1983, 1983-present.

The 1974 Comprehensive Plan included all of today's City parks and established open space greenways along six of the major streams flowing through the City. These greenways have since been abandoned as land use plan designations.

Much of the present park development in Coos Bay has been due to the appeals of special interest groups like the softball advocates, the swim team, and garden clubs. Spontaneous reaction to these requests raised concern for piecemeal development of existing parks without considering the long term effects. Consequently, the Council created a Parks Commission in 1983 whose duty it is to advise them about parks plans, site and building designs, development standards, and recreational services.

2. SPECIFIC PARK DEVELOPMENT PLANS

Development plans which are extant are listed below, including a notation of the plan's content.

Mingus Park Plans

Grading Plan Map for Developing the Lower End of Mingus Park.

1933 E.K. Burton, City Engineer

Specifications for excavation to create lake, construct S. 10th Street connection from 8th Terrace to Commercial, fill for lowest park area to an elevation of 10 feet for tennis courts and playground equipment, shows lower park boundaries.

Topographic Map.

1937 Unknown

Shows topography around lake, shows some improvements.

Development and Contour Map

Pre-1940 Herchell Webber, Landscape Architect

Shows in lowest area--tennis courts, softball field and play area, wading pool, croquet, restrooms, canoe shelter; in upper lake area--picnic area, rock garden, outdoor theater (now swimming pool), overlook, small upper lake, coasting path, sites of Boy Scout and Camp Fire Girl cabins; parking, roads and trails throughout.

Pool and Bathhouse Development and Construction Plans.

1949 Revised 1950

General Development Plan Map

1959 Lloyd M. Bond, Landscape Architect

Depicts community center in lowest section, reduces size of lake to develop sports field, shows tennis courts below pool, adds amphitheater, zoo, and arboretum. (Appendix A)

Redevelopment Plan.

1962 Richard A. Carothers, Landscape Architect
Shows existing lower lake playground and restrooms/shelter,
staking, drainage, construction, planting.

Arboretum Plan Map.

1966 Lloyd M. Bond, Landscape Architect
Revised planting plan.

Upper Mingus Park Trail System Plan Map.

1966 Coos Bay Engineering Department
Contour map—surveyed location of trails, upper park.

Rhododendron Garden.

1968 Lloyd M. Bond, Landscape Architect
Shows boundaries and trails, interpretative displays, but no
specific plantings.

Empire Lakes Park Plans

Shelter Construction Plans.

1965 Coos Bay Engineering Department

Suggested Development Plan

1967 Bureau of Governmental Research and Service, University of Oregon
Depicts headquarters, grouping area, bog garden, boat launching,
trails or roads.

Development Plan Alternatives.

1968 Lloyd M. Bond, Landscape Architect.
Three alternative plans depicting trails, bog garden, community
building, picnic and field game areas, softball field.

S. 10th Street Park Plan

Park Plan.

1967 Lloyd M. Bond, Landscape Architect
Shows play area, benches, open space.

**C. COOS BAY COMPREHENSIVE PLAN, LCDC GOAL 8 REQUIREMENTS, AND
IMPLEMENTATION MEASURES**

The acknowledged Comprehensive Plan addresses recreation in compliance with Statewide Planning Goal 8. This goal requires local and regional comprehensive plans to identify and fulfill future needs considering available resources and in coordination with private enterprise. The City's adopted comprehensive plan policies broadly set the direction for continued parks planning embodied in this document. They commit the City to document identified needs, prioritize them and prepare a capital improvements program. They also suggest that a variety of funding sources be used, or at least, investigated, such as grants or the creation of a special purpose district. The plan defines and preserves open space areas; potential park sites are identified.

Some of these policies are implemented by the land development ordinance. This ordinance zones park lands and preserves them for park-related uses and facilities. Park improvements are subject to design review by the Planning Commission. It also requires large developments to set aside open space and improved recreation areas, either dedicated to public usage and accepted by the City or preserved and maintained under some form of common ownership. (Appendix B)

D. PARK TYPES

Parks are often classified by type to simplify a description of a community's park system. This classification defining the kind of parks and related facilities found in them are varied, although several basic categories are used by most persons in the field of public recreation. The descriptions of park types used by the City of Coos Bay follow and were derived from the 1978 edition of the Oregon Comprehensive Outdoor Recreation Plan by the State Parks and Recreation Division and from the Recreation, Park and Open Space Standards and Guidelines of the National Recreation and Parks Association. This is a generalized statement for classification purposes and will be referenced through the inventory of existing parks and facilities (Chapter III, Section A.1). The inclusion of parks types in this hierarchy does not imply that all types will be provided by the City. This decision depends upon the needs assessment in Chapter III, Section A.6.

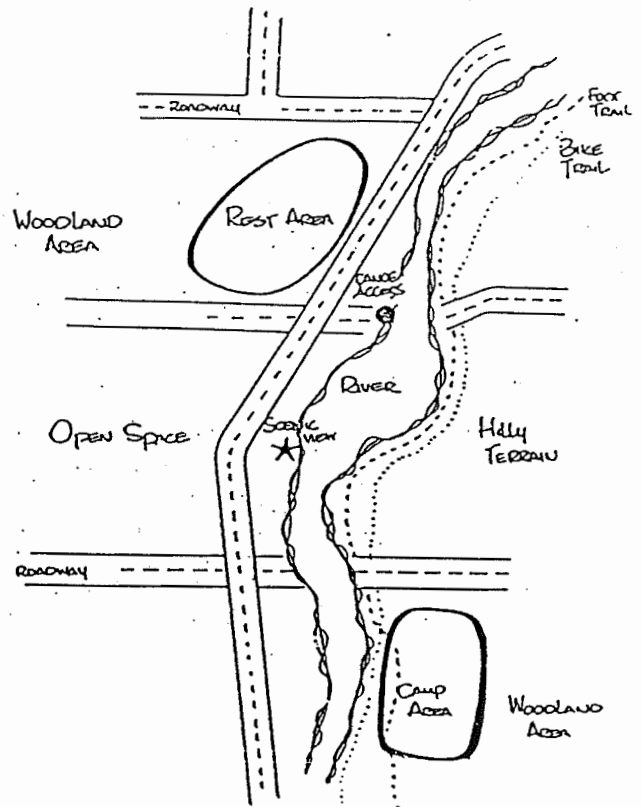
LINEAR RECREATION AREAS

Size: Variable depending on the location and purpose; could be as short as 1-3 miles.

Service area: Varies depending on the purpose.
May connect other parks with population centers.

Features: Similar facilities as other park types catering to the location and purpose of the park.

Comments: This concept would be useful along the waterfront. A natural barrier should be retained along the boundary to preserve the park's quality. Built or natural corridors, such as utility rights of way, bluff lines, vegetation patterns, roads, that link other components of park system.



COMMUNITY PARK

Size: 25-100 acres

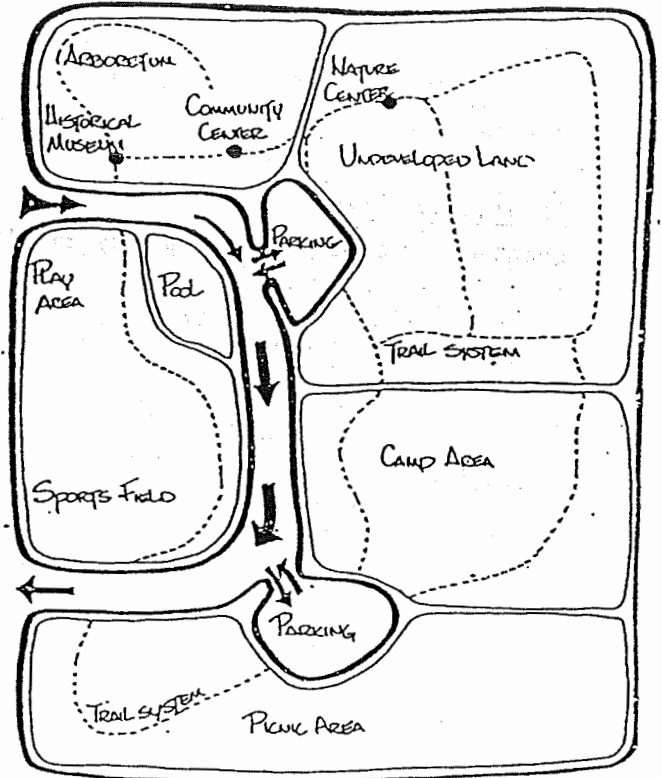
Acres/1000 pop: 5.0 to 8.0

Service area: ½ to 2 miles

Population served: 10,000 to 40,000 persons

Features: Area of diverse environmental quality and may include intense recreation facilities, such as trails, camping areas, community center, cultural resource, swimming pool, stables, arboretum, zoos, sports fields, lighting for evening use.

Comments: Best located near a thoroughfare. Organized activities will usually be a large part of the park's usage. Sub-units may occur within the park, e.g., natural areas, cultural resources, etc. Approximately 70% of the park will be developed with 30% undeveloped (SCORP standards). Undeveloped land left by itself becomes a significant area.



DISTRICT PARK

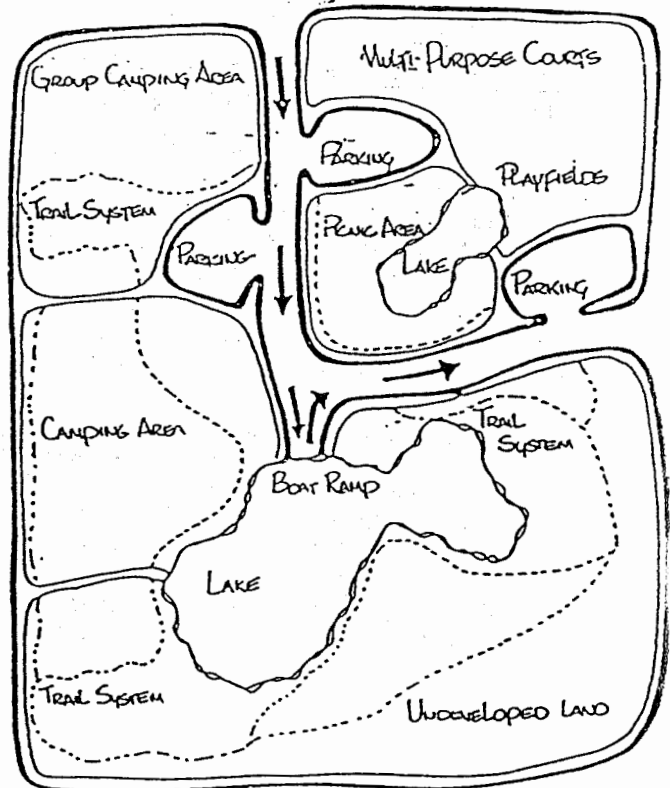
Size: 15-200 acres

Service area: Usually outside city limits, about a 30-minute drive

Population served: Usually a county population

Features: Similar facilities as the other parks

Comments: Organized activities are not as common in district parks; they may have sub-units designated as natural, scenic, or cultural resources. Low and high density use areas should be separated. Undeveloped lands should be kept as a unit away from other areas. About 60% of the park can be developed, although the natural character should be maintained.



MINI-PARKS

Size: 2500 square feet to 1 acre

Acres/1000 pop.: 0.25 to 0.5 acres

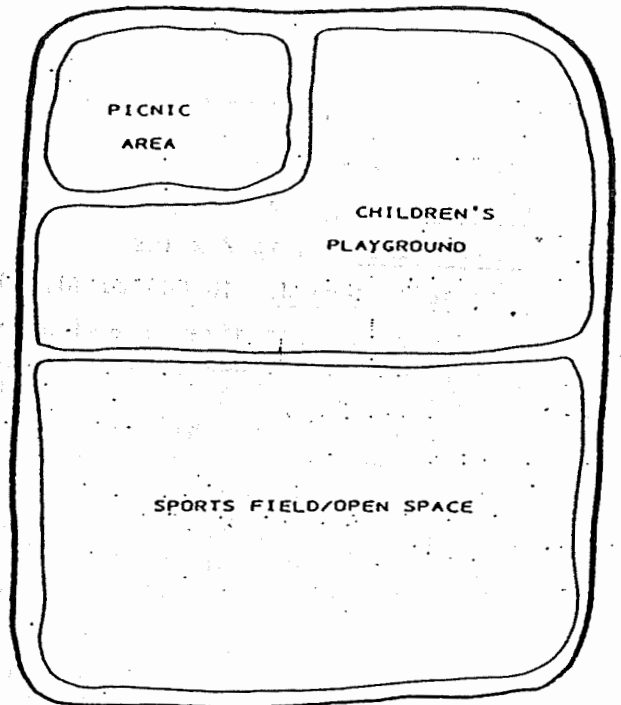
Service area: Small neighborhood, less than $\frac{1}{4}$ mile

Population served: 500-2500 persons

Location: Largely determined by availability of vacant land.

Features: Children's play area, landscaping, multi-purpose courts, picnic tables serving a concentrated or limited population.

Comments: May include totlots which are smaller and serve children primarily; desirable within neighborhoods and in close proximity to apartment complexes, small lot developments, elderly housing.



NEIGHBORHOOD PARK

Size: 5-20 acres (NRPA)

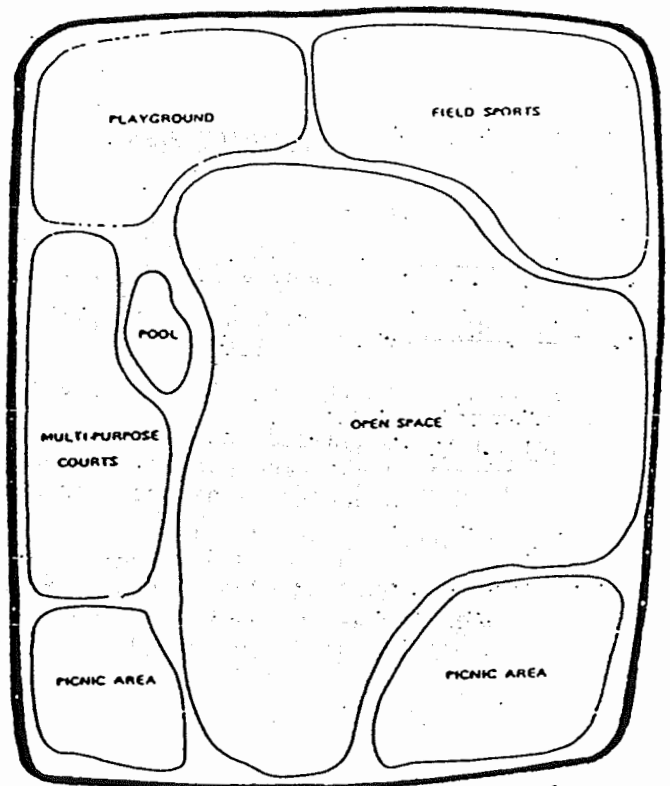
Acre/1000 pop.: 1.0 to 2.0 acres

Service area: $\frac{1}{4}$ to $\frac{1}{2}$ mile, walking distance

Population served: 3,000 to 5,000

Features: Provides for intense active and passive activities for young people and adults and may contain playground equipment, totlot, wading pool, picnic areas, multiple-use courts, sports field, open areas.

Comments: Geographically centered with safe walking and biking access, it is preferable not to locate it so that a major arterial street must be crossed. These parks normally support a large number of organized activities. No more than 80% of the park should be developed; the remaining 20% should retain a basic natural quality. Ease of maintenance and public use should be prime considerations. Undeveloped areas and landscape barriers can be used to separate active and passive areas; can be developed as a school/park facility.



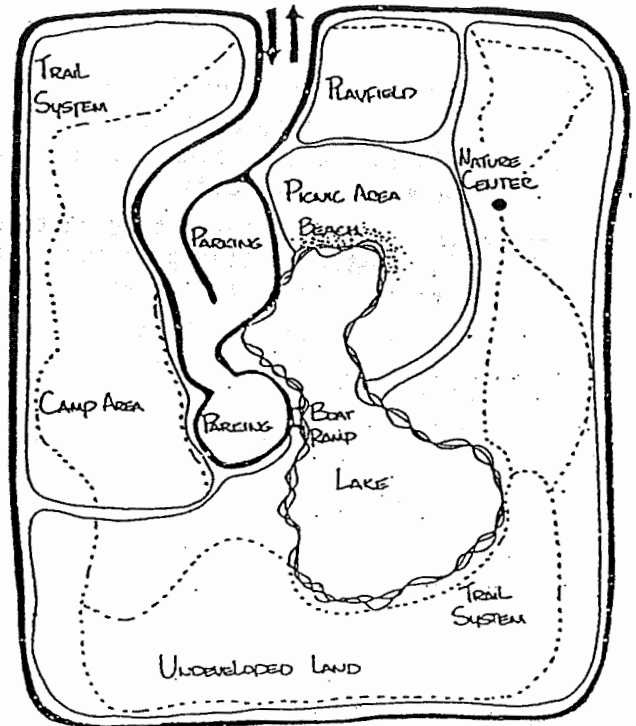
REGIONAL PARK

Size: 100 acres plus

Service area: Serves population areas within a one-day visitation distance.

Features: Diverse or unique natural resources; similar facilities but may also include group camps, water activity areas, snow activities, campgrounds, and so forth.

Comments: The responsibility to provide these facilities will normally fall to the county, state or regional authority.



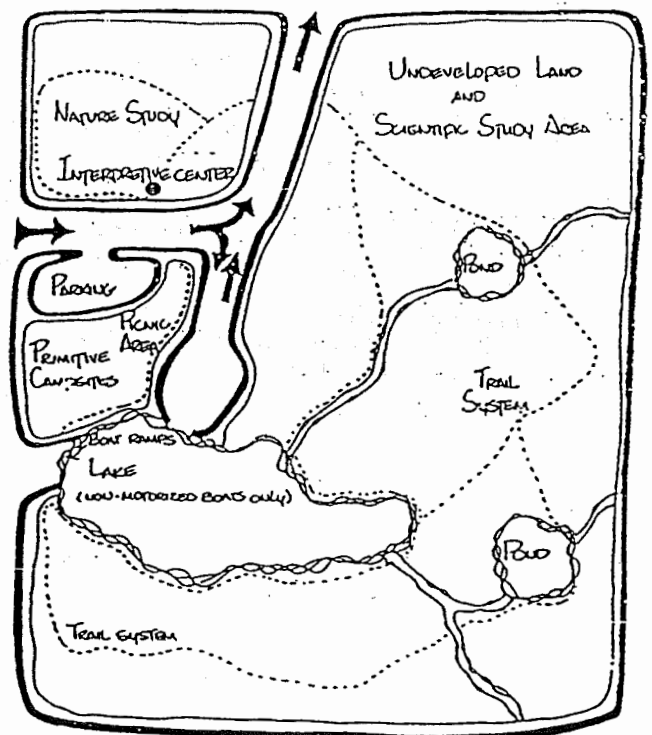
NATURAL RESOURCE PARK

Size: Sufficient to protect or enhance the resource.

Service area: Highly variable, depending on the resource's significance. Access depends on the management; for instance, a natural area managed for preservation would have restricted access, while those with unique scenic resources would be readily accessible.

Features: Trails, interpretive centers, picnic areas, scientific study areas, primitive campsites, and so forth.

Comments: No more than 20% of a natural resource park should be developed unless the resource is a unique scenic feature; access may be controlled for protection purposes. May be a historical or recreational sub-unit of another kind of park.



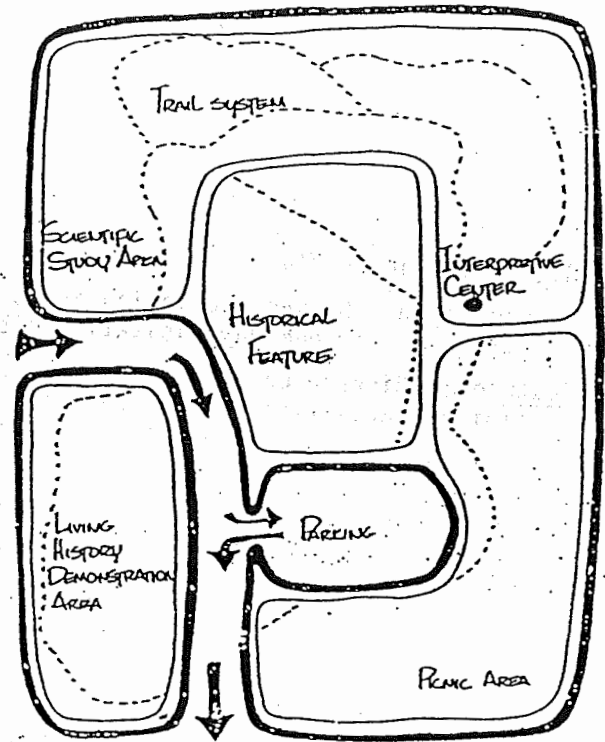
HISTORICAL RESOURCE PARK

Size: Sufficient to protect the resource.

Service area: Highly variable, depending on the resource's significance. Access depends on the management needs.

Features: Trails, interpretive centers, historical features, living history demonstration areas, picnic areas, and so forth.

Comments: May involve a historic site or structure or an archaeological site. The park can be developed to the extent necessary for public use without destruction of the resource character. Access should be controlled for protection purposes.



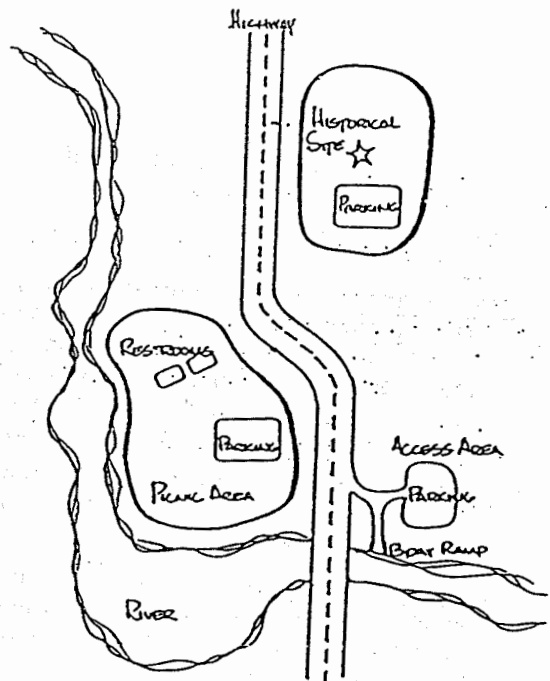
WAYSIDE

Size: Generally under 5 acres, but dependent on the needs and associated facilities.

Service area: Varies depending on the purpose and associated facilities.

Features: Provides access to linear recreation areas or other recreation resources (viewpoints, historic sites, traveller rest areas)

Comments: The parking area should be visible either from the road or from the resource to reduce vandalism.



E. USER CONSIDERATIONS

1. DEMOGRAPHY

An understanding of age characteristics of the population, where these groups are living, and population density have a bearing on planning for new facilities and land acquisition. The Coos Bay population (Eastside included) of the 1980 US Census totalled 16,025 persons comprising 22.5% of the County population. However, according to a revised estimate prepared by the Center for Population Research and Census in Portland, this figure has dropped. As of July 1, 1985, Coos Bay's population decreased to 14,695 persons, now 24% of the County figure, but an 8.3% decrease since 1980. Similar decreases were experienced by all cities in the County.

Obviously the decline has been due to the economic downturn and the population should be expected to rise again when conditions improve. Therefore, it is assumed that broad relationships have not changed substantially and, for the purposes of this report, the more complete age and location data available from the 1980 Census will be used.

Age. A comparison of age groups between 1960 and 1980 shows a decline in the percentage of the population within the 0-20 age group with a moderate increase in older residents and a lesser shift in the number of working adults (Table 1). The dispersal of these age groups based on 1980 data is shown on Maps 1 and 2.

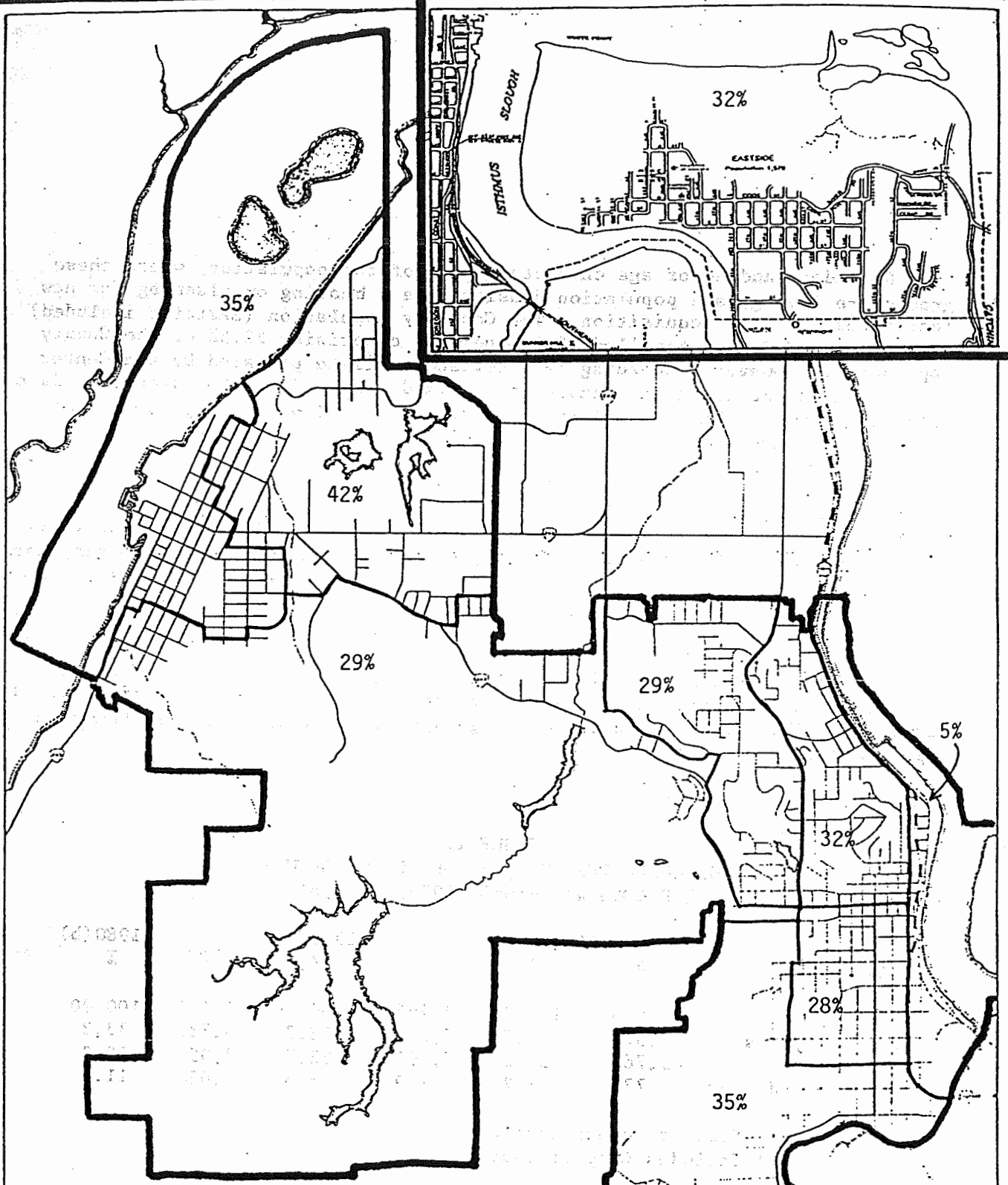
TABLE 1.
AGE CHARACTERISTICS BY BROAD AGE GROUPS
FOR COOS BAY--1960, 1970, 1980(a)

| Age Group | 1960(b) | | 1970 | | 1980(b) | |
|-------------------|---------|--------|--------|--------|---------|--------|
| | # | % | # | % | # | % |
| TOTAL | 10,865 | 100.00 | 13,466 | 100.00 | 14,424 | 100.00 |
| Under 20 years | 4,328 | 39.8 | 5,208 | 38.7 | 4,789 | 33.2 |
| 21-64 years | 5,760 | 53.0 | 7,099 | 52.7 | 7,954 | 55.2 |
| 65 years and over | 777 | 7.2 | 1,159 | 8.6 | 1,680 | 11.6 |

(a) Prior to consolidation

(b) Includes City of Empire

Distribution. The number of persons residing in each census division is shown on Map 3. This information shows where population densities occur. By far most of the City's residents live in the Empire area.



MAP 1.
CITY OF COOS BAY
1980
 Percentage of Population
 In 0-20 Age Group
 Source: 1980 U.S. Census, Block Groups

LEGEND

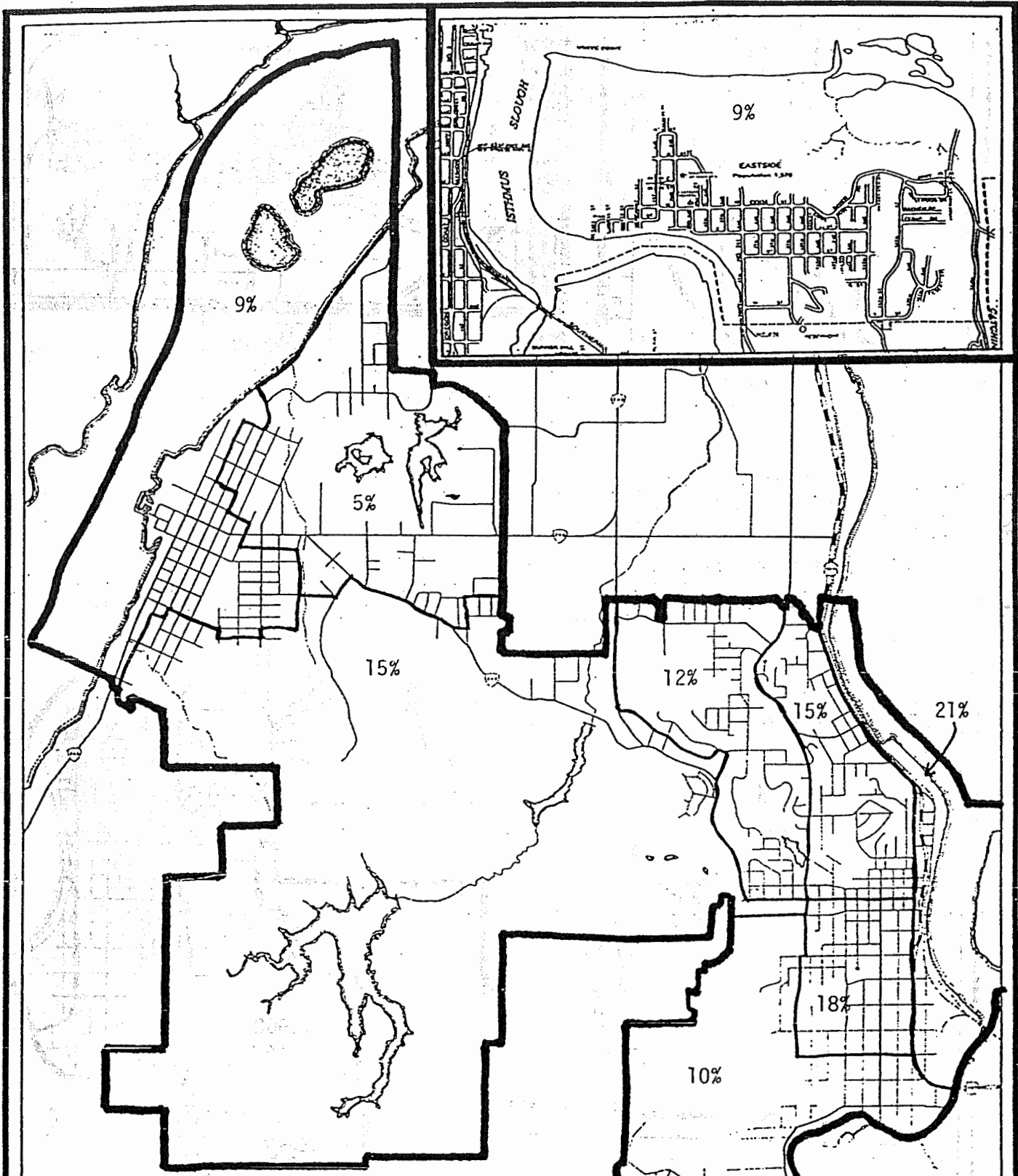
- FEDERAL HIGHWAY
- STATE HIGHWAYS
- LOCAL ARTERIALS
- LOCAL COLLECTION STREETS
- COOS BAY CITY LIMITS

SCALE

0 100 200 FEET

0 100 200 METERS

BOUNDARIES OF THE COOS BAY DISTRICTS ARE SHOWN BY DASHED LINES.



MAP 2.
CITY OF COOS BAY
1980

Percentage of Population
 In 65 or Older Age Group

Source: 1980 U.S. Census, Block Groups

LEGEND

- FEDERAL HIGHWAY
- STATE HIGHWAY
- LOCAL ARTERIAL
- LOCAL COLLECTOR STREETS
- COOS BAY CITY LIMITS

SCALE

0 1000 FT

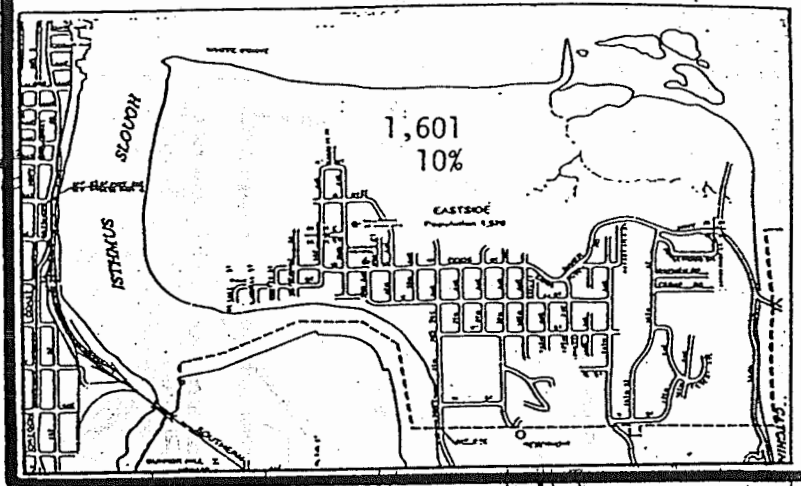
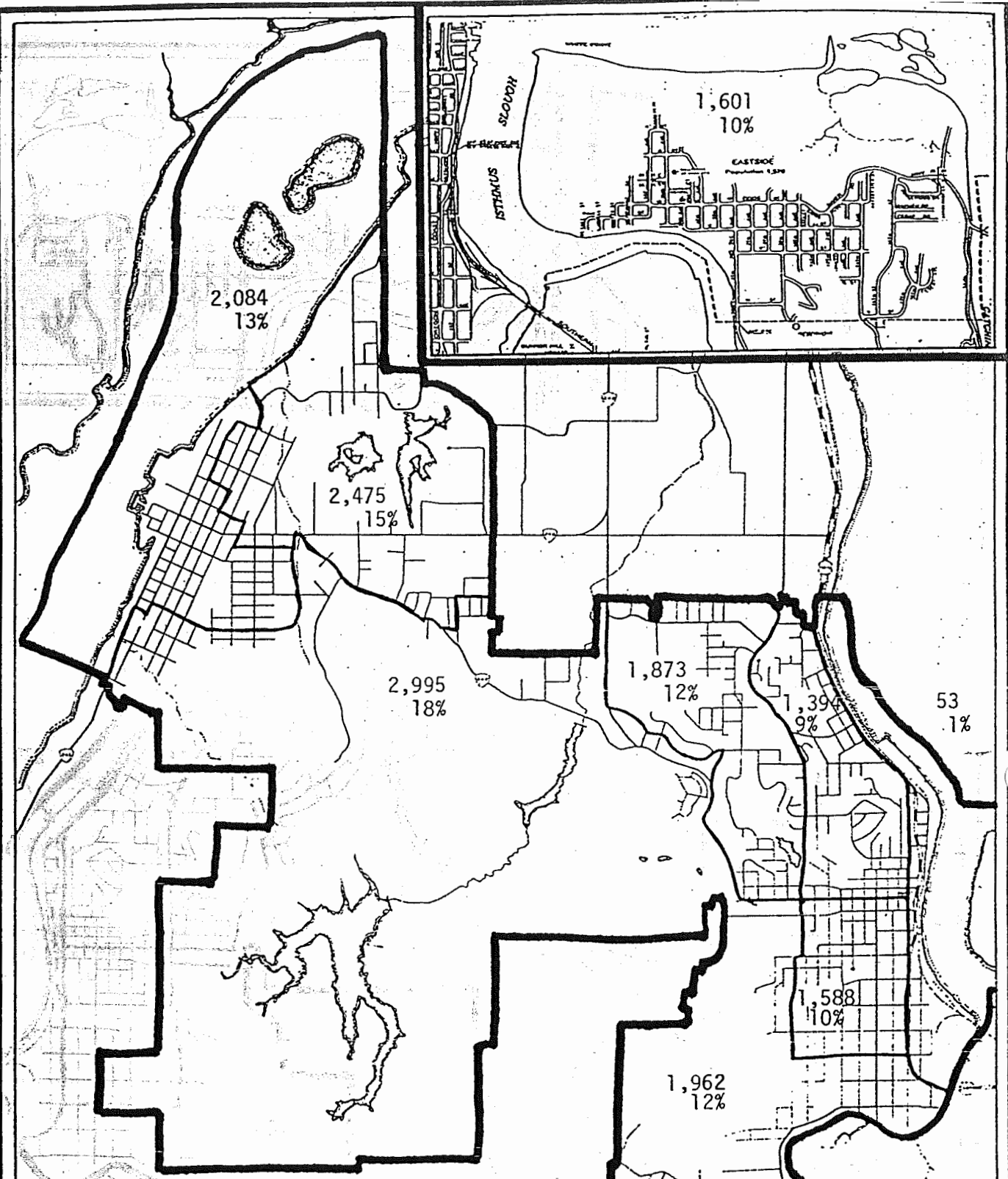
0 1000 FT

0 1000 FT

0 1000 FT

0 1000 FT

PREPARED BY THE BUREAU OF COMMUNITY DEVELOPMENT DEPT.



MAP 3.
CITY OF COOS BAY
POPULATION DENSITY

Source: 1980 U.S. Census, Block Groups

LEGEND

- FEDERAL HIGHWAY
- STATE HIGHWAY
- LOCAL ARTERIAL
- LOCAL COLLECTION STREETS
- COOS BAY CITY LIMITS

SCALE

0 1000 FT
0 1000 M

INDICATOR OF THE SCALE BAR
INDICATES THE DISTANCE OF ONE MILE

2. ACTIVITY POPULARITY

The State Parks and Recreation Division periodically prepares a Statewide Comprehensive Outdoor Recreation Plan (SCORP) to describe the recreation system in Oregon. The 1983 SCORP analyzes the needs expressed by Oregonians. The methodology was to survey Oregon households and determine the percentage of the population participating in an activity as a measure of its popularity.

Used with care, this analysis can provide guidance on leisure preferences and in tandem with other quantitative methods, can help determine facilities appropriate to Coos Bay. Two points of caution must be remembered:

- (1) The demands are understated for some activities which are unavailable because there are no facilities or because the cost of participation is high.
- (2) The survey assesses demand only at that particular time, and therefore shows no trends.

The results, in order of popularity, are shown in Table 2 for activities which the Parks Commission feels are appropriate to the City. This list will guide the choice of facilities adopted by this plan.

TABLE 2.
OUTDOOR ACTIVITY POPULARITY

| Activity | Percentage of Oregon Population Participating (Statistics from Demand Survey) |
|---------------------|---|
| Picnicking | 73 |
| Fishing | 47 |
| Pleasure Walking | 46 |
| Sightseeing | 43 |
| Pool Swimming | 40 |
| Bicycling | 35 |
| Hiking | 35 |
| Nonpool Swimming | 34 |
| Outdoor Games | 33 |
| Tennis | 17 |
| Nonmotor Boating | 15 |
| Other | 2 |
| Birdwatching* | -- |
| Running/Exercising* | -- |
| Gardening* | -- |

*Activities identified by Parks Commission as appropriate to this area but not sampled by the SCORP.

3. USER SURVEYS

In order to inject local flavor into the assessment of park and facility needs rather than rely solely on state or national trends, the Parks Commission requested a user survey. Because of time and financial constraints and differing opinions about the value of a city-wide survey, the Commissioners compromised upon a survey of organized recreational groups, presuming that these groups would have valuable insights from actively utilizing City facilities.

Approximately 29 groups were sampled and 13 responded to the following questions (Table 3):

- (1) What community facilities do you use and how often?
- (2) Explain how the facilities are adequate or inadequate for your needs?
- (3) What kinds of services or facilities do you suggest the City provide?

Conclusion. The majority of the respondents generally did not utilize Coos Bay facilities other than the Neighborhood Facility Building, the Mingus Park Pool, and Mingus Park itself on an occasional basis. Many reported satisfaction with the facilities used by them, except as summarized below:

- (1) Bicycling. Need bicycle route connecting local points of interest; signing and marking of bicycle lanes in the City for safety; update of bicycle plan to provide for bicycles on City streets.
- (2) Fishing/Boating. Need water-related parks or recreation in upper bay; boat launching ramps for lower end of Isthmus Slough, Coalbank Slough, downtown waterfront.
- (3) Swimming. Need to modernize pool and clubhouse.
- (4) Entertainment. Need facility to accommodate meetings for large stage performances for dances and concerts.
- (5) Empire Lakes Park. Need restrooms; public phone in Neighborhood Facility Building.

TABLE 3
CITY OF COOS BAY
PARKS AND RECREATION ACTIVITIES QUESTIONNAIRE
Results to Date, November 19, 1985

| ORGANIZATION | WHAT FACILITIES DO YOU USE? HOW OFTEN? | ARE FACILITIES ADEQUATE? | WHAT KIND OF FACILITIES SHOULD CITY PROVIDE? |
|---|---|--|---|
| Campfire | Neighborhood Facility Bldg. Empire Lakes Park 2-3x/mo. Mingus Park monthly Public schools & churches | Adequate: likes location | Public pay phone in Neighborhood Facility Bldg. Restrooms by Empire Lake |
| Driftwood Hall Square Dance Center | Hall in North Bend daily | Adequate | Portable dance floor for outdoor festivals |
| South Coast Plant Finders | Bandon City Hall, small mtg. rm. monthly | Adequate | Might use Coos Bay for meetings if heated room available at \$10.00 per meeting |
| Coos County Community Concert Association | Marshfield High School Auditorium 4x/yr. Coos Bay Library Gallery Rm. North Bend High School Conference rm., Huggins Ins. | Adequate, but Gallery Rm. not always available Membership limited by size of auditorium Performances limited by small size of stage | Additional meeting room space Civic/cultural center with meeting rooms and auditorium and stage larger than MHS's |
| Coos Chapter, North- west Steelheaders | Boat ramps around the Bay and in the rivers | Inadequate--CB has almost no water-related parks in upper Bay | Boat launching ramps for lower end of Isthmus Slough, Coalbank Slough, Coos Bay waterfront; also upper East Bay Drive Attractive water-related rec. area on waterfront |
| Southern Oregon Dahlia Society | Coos Bay Library monthly | Adequate | |
| KUSA Bicycle Club | Local roads, streets 5x/wk. | Adequate, but need warning to motorists that 101 through CB is travelled by cyclists; bike lane on 101 | Marked bicycle lanes, established bike route using back streets (ex. 2nd to parallel 101) Bike course connecting local historical points, parks, Bay, Eastside, NB |
| Royal Steppers Square Dance Club | Driftwood Hall, North Bend | No response | No response |
| Gold Coast Swim Team | Mingus Park Pool and Clubhouse | Adequate, but will need major repairs to maintain existing program | Clubhouse needs major repairs |
| Music Enrichment Assoc. | Mingus Park annually Shore Acres Gardens | Yes, but hillside needs watering; grass was brown | No response |
| Southwestern Oregon Rhododendron Society | Mingus Park--Arboretum and Rhododendron Garden | Yes, but needs mainenance (weeding and irrigation) | No response |
| Coos Shoreline Chapter, Sweet Adelines, Inc. | First Baptist Church, CB weekly Marshfield HS auditorium annually | Adequate | Community Center for everyone, large & small groups, centrally located |
| Order of Runeburg | Bowling alley weekly | No response | Someplace to hold a dance for 75-150 people |

4. CONCLUSIONS

- a. The City's population has been on the decline for the last five years due to the economy. Unless there are drastic changes in employment opportunities, no major increases are expected to occur over the next five years which are the focus of this plan.
- b. The shift in age group percentages of the population is not dramatic enough to warrant an emphasis on outdoor recreation for the senior segment which showed the largest increase nor to reduce any emphasis on the youth segment because of a decline in its numbers. Essentially, working aged adults and children still comprise approximately one-half and one-third of the population respectively.
- c. The highest population densities occur in the Empire area.
- d. Respondents to the user survey represented the second (fishing), fifth (swimming), and sixth (bicycling) most popular activities statewide. The desires of these users will be considered in the parks and facilities assessment in Chapter III, Section A.6.

II. METHODOLOGY

A. INTRODUCTION

The documentation leading to the parks and Recreation Plan and its ultimate implementation will take a standard form. First, the entire system will be described in a series of inventories. Secondly, each inventory will be followed by an evaluation of future needs. This future assessment will look at the quantity and quality of the local parks and recreation facilities while keeping in mind broader considerations of age groups, concentrations of people, and user demands. In some cases, the assessment may be based upon more subjective factors. Thirdly, a summary of needs will follow the assessment and form the basis for long range planning policies and budgeting for implementation.

B. INVENTORIES

This section contains a detailed description of all parks and park facilities in the City. It addresses non-park facilities related to leisure activities, recreation attractions, and public space managed by City forces. The operations, maintenance and administration of the park system will be reviewed, including an analysis of the cost of providing these services. This background material shall then be evaluated as described below.

C. QUANTITATIVE ASSESSMENT

Parks and facilities lend themselves to a quantitative analysis which is often expressed in terms of "standards," which a community must set for itself. There are several ways to establish these standards and usually one method alone is insufficient. As a foundation, state and national agencies publish quantifiable standards based upon trends identified through observation, evaluation, and experience.

Texts on the subject of recreation, most notably the National Recreation and Park Association's (NRPA) Standards and Guidelines, present one method, population ratio, which establishes a numerical value based upon population for the amount of any one type of facility, e.g., one tennis court for every 2,000 persons. The State of Oregon also promulgates such general standards based upon an evaluation of statewide conditions. This method will be used in this plan because (1) it is simple, (2) it is based upon the logic that recreation is related to people and concentrations of people, and (3) it is easy to update with population growth.

However, each source cautions the user to the vagaries of recreation and leisure. Facilities in one community may not be in demand in another. Climate and weather conditions may affect leisure preferences, as may fadish trends. Consequently, experts advise the use of other means for comparative purposes so that a community's standards reflect the characteristics of its populace.

Other methods include user surveys, general attitude surveys, observations of existing facilities, assessments of established clubs and organizations, or analyses of demographic data, research reports or plans of other public agencies. This information has been presented in Chapter I.

This plan will compare NRPA, State of Oregon, and other standards to establish ones for the City. These standards along with demographic information on age and population density coupled with results from a survey of organized recreation groups and other public and private facilities, will be used to determine the City's parks and recreation needs over the next five years based upon a population of 14,500.

D. QUALITATIVE ASSESSMENT

In addition to the amount of park and recreation lands/facilities, a different kind of assessment must be done of their condition. Appearances affect the quality of the recreational experience and a condition evaluation measures the City's ability to maintain and operate the parks system. Two quality evaluation methods will be employed consisting of annual on-site inspections (forms, Appendix C).

These inspections and reports are to be made sufficiently before the end of each calendar year so that the Parks Commission can evaluate recommendations to the Budget Committee.

- (1) Annual structural and general condition inspections of all buildings and other structures to be conducted by the Building Codes Division of the Community Development Department accompanied by a written report. (Table 4)

TABLE 4.

PARK STRUCTURES TO BE INSPECTED

| | |
|--------------------------------|--------------------------|
| Mingus Park | Eastside Park |
| Bleachers | Play Equipment |
| Ballfield storage building | |
| Restrooms | Ed Lund Park |
| Shelter/restrooms | Community Building |
| Pool and bathhouse | |
| Boy Scout Cabin | Empire Waterfront Park |
| Caretaker's dwelling | Service dock |
| Bridges | Fishing pier |
| Play equipment | Boat ramp |
| | |
| Empire Lakes Park | Downtown Waterfront Park |
| Neighborhood Facility Building | Dock and ramp |
| Bridges | |
| Play equipment | Downtown Mall |
| | Canopies |
| Marshfield Sun Building | |
| | Coos Art Museum |

- (2) Quality inspections of non-structural recreational facilities, development, maintenance, and overall quality to be conducted by Public Works or Community Development personnel. This rating shall consist of a point system indicating good, fair, or poor condition. (Table 5)

TABLE 5.
FACILITIES AND DEVELOPMENT TO BE INSPECTED

| | |
|--|---|
| S. 10th Street Park Play equipment Fence | Mingus Park |
| Taylor-Wasson Park None (undeveloped) | Eastside Park Trail picnic tables Backstop Memorial |
| Ed Lund Park Rose Garden | Porterville Park None (undeveloped) |
| Empire Waterfront Park Fishing pier Service dock | Windy Hill Park Tennis court Multi-purpose court Fence |
| Downtown Waterfront Park Dock and ramp | IOOF Cemetery Grounds |
| Downtown Mall Planters | Bicycle System Routes and signing |

E. SUBJECTIVE ASSESSMENT

Other recreational amenities are not so easily quantified as an adequate number of parks and facilities. Public spaces, such as the downtown shopping mall, cultural resources, and the administration of parks will be evaluated, but against more subjective criteria.

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1991
1992

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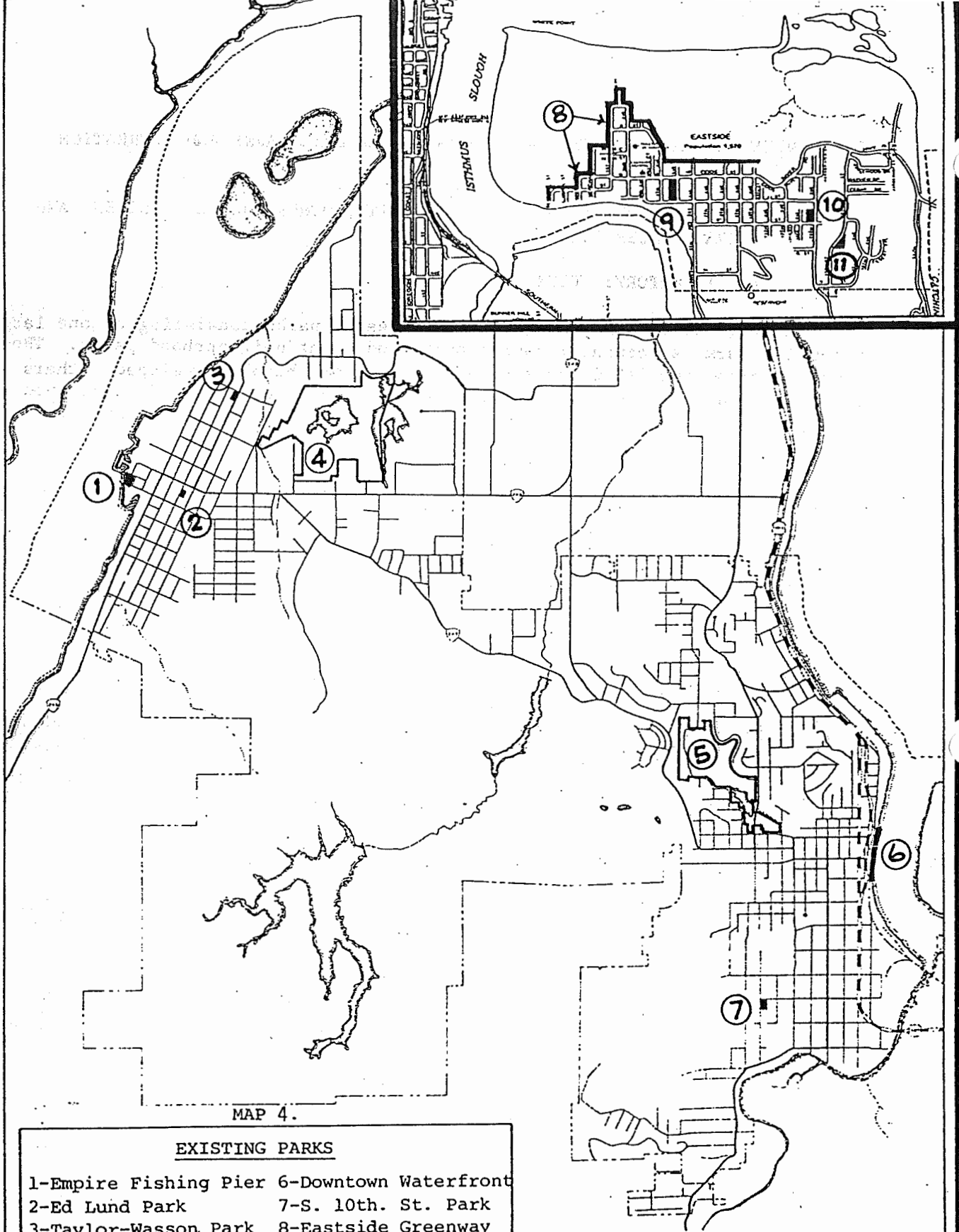
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III. INVENTORY, ASSESSMENT, AND SUMMARY OF NEEDS: PARKS AND RECREATION SYSTEM

A. EXISTING PARKS AND FACILITIES: CITY, OTHER PUBLIC AGENCIES, AND PRIVATE ENTERPRISE

1. INVENTORY: CITY

The City of Coos Bay has eleven designated parks consisting of one large community park, a natural resource park, and eight neighborhood parks. These range in size from 113.0 acres to 0.3 acres, some highly developed, others left vacant due to increased costs of maintenance. Each park is described in detail in the following section. Their locations are depicted on Map 4.



MAP 4.

EXISTING PARKS

- | | |
|-----------------------|-----------------------|
| 1-Empire Fishing Pier | 6-Downtown Waterfront |
| 2-Ed Lund Park | 7-S. 10th. St. Park |
| 3-Taylor-Wasson Park | 8-Eastside Greenway |
| 4-Empire Lakes Park | 9-Eastside Park |
| 5-Mingus Park | 10-Windy Hill Park |
| | 11-Porterville Park |

LEGEND

| | | | |
|--|-----------------------|--|-------------------------|
| | FEDERAL HIGHWAY | | STATE HIGHWAYS |
| | LOCAL ARTERIALS | | LOCAL COLLECTOR STREETS |
| | 1000 FOOT CITY LIMITS | | SCALE |

PREPARED BY THE BUREAU OF COMMUNITY DEVELOPMENT DIV.

PARKS AND FACILITIES, CITY OF COOS BAY

MINGUS PARK

Park Type: Community

Location: Central Coos Bay, off North 10th Street (Map 4)

Size:

| | |
|-------------|-------------|
| Total | 57.07 acres |
| Developed | 17.27 acres |
| Undeveloped | 36.73 acres |
| Water area | 3.07 acres |

Soils and Topography: Fill immediately surrounding the lake and in athletic field; Coos Bay soils (silt loam) ranging from 7-12% slopes immediately around lake, and 12-50% slopes in the upper reaches.

Natural Features: A year-round stream runs through upper reaches of the park which supplies the man-made lake. There are large stands of second growth conifers in the upper, undeveloped area.

Off-Street Parking and Access:

1. Athletic field with 36 spaces; paved access to N. 10th St.
2. Pool with 34 spaces; paved access to N. 10th St.; possibly more parking if lot is redesigned.
3. Upper tennis courts can accommodate 10-20 cars, unpaved; access to West Park Roadway.

Handicap Features: The athletic field and lake areas and trails are accessible to non-ambulatory persons at 10th Street where curbs have been cut. All paths serving this area are paved. The pool is also accessible; remainder of the park is not.

FACILITIES—MINGUS PARK, AREA A:

1. Softball Field

Description: 275 ft., fenced, standard adult softball field
Permanent improvements: Bleachers, 2 long benches (14' x 37'), storage building, water fountain, 6 light standards capable of allowing evening games.
Equipment: 9-stall bicycle rack, 2 large dumpsters, 1 garbage receptacle.

2. Lower Tennis Courts "A"

Description: Two 57' x 120' surfaced and fenced courts.
Permanent improvements: 2 small benches outside fence on 10th St., 3 light standards allowing evening play.
Equipment: 2 small benches, 2 trash receptacles.

3. Lower Tennis Courts "B"

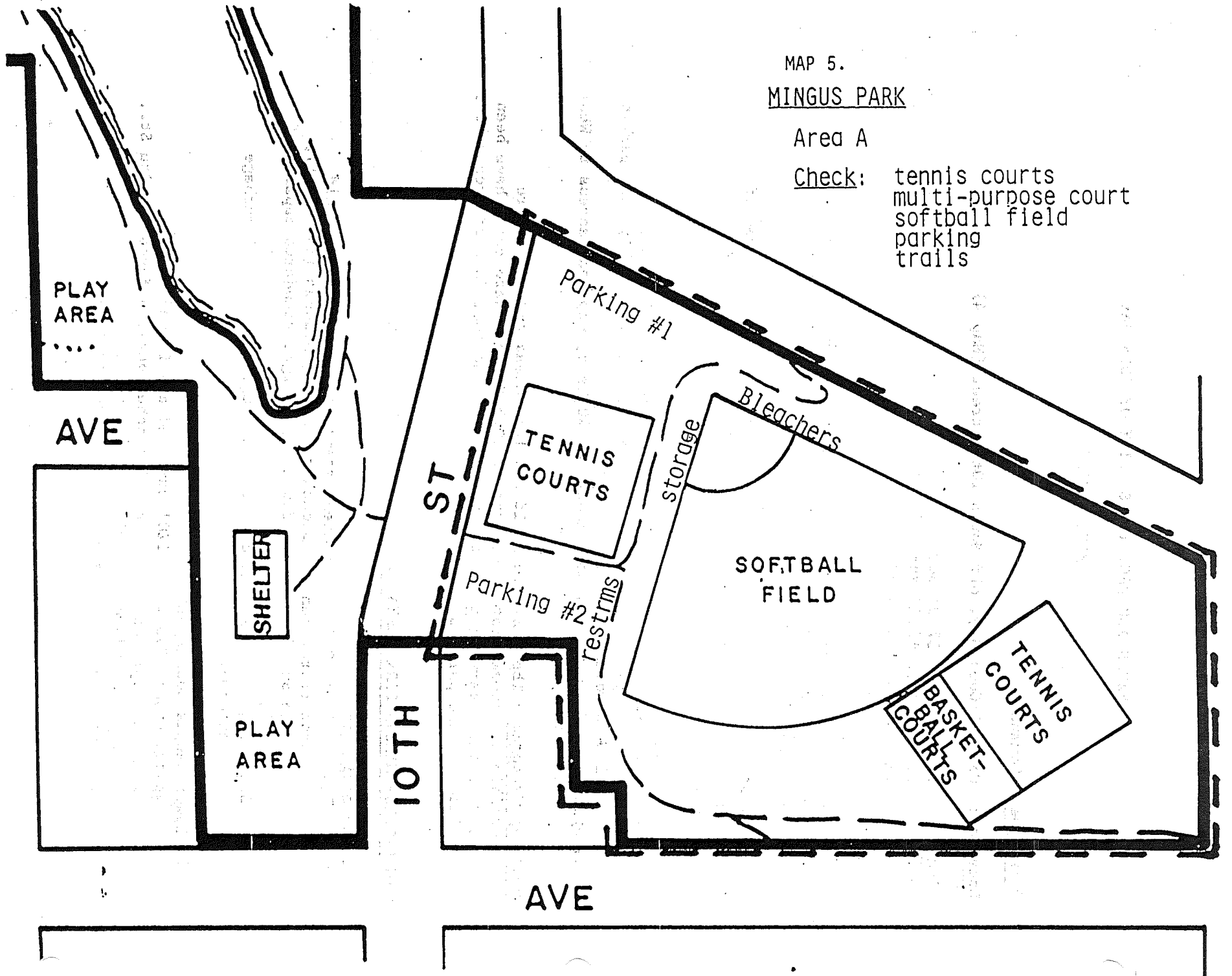
Description: Two 57' x 120' surfaced and fenced courts.
Permanent improvements: 3 light standards allowing evening play.
Equipment: 1 small bench, 1 trash receptacle.

MAP 5.
MINGUS PARK

Area A

Check: tennis courts
multi-purpose court
softball field
parking
trails

III - 4



PLAY AREA

AVE

SHELTER

PLAY AREA

10TH

ST

Parking #2

TENNIS COURTS

Parking #1

storage

Bleachers

SOFTBALL FIELD

BASKETBALL COURTS

TENNIS COURTS

AVE

ST

8TH

4. Multi-purpose Court
Description: 94' x 50' surfaced court lying between the softball field and tennis courts "A".
Permanent improvements: 1 basketball hoop.
5. Parking Lot "1"
Description: Paved lot off N. 10th St.; 36 spaces maximum.
6. Parking Lot "2"
Description: Paved lot off 8th Terrace; 22 spaces maximum.
7. Restrooms
Description: Men's and women's restrooms

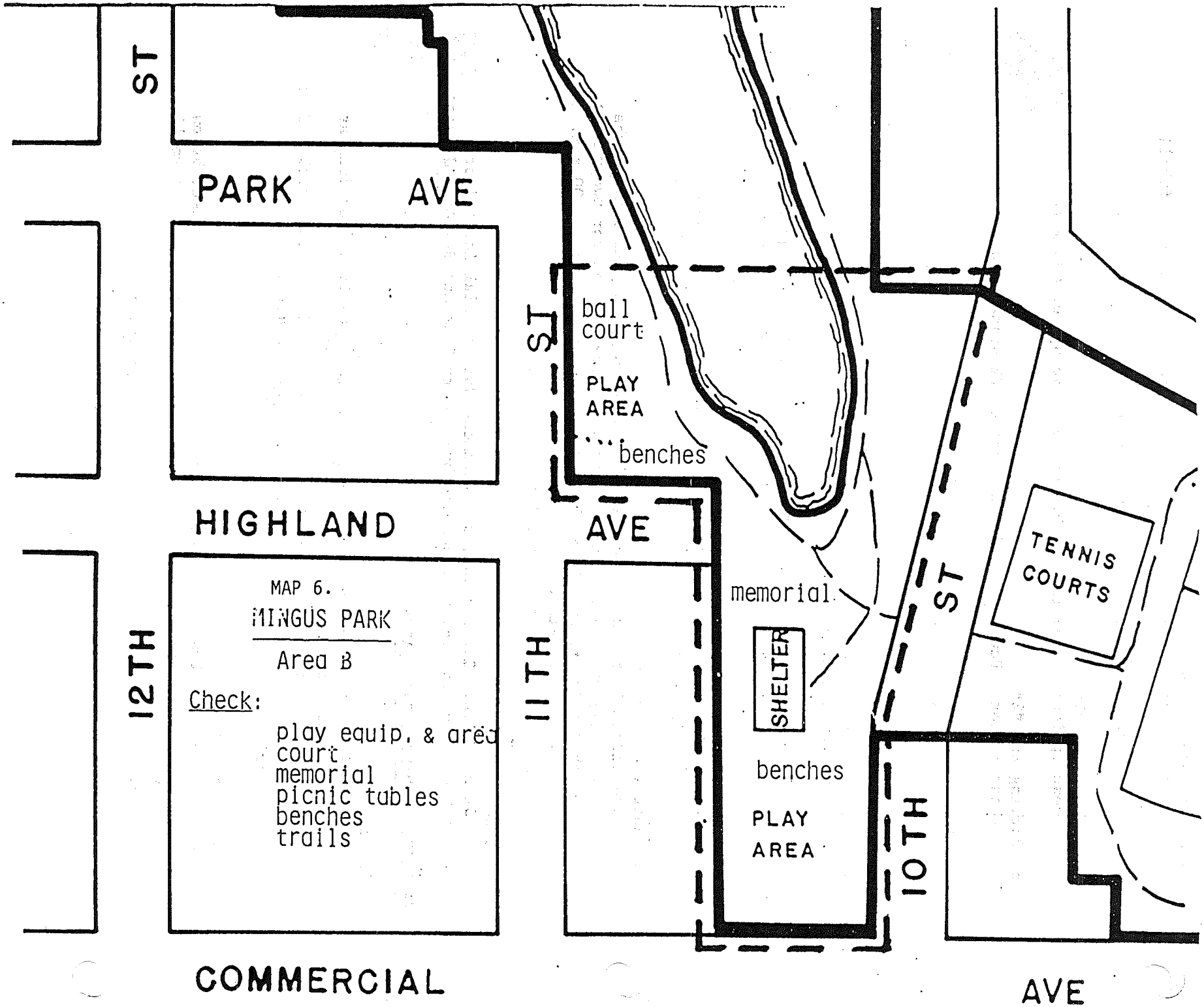
FACILITIES--MINGUS PARK, AREA B:

1. Playground "A" (Totlot)
Permanent improvements: Asphalt walks around play equipment, 2 long circular benches, water fountain.
Equipment: 2 sets of pre-school swings, 5 pieces of climbing/riding equipment, all made of tubular steel; equipment placed on sand.
2. Playground "B"
Permanent improvements: Multi-purpose court with 1 basketball hoop; 1 large and 2 smaller benches, asphalt walks around play equipment.
3. Shelter
Description: 54' x 21' concrete block building located between the two playgrounds containing restrooms, covered area for two picnic tables; due to vandalism the restrooms open only from 7:00 a.m. to 4:00 p.m. daily.
Equipment: 2 picnic tables, 1 trash receptacle.
4. Other
Description: Stone cross, a Vietnamese War memorial located at entrance to Area "B"; donated by Western Bank and Bay Area Jaycees.

FACILITIES--MINGUS PARK, AREA C:

1. Lake
Description: Man-made lake of 2-plus acres, roughly 3 feet deep at its maximum.
Permanent improvements: Island an northeast end providing duck refuge with small donated light house; 6 benches scattered around perimeter.
2. Pool Picnic Area
Description: Lower area just above northeast corner of lake, below pool building in a flat, grassy open area and throughout a small hillside.
Equipment: Presently 11 picnic tables, room for more.

Description: Upper picnic area to the northwest of the pool along large stand of second growth timber.
Equipment: Presently 2 picnic tables; room for more.



HIGHLAND

MAP 6.
MINGUS PARK

Area B

Check:

- play equip. & area
- court
- memorial
- picnic tables
- benches
- trails

12TH

11TH

10TH

ST

PARK AVE

AVE

ST

ball court

PLAY AREA

benches

memorial

SHELTER

benches

PLAY AREA

ST

TENNIS COURTS

COMMERCIAL

AVE

DATE

MAP 7.
MINGUS PARK

Area C

- Check: Lake, wall, island
Picnic grounds
Benches
Parking
Rhododendron Garden

FUTURE
JAPANESE
GARDENS
ENTRANCE

PICNIC
AREA

EAST

CEDAR AVE

RHODODENDRON
GARDEN

PICNIC
AREA

PARKING

POOL

BATHHOUSE

PICNIC
AREA

PICNIC
AREA

MINGUS
LAKE

ST

PARK

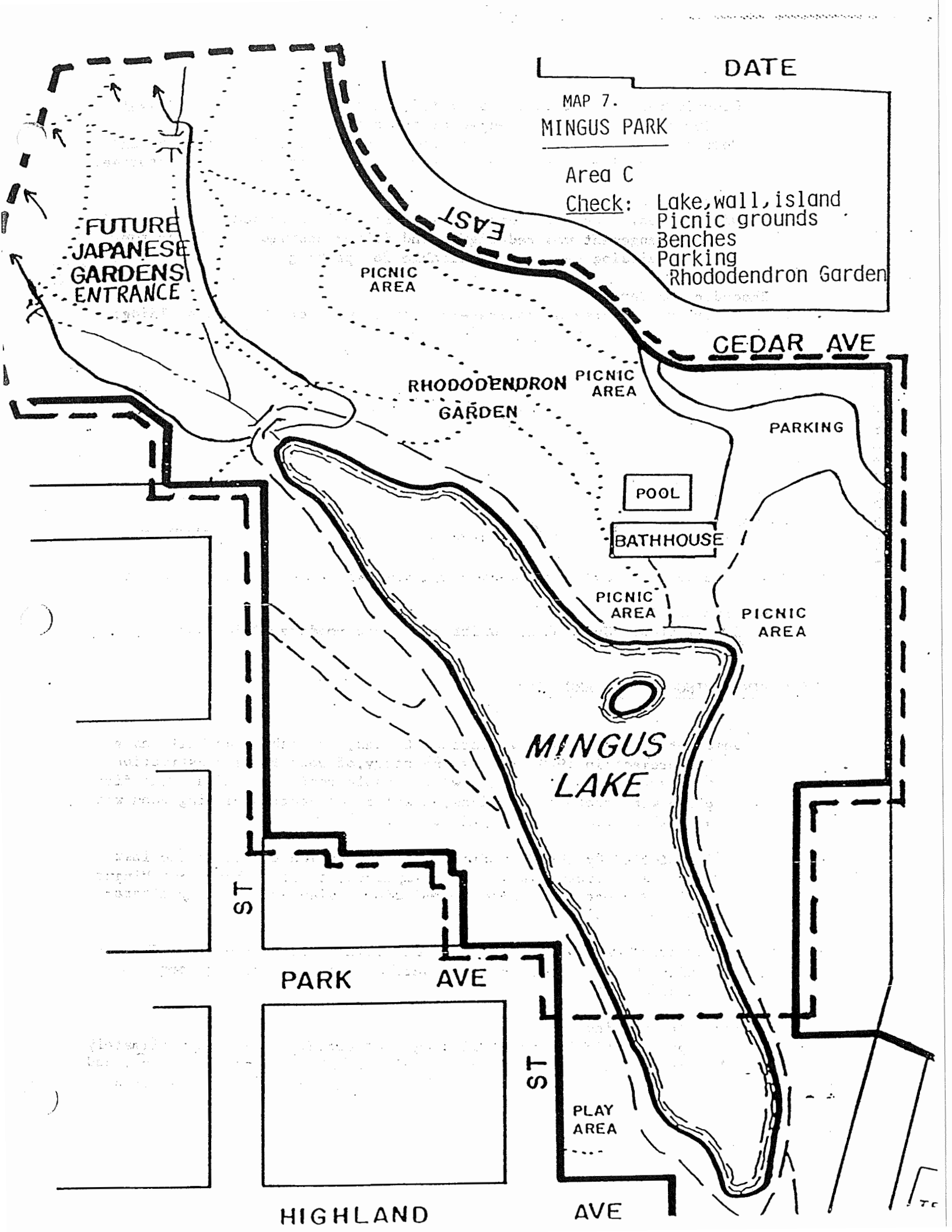
AVE

ST

PLAY
AREA

HIGHLAND

AVE



3. Pool

Description: 40' x 82.5' uncovered, fenced pool, heated by diesel furnace housed in the adjacent building.

Permanent improvements: Pool; two-story building with dressing and shower facilities; basement provides large park equipment storage.

4. Pool Parking Lot

Description: Paved lot with 34 spaces; could accommodate more parking if arrangement was redesigned and if the unpaved area below the pool building were made available for parking.

5. Rhododendron Garden

Description: Area approximately 2 acres west of the pool building; contains approximately 100 varieties with room for more.

6. Future Japanese Park

Description: Area of upper Mingus Park dedicated to the development of a natural-style Japanese Park in honor of Coos Bay's sister city, Choshi, Japan.

FACILITIES--MINGUS PARK, AREA D:

1. Upper Tennis Courts

Description: Two 62' x 110' surfaced, fenced courts, small grassy area north of courts with no other equipment.

Permanent improvements: Paved service driveway to southernmost court.

2. Parking Lot

Description: Unpaved lot which could accommodate 10-20 cars.

FACILITIES--MINGUS PARK, AREA E:

1. Boy Scout Cabin

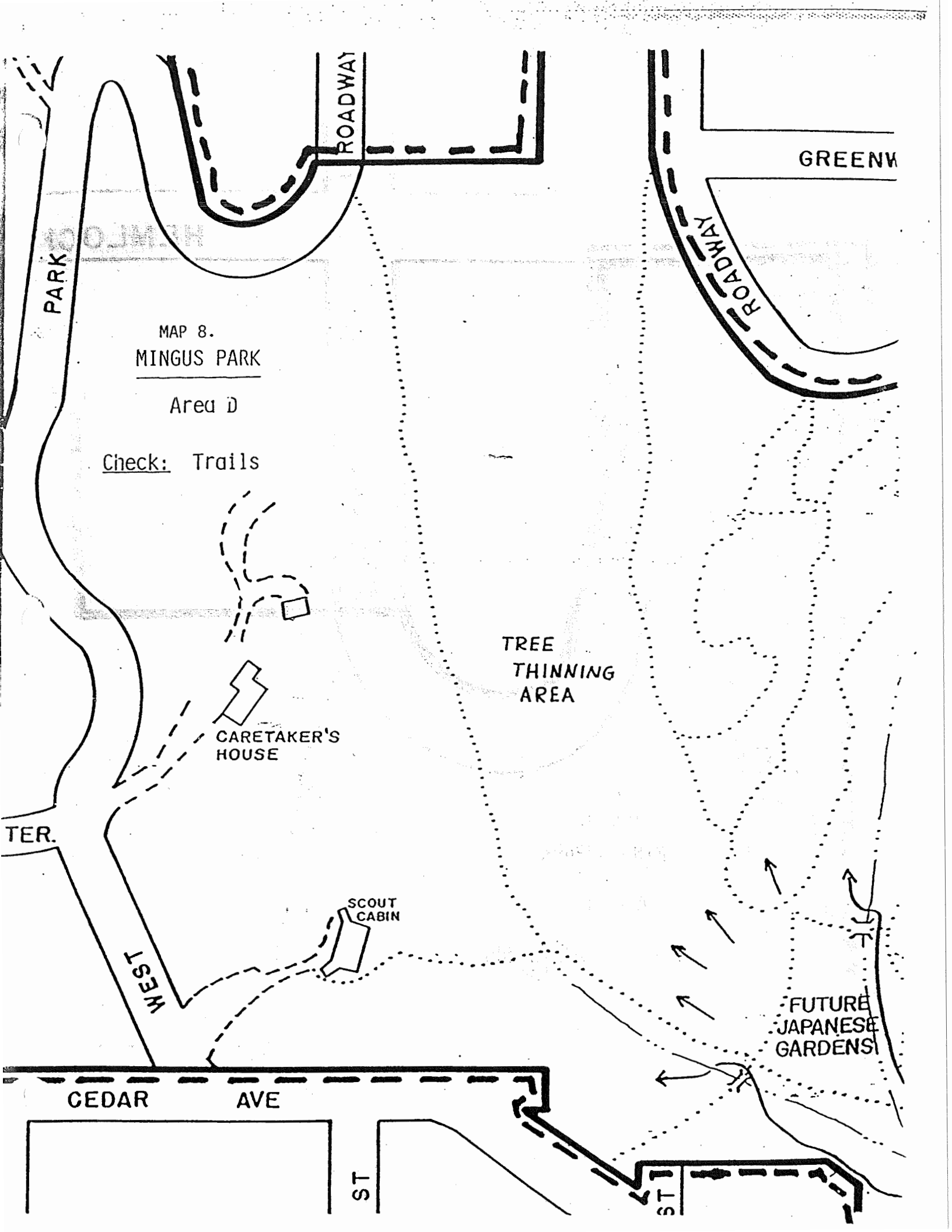
Description: Designed by Clarence Landes, the cabin was built as a WPA project in 1940. It is one story, of wood frame construction with vertically placed log walls, gable roof. It has a stone fireplace with stone foundations, a 25' x 40' central meeting room with 4 smaller rooms extending from it.

Inventoried by the State Historic Preservation Office as the last remaining structure of the WPA improvements made throughout Mingus Park. Subject to Planning Commission review prior to any alterations or demolition.

Structural survey by Community Development department in 1981 concluded that the building is unsafe to occupy; survey report attached.

2. Caretaker's Dwelling

Description: Single-story building constructed in 1960; approximately 1,334 square feet; contains a living room, kitchen, 3 bedrooms, and carport. Has been used as a rental and as park office and storage.



MAP 8.
MINGUS PARK

Area D

Check: Trails

ROADWAY

GREENW

ROADWAY

PARK

TREE
THINNING
AREA

CARETAKER'S
HOUSE

SCOUT
CABIN

FUTURE
JAPANESE
GARDENS

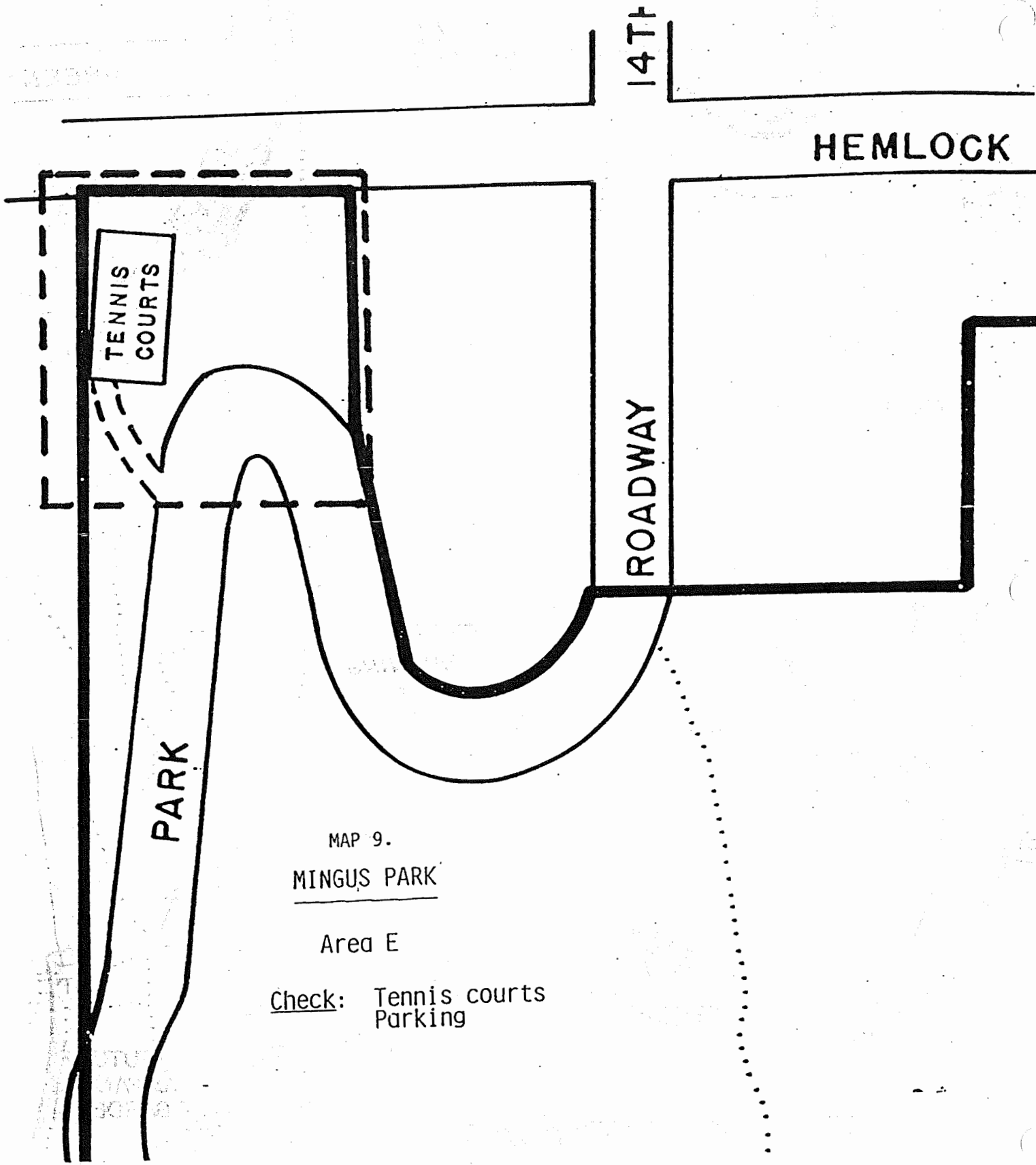
TER.

WEST

CEDAR AVE

ST

ST



MAP 9.
MINGUS PARK

Area E

Check: Tennis courts
Parking

PARKS AND FACILITIES, CITY OF COOS BAY

EMPIRE LAKES PARK

Park Type: Natural Resource Park

Location: North of Newmark in northwest Coos Bay (Map 10)

Size:

| | |
|-------------|-----------|
| Total | 113 acres |
| Developed | 6 acres |
| Undeveloped | 57 acres |
| Water Area | 50 acres |

Soils and Topography: The south half consists of Bullards soils, which are sandy loam with 0-7% slopes. The northern half is Netarts, loamy fine sand with 0-3% slope. The Netarts soils are formed in wind-blown sand and have a weakly cemented subsoil and a loose, sandy substratum. If the surface soil and subsoil are removed, the substratum is subject to severe wind erosion. Deep surface disturbance should be done with care followed by adequate stabilization.

Natural Features: The riparian vegetation surrounding the lakes is classified as a significant natural resource and is protected by provisions in the Land Development Ordinance. The lakes are home to a variety of fish (bass, bluegill, perch, and catfish), waterfowl, and birds.

Off-Street Parking and Access: There are 3 parking lots providing access from the south-middle lake, lower lake, and Neighborhood Facility Building. Access is also provided by trail from the college and from residential neighborhoods to the north and west.

Handicap Features: Trails are paved and accessible; usability is undetermined. Neighborhood Facility building is not accessible.

Comments: The east lake also borders SWOCC. The college has constructed a trail system that connects to the park and is available to the public. See also printed brochure and map.

FACILITIES:

1. Lakes

Description: Relatively undisturbed park centered on the natural beauty of two lakes and stabilized dunes. Lakes are coastal lakes which are blocked to artificially deepen them, providing opportunities for swimming, boating for non-motorized craft, and fishing.

2. Lower Lake Entrance

Description: Beach, boat launch from beach, paved parking lot with 28 spaces.

3. Middle Lake Entrance

Description: Small beach, boat launch from beach, paved parking lot with 28 spaces.

4. Playground

Description: Contains swings, slide, 2 pieces of climbing/riding equipment, 1 picnic table (near Neighborhood Facility Building).

5. Trails

Description: Trails throughout the park measure 8 feet in width; 10,571 feet (2.0 miles) of paved trails, 8,535 linear feet (1.6 miles) of unpaved trails.

PARKS AND FACILITIES, CITY OF COOS BAY

SOUTH 10TH STREET PARK

Park Type: Mini-Park

Location: Southeast corner of S. 10th Street and Johnson Avenue

Size:

| | |
|-------------|---------------------------|
| Total | .72 acre (31,500 sq. ft.) |
| Developed | .46 acre |
| Undeveloped | none |
| Water Area | none |

Topography: There is a flat area which is essentially the play area; the northwest boundary slopes 35% upward to the street.

Soils: Coos Bay (silt loam)

Natural Features: None

Off-Street Parking and Access: None

Handicap Features: Not applicable

Comments: This park receives minimum maintenance; that is, the lawn is kept trimmed.

Facilities: 2 swing sets, basketball hoop (no cement pad).

PARKS AND FACILITIES, CITY OF COOS BAY

TAYLOR-WASSON PARK

Park Type: Mini-Park

Location: Southwest corner of Taylor and Wasson Streets in the north
Empire district.

Size:

| | |
|-------------|--------------------------|
| Total | .3 acre (13,200 sq. ft.) |
| Developed | none |
| Undeveloped | .3 acre |
| Water Area | none |

Topography: Flat

Soils: Waldport (loamy sand)--wind-blown sand formation which is unstable
if surface vegetation is removed.

Natural Features: None

Off-Street Parking and Access: None

Handicap Features: Not applicable

Comments: This park is undeveloped and not maintained in any way.

PARKS AND FACILITIES, CITY OF COOS BAY

ED LUND PARK

Park Type: Mini-Park

Location: 135 South Wall Street

Size: Total .46 acre (20,000 sq. ft.)
Developed .46 acre
Undeveloped none
Water Area none

Topography: 0-7% slopes

Soils: Bandon (sandy loam)

Natural Features:

Off-Street Parking and Access: There is no off-street parking; the park is accessible to pedestrians from South Wall and Michigan Avenue.

Handicap Features: The building is accessible by ramp, but the trail and garden paths are unpaved.

Comments: The park is adjacent to the Empire Fire Hall and is within one half block of Newmark and the Empire shopping area. A large residential area lies to the south.

Facilities:

Park: This small park is located in the commercial area of the Empire district and consists of a community building, rose garden, and three open grassy areas of approximately 10,288 square feet with two benches.

Empire Community Building: This single-story, concrete structure was originally the City of Empire Library. It is 1,840 sq. ft. with one large room and restrooms, and is available for long-term lease by community-service organizations for a small fee.

PARKS AND FACILITIES, CITY OF COOS BAY

EMPIRE WATERFRONT *Boat Ramp*

Park Type: Wayside Park

Location: Newmark, west of Empire Boulevard

Size: N/A

Topography and Soils: Not applicable

Natural Features: Coos Bay estuary

Off-Street Parking and Access: Unmarked gravelled parking available in Michigan and Holland Avenues for approximately 15 vehicles.

Handicap Features: All areas are gravelled; pier served by ramp.

Facilities: Single-lane paved boat ramp, finger dock, portable toilet, 210-ft. fishing pier.

Comments: Sites are located outside of street rights-of-way and lands are leased from private parties.

PARKS AND FACILITIES, CITY OF COOS BAY

DOWNTOWN WATERFRONT PARK

Park Type: Linear Park

Location: At the foot of Anderson Avenue, east of Bayshore.

Size: N/A

Topography and Soils: Not applicable

Natural Features: Coos Bay estuary

Off-Street Parking and Access: No parking; pedestrian access along the dike from Market Avenue; access is restricted by Southern Pacific Railroad lines.

Handicap Features: None

Facilities: 225 feet of dock which can accommodate 4 to 8 boats depending on size; used by pleasure boaters as well as for small commercial fishing vessels; no launching facilities.

Comments: Dock is located partially on City of Coos Bay property and partially over submerged lands owned by and leased from the Division of State Lands.

PARKS AND FACILITIES, CITY OF COOS BAY

EASTSIDE PARK

Park Type: Mini-Park

Location: One-half block between "D" and "E" Streets off 5th Avenue.

Size:

| | |
|-------------|---------------------------|
| Total | 40,000 sq. ft. (.9 acres) |
| Developed | 7,500 sq. ft. |
| Undeveloped | 32,500 sq. ft. |
| Water Area | none |

Soils and Topography: Coos Bay silt loam. Play areas have 0-7% slopes; park boundaries become steeper.

Natural Features: None

Off-Street Parking and Access: No off-street parking; paved switch-back trail from "D" Street on the north; unimproved access also along "E" Street to the south.

Handicap Features: Suitability of access via path by non-ambulatory persons is not determined.

Facilities:

1. Playground

Description: Northern 1500 sq. ft. area contains playground with existing and newly purchased equipment.

Permanent improvements: Dedication memorial.

Equipment: swings, 4 pieces of climbing/riding equipment.

2. Field

Description: Area of 20,000 sq. ft. is an undeveloped grassy area.

Equipment: Backstop, 2 picnic tables.

PARKS AND FACILITIES, CITY OF COOS BAY

PORTERVILLE PARK

Park Type: Mini-Park

Location: "G" Street and 16th Avenue.

Size: Total .67 acres (approximately 29,250 sq. ft.)
Developed none
Undeveloped .67 acres
Water Area none

Soils and Topography: Dement silt loam, predominantly 30-50% slopes;
southern area contains a flat area of approximately 7,500 sq. ft., suitable
for use.

Natural Features: None

Off Street Parking and Access: Not applicable

Handicap Features: Not applicable

Facilities: None

PARKS AND FACILITIES, CITY OF COOS BAY

EASTSIDE GREENWAY

Park Type: Linear Park

Location: Strip of land bordering between industrial land and residential land from Fink Street around Cypress Point to 10th Avenue.

Size:

| | |
|-------------|---------------------|
| Total | 100-foot wide strip |
| Developed | none |
| Undeveloped | all |
| Water Area | not applicable |

Soils and Topography: Fill, 0-5% slope

Natural Features: None

Off Street Parking and Access: Park is undeveloped.

Handicap Features: None

Comments: This strip of land is intended to act as a buffer between industrial development on the filled areas along the bay and the residential developments surrounding it. It is planned for natural landscaping with passive recreational opportunities, such as trails, open grassy areas and so forth.

PARKS AND FACILITIES, CITY OF COOS BAY

WINDY HILL PARK

Park Type: Mini-Park

Location: 14th Avenue and "F" Street

Size:

| | |
|-------------|----------------------------|
| Total | .63 acres (27,500 sq. ft.) |
| Developed | .63 acres |
| Undeveloped | none |
| Water Area | none |

Soils and Topography: Dement silt loam, 0-7% slopes.

Natural Features: None

Off-Street Parking and Access: Parking is available along strip-paved street; no designated parking areas.

Handicap Features: None

Facilities:

1. Tennis Courts

Description: One standard-sized, paved, fenced court (lots 9-12) constructed adjacent to water reservoir.

2. Multi-purpose Ball Court

Description: Concrete court (lots 6-8) approximately 28' x 46' with 2 basketball hoops.

2. INVENTORY: OTHER PUBLIC AGENCIES

Other public agencies provide recreational facilities within the City or the region and private enterprises fill some key recreational interests. An inventory of some of them is included so that duplication of services may be considered during the planning process.

FEDERAL

U.S. Forest Service

Eel Creek, Lakeside: Overnight facilities, trails, swimming.

Bluebell Lake, Hauser: Overnight facilities, picnicking.

Bureau of Land Management

Park Creek, 26 mi. E of Coquille: Overnight facilities, fishing.

STATE

State Parks and Recreation

Sunset Bay, 12 mi. SW of Coos Bay: Camping, picnicking, trails, beach, swimming, fishing.

Shore Acres, 13 mi. SW of Coos Bay: Picnicking, formal garden, trails.

Cape Arago, 14 mi. SW of Coos Bay: Picnicking, trails, beach, swimming.

Golden and Silver Falls, 24 mi. NE of Coos Bay: Picnicking, trails, fishing, water falls.

McCullough Bridgehead Wayside, North Bend:

Umpqua Lighthouse, 6 mi. S of Reedsport: Camping, picnicking, trails.

Wm. M. Tugman, 8 mi. S of Reedsport: Camping, picnicking, boat ramp, fishing, lake, swimming.

Bandon Ocean, 1 mi. SW of Bandon: Trails, fishing.

Bullards Beach, 1 mi. N of Bandon: Camping, picnicking, boat ramp, theater, trails, fishing, swimming, beach.

Maria C. Jackson, 22 mi. NE of Myrtle Point: Picnicking, stream.

Millicoma Myrtle Grove, 18 mi. NE of Coos Bay: Picnicking, stream.

Seven Devils, 10 mi. N of Bandon: Picnicking, fishing, beach, swimming.

Umpqua, 7 mi. E of Reedsport: Picnicking, boat ramp, fishing.

Umpqua, 13 mi. E of Reedsport: Picnicking.

Department of Transportation

Oregon Coast Bike Route

COUNTY

Parks

- Bastendorff Beach, 11 mi. SW of Coos Bay: Multi-purpose, 32 acres, overnight facilities, picnicking, fishing, swimming, beach, parking.
- Bennett Park, 7.5 mi. N of Myrtle Point: 3.5 acres, camping, picnicking, fishing.
- Cherry Creek Park, 19 mi. E of Coquille: 4 acres, day use--picnicking, fishing.
- Frona Park, 8 mi. NE of Myrtle Point: 2 acres, camping, picnicking, fishing.
- Judah Parker Park, E of Myrtle Point: 4 acres, day use, picnicking.
- Judge Hamilton Park, E of Myrtle Point: 80 acres, day use.
- Kronenberg Park, S of Bandon: 24 acres, day use.
- Laverne Park, 18 me. NE of Coquille: 322 acres (including annex); camping, picnicking, fishing, swimming, parking, softball, multi-purpose court.
- Middle Creek Park, NE of Myrtle Point: 80 acres, day use--undeveloped.
- Powers Park, Powers: 70 acres, camping, picnicking, fishing, swimming, boat ramp, parking.
- Rock Prairie Park, N of Myrtle Point: 160 acres; day use--undeveloped.
- Rooke-Higgins, 10 me. E of Coos Bay: 14 acres; picnicking, fishing, swimming, boat ramp, parking.
- Tenmile Lake Park, 10 mi. N of Coos Bay: 14 acres; picnicking, fishing, swimming, boat ramp, parking.
- Whiskey Run, 15 Mi. S of Coos Bay: Day use, beach.
- Lakeside Dunes, 10 mi. N of Coos Bay: 160 acres, day use.
- Hauser Dunes, 4 mi. N of Coos Bay: 80 acres, day use.

Boat Ramps--Coos Bay Estuary

None

Boat Ramps--Remainder of County

| | |
|--------------------|-------------|
| Arago | Lakeside |
| Bandon South Jetty | Riverton |
| Bradley Lake | Rocky Point |
| Coquille | Saunders |
| Dare's Place | |

CITY

City of North Bend

- Airport Heights Park: 8 acres, picnicking, playground, 2 baseball fields, 2 tennis courts, 2 basketball courts.
- Simpson Park: Picnicking, playground, historical museum.
- Winsor Park: 3 acres, undeveloped.
- Lincoln Square: .5 acre, undeveloped.
- Boynton Park: 2 acres, baseball field, playground.
- Oak Street Park: .25 acre, undeveloped.
- State Street Park: .5 acre, some play equipment.
- College Park: 1.25 acres, playground, picnicking.

Boat Ramp: 2-lane

SPECIAL DISTRICTS

Oregon International Port of Coos Bay

Charleston Boat Basin: 22 acres with approximately 100 berths for recreational moorage; 6-lane boat ramp; RV park with 80 spaces; parking area.

Southwestern Oregon Community College

1 softball field; 1 soccer field; 4 tennis courts.

School District #9--City of Coos Bay

Marshfield High School: grass practice field (Golden Field).

Blossom Gulch School: playground, softball field.

Milner Crest School: playground, softball field, track.

Bunker Hill School: playground, softball field.

Madison School: playground, baseball field.

Sunset Junior High School: 2 tennis courts, 2 baseball fields, basketball court.

Eastside School: playground, grass playfield.

Millicoma Junior High School: grass playfield.

School District #13--City of North Bend

Bangor School: 2 grassed softball/football/soccer fields, 2 basketball courts, 1 playground.

Municipal Ballpark: baseball field with 100 seating capacity (not available for general public use).

North Bend High School: football field with all-surface track and 2,500 seating capacity, 7 tennis courts (blacktop surface), 2 tennis courts (textured/painted surface).

North Bend Junior High School: baseball diamond, football/soccer field with 1/3 mi. track with wood shavings, football/soccer field.

Hillcrest School: playground with multi-purpose courts, grassed football/soccer field, grassed softball field.

Roosevelt School: softball/football/soccer field, multipurpose court with basketball net, playground.

North Bend Municipal Pool: open to the public during designated hours and for private parties and instruction.

Oak Street School Site: 10 acres leased to SWOYA for baseball/soccer/softball/football field; property will revert to district when needed for a school.

3. INVENTORY: PRIVATE CONCERNS

Fishing

Various charter boat firms, 6 firms with 16 boats

Golf Courses

Kentuck Golf Course, 18 holes, public
Sunset Bay Golf Course, 9 holes, public
Coos Country Club, 18 holes, private

Bowling

Bay Bowl, Coos Bay
North Bend Lanes, North Bend

Fitness/Athletics

Bay Area Athletic Club, Coos Bay

Roller Skating

Bayshore Rollerdrome, Coos Bay

Boating

Boat Ramp, Hanson's Landing, 2-lane
93 boat slips, approximately 25% of which are for pleasure boats

Softball

Coos Softball Association

1 softball field (6th Street, Coos Bay)
1 softball field (Coast Guard Station, Charleston)
1 softball field (Mae Post, Barview)

4. QUANTITATIVE ASSESSMENT

The following tables present the needs assessment based upon a population of 14,500 for the five-year planning period. Tables 6 and 7 assess parks; Table 8 assesses facilities within those parks. The "comments" section gives the rationale for selecting the City's standard considering factors other than population.

TABLE 6. CITY OF COOS BAY PARK STANDARDS*

| PARK | NRPA | | SCORP | | CITY OF COOS BAY | |
|--|-------------------------|---------------------------------|----------|---------------------|---------------------|-------------------------|
| | Standard | Hypothetical "Need" | Standard | Hypothetical "Need" | Existing Situation | Planning Standard |
| <p>MINI-PARKS These are 0.02 ac. to 1.0 ac. parks serving 500-2500 people located within a 1/4-mile service area.</p> | 1/4-1/2 ac. per person | 3.6-7.3 ac. in 7-14 parks | -- | -- | 3.68 ac. in 6 parks | 1/4-1/2 per 1000 people |
| <p>NEIGHBORHOOD PARKS These are 5-20 ac. parks serving 3000 to 5000 people located within a 1/4 to 1/2-mile service area.</p> | 1-2 ac. per 1000 people | 14.5-29 ac. in 1 1/2 to 3 parks | | | zero | |
| <p>COMMUNITY PARKS These are 25-100 ac. parks serving 10,000-40,000 people located within a 1/2-2 mi. service area.</p> | 5.8 ac. per 1000 people | 72.5-116 ac. in 1-3 parks | -- | -- | 57 ac. in 1 park | 5-8 ac. per 1000 people |
| <p>NATURAL RESOURCES PARKS These are parks of variable size to protect natural resources.</p> | To protect the resource | N/A | -- | -- | 113 ac. in 1 park | N/A |
| <p>WAYSIDE PARK These are 5 ac. or less parks generally to provide services for other facilities.</p> | 0-5 ac. | N/A | -- | -- | 1 park 1+ ac. | N/A |
| <p>LINEAR PARK These are parks of variable size and service area.</p> | Depends upon | N/A | -- | -- | 2 parks | N/A |

*Based on population of 14,500 for City.

| COMMENTS | FACILITY SURPLUS OR DEFICIENCY FROM COOS BAY STANDARD |
|---|---|
| <p>The City meets the NRPA standard which is suggested as appropriate for Coos Bay. Although it could be construed that 7 parks would be needed to meet the suggested standard, the City does meet the 3.6 ac. minimum acreage threshold. In addition, 5 of the City's 6 mini-parks are larger than 1/2 ac., and this compensates for a hypothetical deficiency of one mini-park. The City has experienced vandalism problems and continuing inability to maintain small, scattered parks with budget cutting. Usage has not demonstrated a great demand which may be satisfied by available school facilities.</p> | <p>Zero</p> |
| <p>No parks fit this category in Coos Bay, leaving a hypothetical need for property acquisition and development. Yet when considering the dispersal of school facilities which fit the characteristics of neighborhood parks, there is no need to adopt this type of park for the City.</p> | <p>Zero</p> |
| <p>Although the City appears to be deficient, additional park acreage of this kind can be found in the large natural resources category below.</p> | <p>Zero</p> |
| <p>Empire Lakes fall into this category with sufficient acreage controlled by the City and the college to protect them for recreation. This park and facilities also satisfy community park needs.</p> | <p>Zero</p> |
| <p>This wayside provides parking and access to the Empire boat ramp and fishing pier, and portable toilets. Its size is sufficient, although adequacy should be reviewed under the qualitative analysis.</p> | <p>Zero</p> |
| <p>Not all of the land associated with the Downtown Waterfront Park and the Eastside Greenway is owned and controlled by the City, nor are they fully developed. Attempts should be made to either acquire title or rights to use these lands for park or protection purposes.</p> | <p>Need for some property acquisition or easements.</p> |

TABLE 7. BAY AREA PARK STANDARDS*

| FACILITY | NRPA | | SCORP | | BAY AREA | |
|--|--------------------------|---|----------|---------------------|----------------------|--------------------------|
| | Standard | Hypothetical "Need" | Standard | Hypothetical "Need" | Existing Situation | Suggested Standard |
| DISTRICT PARKS These are 15-200 ac. parks serving a county population within one hour of city limits. | 5-10 ac. per 1000 people | 212-424 ac. per 1000 people in 2-14 parks | -- | -- | 354 ac. in two parks | 5-10 ac. per 1000 people |

*Based on Coos Bay-North Bend urban service area and combined population of 42,376 persons.

COMMENTS

FACILITY SURPLUS OR
DEFICIENCY FROM
COOS BAY STANDARD

Nearby district parks include LaVerne County Park (322 ac.) and Bastendorff County Park (32 ac.). These meet the NRPA standards.

Zero

TABLE 8. CITY OF COOS BAY KEY OUTDOOR RECREATION FACILITIES STANDARDS*

| FACILITY | NRPA | | SCORP/OTHER | | CITY OF COOS BAY | |
|---|----------|---------------------|----------------|--------------------------|---|--------------------|
| | Standard | Hypothetical "Need" | Standard | Hypothetical "Need" | Existing Situation | Suggested Standard |
| Picnic tables | 1 | | 1/125 1/300 | 96 48 | 16 | 1/400 |
| Picnic shelters | -- | -- | 1/2000 | 7 | 1 | 1/3500 |
| Boat ramps, estuary | -- | -- | 1/10 mi. | 1.3 (13,7500 mi.) | 1 | 1/10 mi. |
| Boat ramps, lake | -- | -- | -- | -- | 2 | none |
| Fishing pier | -- | -- | -- | -- | 1 | 1/10,000 |
| Swimming pools | 1/20,000 | 3/4 | 1/10,000 | 1.5 pools | 1 pool | 1/20,000 |
| Bicycle lanes and paths | -- | -- | -- | -- | 3/4 mi. in Mingus 2 mi. in Empire Lakes Pk. | To satisfy demand |
| Softball fields Adult: 60' baselines 275' outfield Little League: 60' baselines 200' outfield | 1/500 | 3 fields | 1/3600 | 4 fields 3 fields | 2 (3) fields | 1/5000 |

* Based on a population of 14,500

| COMMENTS | FACILITY SURPLUS OR DEFICIENCY FROM COOS BAY STANDARD |
|---|--|
| Additional tables should be provided, especially in areas with heavier usage. | 20 deficiency |
| Shelters should only be considered in community parks that receive more use. | 2 deficiency |
| The City's boat ramp is the only one in the urban area; the City of North Bend is in the process of building one at the airport to increase that amount. The other closest ramp is in Charleston. The Northwest Steel-headers have expressed a need for another ramp in the upper bay to serve the river system. | 1 deficiency <i>Empire side</i> |
| Non-motorized access is sufficient at Empire Lakes Park. | Zero |
| The pier, located at the Empire Waterfront Park, serves the lower bay in addition to the fishing facilities in Charleston by the Port and Coos County Parks Department. The upper bay could benefit from a similar facility and might be incorporated into a water-related attraction cited by the Steelheaders. The Empire Pier could be extended and improved. | 1 deficiency <i>Empire Pier</i> |
| The City exceeds the NRPA standard, which is deemed appropriate. In addition, the City of North Bend has a pool that absorbs considerable bay area demand. | Zero |
| The paved paths in Mingus Park were intended to connect to Ocean Boulevard but the "system" is not complete. The paved paths in Empire Lakes Park serve only the park. The City's street system has not been planned for bicycle traffic. KUSA Bicycle Club cites marked bicycle lanes as deficient in the City for local commuters and for numerous tourists on the Oregon Coast Bicycle Route. | A deficiency exists which can be remedied initially by a review and update of the City's Bicycle Plan, then by signing and striping designated routes. |
| Coos Bay's "adult league" softball fields include Mingus Park field and a privately owned field adjacent to The Station tavern. One field per 7,250 people is acceptable in view of the fact that three other fields (Mae Post and Coos Head Navy fields) are available in the bay area. The other three fields provided at Sunset and Millicoma schools and the college are suitable for smaller regulation field play (Little League). | Zero |

TABLE 8, KEY OUTDOOR RECREATION FACILITIES STANDARDS (continued)

| FACILITY | NRPA | | SCORP/OTHER | | CITY OF COOS BAY | |
|--|----------|---------------------|------------------|---------------------|--------------------|--------------------|
| | Standard | Hypothetical "Need" | Standard | Hypothetical "Need" | Existing Situation | Suggested Standard |
| Baseball 90' baselines 320' foul line 400' center field | 1/5000 | 2.9 | 1/3000 1/6000 | 4.8 2.4 | 2 2.4 | |
| Field sports | 1/20,000 | 3/4 | 1/10,000 | 1.5 | 1 | 1/10,000 |
| Basketball courts | 1/5000 | 3 courts | -- | -- | 3 half-courts | 1/2500 |
| Tennis courts | 1/2000 | 7 courts | 1/2500 | 6 courts | 7 courts (+8) | 1/2500 |

COMMENTS

FACILITY SURPLUS OR
DEFICIENCY FROM
COOS BAY STANDARD

Field is located at Marshfield High School and one in North Bend. One field is considered adequate for use by local youth teams.

Zero

The school systems also provide more than a dozen for various outdoor sports--football, basketball, soccer--which gives this area a surplus.

Zero

Only 3 half-courts are available at City parks. However, numerous courts are available at public schoolgrounds and indoor facilities are also available.

In view of circumstances, no deficiencies are perceived.

The City exceeds the SCORP standard which is deemed appropriate. In addition another 8 courts are provided in the bay area by SWOCC and School District 9.

1 court surplus above standard

5. QUALITATIVE ASSESSMENT

This report will only cite deficiencies.

MINGUS PARK: AREA A

Accessibility

Automobile/Parking. Lot #2 suffers from poor circulation and poor site distance for access; there are no wheel stops nor striping.

Bicycle/Parking. Only one bicycle rack; trails are too narrow for two-way traffic.

Pedestrian/Handicapped. Paths cracking and bulging in places.

Development

Tennis Courts. Surface pitting from standing water.

Picnicking. None

Multi-Purpose Court. Needs basketball net.

Trails. Commercial Avenue access in need of repair.

Softball Bleachers/Storage Building. Loose boards on bleachers; requires painting, especially underside of bleachers; downspouts torn loose from gutters.

Restrooms. Need interior and exterior lighting.

Signs. There are none except one at Commercial/10th St.

Support Facilities. Fences need to be painted.

Trees and Shrubs. Need pruning in places not seen from street; lacks watering and requires ongoing weed control after this summer's major clearing project.

MINGUS PARK: AREA B

Accessibility

Bicycle. No racks.

Pedestrian/Handicapped. Some cracking of paths.

Development

Playground. Swing missing; grass in sand pits.

Multi-purpose Court. Needs new backboard.

Picnicking. No tables.

Shelter/restrooms. Drainage problem in men's restroom--sewer line may need to be replaced; downspouts are plugged.

Signs. There are none especially to direct to trails, gardens, etc.

Turf/Trees/Shrubs. Around playground turf is watered and looks good, remainder is very dry and unattended; same for trees and shrubs; lacks extra attention due to City's main park.

MINGUS PARK: AREA C

Accessibility

Automobile/Parking. Could provide more if layout changed; could use directional signs from elsewhere in park to increase its use.

Bicycle. No direct access from lake to pool, no racks.
Handicapped. No access from pool to paths or lake.
Pedestrian. Paths through Rhododendron Garden need gravel and attention.

Development

Rhododendron Garden. All plants need weeding, watering, and pruning; the trails are virtually inaccessible.

Pool/Bathhouse. Received extensive condition report by HGE, Inc. Bathhouse and pool need modernization, subject of LWCF grant application for FY1986 and budget allotment of \$21,000.

Lake/Island. The lake foundation needs repair; the island is ill-kempt.

Bridge. Handrail needs to be repaired; girder needs to be replaced or supports rebuilt.

Picnicking. Could use more tables; some vandalized.

Signs. More directional.

Turf/Trees/Shrubs. The turf is extremely dry; South Coast Music Enrichment Association notes this condition in "amphitheater" around pool where concerts are held in July.

Japanese Park. Planning and development of park needs to be accomplished; appropriate location for formal entrance and torii needs to be made.

Maintenance

Grounds/Irrigation. Is not receiving attention, full level of care.

MINGUS PARK: AREA D

Accessibility

Automobile/Parking. Generally none available except for gravelled area by Boy Scout Cabin which is virtually unused.

Bicycle. No access.

Pedestrian. Trails unpaved and unmarked.

Handicapped. No access.

Development

Trails. Unpaved.

Signs. No directional signs.

Boy Scout Cabin. Complete condition survey completed by HGE, Inc. and pest exterminator. Proposed improvements in process by local volunteer organization. However, some expenditure in time and money will probably be required of the City.

Maintenance

Area left in natural state except for tree thinning project, area continuation of Japanese Park.

MINGUS PARK: AREA E

Accessibility

Automobile/Parking. Lot unpaved, appears to be of sufficient size for normal use.

Bicycle. No racks.

Development

Tennis Courts. Surface is cracking; users expressed concern that this condition affects play and will get worse; northwest entry should be reopened.

Lighting. None.

Signs. None.

Support Facilities. One bench needs painting; no trash receptacles.

Trails. Commonly used walkways have been created by users and are eroding the bank; adequate paths should be provided.

Site Conditions. Upper drainage is impaired under winter conditions.

Picnicking. No facilities.

Maintenance

Litter Removal. Some litter evident; there are no receptacles.

Groundskeeping/Irrigation. Dead tree to be removed; weedy.

EMPIRE LAKES PARK

Accessibility

Automobile/Parking. Generally very good; wheel stops could be used at middle lake lot.

Bicycle. No racks.

Development

Restrooms. None, cited as a need by Campfire, Inc.

Picnicking. No facilities.

Signs. Few directional signs.

Support Facilities. Very little.

Bridges. Handrail is missing from Chickses Creek Bridge; other lower lake bridge needs more secure handrail.

Maintenance

Litter Removal. Some litter evident around beaches.

S. 10TH STREET PARK.

Accessibility

Automobile/Parking. Probably little is necessary as most users would walk; yet, little parking area off 10th St. should be considered.

Bicycle. No facilities.

Pedestrian. Access unsigned and usually unseen; stairs in good repair

Handicapped. Inaccessible, but difficult due to topography and unpaved areas in park.

Development

- Play Equipment. Some needs paint; old but usable.
- Picnicking. No facilities.
- Ball Court. Net missing; unusable without cement pad.
- Support Facilities. No trash receptacles; fence needs repair or removal; no facilities for parents, e.g., benches.
- Signs. There are none identifying the park or giving directions to access.
- Site Conditions. Lower areas problem with drainage in winter.
- Turf/Shrubs/Trees. Turf in play area is sparse due to use; the hillside was cleared by a special crew summer of 1985 which improves the park's visibility but the slopes are eroding and unsightly; children play in these areas.

Maintenance

- Litter Removal. Litter evident; no trash receptacles.
- Grounds/Irrigation. No irrigation; grounds are mowed.

EASTSIDE PARK

Accessibility

- Automobile/Parking. Parking occurs on the south end of the park which is gravelled; however, it is inadequate to support use of the park.
- Bicycle. No racks.
- Pedestrian. Northern paths are maintained; no others are needed.
- Handicapped. Inaccessible from north as switchback path is too steep; no access from south.

Development

- Support Facilities. Needs benches.
- Turf/Trees/Shrubs. Turf needs watering; shrubbery on western slope has been removed during summer 1985, will need control and ground cover; trees are probably unattended.

WINDY HILL PARK

Accessibility

- Automobile/Parking. Probably adequate with gravelled area just off-street but could be wider on south side.
- Bicycle. No racks.
- Pedestrian. Path to court is unpaved, worn, and exposed to erosion.
- Handicapped. No access.

Development

- Tennis court. One net needs to be replaced.
- Picnicking. Nice view, no facilities.
- Signs. None.
- Turf/Trees/Shrubs. Needs watering--part of park unlevel, weedy; erosion occurring generally along eastern border above courts.

ED LUND PARK

Accessibility

Automobile/Parking. Only parking on street and possibly shared with Fire Department; no indication of great demand.

Bicycle. No racks.

Handicapped. Access to building is adequate; all paths are gravelled and inaccessible.

Development

Lighting. Fixtures missing on 4 out of 5; unsightly.

Trails. Need removal of weeds.

Support Facilities. Fence needs aesthetic repair and paint; trash receptacle is rusty with no can inside.

Sign.

Turf/Trees/Shrubs. Turf is very dry and weedy; ground cover is weedy or non-existent.

Maintenance

Grounds/Irrigation. Show overall neglect; Rose Garden needs attention.

EMPIRE WATERFRONT PARK

Accessibility

Automobile/Parking. There is no turnaround; parking sites are not designated and used as available.

Bicycle. No access due to graveling; no racks.

Pedestrian/Handicapped. All access is gravelled as street is not improved.

Development

Boat Ramp. Needs clearing of sand.

Fishing Pier. Handrail requires repair; approach needs paved improvement; pier could be lengthened to access greater depths and enhance usage.

Support Facilities. Portable toilet could be replaced.

RV Use. Overnight use by RV's has been a problem in the past.

COOS BAY WATERFRONT PARK

Accessibility

Automobile/Parking. Only that which is available from public lots across Highway 101.

Bicycle/Parking. No parking, must cross railroad tracks.

Pedestrian/Handicapped. There is no handicapped access; pedestrians must use "informal" crossing of railroad tracks.

Development

Dock. Dock has recently been replaced; no water provided; electrical service is left to individual boat owner.

6. SUMMARY OF NEEDS

The quantitative and qualitative assessment of parks and facilities is presented in table form with an identification of the kind of expenditure required. This listing is not prioritized.

TABLE 9.
SUMMARY OF NEEDS: PARKS AND FACILITIES

| PROJECTS | | EXPENDITURES | | | | | |
|---|--|--------------|---------------------|----------------------|-----------|---------------|--------------------|
| | | Materials | Capital/Contractual | Planning/Engineering | Volunteer | Routine Labor | Special City Labor |
| NEW PARKS/FACILITIES | Waterfront Linear Park--acquisition, easements | | X | X | | | |
| | Picnic Tables--construction of 20 tables | | X | | | | X |
| | Shelters--construction of 3 | | X | | | | |
| | Boat Ramp--construction of ramp on east estuary | | X | X | | | |
| | Fishing Pier--construction of pier on east estuary | | X | X | | | |
| | Bicycle Facilities (see also Section III-F) | X | X | X | | | |
| | Japanese Park--planning and development | X | X | X | X | | |
| EXISTING FACILITIES: MAJOR PROJECTS | Parking | | | | | | |
| | - Redevelop lot in Mingus Park A | X | | X | | | X |
| | - Develop lot at Boy Scout Cabin | X | | X | | | X |
| | - Develop lot at Eastside Park | X | | X | | | X |
| | - Improve parking at Empire Waterfront Park | X | | X | | | X |
| - Develop parking at Coos Bay Waterfront Park | | | X | | | | |

TABLE 9 (continued)
SUMMARY OF NEEDS: PARKS AND FACILITIES

| PROJECTS | EXPENDITURES | | | | | | |
|--|--------------|---------------------|----------------------|-----------|---------------|--------------------|----------------------------------|
| | Materials | Capital/Contractual | Planning/Engineering | Volunteer | Routine Labor | Special City Labor | |
| Restrooms | | | | | | | |
| - Install interior/exterior lighting, Mingus A | X | | | | | | X |
| - Replace sewer line, Mingus B | X | | X | | | | X |
| - Construct new facility in Empire Lakes Park and Empire Waterfront Park | | X | X | | | | |
| Bicycle Facilities | | | | | | | |
| - Update Plan, addressing new lanes and paths and support facilities | | | | | | | (See Section III-F) |
| Signs--install identification, directional and/or interpretive signs in all parks | X | | | | | | X |
| Landscaping--all parks show signs of reduced maintenance (i.e., lack of watering, fertilizing, weeding, pruning) | X | | | | X | | |
| Picnic Tables--lacking in Mingus, Empire Lakes, S. 10th, and Windy Hill parks | | | | | | | (See New Parks/Facilities above) |
| Tree Thinning, Mingus Park | | | | X | | | |
| Boy Scout Cabin--renovation and repairs | X | | | X | | | X |
| Swimming Pool and Bathhouse--modernization | X | X | | X | | | X |
| Paths and Trails--access to tennis courts, Mingus Park E | X | | | | | | X |
| Drainage/Erosion Control--S. 10th Street and Windy Hill parks | X | | | | | | X |
| Rhododendron Garden, Mingus C--trails need gravel; plants need all levels of care, plant identification | X | | | X | X | | |
| Rose Garden, Ed Lund Park--paths and plants need care | X | | | X | X | | |
| Fishing Pier, Empire Waterfront Park--repairs, lengthen pier | | X | | X | X | | |
| Coos Bay Waterfront Park--install electrical and water service | | X | | | | | X |
| Bridges--repairs at Mingus C, Empire Lakes | X | | | | X | | |
| Lake/Island--repair retaining wall, re-design island, Mingus Park | X | | | | X | | X |

EXISTING FACILITIES: MAJOR PROJECTS (continued)

TABLE 9.
SUMMARY OF NEEDS: PARKS AND FACILITIES

| PROJECTS | | EXPENDITURES | | | | | |
|-------------------------------------|---|--------------|---------------------|----------------------|-----------|---------------|--------------------|
| | | Materials | Capital/Contractual | Planning/Engineering | Volunteer | Routine Labor | Special City Labor |
| EXISTING FACILITIES: MINOR PROJECTS | Trails--minor repair of cracks | X | | | | X | |
| | Handicapped Access--access is limited in Mingus C, Eastside, Windy Hill, S. 10th Street and Empire Waterfront Parks | X | | | | | X |
| | Tennis Courts--surface cracking needs repair in Mingus Park A & E; net replacement in Windy Hill | X | | | | X | |
| | Multi-Purpose Courts--replace net and backboard | X | | | | X | |
| | Bleachers--repair | X | | | | X | |
| | Playgrounds--replace swings, paint--Mingus B, S. 10th Street | X | | | | X | |
| | Support Facilities--paint, trash receptacles, install benches | X | | | | X | |
| | Restrooms--clean downspouts in Mingus B | | | | | X | |
| | Parking | | | | | | |
| | - Improve usability of parking at Mingus C | X | | | | X | |
| | - Pave lot at Mingus E | | X | | | | |
| | - Add wheel stops at middle lake lot, Empire Lakes | X | | | | X | |
| | Litter--Empire Lakes beaches | | | | | X | |
| | Boat Ramp--clean at Empire Waterfront Park | | | | | X | |
| | Lighting--replace lighting fixtures at Ed Lund Park | X | | | | X | |

B. ORGANIZED RECREATIONAL ACTIVITIES

1. INVENTORY

The City of Coos Bay does not sponsor a recreation program through its Parks Division. Both School District #9 and Southwestern Oregon Community College, however, sponsor recreation programs, though on a limited basis.

Generally, organized recreation and leisure activities in this area take place through clubs or membership organizations, such as those listed below (not all-inclusive). The City assists some of these groups by having building space available for meetings in the public library and the Neighborhood Facility Building. The college and school district also furnish space for some of these activities.

Youth

Alternative Youth Activities
Coos County 4-H Clubs
Girl Scouts of America
Boy Scouts of America
Campfire, Inc.
Southwestern Oregon Youth Activities

Seniors

Retired Senior Volunteer Program
Bay Area Senior Activity Center
North Bend Senior Activity Center
American Association of Retired Persons
Golden Agers Club

Gardening

Garden Club
Rose Society
Rhododendron Society
Orchid Society
Native Plant Group
Dahlia Society

Dancing, Theater, and Music

| | |
|------------------------------------|--|
| Saints and Aints Square Dance Club | Bay Area Concert Band |
| Runeberg #126 | OCEAN |
| Little Theatre on the Bay | Coos County Community Concert Assoc. |
| On Broadway Theatre | Coos Shoreline Chapter, Sweet Adelines |
| Skyloft Squares | Gold Coast Barbershop Chorus |
| Music Enrichment Association | SWOCC Film Series |
| Dolphin Players | Royal Steppers |

Team Sports

Bay Area Recreational Basketball League
Bay Area Co-ed Recreational Volleyball League
SWOCC Intramural Program (football, 4-on-4 basketball, soccer, tennis, women's exercise)
Coos Bay Softball Association

Other

Coos County Historical Society
Audobon Society
Kusa Bicycling Club
Bay Area Boxing Club
Fat Man's Club
Sew and Sews
Heddles and Treadles Weaving Guild
South Coast Off-Shore Yacht Club

Tioga Mountain Men
Kentuck Women's Golf Association
Kentuck Men's Golf Association
Coos Country Ladies Golf Association
Coos Art Museum
Gold Coast Swim Team
4-Wheeling Coast Rangers
Coos Bay Yacht Club

2. SUBJECTIVE ASSESSMENT.

The listing of recreational groups is lengthy and indicates the proclivity of residents to participate in recreational pursuits without organization by the City. This pattern may be due to the fact that the City has never provided that kind of service. With declining financial assets and no apparent demand by the public, it is not recommended that the City sponsor organized recreation during the five-year planning period.

3. SUMMARY OF NEEDS

No identified needs.

C. UNDEVELOPED OPEN SPACE

1. INTRODUCTION

Open space is an area which is relatively free from urban structures. It provides visual relief from the continuity of development and helps define the boundaries of different kinds of urban developments. Open space may be accessible for use or can be restricted. Parks themselves are predominantly open space areas where people can engage in active and passive recreation, such as ball fields and trails. Discussion of this type of open space is included within the Parks Inventory as either a developed facility (e.g., ball field, lake) or a component of a park's undeveloped acreage.

Open space outside this identified park system takes many forms:

Natural Areas. Open space where the natural characteristics lend themselves to or limit development. Examples: Hills and vistas, drainageways, lakes and estuaries, wetlands, floodplains, hazardous lands, agricultural/forest land, plant and animal communities.

Public Health and Safety Areas. Open space to protect and enhance the urban environment. Examples: Airports and associated rights of way, squares, plazas, gardens, landscaped street medians, cemeteries, grounds surrounding public buildings.

2. INVENTORY (OUTSIDE OF PARK SYSTEM)

- a. Watershed and Reservoirs. Major natural area protected against development and in the southcentral City; provides visual relief but is restricted to public access; watershed--1,873 acres.
- b. IOOF Cemetery. Adjacent to Marshfield High School; 3.86 acres.
- c. Ocean View Memorial Gardens. At Ocean Boulevard and Norman Avenue; 14.45 acres.
- d. The various spoils islands within the estuary; the estuary itself--its tideflats and wetlands and the surrounding ring of timbered hills provide a vast area of open space and scenery.
- e. Open spaces provided in subdivisions, mobile home parks and planned unit developments, now required by the Land Development Ordinance commensurate with the size of the development. Some examples are Shorepines Mobile Home Park and Parkside Apartments.

3. SUBJECTIVE ASSESSMENT

The amount of undeveloped open space is rarely quantifiable. Although open, natural areas are highly desirable in an urban environment, the amount which is preserved or enhanced depends greatly upon the degree of urban development. The relatively small size of Coos Bay and its location amid very scenic coastal attractions reduces our need to set aside open land.

The City's best role in preserving open space can be achieved through the ongoing maintenance and improvements of properties owned or administered by the City, the evaluation of property acquired by the City as potential open space, periodic evaluation of the effectiveness of land use requirements relating to recreational and open space, landscaping, and site plan reviews.

4. SUMMARY OF NEEDS

The City needs to maintain existing open space, and although no additional open space is needed, the City should not lose unforeseen opportunities to consider additions to the inventory.

D. OTHER NON-PARK FACILITIES

There are other facilities which are not considered park or recreational but constitute space used by the public.

1. DOWNTOWN PEDESTRIAN MALL.

Location: 5 blocks of Central Avenue from Bayshore to 5th Street.

Description: Pedestrian shopping area closed to vehicles; contains benches, small kiosks, covered children's play area, raised planter boxes, street level planter, restrooms, small storage and utility buildings, 625 square-foot building, covered walkways, fountain.

Comments: Building in mall block "0" is leased to the Bay Area Chamber of Commerce as an information center.

2. PUBLIC PARKING LOTS, STREET PLANTERS, RIGHTS-OF-WAY AND STREET TREES (Maps 11, 12)

The City maintains eight public parking lots and two lots for long-term leased parking. Maintenance includes routine care of perimeter landscaping. Maintenance is required for the street trees downtown including pruning and spraying, and herbicide spraying along rights-of-way and drainage areas. Street trees include:

- a. Armstrong red-leaf maple: Market, Commercial, Anderson, Curtis, 7th and 4th streets
- b. Dawyck beech: Broadway between Anderson and Curtis
- c. Magnolia kobus: 2nd between Commercial and Anderson
- d. Red coliseum maple: Broadway between Commercial and Anderson
- e. Scarlet oak: 3rd between Commercial and Curtis

There are also nine street planters requiring maintenance located at:

- a. Koosbay Blvd. and Pine Ave.
- b. N. 14th Street and Teakwood
- c. Butler Rd. and Ocean Blvd.
- d. N. 8th Street and Koosbay Blvd.
- e. N. 10th Street and Koosbay Blvd.
- f. N. 10th Street and Hemlock Ave.
- g. Ocean Ct. and Ocean Blvd. from Butler to Woodland Dr.
- h. Lakeshore Drive at Chickses Creek
- i. Ocean Blvd. and Lincoln Rd.

3. PUBLIC BUILDINGS (Map 13)

Landscaping and building maintenance are required for:

- a. City Hall
- b. Public Library and Auditorium

- c. Fire Stations #1, #2, #3
- d. Wastewater Treatment Plants #1, #2
- e. Neighborhood Facility Building (contains 4 offices leased to community service organizations, 1 large meeting room, 2 smaller meeting rooms, and a kitchen)

4. SUBJECTIVE ASSESSMENT

These facilities fall into a special category with nonquantifiable or specific amounts of dedicated land, except that which accommodates the use.

It has been noted by several respondents to the user survey that larger facilities are needed for cultural or entertainment events, particularly large stage performances.

5. QUALITATIVE ASSESSMENT

a. Downtown Pedestrian Mall.

The mall structures are now approximately 18 years old and showing signs of deterioration in the roof and drainage systems. There have been claims that the "mall" is uninviting to shoppers because of the overgrown landscaping, the neutral color scheme, the inappropriate lighting, and the placement of the canopies which obstruct available light from the storefronts. The commercial buildings themselves show signs of deferred maintenance.

b. Public Parking Lots, Street Planters, Rights of Way, Street Trees.

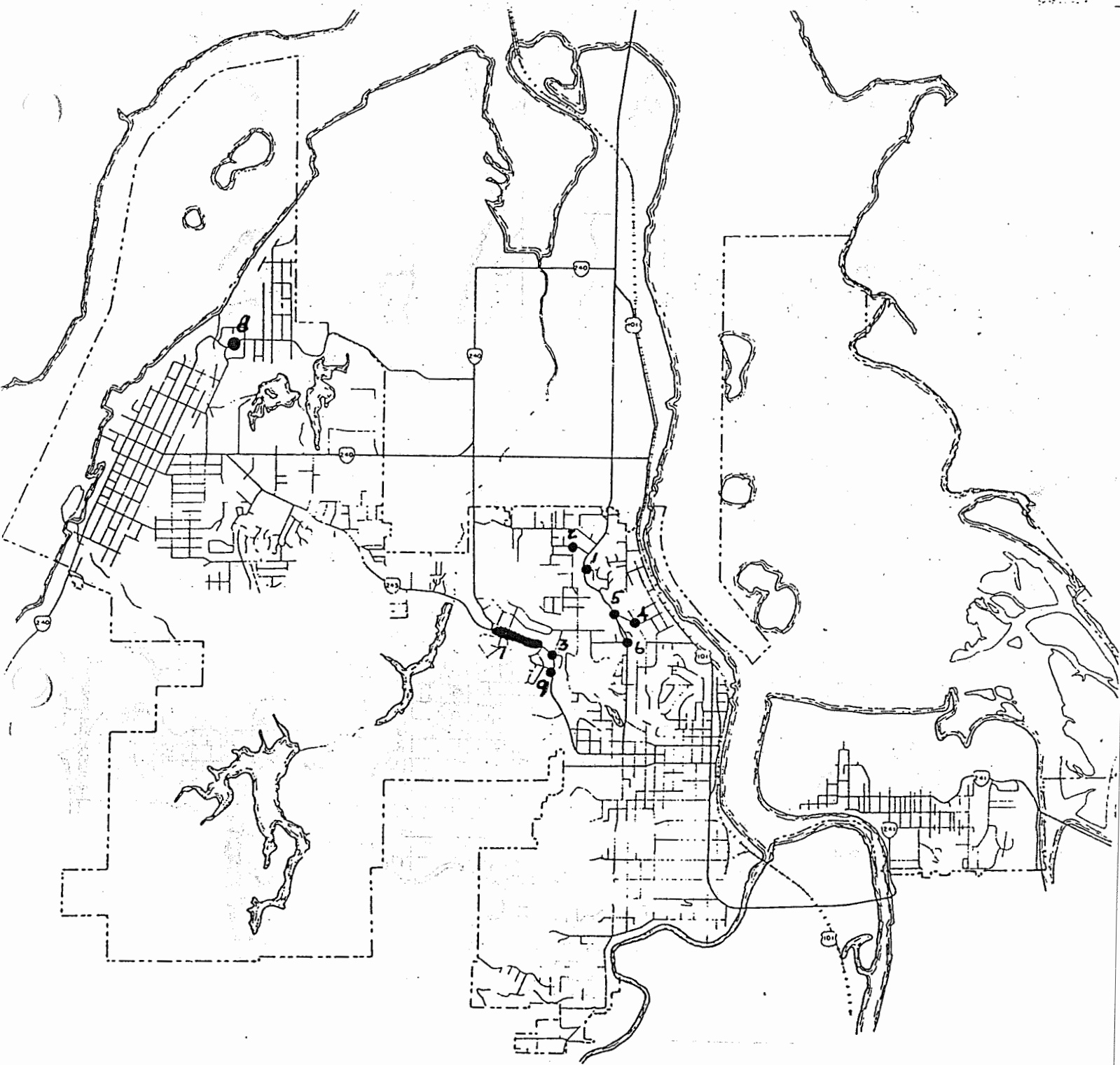
There have been complaints that the street trees are becoming too large and obstruct storefronts and lighting, and that they are destroying sidewalks. The remaining plantings show minimal maintenance.

c. Public Buildings.

Landscaping maintenance is at a minimal level.

6. SUMMARY OF NEEDS

- a. There is an identified need for an auditorium/entertainment center, particularly for large stage performances.
- b. Long-term maintenance schedules and cost estimates need to be established for the downtown pedestrian mall.
- c. Strategies to correct problems associated with the mall need to be developed along with cost estimates and sources of funding.
- d. The level of maintenance service throughout the City should be evaluated and improved.

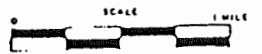


MAP 12.
LOCATION OF STREET PLANTERS

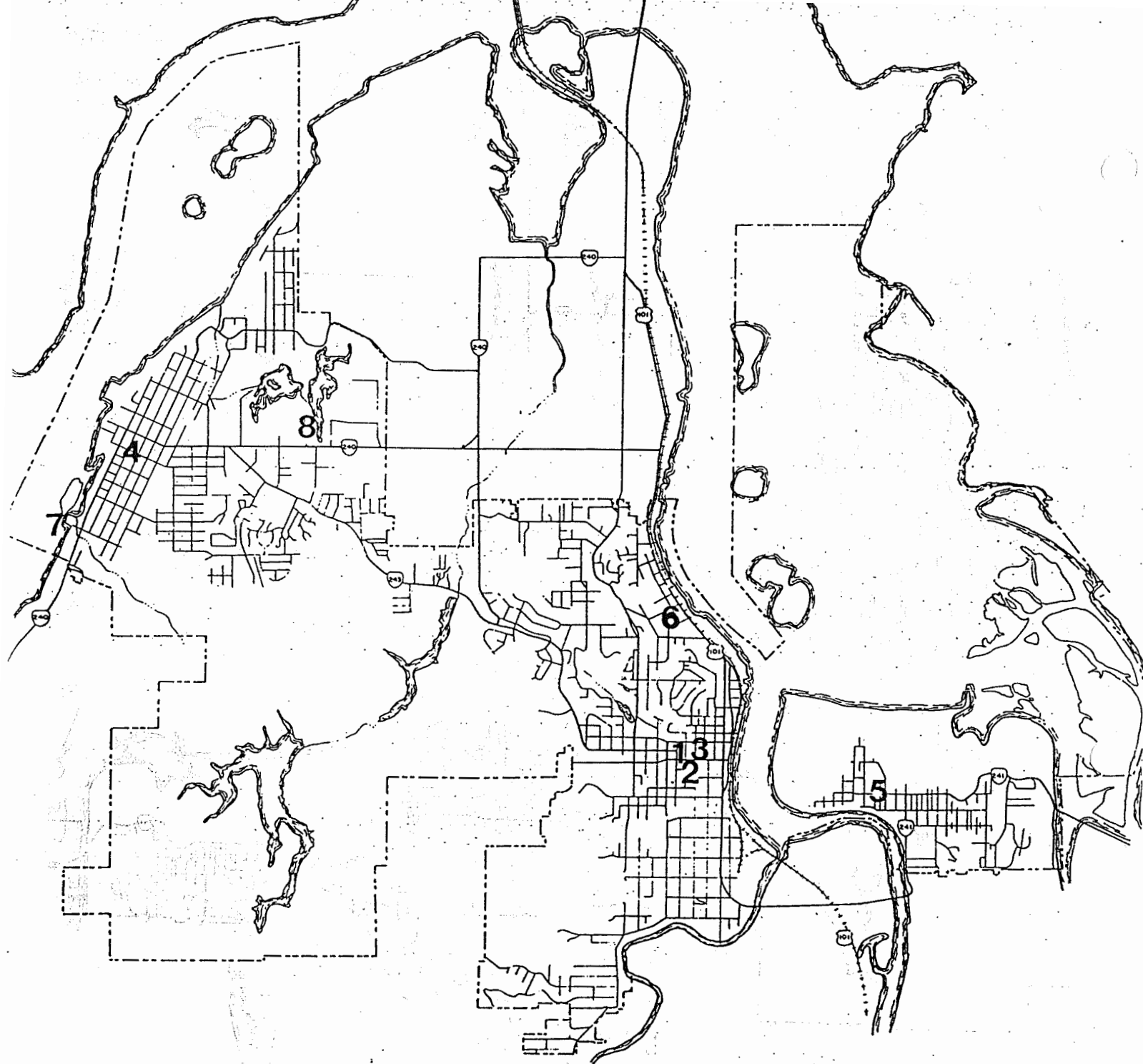
1984

LEGEND

- FEDERAL HIGHWAY
- STATE HIGHWAYS
- LOCAL ARTERIES
- LOCAL COLLECTOR STREETS
- CITY LIMITS



PREPARED BY THE COOKS BAY
COMMUNITY DEVELOPMENT DEPT 1984



MAP 13. LOCATION OF PUBLIC BUILDINGS

1. City Hall
2. Public Library
3. Fire Station #1
4. Fire Station #2
5. Fire Station #3
6. Wastewater Treatment Plant #1
7. Wastewater Treatment Plant #2
8. Neighborhood Facility Building

LEGEND

- FEDERAL HIGHWAY
- STATE HIGHWAYS
- LOCAL ARTERIES
- LOCAL COLLECTOR STREETS
- CITY LIMITS



PREPARED BY THE COOK COUNTY COMMUNITY DEVELOPMENT DEPT. 1984

E. CULTURAL RESOURCES

1. INTRODUCTION

Cultural resources, such as historic homes or buildings, can be elements around which to develop recreational or leisure facilities, especially those which are owned by the City. The City's Comprehensive Plan 2000 notes that numerous sites and structures in Coos Bay have been inventoried by the State Historic Preservation Office. The bulk of the inventories resulted from a study by Dr. Stephen D. Beckham for the Oregon Coastal Conservation and Development Commission in 1974. An "inventoried" site indicates that a structure's location, design, or workmanship or a site's special association to events or individuals contributes to the locality, region, state, or nation. The degree to which these characteristics determine protection or preservation varies and can be affected by numerous factors: damage or alterations, maintenance, uniqueness, desires of the owners, and so forth.

This following section contains a brief description of the sites which are owned by the City. The 1983 zoning designation, current use, and potential conflicts are identified. However, an assessment of the site or structure's significance or "quality" will be made on a case-by-case basis through implementing ordinances as a development or alteration to the site is proposed in compliance with Oregon Administrative Rule 660-16-000. The Plan inventory and policies are intended to include any sites or structures added to the statewide inventory in the future.

2. INVENTORY, CITY-OWNED CULTURAL RESOURCES

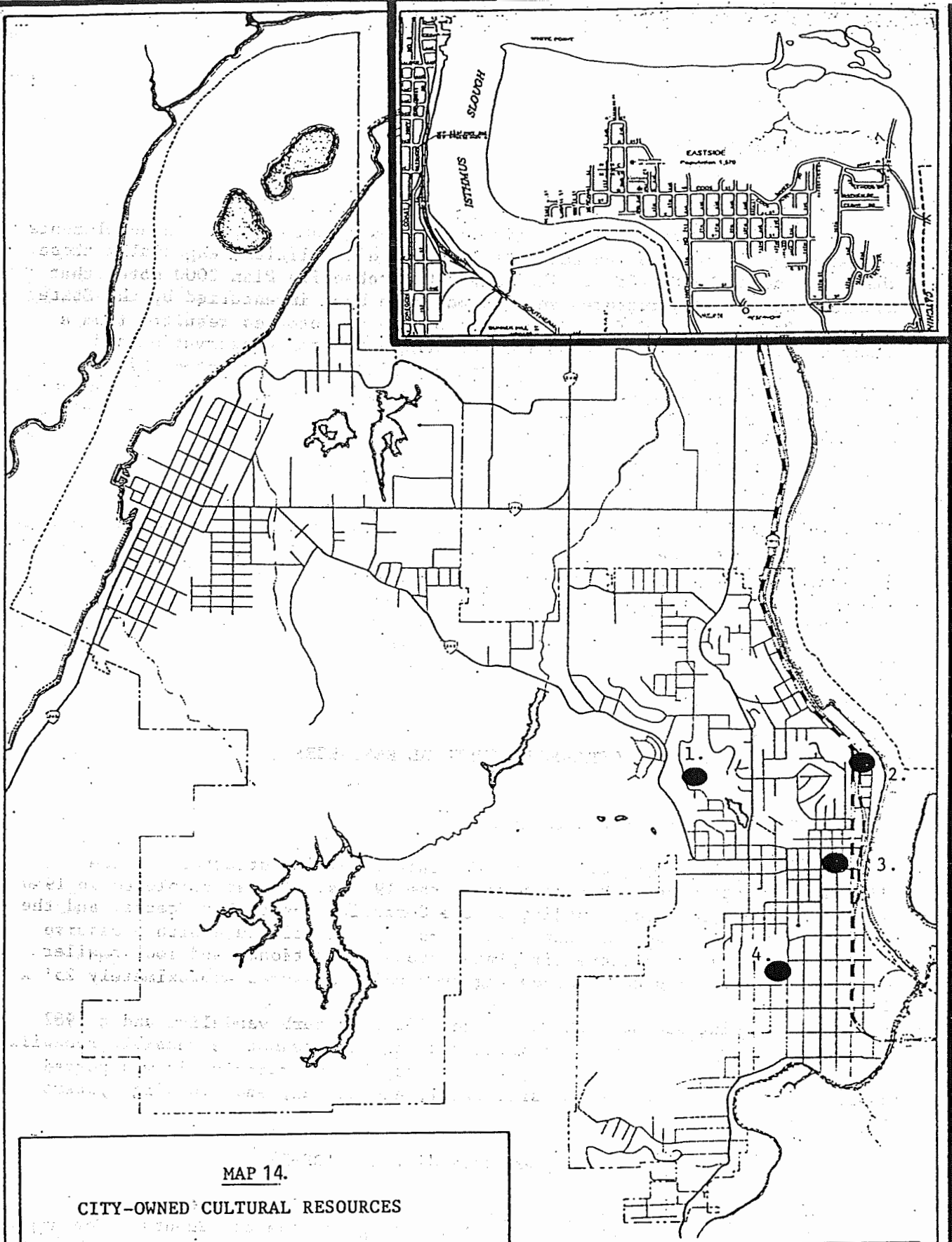
BOY SCOUT CABIN. 860 West Park Roadway.

Description: This building is the last remaining structure of the WPA improvements made in Mingus Park in the 1930's. It was completed in 1940 at a cost of \$3,500 under funding by the Community Chest, Boy Scouts, and the City of Coos Bay. The building is a one-story log structure with a massive attic. It has a large stone fireplace, stone foundations, and four smaller meeting rooms off its central meeting area which measures approximately 25' x 40'.

The building was boarded up in the 1950's to curb vandalism and a 1982 structural survey by City staff concluded that it "cannot be feasibly rehabilitated and should be removed from the property." Accordingly, it was posted unsafe to occupy. Much of the structural, electrical, and plumbing systems need to be totally replaced.

Zoning Designation: Park-Cemetery district (QP-2)

Current use/Potential Conflicts: The building is not safe for human occupancy, although it has been used for storage by the Boy Scouts. The major problem facing the building is the necessary renovation which may not be cost-effective.



MAP 14.
CITY-OWNED CULTURAL RESOURCES

1. Boy Scout Cabin
2. Marshfield Sun Building
3. Coos Art Museum
4. IOOF Cemetery

LEGEND

| | |
|--|---|
| <ul style="list-style-type: none"> FEDERAL HIGHWAY STATE HIGHWAY LOCAL ARTERIAL LOCAL COLLECTOR STREETS COOS BAY CITY LIMITS | <p style="text-align: center;">SCALE</p> <p style="text-align: center;">100 FT 200 FT</p> <p style="text-align: right; font-size: small;">PREPARED BY THE COOS BAY COMMUNITY DEVELOPMENT DEPT.</p> |
|--|---|

MARSHFIELD SUN BUILDING. 1049 North Front. National Register of Historic Places.

Description: This building was the site of the longest continuous publication of a newspaper under one owner-editor in Oregon. Jesse Luse wrote, edited, and printed the Marshfield Sun from February 1891 to June 1944. The building is listed on the National Register of Historic Places and houses the files of the newspaper and is opened as a museum. It is one of the only surviving wooden frame commercial structures on Front Street.

Zoning Designation: Industrial-Commercial (I-C)

Current Use/Potential Conflicts: The structure is owned by the City of Coos Bay and maintained as a museum by the Marshfield Sun Association. The property is in close proximity to the waterfront and fronts on US Highway 101. It is surrounded by commercial and industrial uses. Due to the community interest in this site and the historic designation, there are no expected conflicts.

IOOF CEMETERY.

Description: City of Marshfield cemetery dating from 1891, located on the 800 block of S. 7th Street. Plat book and map filed with the Public Works Department.

Zoning Designation: Park, Cemetery (QP-1)

Current Use/Potential Conflicts: Property is maintained by City forces and service groups.

COOS ART MUSEUM. 235 Anderson.

Description: This building was built for the US Postal Service in 1936. It is a reinforced concrete structure of a standardized formal design in the Stripped Classical Style with modernistic decoration in the lobby frieze, grills, and brass stair rails. The building was remodeled in the 1960's and again in 1984-85. Latter modifications should not prevent a National Register nomination when the structure is 50 years and qualifies for consideration.

Zoning Designation: Central Commercial (C-1)

Current Use/Potential Conflicts: The building is leased to the Coos Art Association and has been renovated for use as an art museum. The property is in the central downtown area.

3. QUALITATIVE ASSESSMENT

BOY SCOUT CABIN.

The cabin was inspected by HGE, Inc. and a pest exterminator in 1984 upon a recommendation by the Building Codes Division to demolish or repair the structure. Historical status required Planning Commission approval of the building's removal; they concluded that the building was historically significant and warranted repairs, phased if necessary.

Major building deficiencies include:

- 1) pest infestation of log walls;
- 2) deterioration of plate and logs in certain locations;
- 3) settlement of southeast corner of foundation;
- 4) replacement of plumbing, fixtures, electrical wiring;
- 5) exterior lighting;
- 6) inadequate parking and lot deficiencies;
- 7) landscaping or clearing of dense growth around building;
- 8) connection to City sewer.

Work is being done to the building through donated materials and labor and some financial assistance by the City. The building has been closed for many years and potential usage is uncertain.

MARSHFIELD SUN BUILDING.

This building has inspected by HGE, Inc. in 1984 who reported the following major deficiencies:

- 1) siding is weathering; some siding and sheathing is deteriorating;
- 2) moisture content of same is high, causing decay and rot;
- 3) windows are loosely hung allowing water penetration; sash and frames are in poor condition.

IOOF CEMETERY.

The cemetery is generally not maintained except once yearly by the City. Usually access is upon request. The trees, shrubs and turf need care. Parking at high school is probably used. There are no identification or interpretive signs.

COOS ART MUSEUM.

The building has been renovated with additional work planned by the occupants.

4. SUMMARY OF NEEDS

- a. The restoration of the Boy Scout Cabin needs to be completed and lease of the premises to another party should be considered.
- b. The restoration of the Marshfield Sun Building needs to be started.
- c. The level of maintenance service for the IOOF Cemetery should be evaluated.
- d. Leases with organizations for City-owned properties should be reviewed periodically for adequate protection of the City's investment. The premises should be inspected for compliance with the lease.

F. BICYCLE TRAILS

1. INVENTORY (Map 15)

Bicycle improvements are often under the auspices of parks development because of the benefits to the recreation bicyclists as well as to the person using the bicycle as a mode of transportation. The City prepared a bicycle plan in 1975 which consisted of both on and off-road trails. The plan itself is brief and is reproduced in this report as Appendix D. The map depicting the plan is from the Comprehensive Plan 2000 which also contains a policy to improve and expand the bicycle facilities (Plan Policy #T.11, found in Chapter X excerpt page 7-25). Very few of the routes shown on the plan have been completed.

Oregon Coast Bike Route. This route is nearly completed by the state from Astoria to Brookings and entails improving the shoulders and signing/stripping the southbound lane of Highway 101. The route often diverges from Highway 101 as it does through the Coos Bay area. It sets off from Virginia Avenue in North Bend, south down Broadway, and then west down Newmark until it meets with the Cape Arago Highway (Empire Blvd.). From there, the route travels south through Charleston to the Seven Devils Road and then back to Highway 101. The State Highway Division has also made some improvements to the roadway further out to the state parks by widening the shoulder, signing and striping.

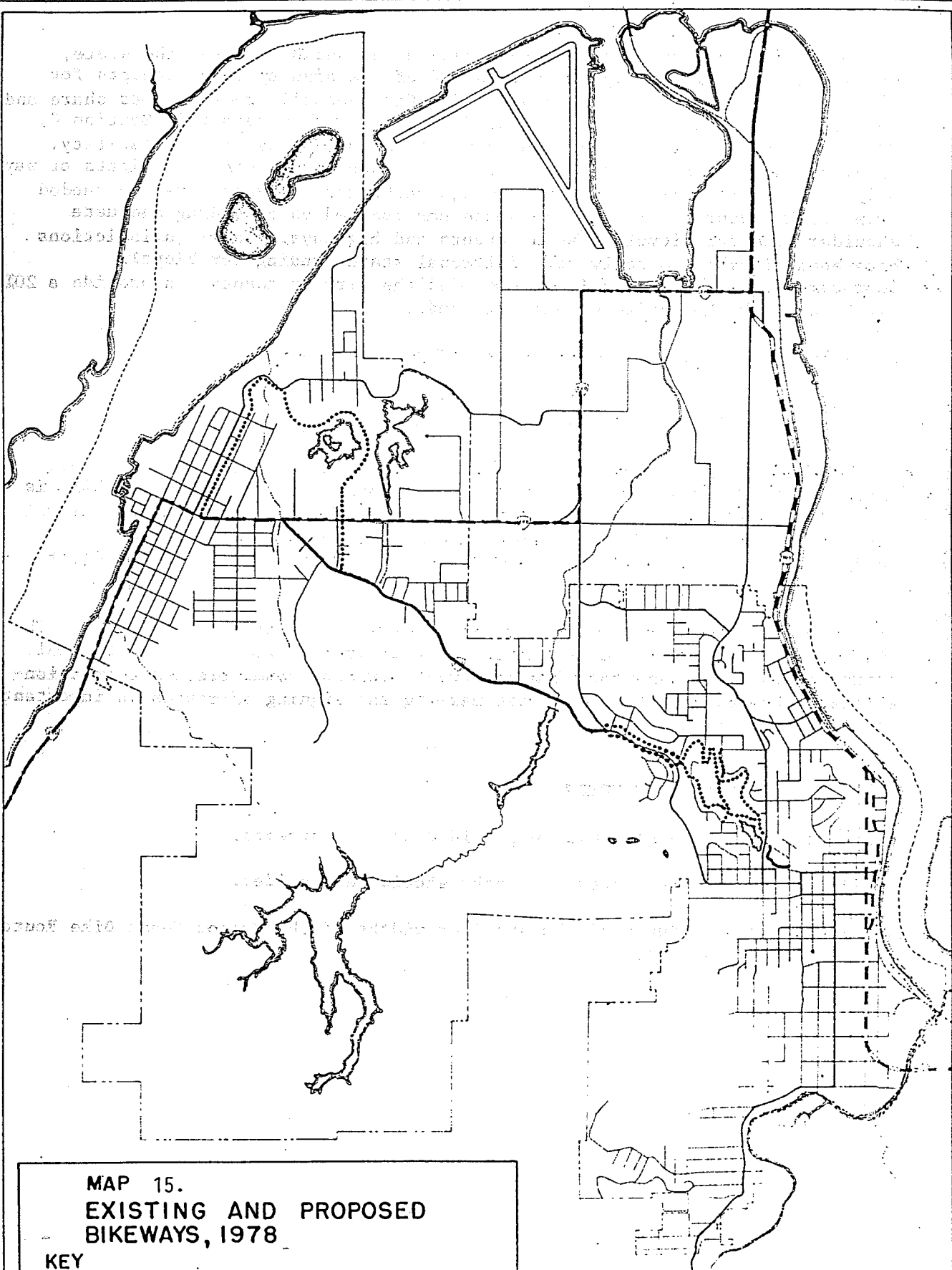
Ocean Boulevard. This is a sidewalk route completed by the State Highway Division when the street was improved in 1973. There is no signing of the route; it is often not clean enough for a bicyclist to use, and a few curbs at street intersections are not cut to allow a smooth transition to the street. Sidewalk paths promote a conflict with pedestrians and can be unsafe due to the elevation above the street. Consequently, the state now discourages them, unless there is no other alternative. There is no additional on-street width to create a bicycle lane.

Lakeshore/Wasson/Newmark/S. Empire. These streets, designated as future routes, do not have delineated bicycle lanes on the streets. On Lakeshore Drive and S. Empire Blvd. there is no shoulder now on which to provide a lane.

Mingus Park/Ocean Blvd. No further improvements have been made in the park, except for the existing path that is shown.

Empire Lakes. Miles of improved paths are found here and were constructed after the plan was prepared.

Newmark/LaClair/Norman. These routes are similar to those described in #3.



**MAP 15.
EXISTING AND PROPOSED
BIKEWAYS, 1978**

KEY

- EXISTING BIKEWAYS
- - OREGON COAST BIKE ROUTE
- PROPOSED BIKEWAYS

SOURCE: CITY OF COOS BAY, COMMUNITY DEVELOPMENT DEPT.

LEGEND

| | | | | |
|--|-------------------------|---|------------------------------|-----------|
| | FEDERAL HIGHWAY | 0 | SCALE 0 1000 2000 FT. | NORTH |
| | STATE HIGHWAYS | 0 | | |
| | LOCAL ARTERIES | 0 | | |
| | LOCAL COLLECTOR STREETS | 0 | | |
| | COOS BAY CITY LIMITS | 0 | | |

PREPARED BY THE COOS BAY COMMUNITY DEVELOPMENT DEPT.

In 1971 the state legislature passed a law which requires the state, cities, and counties to spend at least 1% of the highway fund receipts for bicycle and pedestrian improvements. The City annually receives its share and sets aside 1% in a separate fund which is discussed in detail in Section G, this chapter. Initially, the fund could be spent on any kind of facility. However, the law was amended to restrict the use of the money to rights of way only. Therefore, off-road paths, through parks for instance, must be funded from another source. Hence, the state has focused on providing adequate shoulder room for bicycle use on streets and highways. Local jurisdictions have been eligible to apply for additional state funding for bicycle improvements from the state's 1% provided the city or county can provide a 20% match (usually the jurisdiction's 1% fund).

The KUSA Bicycling Club promotes bicycling in this area.

2. SUBJECTIVE ASSESSMENT

The on-street routes described in the 1975 bicycle plan have not been implemented. The sidewalk route along Ocean Boulevard, State Highway 243, is no longer considered to be an acceptable design by the State's Master Bicycle Plan. Moreover, several sidewalk intersections do not have curb cuts for bicycle usage. Adequate shoulders are not provided along all of the Coast Bike Route.

Bicycling ranks sixth in the state's survey of activity popularity. The City's user survey revealed the need for additional routes to connect local points of interest, and to allow on-street usage by commuters and recreationists. The respondents noted that marking and signing of routes is important for bicycling safety.

3. SUMMARY OF NEEDS

- a. More bicycle lanes should be provided on City streets.
- b. Access to existing lanes and paths should be provided.
- c. Signing and adequacy of the shoulder widths of the Oregon Coast Bike Route should be reviewed.

G. PARKS ADMINISTRATION

1. PARKS COMMISSION

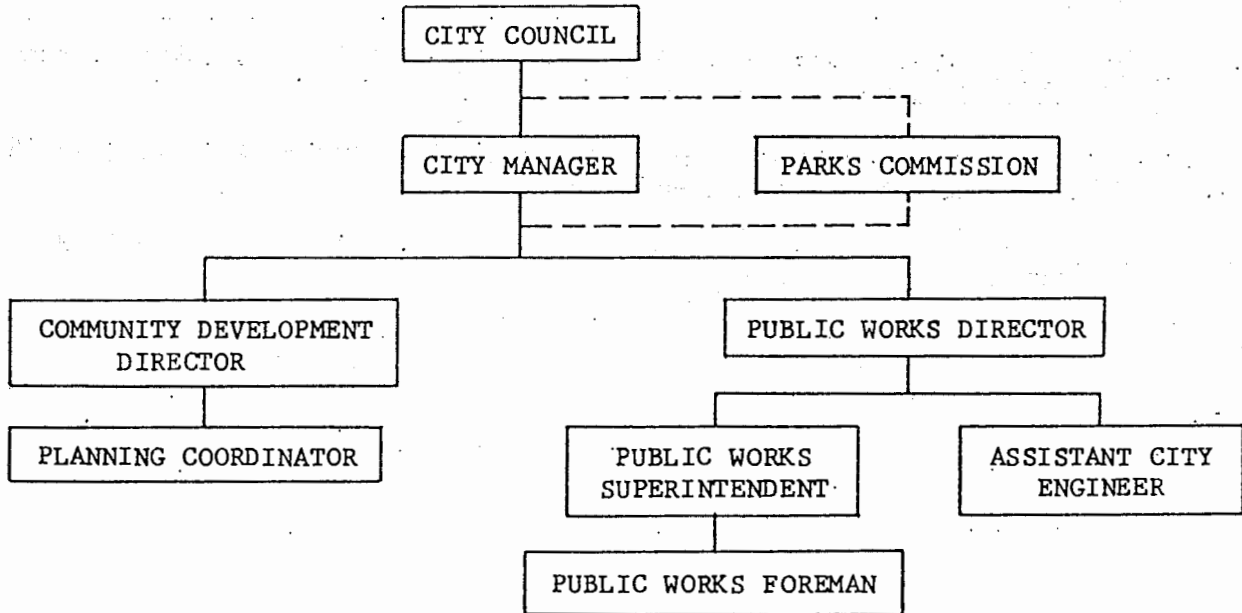
The Parks Commission was created in 1983 to advise the City Council on parks planning, design and implementation. The seven members are representatives of the landscape design profession or business, the design profession, a service club, the City Council, the Planning Commission, and interested citizens. Membership requirements, duties, and procedures of the Parks Commission are described in detail in Appendix E.

2. ADMINISTRATION

Organization.

Staff support for the Parks Commission is provided jointly by the Community Development and Public Works Departments.

1983 ORGANIZATIONAL CHART



Planning services and administrative assistance are handled on a part-time basis by a staff person in the Community Development Department in addition to other assigned planning duties. This work is done in coordination with Public Works Staff.

Parks maintenance and development/construction activities fall to the appropriate division of the Public Works Department, either Engineering or Public Works Maintenance.

Generally, staff assigned to parks-related work are the Public Works Foreman and three maintenance workers. Prior to 1984-85, there was a separate Parks Division with four staff persons. However, the Parks and Streets Divisions were consolidated in hopes of reducing costs in personnel and equipment and increasing efficiency. During the summer the City employs additional help, usually through youth work experience programs. These youngsters assist in maintenance projects or complete major jobs such as trail construction, landscaping, policing, mowing, brush-cutting, and so forth.

Level of Service.

Level "C" is the current level of services being given to most of the parks system at the present time. This is mainly due to the reduction in funds and manpower over a long period of time and the addition of new parks and areas into the parks system in this same time frame, such as Eastside parks, rose garden and increased maintenance on street trees because of growth.

Another major influence on the level of services in the park system is the priority given to public demand and special interest groups. When this happens, there is no other choice except to cut services from one area to add to the other.

The following examples, which could be applied to all areas, illustrates the difference in manpower and additional material costs from levels "C" through "A":

Level "C" is the level of service conducted in most of the parks system now and is in most cases not sufficient.

Level "B" is the level of services in the parks system years ago, which would be acceptable now in most areas.

Level "A" services would require additional funding and manpower and would be done only to key areas.

TABLE 10.
EXAMPLES OF SERVICES IN MINGUS PARK

| SERVICE | FREQUENCY | | |
|--|-------------|---------------------|----------|
| | LEVEL C | LEVEL B | LEVEL A |
| Mowing | 1/wk | 2/wk (Core area) | 2/wk (a) |
| Aerate lawns | ---- | 2/yr | 4/yr |
| Policing | 2/wk | 3/wk | 1/day |
| Cleaning lake outfall | 2/wk | 2/wk | 1/day |
| Sweeping walks and shelter area | Every 2 wks | 1/wk | 1/wk |
| Garbage pickup | 1/wk | 2/wk | 2/wk |
| Painting play equipment | 1/yr | 2/yr | 2/yr (b) |
| Staining all wooden structures | Every 3 yrs | Every 1 1/2 yrs | 1/yr |
| Painting wooden structures | ---- | Every 2 yrs | 1/yr |
| Fertilizing lawns and plants | 1/yr | 2/yr | 3/yr |
| Pruning for control | Every 5 yrs | ---- | ---- |
| Pruning for control & beautification | ---- | Every 2 1/2 yrs | ---- |
| Pruning for control, beautification, disease control, dead limb removal | ---- | ---- | 1/yr |
| Weed control (chemical) | 1/yr | 2/yr | 4/yr |
| Weed control (planters) | 1 hr/wk | 3 hr/wk | 6 hr/wk |
| Weed control (lawns) | Every 3 yrs | Every 2 yrs | 1/yr (c) |

(a) Includes trimming with small mowers in all areas.

(b) Includes additional touchup painting.

(c) Includes disease control.

Level A services would also include the following:

- Sprinkler system installed
- Purchasing new boom sprayer for lawn application
- Additional new play equipment
- Redesigning of park areas to reduce maintenance
- Reinstalling flower beds
- Additional parking areas
- Bigger picnic area--more tables and benches

Table 11 shows the total number of work hours devoted to each facility at current levels of service (1985-86). At this time, no work is being conducted at Levels "A" or "B".

TABLE 11.
BASIC AREAS YEARLY WORK HOUR TOTALS

| BASIC AREA | WORK HOURS | | |
|---------------------------------------|------------|---------|--------------|
| | LEVEL A | LEVEL B | LEVEL C |
| PARKS | | | |
| Street trees | | | 160 |
| Downtown parking lots (A-H) | | | 400 |
| City boat dock | | | 16 |
| Mingus Park | | | 1,541 |
| Ballfield area | | | 219 |
| Mingus Lake and island | | | 32 |
| Pool area | | | 180 |
| Rhododendron garden | | | 80 |
| Mingus upper trails | | | 32 |
| Scout Cabin | | | 24 |
| Outer planters | | | 40 |
| City shop planter | | | 20 |
| 10th Street Neighborhood Park | | | 30 |
| Parks house and storage area | | | 20 |
| Tennis Court "A" | | | 42 |
| Tennis Court "B" | | | 87 |
| Tennis Court "C" | | | 75 |
| Windy Hill Park | | | 30 |
| RV dump site | | | 93 |
| Eastside Park | | | 217 |
| Eastside Fire Hall | | | 20 |
| Eastside maintenance shop | | | 43 |
| Ed Lund Park/Empire Fire Station | | | 190 |
| Empire Boat Ramp/dock/fishing pier | | | 182 |
| Empire Lakes Park | | | 300 |
| Pioneer Cemetery | | | 120 |
| City library | | | 89 |
| City Hall | | | 138 |
| PARKS TOTAL (=64% of total) | | | 4,420 |
| NEIGHBORHOOD FACILITY BUILDING | | | 850 |
| N.F.B TOTAL (=12% of total) | | | 850 |
| MALL | | | |
| Mall Block "0" | | | 200 |
| Mall Block "1" | | | 250 |
| Mall Block "2" | | | 400 |
| Mall Block "3" | | | 250 |
| Mall Block "4" | | | 225 |
| Install banners | | | 60 |
| Fun Festival | | | 150 |
| Blackberry Festival | | | 28 |
| Christmas decorations | | | 70 |
| MALL TOTAL (=24% of total) | | | 1,633 |

3. BUDGET

Budgeting for parks operations consists of personal services, materials, and capital expenditures in three principal areas: parks, the mall, and the Neighborhood Facility Building (NFB). Since 1980, the average amount of the operating budget has been \$148,000.

A separate account is established for the Bicycle/Pedestrian Construction Fund coming from a state-mandated allocation of at least 1% of the Highway Funds received by the City. Annual receipts have averaged \$2,600 since 1980; these funds may be accumulated. They are to be used only for bicycle and pedestrian projects within highway or street rights of way.

Special construction projects funded by the general budget, grant awards, or other sources are usually set aside in the Parks Construction Fund. Since 1980, improvements to the Empire Boat Ramp were made through a Bureau of Outdoor Recreation Grant to this fund of \$63,276; with \$17,170 in federal revenue sharing for the Mingus Park tennis courts; and \$21,000 set aside from the same source for the Mingus Park Swimming Pool modernization as match for a possible Land and Water Conservation Fund grant.

Details of the budget are shown on Table 13. Financing possibilities are shown below.

TABLE 12.
FINANCING POSSIBILITIES

| Financing Possibilities | Operating Expenses | Projects |
|---|--------------------|----------|
| Special District | X | X |
| Serial Levy | X | X |
| Municipal Bonds | | X |
| Local Improvement District | | X |
| Economic Improvement District (business areas) | X | X |
| Tax Increment Financing | | X |
| User Fees | | X |
| Grants | | |
| Land and Water Conservation Fund | | X |
| State Marine Board | | X |
| Funds | | |
| Bicycle Fund | | X |
| Boating Operations | X | |
| Other | | |
| Systems Development Charge | X | X |
| Real Estate Transfer Tax | X | X |
| Construction Tax | X | X |
| Private Giving (foundations) | | X |

TABLE 12. FINANCING POSSIBILITIES (continued)

Descriptions

Special District--Legal formation of governmental taxing body with the purpose of providing recreational opportunities to the district's residents.

Serial Levy--Levy of taxes annually, after voter approval, for the purpose of financing cost of any service, project, property or equipment.

Municipal Bonds--Issuance of bonds for the long-term financing of capital projects which are repaid with the full faith and credit of the issuer (taxpayer) or by revenues generated by the project.

Local Improvement District--Construction and financing of public improvements over a short period of time by selling special assessment bonds for up-front financing to be paid by assessment to property owners who specially benefit.

Economic Improvement District--Assessments for the cost of an economic improvement on lots which are specially benefited by a all or part of the improvement (ORS 576); may include planning or management of development or improvement activities; landscaping or other maintenance of public areas; promotion of commercial activity or public events; activities in support of business recruitment and development; improvements in parking systems or parking enforcement. District must not be formed if written objections are received at a public hearing from property owners constituting 33% or more of the total amount of assessments levied.

Tax Increment Financing--Application of the composite tax rates of overlapping jurisdictions (within agency boundaries) to the increase of assessed valuation over a frozen base; requires growth in taxable value within the area; incurs indebtedness prior to collecting tax increment.

Systems Development Charge--Fees assessed to new development as a "buy-in" to an existing system or for expansion of public services in order to keep up with growth; may be placed into a reserve fund until sufficient funds are available to finance projects.

Real Estate Transfer Tax--Tax levied at the time real property is sold, e.g., sale of vacant land, sale of improved lot, sale of land and buildings, resale of property.

Construction Tax--Tax on building improvements collected at or near the time of occupancy computed as a percentage of the value of the building permit.

4. ASSESSMENT

a. Parks Commission.

With the creation of the Parks Commission, regular, close attention has been paid to the park system. This Parks Master Plan has been a result of this work.

b. Administration.

The joint administration of the parks system by the Community Development and Public Works Departments is a logical one, lacking a position in the budget for a Parks and Recreation Coordinator. This situation will continue to allow only part-time service to the Parks Commission.

It is not clear yet whether the consolidation of Parks and Streets personnel has resulted in a long term benefit for Parks. Complicated by reduced budgets and management turnover, the maintenance level is not what it was prior to consolidation. Additionally, with changing personnel, adequate training in plant care is not always provided.

c. Budget and Fiscal Considerations.

An analysis of the Parks budget since 1980 reveals the following:

- 1) The overall operations budget has experienced an up and down fluctuation over the last five years due to a reduction in staff in 1981 and increased costs for personnel (salaries and fringe benefits). However, the budget has not been increasing and has actually been reduced when considering inflation. If the operating budget had kept even with an annual inflation rate of 5.5%, it would be closer to \$185,000 by FY 1984-85, a \$32,000 increase. Moreover, with the consolidation with Eastside, two developed parks were added to the maintenance load without additional revenue.
- 2) The increase of \$5,700 between 1983-84 and 1984-85 accounts for salary transfers of Maintenance personnel working in the area of parks who are usually assigned elsewhere. Prior to 1984-85, Parks and Streets personnel were separate but have since been combined into one Maintenance Division.
- 3) Along with the overall budget decrease, the share of expenditures among the division of parks, the mall, and the NFB has gradually been changing. Table 14 presents the percentage of personal services, materials, and capital costs devoted to each major division over time. Expenditures for Parks has steadily been decreasing and reassigned to the mall; the NFB has remained somewhat constant. The change is particularly evident in maintenance for personnel and material costs. Maintenance and repair time for the mall has increased by 79% since 1980; that for parks has decreased by 12%. The same can be stated for material costs with utilities being the major reason for increases on the mall.
- 4) Materials and capital expenditures have consistently captured roughly one-third of the budget annually, personal services the remaining two-thirds.
- 5) No new park property has been acquired through purchase. Major capital improvements have been funded primarily through grants and federal revenue sharing. These sources of revenue are dwindling or will become non-existent.

TABLE 12. PARKS BUDGET, 1980-1985(a)

| FISCAL YEAR | GRAND TOTAL OPERATING | PARKS | | | MALL | |
|-------------|--------------------------|----------|-----------|----------|----------|-----------|
| | | Personal | Materials | Capital | Personal | Materials |
| 1980-81 | \$149,490 | \$75,187 | \$18,076 | \$13,025 | \$13,887 | \$11,009 |
| 1981-82 | 141,277 (b) | 60,260 | 15,733 | 1,369 | 15,530 | 23,627 |
| 1982-83 | 149,200 (c) | 67,199 | 12,747 | 5,914 | 16,831 | 23,323 |
| 1983-84 | 147,410 (d) | 64,015 | 12,851 | 9,227 | 20,868 | 18,941 |
| 1984-85 | 153,157 (e) | 66,579 | 11,646 | 10,622 | 24,633 | 16,405 |

BUDGET NOTES:

- (a) Actual audited amounts.
- (b) Parks personnel consisted of 5 persons in 1980-81 and 4 persons for every year thereafter.
- (c) First year of PERS.
- (d) Consolidation with City of Eastside.
- (e) Consolidation of streets and parks personnel into a maintenance division.

| Capital | NEIGHBORHOOD FACILITY BLDG. | | | BICYCLE/ PEDESTRIAN FUND (cumulative) | PARKS CONSTRUCTION FUND |
|---------|-----------------------------|-----------|---------|---|-------------------------------|
| | Personal | Materials | Capital | | |
| \$ 0 | \$11,372 | \$ 8,953 | \$ 0 | \$ 0 | \$41,629(f) |
| 282 | 11,668 | 11,783 | 1,025 | 2,054 | 63,276(g) |
| 255 | 10,262 | 12,465 | 204 | 4,424 | 17,170(h) |
| 0 | 9,511 | 11,827 | 170 | 7,034 | 67 |
| 1,002 | 8,990 | 13,380 | 0 | 10,488 | 21,000(i) 17,500(j) |

- (f) Surfacing of Empire lakes Trails; one-half BOR, one-half carry-over.
- (g) Construction of Empire Boat Ramp; BOR grant.
- (h) Resurfacing of Mingus Park Tennis Courts; Federal Revenue Sharing.
- (i) Cash match for modernization of swimming pool; LWCF grant application; Federal Revenue Sharing.
- (j) Fund for master plan, rehabilitation of Boy Scout Cabin, Sun Building; Federal Revenue Sharing.

TABLE 14.

PARKS

PERCENT OF OPERATING BUDGET^a

| Fiscal Year | PERSONAL SERVICES ^b | | | | MATERIALS | | | | CAPITAL | | | |
|----------------------|--------------------------------|-------|------|-----|----------------|-------|------|-----|----------------|-------|------|-----|
| | Total Budgeted | PARKS | MALL | NFB | Total Budgeted | PARKS | MALL | NFB | Total Budgeted | PARKS | MALL | NFB |
| 1980-81 | \$100,446 | 75% | 14% | 11% | \$36,019 | 50% | 30% | 25% | \$13,025 | 100% | 0% | 0% |
| 1981-82 | 87,458 | 69% | 18% | 13% | 51,143 | 31% | 46% | 23% | 2,676 | 51% | 11% | 38% |
| 1982-83 ^c | 94,292 | 71% | 18% | 11% | 48,535 | 26% | 48% | 26% | 6,373 | 93% | 4% | 3% |
| 1983-84 ^d | 94,394 | 68% | 22% | 10% | 43,619 | 29% | 43% | 27% | 9,397 | 98% | 0% | 2% |
| 1984-85 ^e | 100,202 | 66% | 25% | 9% | 41,331 | 28% | 40% | 32% | 11,624 | 91% | 9% | 0% |

^a Actual audited amounts.

^b Parks personnel consisted of 5 persons in 1980-81 and 4 persons for every year thereafter.

^c First year of PERS.

^d Consolidation with City of Eastside.

^e Consolidation of streets and parks personnel into a maintenance division.

IV. PROBLEMS AND OPPORTUNITIES

A. PARKS AND FACILITIES

1. TYPES OF PARKS

PROBLEM AND ANALYSIS. The City does not provide for all park types (identified on pp. I 6-10) usually offered by a municipality. There is a theoretical need for Neighborhood Parks, at a minimum of 14.5 acres in two parks. The availability of playgrounds at District 9 schools obviates this need (see page III-25). Therefore, the City shall consider this type of facility to be available to residents.

STRATEGY. The City-administered park system shall consist of:

- Mini-parks
- Community Parks
- Natural Resources Parks
- Wayside Parks
- Linear Parks

2. QUANTITY OF PARKS

PROBLEMS AND ANALYSIS: MINI-PARKS. The City is theoretically deficient in mini-parks, although six mini-parks are managed. A 1984 user survey of the S. 10th Street and Taylor-Wasson Parks revealed a desire to have the parks but no real volunteer or financial support was demonstrated. With a sluggish economy and revenue reductions, maintenance and development of these dispersed small parks, which benefit a fewer number of residents, becomes more difficult to justify. Added to this situation is the cost of vandalism more likely to occur in them. With school facilities also available and these other circumstances, it can be concluded that mini-parks are provided in sufficient numbers to satisfy local demand.

PROBLEM AND ANALYSIS: LINEAR PARKS (p. III-28). The needs analysis identifies the downtown waterfront area as an appropriate location for a linear park because of its water-related potential for recreation, the existence of the City's dock, and its scenic qualities along the estuary. The City owns approximately 0.17 acres of upland south of Market Street and over an acre of tideland. Between these tidelands and Bayshore Drive are the Southern Pacific Railroad right of way with two lines of track and a flood control earthen dike and riprap. This pattern sets the boundary for the area from Market Street to the Coalbank Slough Bridge and also limits its use. The City has secured an easement for the construction and maintenance of the dike for flood control purposes but not specifically for public use. Nevertheless, uncontrolled pedestrian crossing occurs without restriction by Southern Pacific.

Much of the Eastside Greenway is under public ownership but not all by the City. Efforts should be made to acquire property or easements.

STRATEGY: The City of Coos Bay has sufficient amounts of park land for the planning period of all types except for the Downtown Waterfront Park. It shall be the City's goal to:

1. Maintain the current park system through the five-year planning period.
2. Maintain appropriate open space and recreation requirements in the Land Development Ordinance as a means to acquire small parcels of potential park land for use beyond the 5-year planning period.
3. Analyze City property acquisitions obtained through gifts or foreclosure for possible sites as mini-parks.
4. Develop the Downtown Waterfront Park as follows:
 - a. Identify the extent of property development and usage.
 - b. Acquire needed property along Isthmus Slough from Market Street to Coalbank Slough and along Coalbank Slough to 7th Street through purchase, lease, or easement.
 - c. Consider the feasibility of relocating Sause Bros. improvements at Market Street to provide direct access to waterfront park and initiate relocation if it is feasible.
 - d. Cooperate with efforts by private parties in the overall revitalization of the entire waterfront for commercial, industrial, and recreational uses.
 - e. Schedule development and improvements of property under the City's control during the planning period.
5. Preserve Eastside Greenway as follows: identify the extent of property development and acquire property through purchase, lease, or easements.

3. QUANTITY OF PARK FACILITIES

PROBLEM AND ANALYSIS (Table 8). The following park facility deficiencies have been identified:

| <u>Facility</u> | <u>Quantity</u> |
|---|-----------------|
| Picnic tables | 20 |
| Fishing pier in east estuary | 1 |
| Picnic shelters in Upper Mingus and Empire Lakes Park | 1 each |
| Boat ramp in east estuary | 1 |

PROBLEM AND ANALYSIS. As a goodwill gesture toward our sister city, Choshi, Japan, a Japanese natural-style garden has been proposed for the upper reaches of Mingus Park.

STRATEGY: The City of Coos Bay shall satisfy these identified park facility needs by several means:

1. Budget for preliminary engineering and cost estimates for capital projects--fishing pier, picnic tables, picnic shelters, and boat ramp.
2. Establish priorities for phased implementation of these capital projects consistent with the financial capabilities of and commitment by the community for development and long-term maintenance.
3. Consider alternatives to general fund financing, such as a county-wide parks and recreation district, a special improvement district, serial levies, private donations, or grants.

4. Assign the Parks Commissioners to participate in the design and planning of the Japanese Garden (Choshi Park) as the coordinating body who will set the scope of work and policies. The Commissioners shall work with a User Group and Professional who will establish the design, consultants as needed, and a Sponsor Group who will raise funds and donations. It shall be the City's policy to consider long range maintenance costs in any design, and budget funds for additional expenses.
5. No new facilities will be developed until an impact analysis is completed and adequate additional funds budgeted to cover anticipated long-term maintenance costs within the framework of planned maintenance levels contained in this plan.

4. APPEARANCE AND CONDITION OF PARKS

PROBLEM AND ANALYSIS (pp. II 36-40). The overall appearance and condition of City parks has deteriorated rapidly over the last five years. Examples of deferred maintenance include inadequate plant care (weeding, watering, pruning, fertilizing), inadequate brush control, and needed minor repairs to equipment and support facilities. Lack of maintenance is a pressing issue not only because of the negative impressions it leaves, but because it also means the ultimate loss of prior investments by the City. Maintenance changes happen to coincide generally with a management decision to consolidate parks personnel with streets personnel into a single maintenance division within the Public Works Department. There were two reasons for this administrative decision. One, continual reduction in funds budgeted for parks maintenance could be alleviated by the reduction of management staff. Secondly, as needed, any maintenance personnel could be temporarily shifted to other tasks. However, an unavoidable turnover in management personnel has resulted in a less than consistent effort dedicated to park maintenance and until this is corrected, the savings and efficiency envisioned by the consolidation will not be realized.

Landscaping and plant care require specialized training which has not been provided consistently by the City to its personnel. An opportunity exists to increase the efficiency and effectiveness of park maintenance by budgeting for this training.

Minimal maintenance and change to service levels are attributable to the greatest degree to losses sustained annually by the parks budget since 1980 (see Chapter II, Section G). Parks allocations have not kept pace with inflation and other service provided by the City.

PROBLEMS AND ANALYSIS. Several needs and projects have been identified from the quality analysis of the existing parks (Table 9). Several of the projects require the expenditure of capital funds which cannot be absorbed in the normal operations budget. These projects should be prioritized and scheduled for funding over the five-year planning period. Because of these deficiencies, it is concluded that the City should work toward the basic goal of the betterment of existing parks and facilities before the creation of new ones.

STRATEGY: The City of Coos Bay shall insure an adequate level of maintenance by:

1. In lieu of a Parks Division, assigning two persons with experience and training to work in parks maintenance. In addition, the equivalent of one more full-time employee shall be budgeted for assistance.
2. Providing "C" levels of manpower and service activities for the parks, Neighborhood Facility Building, and Mall which will be reviewed annually by the Parks Commission for adequacy. (See pp. III 62-64)

B. ORGANIZED RECREATION

PROBLEM AND ANALYSIS (pp. III 44-45). Essentially, no problems have been identified with the provision of organized recreational activities as the bay area has managed to satisfy this need by means of clubs and non-profit organizations. The City need not consider the addition of personnel to create and sponsor recreational activities at this time.

STRATEGY:

1. The City shall support the efforts of organized recreational groups as follows, recognizing that these groups offer opportunities to the public which the City does not have to address:
 - a. Invite user groups to participate in planning and design activities.
 - b. Provide technical assistance and grantsmanship.
 - c. Provide Financial support as the City budget allows.
 - d. Provide special consideration to special user group requests for facilities (e.g. softball, swimming, tennis, etc.)
2. The City shall continue to survey these groups periodically to gather information about user needs and recommendations.

C. UNDEVELOPED OPEN SPACE

PROBLEM AND ANALYSIS (pp. III 46-47). The evaluation of existing open space revealed no deficiencies in the amount due in large part to the natural scenic beauty of the area and the large amounts of watershed reserve. The inventory did identify maintenance of the existing open space areas as necessary.

STRATEGY. The City shall recognize open space as an important element of the park and recreation system and maintain the appearance of existing areas, as appropriate. This policy shall be accomplished by:

- a. Continuing ongoing maintenance of City-owned or administered properties and making repairs as needed.
- b. Periodically evaluating property acquired by the City through donations, foreclosures, and so forth as potential open space.
- c. Working with the Planning Commission to periodically evaluate the effectiveness of land use requirements creating recreational space and open space, to establish standards for landscaping and site plan review, and to review development proposals which would reduce the identified open space lands.

D. OTHER NON-PARK FACILITIES (DOWNTOWN PEDESTRIAN MALL; PUBLIC PARKING LOTS, PLANTERS, STREET TREES, RIGHTS OF WAY; PUBLIC BUILDINGS)

PROBLEM AND ANALYSIS: CULTURAL FACILITY (p. III 49). The user survey identified a need for a new auditorium/entertainment center in this urban area particularly for large stage performances. Several theater groups and music associations could benefit from this type of facility, not to mention civic activities. However, there has been no market analysis completed which would estimate the amount of full-time usage, size and design of facility, and so forth to justify that type of expenditure. There is now action being taken by the Coos County Economic Development Commission to determine the feasibility of a facility for conventions or conferences which could include large stage performances.

STRATEGY. The City of Coos Bay shall cooperate and coordinate with current efforts by the Coos County Economic Development Commission and others working to consider the need for a regional facility with facilities for large stage performances.

PROBLEM AND ANALYSIS: DOWNTOWN PEDESTRIAN MALL (pp. III 48-52). The downtown pedestrian shopping mall is a major concern to the City and as a public space, falls to the Parks Commission for consideration. The mall requires an annually increasing share of personal services and materials in the parks budget. The reasons for this increase are the age of the canopies leading to more maintenance and the rising cost for utilities. Moreover, dissatisfaction with business visibility and overall dreary atmosphere have been identified through public meetings. How can the City continue to protect the public investment?

STRATEGY: The City shall address the downtown mall as follows:

- a. Prepare a mall maintenance and rehabilitation plan to solve the blight and visibility problems that have kept the mall from realizing its full potential. The plan should address landscaping, canopies (including removal of a portion or in its entirety), lighting, other structures, and means of funding.
- b. Explore ways to reduce the maintenance activities by city crews, such as property owner/merchant participation.
- c. Evaluate and schedule annual mall structure repairs and maintenance.

PROBLEM AND ANALYSIS: PUBLIC BUILDINGS, PARKING LOTS, PLANTERS (pp. III 48-52). Ongoing maintenance of landscaping surrounding public buildings, parking lots, and planters has declined in proportion to parks personnel reductions and mall maintenance and other increases, as is also evident in City parks. See page IV-3 for a detailed discussion of this problem.

STRATEGY: The maintenance issue will be resolved by the strategy concerning parks in general.

E. CULTURAL RESOURCES

PROBLEM AND ANALYSIS: The Marshfield Sun Building and the Boy Scout Cabin and the IOOF Cemetery are owned by the City and are in need of renovation and repair. The building conditions have been ascertained and cost estimates prepared. Because of their historical significance, the restoration is highly desirable. It should be noted that the conditions have reached a point of severe proportions which should have been identified and corrected well before this time. Even though the buildings may be occupied by organizations under lease, required maintenance and building care should be of concern to the City because of the public investments in the properties.

STRATEGY: The City of Coos Bay shall:

1. Rehabilitate the Boy Scout Cabin and the Marshfield Sun Building by completing repairs to the most threatening conditions first and phasing the remainder of the work in a timely manner as funds permit and with support of the public through donations.
2. Periodically review leases with organizations for City-owned properties for adequate protection of the City's investment. The premises should be inspected for compliance with the lease.
3. Solicit service clubs to "adopt" facilities such as the Cabin or the IOOF Cemetery.

F. BICYCLE FACILITIES

PROBLEM AND ANALYSIS. The user survey revealed a need to improve bicycling access and safety on City streets. The City's bicycle plan is almost 10 years old without update and it focuses on off-street paths. Funding for bikeways has changed since this plan was prepared so that readily available funds must only be spent on street/highway rights of way. However, it is the perception of the Commissioners that on-street bicycle facilities are not in great demand based upon the observed usage and that an updated plan is unnecessary.

STRATEGY: The City of Coos Bay shall continue to accumulate Bicycle Funds until allowable expenditures are identified.

G. ADMINISTRATION

PROBLEM AND ANALYSIS. That portion of the City's budget allotted to parks development and maintenance has not kept pace with inflation and has been reduced in the past five years. Parks and related facilities are an important component to the tourism industry as well as providing leisure opportunities to the City residents and beautifying the community.

STRATEGY:

1. The City of Coos Bay shall investigate alternatives to general fund financing, such as a county-wide parks and recreation district, a special improvement district, serial levies, private donations, or grants.
2. The proportionate share of operating funds that are personal services and materials shall be brought to the following levels by FY 88-89:

| | PARKS | MALL | NFB |
|-------------------|-------|------|-----|
| PERSONAL SERVICES | 75% | 15% | 10% |
| MATERIALS | 40% | 35% | 25% |

V. PARK PLAN PRIORITIES

This chapter shall be organized so that the strategies of the City Parks Commission as approved by the City Council will be prioritized in importance during the five-year planning period. The strategies are given a priority of "high, medium, or low." The strategies in the high priority category will form the basis for the Commission's work program for the upcoming year. This work program will be a separate document subject to amendments.

TABLE 15. PRIORITY OF STRATEGIES

| CATEGORY | STRATEGY |
|--------------------------|--|
| <u>Types of Park</u> | The City-administered park system shall consist of: Mini-parks, Community Parks, Natural Resources Parks, Wayside Parks, and Linear Parks. |
| <u>Quantity of Parks</u> | <ol style="list-style-type: none"> 1. Maintain the current park system through the five-year planning period. (See also <u>Condition and Appearance of Parks</u>, Strategy #3) 2. Maintain appropriate open space and recreation requirements in the Land Development Ordinance as a means to acquire small parcels of potential park land for use beyond the five-year planning period. 3. Analyze City property acquisitions obtained through gifts or foreclosure for possible sites as mini-parks. 4. Develop the Downtown Waterfront Park as follows: <ol style="list-style-type: none"> a. Identify the extent of property development and usage. b. Acquire needed property along Isthmus Slough from Market St. to Coalbank Slough and along Coalbank Slough to 7th Street through purchase, lease, or easement. c. Investigate the feasibility of relocating Sause Bros. improvements at Market St. to provide direct access to waterfront and initiate relocation if it is feasible. d. Work with efforts by private parties in the over-all revitalization of the entire waterfront for commercial, industrial, and recreational uses. e. Schedule development and improvements of property under the City's control during the planning period. 5. Preserve Eastside Greenway as follows: <ol style="list-style-type: none"> a. Identify the extent of property development. b. Acquire property by purchase, lease or easement. |

| | PRIORITY | | | | |
|--|----------|------|------|------|------|
| | 1987 | 1988 | 1989 | 1990 | 1991 |
| | H | H | H | H | H |
| | H | H | H | H | H |
| | M | M | M | M | M |
| | M | M | M | M | M |
| | H | -- | -- | -- | -- |
| | L | M | M | -- | -- |
| | L | L | M | M | M |
| | M | M | M | M | M |
| | L | L | M | M | M |
| | L | L | M | M | M |
| | L | L | L | M | M |

H = High M = Medium L = Low

TABLE 15. PRIORITY OF STRATEGIES (continued)

| CATEGORY | STRATEGY |
|---|--|
| <p><u>Quantity of Park Facilities</u></p> | <p>1. Budget for preliminary engineering and cost estimates for capital projects--fishing pier, picnic tables, picnic shelters, and boat ramp.</p> |
| | <p>2. Establish priorities for phased implementation of these capital projects consistent with the financial capabilities of and committment by the community.</p> |
| | <p>3. Consider alternatives to general fund financing, such as a county-wide parks and recreation district, a special improvement district, serial levies, private donations, or grants.</p> |
| | <p>4. Assign the Parks Commissioners to participate in the design and planning of the Japanese Garden (Choshi Park) as the coordinating body who will set the scope of work and policies. The Commissioners shall work with a User Group and Professional who will establish the design, consultants as needed, and a Sponsor Group who will raise funds and donations.. It shall be the City's policy to consider long-range maintenance costs in any design, and budget funds for additional expenses.</p> |
| | <p>5. No new facilities will be developed until an impact analysis is completed and adequate additional funds budgeted to cover anticipated long-term maintenance costs within the framework of planned maintenance levels contained within this plan.</p> |
| <p><u>Quality of Parks and Facilities</u></p> | <p>1. To ensure an adequate level of maintenance, a single person shall be assigned full time in lieu of a Parks Division, with experience and training to work in parks maintenance. In addition, the equivalent of one or more full time employee shall be budgeted for assistance.</p> |
| | <p>2. To ensure an adequate level of maintenance, the City shall provide "C" levels of manpower and service activities for the parks, Neighborhood Facility Building, and Mall which will be reviewed annually by the Parks Commission for adequacy. (See pp. III 62-64)</p> |
| | <p>3. The City shall prioritize and schedule funding for improvements to existing facilities over the five-year planning period in order to achieve the betterment of existing parks and facilities before the creation of new ones.</p> |

| | PRIORITY | | | | |
|--|----------|------|------|------|------|
| | 1987 | 1988 | 1989 | 1990 | 1991 |
| | H | H | H | H | H |
| | H | --- | --- | --- | --- |
| | H | M | M | M | M |
| | M | H | H | H | H |
| | H | H | H | H | H |
| | H | --- | --- | --- | --- |
| | H | H | H | H | H |
| | H | H | H | H | H |

H - High M = Meduim L = Low

TABLE 15. PRIORITY OF STRATEGIES (continued)

| CATEGORY | STRATEGY |
|--------------------------------------|---|
| <p><u>Organized Recreation</u></p> | <p>1. The City shall support the efforts of organized recreational groups as follows, recognizing that these groups offer opportunities to the public which the City does not have to address:</p> <ul style="list-style-type: none"> a. Invite user groups to participate in planning and design activities. b. Provide technical assistance and grantsmanship. c. Provide financial support as the City budget allows. d. Provide special consideration to special user group requests for facilities (e.g. softball, swimming, etc.) |
| | <p>2. The City shall continue to survey these groups periodically to gather information about user needs and recommendations.</p> |
| | <p>3. Annually review cooperation and service agreements and performance of organizations using the parks or facilities, e.g. Rose and Rhododendron Societies.</p> |
| <p><u>Undeveloped Open Space</u></p> | <p>The City shall recognize open space as an important element of the park and recreation system and maintain the appearance of existing areas as appropriate. This policy shall be accomplished as follows:</p> <ul style="list-style-type: none"> a. Continue ongoing maintenance of City-owned and administered properties and make repairs as needed. |
| | <ul style="list-style-type: none"> b. Periodically evaluate property acquired by the City through donations, foreclosures, and so forth as potential open space. |
| | <ul style="list-style-type: none"> c. Work with the Planning Commission to periodically evaluate the effectiveness of land use requirements creating recreational space and open space, to establish standards for landscaping and site plan review, and to review development proposals which would reduce the identified open space lands. |

PRIORITY

| | 1987 | 1988 | 1989 | 1990 | 1991 |
|--|------|------|------|------|------|
| | M | M | M | M | M |
| | L | H | L | H | L |
| | M | M | M | M | M |
| | H | H | H | H | H |
| | M | M | M | M | M |
| | L | L | L | L | L |

H = High M = Medium L = Low

TABLE 15. PRIORITY OF STRATEGIES (continued)

| CATEGORY | STRATEGY |
|----------------------------------|--|
| <u>Other Non-Park Facilities</u> | <p>1. The City shall address the downtown mall as follows:</p> <ul style="list-style-type: none"> a. Prepare a mall maintenance and rehabilitation plan to solve the blight and visibility problems that have kept the mall from realizing its full potential. The plan should address landscaping, canopies (including removal of a portion or in its entirety), lighting, other structures, and means of funding. b. Explore ways to reduce the maintenance activities by City crews, such as merchant participation. c. Evaluate and schedule annual mall structure repairs and maintenance. <p>2. The City shall cooperate and coordinate with current efforts by the Coos County Economic Development Commission and others working to consider the need for a regional facility with facilities for large stage performances.</p> |
| <u>Cultural Resources</u> | <p>The City of Coos Bay shall:</p> <ul style="list-style-type: none"> 1. Rehabilitate the Boy Scout Cabin and the Marshfield Sun Building by completing repairs to the most threatening conditions first and phasing the remainder of the work in a timely manner as funds permit and with support of the public through donations. 2. Periodically review leases with organizations for City-owned properties for adequate protection of the City's investment. The premises should be inspected for compliance with the lease. 3. Solicit service clubs to "adopt" facilities such as the Cabin or the IOOF Cemetery. |
| <u>Bicycle</u> | <p>The City of Coos Bay shall continue to accumulate Bicycle Funds until allowable expenditures are identified.</p> |

| | PRIORITY | | | | |
|--|----------|------|------|------|------|
| | 1987 | 1988 | 1989 | 1990 | 1991 |
| | H | H | M | M | M |
| | M | M | M | M | M |
| | H | -- | -- | -- | -- |
| | L | L | L | L | L |
| | H | H | -- | -- | -- |
| | M | M | M | M | M |
| | H | H | H | H | H |
| | L | L | L | L | L |

H = High M = Medium L = Low

TABLE 15. PRIORITY OF STRATEGIES (continued)

| CATEGORY | STRATEGY | | | | | | | | | | | | |
|-----------------------|---|------|-------|------|-----|-------------------|-----|-----|-----|-----------|-----|-----|-----|
| <u>Administration</u> | 1. Consider alternatives to general fund financing, such as a county-wide parks and recreation district, a special improvement district, serial levies, private donations, or grants. | | | | | | | | | | | | |
| | 2. The proportionate share of operating funds that is personal services and materials shall be brought to the following levels by FY 88-89: | | | | | | | | | | | | |
| | <table> <thead> <tr> <th></th> <th>PARKS</th> <th>MALL</th> <th>NFB</th> </tr> </thead> <tbody> <tr> <td>PERSONAL SERVICES</td> <td>75%</td> <td>15%</td> <td>10%</td> </tr> <tr> <td>MATERIALS</td> <td>40%</td> <td>35%</td> <td>25%</td> </tr> </tbody> </table> | | PARKS | MALL | NFB | PERSONAL SERVICES | 75% | 15% | 10% | MATERIALS | 40% | 35% | 25% |
| | PARKS | MALL | NFB | | | | | | | | | | |
| PERSONAL SERVICES | 75% | 15% | 10% | | | | | | | | | | |
| MATERIALS | 40% | 35% | 25% | | | | | | | | | | |

| | PRIORITY | | | | |
|--|----------|------|------|------|------|
| | 1987 | 1988 | 1989 | 1990 | 1991 |
| | H | M | M | M | M |
| | H | -- | -- | -- | -- |

H = High M = Meduim L = Low

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for ensuring the integrity of the financial statements and for providing a clear audit trail. The text notes that without proper record-keeping, it would be difficult to identify any discrepancies or errors that may have occurred.

2. The second part of the document focuses on the role of internal controls in preventing fraud and misstatements. It describes how a well-designed system of internal controls can help to minimize the risk of errors and ensure that all transactions are properly authorized and recorded. The text also mentions that internal controls are essential for maintaining the confidence of investors and other stakeholders in the company's financial reporting.

3. The third part of the document discusses the importance of transparency and disclosure in financial reporting. It explains that providing clear and concise information about the company's financial performance and position is essential for making informed investment decisions. The text also notes that transparency is a key factor in building trust and credibility with the market.

4. The fourth part of the document addresses the challenges of financial reporting in a complex and rapidly changing business environment. It highlights the need for companies to stay up-to-date on the latest accounting standards and regulations, and to invest in the necessary resources and expertise to ensure compliance. The text also mentions that effective communication and collaboration between different departments are essential for addressing these challenges.

5. The fifth part of the document discusses the importance of ethical considerations in financial reporting. It explains that companies have a responsibility to provide accurate and honest information to their stakeholders, and that this is a key component of corporate social responsibility. The text also notes that ethical behavior is essential for maintaining the long-term success and sustainability of the company.

6. The final part of the document provides a summary of the key points discussed and offers some practical advice for companies looking to improve their financial reporting practices. It emphasizes the importance of a strong internal control system, transparent disclosure, and a commitment to ethical behavior. The text concludes by noting that these practices are essential for ensuring the integrity and reliability of the company's financial statements.

A P P E N D I X A.

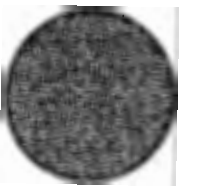
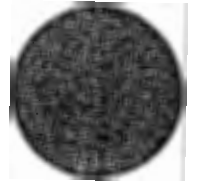
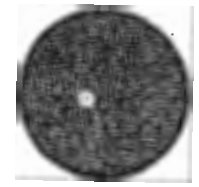
PROPOSED DEVELOPMENT FOR MINGUS PARK
Lloyd M. Bond, Landscape Architect

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PROPOSED
DEVELOPMENT
FOR MINGUS PARK



PREPARED FOR
THE CITY OF
COOS BAY OREGON

LLOYD M BOND ASLA
LANDSCAPE ARCHITECT

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REPORT OF PROPOSED DEVELOPMENT OF MINGUS PARK
Prepared for the City of Coos Bay, Oregon

OBJECTIVE

The objective of the preliminary planning phase is to resolve a long range general plan for development of Mingus Park. This plan must provide for the greatest possible utilization of the park property. A long range plan could be considered to encompass a span of a few years to many years, such as fifty years, and therefore should be flexible. To be successful a development program or plan must not only be flexible, but it should also be feasible. The proposals and recommendations contained herein are considered feasible for Mingus Park.

CONSIDERATIONS

The park plan should consider activities, interests and enjoyment for four age groups: small children of pre-school age; elementary school children; youth; and adults. To accommodate these age groups the following features should be included:

1. Additional play areas for small pre-school age children.
2. Game areas for active play and sports.
3. A passive recreation area for adults and older people.
4. A system of pathways providing a pleasant means of circulation throughout the park.
5. Improvement of appearance and appeal of the area around the swimming pool facilities.
6. A botanic garden and arboretum area.
- ✓ 7. An area for animals (modified zoo).
8. Picnic areas.
- ✓ 9. A community center site.
- ✓ 10. Adequate parking for all activities.

PROPOSED FACILITIES AND FEATURES

The following facilities and features are located and indicated on the General Plan for Development of Mingus Park. These items are related to one another and are of nearly equal importance in providing an integrated total development of this park as a nucleus of a complete park system.

A. Botanic Garden and Arboretum

Due to the rough terrain or topography of a good portion of Mingus Park, an arboretum would be a reasonable way to utilize these steep slopes in a beneficial manner. The broad, inclusive title is the botanical garden, of which the arboretum is normally a part of the total development. Both sections are used for the display of living plants, grouped systematically, identified and labeled for the enjoyment and education of the public. The botanical garden is frequently considered as the area for display of herbaceous plants, and the arboretum as the area for trees only or woody plants including both trees and shrubs.

It is recommended that the primary initial emphasis be placed on the arboretum containing both trees and shrubs. The area identified on the plan as Arboretum could be expanded westward in future years if additional space is needed.

The area along the stream in the southwest region of the park, with improved drainage and filling, should be reserved for a future small botanical garden to accommodate special interest groups and more formal arrangements of herbaceous and woody plants. This might include roses, lilacs, various flowers, and new introductions of plants from other parts of the world with similar climatic conditions.

Plant materials proposed for initial planting are all natives of the Northwest. The 13 families will form the basic structure of the Arboretum to which numerous additional genera may be added. A total representation of plant families native to the Northwest would include approximately 40 families. A program should be established to provide for future additions so that representation could be as complete as possible.

Planting within the Arboretum area would be grouped by family and natural association. It is recommended that initial planting be confined to the following genera of the families indicated:

1. Aceraceae - maple

Acer macrophyllum, BIG LEAF MAPLE

Acer circinatum, VINE MAPLE

2. Betulaceae---birch

Alnus rubra, RED ALDER

Betula occidentalis, WESTERN BIRCH

3. Coniferae---pines, firs, etc.

a. Cupressaceae

Libocedrus decurrens, INCENSE CEDAR

b. Pinaceae

Abies concolor, WHITE FIR

Abies procera, NOBLE FIR

Picea engelmannii, ENGLEMANN SPRUCE

Pinus attenuata, KNOB CONE PINE

Pinus contorta, SHORE PINE

Pinus jeffreyi, JEFFREY PINE

Pinus lambertiana, SUGAR PINE

Pinus monticola, WESTERN WHITE PINE

Pinus ponderosa, PONDEROSA PINE

Pseudotsuga taxifolia, DOUGLAS FIR

Thuja plicata, WESTERN RED CEDAR

Tsuga heterophylla, WESTERN HEMLOCK

4. Caprifoliaceae---elder

Sambucus glauca, BLUE ELDERBERRY

5. Cornaceae---dogwood

Cornus nuttallii, WESTERN DOGWOOD

6. Ericaceae---Heath

Arbutus menzies, MADRONE

Gaultheria shallon, SALAL

Rhododendron macrophyllum

7. Fagaceae---Beech

Castanopsis chrysophylla, GOLDEN CHINQUAPIN

Lithocarpus densiflora, TAN OAK

Quercus garryana, OREGON WHITE OAK

8. Lauraceae---Laurel

Umbellularia californica, OREGON MYRTLE

9. Myricaceae---Sweet Gale

Myrica californica, PACIFIC WAXMYRTLE

10. Oleaceae---Olive

Faxinus oregona, OREGON ASH

11. Rhamnaceae---Buckthorn

Ramnus pushiana, CASCARA BUCKTHORN

12. Rosaceae---Rose

Amelanchier florida, PACIFIC SERVICEBERRY

Malus Diversiflora, OREGON CRABAPPLE

Crataegus douglasii, BLACK HAW

13. Salicaceae---Willow

Populus trichocarpa, BLACK COTTONWOOD

Salix lasioandra, PACIFIC BLACK WILLOW

B. Mingus Lake

Because of the lack of extensive level areas in the park, it is recommended that the lower portion of Mingus Lake be filled in to form a large field for sports and game activities. Smaller ponds could be formed at higher elevations with small cascades and waterfalls feeding the main lake. If insufficient water is available for stream flow during the summer months, a recirculation system could be installed. This would eliminate any possibility of a stagnation problem. The smaller ponds would serve as attractive elements of interest in the Botanical Garden and Arboretum. A system of shoreline or bank treatment is needed for the lake areas to provide permanence, natural appearance, pleasant and safe transition from land to water.

C. Pathways

A compacted gravel roadway 8 ft to 10 ft wide will serve the dual purpose of major pedestrian route through the park and also provide for vehicular access for service and maintenance of major areas of the park. A network of smaller paths and trails, 4 ft to 6 ft wide, will provide access to scenic areas and other points of interest throughout the park. Main pathways and recreation areas should have adequate lighting, sanitary facilities, and trash receptacles. Paths through wooded areas should harmonize with the surroundings, and therefore should be surfaced with fine crushed gravel, except where usage and maintenance require a more durable surface. Paths conform to natural contours. Wherever possible, and steps or step-ramps will be used on steeper slopes. Benches and/or shelters should be placed at intervals along pathways. Small bridges will be required where paths cross gullies, streams or marshy areas.

The main consideration in developing the path system is to provide diverse experiences for the pedestrian, and not just a means of going from one place to another.

D. Maintenance

General park areas will be developed with native or related plant materials which will not require extensive maintenance. Activity areas will require cutting of grass, maintenance of sports facilities and recreation equipment. The Botanical Garden and Arboretum will require extra maintenance because of introduction of new plants, planting, labeling, and the additional attention necessary to grow choice specimens.

A small plateau in the northwest corner of the park will provide an excellent location for maintenance facilities. Necessary buildings for tool and equipment storage, greenhouse, latrine, housing for a resident caretaker should be located here.

E. Multipurpose Building

A multipurpose building located on the site of the present Boy Scout Cabin would serve as a meeting place for Boy Scouts, Hobby Clubs, Garden Clubs or other Horticulture Societies, et cetera. This location is within the vicinity of the Botanic Garden and could also house permanent displays on Botany or Forestry and serve as a field study area for the school system. Located on the adjoining hillside, an outdoor amphitheater could serve for lectures, summer theatre productions, and perhaps sunrise services for local churches on special occasions.

F. Picnic Facilities

The major picnic area will be located on the sheltered ridge near the swimming pool. This will be developed with additional tables, firepits, shelters, and an adjoining play area for small children with swings, play sculpture, etc. A similar picnic area, although smaller, at the extreme north end of the park is also included.

G. Animals (Modified Zoo)

Animals, including some of the domestic ones, have a universal appeal, especially for children. An area for animals would provide an additional feature of interest for park visitors, and would undoubtedly be very popular. The "Zoo" has been located in the upper north-central area of the park.

The animals could be almost any kind such as a burrow or donkey, lambs, raccoon, black bear, deer, etc. These would not be difficult or expensive to obtain. Later a small monkey house would be desirable.

H. Sports & Games Field

With adjustment of the size of the lake, the area between the lake and 10th Street would become the largest and best space for active sports. A large lawn area should be maintained for miscellaneous field games and a softball or baseball diamond. The building serving the swimming pool could have an addition if needed to provide for a general field house for the sports area. Tennis courts could be relocated to the perimeter of this area.

I. Adult Passive Recreation

An area along the southwestern border of the park between the Botanic Garden and Mingus Lake should be developed for the special recreation of adults and older people. This area is separated and removed from the noise and activity of the swimming pool and sports field. Checkers, horseshoe courts, shuffleboard, and similar facilities should be provided here.

J. Community Center

The area now containing the tennis courts and ball field should be considered for the development of a community center building with auditorium facilities for 1500 to 2000 persons, a museum and Art Center, meeting rooms, and exhibit areas. It would be possible to combine this facility with a YMCA to provide benefits for a greater segment of the city population.

K. Parking

Additional parking areas should be provided on the perimeter of the park and adjacent to various recreation facilities. Additional property will be required for this purpose at the south end of the park where such property lies between public street and park land. For the park to serve the entire city, adequate parking is necessary.

L. Vehicular Traffic

The vehicular traffic on 10th Street is an objectionable and hazardous feature of the park at present. Visually and physically the street separates the property. The park would be more spacious, attractive and safer if this street were elevated to an overpass. This appears to be the only place where any major conflict exists between street system and park.

SUMMARY

Development of Mingus Park with Botanical Garden and Arboretum, pleasant pedestrian circulation routes, automobile parking on the perimeter, removal of hazardous traffic to an overpass, increased useable land area, sports field, good picnic grounds, and a community center facility, could ignite enthusiasm and pride that would have far reaching effects on the future growth of the City of Coos Bay.

With normal population increase in the community, Mingus Park should be considered as the nucleus of a city park system, supplemented with smaller neighborhood playgrounds, parks and sports facilities.

RECOMMENDATIONS

1. It is recommended that a study be conducted to prepare a long range City Park Program related to Mingus Park and recreation facilities provided by the school system and others. Of primary importance in this study is a survey of existing facilities, an estimate of future needs with emphasis on small neighborhood play areas and parks, the desirable locations for such facilities, and a land acquisition program. A long range park program would become extremely valuable and economical as the city growth expands and absorbs all useable land.

2. The phased program below with assigned priorities is recommended. The priorities should be considered somewhat flexible. Part of one priority item and part or all of another item with a lower priority might work together more economically in some cases and would justify variations indicated. Also changing requirements or more urgent needs would provide reason for modification. The phased program and priorities should be reviewed periodically and compared with progress accomplishment. The fifteen items of the phased program are listed below:

Priority

1. Property Acquisition

Acquisition of additional property on the periphery of the park which is logically within the reasonable geographic limits of the park as defined by existing streets.

2. Paths and Trails

Develop the complete network of paths and trails as those

are necessary for use of the park and essential for access to areas for planting and development work.

3. Maintenance Facilities

Start grading and construction of maintenance facilities in designated area as this will be needed in relation to initial development and maintenance of facilities and planting as work progresses.

4. Mingus Lake

Fill the lower portion of Mingus Lake, improve drainage of stream and create the small ponds indicated. It would be desirable to get this earth work completed so that planting could proceed without disruption or damage at a later date.

5. Future Botanic Garden Area

Stream channel improvement and filling of marshy areas to provide a site for future botanic garden could be accomplished as a part of the above earthwork. Although the botanic garden would have a lower priority it would probably be more economical at this time.

6. Arboretum

Planting in the arboretum should be started as an early priority to allow for maturity of trees and other plants at an early date. At the same time basic planting should be done throughout the park and continued as a part of each other priority item.

7. Sports Field and Tennis Courts

The additional open area acquired by filling the lower portion of Mingus Lake should be graded and seeded and utilized as a large open area for play and games. Ball diamond and tennis courts could be relocated here at a later date.

8. Parking Areas

Those indicated and in closest proximity to a developed area should be provided first and then other parking areas as needed as the park facilities and use expands.

9. Picnic Areas

The existing picnic area should be cleaned up and enlarged, and the new picnic area at the north end of the park developed, both with play areas for small children. The more inviting the picnic areas are, the more they will be used and as a result the entire park will be used and enjoyed.

#10. Overpass for Tenth Street

This overpass is important as a safety factor, to improve traffic flow on Tenth Street, and visually improve the appearance of the park, and therefore should have a more immediate priority if funds become available.

11. Modified Zoo.

The area for animals would be a popular attraction and draw many users to the park and should be included not later than this time.

12. Multipurpose Building

The new building for multipurpose use would improve the appearance of the park and fill a need for meeting space for various groups and organizations.

13. Adult Passive Recreation Area.

Activities for children and young people have been given preference in priority rating, but in these later stages the adult recreation area should be developed.

14. Botanic Garden

To complete the park planting and the Botanical Garden-Arboretum theme, this area should be completed and planted.

15. Community Center Facility

This item might vary in priority as the need, desire, and availability of funds changes. The community center is an integrated part of the proposed total development and should be reviewed for serious consideration at all times.

3. It is recommended that this report, with the General Development Plan, be approved and adopted as the Master Plan for Mingus Park, with the specific objective of ultimately including all proposed facilities and features defined herein.

Lloyd M. Bond, A.S.L.A.
Landscape Architect

29 November, 1959

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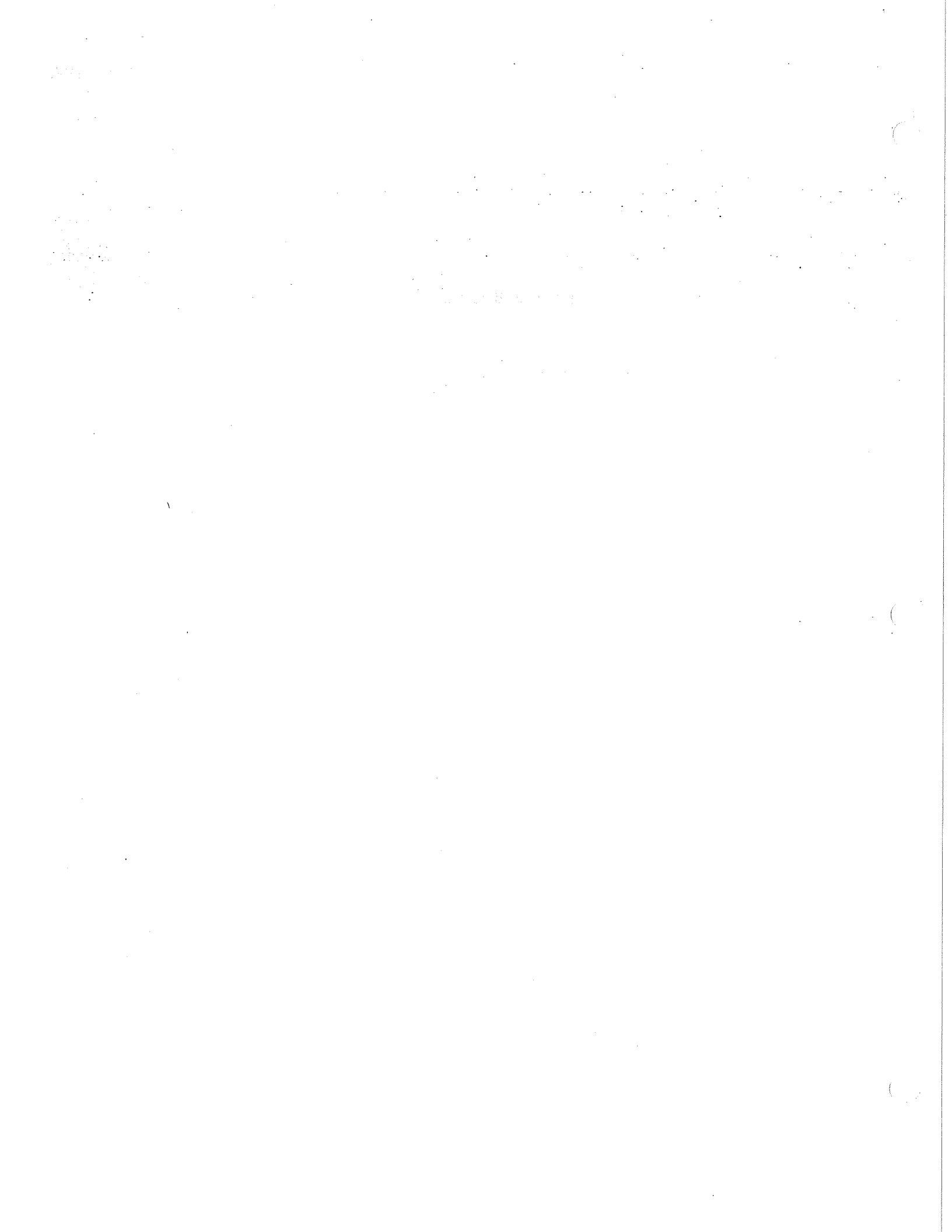
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A P P E N D I X B.

EXCERPTS FROM CITY COMPREHENSIVE PLAN
AND LAND DEVELOPMENT ORDINANCE



Recreation and Open Space

Problem

The city lacks some recreational facilities that are desired by the community.

Issue

1. The community has identified the following facilities as necessary to complement existing recreational opportunities in the city:

- 90 foot baseball diamond
- year-round recreational center for all age groups
- covered swimming pool
- improvements and expansion of bikeway system
- improvements to Mingus and Empire Lakes Parks as well as other established parks
- additional small neighborhood parks
- covered tennis courts

What can the City do to satisfy these needs?

Problem

Coos Bay's waterfront lacks opportunities for recreational experiences. The development of recreational facilities along the waterfront would not only provide public recreational benefits but would also improve blighted and deteriorated areas.

Issue

1. The community has identified several general recreation facilities desirable along the waterfront as follows:

- improved public access to the waterfront
- establishment of small parks along the waterfront
- addition of boat moorage facilities and boat launch lanes
- downtown waterfront boardwalk
- multiple-use path (walking, jogging, etc.)

What can the city do to satisfy these needs?

Goal

The city shall endeavor to satisfy the recreational needs of its citizens and visitors.

Strategies

- R.1 Coos Bay shall encourage and help the Committee for Citizen Involvement to establish a recreational facilities committee whose responsibility will be to (1) provide documentation that the public does in fact support the need for the identified facilities identified in the above stated issue, (2) prioritize the facilities based on public need and funding opportunities, and (3) help the city establish a capital improvements program (including consideration of all possible finance mechanisms) to achieve desired results. The city recognizes that considerable public support is necessary to increase public expenditure for recreational facilities.
- R.2 Coos Bay shall support identified efforts to create a special purpose park and recreation district recognizing the need for and cost efficiency of a special purpose district to provide park and recreation facilities and programs.
- R.3 Coos Bay shall entertain and consider the appropriateness of applying state and federal funds for the initial development of recognizing the benefits of using these funds but also recognizing that other community activities may also be in need of these funds.
- R.4 Coos Bay shall continue to recognize and encourage on recreational opportunities in proportion to population growth. The city recognizes that future generations have a right to an equal level of recreational opportunities enjoyed by present residents. This strategy shall be implemented by consideration of all possible finance and land acquisition methods.
- R.5 Coos Bay shall utilize small city-owned, deeded, or dedicated undeveloped areas as open space, recognizing that open space alone is recreationally valuable.
- T.11 Coos Bay shall seek to improve and expand its 1975 Bikeway Plan recognizing that the bicycle is an alternative, energy-conserving, and healthy mode of transportation.

Implementation.--The city shall continue to protect areas along the waterfront for industrial uses at sites, identified in compliance with the coastal goals, to possess locational characteristics making them more useful for water-dependent and water-related activities. The city shall conditionally permit manufacturing uses in the commercial districts in the Land Development Ordinance in order to promote but, yet, monitor development. The city shall attempt to zone additional property exclusively for industrial use with severe restrictions on commercial activities. Also, the city shall encourage industrial redevelopment proposals from the private sector, if feasible.

Medical Park District

Objective 1.--The Medical Park District is intended to provide a park-like environment to accommodate the centralization of medical and medically-related facilities and services. Any new residential uses shall be associated with the medical facilities.

Rationale.--The centralization of medical and medically-related facilities will provide increased efficiency and convenience to the user. (AC. 3, 4, 5)

Implementation.--The planned district which is zoned single-family/duplex (R-2) shall be implemented by the piecemeal up-zoning of residential properties within the planned area to zoning district, Medical Park District (MPD). Further development of the hospital campus should include, where feasible, plans to construct ingress and egress between the hospital and Woodland Drive.

Open Space Areas

Objective 1.--Large open space areas shall be designated to ensure the conservation of scenic and natural areas and natural resources, to provide recreational opportunities, and to protect the area's water supply.

Rationale.--Open space must be set aside to guarantee livability in an urban environment. (NRH. 9; R. 5; AC. 1, 2)

Implementation.--Specifically designated areas categorized as open space are publicly or quasi-publicly owned, and may include improved recreation facilities. The land use plan shall include open space designations for areas devoted to schools, city parks, the Water Board property (most importantly the watershed), and cemeteries (non-private). However, private open space, such as specially designated areas in planned unit developments, or smaller parcels of publicly-owned open space will occur throughout the city but shall not be shown on the land use map. Any physical development in designated open space areas shall be subject to Site Plan and Architectural Review and the property development requirements of the dominant surrounding zoning district.

CITY OF COOS BAY

LAND DEVELOPMENT ORDINANCE

MARCH 1982



the 1980 City of Coos Bay elevation datum is 8.00 m.s.l. (also USGS) which is equal to elevation 00 m.l.l.w. also known as tidal datum).

Open Space - Land perpetually set aside and maintained for the conservation/preservation of natural features or scenic amenities, for the buffering of a use within or adjacent to the development, for solar and wind access, or for bicycle pedestrian access ways. These lands shall remain undeveloped except for natural or landscaped vegetation.

Parking Service - Parking services involving public garages and lots.

Participant Sports and Recreation - Establishments or places primarily engaged in the provision of sports or recreation by participants. Any spectators would be incidental and on a nonrecurring basis. The following are participant sports and recreation use types (for either general or personal use):

Participant Sports and Recreation: Indoor. Those uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, swimming pools, physical fitness centers, or racquetball centers.

Participant Sports and Recreation: Outdoor. Those uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, or swimming pools.

Partition, Land - To divide an area or tract of land into two or three parcels within a calendar year when the area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of the year. It does not include divisions of land resulting from lien foreclosures; divisions of land resulting from the creation of cemetery lots; and divisions of land made pursuant to a court order, including but not limited to court orders in proceedings involving testate or intestate succession; and does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by this zoning ordinance.

Partition, Major - A partition which includes the creation of a private or public road or street that is created to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts of land.

Partition, Minor - A partition that does not include the creation of a private or public road or street.

Paved - A hard surface area of portland cement concrete or asphaltic concrete with base approved by the Public Works Department.

Personal Services, General - Establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature but excludes services classified as Spectator Sports and Entertainment, or Participant Sports and Recreation, or Group Care. Typical uses include photography studios, driving schools, or reducing salons, laundromats, or dance instruction.

Planned Unit Development - A tract of land planned and developed as an integrated unit under single ownership or control which in this context may be vested in partnerships, corporations, syndicates, or trusts. The P.U.D. shall encompass a comprehensive development plan of a parcel of land, which has been approved by the Planning Commission, and may utilize innovative and unique development concepts, including, but not limited to clustering and mixing of residential units to create useful open space and to preserve site features.

Plat - A map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision.

Plat, Final - The last plat of the development based upon the approved preliminary plat and any changes required by the city. It represents the development as it will appear when completed, and is the official plat filed with the County.

Postal Service - Mailing services and processing as traditionally operated or leased by the United States Postal Service and includes United Parcel Service facilities, or other mail or parcel delivery service.

Private Street - See Street, Private.

Professional and Administrative Services - Offices or private firms or organizations which are primarily used for the provision of professional, executive, management, or administrative services. Typical uses include administrative offices, legal offices or architectural firms.

Public Safety Service - Life safety services together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, police stations, ambulance services.

Recreational Area - Lands perpetually set aside and maintained for use by all residents of a development. These areas shall be improved and shall be of specified size.

Recreational Vehicle - A vacation trailer or other vehicular or portable unit which is self-propelled, towed or carried by a motor vehicle and is intended and designed for short term human occupancy such as vacation or recreational purposes.

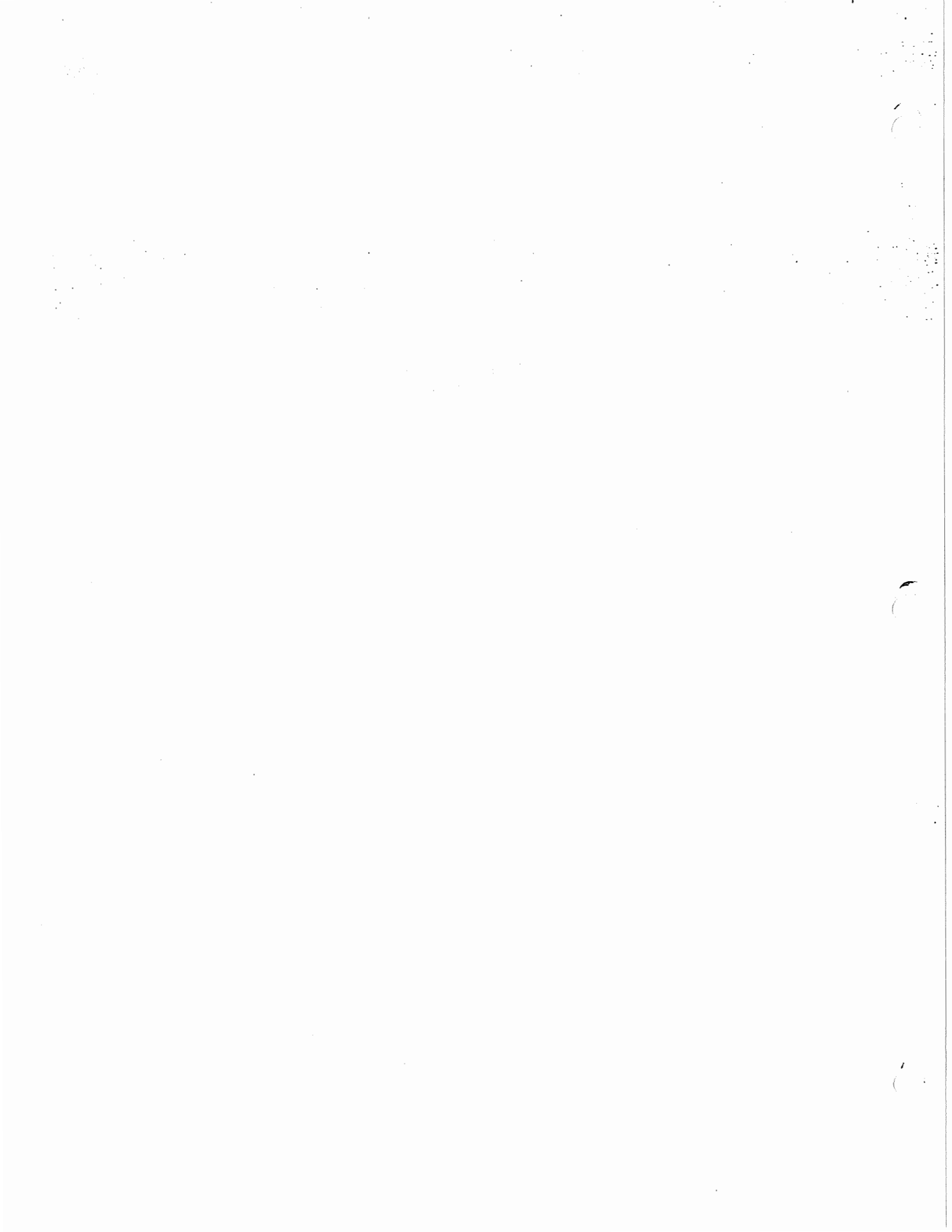
Refuse Service - Any place used for disposal of used material. Typical uses include sanitary landfills, dumps, or refuse disposal sites.

Religious Assembly - Religious service involving public assembly typically in synagogues, temples, and churches.

Residential Certified Factory-Built Home Park - A parcel of land under single private ownership, which is used to provide a permanent or semi-permanent location or accommodation for certified factory-built homes. It shall include all buildings as part of the facilities.

ARTICLE 2.

ZONING DISTRICTS



CHAPTER 2.5 RESIDENTIAL CERTIFIED FACTORY-BUILT HOME PARK DISTRICT (R-5)

Section 1. INTENT.

The R-5 Zone is included in the zoning regulations to achieve the following city objectives:

1. To ensure adequate light, air, privacy, and to provide usable open space for the benefit of the occupants and to ensure long-term market acceptance of certified factory-built home parks.
2. To preserve and enhance the amenities associated with residential certified factory-built home parks in varied topographical settings.
3. To provide a variety of housing types to satisfy individual preferences and financial capabilities.
4. To preserve the integrity of conventional neighborhoods.

Section 2. PERMITTED USES.

The following uses are permitted in an R-5 zoning district.

1. Residential Use Types.

Accessory building required or allowed by the City of Coos Bay or by the State of Oregon

Laundry facility, outward appearance must retain a residential character:

Residential certified factory-built home

Community/recreation building intended for use of park residents

Single-family dwelling for owner/manager, must be of conventional construction and maintain a residential appearance

Recreational vehicle, maximum 10% of the total number of mobile home spaces provided, all sites complying with Chapter 4.7,

Section 3(4), A (1)-(4) of this ordinance

2. Commercial Use Types.

Home occupation (see Chapter 4.4)

Section 3. CONDITIONAL USES.

The following uses are permitted in an R-5 zoning district if authorized in accordance with the requirements of Chapter 5.12.

1. Commercial Use Types.

Convenience sales and personal service (see Chapter 4.5)

Home occupation, retail sales on the premises (see Chapter 4.4)

(5) An additional five (5) feet from each edge of the pavement or two (2) feet from the edge of the sidewalk shall be designated as right-of-way from which setbacks are to be measured.

(6) When on-street parking is provided, it may substitute for the guest and second parking requirements if approved by the Planning Commission.

(7) All roads and streets within the park shall be named as approved by the City Planning Commission. The owner or operator of the park shall furnish, install, and maintain street signs of a type approved by Public Works.

5. Services.

A. Sewer. Every residential certified factory-built home park shall be connected to a sanitary sewer. Each space shall be provided with a connection to the sewer.

B. Water. Every residential certified factory-built home park shall be connected to a supply of potable water for domestic use. Each space shall be provided with a connection to the water supply.

C. Utilities. All utilities, including telephone, television, and electricity shall be installed underground throughout the park and shall be provided at each space.

D. Fire Protection. No space shall be occupied that is not located within five-hundred (500) feet of a fire hydrant, following the street right of way. Existing spaces now located or occupied at a distance greater than five-hundred (500) feet from an approved hydrant may continue until such time as the park is expanded in size or number of spaces. At the time of such expansion, the owner or operator of the park shall have installed one or more hydrants at locations such that no occupied space remains at a greater distance than five-hundred (500) feet, following the street right-of-way, from any hydrant. The Coos Bay Fire Department shall be authorized by the owner to inspect the hydrants in accordance with current standard procedures and to require periodic tests when deemed necessary. No parking shall be permitted within ten (10) feet of fire hydrants.

E. Lighting. All roads within the park shall be lighted at night to provide a minimum of 0.35 foot candles of illumination.

6. Open Space and Recreational Area.

A. Minimum area. Open space shall constitute 6% of the total gross area of the park. Improved recreational areas shall have a minimum area of 8,000 square feet or 100 square feet per dwelling unit, whichever is greater.

B. Plan. The site plan shall contain the following:

- (1) Boundaries of the proposed areas.
- (2) Written explanation of the purposes of the areas and a description of any improvements to be made.
- (3) Description of the manner in which the area will be perpetuated, maintained, and administered.

C. Guarantee. The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before occupancy of any dwelling.

7. Landscaping. All exposed ground surface in all parts of the park shall be protected and maintained with landscaping to include plant material, paving, gravel, and/or other solid material that will prevent soil erosion, mud, and dust within the park. The ground surface in the park shall be graded and furnished with drainage facilities to drain all surface water in a safe, efficient, and sanitary manner.
8. Fences and Walls. A visual barrier shall be provided and maintained such as a solid fence, a concrete wall, or an approved buffer of trees or shrubs between the mobile home park and abutting properties. The barrier shall have a minimum height of six (6) feet, except the area defined as the entrance of the park where the wall may be three (3) feet for vision clearance.
9. Signs.
 - A. Signs within the mobile home park shall be no larger than two (2) square feet.
 - B. The sign at the entrance identifying the park shall not advertise any limited commercial or laundry facility contained within.
10. Off-Street Parking and Loading. The provisions of the Off-Street Parking Ordinance shall apply.
11. Special Mobile Home Siting Requirements.
 - A. Certified factory-built homes and parks.
 - (1) Only certified factory-built homes with a minimum floor area of 800 square feet shall be allowed in an R-5 district. Those dwellings built prior to the adoption of this section may be allowed upon submitted evidence to the Building Official indicating substantial compliance with the standards required for an "Insignia of Compliance."
 - (2) Residential certified factory-built home parks and units shall be required to meet all state requirements for mobile home parks.
 - (3) Recreational vehicles may be allowed in accordance with Section 2 of this chapter.

CHAPTER 2.13 PARK/CEMETERY DISTRICT (QP-1)

Section 1. INTENT.

The QP-1 District is included in the zoning regulations to achieve the following city objectives:

1. Set aside lands to be used as open space and/or for recreational facilities that will serve all residents of the city.
2. Ensure the aesthetic development of all facilities and amenities including structures, access, parking, trails and paths, and landscaping.
3. Promote the placement of parks in locations convenient for use and promote the multi-purpose use of these areas.

Section 2. PERMITTED USES.

The following uses are permitted in a QP-1 zoning district.

1. Civic Use Types.

Community recreation
Parking service

2. Commercial Use Types.

Funeral and interment services: Cemetery

3. Other related uses.

Section 3. CONDITIONAL USES.

None.

Section 4. USES EXPRESSLY PROHIBITED.

All non-related uses.

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS.

The following property development standards shall apply to all land and structures in the QP-1 District.

1. Site Plan and Architectural Review - This review shall be required prior to the construction of all buildings designed for public use, and also for major improvements, large scale landscaping plans, and trail/path systems in the parks.
2. Building Height - No building shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet in height.
3. Riparian Vegetation.
 - A. Riparian vegetation surrounding Empire Lakes is considered significant habitat in the Comprehensive Plan. This habitat shall be protected by leaving the existing vegetation undisturbed to its full width, if possible, but at least to a width of fifty (50) feet measured horizontally from the shoreline. If there is less than fifty (50) feet of vegetation, all of it shall be protected. The shoreline shall be the line of non-aquatic vegetation.
 - B. Water access, trails/paths, picnicking areas, or other recreation uses may be permitted if the activities are part of a master plan for the park, and if they constitute no more than a 20% cumulative reduction in the total vegetation surrounding the lake within the zoning designation.

CHAPTER 2.14 WATERSHED DISTRICT (QP-2)

Section 1. INTENT.

The QP-2 District is included in the zoning regulations to preserve and protect lands providing the city's water supply.

Section 2. USES PERMITTED.

Only uses related to the operation and maintenance of the water system.

Section 3. CONDITIONAL USES.

None.

Section 4. USES EXPRESSLY PROHIBITED.

All other uses.

Section 5. PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply to all land and structures in the QP-2 District:

1. Site Plan and Architectural Review. This review shall be required prior to the establishment or change of any structure which is accessible to the public in the QP-2 zoning district.
2. Building Height. No building shall have a height greater than three (3) stories, not to exceed thirty-five (35) feet.
3. Riparian Vegetation.
 - A. Riparian vegetation surrounding Upper and Lower Pony Creek Reservoir is considered significant habitat in the Comprehensive Plan. This habitat shall be protected by leaving the existing vegetation undisturbed to its full width, if possible, but at least to a width of fifty (50) feet measured horizontally from the shoreline. If there is less than fifty (50) feet of vegetation, all of it shall be protected. The shoreline shall be the line of non-aquatic vegetation.
 - B. Water access, road, and timber management activities may be permitted if they are part of a master plan for the watershed and forest management program, and if they comply with Oregon Forest Practice Rules.

CHAPTER 2.15 PUBLIC EDUCATIONAL FACILITIES (QP-3).

Section 1. INTENT.

The QP-3 District is included in the zoning regulations to achieve the following city objectives:

1. Set aside developed and undeveloped lands used or suitable for public educational facilities.
2. Ensure that development of this property is compatible with uses in surrounding districts.

Section 2. PERMITTED USES.

The following uses are permitted in a QP-3 zoning district.

1. Civic Use Types.
Educational service
2. Other related uses.

Section 3. CONDITIONAL USES.

None.

Section 4. USES EXPRESSLY PROHIBITED.

All non-related uses.

Section 5. PROPERTY DEVELOPMENT REQUIREMENTS.

The following property development standards shall apply to all land and structures in the QP-3 District:

1. Site Plan and Architectural Review. This review shall be required prior to construction all buildings and other facilities designed for public use, and for major improvements.
2. Property Development Standards. Property development standards of the dominant surrounding zoning district shall apply, when appropriate.

3. Riparian Vegetation.

- A. Riparian vegetation surrounding Empire Lakes is considered significant habitat in the Comprehensive Plan. This habitat shall be protected by leaving the existing vegetation undisturbed to its full width, if possible, but at least to a width of fifty (50) feet measured horizontally from the shoreline. If there is less than fifty (50) feet of vegetation, all of it shall be protected. The shoreline shall be the line of non-aquatic vegetation.
- B. Water access, trails/paths, picnicking areas, or other recreational and educational uses may be permitted if the activities are part of a master plan for the college campus, and if they constitute no more than 20% cumulative reduction in the total vegetation surrounding the lake within the zoning designation.

ARTICLE 3.

GENERAL CONDITIONS



4. Future extension of streets. Where necessary, to give access to, or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of the development and the resulting deadend streets may be approved without a turnaround. Reserve strips may be required to preserve the objectives of street extensions.

Section 3. STREET NAMES.

No street name shall be used which will duplicate or be confused with names or existing streets, except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the city and shall be subject to the approval of the Planning Commission.

CHAPTER 3.12 OPEN SPACE

Section 1. TYPES.

Open space may be any or a combination of the following:

1. Natural areas of undisturbed vegetation or areas replanted with vegetation after construction.
2. Natural water courses or greenways.
3. Areas of steep slopes averaging greater than 20%.
4. Expanses of lawn.
5. Community garden plots.
6. Yards associated with individual lots only if aggregated into one, definable unit.

Section 2. GENERAL STANDARDS.

1. Minimum area. The minimum area will vary and is specified for each use or type of development elsewhere in this ordinance.
2. Restrictions. Open space areas shall not be occupied by buildings, streets, or street rights of way.

CHAPTER 3.13 RECREATIONAL AREA

Section 1. TYPES.

Recreational areas may be either or a combination of the following:

1. Places of active/passive recreation (e.g., totlots, ballfields, picnic areas, community buildings, swimming pools, tennis courts, etc.)
2. Expanses of lawn.

Section 2. GENERAL STANDARDS.

1. Minimum Area. The minimum area will vary and is specified for each use or type of development below or elsewhere in this ordinance. However, areas designated as recreational shall be contiguous and shall measure at least thirty (30) feet in each direction.
2. Overall Finished Grade. The grade of the area calculated for recreational areas shall not exceed 10% slope.
3. Restrictions. Recreational areas shall not be occupied by non-recreational buildings, streets, street rights of way, solar arrays, or wind generation devices.

Section 3. CONVENTIONAL SUBDIVISION REQUIREMENTS.

1. Minimum Area. The developer shall dedicate to the city or reserve for the residents of the development land useable for recreational area. This regulation shall apply to developments of at least six (6) acres or greater. The amount of land to be set aside shall be 3,000 square feet for the first six acres and shall be increased 500 square feet for every additional acre in the development. Any fractional acreage greater than one-half shall be counted as a full acre. The recreational area shall have a length to width ratio of not greater than 3:1.
2. Plan. The plat or partition map shall contain the following:
 - A. Boundaries of the proposed area.
 - B. Written explanation of the purpose of the area and a description of any improvements to be made.
 - C. Description of the manner in which the area will be perpetuated, maintained, and administered.
3. Guarantee.
 - A. Recreational areas dedicated to the city must be accepted by the city, OR

- B. The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before occupancy of any dwelling.

CHAPTER 3.14 FLOOD DAMAGE PREVENTION

Section 1. GENERAL.

Areas within the City of Coos Bay have been subject to periodic flooding and the city is a participating community in the National Flood Insurance Program. Therefore, the city must adopt land use control measures to reduce flood hazard, and assure that city residents will continue to benefit from the national program.

Section 2. BASIS FOR ESTABLISHING THE AREA OF SPECIAL FLOOD HAZARD.

The areas of special flood hazard are identified by the Federal Insurance Administration in its Flood Hazard Boundary Map (FHBM), #410044 0005 A, dated March 25, 1977, and any revision thereto are adopted by reference and declared to be a part of this ordinance.

Section 3. REQUIREMENTS.

All new construction or major improvements to existing structures located within the area of the 100-year flood plain shall conform to the following standards. The building official and/or Public Works Department shall be responsible to review plans and inspect construction to determine that it is reasonably safe from flooding, and must be constructed to the currently adopted Uniform Building Code.

1. Structures.

- A. Residential structures including mobile homes shall have the lowest habitable floor including basements elevated to or above the flood plain elevation.
- B. Non-residential structures shall have the lowest habitable floor including basement elevated or floodproofed to or above the flood plain elevation.
- C. The structure shall be designed or modified and anchored to prevent flotation, collapse, or lateral movement.
- D. Construction materials and utility equipment shall be resistant to flood damage.
- E. Construction methods and practices shall minimize flood damage.

ARTICLE 4.

SPECIAL SITE DEVELOPMENT

THE BEAUFORT

CHAPTER 4.3 CLUSTER DEVELOPMENT

Section 1. GENERAL.

The purpose of permitting cluster development is to provide an alternative to the conventional lot and block residential design. It is intended to preserve and enhance open space and natural amenities, maximize the use of land with severe topographical constraints, and may be used to provide solar and wind access. Variation in lot sizes and yards are permitted while maintaining the overall density required by the underlying zoning district.

Section 2. USES.

The uses in the development shall conform to the requirements of the underlying zoning district.

Section 3. PROPERTY DEVELOPMENT REQUIREMENTS.

1. Area. The land area of the cluster development shall be composed of contiguous parcels or lots.
2. Exceptions. All other property development requirements of the underlying zoning district shall apply with the following exceptions:
 - A. Lot size. The minimum individual lot size shall not be reduced more than 50% of the minimum square footage specified by the underlying zoning district.
 - B. Lot frontage. Lot frontage requirements shall not apply.
 - C. Yards. Yard requirements of the zoning district shall only be applied from the development perimeter and from dedicated rights of way. All other yard standards shall meet the Uniform Building Code.
 - D. Building coverage. Total building coverage within the development shall not exceed the amount of the lot coverage standard of the underlying zoning district.
3. Parking. The parking requirements specified in Chapter 3.15 Off-Street Parking and Loading must be met, but can be satisfied on the individual lots and/or on the commonly-owned property.
4. Recreation and Open Space. The following specific standards shall apply in addition to the general requirements for recreation and/or open space found in Chapter 3.13.
 - A. Minimum Area. Open space and recreational area shall be provided as compensation for the individual lot reductions permitted by this development option. Depending upon the

underlying zoning district, the difference between the reduced lot size and that specified as a minimum for the underlying district shall be aggregated and permanently preserved and maintained as commonly-used property in the following proportion: 90% open space use, 10% recreational use.

B. Plan. A plan shall be submitted containing the following:

- (1) A map delineating the boundaries of the proposed area.
- (2) Written explanation of the purpose of the area and a description of any improvements to be made.
- (3) Description of the manner in which the area will be perpetuated, maintained, and administered.

C. Guarantee. The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before the occupancy of any dwelling.

CHAPTER 4.6 PLANNED UNIT DEVELOPMENT

Section 1. GENERAL.

The planned unit development process is established to encourage the development of single tracts of land as one project. Deviation from specific site standards is allowable as long as the general purposes for the standards are achieved as the general intentions of the ordinance are observed. This overall planned approach is appropriate if it maintains compatibility with surrounding areas and creates an attractive, healthful, efficient, and stable environment. It is the intent of the planned unit development to:

1. Achieve a more efficient utilization of land through shared facilities and services, thereby, economizing on development costs.
2. Afford innovative design opportunities rather than the conventional lot and block land use so that a developer gains freedom in the placement and uses of buildings and open space, and in the design of facilities and traffic circulation systems.
3. Maximizes development potential of building sites constrained by special features such as topography, shape, or size while minimizing the potential for hazardous conditions.

Section 2. PERMITS REQUIRED AND INITIATION.

When required, the right to proceed with a planned unit development shall be determined through the conditional use permit process. Development design of the site shall be reviewed through Site Plan and Architectural Review. However, depending upon the marketing of the land, this review may be replaced by subdivision or major partitioning procedures. Substantial design changes in approved plans shall be approved under the same procedure.

Application for these permits can be initiated by the property owner or authorized representative.

Section 3. PREAPPLICATION.

The applicant shall submit to the Community Development Department a sketch plan and discuss the proposed development in relation to:

1. City Comprehensive Plan
2. State law requirements
3. Land Development Ordinance and other city policies.
4. Special problems associated with the land or proposed development.
5. General design of all streets and utilities, particularly affecting on-site and adjacent property development.

(6) All streets within the Planned Unit Development shall be named as approved by the Commission. The owner or operator of the development shall furnish, install, and maintain street signs of a type approved by the Commission.

5. Services.

- A. Fire Protection - On-site fire protection facilities shall be provided in accordance with current regulations and requirements of the city pertaining to such development.
- B. Lighting - All roads within the Planned Unit Development shall be lighted at night to provide a minimum of 0.35 foot candles of illumination.



6. Recreational Areas and/or Open Space.

- A. Minimum Area - Not less than forty (40) percent of the total gross area shall be so designated. Any area designated as recreational and/or open space shall contain a minimum area of three thousand (3000) square feet with a minimum dimension of thirty (30) feet.
- B. Plan - The plan shall contain the following:
- (1) The boundaries of the proposed area.
 - (2) A written explanation of the purpose of the area and a description of any improvements to be made.
 - (3) A description of the manner in which the area will be perpetuated maintained, and administered.
- C. Guarantee - The preservation and continued maintenance of property commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before occupancy of any dwelling.

~~7. Off-Street Parking and Loading. The provisions of Chapter 3.15. shall apply.~~

8. Signs. The provisions of the Sign Ordinance shall apply.

CHAPTER 4.7 COMMERCIAL RECREATIONAL VEHICLE PARK

Section 1. PERMITS REQUIRED.

The right to proceed with a commercial recreational vehicle park shall be determined through the conditional use permit process. Development design of the project shall be reviewed through Site Plan and Architectural Review.

Section 2. RESTRICTIONS.

Recreational vehicles shall not remain on a single unit space continuously for more than sixty (60) days.

Section 3. PROPERTY DEVELOPMENT REQUIREMENTS.

1. Minimum park area. No requirements other than necessary to comply with all state and local requirements.
2. Unit density. The number of units permitted shall conform to state requirements.

3. Roads.

A. Roads within a commercial recreational vehicle park shall be paved and built according to the following minimum standards:

- (1) Twenty (20) feet where no on-street parking is allowed.
- (2) Twenty-eight (28) feet where on-street parking is allowed only on one side of the street.
- (3) Thirty-six (36) feet where parking is permitted on both sides of the road.
- (4) All private streets and ways within the park shall be designed and built as approved by the Public Works Department.

(5) An additional three (3) feet on each side of the pavement shall be designated as right of way from the outer limits of which setbacks are to be measured.

B. All roads and streets within parks shall be named as approved by the Planning Commission. The owner or operator of the park shall furnish, install, and maintain street name signs of a type approved by the Public Works Department.

5. Recreational area.

A. Minimum area. Recreational area shall be computed at one hundred (100) square feet per unit space.

B. Plan. The site plan shall contain the following:

- (1) Boundaries of the proposed area.
- (2) Written explanation of the purpose of the area and a description of any improvements to be made.
- (3) Description of the manner in which the area will be perpetuated, maintained, and administered.

C. Guarantee. The preservation and continued maintenance of property and/or structures commonly-owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the Community Development Department before occupancy of any dwelling.

6. Landscaping.

A. All exposed ground surfaces in all parts of the park shall be protected and maintained with landscaping to include plant material, paving, gravel and/or other solid material that will prevent soil erosion, mud, and dust within the park.

B. Landscaped and or natural state open space area shall be provided as necessary to secure visual buffering between adjacent land uses.

7. Fences and walls. All storage and trash areas must be enclosed and screened from public view.

8. Off-street parking. The provisions of Chapter 3.15 shall apply.

9. Unit spaces.

A. All unit spaces shall be provided with connections for electricity, domestic water, and sanitary sewer, unless otherwise permitted by the Planning Commission. In no case shall the Commission allow more than forty (40) percent of the unit spaces provided within a park to deviate from these standards.

B. All unit spaces provided shall be paved with asphaltic concrete or equal material.

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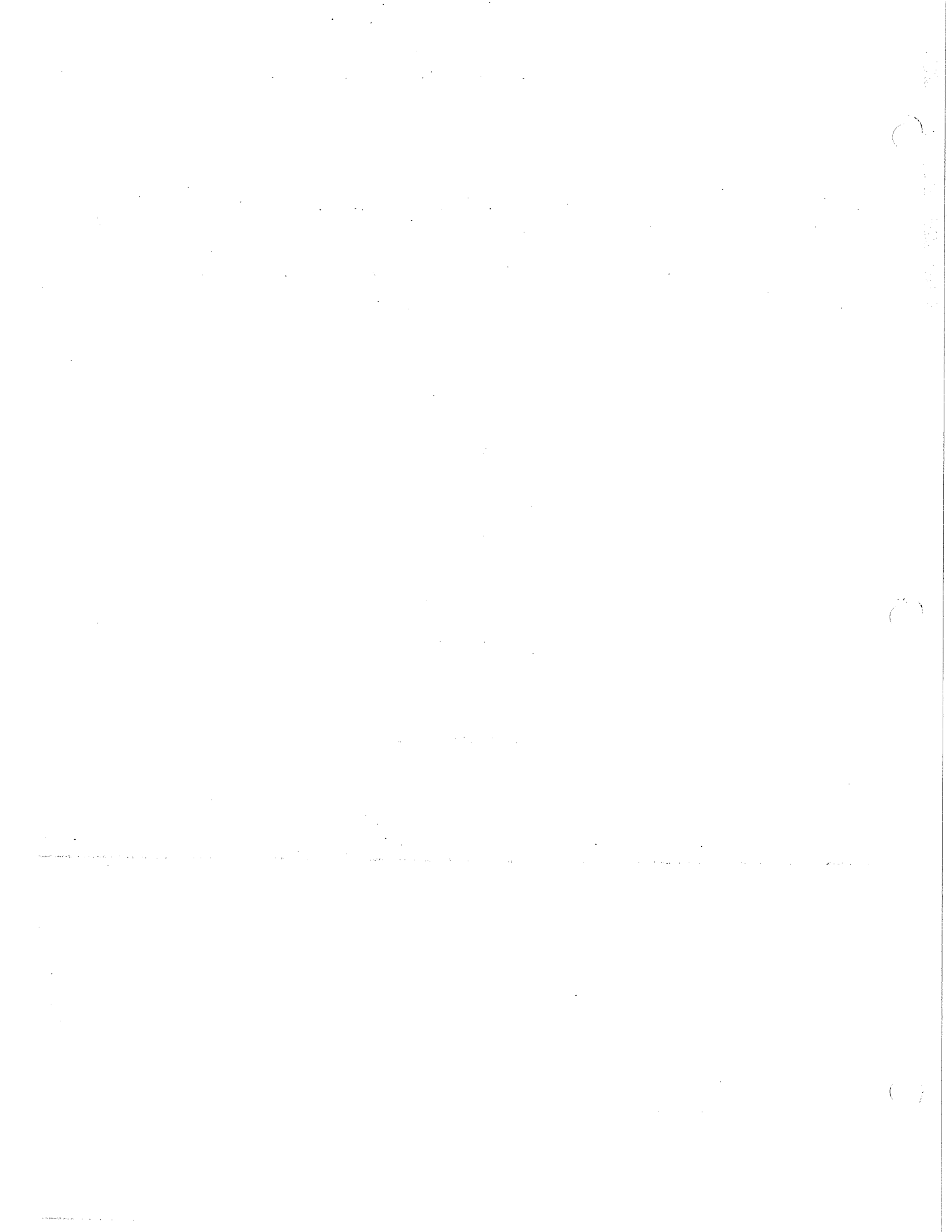
CITY OF EASTSIDE

1995 COMPREHENSIVE PLAN

VOLUME I

INVENTORY

November 1978



COMMUNITY ELEMENT

Recreational and Educational Summary and Prospects

Eastside's location on a major coastal estuary affords a wide variety of recreational opportunities to the city's residents. Deep-sea fishing is available at Charleston where the Port of Coos Bay maintains a small boat basin for private boats. The waters of Coos Bay are excellent for clamming and crab fishing. The Coos River and freshwater lakes to the north yield many varieties of fish including trout and bass. Additionally, there are a number of State, County and City parks that are available within a short driving distance of Eastside.

Presently there are two public parks within Eastside. The largest park covers a half-block on the west side of Fifth Avenue between "D" and "E" Streets. This park contains a ball field and limited playground and picnic facilities. The second park is located on 14th Avenue adjacent to the water reservoir between "E" and "F" Streets.

In addition to the City parks, the outdoor playgrounds and athletic fields at Eastside Elementary School and Millicoma Junior High School are open and available for use by the general public during non-school hours. Indoor gymnasiums at the schools are available on a rental basis to interested groups during non-school hours. These schools occupy a large site bounded by Second Avenue on the west, "D" Street on the south and "B" Street on the north. These schools are part of Coos Bay School District 9. The elementary school buses grades kindergarten through 6, and the junior high houses grades 7 and 8. High school students from Eastside attend Marshfield High School. Southwestern Oregon Community College is located in Coos Bay and offers a variety of two-year instructional programs.

Historical Site Summary

The only known historical site in Eastside is the site of the old ferry landing on the northwest edge of the City on Isthmus Slough. A ferry at this location provided the only automobile access between Coos Bay (then known as Marshfield) and Eastside prior to the construction of the bridge over Isthmus Slough. There are no remnants of this facility surviving.

There are no known archeological sites in Eastside.

Problems and Planning Issues

Problems:

1. Eastside at present has only two public parks, which are inadequate for the needs of the City.
2. Development of additional park areas is hindered by lack of funds.
3. As development occurs in Eastside, access to the estuary could become limited.

which have been built up by dredge spoil deposits. Additional information regarding Eastside's water and water-related areas is presented in the section of Chapter Five entitled Estuaries and Wetlands.

Other Open Space Near Eastside

The area surrounding Eastside contains large quantities of open space of various types. The timbered foothills which rise from the east shores of the bay represent the largest expanse of open space directly adjacent to the City. Other types of open space which are located within an hour or less of driving time of Eastside include ocean beaches, sand dunes, other forest areas and streams. These types of open space are discussed in greater detail in sections of the preceding chapter on Natural Resource Characteristics.

Land, Air, Water Quality

This section deals with land, air, and water quality in and around Eastside. Factors tending to reduce land, air, and water quality are identified. Also identified are steps which have been or are being taken to improve the quality of these resources.

Land Quality

Probably the most significant source of adverse impact on land quality has been the large-scale clearance of land in preparation for new development. In some cases, land clearance has involved complete removal of trees and other vegetative covering. Given the hilly nature of much of the land in Eastside, plus the relatively wet weather which occurs during much of the year, wholesale land clearance tends to increase the potential for slides and erosion. On the other hand, selective clearance of construction sites may serve to enhance the visual appeal of the completed project, and will benefit the land by retaining at least part of its natural vegetation.

Air Quality

Air quality in and around Eastside is generally good, and although there are some sources of air pollution, there does not appear to be any serious problems. Automobile exhausts and mill smoke and dust are probably the most readily identifiable pollutants. However, coastal winds in the area tend to disperse most of these discharges. Also, pollution from wood products manufacturing plants has been substantially reduced through the cooperation of the industry in following guidelines established by the Oregon Department of Environmental Quality. Wigwam burners have been dismantled, and the waste products formerly burned in them are now disposed of in non-polluting ways.

Unfortunately, the same prevailing winds that help disperse most of the air pollution in the Bay Area also occasionally create pollution for some residents in Eastside. Winds from the northwest frequently blow dust from the fill areas into the residential areas on the west side of town during the dry weather. The Port of Coos Bay, which owns many of these fill areas intends to plant grass there so as to stabilize the loose fill material and

PART IV

ENVIRONMENTAL CONSIDERATIONS

Open Space

In terms of the total land and water area of Eastside, open space is by far the City's most abundant physical commodity. This section identifies the location and types of open space which exist in Eastside and the surrounding area.

Land Areas In Eastside

As discussed in the section on Development Characteristics, urban development in Eastside is presently confined to the terrace which rises from the low-lying tidal flats, marshes, and fill areas which form the outer portions of the peninsula on which the City lies. A band of tidal flats extends around the edge of the peninsula from approximately the end of Bessee Street to a point on Catching Slough about one-half mile north of the Coos River Highway Bridge. A large area of marshland lies between the tidal flats and the upper terrace, extending eastward from a point roughly in line with Ninth Avenue. Extending west from the marsh and continuing along the foot of the terrace around Cypress Point is a large area of fill material which has been built up over a period of years as the result of dredging operations in the Coos Bay Channel. The athletic field for Millicoma Junior High School is located at the foot of the terrace southeast of Cypress Point, and is the only part of the fill area receiving regular use at present.

Open space exists in significant amounts in the upper terrace which contains nearly all of Eastside's development. There are two city parks at present including one on Fifth Avenue between "D" and "E" Streets, and one south of the City reservoir at Fourteenth Avenue and "F" Street. Most of the remaining open space in the City consists of wooded areas. One such area lies between Ninth and Fourteenth Avenues about one block south of "F" Street, extending to the south City limits. Another large wooded ridge is located between Cedar Drive and the south City limits, and is bordered by Sixteenth Avenue on the west and Ross Slough Road on the east.

Water and Water-Related Areas in Eastside

A substantial portion of the Coos Bay Estuary directly north of Eastside's main peninsula lies within the City limits. The City's east boundary begins in Catching Slough and follows the east shoreline of the bay north to about one-half mile beyond Pierce Point, then extends west to encompass all of the south end of the bay except for the shipping channel along the Coos Bay and North Bend waterfronts. Amidst this expanse of marine open space are Bull Island and several smaller marshy islands near the east shore. Near the shipping channel on the west side of the bay are three fairly large islands

Public and Semi-Public Buildings

Eastside's City Hall is located on the northwest corner of Fourth Avenue and "D" Street and houses city offices and the fire station. The City's sewage disposal plant is located at the north end of Tenth Avenue. There are three water reservoirs in the City. The first is located on the west side of Fourteenth Avenue south of "E" Street. The second reservoir is located on "I" Street between Ninth and Tenth Avenues, and the third is located south of "I" Street between Fourteenth and Fifteenth Avenues. The City's water and sewerage systems are discussed in detail in the Public facilities section of this chapter.

Eastside Elementary school and Millicoma Junior High School occupy a large site bounded by Second Avenue on the west, "D" Street on the south and "B" Street on the north. These schools are part of Coos Bay School District 9. The elementary school houses grades kindergarten through 6, and the junior high houses grades 7 and 8. High school students from Eastside attend Marshfield High School. Southwestern Oregon Community College, is located in Coos Bay and offers a variety of two-year instructional programs.

Eastside has two churches, one of which is located at 2nd Avenue and "D" Street. The other is located at 6 th Avenue and "D" Street.

Parks and Recreational Areas

This section identifies the areas in Eastside which are presently used for recreational purposes as well as sites which have been considered by the city for future recreational use and development.

City Parks: At present there are two public parks in Eastside. The largest park covers a half-block on the west side of Fifth Avenue between "D" and "E" Streets. This park contains a ball field and limited playground and picnic facilities. Access to the park from "D" Street is provided by a landscaped walkway. The second park is located on 14th Avenue adjacent to the water reservoir between "E" and "F" Streets. A tennis court is scheduled for completion on this site in mid-1975.

Proposed Park Sites: In addition to the two City parks, four sites (shown on the Land Use Map as A, B, C, and D) have been considered by the City for recreational development but no action has yet been taken on any of them. Site A lies on the north side of the Coos River Highway between Eleventh and Twelfth Avenues. ~~Recreational development of this area may be precluded because of its low elevation and its proximity to a dangerous curve in the highway.~~ Site B is located in a hillside area between Harbor View Drive and Sixteenth Avenue near the end of "D" Street. Site C is on the east side of Sixteenth Avenue at "G" Street, and Site D is at the north end of Second Avenue near "A" Street. These sites have all been considered for use as neighborhood play areas, but development of any or all of them is hampered by lack of sufficient funds available for recreational improvements.

School Facilities: In addition to the City parks, the outdoor play grounds and athletic fields at Eastside Elementary School and Millicoma Junior High School are open and available for use by the general public during non-school hours. Indoor gymnasiums at the schools are available on a rental basis to interested groups during non-school hours.

City Paving Policy: Over past years the City of Eastside has maintained a policy of paving and otherwise upgrading streets as funds permit. ~~Costs of these improvements have been shared by the City and adjoining property owners.~~ The City is currently preparing a set of standards for construction of new streets and improvement of existing streets. When completed, these standards will be formally adopted by the City Council. These standards will apply not only to streets built and improved by the City, but also to streets built as part of subdivisions for later dedication to the City.

Coos River Highway: The Coos River Highway passes through Eastside over 6th Avenue and provides access to U.S. Highway 101 from Eastside and communities located along Coos River. The accompanying table shows the average daily traffic (ADT) volumes on the highway at specific points between the east City limits of Eastside and U.S. 101 for the years 1978-1977. Total ADT volume on Coos River Highway (measured just east of the junction of U.S. 101) rose by 9.7% between 1973 and 1977. The rising traffic volume on the highway, the growing conflict between through and local traffic, and the narrow, winding and hilly nature of much of the highway in the City all contribute to an increasingly hazardous situation for motorists and pedestrians alike.

Access to Tidelands Area: Most of the undeveloped portion of Eastside consists of large areas of tidal marshes and flats, as well as a very large area of fill material obtained from past dredging operations in Coos Bay. These areas are all lower in elevation than the developed portions of the City. ~~At present, the only road in the tidelands area is over a rough dirt road which extends west across the old airport site and continues to the bay.~~ Lack of adequate access from the main part of the City poses a major obstacle ~~at present to development of tidelands area for any number of possible uses.~~

Pedestrian Access: Due to a relatively limited number of sidewalks, ~~pedestrian access within Eastside is confined primarily to footpaths and to shoulders of streets and roads.~~ This situation creates serious conflicts between pedestrian and vehicular traffic and endangers the safety of pedestrians. ~~This problem is greatest for school children living in the eastern portion of the City who walk along parts of the Coos River Highway to reach school.~~

Bicycle Access: ~~All bicycle access within Eastside is by way of existing streets and footpaths.~~ Conditions for bicycle use are generally poor due to the large number of unpaved streets, which reduce rider comfort and safety. Other factors which tend to limit bicycle use are the large number of hills in the City and also the heavy car and truck traffic on Coos River Highway which is the major paved east-west route through the City.

Public Transportation: There is ~~no mass transportation system~~ serving Eastside or nearby cities due to lack of population density necessary to make such a system economically feasible. However, taxicab service is available in the City from a company based in Coos Bay. Also, the North Bend Senior Activity Center offers mini-bus service for Senior Citizens in the Bay Area. This service is available to Senior Citizens in Eastside once weekly.

the doorstep of the only deep-water shipping port between San Francisco and the Columbia River. More logs, lumber and other wood products are shipped annually from Coos Bay than from any other port in the world. A limited quantity of petroleum products are imported annually, but this volume may increase.

Its large acreage of developable land adjacent to navigation channels makes Eastside especially important to the water transportation system.

In addition to commercial water transportation, the Coos Bay estuary generates considerable recreational boating activity, especially in connection with sport fishing. There are presently no sport fishing docks or other facilities in Eastside to accommodate recreational boats. However, the City's location at the entrance to Coos River creates a considerable potential for development of such facilities.

Recreation

Many of the recreational areas and facilities in and around Eastside have been discussed in preceding sections. Existing parks and potential park sites, for example, are summarized in the section on Land Use in this chapter. Other areas in and out of the City which are frequently used for recreation are discussed in the chapter on Natural Resource Characteristics and in the section on Open Space in Chapter Six. This section summarizes some of the types of recreational activities available within easy driving distance of Eastside.

In addition to the parks in Eastside, there are a number of public parks in Coos Bay and North Bend. These parks contain picnic and playground facilities, and baseball fields in some cases. Municipal swimming pools are located in Coos Bay and North Bend, and both cities have a number of tennis courts. An eighteen hole public golf course is located north of Eastside on Kentuck Inlet.

Eastside's location on a major coastal estuary affords a wide variety of recreational opportunities to the City's residents. Deep-sea fishing is available at Charleston where the Port of Coos Bay maintains a Small Boat Basin for private boats. The waters of Coos Bay are excellent for clamming and crab fishing. The Coos River and freshwater lakes to the north yield many varieties of fish including trout and bass.

The Oregon Dunes National Recreation Area is located a few miles north of North Bend and continues north into Douglas County. A number of ocean beaches are easily reached from Eastside. State and county parks are located at some of these beaches.

Housing

Quantity

According to a 1975 housing survey updated with information on a recent permit activity, there were 593 dwelling units completed or under construction in Eastside by the end of 1978. Of these 524 are single family units, 49 are multi-family units, and 20 are mobile home units.

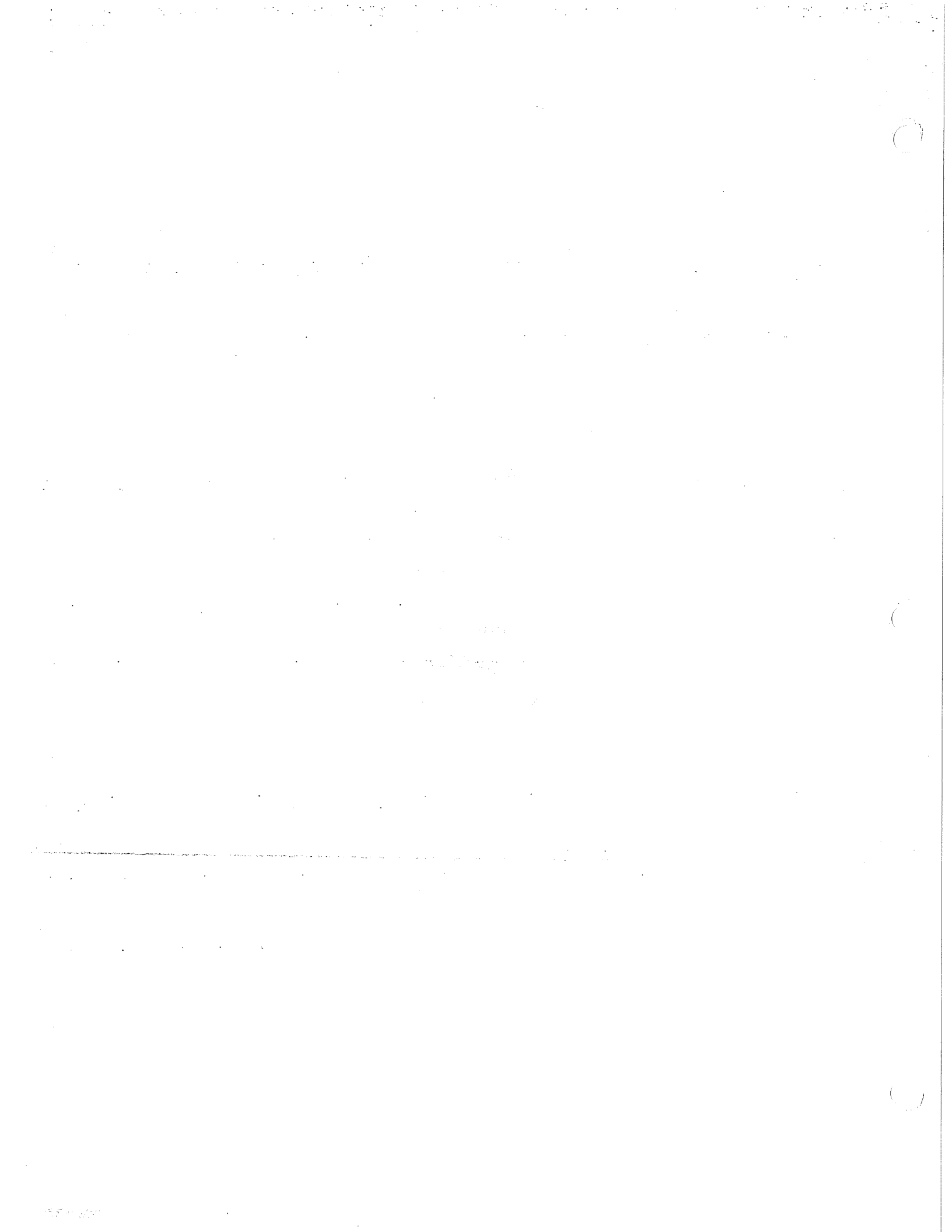
'According to a 1980 wind shield survey there were 573 dwelling units in Eastside. Of these 49 were multi-family and 35 were mobile home units.'

REVISED DRAFT

CITY OF EASTSIDE
1995 COMPREHENSIVE PLAN

VOLUME II
PLAN POLICIES

NOVEMBER 1978



Planning Issues:

1. What should be the City's position on development of additional parks and recreational facilities?
2. Should the City plan for several neighborhood parks, one large park or a variety of major and minor parks?
3. Should the City take steps to maintain or improve public access to the estuary?

Goals and Objectives

Culture and Education Goal: Enhance the cultural quality and educational climate of Eastside by encouraging the conduct of cultural activities and the siting of related facilities and education institutions in appropriate locations.

Recreation Goal: Accommodation of the recreational needs of residents and visitors of Eastside.

Objectives:

1. To maintain and develop several neighborhood play parks and other public recreational facilities as funds permit.
2. To maintain and improve public access to the estuary for recreational purposes.

Policies

1. The City shall cooperate with appropriate agencies in identification and development of such facilities within the available funds.
2. The City shall coordinate recreational development with private groups, other public agencies, and other levels of governments.
3. The City shall work with the Port of Coos Bay and other appropriate agencies when planning development on the fill areas to:

~~a. Provide adequate public access to the estuary.~~

~~b. Maintain a 100-foot buffer strip separating the presently developed area of Eastside and the fill areas.~~

Implementation Activities

Four sites have been considered by the City for recreational development but no action has yet been taken on any of them. Site 1 lies on the north

side of the Coos River Highway between Eleventh and Twelfth Avenues.

Recreational development of this area may be precluded because of its low elevation and its proximity to a dangerous curve in the highway.

Site 2 is located in a hillside area between Harbor View Drive and Sixteenth Avenue near the end of "D" Street. Site 3 is on the east side of Sixteenth Avenue at "G" Street, and Site 4 is at the north end of Second Avenue near "A" Street. These sites have all been considered for use as neighborhood play areas, but development of any or all of them is hampered by lack of sufficient funds available for recreational improvements.

The 100 foot buffer strip is also seen as a potential site for future controlled recreational development. This could include such facilities as a jogging trail, a bike path and a number of other activities. The City should work with Port of Coos Bay to have the buffer strip deeded to the City to be a park.

Funding resources should be explored to develop proposed park sites and the buffer strip as controlled recreation areas.

eleven acres and is large enough to accommodate a neighborhood shopping center including possibly a supermarket, variety store and other small businesses. This site appears to be ideal for such development in terms of room for adequate parking, plus relatively easy access to a major thoroughfare.

General commercial development is recommended along the north side of "D" Street to a point one half block west of Sixth. This area presently contains a number of small businesses, and appears to have vacant land on which additional firms could be located. In general this area appears best suited for continued development of small businesses providing daily services. Example of business appropriate for this area in terms of scale might include banks, beauty or barber shops, laundromats or dry-cleaning establishments. The size of development in this area appears to be limited primarily by limited space for parking. Also, small scale commercial development in this area is particularly appropriate in terms of being compatible with existing residential development on the south side of Sixth Avenue.

Planned Industrial Areas

In designating areas for Planned Industrial development, the 1995 Plan recognizes the need to encourage economic diversification of Eastside and the greater Bay Area, while at the same time maintaining the City's present residential character as much as possible, in keeping with the Community Goals on Economic Development. The Plan recommends that two waterfront areas be designated as Planned Industrial. The first is located on the western portion of the fill area adjacent to Isthmus Slough. The second area is on the north edge of the peninsula. Planned industrial development on the northern part of the peninsula must be coordinated with dredge spoiling activity. The area is bounded by Isthmus Slough on the west, Sixth Avenue on the East, and "E" and Fink Streets on the north, also designated as planned industrial. The 1995 Plan recognizes the existing industrial uses in this area as well as providing an area for expansion of existing industrial uses.

Buffer Areas

In order to minimize potential conflicts between existing residential uses on the upper terrace of Eastside and planned commercial and industrial uses in the tidelands and fill areas, the 1995 Plan establishes a Buffer Area to separate these uses. This area extends along the base of the terrace from an extension of Fink Street, around Cypress Point, and terminates at Tenth Street. The width of the buffer area is 100 feet.

In establishing the Buffer Area, the Plan recognizes the strong potential for industrial development in the fill areas of Eastside, and at the same time addresses the desirability and attractiveness of the City's predominantly residential character. While the planting of trees, shrubs or other vegetative covering would serve to create a buffer between existing residential uses and possible future industrial uses, the Plan does not propose to necessarily limit use of the Buffer Area to this type of planting. Instead, it is recommended that development such as low intensity recreational facilities may be appropriate in this area. Appropriately developed, the Buffer Area will not only help to maintain the City's residential character in keeping with the community Goals for economic development, but will also help to implement the Goals for open space and environmental quality.

The plan map identifies the general location of the buffer area which is specifically defined in the zoning map.

While the majority of land in the Buffer Area is in Port, City, or County ownership, small private parcels extend into the Buffer Area. In the event of private ownership; the property may be developed as residential or commercial. However, the presence of private property within the Buffer Area is not construed to mean that an additional 100 feet of Buffer has to be reserved beyond the private property boundary.

Open Space

The areas designated by the 1995 Plan as Open Space are either presently used for recreational purposes, or have been proposed or set aside for such use by the City. Included as Open Space are the city parks and the City-owned property near the reservoir at Fourteenth Avenue and "F" Street. A potential park site is located east of Sixteenth Avenue between "F" and "G" Streets on property dedicated to the City in connection with development of a large adjacent subdivision. Another piece of City property north of Coos River Highway and east of Tenth Avenue has been identified by the City as a potential park site and is designated as Open Space. The other Open Space area designated by the Plan includes the playgrounds and athletic fields adjacent to the Eastside Elementary School and Millicoma Junior High School. Designation of these areas as Open Space serves to further implement the Community Goals for Open Space as well as for Recreation. The continued use and development of these areas for recreational purposes should help to satisfy the City's recreational needs while at the same time reducing the need for costly additional land acquisition.

Public Facilities

In order to promote the timely, orderly and efficient development of quality public facilities in Eastside, the 1995 Plan identifies the location of existing governmental buildings, utility buildings, schools, and other facilities.

Eastside's City Hall is located at the northwest corner of Fourth Avenue and "D" Street. There is no additional land available at this time for future expansion of building. However, City officials anticipate that the present building, which houses City offices and the fire and police department, will be adequate for the City's needs during the planning period.

Eastside's Post Office is presently located in a food market at the southwest corner of Sixth Avenue and "D" Street. The U.S. Postal Service has no plans for construction of a separate Post Office facility in Eastside during the planning period. In cities the size of Eastside,

A P P E N D I X C.

PARK QUALITY EVALUATION FORMS



CITY OF COOS BAY
PARKS AND FACILITIES CONDITION EVALUATION FORM

Park _____ Date _____ Time _____ Evaluator _____

Rating system: Good - 7-10 points; Fair - 4-6 points; Poor - 0-3 points
(see next page for description)

ACCESSIBILITY

| | Circulation | Physical Condition | Usability |
|--------------------|-------------|--------------------|-----------|
| Automobile parking | | | |
| Bicycle parking | | | |
| Pedestrian access | | | |
| Handicapped access | | | |

COMMENTS: _____

QUALITY OF DEVELOPMENT

| | Physical Condition | Appearance |
|--|--------------------|------------|
| Trails/walkways | | |
| Support facilities (trash receptacles, benches, storage, fences) | | |
| Signs (directive, interpretive, identification) | | |
| Play equipment | | |
| Picnic tables | | |
| Ballfields | | |
| Ball courts | | |
| Lighting | | |
| Lake/watercourses | | |
| Beaches | | |
| Boat launch | | |
| Fishing pier/docks | | |
| Pool | | |
| Special gardens | | |
| Site conditions (drainage, noise, topography) | | |

COMMENTS: _____

MAINTENANCE

| | Physical Condition | Appearance |
|-------------------------------------|--------------------|------------|
| Groundskeeping (plant care, mowing) | | |
| Irrigation | | |
| Litter removal | | |
| Trees/shrubs/turf | | |

COMMENTS: _____

VANDALISM

COMMENTS: _____

OVERALL ATMOSPHERE

COMMENTS: _____

RATING SYSTEM

- Good - Requires no repair, little or no maintenance 7 - 10 points
- Fair - Requires substantial maintenance and/or some structural repair 4 - 6 points
- Poor - Requires major repairs, complete renovation, or complete replacement; requires new development or is totally lacking 0 - 3 points
- N/A - Not applicable

A P P E N D I X D.

BIKEWAY PLAN, COOS BAY, 1975



THE BIKEWAY/COOS BAY

OCEAN BOULEVARD - MINGUS PARK SECTION



CONSIDERED HERE IS THE NEW OCEAN BOULEVARD-MINGUS PARK SECTION OF THE BIKEWAY COOS BAY WITH PROPOSALS AS TO HOW THIS PARK-LIKE ADDITION CAN BECOME REALITY.

THREE ROUTES ARE PROJECTED. ROUTES A & C SHOW THREE WORK PHASES EACH FOR THEIR COMPLETION. ROUTE B CAN BE COMPLETED IN TWO PHASES.

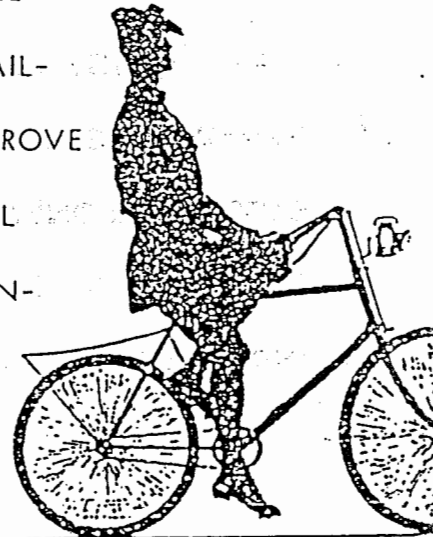
THESE ROUTES, IT IS EMPHASIZED, ARE APPROXIMATE---SUBJECT TO MINOR RELOCATION AND ADJUSTMENT ON FURTHER, MORE INTENSIVE FIELD SURVEY.

CUT & FILL (EXCAVATING AND EMBANKMENT) ARE THE MAJOR CONSIDERATIONS IN DETERMINING COST PER FOOT FOR DEVELOPING EACH OF THESE BIKEWAY ROUTES.

PRESENTLY, ONLY ONE TOTALLY IMPROVED PATH FOR BIKE RIDING---
ROUTE A---IS PROPOSED. FOR THE TIME BEING, ROUTES B & C SHOULD
BE CONSIDERED AS PEDESTRIAN FOOT PATHS WHICH IN THE FUTURE
COULD BE UPGRADED TO BIKEWAYS.

THE IMPROVED BIKEWAY PATH WILL VARY IN WIDTH FROM 6 TO 10 FEET,
ADJUSTING TO TERRAIN AND AVAILABLE RIGHT OF WAY. SURFACING
IS 2-INCH ASPHALTUM ON 4-INCH ROCK. BOTH FOR CONVENIENCE
AND SAFETY REASONS THE BIKEWAY WILL BE WELL SIGNPOSTED. NO
ILLUMINATION IS NOW PLANNED.

FINANCES PERMITTING, ROUTES A, B, C, WILL BE COMPLETED IN THE
MANNER GENERALLY DESCRIBED, WITH A TARGET DATE FOR ROUTE A
SET FOR DEDICATION IN JULY, 1976, SO AS TO COINCIDE WITH THE
BICENTENNIAL CELEBRATION. AS TIME AND MONEY BECOME AVAIL-
ABLE, ROUTES B & C WILL BE DEVELOPED. THE BIKEWAY SHOULD PROVE
ATTRACTIVE TO PARTICIPANTS OF THE MANY TRANS-CONTINENTAL
BIKE RIDES PLANNED FOR 1976 IN HONOR OF OUR NATION'S BICEN-
TENNIAL. ON ONE BIKE HIKE, GROUPS OF BICYCLISTS ARE EX-
PECTED TO TRAVEL (FOR THREE MONTHS AND IN BOTH DIREC -
TIONS)---BETWEEN ASTORIA, OREGON AND WILLIAMSBURG,



VIRGINIA: — UNDOUBTEDLY, A NUMBER OF THESE WILL REACH
COOS BAY AS TOURISTS.

MONIES TO MAKE THE PROPOSED SECTION OF THE BIKEWAY A REALITY
WILL ORIGINATE FROM THE CITY'S CAPITAL IMPROVEMENT FUND OF
WHICH \$7,738 IS BUDGETED FOR BICYCLE PATHS. COMMUNITY DEVELOP-
MENT FUNDS WILL CONTRIBUTE \$2,000. IF NECESSARY; AND IF THE
COUNCIL SO INDICATES, ADDITIONAL MONIES COULD BE MADE AVAIL-
ABLE FROM THE \$49,262 WHICH IS SET ASIDE FOR PARK DEVELOPMENT
OR PERHAPS FROM COMMUNITY DEVELOPMENT'S FUTURE ALLOCATIONS.
COST ESTIMATES ARE NOT YET AVAILABLE FOR THIS SECTION OF
THE BIKEWAY. BOTH COST ESTIMATES AND SPECIFIC ROUTE LOCATIONS
WILL BE PREPARED BY THE CITY'S ENGINEERING DEPARTMENT ON A
PRIORITY BASIS. IN TERMS OF COST, SAVINGS MIGHT BE MADE IN
EMPLOYING CITY CREWS TO ROUGH OUT THE TRAILS, CONTRACTING
OUTSIDE FOR ONLY THE LAYING OF THE ASPHALTUM. ACTUALLY, THE
BIKEWAYS CAN BE AS COSTLY OR AS INEXPENSIVE AS THE PEOPLE
INDICATE AND THE COUNCIL APPROVES.

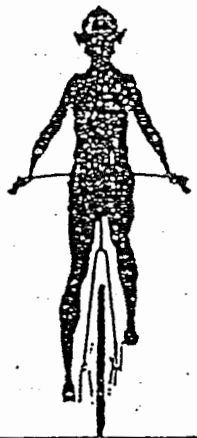
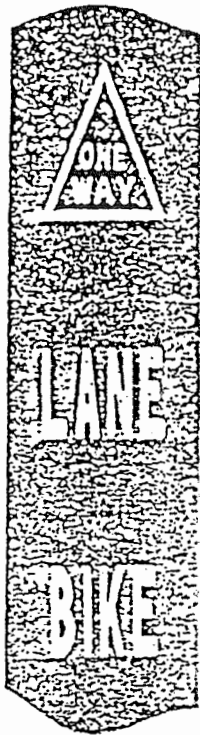
TOMICH
1011

FURTHER EXTENSIONS OF THE BIKEWAY NETWORK ARE ANTICIPATED.

ONE PLAN CALLS FOR A WESTERLY EXTENSION IN WHICH THE BIKEWAY WOULD HEAD-NORTH AROUND LOWER EMPIRE LAKE (SEE MAP), CUT ACROSS SCHOOL DISTRICT 9 PROPERTIES, THEN WEST THROUGH PIONEER CEMETERY (WHICH PROPOSAL WOULD REQUIRE PURCHASE OF THE CEMETERY): THENCE FINALLY SOUTH THROUGH EMPIRE DISTRICT VIA CAPE ARAGO HIGHWAY, TO CHARLESTON.

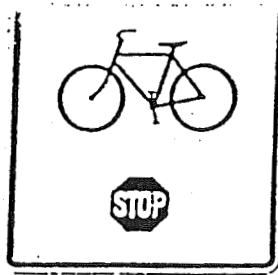
ANOTHER PLAN IS A SOUTH EXTENSION OF THE BIKEWAY WHICH WOULD FOLLOW U.S. 101 (OREGON COAST HIGHWAY 9) THROUGH THE CITY.

THIS PLAN WOULD NECESSARILY BE A JOINT STATE-CITY EFFORT AS IT COULD BE INSTALLED ALONG WITH IMPROVEMENT OF U.S. 101 (THE BROADWAY-FIRST STREET SOUTH, ONE-WAY COUPLET PROJECT) WHICH IS NOW SCHEDULED UNDER THE STATE'S 6-YEAR CONSTRUCTION PROGRAM. THIS SECTION OF THE BIKEWAY WOULD EXTEND FROM COALBANK SLOUGH BRIDGE TO NEAR CURTIS AVENUE IN DOWNTOWN COOS BAY.

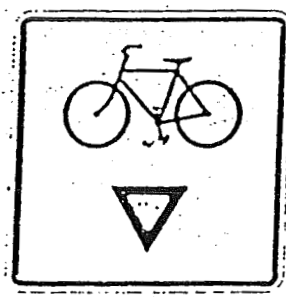


XING
BIKE

ROUTE
BIKE



NO MOTOR
VEHICLES



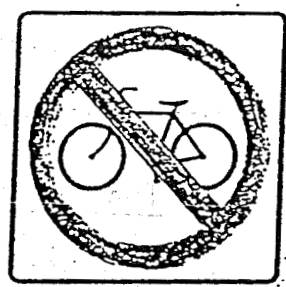
HILL

BICYCLES
YIELD TO
PEDESTRIANS

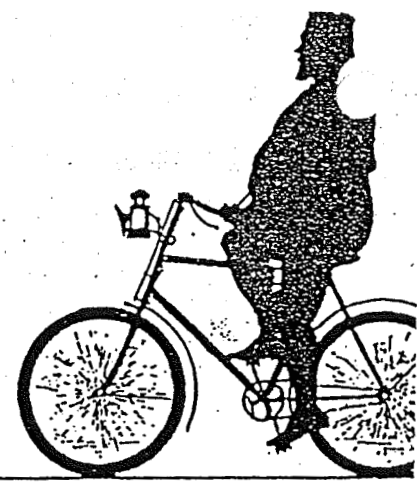
BEGIN



BIKE
XING



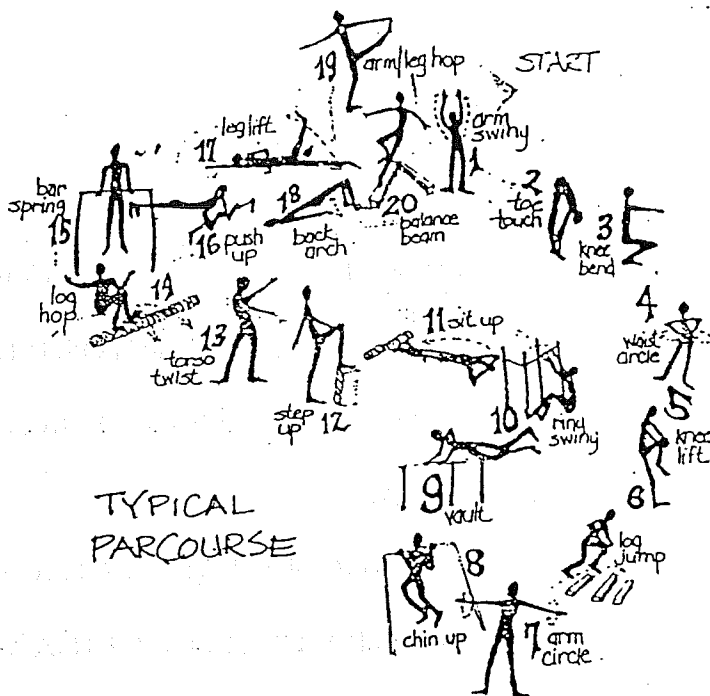
WRONG
WAY



COMPANION TO THE BIKEWAY COOS BAY IS A PROJECT BASED ON THE SWISS PARCOURS AND PROPOSED HERE AS THE "PRE"COURSE----A PHYSICAL FITNESS COURSE DEDICATED TO THE MEMORY OF STEVE PREFONTAINE.

BRIEFLY, PARCOURSE (THE AMERICAN VERSION OF PARCOURS) ORIGINATED WITH A LIFE INSURANCE COMPANY IN SWITZERLAND WHICH INSTALLED A VITA PARCOURS IN ZURICH IN 1968. THIS PROVED SO POPULAR THAT MANY CITIES ACCEPTED THE COMPANY'S OFFER OF PARCOURSE DESIGN AND EQUIPMENT. BY EARLY 1972 OVER 170 PARCOURSE EXISTED IN SWITZERLAND. AUSTRIA IS BUILDING MANY: GERMANY HAS OVER 100.

PARCOURSE HAVE PROVED A NEW USE OF PARK LAND, ARE INEXPENSIVE



TO IMPLEMENT. AMERICAN PARCOURSE, OPEN TO THE PUBLIC SINCE

1973, CAN BE FOUND IN SEVERAL CITIES: PORTLAND (ALONG TER-

WILLIGER BOULEVARD BIKEWAY), IN HONOLULU, CLEVELAND,

WASHINGTON, D.C., AND CALIFORNIA HAS PARCOURSE IN SAN

FRANCISCO, PALO ALTO, SAN JOSE, CARLSBAD, AND LAKE TAHOE.

SEVERAL PRIVATE COURSES ARE AVAILABLE ONLY TO THEIR CONDO-

MINIUM AND RESORT RESIDENTS. ONE CALIFORNIA BUSINESS FIRM HAS

SET UP A FITNESS COURSE FOR ITS EMPLOYEES.

PORTLAND'S PARCOURSE---LAID OUT PARALLELING AN EXISTING BIKE

PATH---WAS BUILT BY THE CITY'S RECREATION STAFF. SIGNS WERE

DONATED BY AN INSURANCE COMPANY.

A TYPICAL PARCOURSE JAUNT BEGINS WITH SIMPLE WARM-UP WALKS &

EXERCISES TO STATION 6. THEN YOU JOG ON---STOPPING BRIEFLY

FOR A SERIES OF STRETCHING AND LIMBERING EXERCISES. EACH

STATION'S SIGN DESIGNATES ITS VARIOUS PARS: EXAMPLE: 6 ARM 'N

LEG HOPS AT LEVEL 4; 5 HOPS AT LEVEL 3; 4 HOPS AT LEVEL 2, ETC.

YOU CHOOSE YOUR OWN LEVEL OF FITNESS. EXERCISES BUILD UP TO

POWER AND STRENGTHENING TYPES, THEN TAPER OFF WITH LIGHT

TASKS. BACK THEN TO A WALK ON THE LAST LAPS SO AS TO COMFORT-

ABLY UNWIND.

COOS BAY'S "PRE" COURSE IS PLANNED AS AN INTEGRAL PART OF
THE BIKEWAY OCEAN BOULEVARD-MINGUS PARK SECTION, TO BE
DEVELOPED AT THE SAME TIME AS THE BIKEWAY. THE "PRE" COURSE
WOULD BE TOTALLY CONTAINED WITHIN THE MINGUS PARK AREA.
ALTERNATIVELY, THE "PRE" COURSE (BIKEWAY ROUTES B & C) COULD BE
GRADED OUT, LEFT UNPAVED, AND USED AS A NATURAL, SOFT-
SURFACED PEDESTRIAN TRAIL. OR THE "PRE" COURSE---AS A SEPARATE,
NATURAL TRAIL---MIGHT PARALLEL, IN GENERAL, THE BIKEWAY IN
THE PARK.

EQUIPMENT USED AT THE EXERCISE STATIONS IS SIMPLE IN DESIGN,
MADE MOSTLY OF HEAVY TIMBER AND PIPE. THIS EQUIPMENT, ALONG
WITH THE NECESSARY PAR SIGNS, COULD BE PRODUCED AND INSTALLED
BY CIVIC ORGANIZATIONS. IN HONOLULU, DOCTORS, LAWYERS,
OTHER PROFESSIONAL PERSONS COVERED COSTS OF THE SIGNS AND
ARE LISTED AS DONORS ON THE MAIN PARCOURSE SIGN.

PRE, WE FEEL, WOULD HAVE BEEN FIRST AND MOST DEDICATED USER
OF COOS BAY'S PARCOURSE....

A P P E N D I X E.

ORDINANCES AFFECTING THE FUNCTION OF
THE PARKS COMMISSION

no

1951

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1990

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21

AN ORDINANCE CREATING A CITY PARKS COMMISSION.

THE CITY OF COOS BAY DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to authority contained in the city charter, there is hereby created a City Parks Commission, hereinafter referred to as the "Commission."

Section 2. Members, Terms, Composition.

1. The Commission shall consist of seven (7) voting members.
2. The members shall be appointed by the City Council to serve four (4) year terms, except the first term under this Ordinance, for which two members shall serve for two years, two members shall serve for three years, and three members shall serve for four years. Vacancies, except the regular expiration of a term, shall be filled by a temporary appointment made by the City Council for the remainder of the term. A member may serve only two (2) full terms.
3. The members shall be composed of one Councilperson, one Planning Commissioner, one representative of a service club, one representative of the landscape design profession or business, and one representative of the design profession. The two remaining positions may be filled by any interested persons.
4. All members shall be residents of the City of Coos Bay.

Section 3. Resignation and Removal.

1. A member of the Commission may resign at any time by submitting a letter of resignation to the City Council.
2. A member may be removed by the City Council for non-performance of duty. A member who is absent from three consecutive meetings without excuse is considered to be in non-performance of duty. The possible need for removal may be brought to the attention of the Council by the Commission.

Section 4. Officers, Meetings, Rules and Procedures.

1. The Commission members, by majority vote, shall elect a chairman and vice-chairman for a one year term with eligibility for re-election at the beginning of each year. The chairman shall preside over Commission meetings and retain the right to vote. The Vice-chairman shall officiate during the Chairman's absence.
2. Regular meetings shall be held at a frequency necessary to exercise Commission duties. Meetings shall be called at the request of the chairman, or four commissioners, or at the request of the Public Works or Community Development Departments.
3. Four members of the Commission shall constitute a quorum for conducting any business.
4. The Commission may make and alter rules and regulations for its operation consistent with the City Charter, ordinances, and resolutions subject to review and approval of the City Council.
5. Members of the Commission shall receive no compensation but shall be reimbursed for duly authorized expenses.

Section 5. Functions, Powers and Duties.

1. The Commission shall have the powers and duties which are now or may hereafter be assigned to it by charter, ordinances, or resolutions of the City.

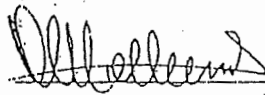
2. The Commission shall review and recommend to the City Council, shall coordinate with the Planning Commission as appropriate, and shall assist staff in the preparation of parks plans, site and building designs, development standards, and recreation services. These general duties shall include but not be limited to the identification of potential new sites to be added to the park and recreation system; recommendations on acquisition of park and recreation property including fund raising, grant assistance, or other revenue sources; recommendations on designation of open space; and recommendations on development of pedestrian trails and bikeways for accessibility to and within the park system for recreation and for transportation within the city.

NOW, THEREFORE, it is the judgement of the City Council that an emergency exists, and it is necessary for the general good of the citizens of the City of Coos Bay, Oregon, that this ordinance shall take effect from and after its passage and approval by the Mayor.

The foregoing ordinance was duly passed by the City Council of the City of Coos Bay this 9 th day of May, 1983.

YES: Councilman Crim, Councilman Gehlert, Councilman Joelson, Councilman McCarty, Councilman Schroeder, Councilman Varra and Mayor Holbert
NO: None

ABSTAIN: None



Charles H. Holbert
Mayor
City of Coos Bay

ATTEST:



W.H. Curtis
Recorder
City of Coos Bay