



# LINCOLN COUNTY COMMONS - REVISED MASTER PLAN

Board of County Commissioners / Fair Board

April 11, 2018, 7pm

Depoe Bay

## Background:

*The County and Fair Board have identified a multi-use, public facility that will provide a venue for a wide range of activities throughout the year that would not compete with existing hotels and convention spaces.*

## Secured funding:

- 2007 Transient Lodging Tax (TLT) increase approved by voters ~ \$299,000/year (FY 2016-17) for capital investments.
- 2016 TLT increase (1%) approved by voters ~ \$247,000/year for (FY 2016-17) Fairgrounds redevelopment.
- City of Newport Urban Renewal Plan identifies up to \$3 million in utility, road and offsite infrastructure upgrades.
- Event fees and leases ~ \$28,000 for Commons operations.

# FAIR BOARD VISION AND MISSION STATEMENT

## **Vision:**

*Our vision is to see the Lincoln County Commons (formerly the Lincoln County Fairgrounds) become an important gathering place for Lincoln County.*

## **Mission:**

*Our mission is to offer a variety of venues which will make the Lincoln County Commons a preferred destination for residents and visitors.*

# SCHEDULE

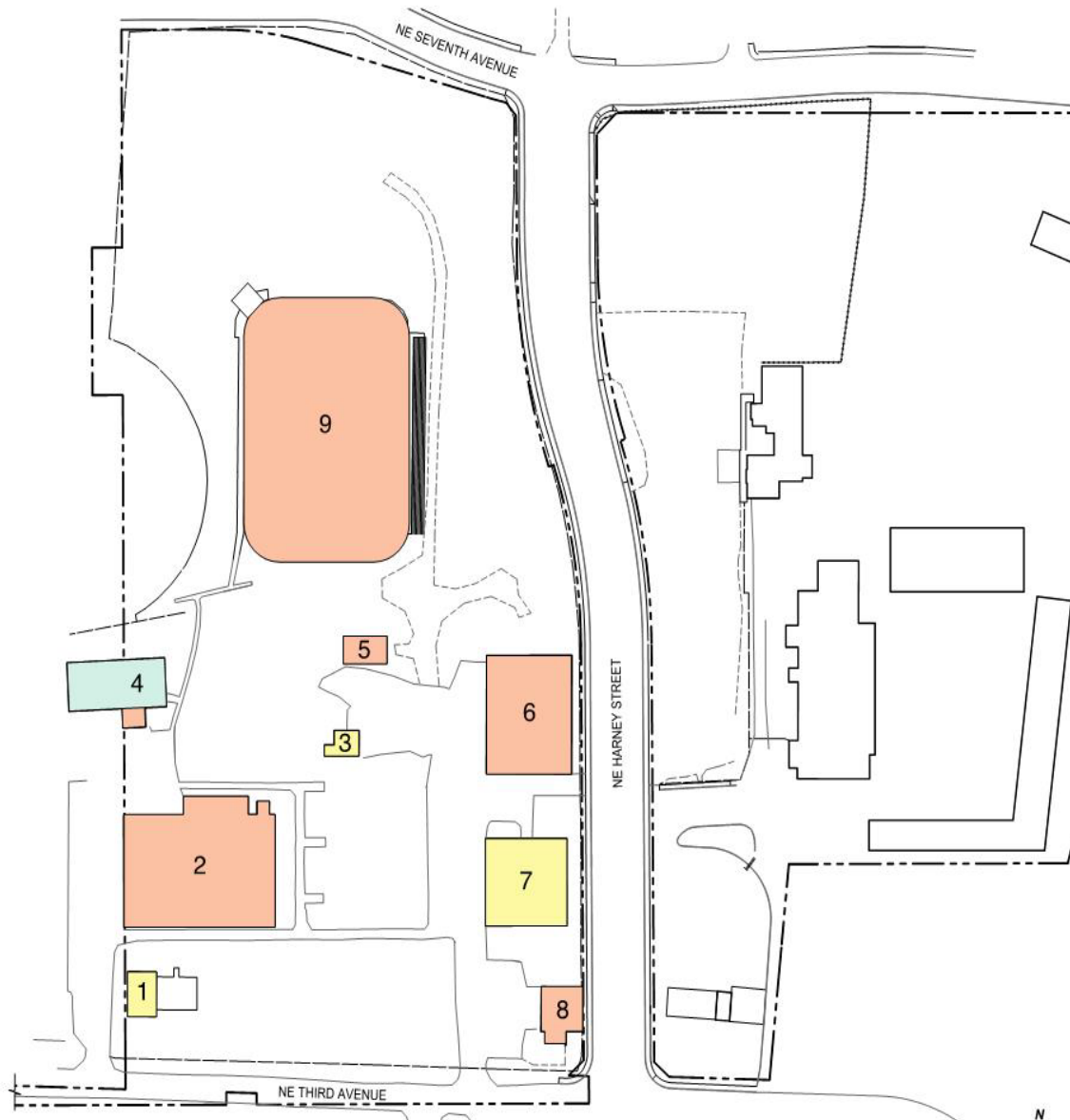


● MPVC Meeting

■ Focus Group or Public Meeting(s)

◆ Fair Board and/or BOC Meeting




# EXISTING CONDITIONS



## 1. EXISTING SITE PLAN

SCALE: 1/32"


1. STAGE
2. MAIN EXHIBIT HALL
3. HORSE BARN REMNANT/ STORAGE SHED
4. FLORAL BUILDING (THRIFT SHOP)
5. RABBIT BARN/ STORAGE SHED
6. RIDING ARENA
7. 4-H/ LIVESTOCK BARN
8. 4-H BUILDING AND RESTROOMS
9. OUTDOOR ARENA

-  GOOD CONDITION
-  FAIR CONDITION
-  POOR CONDITION

## SITE DIAGRAM

LINCOLN COUNTY FAIRGROUNDS

Lrs  
ARCHITECTS

NORTH   
NOVEMBER 17, 2017

# NEEDED STRUCTURES AND AREAS

## Multi-Use Building

- Large exhibit space ~ 33,000 sf
- Smaller meeting and conference rooms
- Catering kitchen
- Management/building services office, restrooms, storage
- Paved parking, bike parking, off-street loading
- Community interest in using the building as an emergency shelter



# NEEDED STRUCTURES AND AREAS

## Pavilion

- Open-air, gable-roofed, steel structure, dirt floor
- Storage room, restrooms and possibly concessions
- Provides a rain and wind protected space for riding events, livestock pens and show rings, motorized events and concerts
- Paved parking, bike parking, off-street loading



# NEEDED STRUCTURES AND AREAS

## 4H Facility

- Interviews indicate no specific need for a permanent 4H building.
- Options for hosting 4H activities include:
  - Accommodate within Multi-use Building or Pavilion during the Fair
  - Retain the Floral Building for 4H use throughout the year, and small animal displays during the Fair



# NEEDED STRUCTURES AND AREAS

## Outdoor Area

- Multi-purpose outdoor space with pervious paving or compact gravel; also could be grass
- Allows year-round use for outdoor events, placement of tents and other temporary structures, overflow parking, etc.



# NEEDED STRUCTURES AND AREAS

## Open Area

- Open green space, expansive lawn areas
- For outdoor activities such as ball fields, playgrounds, a fitness trail, show rings for animal events or informal RV parking



## Facilities/Amenities to be Removed or Relocated

- Horse boarding
- Permanent R.V. parking (R.V parking associated with events will be accommodated on-site as needed).
- Lincoln County Animal Shelter – could be replaced with new facility for transit services and emergency services

## Parking Requirements for Multi-Use Building and Pavilion

Event Center (~25,500 sf)	
Exhibit space	20,000 sf / (1 occupant / 15 sf) = 1,335 occupants
Conference rooms	5,000 sf / (1 occupant / 7 sf) = 715 occupants
Office	500 sf / (1 occupant / 100 sf) = 5 occupants
<b>Total</b>	~ 2,055 occupants, max
<b>Parking Required</b>	1 space per 8 occupants = <b>257 parking spaces</b>

Covered Pavilion (~25,500 sf)	
Dirt floor + Utility spaces	24,000 sf / (1 occupant / 300 sf) = 80 occupants
Bleacher seating	1 occupant/ 18" per seat = 1,500 occupants
<b>Total</b>	~ 1,580 occupants, max
<b>Parking Required</b>	1 space per 8 occupants = <b>198 parking spaces</b>

# TRANSPORTATION FACILITIES

## Parking Supply Estimates by Site Alternative

Parking Area	Parking Spaces	Total
South Paved Area	292	592
Central Paved Area	126	
North Gravel Area	174	

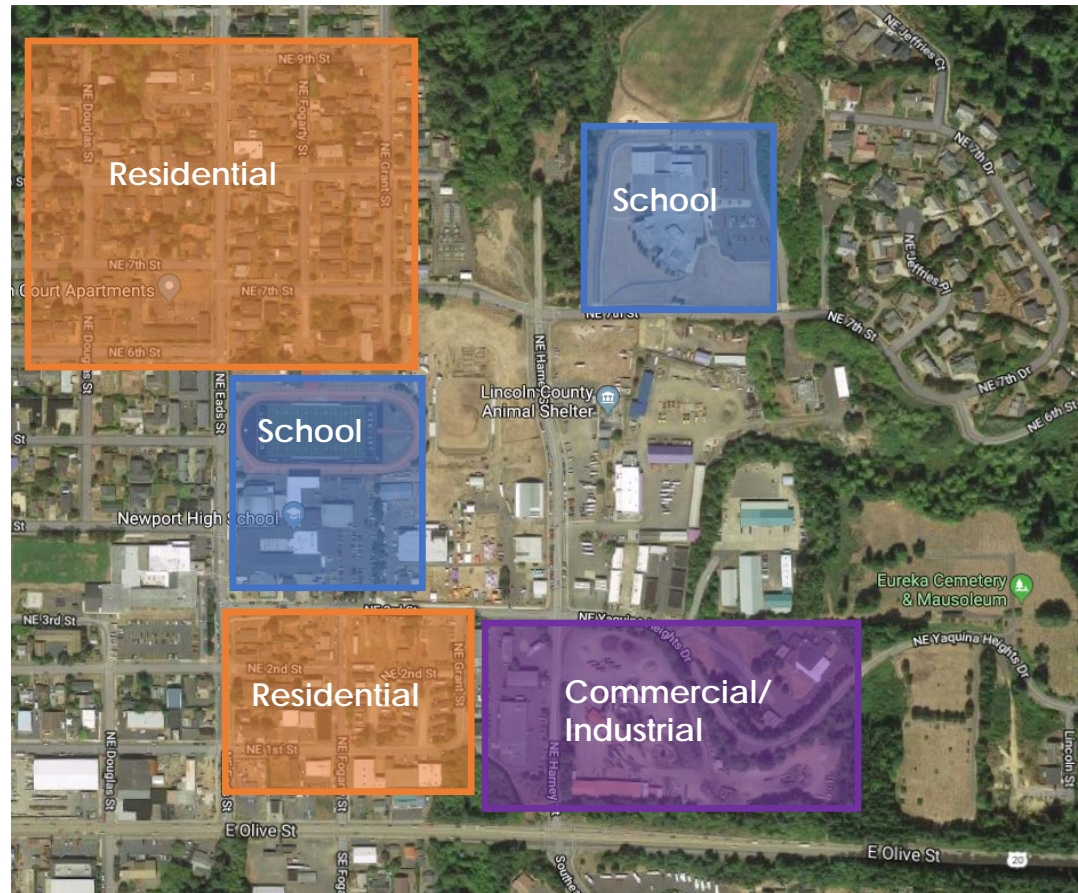
Required Parking	Parking Supply	Parking Surplus/Deficit
455	592	137

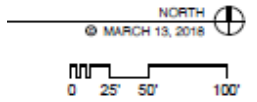
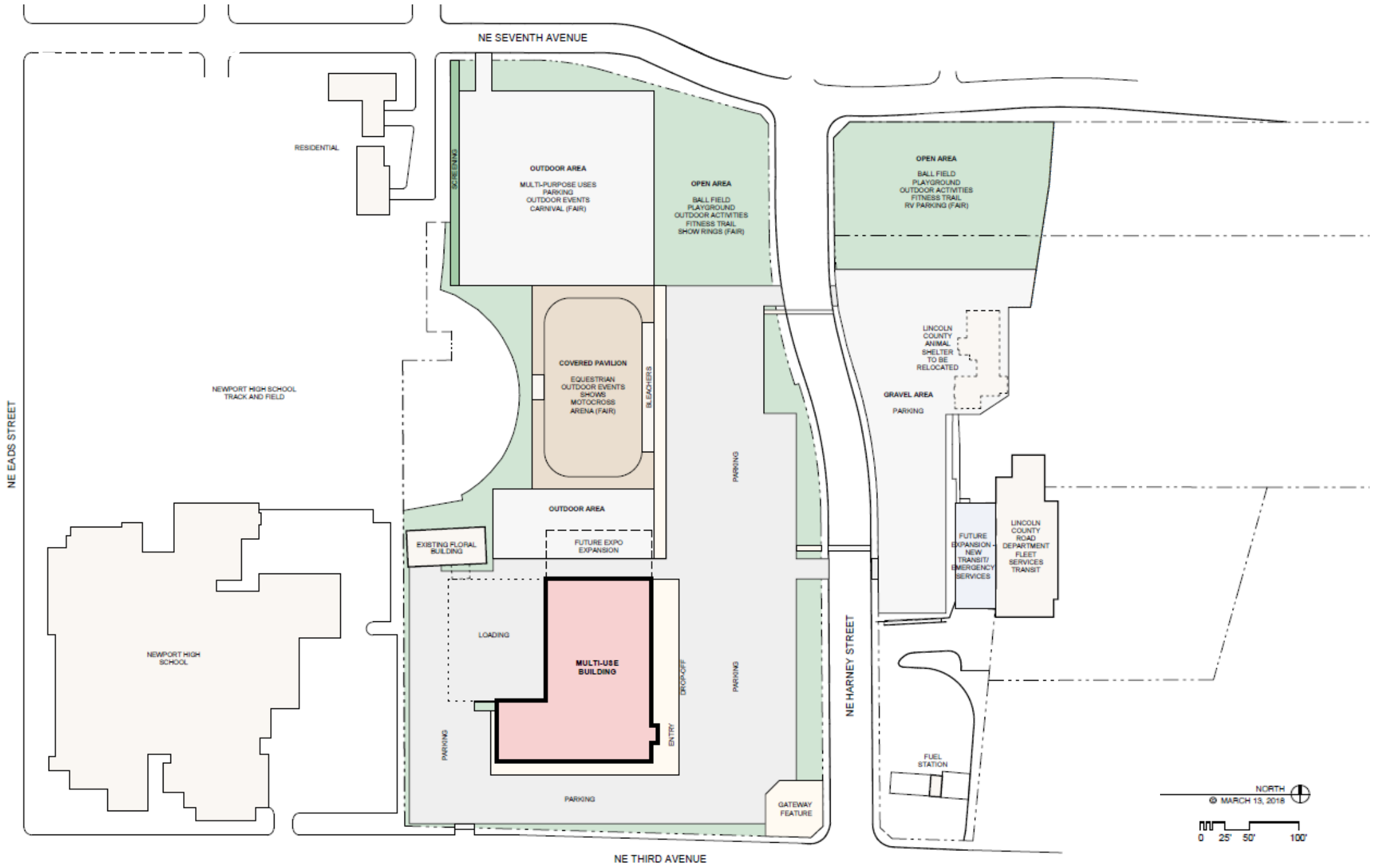
## Circulation and Parking Considerations

- Preferred route is via US20/Harney Street. Move wayfinding signage for the “Commons” to US101/US20 intersection.
- Locate most or all fair events and facilities on the primary site; keep NE Harney Street open to traffic.
- High School as primary parking area during Fair week; Middle School and Newport Prep parking areas for shuttle service
- Publicize pedestrian and bicycle routes; consider financial incentives for walking and biking; offer free public transit

# NOISE IMPACTS

## Noise-Sensitive Buildings and Areas





## **Operational Feasibility: Revenues**

- Existing sources: ~\$15,300
- New uses: ~\$94,600 - \$254,600
- Total: ~\$110,000 - \$270,000
- County Fair: neutral cost

## **Operational Feasibility: Expenditures**

- Employees: ~ \$86,000 - \$196,000
- Other : \$88,000 - \$150,000
- Reasonable ranges for annual operating costs are:
  - Low use: \$170,000 - \$190,000
  - Medium use: \$260,000 - \$295,000
  - High use: \$320,000 - \$380,000

## Operational Feasibility: Deficit Range

- Preliminary analysis of operational feasibility shows a net annual operating deficit range from:
  - Low use: \$64,000
  - Medium use: \$82,000
  - High use: \$77,000
- The County can close the operational deficit using funds from other sources like Transient Lodging Tax revenue.

## Capital Cost Scenario – Community Vision, Highest Cost

- Multi-use Building, Pavilion and site ~ **\$16 million**:
  - Multi-use Building (33,000 sf) & Paved Parking ~ \$10 million
  - Pavilion (30,000 sf) ~ \$3 million
  - Other site work ~ \$1 million
  - A&E fees/permits/etc. ~ \$2 million
- Less ~\$2.75 million (Fair Facility fund) ~ **\$13.25 million** to be financed.
- Annual debt payment ~ \$1,060,000. Less \$425,000/year (TLT revenue) = funding gap ~ **\$638,000/year**.\*
- 1% to 3% of total cost of building is needed for good lifecycle maintenance, ~ \$16,000 to \$48,000 per year.

*Does not include Newport North Side Urban Renewal Plan funds.*

*\*Assumes a 20-year bond.*

## Capital Cost Scenario – Small Exhibition Center, Lowest Cost

- Multi-use Building and site ~ **\$8 million**:
  - Multi-use Building (15,000 sf) & paved parking ~ \$5 million
  - Other site work ~ \$1 million
  - A&E fees/permits/etc. ~ \$2 million
- Less ~\$2.75 million (Fair Facility fund) ~ **\$5.25 million** to be financed.
- Annual debt payment ~ \$340,000. Less \$425,000/year (TLT revenue) = funding surplus ~ **\$85,000/year**.\* \*\*
- 1% to 3% of total cost of building is needed for good lifecycle maintenance, ~ \$8,000 to \$24,000 per year.

*Does not include Newport North Side Urban Renewal Plan funds.*

*\*Assumes a 30-year bond.*

*\*\*Conservatively should be considered a “break even” scenario.*

# DISCUSSION



AERIAL PHOTO

SCALE: 1" = 50'

LINCOLN COUNTY FAIRGROUNDS

NEWPORT, OREGON

