

**CITY OF YACHATS**  
**RESOLUTION NO. 2011-11-04**

**WHEREAS**, in an effort to guide the development of all the city-owned property contiguous to the Commons the City Council desired to develop a general park plan;

**WHEREAS**, the Parks and Commons Commission, Library Commission, YYFAP, stakeholders, neighbors and City staff participated in the planning stage and the public was invited to comment at a Town Hall meeting;

**NOW THEREFORE**, the City of Yachats resolves to adopt the Yachats Community Park General Plan as a concept. Detailed plans will be developed for each area before construction of any specific improvement.

**This Resolution is memorializing an action taken by City Council at the November 10, 2011 meeting and was effective as of that date.**

Attest:

\_\_\_\_\_  
Ronald L. Brean, Mayor

\_\_\_\_\_  
Nancy Batchelder, City Recorder



# Yachats Community Park

General Plan  
2011

City of Yachats, Oregon

## General Plan Summary

Background and Participation .....	page 3
Purpose and Philosophy .....	4
The New 'General' Plan .....	4

## Community Involvement Process

History & Inventory of Ideas .....	5
------------------------------------	---

## Site and Settings

.....	6
-------	---

## Existing Features

Access and Edges .....	7 - 9
Preservation of Landscapes .....	10
Trails and Paths .....	12
Play Areas .....	12
Picnic Shelter .....	13
Vehicle Access, Parking and Bicycles .....	14

## New Features

Pedestrian Way-finding <i>entries and expectations</i> .....	16
Interpretation and Signs .....	17
View Points .....	17
Site Architecture and Furnishings <i>fences, arbors, tables, seating, signs</i> .....	18
Landscape Treatments <i>screening and enhancement - trees, shrubs, understory and lawn</i> .....	19
Buildings Expansion <i>Commons, YYFAP and Staff, Library, Public Works</i> ...	20
Special Spaces <i>labyrinth, fire circle, cultural &amp; community gardens, skate park, loop trail, market</i> .....	21 - 22
Memorials and Art <i>markers, graphics, murals and sculpture</i> .....	23

## Yachats Community Park

2011 Commons General Plan .....	24 - 25
Cost Estimates .....	26 - 28



## plan SUMMARY

In 2004 the Yachats Park Advisory Board and City Council commissioned a Master Plan of the Commons environs. Since then, groups have petitioned to install, renovate or “landscape” portions of the property to support their activities. In 2010, in an effort to guide these activities, the City Planner, Public Works Director and several local Landscape Architects reviewed the existing plan in detail. Consensus revealed the 2004 Plan still reflects a clear and appropriate direction to support the City’s varied interests

and vision. Unfortunately, however, the 2004 plan did not include all of the city-owned property contiguous to the site. In addition, several new initiatives have been identified since 2004. Lastly, very limited detailed design was prepared to guide improvements.

### **Participation**

This 2011 General Plan has been prepared with the guidance of the Mayor, the Parks and Commons Commission, Public Works, Council, Planning Staff, the Library, YYFAP, and stakeholders from

# plan SUMMARY

current programs, adjacent business and resident neighbors. In addition, a thorough review of previous park plans and the recent Comprehensive Plan contributed to the research. The final plan will be presented to the public for comment.

## **New Requirements**

This plan update utilized the 2004 Plan and incorporated several important changes which have occurred since that time.

The recent YYFAP building addition, playground expansion and increased public activities, parking and pedestrian uses are included.

## **Purpose and Philosophy**

The Plan aims to guide location and organization of functions and activities related to city facilities and citizen desires in a public park. The plan maintains continuity while accommodating multi-use utility of the property. The plan protects and preserves the site's natural features, and pedestrian and vehicular safety. The plan indicates size, shape and dimension of current and future park components. Care was taken to ensure spatial relationships between park activities are safe and mutually comfortable.

While currently a 'village' park in scale, stakeholders made every attempt to

view-the-future to determine appropriate capacity of activities to ensure future growth. As expected, all ideas and activities could not be accommodated. The plan reflects a balance of maintaining current uses while carefully protecting and preserving the site's special natural features and quiet demeanor.

## **The New 'General' Plan**

A 'General Plan' by definition recognizes the plan is a tool to comprehend budgets, use and maintenance of the grounds and provides a general perspective of the future. This plan provides an important tool for City Staff and Parks and Commons Commission to evaluate improvements based on capacity and compatibility.

**The plan balances current use while carefully protecting and preserving the site's special features.**

New features in this plan are viewed as 'sub-projects' anticipating prioritization, funding and implementation typically occurring over time. It is recognized general plans may adapt, change and be refined over the course of implementation as preferences, budgets and priorities evolve. Adequate detail is provided in this plan to serve as a starting point to identify parameters on-the-ground and a relative scale of new initiatives. As each sub-project is initiated this plan can quickly identify potential impacts or advantages. In addition, the plan will help illustrate when additional detailed construction design is required.

## History and Inventory of Ideas

In keeping with the City Council's Goal Statement, the Mayor requested all city stakeholders gather current ideas and long-term plans for their facilities, including the Library, Public Works and the Parks and Commons Commission. Additional participants included groups and organizations that frequently use the property, and adjacent commercial and residential neighbors. YYFAP, Trails Committee, Adult Facilities Task Force, and Sunday Market representatives contributed insight and needs.

In addition to the City Planner and Public Works Director, a meeting with ODOT was conducted to understand vehicle traffic. Previous councilors, city staff and the Code Compliance Officer contributed institutional memories, historical context and perspective. Base data was then compiled using a CADD format to facilitate changes, new ideas, drafts and facilitate future construction documentation.

### Stakeholders Input

In addition to city entities and service organizations, it was critical to secure participation from current user groups, adjacent private homes and businesses. Representatives of quasi-public stakeholders like the adjacent churches, service organizations, Sunday Market, YYFAP and Trails Committee were elicited for input.

### Workshop #1

This hands-on design workshop was conducted in the Commons. Stakehold-

ers were invited to represent their future plans and current ideas, issues or constraints.

### Preliminary Plan

Workshop #1 results were synthesized and contributed to preparation of a preliminary plan. Several options for "tough spots" or overlapping interests were included. Technical discussions with the Parks and Commons Commission, city staff and program stakeholders minimized conflicts. Parking and pedestrian needs were refined. Various expansion plans for the 'multi-use' portions of the property were incorporated.

### Workshop #2

A second meeting was conducted with the stakeholders and city staff with a presentation of the Preliminary Plan, including discussion of options and alternatives.

### Community Meeting

The Preliminary Plan was presented during a public 'state-of-the-city' meeting and included discussion of new features, options and alternatives.

### Preliminary Plan Revisions

Based on review and comment from Workshop #2 and the Community Meeting, the Preliminary Plan was revised to incorporate new ideas and prepare a Final Plan.

### Final Plan Review and Revisions

Based on comments during the public, formal presentation to the Parks and Commons Commission final changes and adjustments were incorporated into the plan.



## Site and Settings

**T**he property is unique as the grounds are situated central to the business and residential core of the village. Thus the Community Park has special value in its ability to physically connect citizens with the entire city property in a pedestrian accessible campus-like setting. Yachats is a village with an allure and enchantment defined by its place at the edge of the Pacific Ocean. It is exceptional and rare that each of the municipal facilities: Commons building, City Hall, Public Works and Library are all connected by a single park with ocean frontage.

Topographic information indicates the property slopes generally away from Highway 101 toward the west. The site includes many important small slopes that drain the property east-to-west and gather in ponds and wetlands forming a drainage running from south to north. The site then rises gently to the western boundary opening through the undeveloped 5th street right-of-way to a dramatic and grand vista of the ocean.

Unique to the property is the geographic integrity of three distinct landscape types. For its relatively small size the property includes a Sitka Spruce forest, an extensive, spring, stream, pond and wetland system and an open grass meadow. Over time each of these has experienced different levels of use, restoration, management and care. Each landscape has unique opportunities for citizen participation and education including ecology or habitat interpretation and local lessons of cultural history. As significant, these simple park settings serve as important places for picnics or reflection.

### Eastern Edge and Commons Property

The eastern frontage of the Community Park faces Hwy 101 and serves as the primary eastern entry

to the property. A great portion of the eastern half of the site is developed with the Commons' building, staff and visitor parking areas. While serving as the City's main public entry, there is sidewalk pedestrian access to administrative offices and Commons' events.

The Commons' grounds are landscaped in a park-like woody or 'natural' appearance, with mature shore pine over-story and trimmed salal and mowed lawn ground surface. The eastern façade has a foundation planting of mature, perennial flowering rhododendron.

The western façade is less finished having utility access, staff stairways and entries. The western grounds include fenced children's play areas with traditional swinging and climbing equipment with soft surfaces of tree bark mulch. The grounds also include undefined hard surfaces for hop-scotch, basketball, skate boarding and covered Picnic Shelter. As a transition from formal gatherings and activities to natural areas, a wood crafted shade arbor and simple fence barriers protect pedestrians from vehicle traffic. An adjacent grass meadow playfield provides a setting for informal field sports, dog runs and summer picnics.

### Northern Edge and Municipal Facilities

To the northeast, the West Coast bank building, two churches and their parking lots abut the property. A concrete wall, access lane and short-term public RV parking separate the park's playfield and meadow from the bank property. The bank's drive-through access and client parking share the northeastern boundary along the Fifth Street right-of-way. While largely undefined, the Fifth Street entry is an important partial through-street as it also accommodates a portion of the Commons' visitor parking, YYFAP access and daily or event drop-off and loading.

### **Access and Edges**

The northern boundary includes the Library and Public Works facilities along Seventh Street. The Public Works facility and equipment yard is enclosed for security and is directly adjacent to the west by the Library. This location includes an important pedestrian path providing northern access from Seventh Street and the adjacent neighborhood to the core of the community park via what is commonly called the “Library Trail.”

### **Southern Edge and Adjacent Neighbors**

The southern property edge is defined by Fourth Street and includes several businesses, the Lions Club, and a residential neighborhood. Fourth Street includes parallel public parking in the right-of-way, vehicular access to the Commons, parking for city staff and YYFAP, and back entry to the city administrative offices.

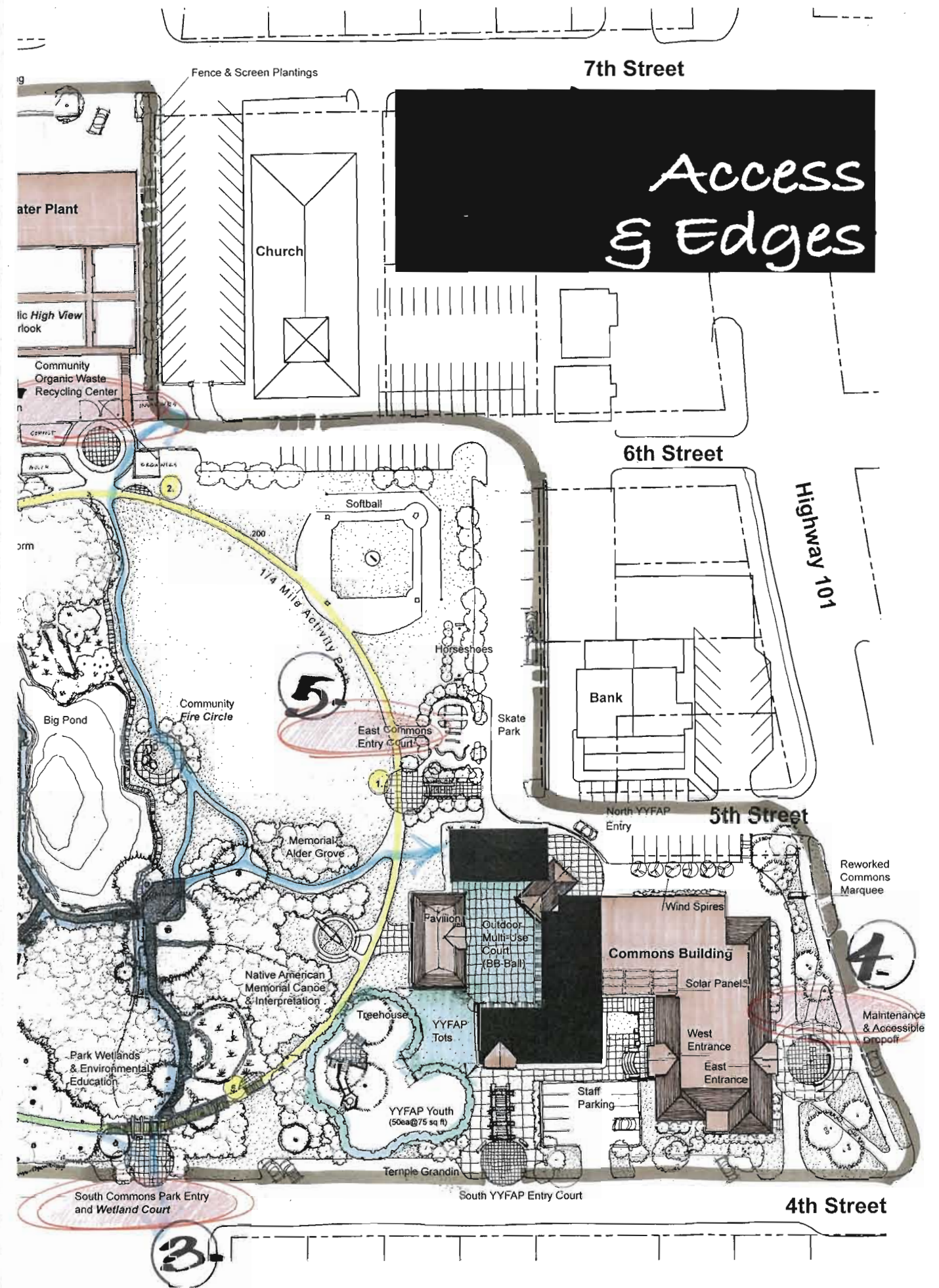
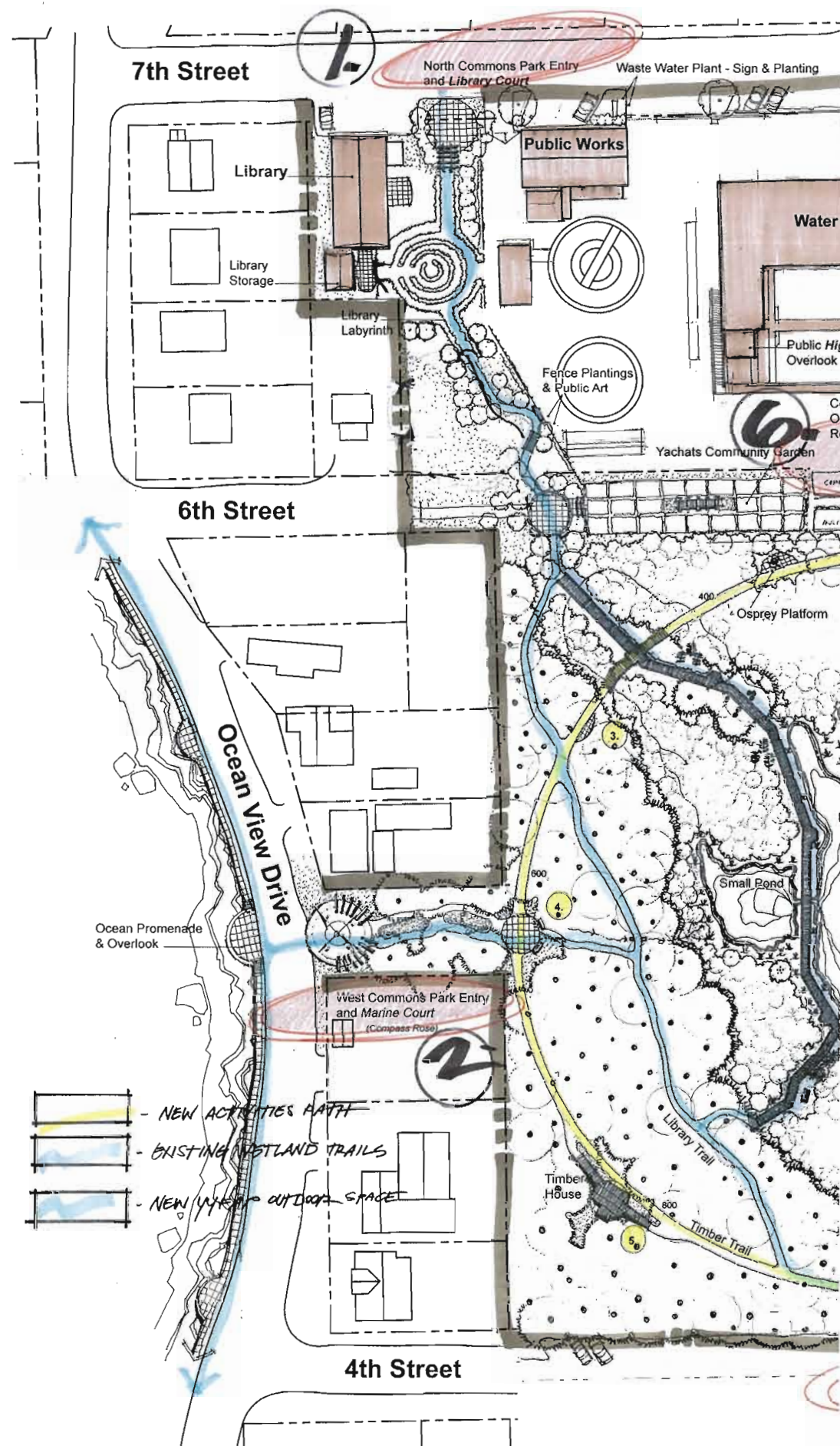
Along Fourth Street, several pedestrian trails lead into the site. One is a main access from Fourth Street to the children’s play area and Picnic Shelter. Several steps further west, a second trail provides access to the boardwalk and wetland interpretive network. A third access leads into the woods from the street edge and collects into the Library Trail, a primary path leading north through the spruce forest to the library.

### **Western Edge and Connection to the Sea**

The western half of the site is virtually undeveloped and contains the considerable wetland areas, both native and restored, and a stand of Sitka spruce. The western boundary is largely a mature spruce forest which directly abuts backyards of several private residences. About midway along the property, the currently undeveloped City’s Fifth and Sixth street rights-of-way provide opportunities for direct pedestrian access points to the oceanfront along Yachats Ocean Drive.

**It is exceptional and rare that all municipal entities are connected by a single park with ocean frontage.**





# existing FEATURES

## Preservation of Landscapes

*It is rare and unique that a city park in the middle of town includes a Sitka spruce forest, a wetland and a grass meadow — and all within a block of the Pacific Ocean.* Three distinct landscape types provide special opportunities for education and interpretation. The plan establishes protection of the pond and marsh system, forest and open-field landscapes for future generations.

### Wetlands, Ponds and Marshes

The wealth of ponds, perennial streams and vegetation have been established and recognized as state certified wetland habitat. The plan attempts to provide exposure and interpretive opportunity to the wetland areas by trails and elevated boardwalks. The water source for the wetlands must be protected and regulated as necessary. The primary source of water for the wetlands is an outlet coming from the eastern developed parts of the park. When future improvements are necessary, the least impact designs should be employed.

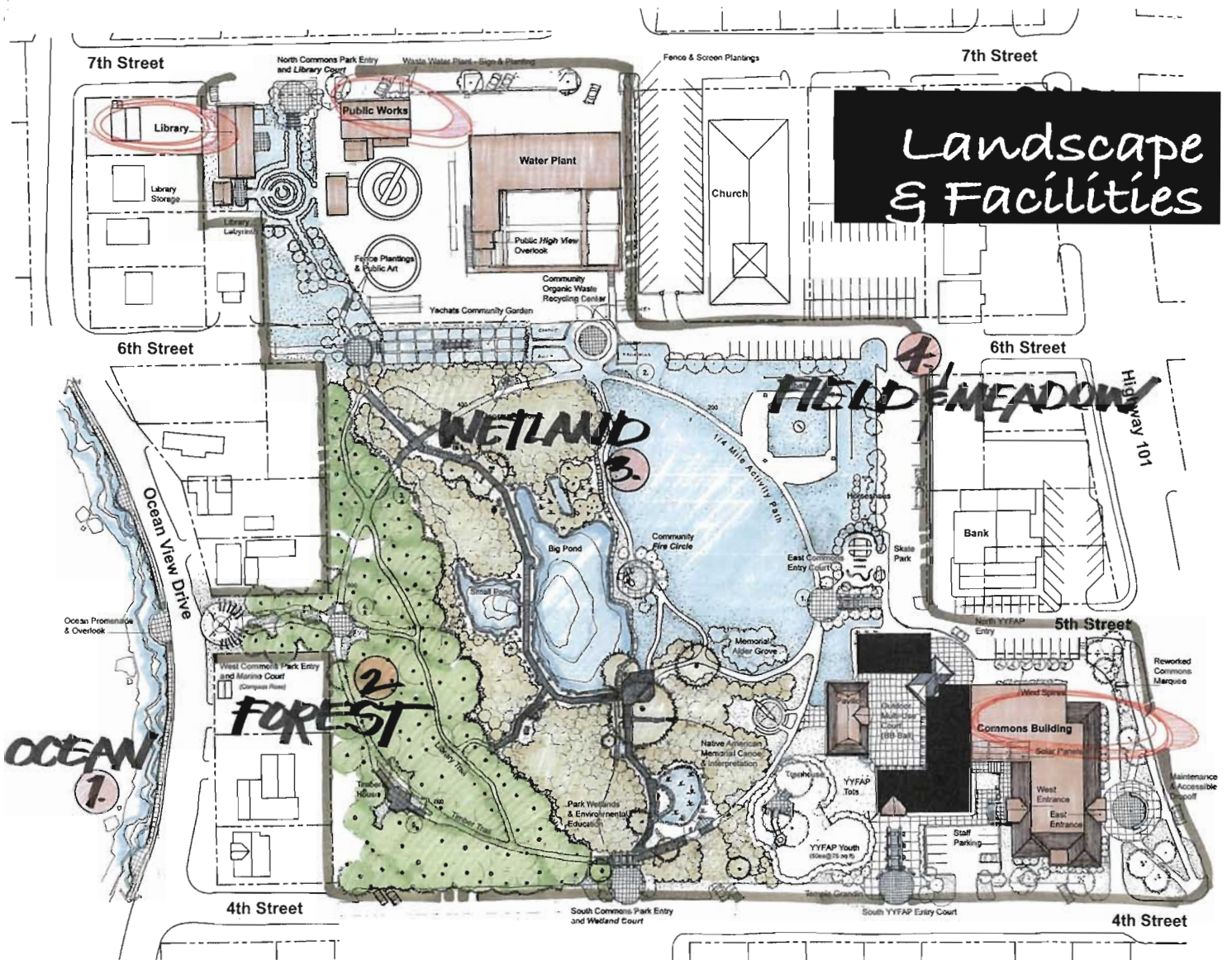
East of the boardwalk and north of the large spruce tree is marsh land and seasonally pooling water. This pond and marsh is a special point of interest along the boardwalk. Several areas may require removal of invasive species to keep it open for viewing. Willow shrubs and trees adjacent to the wetlands and ponds should receive selective pruning to remove limbs and to control sucker growth. These shrubby trees serve as a transitional buffer to the wetlands.

### Forest

The spruce grove is a specially regarded area. The setting keeps this portion of the site quiet while it offers a unique opportunity in close proximity to town and accessible paths to interpret the majestic Sitka spruce. A light thinning of understory plants along the southern street edge will allow vision into the grove for security and provide a comfortable invitation to pass through the grove.

### Meadow

While simply a ballfield to casual passers-by, this open grass field serves as a unique coastal meadow to plants and fauna. During quiet sunrise and sunset several deer, rabbits and meadowlarks call this home. In addition, its western edge brings users to the edge of the north pond and wetland for some special view and interpretive opportunities.



# Landscape & Facilities

# existing FEATURES

## Trails and Paths

**T**rails provide a pervasive pedestrian-friendly attitude embraced by the community. The Park's internal pedestrian linkage functions as an extension of the community trail system. Paths and trails are popular and valuable to the community. The park can serve as a nucleus for the extensive local and regional systems that reveal natural, historic and cultural resources. Paths are directly connected to the popular and historic 804 trail along the beach frontage and the sidewalks that serve as corridors for main-street Highway 101 to the rest of the community. With current path locations, considerable effort has been made to introduce interesting natural site features along the way, including the large spruce trees and the wetlands. This combination of elevated and gravel paths provide a pattern of pedestrian trails throughout the undeveloped portions of the site. The paths serve movement from one place to another within the site as well as important connections for those passing through. In addition to pedestrians, it is recommended that bicycle circulation and locking facilities be incorporated during each of the future detail design discussions.

**The Park's internal pedestrian linkage is an extension of the community trail system.**

## Play Areas

For planning purposes, children's activities can be subdivided into three distinct groups: Tots (3-6), Youth (6-12) and Teens (13 and older). These are approximations as actual development varies among children. In addition, an increasingly important component to the Yachats population is the physical fitness and recreational activity of adults.

## Tots and Youth

Developed dry surface play areas are provided adjacent to the Commons serve hop-scotch, jump rope, four-square and tether ball. A tradi-



tionally equipped playground area is soft surfaced and provides swings and slides. In each of these areas, subdivisions of low hedges and short fences help to manage the activities. Each of the sub-areas can be opened or gated to accommodate children's activities. The new treehouse structure is located in the soft surface play area adjacent to and under the limbs of existing spruce trees. A raised garden has been built as part of the soft surface play area integration with the picnic shelter.

#### **Teens**

A skate park has been included north of the picnic shelter to serve the needs of local riders. The scale has been designed large enough to offer a sampling of tricks and specialized equipment but will not be considered a full-scale facility to support skate events and professionals. The grass ballfield provides for teen and adult stick-and-ball games and open field sports.

#### **Adults**

In addition to traditional field sports used by children and adults, the open field also accommodates fairs, festivals and overflow parking for community

events. The horseshoe pit has been moved to this location. The new loop 'fitness' trail is designed at a 1/4th mile distance to assist in determining distances for prescribed therapy and healing exercises. The loop includes stations or specific points along the route to place adult fitness equipment specifically designed for outdoor use. It will be important to be creative with the selection of equipment and to ensure the colors and materials have been reviewed for compatibility with the setting.

#### **Picnic Shelter**

The structure is envisioned to accommodate a series of seasonal activities by providing outdoor shelter from rain and prevailing wind. This structure has recently been renovated to improve weather control, particularly wind and rain abatement. While the addition of rolling doors will complete the work, the building has not yet reached its potential to serve tot, youth, teen or adult activities. The increased weather protection and night lighting is projected to increase demand for this space from youth programs, adult activities and the summer Sunday Market.

# existing FEATURES

**To maintain the pedestrian experience, parking is accommodated at the property perimeters.**

## **Vehicle Access, Parking and Bicycles**

In an effort to maintain the pedestrian experience and campus-like nature of the park, vehicular parking and access are accommodated at the perimeters of the property.

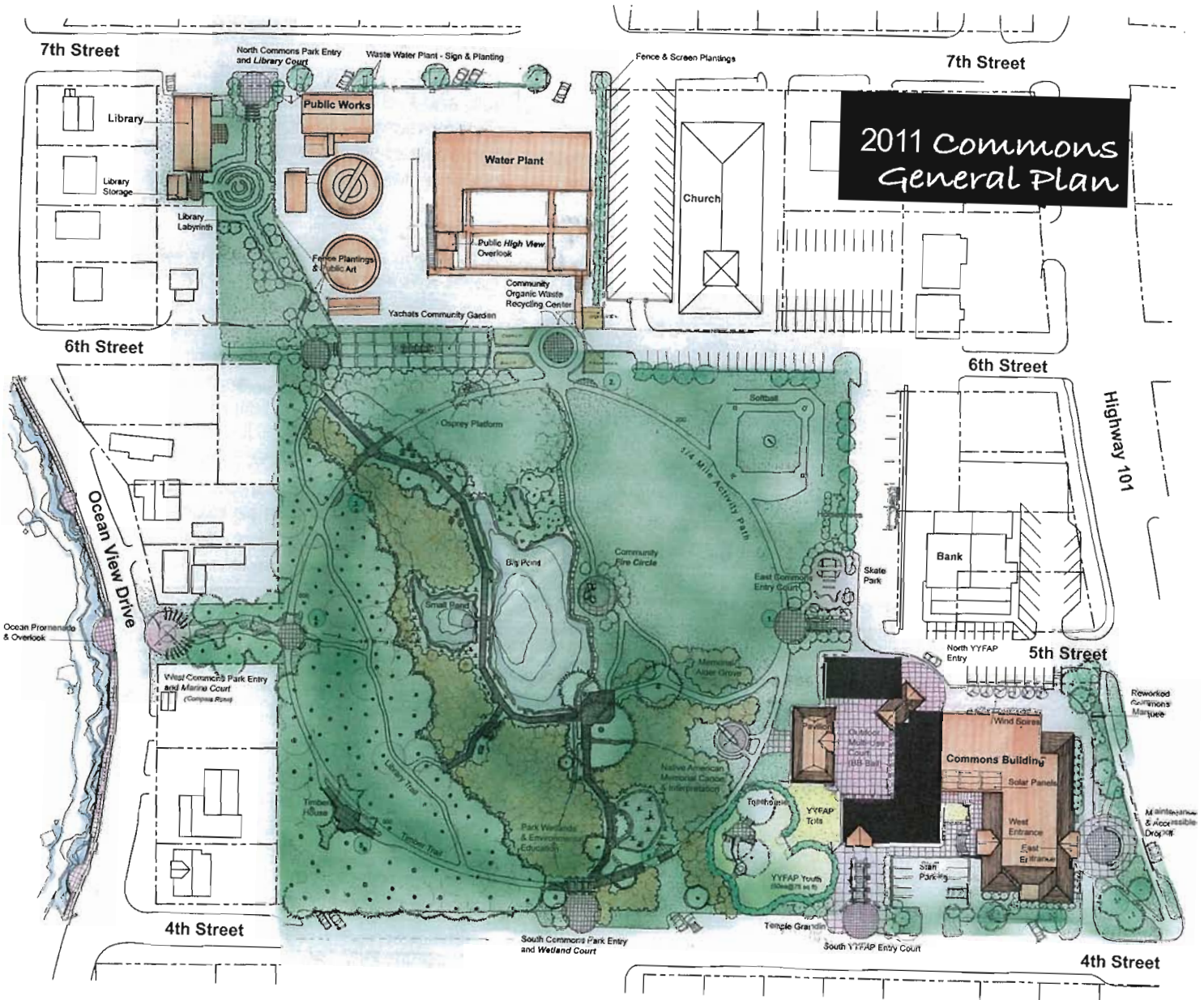
The existing city parking lot on the west side of the Commons building has been redesigned. The limited on-site parking is meant to serve city staff, teachers and program personnel. Most of the adjacent city rights-of-way and side streets have been shown to formalize additional spaces providing additional diagonal or parallel on-street parking.

This street edge designs include specific rows of small hardy deciduous trees to provide required car separation from the park's activities and direct pedestrians to entry points.

A loading and drop off zone directly along Hwy 101 at the east entry court guides pedestrian movement to the administration offices. These spaces will serve short-term pick-up and drop-off guests. New pick-up points at the north and south of the Commons building for youth programs will reduce the need for cars to enter the parking lot and reduce backing and turning motions. Emergency, ADA and service vehicle access are still able to circulate the Common's perimeter, however, a reduction in private vehicles directly around the common's doors and entries would improve safety of pedestrians.

Improvements to the meadow and sports field area has been discussed to serve as infrequent event parking. With minor grading, leveling and an application of over-seed, the grass field would be suitable to accommodate temporary vehicle parking. In addition to vehicles and pedestrians, local bicycle use is embraced and encouraged. There are many opportunities to improve and support the use of bikes. As part of this plan, it is recommended that bicycle circulation and locking accommodations are incorporated during each detailed design phase. Incorporating bike racks and bike specific needs for travel paths should be considered an important component during the design discussions for future site specific improvements.

# 2011 Commons General Plan



### **Pedestrian Way-finding Entries & Expectations**

**Y**achats residents and visitors have a keen interest in walking paths and trails. This plan introduces an important set of designated entry courts that relate to compass points north, south, east and west. These entries will serve to welcome park visitors and encourage exploration.

Current access to the park's pathways from the north, west and south have no discernible markings. Unless curiosity or word-of-mouth prevails, entry from these directions and access to the wealth of public natural resources is limited. These entry courts will set visitor expectations including a brief guide to the park features and interpretive information for care of the sensitive landscapes. A quality treatment at each point of entry is important to set the tone for the park.

The plan features an outer loop trail linking the entry courts with the three important landscapes: forest, wetlands and meadow. The loop would be a simple gravel trail designed as a ¼ mile fitness path that will feature interpretive opportunities and a series of places to pause for exercise. All entry courts will be connected by the loop while passing through forest, meadow and wetlands, and also works to discourage shortcuts through sensitive areas.

#### **Eastern Entry**

his main entry includes a formal, ADA accessible courtyard with annual flower plantings, the US flag, several seating

benches and sculpture. These features complement the building's architecture to identify the public nature of the facility. The proximity to Hwy 101 provides a strong location for the village marquee announcing events and activities. The size and feel of this court creates a strong precedent to illustrate the design and scale of south, west and north access points.

#### **South Entry**

An existing soft path through the spruce grove can now be accessed from Fourth Street. An additional access to the boardwalk is located several steps to the east. A special opportunity exists to create a welcome point at this intersection of two major paths: the library trail and the wetlands boardwalk. The library trail through the forest is now a narrow path winding around and through the trees. This character of experience is to be maintained to the extent possible. This consolidated entry would also help guide a walker's experience and present information regarding the plants and water resources in view.

#### **North Entry**

Primary access from the north to the boardwalk and library trail occurs at Seventh Street and could become a very significant entry court for the library and park. Given the significance of the wetland and forest landscapes, interpretive information at this location is critical. An attractive and unique entry to welcome guests and indicate directions to the community center and playgrounds would be of great value. Information describing special features of the natural



areas experienced along the path would be appropriate. Artwork and an evergreen screen could be planted along the fence to mitigate views and noise from the Public Works facility on the east side of the drainage.

### **West Entry**

A new soft trail connecting the beach to the outer loop path is a spectacular opportunity for a western entry court. Located about mid-point of the library trail, the west entry court is located off the city's Fifth Street right-of-way. Edges of this corridor can be planted in dense native plant material to provide screening for the adjacent residences. Special plantings can be selected with regard to ocean-front conditions and coastal climates as a prelude to natural zones throughout the park.

**These compass point entries will serve to welcome park visitors and encourage exploration.**

### **Interpretation and Signs**

There are numerous opportunities to introduce or supplement signs throughout the park. Pedestrian and weather-durable plaques, markers or sign-boards can help to optimize the experience at several strategic locations. As a component to each entry court a simple marker can welcome guests while explaining the ecology, natural systems and a brief introduction of flora and fauna. While the specific details for size, style, placement and message content has not been determined by this plan, it will be important to recognize a balance is necessary. Too many signs of a different vocabulary can be less successful than several well-designed markers.

### **Viewpoints**

Special viewpoints are critical to establish, inform and align the visitor experience. Views are typically categorized in terms of human preferences as 'prospect' or 'refuge.' Prospect views are those enjoyed from exposed high points overlooking great distances and taking in a variety of landscape types. Refuge views are those located in the forest or small clearings where the viewer is protected and the views are foreground, providing details of significant plants, water features or geology.

# new FEATURES

**It is critical that a format of materials and design is carefully selected to embrace the precedent of continuity.**

Most of the current park is enjoyed from ground-level and fore-to-middle ground in depth. Several opportunities exist to relocate the viewer and heighten the experience. At several locations, vista across the ponds or across the meadow will be enhanced by careful strategic pruning and management of understory shrubs and small trees. The forest experience can be improved with the use of an elevated platform to experience the trees from a higher position. The plan includes access to an existing prominent landing high atop the water treatment plant. This will offer long distance views of the surrounding mountains and coast without leaving the property. A trail extension of the western Fifth Street right-of-way will place visitors directly overlooking the bluff, beach and Pacific Ocean.

### **Site Architecture and Furnishings**

It is critical that a format, or palette, of materials and design is carefully selected to embrace the precedent of the existing east entry court and, for continuity; this format should be repeated throughout the park.

Numerous locations for benches, interpretive signs and arbors are noted on the plan. Primarily located at the entry courts, these locations will require special detailed design prior to construction. As the plan illustrates, the entry courts provide opportunity to integrate the welcoming component with seating, signs or sculpture, along with a selection of plant materials and arbor.

Arbors, fences, bench designs are examples of structural furnishings that should maintain a theme of materials, colors and textures. While special locations merit signs using color, creativity and sculpture, a majority of the benches, tables, and bike racks should be of a sturdy and handsome design.

*It cannot be overstated: new construction or additional furnishings should be selected from a palette of materials reflecting the vocabulary of the existing entry court and the existing arbor and fences.*

### **Restrooms**

The park is uniquely supported by restroom facilities inside the Commons building. The building is open during the day and after-school programs use the building late in the day. The restroom facilities can be made available for special events and the outdoor park facilities by special arrangement. With some modification, the indoor restroom could be made more available during times when the building is not staffed.



### Landscape Treatments

**T**o enhance or support native vegetation, landscape buffers and screen planting areas are shown on many areas of the plan. Much of this material is placed for functional reasons and specifically defined palette of species should be selected for all uses. While a particular list of species has not been established by this plan, it is critical those choices are of native and coastal varieties. Several primary landscape needs are as follows:

1. **Evergreen and Flowering Screening and Buffering plants**  
locations: adjacent to parking, separation of fields and skate park uses, along and surrounding the water treatment plant.
2. **Deciduous Shade, Over-story trees, and Perennial Vines**  
locations: entry courts, street edge along/in front of the water treatment plant, walks and path definition.
3. **Evergreen Hedges**  
locations: defining soft / hard surface play areas.
4. **Annual Flowering and/or Hanging baskets, Potted plants**  
locations: Commons, Public Works and Library entries.

In an effort to introduce a sense of continuity for city facilities, areas along the front of each City building should be enhanced with quality annual plantings chosen from the same palette of materials, pots and colors. Over time new plantings should be similar to the city entrance signs located north and south of town. In addition, a continuation of this effort should include plants and pots located at key civic locations and crossing points along the Hwy 101 corridor.

### Buildings Expansion

**S**everal of the municipal structures anticipate expansion in the future. This plan provides an opportunity to inform designers of those projects about the expectations and desired conditions surrounding each facility. This plan becomes a guiding tool to preserve the continuity of the site and grounds and a mechanism to evaluate the impacts, prior to each new addition.

As with the site architecture, it is critical that during any expansion, renovation or even routine maintenance like exterior painting, the color palette, materials and design is carefully selected to embrace the precedent of the existing new Common's building. To maintain an increased quality of civic pride and continuity, attention to the city's building's exterior colors and style should be repeated throughout the park.

### The Commons

There is anticipated re-configuration of the Mayor and staff's administration offices. While this is an interior space project, influences to the building's entries and parking have been included in this plan. New parking configurations and access from both the public eastern entry and the staff, western entry as shown.

### YYFAP

The youth program facilities have commissioned a substantial remodel and expansion. Those plans have been included on this plan and inform the layout of loading and parking, pedestrian access,

safety and emergency access. Anticipated youth program uses and state regulated size and configuration of exterior spaces have been allocated. This plan provides a guide to development and evaluation of the refinements required to complete the YYFAP facility.

### Library

The library has projected to need additional space including storage. For this plan and additional book storage annex was illustrated to work within the site constraints and the existing building. The plan also includes a conceptual design for a desired labyrinth and outdoor garden space. During any process of designing expansion to this facility it will be important to ensure the public access and trail shown to begin at the Library Entry Court is accommodated.

**This plan becomes  
a guiding tool to preserve  
the continuity of the site  
and grounds.**

### Public Works

The north edge of the facility has been enhanced with street tree plantings, under-story plantings and an appropriate site sign. Each side of the perimeter fence has been shown with additional plantings to screen or enhance views. Plantings along the east side, screening views of the plant from the adjacent church exist but could be enhanced. Taller and evergreen materials would improve screening. Coordination with the church is encouraged. Diagonal, nose-in parking for staff and guests has been formalized along 7th street. These additional spaces provide assistance to the Library needs. The public works facility anticipates working with the community to provide space and configuration for a public organic materials recycling effort. Access to the equipment yard provides assistance for gathering and storage of materials.

## Special Spaces

**S**everal plan features are included and specifically designed to accommodate special events and functions. Some activities requiring permanent space are of a seasonal nature or occur only periodically yet provide much-needed settings for infrequent ceremony and civic events. These spaces are designed to carefully embrace the users anticipated while recognizing their proximity to adjacent park functions. It was recognized that these spaces are often utilized by only a sub-group of the community. They were, however, determined important enough to justify a permanent location within the public's park.

### Library Labyrinth Garden

The plantings are shown to accommodate a quiet reflective space adjacent to the existing building. The design is schematic for this level of planning but illustrates an accurate size and configuration to compliment the existing structure and pedestrians. As typical for a labyrinth, the garden is shown to be hedged to fit the confined space and to signify entrance into the building while preserving the passers-by pedestrian traffic into the entire park. The plant materials selected are envisioned to be native and low maintenance as possible.

**Several features were specifically designed to accommodate special events and functions.**

### Community Fire Circle

The plan shows a space that can host periodic or seasonal events for a small group of larger scale event. The circle is located along a trail and supports a quiet reflective seating location adjacent to the large pond. The design illustrates a fire ring and a small set of boulders as seating in the existing natural setting. The scale is an accurate size and configuration to support small gatherings yet respects its location within the park's ecology.

### Community Garden

In keeping with the spirit of community sustainability, a location south of the Public Works facility and equipment yard provides a unique location for permanent public garden space. The space is illustrated with 20-30 garden plots for local residents use. The site is uniquely situated to benefit from compost materials and protective fencing adjacent to the municipal yard. Care should be taken during detailed design to ensure screening from the adjacent church as possible.

# new FEATURES

## **Native American Garden and Cultural Resources**

The garden is located in an accessible yet quiet location along the loop trail. The location is significant in that it can respond and support ceremony and events that would be facilitated from the Commons. Close proximity reflects a physical tie to the increasingly prominent philosophic relationship the community is embracing regarding its Native American heritage. This garden would be sculpted out of the existing willow grove and care would be necessary to prune existing vegetation. The ground surface would be designed to care for the adjacent wetlands and sensitivity of that landscape. The garden is scaled to accommodate occasional public ceremony while providing an adequate space for permanent fixtures of sculpture, mural and graphic art that describe the native peoples indigenous to Yachats region. It is important and necessary to engage the local tribe(s) for input and advice when beginning detailed design of this space.

## **Skate Park**

As mentioned, Skate Park has been located north of the picnic shelter to serve the needs of local riders. This area is important as it is accessible directly to the Common's based teen activities and programs; yet distinct and separate from the younger children's play areas. The location is accessible for public use yet is still prominent enough to ensure a measure of visual security. The scale has been designed large enough to offer an effective and enjoyable sampling of trick components and specialized equipment. By design is small enough to anticipate a modest construction budget. The park will not be considered a full-scale facility to support skate events and professionals. During the planning, there was minor discussion regarding the attributes and potential of a climbing wall. The wall has not been illustrated on this plan; however, it is recommended if or when appropriate, a wall would fit within the skate park area and provides

a mutually desirable and safe location for these activities.

## **Fitness Loop Trail**

As mentioned, paths and trails a popular and valuable to the community. The loop trail provides an additional experience to an individual's interpretation and relationship with the natural environment. The loop trail is designed to be a 1/4th mile in length to assist adult fitness, jogging and exercise regimes. The loop is also designed to serve walkers and includes interpretive stations or specific points along the route to place markers that graphically describe important natural and cultural features. As demonstrated by existing paths, a combination of elevated and gravel paths will be required with new construction to provide protection to the park's ecology. Considerable effort should continue to introduce interesting natural site features along the way, including the large spruce trees, meadow and wetlands. Way-side spots to pause include an elevated tree platform, the existing bird stand, the proposed Native American garden and confluence with the new beach access and west entry court that features marine and ocean interpretive displays.

## **Sunday Market**

The current Market is located along the east and north front of the Common's building clearly visible from Hwy 101. The location is significant in that it can accommodate and support activity including restrooms from the Commons building. Unfortunately, the open sidewalk location affords limited protection from weather and offers little space for safe high-volume access and expansion. The was discussion regarding the merits of increasing utilization of the improved Picnic Shelter Pavilion to serve a greater set of vendors and offer additional weather protection. This effort was projected to be feasible and could be welcomed over time. Current habits sense the need to maintain a 'drive-by'

relationship to Hwy 101 to maintain the public interest. Improvements to assist in a transition toward greater use of the Pavilion included enhancements to the City marquee and event signage. Additional signs would maintain visibility from Hwy 101; yet move vendors, vehicles and pedestrians toward the west portions of the Commons grounds.

### **Organic Waste Recycling**

The plan includes exploring an opportunity to collect and mulch organic yard waste from local residences. Current practice is to burn or haul yard debris to Waldport. Both choices are difficult for those without proper vehicles and seniors. The proposed facility at 6th street provides a convenient location for to place compartments for drop-off and pick-up of materials. One space is for raw leaves, clippings, brush and green material, the second provides separate space to collect and dispose of invasive species of vine, shrub and berry plants. Situated in a location next to the community garden affords close oversight by Public Works. In coordination with Public Works, this facility will need to care for sites and smells adjacent to the church.

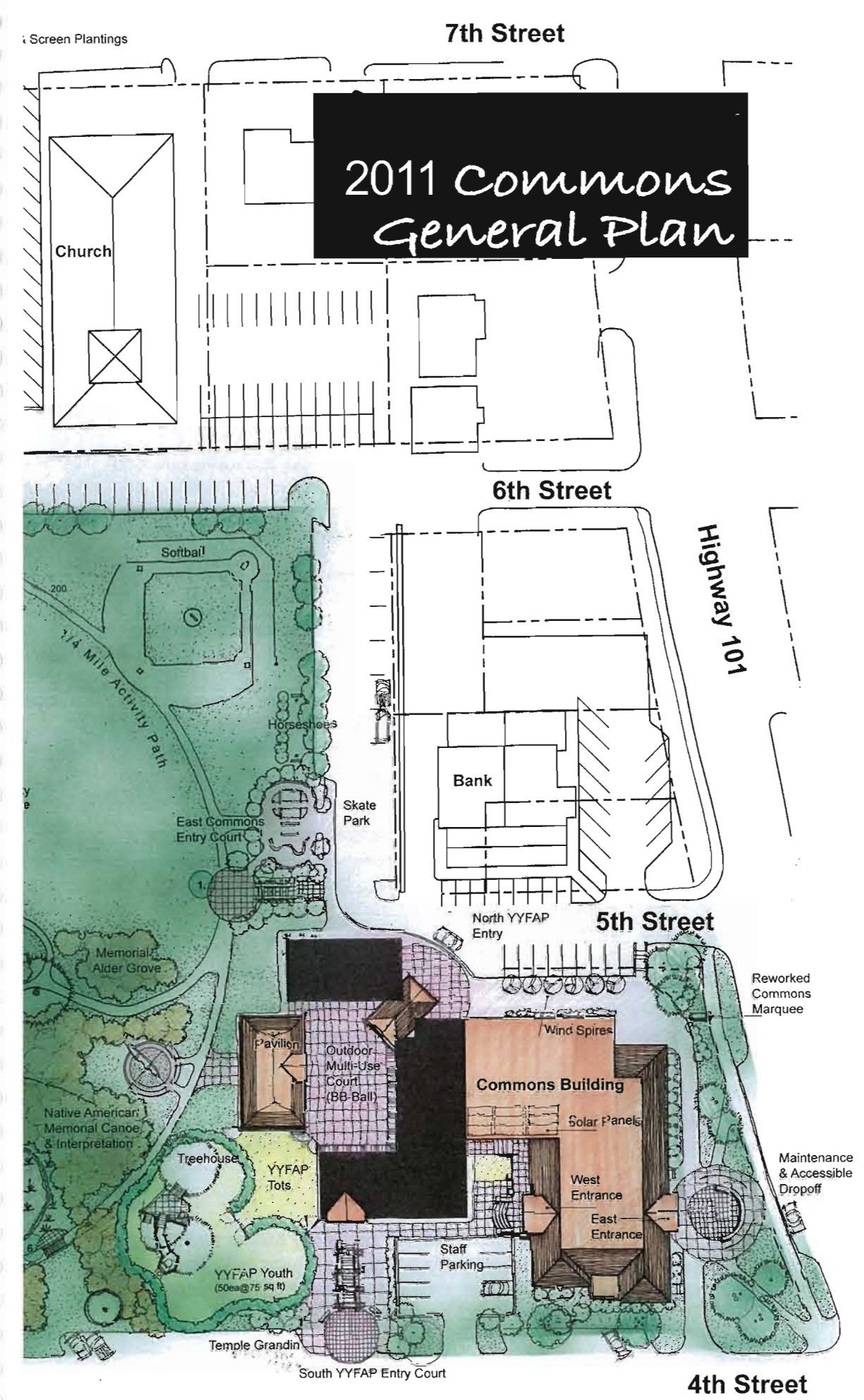
### **Memorials**

There is increasing desire to remembering a friend or family member through placement of a public marker. This plan recognizes a limit to the park's capacity to add benches, plaques and markers. While the process and function of memorials is deemed important, it is recommended that each of the plan's components from entry courts, benches, furnishings and even plantings be recognized as potential memorials. Each component of the plan will be achieved only as resources dictate so embracing the park's features as a 'menu' from where memorial selections can be made provides a service to the community. In addition, the plan provides the Common's Commission with a set of choices they can evaluate with each request based on their priorities.

### **Art**

There is considerable local talent and interest in including public art in the park. It is also prudent to recognize style and taste of art and sculpture is very subjective even if the artist and subject is embraced. It is strongly recommended that prior to beginning each new development of the plan's components, a discussion of appropriateness is included. It is important to understand art can be incorporated into the design of the furnishings rather than simply serving in the traditional role as a piece to-be-viewed. Art and graphics can be attractively and tastefully designed as benches, arbors, wind vanes, and solar collectors. Art can be attractive in plantings, screening and fence design. As demonstrated in National Parks, interpretive displays and educational boards can successfully incorporate graphic art and information from history, culture and ecology.

As example, there was considerable discussion regarding screening of the Public Works facility. The plan includes a series of plantings in addition to art in the form of sculpture or murals that might be placed on or along the existing fences. It is critical to recognize that taste, subject and content changes over time. Each installation should be located and placed with construction methods that provide periodic and accessible removal. It is recommended the Parks and Commons Commission develop a small yet representative board of individuals that can objectively select a palette of site graphics and art similar to and complementing the park's plant materials and structures. This will provide a tool to guide and review the value each piece prior to selection.







cost  
**ESTIMATE**

## **Common's Park General Plan - Cost Estimate 2011**

### **Assumptions:**

1. The General Plan has been designed specifically as a series of "sub-projects" to simplify and manage incremental (not-all-at-once) budgets and priorities.
2. Each sub-project contributes to the whole but can be funded, built and maintained independently as the Commission deems appropriate as resources become available.
3. Individual Site and Building Improvements may require detailed design, not included in these estimates, when necessary, design should be added at 8-12% of construction.
4. Site and Building Improvements such as foundation plantings are considered maintenance and should follow the plant selection palette but not require detailed design.

### **Site (landscape & grounds) Improvements:**

1. When feasible, it is assumed that Public Works staff will perform the primary clearing, grading and soil prep with each sub-project.
2. It is assumed that wetland and watercourses will be reviewed (if/as required) prior to each project to determine avoidance or mitigation by design.
3. It is assumed that existing plantings, benches, memorials and structures will be reviewed prior to each project to determine avoidance, relocation or mitigation by design.
4. It is assumed that new landscape improvements will be non-irrigated and the minimum number of plantings required for aesthetics and screening.
5. Where ever feasible, it is assumed that Public Works staff will perform the maintenance and that speciality equipment and exotic species are avoided during design.

### **Facility (buildings construction and maintenance) Improvements:**

1. It is assumed all new construction will incorporate ADA requirements and cultural resource review during design.
2. It is assumed the design of new improvements or maintenance includes review of existing materials (roofing, siding, windows, fencing) and the color palette.
3. Where ever feasible, it is assumed that Public Works staff will perform maintenance and that speciality equipment or construction practices are avoided during design.

### **Entry Courtyards (north, south, east west):**

A series of "Entry Courtyards" have been located at the North, East, South and West entries to the property. Detail designed for each court will include slightly different characteristics tied to the features at that location. This budget assumes each Entry Court will include a similar set of components, plantings and construction costs.

Grading and site prep by PW	\$	-
Hard Surface (crushed stone, pavers, concrete)	\$	6,000
Trellis/Arbor structure or entry arch		\$6,000
Benches and Bike Rack	\$	4,000
Signs and Informational Plaques	\$	2,500
Plantings	\$	2,000
Lighting	\$	2,000
	\$	<u>22,500</u>
Courtyards (4ea.)	\$	90,000

**Main/East Commons Entry Improvements**

Grading and site prep by PW		
Pruning and Plantings	\$	3,000
Hard Surface, Walls and Ramps (asphalt, stone, pavers, concrete)	\$	17,000
Lighting	\$	3,000
Signs and Informational Plaques	\$	3,000
	\$	<u>26,000</u>

**Fitness Trail**

Grading and site prep by PW		
Hard Surface (crushed stone, pavers, concrete)	\$	8,000
Adult "tree-house"	\$	15,000
Fitness Equipment	\$	16,000
Signs and Informational Plaques	\$	3,000
	\$	<u>42,000</u>

**Fire Circle**

Grading and site prep by PW		
Hard Surface (crushed stone, boulders)	\$	4,000
Signs and Informational Plaques	\$	1,000
	\$	<u>5,000</u>

**Native American Court**

Grading and site prep by PW		
Hard Surface (crushed stone, boulders)	\$	4,000
Signs and Informational Plaques	\$	1,000
	\$	<u>5,000</u>

**Community Garden**

Grading and site prep by PW		
Hard Surface (crushed stone)	\$	4,000
Garden fencing, gates and raised growing beds	\$	8,000
Signs and Informational Plaques	\$	1,000
	\$	<u>13,000</u>

**YYFAP Courtyard(s)**

Grading and site prep by PW		
Hard Surfaces (crushed stone, asphalt, rubber mulch)	\$	4,000
Fencing and gates	\$	8,000
Plantings	\$	1,000
Equipment	\$	15,000
	\$	<u>28,000</u>

**Rear Commons Entry Improvements**

Grading and site prep by PW		
Staircase, Railings and Roof gable	\$	23,000
Hard Surface (asphalt, concrete)	\$	6,000
Lighting	\$	3,000
Plantings	\$	3,000
	\$	<u>35,000</u>

*continued next page*

	\$ 35,000
<b>Library Labyrinth</b>	
Grading and site prep by PW	
Hard Surface (pavers, crushed stone)	\$ 6,000
Garden Plantings and Boulders	\$ 4,000
Garden Art and Sculpture	\$ 3,001
Signs and Informational Plaques	<u>\$ 1,000</u>
	\$ 14,001
<b>Skate Park</b> (this estimate is based on a simple design with fundamental accessories)	
Grading and site prep by PW	
Hard Surface (concrete)	\$ 6,000
Garden Plantings and Boulders	\$ 42,000
Plantings	\$ 2,000
Skate Equipment	<u>\$ 18,000</u>
	\$ 68,000
<b>Ball Field</b> (level, seed and plantings)	
Grading and site prep by PW	
Grass Surface (soil prep and seed)	\$ 2,000
Signs and Informational Plaques	<u>\$ 500</u>
	\$ 2,500
 Total	 \$ 328,501