

**Parks SDC Project Eligibility
Improvement Projects**

Project Description	Description	Source	Escalated Estimate¹	% SDC Eligible	SDC Eligible Cost
P1	West Agate Beach Park Development	SDC Methodology	\$551,973	25%	\$137,993
P2	Sam Moore Park Upgrade	SDC Methodology	\$364,780	25%	\$91,195
P3	Big Creek Reservoir Trail Development	SDC Methodology	\$270,890	100%	\$270,890
P4	Frank Wade Park Upgrades	SDC Methodology	\$340,371	10%	\$34,037
P5	Sport Complex Design	SDC Methodology	\$26,381	50%	\$13,190
P6	Sport Complex Construction	SDC Methodology	\$1,318,999	50%	\$659,500
P7	Ocean-to-Bay Trail Acquisition	SDC Methodology	\$131,900	50%	\$65,950
P8	Ocean-to-Bay Trail Development	SDC Methodology	\$329,749	50%	\$164,875
P9	South Beach Trail Acquisition ²	SDC Methodology	\$416,715	50%	\$208,358
P10	South Beach Trail Development	SDC Methodology	\$461,649	50%	\$230,825
P11	Southeast 40th Street Area Park Acquisition ³	SDC Methodology	\$469,990	50%	\$234,995
P12	Big Creek Park Upgrades and Expansion	SDC Methodology	\$581,187	50%	\$290,594
P13	Mombetsu Park Upgrade	SDC Methodology	\$105,520	10%	\$10,552
P14	Yaquina Bay Bridge Park Improvements	Coho/Brant Plan	\$584,386	50%	\$292,193
P15	Coastal Gully Open Space	Coho/Brant Plan	\$214,423	50%	\$107,212

Totals \$2,812,357

Notes: ¹ Cost escalated using Engineer's News Record Construction Cost Index.

² Partial expenditure. Purchased Guin Open Space for \$23,000 in 2012

³ Reduced to Account for Wilder Twin Park Acquisition (Res No 3523)

Parks and Recreation Projects

Project P1 - West Agate Beach Park Development

Located in the northern portion of the City, this existing park is only partially developed and capable of limited service to park users. Under this project, the existing park would be improved to provide a higher level of service and increase the ability of the park to accommodate additional users. Improvements to the park include:

- Expanded paved parking area
- Grading and earthwork on the project
- Improvement and expansion of the trails
- Additional signage for the park
- General landscaping, upgrades, and improvements

The estimated budget to improve the West Agate Beach Park is shown below in the Parks CIP Summary Table.

Parks staff recommends that the proposed project will primarily meet existing parks needs with only some undeveloped properties in the vicinity of the park to benefit from the upgrade in the future. Therefore, staff recommends that this park be considered as 25% SDC eligible.

Project P2 - Sam Moore Park Upgrade

Located north of the Yaquina Bridge and near the beach, Sam Moore Park is an existing park that is partially developed. The existing park includes a skateboard facility, trails, a play area, and general open space.

The planned project would seek to increase access to the park by adding the following upgrades:

- Additional paved parking areas
- Improved signage
- Restroom facilities
- General landscaping, upgrades and improvements

The estimated budget to improve Sam Moore Park is shown below in the Parks CIP Summary Table.

Parks staff recommend that the proposed project will primarily meet existing parks needs with only some undeveloped properties in the vicinity of the park to benefit from the upgrade in the future. Therefore, staff recommends that this park be considered as 25% SDC eligible.

Project P3 - Big Creek Reservoir Trail Development

This project would include efforts to obtain property and improve a trail system that follows the Big Creek drainage area both east and west of Highway 101 along Big Creek, in the northern portion of the community.

Planned improvements for this project include:

- Construction of approximately 3 additional miles of nature and forest trails
- Wetland improvements and protection
- Construction of stairs and bridges on trail routes
- Improved signage for trail system
- Provide parking at various access points to the trail system

The estimated budget to improve the Big Creek Reservoir Trail System is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project P4 - Frank Wade Park Upgrade

Frank Wade Park is located near Highway 101, north of the Yaquina Bay Bridge. The existing park includes baseball and softball facilities and serves as the home field for the local high school ball teams. The park has inadequate bleachers or spectator facilities available for the amount of use it receives. As the community grows, the pressures placed on the park will increase. This project is intended to provide the following improvements to the park:

- New covered bleachers
- Parking and other spectator upgrades

The estimated budget to improve Frank Wade Park is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project is intended to primarily satisfy existing parks needs with only minor application for growth. Therefore, this project should be considered as only 10% SDC eligible.

Project P5 - Sports Complex Design

The City of Newport obtained property and has completed some preliminary planning in support of the development of the City of Newport Sports Complex.

The Sports Complex would include facilities for soccer and other field sports. Adequate spectating, restrooms, concession, parking, and other facilities are anticipated to be included.

This project would be intended to obtain the necessary professional design services to complete the final planning and design for the project.

The estimated budget to obtain design services for the planned Sports Complex is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project P6 - Sports Complex Construction

This project would be the culmination of the sports complex planning completed under Project No. 5. The sports complex would be a multi-use park capable of supporting many different types of activities simultaneously.

Preliminary plans include:

- Construction of soccer and multi-use fields
- Construction of restrooms, playground facilities, and concession stands
- Installation of signage and underground utilities
- Parking improvements

According to parks staff, the project will benefit existing parks users and future parks users equally. Therefore, it is recommended that the project be considered as 50% SDC eligible.

Project P7 - Ocean-to-Bay Trail Acquisition

The intent of this project is to obtain rights-of-way and properties to establish a new trail network. The new trail would start at the Agate Beach Wayside and will terminate at the Yaquina Bay with mid-way access points at Big Creek Park, the Middle School and the Municipal Pool.

Funds for this project will be used to obtain the property and complete preliminary planning for the development of the trail system. The estimated budget to acquire properties for the Ocean to Bay Trail system is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project P8 - Ocean-to-Bay Trail Development

This project will seek to develop the property acquired under Project No. 7 and establish a trail system between Agate Beach and Yaquina Bay.

Improvements planned for this project include:

- Construct Phase 3 of the trail system which would include approximately 5 miles of woodland and forest trails
- Construct bridges, footpaths, wetland protection, stairs, and other facilities as needed
- Install signage and interpretive information on trail system
- Provide paved parking at trailheads and at intermediate access points
- Other necessary improvements for the trail system

The estimated budget to develop the Ocean-to-Bay Trail system is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project P9 - South Beach Trail Acquisition

This project is intended to provide funds to acquire property for a new trail system in the South Beach area. Preliminary plans for the trail include provisions to connect the Bay Trail to the new community college campus and Mike Miller Park.

The estimated budget to acquire properties for the South Beach Trail system is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will primarily satisfy the needs of growth in the vicinity of the park. Therefore, it is recommended that this project be considered as 75% SDC eligible.

Project P10 - South Beach Trail Development

This project includes provisions to develop the trail system acquired under Project No. 9.

Improvements planned for this project include:

- Construction of the trail system, grading, and clearing of pathways
- Installation of culverts and bridges as needed
- Construction of boardwalks over wetland areas and wetland protection measures
- Construction of a paved parking area at each trailhead and at intermediate access points as appropriate
- Installation of signage and interpretive information

The estimated budget for the development of the South Beach Trail system is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project P11 – Southeast 40th Street Area Park Acquisition

This project is intended to provide funds to acquire property for the development of a new park in south Newport. Preliminary plans indicate the park to be located south of the Yaquina Bay Bridge and east of Highway 101.

The estimated budget to acquire properties for the Southeast 40th Street Area Park is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project P12 - Big Creek Park Upgrade and Expansion

Big Creek Park is located north of the Yaquina Bay Bridge and east of Highway 101, in the Big Creek drainage area. The existing park includes picnic and playground facilities along with limited paved parking and other open space.

Expected growth in the northern part of the community will increase the use pressures on the park. The planned park upgrade and expansion includes:

- Expanded paved parking areas
- Improved signage and lighting
- Grading and landscaping
- Construction of restrooms and public facilities
- New picnic and party shelters
- New playground and recreation equipment
- Improvement of trail access

The estimated budget to improve the Big Creek Park is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will serve a shared need of existing and future parks users. Therefore, this project should be considered as 50% SDC eligible.

Project No. 13 - Mombetsu Park Expansion

The Mombetsu Park includes the small city park developed in recognition of the City of Newport's Sister City in Japan. The park is located just north of the Yaquina Bay Bridge and just east of Highway 101. The small park has very little developed improvements and has limited use to the public.

The planned project would include adding additional paved parking, landscaping, and improved signage. The groomed and open space area would be expanded so as to allow for more varied use.

The estimated budget to expand Mombetsu Park is shown below in the Parks CIP Summary Table.

Parks staff recommends that this project will primarily satisfy existing needs with only minor application to future growth. Therefore, it is recommended that this project be considered as only 10% SDC eligible.

Map 3-3. Yaquina Bay Bridge Open Space Concept Plan

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

Newport Coho/Brant Infrastructure Refinement Plan
Yaquina Bay Bridge Park Concept
Newport, Oregon
June 15, 2012

Scale: 1 inch = 30 feet at 20X/0
Graphic scale: 0, 15, 30, 45, 60, 75, 90, 105, 120 feet

KPI



**Table F-22. Yaquina Bay Bridge Open Space
Estimated Project Cost Summary**

PROJECT NO.					
19					
LOCATION					
Yaquina Bay Bridge Open Space					
PROJECT DESCRIPTION					
Construct reinforced lawn special event area. Shared-use paths, basketball court, lawn areas, seating, shelters, public art, and landscaping.					
PROPOSED IMPROVEMENTS					
ITEM NO.	BID ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Clearing & Grubbing	2	ACRE	\$8,000	\$19,355
2	Earthwork	468	CY	\$15	\$7,022
3	Pavement (HMAC)	234	TON	\$80	\$18,726
4	Aggregate Base	433	TON	\$18	\$7,795
5	ADA Sidewalk Ramps	4	EACH	\$1,000	\$4,000
6	Reinforced Concrete	1,180	SF	\$8	\$8,850
7	Reinforced Lawn	18,075	SF	\$4	\$72,300
8	Landscaping	10,883	SF	\$3	\$32,648
9	Lawn Area	15,398	SF	\$1	\$15,398
10	Trees	38	EACH	\$350	\$13,300
11	Utility Coordination	1	LS	\$5,000	\$5,000
12	Benches	5	EACH	\$650	\$3,250
13	Wind Screen/Sculpture	1	LS	\$40,000	\$40,000
14	Basketball (half-court)	1	LS	\$10,000	\$10,000
15	Shelter Structures	4	EACH	\$3,500	\$14,000
	Subtotal			\$2,500	\$271,643
16	Surveying (%)			3%	\$8,149
17	Mobilization (%)			5%	\$13,582
18	Traffic Control (%)			3%	\$8,149
19	Erosion Control (%)			3%	\$8,149
	Estimated Direct Construction Cost				\$309,673
	Design Contingency			40%	\$123,869
	Design Fees			20%	\$61,935
	Construction Management			10%	\$30,967
ESTIMATED PROJECT COST					\$526,444

PREFERRED ALTERNATIVE

Map 3-2. Coastal Gully Open Space Concept Plan



**Table F-21. Coastal Gully Open Space
Estimated Project Cost Summary**

PROJECT NO.					
18					
LOCATION					
Coastal Gully Open Space					
PROJECT DESCRIPTION					
Construct trailhead, parking, trails, and boardwalks.					
PROPOSED IMPROVEMENTS					
ITEM NO.	BID ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Clearing & Grubbing	0	ACRE	\$20,000	\$6,400
2	Earthwork	141	CY	\$20	\$2,822
3	Pavement (HMAC)	70	TON	\$80	\$5,624
4	Aggregate Paths	196	TON	\$24	\$4,704
5	Boardwalks	3,815	SF	\$15	\$57,225
6	Concrete Walks	935	SF	\$4	\$3,740
7	Utility Coordination	1	LS	\$10,000	\$10,000
8	Benches	2	EACH	\$850	\$1,700
9	Bicycle Racks	5	EACH	\$200	\$1,000
10	Signage	2	EACH	\$1,000	\$2,000
	Subtotal				\$95,215
11	Surveying (%)		LS	3%	\$2,856
12	Mobilization (%)		LS	8%	\$7,617
13	Traffic Control (%)		LS	5%	\$4,761
14	Erosion Control (%)		LS	3%	\$2,856
	Estimated Direct Construction Cost				\$113,306
	Design Contingency			40%	\$45,322
	Design Fees			20%	\$22,661
	Construction Management			10%	\$11,331
ESTIMATED PROJECT COST					\$192,620

