MEMORANDUM

To: Wayne Belmont, *Lincoln County Counsel*
Cc: Kevin Greenwood
From: Steve Faust, *3J Consulting*
Date: February 12, 2018

Project Name: Lincoln County Commons
RE: Existing Conditions Report

1. INTRODUCTION

Located in Newport, Oregon, the Lincoln County Commons (Fairgrounds) is an important gathering place for Lincoln County. The Commons is home to the annual Lincoln County Fair, as well as many other public and private events throughout the year. Over time, many of the facilities at the Commons have outlived their usefulness. The County is preparing a Master Plan for these facilities and design of a new Main Exhibit Hall and other ancillary facilities.

In this draft Existing Conditions Report, the consultant team reviews the existing Master Plan and other previous plans and recommendations. The report examines the current conditions on the Commons site and adjacent land to the east that includes the Lincoln County Animal Shelter.

The report assesses the condition of each facility on the grounds, utilities (mechanical, plumbing and electrical), and overall infrastructure (water, sewer, stormwater) in terms of strengths and limitations, particularly related to cuts, fills, utility locations, wetlands, soil stability and capability. Transportation circulation, parking and wayfinding are assessed both in day-to-day operations and during the Fair and special events. The report documents current strategies and limitations for managing traffic and parking during those special events.

A market study assesses the potential for new events at the Lincoln County Commons, based on the types of events currently at the Fairgrounds and at other fairgrounds in Oregon.

Finally, a summary of stakeholder focus groups and online survey responses are included in Appendix A and B.

The report is divided into the following sections:

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2. CONTEXT, VISION AND MISSION STATEMENT

Context

The Lincoln County Board of County Commissioners has determined that the current Commons site will continue to serve as the location for the County Commons. This determination was made through a prior planning process over a span of several years. Funding has been secured for the Commons through two voter-approved measures:

- In 2007, a Transient Lodging Tax (TLT) increase was approved by voters with a portion of the revenues dedicated to tourism and funding a Fairgrounds Facilities Improvement Fund. This contribution generates approximately $260,000 per year annually for capital investments in the Commons facility.
- The 2016 TLT increase (Measure 21-165) was approved by voters to increase the County lodging tax by 1% with revenues secured for Fairgrounds redevelopment. Staff anticipates that this will generate approximately $240,000 annually.
- The City of Newport's Urban Renewal Plan identifies up to $3 million in utility, road and offsite infrastructure upgrades.
- Event fees and leases generate an average of $28,000 for Commons operations.

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. Programming, amenities and budget will, in part, determine the square footage which staff anticipates somewhere in the 12,000sf to 45,000sf range.

Commons Vision and Mission Statement

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

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

Our core values are to respect traditions of the past and cast new directions for the future with a focus on youth.

Our strategic areas of focus for the Lincoln County Commons are the activities contemplated in the ORS 565.230: The Lincoln County Commons shall "be utilized to the fullest extent for pleasure, recreation and public benefit and for the holding of any exhibitions, shows, carnivals, circuses, dances, entertainments or public gatherings."

Our strategic goals are to facilitate the development of venues to realize our strategic areas of focus. Our action plans will be developed between the Fair Board, the Lincoln County Commissioners and the citizens of Lincoln County.

3. SITE DESCRIPTION

The facilities evaluations that follow are the result of site observation made initially in November of 2013, as part of the previous Master Plan for Lincoln County Fairgrounds Facilities process, and a subsequent site visit on July 27th, 2017 as part of the kickoff meeting for this process. In addition, the consultant team incorporated comments (noted 'FGBC.13') from a memo titled "Fair Grounds Building Conditions as of 5/21/2013" (attached), prepared by the Lincoln County Facilities Management department.

The primary site in the study area is the Lincoln County Commons including all fairgrounds facilities, as shown in Figure 1. The site is bounded by 3rd Street on the south, 7th Street on the North, Harney Street on the East and Newport High School on the West. The secondary site consists of county-owned land across Harney Street between Yaquina Heights Drive and NE 7th Street. The secondary site includes parking areas for Lincoln County Transit, the Lincoln County Animal Shelter, the Lincoln County Road Department and some vacant land. The fairgrounds site was originally configured with a large lawn area fronting onto 3rd Street with exhibit buildings and barns arranged along the west, north and east sides and the outdoor rodeo arena further to the north. The removal of a large central horse barn and addition of the Floral Building behind the Main Exhibit Hall has resulted in a disjointed arrangement of buildings and several pedestrian walkways that no longer seem appropriate.

There are two main entry drives into the site from NE 3rd Avenue, one at the SE corner of the site includes parking, and a second at the SW corner of the site provides access to the 4H Building and barns. Both entrances are gated at the fairgrounds perimeter fence. The asphalt paving is in fair condition, with noted areas of ponding and one large standing water area south of the Exhibit Hall entry. The driveway has been patched in many areas. There also are asphalt walkways between some of the buildings that appear to be in relatively good shape, although their locations are somewhat random due to the removal of previous structures. Most of the remaining site area is grass with some slopes and other areas with standing water. No soils report has been provided for the site.

Some areas on the existing property has minimal slopes and other areas are relatively flat with apparent ponding of storm water. Extensive fill placed on the north end of the both parcels more than 20 years ago, without documentation of the extents, limits development of permanent structures in those locations. The fill also buried existing underground utilities to depths that make them difficult to maintain. Stormwater pipes are now up to 18' below the current grade. Some utilities have been documented on the survey with assumed underground lines shown and visible utility connections located. However, the underground connections between many of the visible utility terminations are unknown and a utility locate should be performed in the area of any future proposed building footprint.

The chain link fence located at the perimeter of the fairgrounds is in reasonable shape, but with maintenance needed in selected areas for rusted fabric, and damaged frames and supports. The sidewalks and curbs along NE Harney Street and NE 7th Avenue are in good condition. The sidewalk and curb along NE 3rd Avenue is in very good condition, having been part of a recent road improvement.

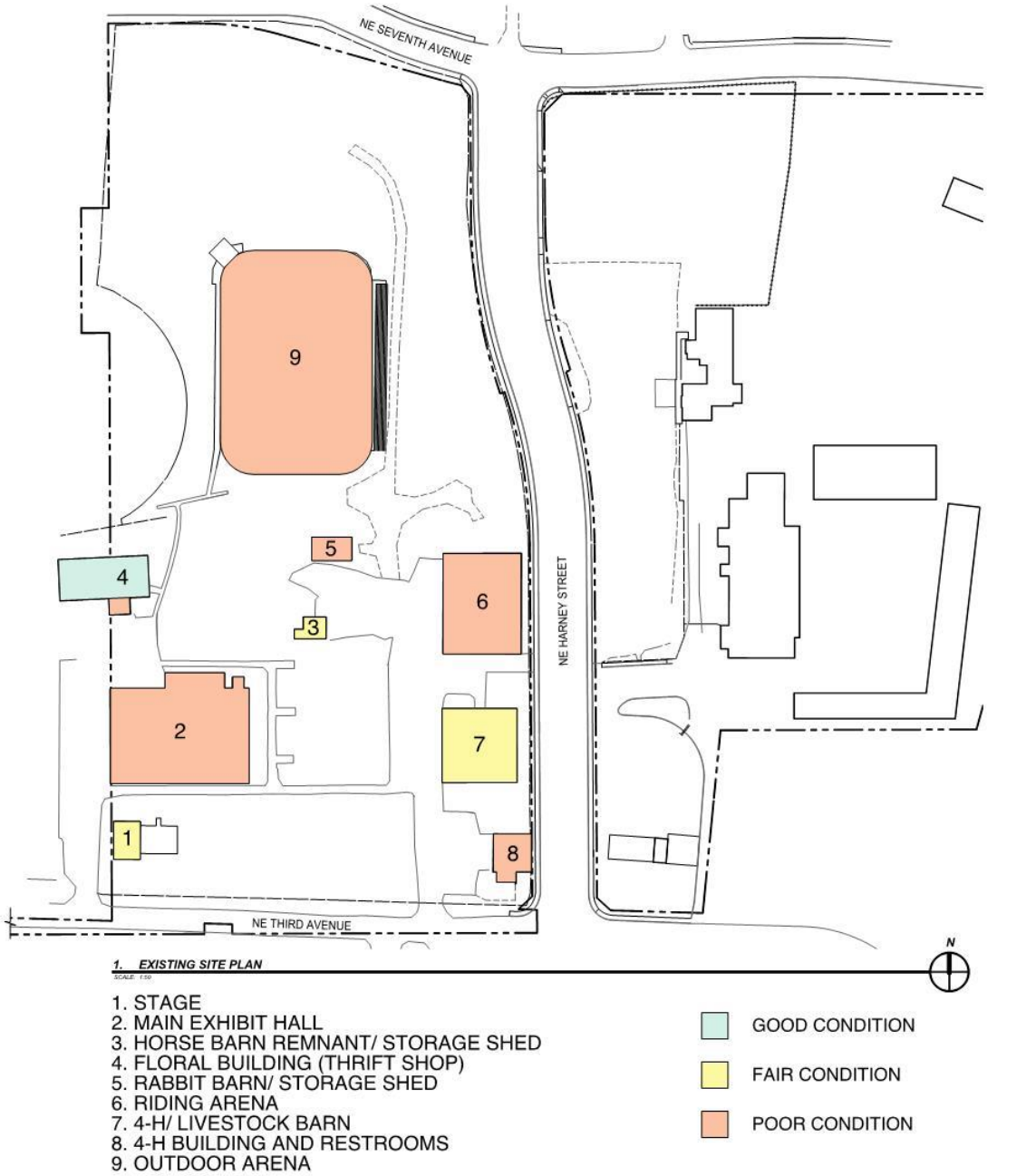


Exhibit 1. Lincoln County Commons Site Diagram

4. ASSESSMENT OF FAIRGROUNDS BUILDING FACILITIES

1. Stage

"In fair condition. With east open face, there is minor wood deterioration of the flooring due to standing water. No signs of infestation." FGBC.13

Overview

The Stage is a 30' x 40' wood structure, with wood siding and floor and asphalt roof, which faces due east (away from the ocean) and is open on the east side. A wood framed ramp on the north side provides an accessible connection to the stage level from grade, with stairs attached. There are also stairs on both sides of the stage. This wood structure is relatively sound, usable for the near future, but in need of minor repair. The ramp and stairs need improvements, especially for handrails, to meet building code.

This structure appears to be in fair condition. In the long term, it could be replaced, or even possibly relocated, but based on its location near the southwest corner, it might be maintained in its current location for the short term.

Mechanical

The building does not have any mechanical heating, cooling or ventilation systems, nor is it required to have them.

Plumbing

The building does not have any plumbing systems, nor is it required to have them.

Electrical

The building's electrical panel is fed via panel A in the Main Exhibit Hall. The stage panel is old and showing signs of rust and corrosion. There are extension cords providing permanent connection to stage lighting which is a code violation NEC 400.8. The receptacles that are on the open-air stage also need to be GFCI type per NEC 210.8(B).

Stage Electrical Panel

Inside Stage Electrical Panel

Electrical Cords for Stage Lighting

2. Main Exhibit Hall

"Poor condition. Metal siding is rusting, roof is well overdue for replacement minor leaks. No signs of infestation, some dry rot at ground level, none structural." FGBC.13

Overview

The Exhibit Hall is a 100' x 150' wood pole barn with metal siding and concrete slab. A large number of closely spaced wood columns and a relatively low ceiling height limit functionality of the space for meetings and events. The existing metal siding shows a number of areas with significant rust in need of immediate repair.

Roof leaks are evident in the interior, indicating the roof needs repair. All of the electrical power distribution is apparently romex wiring, which is substandard in current code, requiring upgrades in the event of any renovation.

The existing kitchen in this facility is substandard, with a commercial hood, but residential stoves and refrigerators, and manual dishwashing required. The assembly space is served with rows of suspended fluorescent lighting and unit heaters, but no air distribution system. There are two additions on the north side of the main structure. These include a wood frame shop with metal siding and shed roof and concrete block electrical room with metal roofing. The Exhibit Hall would need significant repairs to serve as an assembly building for the long term. In addition, the internal columns would limit the feasibility of large event space. The Exhibit Hall may be in a significant position on the site for future development, and with a large footprint, may adversely affect future site development if renovated.

Mechanical

The kitchen has a type I (grease) exhaust system. The exhibit spaces are heated using ceiling hung unit heaters. Exhaust for the toilet rooms is provided by ceiling mounted exhaust fans. With exception of the type I exhaust system, the mechanical systems in this building do not meet the ventilation and exhaust requirements of the Oregon Specialty Mechanical Code (OSMC). The toilet rooms are exhausted using a ceiling mounted fan. These typically exhaust at a rate of 80-100 CFM. The code requires 70 CFM per flushing fixture. This equates to 280 CFM for the men's room and 210 CFM for the women's room.

If the Exhibit Hall is considered a retail show room, the OSMC requires that it receive approximately 0.25 CFM/SF of fresh air by means of a fan system. Currently there is no system to provide this. The Exhibit Hall heater and toilet room exhaust fans should be upgraded or replaced. As stated above the toilet room exhaust fans do not meet the exhaust rates required by the OMSC and need to be replaced. It is unlikely that the heaters in the Exhibit Hall can meet the heating load that comes from the ventilation air needed for the space. The likely, cost-effective, solution is to replace the unit heaters with packaged roof top units that can provide heating/cooling and ventilation air.

Toilet room exhaust fan

Unit heater in smaller hall area 1 of 1

Unit heater in main hall area 1 of 2

Type I grease hood in kitchen

Unit heater in main hall, 2 of 2.

Plumbing

The plumbing systems in this building are limited to domestic hot/cold water and sanitary waste to the toilet rooms and kitchen fixtures, as well as natural gas to the unit heaters. Hot water is generated by an electric water heater located in the kitchen.

The water heater shows signs of corrosion at the base and it is not seismically strapped to the structure. It should be replaced.

The plumbing fixtures appear to be in good working order. However, the ADA scald guards are missing from a lavatory in the women's bath room.

Natural gas enters the building through a gas meter located on the exterior of the south wall of the building.

Natural Gas Meter

Water Heater

Men's Restrooms

Women's Restrooms

Electrical

Existing interior emergency egress lighting equipment should be updated to provide compliance with Oregon Structural Specialty Code (OSSC) section 1006.

Existing interior power receptacles should be upgraded to comply with Oregon Electrical Specialty Code (OESC) article 210. Ground-fault circuit interrupter (GFCI) protection is required at all 15 and 20-amp, 125 volt receptacles in non-dwelling unit kitchens and exterior locations.

The existing branch panels A and B have recently been replaced and are in good condition. However, the branch panel in the kitchen is old and no longer serviceable and should be replaced. Exposed wiring was observed in several locations and will need to be fixed.

The Main Exhibit Hall lighting is via 8′-0″ two lamp T12 strip lights. The Oregon Department of Energy (DOE) is regulating T12 lamps and some T8 lamps, incandescent lamps, and other inefficient technologies as a method of moving energy consumers to be more efficient. The new standards for linear fluorescent lamps is based on efficacy, or ensuring that newer lighting technology offers greater lumens (light output) per watt and a higher CRI (Color Rendering Index.) In effect, since July 2012, the legislation eliminates nearly all 4-foot T12 lamps, some 4-foot T8 lamps, most 8-foot T12 lamps, and almost all standard halogen PAR38, PAR30 and PAR20 lamps from the market. All lighting should be replaced with efficient LED lighting.

The Main Exhibit Hall fire alarm system was recently added and has pull stations, horn/strobes and smoke detectors.

Existing Branch Panels A and B

Kitchen Branch Panel

Main Exhibit Hall Kitchen

Exhibit Hall Lighting

Fire Alarm Panel

Exposed Electrical Wires

3. Horse Barn Remnant/Storage Shed

"Metal siding newer and in good condition. Was once an addition to the now nonexistent horse barn. This makes the building odd shaped and limits uses." FGBC.13

Overview

This 24' x 34' wood pole barn with metal roof and siding was an addition to the Horse Barn that has been demolished. The L-shaped structure is located on a slight slope, with two overhead doors and reasonable height. The structure appears to be in good shape. The exterior metal siding is in good condition with no significant signs of rust.

The Horse Barn Remnant is located near the center of the site, potentially a key location for future development.

Mechanical

The building does not have any mechanical heating, cooling or ventilation systems, nor is it required to have them.

Plumbing

This building does not have any plumbing systems, nor is it required to have them.

Electrical

This building has one branch panel that is in good condition. The storage shed lighting is via 8'-0" two lamp T8 strip lights. All lighting should be replaced with efficient LED lighting.

Storage Shed Branch Panel

4. Floral Building/Thrift Shop

"Newest of the structures. Good condition. Black top slab. Electric is the only utility to the structure making heating and restrooms a problem." FGBC.13

Overview

The Floral Building/Thrift Shop is a 45' x 95' wood pole barn structure with internal wood columns and an asphalt paved floor. The metal siding and roofing appear to be in good condition. The west end of the building is unfinished inside with exposed structure and insulation. The east end has been finished as an office space. While the facility is in good condition, it is located near the center of the site and may impact ideal site configuration. According to the survey, a portion of the building may extend beyond the west property line, an issue that should be resolved prior to any renovations.

An attached restroom enclosure apparently predates the remainder of the building. The exterior walls are painted, cast-in-place concrete to about 4' high, with metal siding on wood framing above. The roofing is asphalt shingles. The ridge of the restroom is parallel to the main ridge line, creating a valley at the intersection where water intrusion could become a problem. The south gutter does not run the full length of the south elevation. The fixtures are in poor condition and would need to be replaced to meet code.

Mechanical

This building does not have any permanently installed heating, cooling or ventilation systems. Heat is provided by portable heaters.

OMSC requires the building to have a mechanical ventilation system. At this time, no ventilation system exists. An OMSC compliant system should be installed.

Plumbing

The building has plumbing systems limited to hot/cold water and sanitary waste serving restrooms. These plumbing systems appear to be in good working order but do not appear to meet ADA requirements for accessibility.

Typical Lavatory

Typical water closet

Electrical

The facility has a single 200-amp branch panel located in the fairground office. This panel also feeds the thrift shop power and lighting needs. The panel is older and will need to be replaced due to age.

Existing interior emergency egress lighting equipment should be upgraded to comply with OSSC section 1006.

The thrift shop lighting is via 8'-0" two lamp T12 strip lights. All lighting should be replaced with efficient LED lighting.

Retail Shop 200-amp Branch Panel

5. Rabbit Barn/Storage Shed

"Poor condition. Strong evidence of infestation, ground level and rafter wood rot. Dirt slab. Numerous leaks, metal siding is rusting, sliding doors are hazardous at best. Building should be used with caution. It should be noted that the power for all of the rodeo arena lighting is located on the north exterior wall of this structure." FGBC.13

Overview

This 24' x 42' wood pole barn, with metal siding and roof is approximately 16' tall with sliding doors at each end. The siding and roofing are old and in need of repair. The top of the walls are old translucent siding panels, and the sliding doors do not work well. The rodeo arena power service is mounted to the north wall.

The building is located in the middle of the site. With significant repairs required, limited use, and its central location, it is a prime candidate to be removed, with the rodeo power panels to be relocated.

Mechanical
The building does not have any mechanical heating, cooling or ventilation systems, nor is it required to have them.

Plumbing
The building has a water supply. This water supply appears to be used for a hose bib.

Electrical
The building has its own dedicated electrical service. It appears that this service also feeds the outdoor arena lighting and power.

The existing branch panel is old, showing signs of rust and corrosion, and should be replaced.

Water Supply and Hose Bib

The storage shed lighting is via 8'-0" two lamp T12 strip lights. All lighting should be replaced with efficient LED lighting.

Storage shed branch pane

Storage shed electrical service

Storage shed lighting

6. Riding Arena

"Poor condition. Full report from Consolidated Construction indicated dry rot and insect infestation. It is structurally sound but should be checked annually for hazards." FGBC.13

Overview

This 83′ x 105′ building is a wood pole structure with heavy timber trusses providing a clear span area for a riding arena. The metal siding is in poor condition. The building will need significant repair.

The Riding Arena is located on the east property line, and therefore may not significantly impact future site planning. Since the initial Building Conditions report, one of the roof purlins has failed causing additional concern about the structural integrity of the building.

Mechanical

The building does not have any mechanical heating, cooling or ventilation systems, nor is it required to have them.

Plumbing

The building has water available through hose bibs exterior to the building.

Electrical

The building has a single branch panel located inside at the south wall. The panel is old and will need to be replaced due to condition and availability of replacement parts.

The lighting has recently been upgraded to high bay metal halide however these are not code compliant and will need to be upgraded to comply with OSSC section 547 (Agricultural Buildings). This section requires that luminaires be constructed so as to minimize the entrance of dust, provide protection from damage via suitable guard, and be water-tight (where exposed to condensation, cleaning water or cleaning solution).

Existing interior emergency egress lighting equipment should be upgraded to comply with OSSC section 1006.

Existing interior and exterior power receptacles should be revised to comply with OESC article 547. Ground-fault circuit interrupter (GFCI) protection is required at all 15 and 20-amp, 125 volt receptacles in the following locations:

- Areas having an equipotential plane
- Outdoors
- Damp or wet locations
- Dirt confinement areas for livestock

Horse arena branch panel

Indoor arena

7. 4H/Livestock Barn

"Fair condition. One of the better buildings on the site." FGBC.13

Overview

This 78' x 78' steel building has overhead doors at each end. The metal siding is not in good condition and the metal roof was covered at some point in the past with an asphaltic roof. The power distribution system in the building, a series of extension cords run through conduits, needs to be completely replaced.

Located on the east property line toward the southern end, it may not be in the way of planned development, and due to its condition, may be worth renovating for future use.

Mechanical

The building has an exhaust fan but it is not required to have it. The condition of the fan is poor and should be replaced.

Livestock Barn exhaust fan

Plumbing

The plumbing systems in this building are limited to a domestic water supply through hose bibs and yard hydrants. A non-permanent booster pump is installed. It appears in good working order but its purpose is uncertain.

Yard hydrant

Booster pump with hose bibs

Electrical

The building has a single branch panel located inside at the north door. The panel appears to be in good condition.

The lighting has recently been upgraded to high bay T5 fluorescent and is in good condition, however these are not code compliant and will need to be upgraded to comply with OSSC section 547.

Existing interior emergency egress lighting equipment should be upgraded to comply with OSSC section 1006.

Existing interior and exterior power receptacles should be upgraded to comply with OESC article 547.

Livestock barn panel

Interior power receptacles

Livestock barn lighting

8. 4H Building and Restrooms (Harney Street Building)

"Poor condition. This building has been modified repeatedly with poorly executed restroom/ shower addition, wood build-outs and penetrations. With moderate renovations and complete plumbing re-do it could be salvaged." FGBC.13

Overview

This 40' x 40' steel building has metal siding and roofing and a concrete block addition on the south side with wood framed roof. The metal structure appears to be in reasonable condition, but the metal siding is rusting at the ground. The restroom addition to the south is poorly constructed, with a mixture of concrete block walls and wood siding, and a patchwork of wood pieces on the roof eaves, and should be removed and replaced. Renovations have been made to the interior.

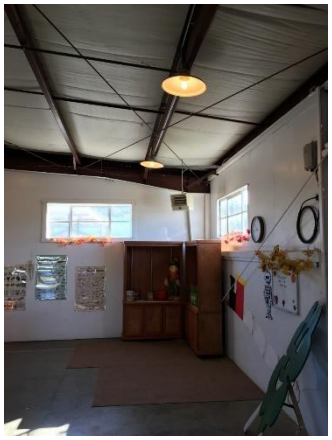
This building occupies the prominent southeast corner of the property. While it may not significantly impact development in more central areas of the site, it is unattractive as the first building visible when approaching the site.

Mechanical

The main meeting space is heated with electric unit heaters. The rest of the spaces does not have heating or cooling.

OMSC requires this building to have fresh air (ventilation) in the main meeting spaces and exhaust for the toilet rooms. Exhaust and ventilation systems that meet the requirements of the OMSC should be installed.

Electric unit heater, 1 of 2



Electric unit heater 2 of 2

Plumbing

The plumbing systems is limited to domestic cold/hot water and sanitary waste to serve the fixtures in the restrooms.

The electric water heater appears to have useful life but the plumbing fixtures appear to have exceeded their useful life and should be replaced.

Electrical

This building serves as a meeting place for the local 4H group. It has an open meeting space, storage rooms and toilet rooms. This building has a dedicated electrical metered service. This service feeds three very old branch panels located inside the building.

The lighting is via RLM style reflectors with screw-in compact fluorescent bulbs. These light fixtures are old and should be replaced with energy efficient LED.

Existing interior emergency egress lighting equipment should be upgraded to provide compliance with OSSC section 1006.

4-H building electrical service

4-H building branch panels

4-H building lighting

9. Outdoor Arena

The outdoor Arena is a relatively flat area, enclosed with prefinished six-rail gates supported by wood posts, and chutes at the north end. The arena area shows significant areas of ponding. The announcer's platform is a new wood pole structure with wood siding and shingle roof, and appears to be in relatively good condition. The bleachers are a mixture of aluminum bleachers in reasonably good shape, and fabricated bleachers made of wood plank seats and floorboards on painted metal framing with significant areas of rust and disrepair.

The arena is located on prime property near the middle of the site where its relatively large footprint isolates the open areas further north from the remainder of the site. Since the facility has minimal structures it is a prime candidate for relocation to the north end of the site, where the soils are not appropriate for more

extensive development. If no longer needed for rodeo use, it may also be relocated as an arena only, without adjacent pens.

10. Animal Shelter

Overview

The Animal Shelter facility includes a 40' x 68', 1-1/2 story, wood frame building, an 80' x 68' CMU kennel building and a 28' x 30' roof structure over an exterior exercise area. The main wood structure has experienced sustained leakage resulting in extensive damage to the structure as well as interior finishes. The kennel building has also suffered from water damage, to the point that an electrical fire in the attic was extinguished by the moisture present.

The location of the building, on the east side of Harney Street, does not affect development on the Commons site. However, the noise and activities associated with the County Fair negatively agitate the shelter animals. The Animal Shelter also needs expanded facilities to better serve the needs of the County. Due the building's poor condition, less than ideal location and limited area for expansion, the Shelter would prefer to relocate.

<u>Summary of Observations</u>

The conditions noted in the memo "Fair Grounds Building Conditions as of 5/21/2013" are accurate. The Floral Building is in good condition and can be maintained. Most of the buildings are in poor or fair condition, as a result of harsh weather and years of use and deferred maintenance. Some of the buildings that are in fair condition can be renovated. The Stage and Outdoor Arena could potentially be relocated.

Table 1. Summary of Fairgrounds Facilities Conditions and Uses

Facility		Condition	Location (on Site)	Use - General	Use - Fair
	Site – Access, Paving, Fencing	Fair	Area limited, location not prominent, street capacity limited, parking limited	Community events, 4H	Lincoln County Fair
1	Stage	Fair	Remote corner, orientation protects from wind	Not used	Performance area
2	Main Exhibit Hall	Poor	Remote from street access, good parking	Community events	Fair exhibits
3	Storage Shed/ Horse Barn Remnant	Fair	Central, limits future development	Storage	Storage
4	Thrift Shop/ Floral Building	Good	Adjacent to parking, remote from other activities on site, may cross property line	Second hand store	None
	Restrooms	Poor	Somewhat central, poor connection to Thrift Shop	Restrooms	Restrooms
5	Storage Shed/ Rabbit Barn	Poor	Central, limits future development	Storage, electrical	Fair exhibits (?)
6	Indoor Arena	Poor	All located on Harney St. frontage with good internal connections, no 'back-of- house' area, limit future development along Harney Street and, limits access points to site	Riding venue for poor weather	Fair exhibits (?)
7	4H/Livestock Barn	Fair		4H events	Fair exhibits
8	4H Building & Restrooms	Poor		4H meetings	Fair exhibits
9	Outdoor Arena	Poor	Blocks open land on north end, limits future development	Riding venue when weather permits	Monster trucks
10	Animal Shelter Building	Poor	East side of Harney St.	County service – animal control	None

These structures should be considered in terms of their location, size, amenities, physical condition, required mechanical/electrical services and cost to upgrade. Limited size structures, structures with restricted usability, and deficient structures may not be economical to upgrade for long-term usage solutions, especially relative to the cost required to upgrade them to code and for usability. Long-term use should focus on structures that provide the best opportunities for multi-purpose activities to maximize the revenue potential.

- The Floral building, which is in good condition, should be retained if possible, at least for the short term. However, due to its limited size and significant improvements required for the restrooms, it should not be retained at the expense of providing an optimal site development.
- Those buildings that are in fair condition and are in locations not immediately impacted by future site layout could be considered for upgrades for code, maintenance and usability. The cost for proper upgrades should be weighed against the annual potential revenue production for each facility and needs fulfillment.

- The buildings that are in poor condition should be removed. Those which are in locations not immediately impacted by future site layout could potentially be retained for the short term. However, due to significant maintenance and required upgrades, they should eventually be removed.
- Based on the location, conditions and limitations of each of these buildings, all facilities should be considered expendable, and none should dictate the ideal future layout or development of the site.

5. INFRASTRUCTURE

Water

Existing water lines connect to on-site buildings and fire hydrants on both sides of NE Harney Street, which bisects the property into a west site and an east site. The west site contains potable water connections at the Exhibit Hall, Floral Building, and Harney Street Building. As a result, the west site's current potable water use is isolated to the southern and southwestern areas of the property. The only other known water connections to the west site include two fire hydrants. One hydrant is located approximately 25 feet north of the northwest corner of the Horse Barn Remnant. The other hydrant is located approximately 75 feet north of the northwest corner of the Riding Arena.

A surveyed water main runs along the westbound lane of NE 3rd Street. The west site connects to the water main near the southeast corner of the property via a two-inch pipe that runs north-south approximately 23 feet off the west face of the Harney Street Building. The two-inch pipe extends about 100 feet north of the water meter box at the property line. Connections and extensions thereafter are unknown and should be located.

During a recent exploratory excavation in the northern field area of the east site, a 16-inch asbestos cement water main was identified nearby to a 36-inch storm pipe at 25 to 30 feet in depth. The 16-inch water main is a critical component to keeping the city's water reservoirs filled.

On the east site, a ten-foot wide water line easement runs north-south through the parking areas along the east side of NE Harney Street. The 16-inch asbestos cement water main has been surveyed from NE 7th Street running south to the gravel parking area in front of the Animal Shelter. It is assumed that the 16-inch water main continues within the easement and connects the water mains along NE 7th Street and NE 3rd Street. Currently, the only additional located water line and structure on the east site are near the Fleet Maintenance Shop Building. A water line extends east from the main in the water line easement to a water valve box approximately 20 feet from the north end of the wood retaining wall of the parking lot's southeast corner. A fire hydrant is also located roughly 15 feet north of the north end of the same wood retaining wall.

Pressurized water pipes usually have more versatility in terms of relocation than gravity storm and sanitary pipes. Nevertheless, regardless of the 16-inch pipe being pressurized or gravity propelled, the depth at which this pipe is buried would result in significant excavation costs to relocate or replace.

Friable asbestos cement "transite" pipe has been identified in the northern area of the east site and could be elsewhere on the property. The material type of the water pipes is another limitation to relocating or replacing the pipes. The identified asbestos cement pipe's friable condition is most likely due to aged weathering and should be considered for replacement. Friable asbestos cement pipe does not withstand

movement. Additionally, friable asbestos cement pipe removal must be performed per Oregon DEQ regulations and by an Oregon DEQ licensed asbestos contractor.

Overall, extensive and complete utility locates for water lines should be performed prior to any digging.

Sanitary Sewer

Sanitary sewer lines present on the west site and east site ultimately flow to a sanitary sewer manhole at the southern end of NE Grant Street adjacent to the northwest corner of the property. It is assumed that all sanitary sewer pipes within the property drain into an on-site manhole between the Riding Arena and the 4H Livestock Barn. From that manhole, a sanitary sewer line runs northwest through the property and into a manhole at the southern edge of the Outdoor Arena. The sanitary sewer line continues in the same northwest direction to the NE Grant Street manhole.

At least two buildings have sanitary sewer connections on the west site. On the western property boundary, the Floral Building has an attached restroom pavilion. The other building with a sanitary connection is the Harney Street Building. Sanitary pipe connections to the Floral Building are undetermined and should be located. A surveyed sanitary line runs from the on-site manhole between the Riding Arena and the 4H Livestock Barn to approximately 25 feet north of the northeast corner of the Harney Street Building. Separately, two sanitary sewer manholes are located within an east to west asphalt path along the south side of the Exhibit Hall that leads to the 4H Livestock Barn. One of the manholes is approximately five feet from the center of the south face of the Exhibit Hall and the other manhole is approximately 60 feet west of the southwest corner of the 4H Livestock Building where it then connects to the on-site manhole near the Riding Arena.

The east site has two connections to the manhole between the Riding Arena and the 4H Livestock Barn. One sanitary line connects to the Fleet Maintenance Shop Building and cuts across the southern portion of the public works gravel parking lot. The other sanitary line connects to the Sign Shop by connecting to multiple manholes within the asphalt south of the public works entrance's landscaped area with the flagpole.

The central location of the property's sanitary sewer connection to the manhole on NE Grant Street could make relocation of the sanitary lines difficult. Based on invert elevations available from the Lincoln County survey dated September 29, 2017, the sanitary sewer pipe that crosses the property to the NE Grant Street manhole has a slope around one percent. Relocation of the sanitary sewer pipe will likely lengthen its route to the NE Grant Street main, resulting in a pipe with a slope well below one percent. A comprehensive sanitary sewer utility location determination should be conducted within and around both sides of the property.

Storm Drainage

Shallow and scattered stormwater ponding occurs on the property due to its relative flatness and small areas with minimal slopes. The relative flatness of the site is the result of its north end being filled with soil about 25 years ago. Storm drainage pipes were installed through the site prior to the fill and consequently, are now up to 30 feet below the current grade. During a deep exploratory excavation at the northern field area of the east site, a 36-inch storm pipe was discovered at 25 to 30 feet in depth and it appeared that

ground water may be flowing 25 to 27 feet below the current grade. Observation indicated that the ground water flow may be along the old ravine alignments that were the subject of the soil fill 25 years ago.

Few storm drainage structures exist on the site and an off-site storm connection is undetermined. Each road adjacent to the property contains storm drainage structures along curb lines and storm manholes within the roadway. It is possible that storm drainage infrastructure from the site connects to multiple off-site storm drainage structures to the south along NE 3rd Street, to the east along NE Harney Street, and/or to the north along NE 7th Street.

Three storm catch basins and two storm manholes have been determined to be on site. Two of the catch basins are located within the asphalt path along the east side of the Exhibit Hall. The third catch basin is in the grass to the northeast of the Outdoor Arena. One of the storm manholes is about 15 feet off the back of the sidewalk of NE Harney Street near its intersection with NE 7th Street. The other storm manhole is in the gravel parking area for the Animal Shelter, about 45 feet northwest of the north end of the concrete sidewalk at the Animal Shelter.

Given the depth of up to 30 feet for current storm drainage pipes, relocating or installing new on-site catch basins could be attainable in terms of minimum pipe slope requirements. In addition, the availability of storm mains to the south and the north gives flexibility for on-site storm drainage relocation, depending on flow capacities of downstream pipes. Conversely, the depth and size of existing storm pipes will make relocation or removal expensive in terms of excavation costs. Locations of all storm drainage structures and pipes in and around the site should be determined.

Power

Overhead power enters the site in multiple locations while definitive locations of underground power are unknown. Six overhead power lines enter the site from a substation on the north side of NE 7th Street and connect to a single pole just north of the Outdoor Arena. The lines presumably go underground from there. Along NE Harney Street, two poles connect an overhead line that crosses the street at the Animal Shelter entrance. The line ultimately connects to three power poles on the north side of the Riding Arena and then to the Riding Arena itself. Two overhead lines connect to the site from NE 3rd Street with one at the site's southwest entrance. This line connects to the Exhibit Hall's southwest corner. The other overhead line on NE 3rd Street connects to an on-site power pole at the southeast entrance, the 4H Livestock Building, and the Harney Street Building.

Each building on the site has electrical connections. The Rabbit Barn has the Outdoor Arena lighting power service mounted to its north exterior wall. An electrical riser is also located on the north side of the Rabbit Barn. The 4H Livestock Barn's power distribution system is a series of extension cords run through conduits. All other buildings have interior and exterior lighting.

Prior to the exploratory excavation in the northern field area of the east site, utility locating revealed six high voltage electrical conduits running parallel to NE Harney Street on the east side and next to the 16-inch water main. The electrical lines belong to the PUD but are not within an easement and are presumed to have been installed without a public utility permit or documentation. Therefore, utility locating of all electrical conduit should be conducted and documented prior to digging.

Natural Gas

Gas infrastructure has also been located along roadways adjacent to the site. Gas valves are visible in the asphalt surfacing on both NE 3rd Street and NE 7th Street. Survey has located a gas line about two feet behind the back of curb along the south side of NE 7th Street east of NE Harney Street. Connections and extensions of gas lines are undetermined elsewhere. It is unknown if gas infrastructure runs through the site and, therefore, all gas infrastructure should be utility located.

Fiber Optic

A fiber optic cable has been identified in accordance with a Right of Use Agreement approved by the County. Exhibit A of the agreement shows the cable crossing NE 3rd Street from NE Fogarty Street and then tracking east along NE 3rd Street towards the intersection with NE Harney Street. The cable then takes a turn to the north and follows NE Harney Street until the NE 7th Street intersection where the cable than tracks east along NE 7th Street until it reaches the County Engineering building. It has not yet been determined if the fiber optic cable resides in the Right-of-Way or in a separate easement within the property. Location of the cable along the property frontage adjacent to NE 3rd Street and NE Harney Street should be determined.

6. TRANSPORTATION AND CIRCULATION

This section documents the existing conditions of the adjacent roadways, traffic circulation, parking areas, and wayfinding for the Lincoln County Fairgrounds.

Existing Roadways

The NE 3rd Street and NE Harney Street intersection is two-way stop controlled, with stop signs on NE 3rd Street. The NE 7th Street and NE Harney Street intersection is an all-way stop intersection. NE Harney Street includes right-turn lanes at both intersections. Table 1 provides a summary of roadway characteristics.

Table 2: Existing Roadway Characteristics

Roadway	Functional Classification	Number of Travel Lanes	Speed (mph)	Sidewalks	Bicycle Lanes	On-Street Parking?
NE 3rd Street	Collector	2	Not Posted	North Side	No	No
NE Harney Street	Minor Arterial	2	Not Posted	Both Sides	Yes	Both Sides
NE 7th Street	Collector	2	Not Posted	North Side	No	Both Sides

Driveways and Parking

The driveway access to the Commons building is located on NE 3rd Street. Driveway access to the ancillary buildings (barn, 4-H, and arena) is located on NE 3rd Street near the NE Harney Street intersection, and a second driveway is located on NE Harney Street. All three driveways are gated. Three additional driveways on NE Harney Street near NE 7th Street provide access to the outdoor arena.

Parking for the Commons building is located at the southwest corner of the site and is shared with a Thrift Store. Parking stalls and drive aisles are not well defined, and parking supply is insufficient for the shared

use. A wide area of pavement around the ancillary buildings is provided for vehicle mobility and parking. Parking and drive aisles for the ancillary buildings is not well defined. An on-site drive aisle connects the Commons parking area to the ancillary parking area.

Driveways to the County Road and Transit Maintenance Department, and fuel station are located on the east side of NE Harney Street. Two additional driveways on the east side NE Harney Street provide access to the large gravel parking lot. This lot is currently shared by the County Animal Shelter, the County Transit District buses, as well as parking for employees of the Lincoln County Public Works. The gravel lot provides no parking or drive aisle delineation. A forth driveway on the east side of NE Harney provides access to the large grass field, used primarily during the County Fair. NE Harney Street and NE 7th Street provide on-street parking on both sides of the streets.

Traffic Circulation and Wayfinding

Most of the traffic to and from the site originates from either Highway 101 west of the site, or Highway 20 (also referred to as E Olive Street) south of the site. Below provides general description of routes between the site and the highways:

- NE Harney Street is the primary route connecting the site to Highway 20. "Fairground" wayfinding signage on Highway 20 is located on signal poles at the NE Harney Street/Highway 20 intersection. NE Harney Street is classified as a Minor Arterial and provides access from the near-by public works facilities and schools to areas west and south of town. NE Eads Street is a secondary route south of the site; however, the Eads Street intersection at Highway 20 is stop controlled.
- "Fairground" wayfinding signage on Highway 101 is located on signals poles at the NE 6th Street/Highway 101 intersection. This signed route on NE 6th Street is the primary connection to Highway 101, via NE Eads Street and NE 3rd Street, all of which are classified as Collector streets. NE 2nd Street, NE 4th Street and NE 5th Street are secondary routes west of the site and provide a more direct connection to the site from Highway 101; however, those streets are stop controlled at Highway 101 and classified as Local streets.
- As an alternative to the routes noted above, residents may use the local street grid network south, west, and north of the site.

"Fairgrounds" sign at Highway 20/NE Harney St (Google Street View)

Pedestrian and Bicycle Connectivity

Pedestrian connectivity around the site is adequate with sidewalks included on the site frontage along NE 3rd Street and NE Harney Street. Sidewalk is lacking on the site frontage along NE 7th Street; however, sidewalk exists on the opposite side of the street. In general, sidewalk connections are lacking between the site and Highway 101 and Highway 20. The City identified projects to fill the gaps in the pedestrian system near the site, as noted in the TSP Planned Projects section below.

Bicycle connectivity around the site is adequate with the site surrounded by a grid network of lower volume and lower speed roadways, which are more attractive to bicycle users. In addition, NE Harney Street includes bike lanes along the project frontage. NE 6th Street, the primary traffic route between Highway 101 and the site, includes painted bike sharrows on the roadway which signifies NE 6th Street as a bike route. The City TSP identifies projects to improve bicycle connectivity near the site, as noted in the TSP Planned Projects section below.

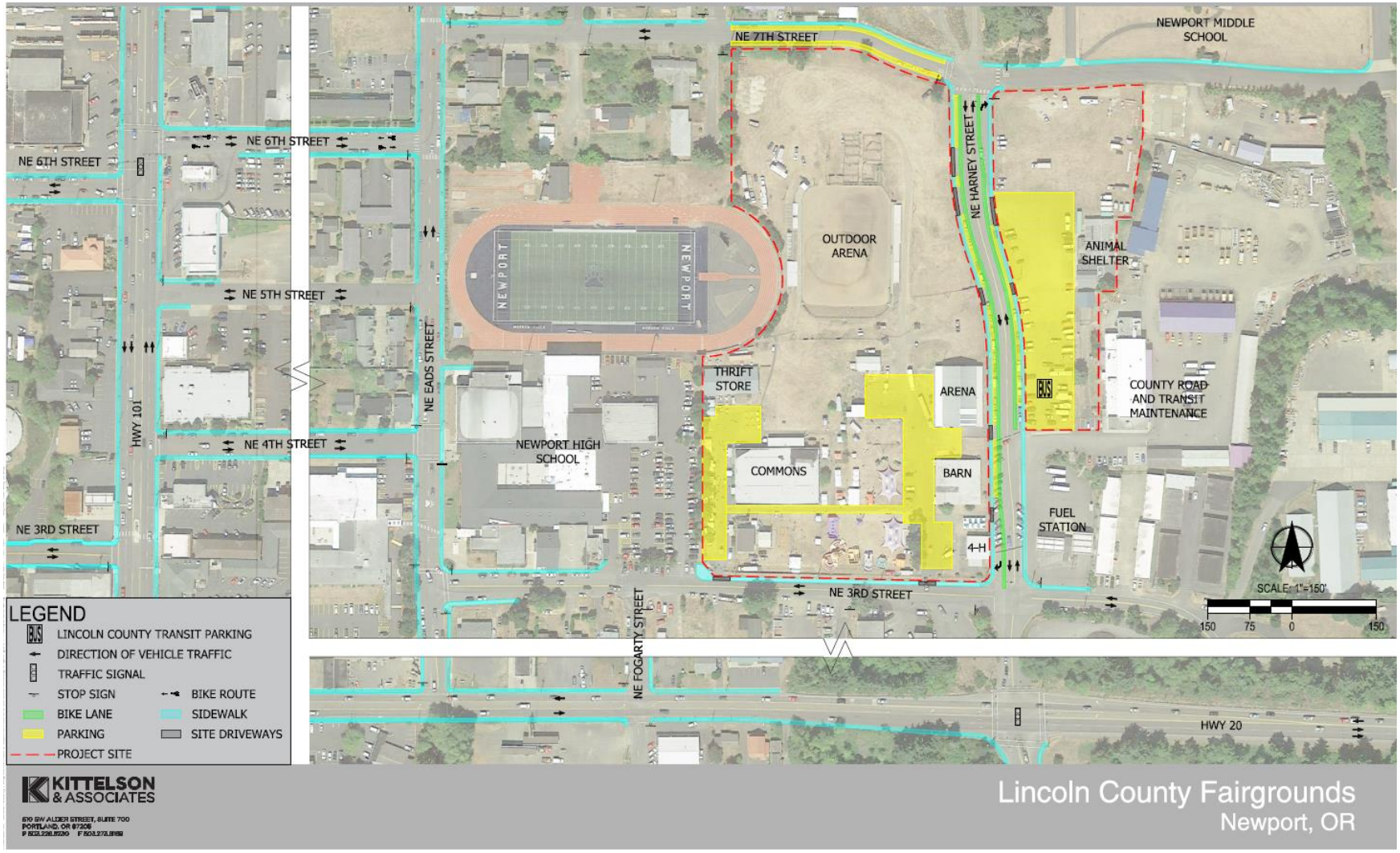


Exhibit 2. Existing Transportation Conditions

TSP Planned Projects

As described in Table 3 below, the City of Newport Transportation System Plan (TSP) identifies the following road, sidewalk, and bicycle improvement projects in the vicinity of the site. Projects highlighted in yellow are along the project frontage.

Table 3: TSP Roadway Improvement Projects

Project Description	Functional Class	Sidewalks	Bicycle Lanes	Priority	Estimated Cost ($2012)	Source
New Roadway Projects or Extensions						
NE Harney Street between NE 3rd and Hwy 20	Minor Arterial	Yes	Yes	High	$824,000	2012 Cost Estimate
North-South Arterial - Phase 1B (between NE 7th St and NE 32nd St) From 1997 TSP	Minor Arterial	No	No	Medium	$3,720,000	1997 TSP
Improvements to Existing Roadways						
Reconstruct NE 3rd St (between NE Eads St and NE Harney Dr.)	Local	Yes[1]	No	Medium	$243,000	1997 TSP
North Side Local Street Plan Street and Roadway Projects						
Improve to 3-lane urban standard NE 1st Street from US 101 to US 20 to provide westbound-to-northbound bypass of US 101 and US 20 intersection.	Local	Yes	Yes	High	$557,000	2008 North Side TSP Update

Table 4: TSP Transportation Management System (TSM) Improvement Projects

Location/Limits	Project Description	Priority	Estimated Cost ($2012)	Source
North Side Local Street Plan TSM Improvement Projects				
US 20 at NE Coos Street	Add signal and improve intersection to encourage north/south local street alternative to US 101. Signal could help relieve congestion at NE Eads.	High	$605,000	2008 North Side TSP Update

[1] Sidewalk was recently constructed on the north side of NE 3rd Street along the project frontage, between NE Harney St and the High School Driveway.

Table 5: TSP Recommended Pedestrian and Bicycle Improvements

Project	From-to	Description	Project Lead	Priority	Estimated Cost ($2012)	Source
Sidewalks						
NE 8th Street	US 101 to NE Eads St	Construct sidewalks on one side of the street	Newport	Medium	$130,000	2008 Ped. Bike Plan
NE 7th Street	US 101 to NE Eads St	Construct sidewalks on one side of the street	Newport	High	$130,000	2008 Ped. Bike Plan
NE 5th Street	NE Benton St to NE Eads St	Construct sidewalks on both sides of the street	Newport	Medium	$125,000	2008 Ped. Bike Plan
NE 4th Street	US 101 to NE Douglas St	Construct sidewalks on both sides of the street	Newport	High	$170,000	2008 Ped. Bike Plan
NE 3rd Street	NE Eads St to NE Harney St	Complete sidewalk gaps on both sides of street	Newport	High	$140,000	2008 Ped. Bike Plan
NE 2nd Street	US 101 to NE Eads St	Complete sidewalk gaps on both sides of street	Newport	Medium	$125,000	2008 Ped. Bike Plan
Sidewalks and Bike Lanes						
NE 7th Street	NE Eads St to NE Harney St	Construct bicycle lanes on both sides of street and sidewalks on south side of street	Newport	High	$215,000	2008 Ped. Bike Plan
NE Harney Street	US 20 to NE 3rd Street	Construct bicycle lanes and sidewalks on both sides of street and sidewalks on south side of street	Newport	Medium	$91,000	2008 Ped. Bike Plan
Recommended Bicycle System Improvements						
NE Eads Street	NE 12th St to NE 3rd St	Provide a bike route	Newport	Low	$145,000	2008 Ped. Bike Plan
NE 3rd Street	NE Eads St to NE Harney St					

Shared Roadways / Bicycle Boulevards						
6th Street	NW Coast St to NE Eads St	Implement Levels 1, 2 and 3 bicycle boulevard applications (signage, pavement markings, intersection treatments)	Newport	High	$2,000	2008 Ped. Bike Plan
NE Eads Street	US 20 to NE 12th Street	Implement Levels 1, 2 and 3 bicycle boulevard applications (signage, pavement markings, intersection treatments)	Newport	High	$18,000	2008 Ped. Bike Plan

Fair Event Circulation and Parking

Under an agreement between the County, Fair Board, School District and City of Newport, NE Harney Street is closed during the County Fair between NE 3rd Street and NE 7th Street. During the Fair event, Public Works and Transit parking are temporarily relocated to off-site locations. While closed to traffic, NE Harney Street has served many functions during Fair week over recent years, including: event parking, event setup, exhibit locations, and carnival setup. The large gravel parking lot on the east side of NE Harney Street, adjacent to the Animal Shelter, has served many functions during Fair week, and must stay open to the Animal Shelter for access and parking. In recent years, 4H students have used it for camping during Fair week. The grass field at the southeast corner of NE Harney Street and NE 7th Street (north of the Animal Shelter) is typically used for vendor parking.

The entirety of the project site west of Harney Street is used for the Fair event, including all parking areas. During the Fair event, public parking is located at the High School and on the neighborhood streets around the Fair. It has been noted by Fair staff that it can be difficult for attendees to find public parking, particularly when the High School lot is full, and attendees have to find parking in the neighborhood. Fair organizers add event signage at the Highway 101/NE 6th Street and Highway 20/NE Harney Street intersections.

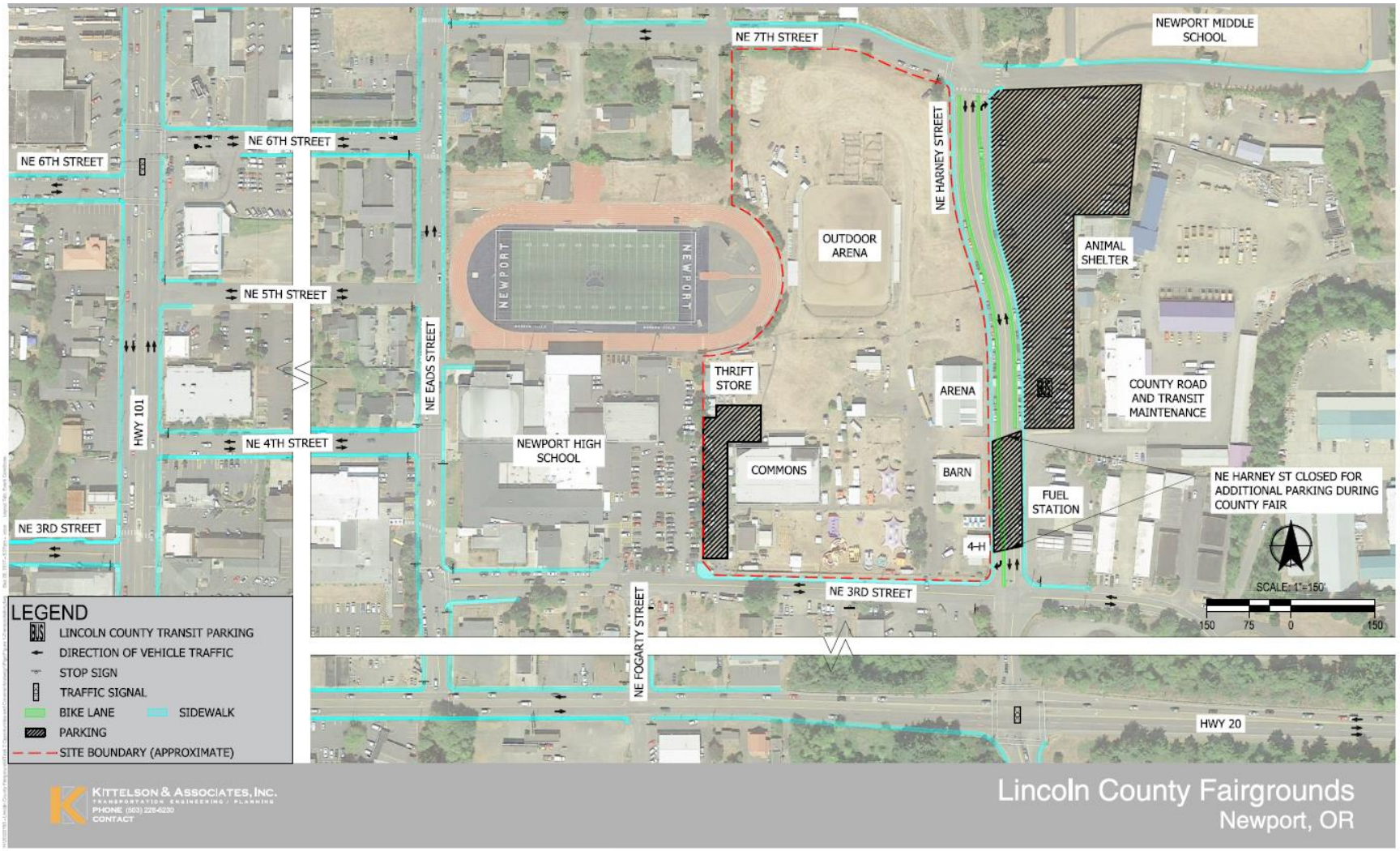


Exhibit 3. Fair Event Conditions

Constraints and Opportunities

- The Transportation System Plan includes a list of projects to improve the roadway, pedestrian, and bicycle facilities adjacent to and near the project site. The TSP projects should be implemented to the greatest extent feasible, particularly those projects that build a more connected pedestrian and bicycle system to/from the site and the highways.
- On-site parking and driveway access will be contingent on the overall plan to redevelop the site.
- The NE 3rd Street/NE Harney Street intersection provides a direct connection to the traffic signal at Highway 20/NE Harney Street. The planned driveway entrance to the redeveloped site should be in close proximity to this intersection for ease of access to the Highway 20 traffic signal. This would encourage general use of Highway 20, rather than traffic circulating in the neighboring streets between the site and Highway 101.
- The large gravel parking area and grass field east of Harney Street presents opportunity for expanded site parking, particularly during the Fair event. If this area is to be maintained as shared parking, larger discussions should occur amongst stakeholders to determine what improvements are needed, and how they fit with the overall project goals and development plan.
- The continued closure and use of NE Harney Street during the fair event will be contingent on the ability for the redeveloped site to absorb the current uses of Harney Street during the Fair. If public parking is identified on the north side of the site (near 7th Street), ideally NE Harney Street is open for ease of access between the parking and Highway 20.

The High School provides ample public parking capacity for fair use, and is close to the Fair. This should be maintained in the future to the greatest extent possible.

7. MARKET ASSESSMENT

Factors Affecting Demand for Facilities at Lincoln County's Fairground

Demand for use of facilities at the Lincoln County Commons will be driven, in part by growth in population and businesses, as well as increases in tourism. This section presents an update to key information presented in the report "Lincoln County Fairgrounds Market and Feasibility Analysis," a draft report prepared for Lincoln County in June 2014.

Demographic Factors

Table 6 shows that Lincoln County's population grew by about 3,300 between 2000 to 2016, an average annual growth rate of 0.6%. Lincoln County's growth was concentrated in Newport and Lincoln City.

Table 6. Population in Oregon, Lincoln County, Newport, Lincoln City, Toledo, Waldport, 2000-2016

	Population		Change 2000 to 2016		
Area	2000	2016	Number	Percent	AAGR
Oregon	3,421,399	4,076,350	654,951	19.1%	1.5%
Lincoln County	44,479	47,735	3,256	7.3%	0.6%
Newport	9,532	10,190	658	6.9%	0.6%
Lincoln City	7,437	8,485	1,048	14.1%	1.1%
Toledo	3,472	3,490	18	0.5%	0.0%
Waldport	2,050	2,080	30	1.5%	0.1%

Source: US Census Bureau, 2000 Census, Summary File 1, Table P1; Population Research Center at Portland State University
Note: AAGR is average annual growth rate

Table 7 shows that the State of Oregon forecast Lincoln County's population will grow at an average annual growth rate of 0.7% between 2016 and 2040, adding about 7,000 new people.

Table 7. Forecasted population growth, Lincoln County, 2017-2040

Year	Lincoln County
2017	47,944
2040	54,004
Change 2017 to 2040	
Number	6,060
Percent	12.6%
AAGR	1.0%

Source: Population Research Center at Portland State University
Note: AAGR is average annual growth rate

Economic Trends

Table 8 shows median household income in 2000 and 2011-2015,[2] inflation adjusted to 2015 dollars. Lincoln County's median household income in 2011-2015 was about $42,100. Lincoln County's median household income in 2011-2015 was about 82% of the Statewide average median income of $51,200.

In constant 2015 dollars, median income in Lincoln County decreased by about $2,000, compared to the Statewide average decrease of nearly $3,900.

The report "Lincoln County Fairgrounds Market and Feasibility Analysis" showed that Lincoln County's median household was above that of southern coastal counties and consistent with counties on the Central Oregon Coast.

[2] The U.S. Census' American Community Survey (ACS) is completed every year and is a sample of households in the U.S. The ACS employs a continuous measurement methodology that uses a monthly sample of the U.S. population. For smaller cities and counties, the ACS reports information in 5-year increments (e.g., 2011 to 2015). The reason The ACS uses 5-year reporting periods is that the sample in smaller areas is not large enough to produce statistically significant results from a one-year sample. By pooling several years of survey responses, the ACS can generate detailed statistical portraits of small geographies, such as Newport.

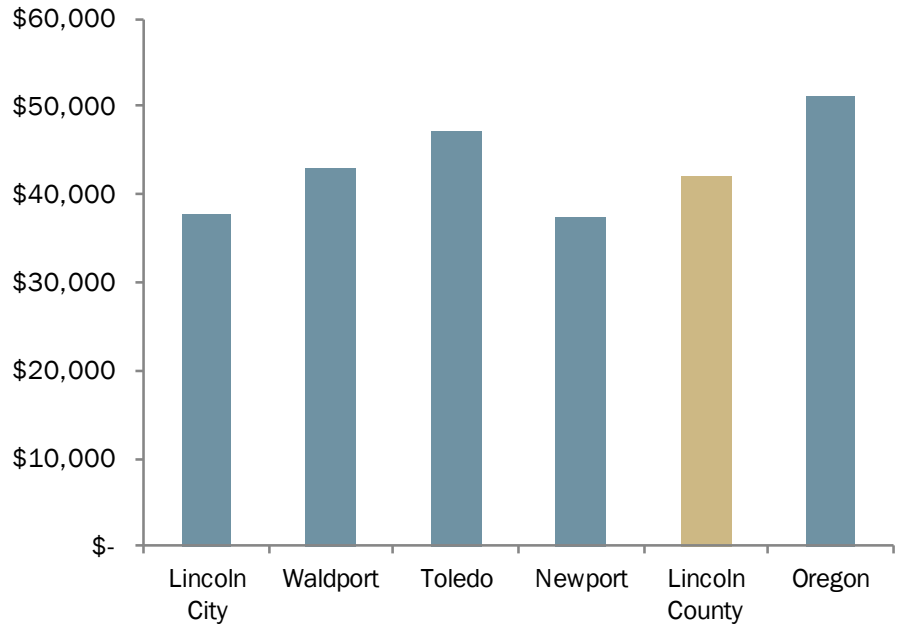
Table 8. Median Household Income, Oregon and Lincoln County, 2000 to 2011/2015, adjusted to 2015 dollars

			Change 2000 to 2011/2015		
	2000	2011/2015	Number	Percent	AAGR
Oregon	$55,095	$51,243	-$3,852	-7.0%	-0.6%
Lincoln County	$44,124	$42,101	-$2,023	-4.6%	-0.4%

Source: Source: US Census Bureau, 2000 Census, Summary File 3, Table HCT012; U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2011-2015, B1903
Note: AAGR is average annual growth rate

Exhibit 4 shows median household income in jurisdictions within Lincoln County. Toledo and Waldport had the highest median income in the County, at about $47,200 and $43,000 respectively. Median household in Newport was comparable to the County' average.

Exhibit 4. Median household income of Lincoln City, Waldport, Toledo, Newport, Lincoln County, and Oregon, adjusted to 2015 dollars, 2011-2015



Source: US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Table S19013
Note: Exhibit 4**Error! Reference source not found.** shows median household income for the combined 2 011 to 2015 period, in 2015 dollars

Tourism Trends

The amount of tourism in Lincoln County is likely to be correlated with use of the Fairground: if tourism grows, we would expect Fairground attendance to grow, other things being equal.[3] Thus, a forecast of tourism (out-of-county visits to Lincoln County) can give an indication of the direction of change for Fairground events. Such a forecast is usually based largely on an examination of (1) past trends in tourism, and (2) other factors that might cause those trends to change up or down.

[3] The relationship is not inevitable: tourism could be of a type that has little demand for Fairground facilities or events.

In terms of economic activity, the biggest impacts of tourism are from direct travel spending, which includes spending on accommodations, food service, recreation and entertainment, retail, and transportation.

Table 9 shows change in direct travel spending and travel related tax receipts for Lincoln County for selected years between 2000 and 2016. Between 2000 and 2016, direct travel spending increased by $180 million (in 2016 dollars).

Local and state lodging tax receipts increased by $11.4 million (in 2016 dollars) between 2000 and 2016. Some of this increase in lodging tax receipts can be attributed to increases in lodging tax rates. For example, Lincoln County's lodging tax rate in unincorporated parts of the County increase from 6.0% in 1991 to the current rate of 9.0% in 2008. Newport's lodging tax rate increased from 7.0% in 1995 to the current rate of 9.5% in 2005.[4] Between 2012 and mid-2016, lodging tax rates in Lincoln County were at a consistent rate. Beginning July 1, 2016, the State lodging tax rate increased 1% to 1.8%.

During the 2012 to 2016 period, lodging tax receipts in the County increased by about $6.2 million (2016 dollars), growing about 2.1% annually. In comparison, Oregon's statewide lodging tax revenue increased by 4.6% annually between 2012 to 2016.[5] This suggests that tourism in Lincoln County is growing but relatively slowly, at about half the rate of tourism growth in Oregon.

Table 9. Direct travel spending and tax receipts related to travel, 2016$, Lincoln County, selected years between 2000 and 2016

Years	Direct travel spending ($million)	Lodging tax Receipts ($million)
2000	$391.4	$16.3
2008	$492.7	$21.0
2012	$463.4	$21.5
2016	$571.5	$27.7
Change 2000-2016		
Difference	$180.1	$11.4
Percent Change	46%	70%
AAGR	3.2%	4.5%

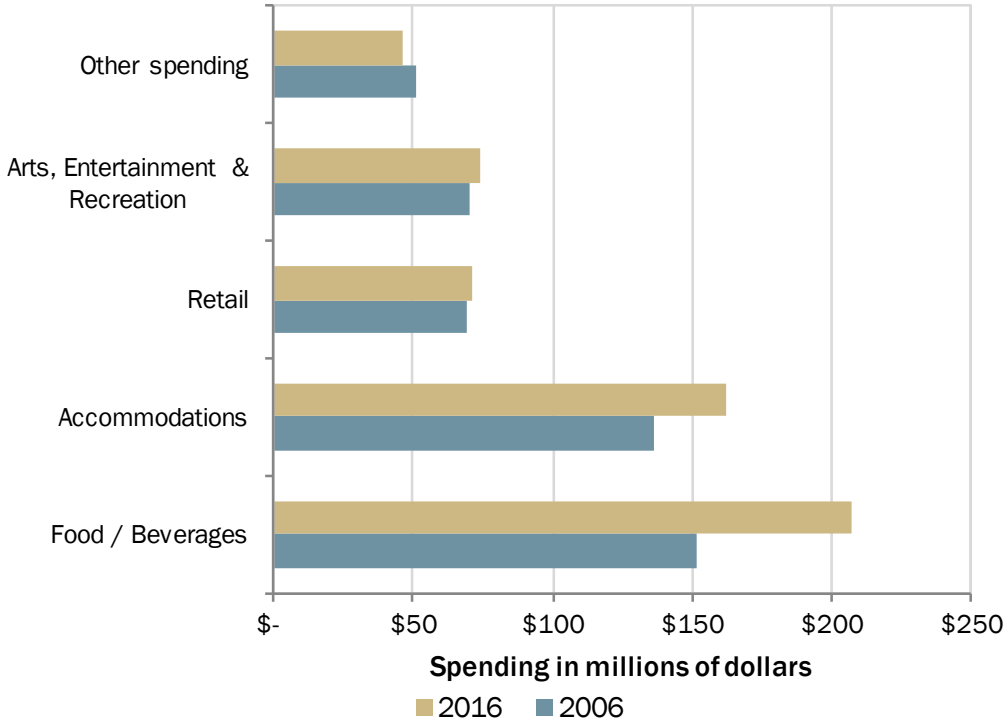
Source: Dean Runyan Associates: Oregon Travel Impacts, 1992-2016p, Detailed County Estimates

Exhibit 5 shows tourism spending by category in Lincoln County in 2006 and 2016. Visitors spend the largest amounts on food and beverages and on accommodations, each of which accounted for more than one quarter of visitor spending in 2016. Visitor spending for food and beverages increased by 36% and spending on accommodations increased by 20%. Changes in all other types of spending were relatively flat. Visitor spending on other spending in 2016 was $46 million, down from $51 million in 2006 (in 2016 dollars).

[4] *Local Transient Lodging Tax Survey*, Oregon Tourism Commission, prepared by ECONorthwest in 2008. http://industry.traveloregon.com/wp-content/uploads/2013/02/finaltltsurveyresults.pdf

[5] Oregon's statewide lodging tax is 1% before July 1, 2016. Beginning on or after July 1, 2016, the tax rate is 1.8%. See http://www.oregon.gov/DOR/programs/businesses/Pages/lodging.aspx. As documented in ORS 320.305.

Exhibit 5. Travel Spending by Visitors, Lincoln County, 2016$, 2006 and 2016



Source: Dean Runyan Associates: Oregon Travel Impacts, 1992-2016p

Table 10 shows that Lincoln County had about 5 million overnight visitors in 2016, about 5 percent of the total number of overnight visitor nights in Oregon. Average daily expenditures per person were $90 for overnight visitors, with the highest expenditures ($136) for visitors staying at a hotel or motel. The average stay was 2.3 nights, with the longest stay for people staying in "other" overnight facilities (3.3 nights).

Table 10. Average expenditures and visitor volume, overnight visitors, Lincoln County and the Central Oregon Coast, 2016

	Average daily expenditures per person (overnight visitors)	Overnight visitor volume	Average party size	Average length of stay (nights)
Lincoln County				
Hotel or motel	$136	2,644,000	2.4	1.9
Private home	$35	625,000	2.6	3.0
Other overnight	$40	1,712,000	3.3	3.3
All overnight visitors	**$90**	**4,981,000**	**2.7**	**2.3**
Central Oregon Coast				
Hotel or motel	$135	3,028,000	2.4	2.2
Private home	$33	825,000	2.6	3.4
Other overnight	$38	2,657,000	3.3	3.8
All overnight visitors	**$82**	**6,510,000**	**2.8**	**2.7**

Source: Dean Runyan Associates: Oregon Travel Impacts, 1992-2016p, Detailed County Estimates
Note: The Central Oregon Coast is Lincoln County and the western portions of Lane and Douglas counties.

Summary

In summary, population and tourism are growing in Lincoln County but at a rate slower than Oregon's overall growth. Income in Lincoln County is nearly 20% below the State average but is growing at a slightly faster rate than the State average. The slow growth in Lincoln County suggests modest growth in demand for Fairground facilities for local use. However, upgrades to existing facilities may increase demand for use of the Fairground facilities, with increases in the quality of the facilities and the amenities at the facilities.

Fairground Budget

There are two funds in Lincoln County's budget that support operations at the Fairgrounds, the Fair Fund and the Fair Facilities Fund. The Fair Fund supports putting on the annual County Fair event. The Fair Facilities Fund supports the operation of the Lincoln County Fairgrounds itself, with a purpose of saving money for building the new multipurpose facility.

Table 11 shows the actual Lincoln County Fair Facilities Fund, which supports general operations of the Fairgrounds. The main source of revenue in the Fair Facilities fund is from lodging taxes, which are between $225,000 to $285,000 per year. Expenditures from the Fair Facilities Fund are predominantly in Materials and Services for maintenance and operations of the existing fairground facilities.

Aside from providing funding for maintaining the existing Fairground facility, the primary purpose of the Fair Facilities Fund is to fund construction of the new facility. The Fair Facilities Fund has about a proposed budget for FY 13/14 of $1.1 million, the majority of which is expected to be spent on building the new multipurpose facility.

Table 11. Lincoln County Fair Facilities Fund Budget, Lincoln County

	FY 12/13 (Actual)	FY 13/14 (Actual)	FY 14/15 (Actual)	FY 15/16 (Actual)	FY 16/17 (Budgeted)
Revenues					
Transient Room Tax - Fair Facilities	$ 239,993	$ 236,676	$ 247,472	$ 284,497	$ 270,000
Interest	$ 4,607	$ 5,471	$ 6,662	$ 10,182	$ 7,500
Beginning Balance	$ 749,467	$ 969,594	$ 1,122,062	$ 1,350,473	$ 1,530,009
Total Revenue	$ 994,067	$ 1,211,741	$ 1,376,196	$ 1,645,152	$ 1,807,509
Expenditures					
Materials and Services	$ 17,210	$ 70,952	$ 10,723	$ 20,419	$ 152,500
Capital Outlay	$ 7,264	$ 18,728	$ -	$ 7,264	$ 7,265
Transfers	$ -	$ -	$ 15,000	$ 6,661	$ -
Total Expenditures	$ 24,474	$ 89,680	$ 25,723	$ 27,683	$ 159,765

Source: Lincoln County Budget

Table 12 shows the expenditures and revenues for the Fair Fund in FY 13/14, 14/15, and 15/16, and the approved budget amount in FY 16/17.[6] The primary source of revenue is the Oregon State Lottery, with facility rentals comprising the only other source of revenue, apart from a small amount of interest.

[6] Note that revenue and expenditures reported in Table 12 **Error! Reference source not found.**only represent C ounty Commons Operations. Adopted budget documents for both 2016-17 and 2017-18 also include revenue and expenditures for the County Fair Event, but they are not included in the table.

Expenditures from the Fair Fund support execution of the County Fair event and day-to-day operations of the existing facilities at the Fairgrounds. The major expenses in FY 2016-17 are:

- **Fair Event**, which is paid to contractors to stage the annual County Fair event. The amounts shown in Table 12 cover approximately between one-third to one-half of the Fair event.
- **Contractual Services**, which includes day-to-day operations of the Fairground. This category of expense includes paying for County staff who do work for the Fairgrounds, such as the property manager and Public Works staff who do maintenance and other tasks at the Fairgrounds. It also includes grounds maintenance costs, fire alarm monitoring, and non-capital repairs (e.g., repairing a pot hole or fence).

Table 12. Lincoln County Fair Fund Budget, Lincoln County

	FY 12/13 (Actual)	FY 13/14 (Actual)	FY 14/15 (Actual)	FY 15/16 (Actual)	FY 16/17 (Budgeted)
Revenues					
State Lottery	$ 48,110	$ 50,964	$ 50,964	$ 53,667	$ 21,500
Interest	$ 127	$ 114	$ 149	$ 321	$ 100
Facility Rentals	$ 25,891	$ 26,520	$ 30,383	$ 28,850	$ 25,800
Beginning Balance	$ 26,887	$ 12,292	$ 16,702	$ 25,077	$ 20,377
Total Revenue	**$ 101,015**	**$ 89,890**	**$ 98,198**	**$ 107,915**	**$ 67,777**
Expenditures					
Fair Event	$ 22,500	$ 22,500	$ 22,500	$ -	$ -
Contractual Services	$ 30,512	$ 27,645	$ 25,712	$ 26,527	$ 32,600
Utilities	$ 17,723	$ 17,319	$ 18,075	$ 17,296	$ 20,000
Liability Insurance	$ 2,440	$ 2,445	$ 3,019	$ 3,088	$ 3,150
Telephone	$ 998	$ 1,030	$ 1,052	$ 1,102	$ 1,200
Other Operations	$ 4,556	$ 2,249	$ 2,763	$ 2,878	$ 4,350
Transfer to General Fund	$ 9,994	$ -	$ -	$ -	$ -
Contingency	$ 18,880	$ -	$ -	$ -	$ 6,477
Total Expenditures	**$ 107,603**	**$ 73,188**	**$ 73,121**	**$ 50,891**	**$ 67,777**

Source: Annual Lincoln County Budget Reports
Note: Blank cells indicate where information is not currently available.

In the future, the County expects to continue to use motel tax revenues to pay for capital facilities costs at the Fairgrounds. State Lottery funds are distributed at the State level to subsidize the cost of staging the County Fair event. The County currently plans to continue to use State Lottery funds in support of the County Fair event and fairgrounds.

Fairground Usage

The biggest single event at the Fairgrounds is the annual Lincoln County Fair in mid-July. Executing the County Fair event, including setup in preparation for the Fair and cleanup after the Fair, occupies the Fairground facilities during mid-July.

Aside from the annual Fair, the Fairgrounds primarily serves the local community as a meeting space and space for retail events. Table 13 show number of events and Table 14 shows days with paying and non-paying events for FY 2013-14 to FY 2017-18 (present).

Events at the Fairgrounds generally attract attendees from Lincoln County. The types of events at the Fairgrounds in fiscal year 2016-2017 were:

- Retail events such as Christmas Tree Sales, the Saturday Farmer's Market, and other markets, which accounted for four events with 104 events-days in 2016-17. The four events include car shows, plant sales, and Christmas Tree sales (which occurred over multiple days).
- Animal-oriented non-paying events accounted for six one-day events in 2016-17, all for equestrian events.
- 4-H events accounted for 159 non-paying events in 2016-17.
- Five non-paying events 98 events-days such as youth soccer practices, homecoming bonfires, and Young Life activities.
- Many of the events were regularly-scheduled, such as Farmer's Market, 4-H events, or youth soccer events that occur weekly across several months.

Table 13. Number of events by type, Lincoln County Fairgrounds, Fiscal Years 2013-2014 through 2017-2018 (present)

Type of Event	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18
Paying Events					
Retail	3	7	5	4	2
Private and organizations' events		9	5		1
Animal-oriented events	1	1	4	6	
Festivals and shows	1	1			
Subtotal	5	18	14	10	3
Non-paying Events					
4-H - Events Re-occur Multiple Tim	Info Unavail-able	Events Occur Multple Times per Year			
Other non-paying events		2	6	5	1

Source: Lincoln County Event Records, 2011, 2012, 2013, 2014, 2015, 2016, and 2017 (present)

Table 14. Number of days with events by type, Lincoln County Fairgrounds, Fiscal Years 2013-2014 through 2017-2018 (present)

Type of Event	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18
Paying Events					
Retail	23	86	38	104	65
Private and organizations' events	0	43	5	0	3
Animal-oriented events	53	1	4	6	0
Festivals and shows	3	2	0	0	0
Subtotal	79	132	47	110	68
Non-paying Events					
4-H	Information Unavailable	179	185	159	0
Other non-paying events		5	17	99	1
Subtotal		184	202	258	1
Total	79	316	249	368	69

Source: Lincoln County Event Records, 2011, 2012, 2013, 2014, 2015, 2016, and 2017 (present)

Error! Reference source not found. Table 15 shows the average rental income from paying events is about $ 218 per event-day for FY 2016-2017. Rent per event ranged from about $23 (Christmas Tree Sales, rent per day) to $667 (Car Shows).

Table 15. Characteristics of paying events, Lincoln County Fairgrounds, Fiscal Year 2016-2017

Type of Event	Number of Days with Events	Average Rent per Event-Day
Car Shows	3	$667
Christmas Tree Sale	95	$23
Gardener Plant Sales	6	$83
Horse-oriented events	6	$100
Total	110	$218

Source: Lincoln County Event Records

The rental costs of Fairground facilities vary based on the portion of the Fairground being rented, from $500 per day for the Main Exhibit Hall (includes the kitchen and East Hall) to $450 for the outdoor arena and north grounds to $325 for the grounds. Renting the Main Exhibit Hall costs about three cents per square foot of built space. Most users of the Fairground, however, negotiate with the County to agree on a rental fee.

8. NEXT STEPS

The consultant team will review the results of this draft Existing Conditions Report with the Master Plan Visioning Committee and use it as the basis for discussions with the MPVC and other stakeholders about opportunities and constraints for the site. Information from those discussions will be used to revise the report and begin preparing the draft Facilities Plan.

APPENDIX A. STAKEHOLDER FOCUS GROUPS

Lincoln County is preparing a Refined Master Plan for facilities at the Lincoln County Commons, Home of the Lincoln County Fair. The Refined Master Plan will help the County achieve the Commons' mission to "offer a variety of venues to make the Commons a preferred destination for residents and visitors." The Master Planning Process will run through July 2018 and will be followed by planning and design for a new multi-use Main Exhibit Hall and ancillary facilities.

On January 8th and 9th, 40 local stakeholders participated in focus group discussions related to the Lincoln County Commons. An interview with the City of Newport did not follow the same format as the others, so those notes are attached at the end of this summary of focus group results.

Current Facilities and Uses

- Oregon State University Extension/4H is the largest user: education, shop, County Fair, after school education classes, club-based activities (small animal). Use seated classrooms and open space.
- All three facilities used during Fair and events. Open house show is held at the arena.
- Farmers Market is held in the Main Exhibit Hall 26 days per year; every Saturday from October/November through March/April. They host community education, health, foods, workshops, community gathering/social event, vendors and outreach with other businesses, cooking classes, and "maker" classes.
- Main Hall also home to Pick of the Litter thrift store and dog training.
- Animal Shelter has 19 dog indoor/outdoor dog runs, cattery for 75, a kitten room, office and breakroom. Need to add intake area, isolation and 'adoptable' room for viewing animals. Would like new location, because the animals get stressed at Fair time due to noise.
- Only sacred cow is the Road Department parking lot. Willing to share it on weekends, but not during the week. Ok with vacating it one week per year for the Fair.
- All buildings should be improved, but the open barn is the best/most useful structure.
- The High School works with closely with the County. Track events, classrooms, bonfire, shared parking for Fair and other events, cross country track meets. Basketball, music volleyball.
- Agricultural events in the existing horse and livestock barns.
- Fair has two large tents (with fair logo) set up in the center of the lawn. Need to keep sight lines.
- Interior traffic circulation is poor during the Fair; not good for pedestrians or vendors.
- There's no water pressure in the 4H Livestock barn and currently no wash racks.
- There is space for about 20 RVs, but the space could be better organized.
- Currently Fair is not laid out well – all food vendors are lined up along the west fence so not out in central areas; commercial vendors are on the east side of the Main Hall.
- Thrift store should move out of the pole barn. There should be no permanent tenants on the site.
- There are no buildings worth keeping and the layout is bad. Level them for a "clean slate".
- Nothing is sacred on the site.
- Do not save any of the buildings.
- Take down all buildings on the site.
- Level the current site.
- Outdoor entertainment.
- An anchor building like Linn County Event Center, maybe a little smaller scale.
- Suggest a moveable wall behind stage, like a hangar door, to provide indoor/outdoor options.
- Arena doesn't have enough power to be good for concerts.

- The existing shell configuration is okay, has two dressing rooms and equipment space behind the stage.
- Have hosted a sportsman's show, which had 60 booths inside the Main Hall plus vendors on the lawn.
- The existing stage could be used for more events like lectures, political speakers, modeling and 4H sewing projects.

Vision for Facilities

Multi-use Main Exhibit Hall

- Anchor building should be an indoor exhibit space used for alumni banquets, quilters, photography, Celtic festival, sock hop, carnival (indoor game booths). It should be a large space that could be divided, have a concrete floor and concessions or food service available in separate area – with tables available.
- A 30,000sf facility will compete with Chinook Winds. It could be complementary if the County seeks unique events to draw people to the County and fill hotel rooms, like the Seafood and Wine Festival. Chinook Winds shuttles guests to such events. This benefits the entire County as hotel stays result in more TLT funds.
- Convention center with breakout rooms.
- Need space for a large conference with breakout rooms for groups of 300 or more.
- Large Convention Center similar to Seaside, with roll-in floors for different activities.
- Building should accommodate trade shows and large meetings; the biggest need is conference space.
- Have ability to bring in dirt for monster truck and motor cross events.
- The facility should serve as a disaster response community shelter.
- A flexible space with dividers that block noise between rooms.
- An event center like Seaside with parking.
- A destination to attract conferences, conventions.
- A concrete floor and high ceilings with breakout rooms.
- The building should be earthquake resilient.
- Flexible space.
- Sponsor of County Fair, County Pavilion. Ice, parquet, dirt, seating with wall of dividing, fencing. Large conventions, more to offer than Seaside, multi-use facility, scheduling is a challenge
- #1 need is an enclosed convention center.
- Building should have the capacity to expand vertically.
- Lincoln County needs more meeting rooms. No facility has enough space for large meetings with breakouts.
- Should have a nice lobby; everything else very rough.
- Minimum 3,000 seats for a music venue.
- Civic arena.
- Look at Washington County, Albany Fairgrounds, Bend Airport, Linn County.
- The facility should be able to be converted to classrooms.
- An Event Center that is paid for through tourism.
- Commons as a multi-use facility/expo center.
- The facility needs to be 30,000 sf to meet community and industry needs and be expandable.
- A multi-use facility that attracts hotel stays.
- A 2,500-3,000-seat range and adjacent breakout rooms.
- Make it a 21st century facility.
- One large building, oval shaped, with a floor that can accommodate trade shows and 5,000 seats.
- Main Hall should have roll-up doors on exterior and a commercial kitchen.
- Don't' put main openings, like roll-up doors, on west or south sides. Strong winter winds will drive rain into the building.

- Should have a pitched roof and no roof-top equipment to avoid leaks.
- Provide lockers for the kitchen so groups can store things.
- Include a "muck room" that could be hosed out for messy stuff like cleaning fish, etc.
- Include Wi-Fi and audio/visual capacity.
- Make it a sustainable facility, utilizing renewable energy, eco-roofs, etc.
- Need for a meeting space with parking and reasonable rent for agency meetings etc.
- Facility should accommodate basketball courts, gymnastics, pickle ball, etc.
- The floors should be a hard surface floor, not carpet.
- The facility should include a kitchen and storage.
- Accommodate multiple sports with rolled-in floors.
- Need parking areas and a gateway to make the building viable.
- Ensure fiber and other infrastructure, make it sustainable/green and include a generator or make it generator-ready.
- Include a kitchen or cooling facility; a commercial kitchen for cooking classes.
- Ensure WiFi, fiber capacity and plug-ins, an audio/visual sound system.
- Make sure you do it right, because you only get one chance.
- The facility could be used for art, music, jazz, auction, drones, Young Life
- It's a community building that should host community events: quilting, folk concerts, gem shows, etc.
- The facility can't just be for 4H. 4H can't occupy the entire facility.
- Make it a friendly, warm space.
- The facility should accommodate wrestling events and include breakout rooms.
- Keep rooms available for local events.
- Commercial kitchen.
- Weather is a challenge.
- Look at Lane County.
- Facility needs state-of-the-art technology, audio/visual capabilities and on-site staff.
- Use cannery motifs from historic Bayfront.
- Lobby would be a good space for rotating exhibits to promote cities and other groups in the region: arts, heritage, marine science, etc.
- Recognize cities in Lincoln County to acknowledge it's a County-wide facility. Breakout rooms or banners could be named after the cities.

<u>Other Facilities</u>

- An outdoor, covered facility for boat shows that is out of the rain.
- Cover the arena and divide it or develop a new, smaller covered arena.
- Use tents like the ones at the Denver Airport.
- A permanent, outdoor, covered market for a variety of events.
- Need an amphitheater/outdoor venue for concerts.
- Need a large covered area to be an arena and stage; serve as a music venue.
- Convert the outdoor arena to a covered facility with show arena for cattle, horses, etc. High school could use for it marching band practice, Native American salmon bake, riding lessons.
- Provide a covered open space/arena for mud races and other outdoor activities.
- A large open space under cover and wind protected, with small enclosed are for meeting with agriculture groups and for youth activities.
- Can place other buildings or a separate horse barn in far corner.
- Need a dedicated 4H building.
- Commons facilities could support marine trades programs in schools, agricultural education, and industrial marine education.

- Add a seafood market/wholesale area for fish sales.
- Maximum of 4-6 breakout spaces for 75 – 100 people; preferably open to main exhibit space but nicer 'premium' spaces for higher rent. Portable stage.
- Could be used for indoor sidewalk sales for local retailers all at one time.
- Need to account for wind coming from northwest. Think about structures at the northwest corner of the site.
- A facility for emergency operations separate from the shelter.
- A new stage with permanent lighting trusses, 200 A service (just for stage), sound deadening panels inside shell, no steps at the front.

Vision for Commons Site

- Don't design the Commons site for the Fair. The Fair can adapt to whatever layout is determined.
- The Commons site needs to be secure.
- Minimize fencing.
- Minimize fencing and locked gates. Facility should be accessible.
- Would like to see more open fences without slats so people can see in and feel part of it.
- Open green space for carnival, car show, etc.
- Greenspace becomes an issue to manage. There are some things you can't do on grassy surfaces. Pave up to half of the site – you can do a lot more on paved areas.
- Portable bleachers to be used like an erector set for seating to host a variety of events.
- Mobile hospital unit, fuel, commodity distribution, stockpile and storage, heliport landing site.
- Accommodate semi-trucks, trailers, tents, Conex containers. Line utilities around paved areas.
- Parking at the south and east part of the parcel or a strip of parking around the entire site.
- One way in and out of site to relieve congestion.
- Animal shelter is too far away to be parking. Need parking on site around the Commons building.
- Need a drop-off area for shuttle buses etc.
- Include a transit center with an office and ticket purchase on the east side of Harney Street.
- Use the site east of Harney street for parking.
- Need a large capacity roadway in and out.
- Noise, parking, room for growth make this site a challenge.
- Explore shared parking opportunities.
- A home garden area where locals could rent space to grow things and keep chickens, etc.
- A space for master gardeners.
- 4H should have a place there.
- A skate park.
- A permanent fish vessel exhibit kids can climb on and explore to get them interested in marine electronics, diesel mechanics and other fishing related jobs.
- A dog park that could be used for a 4H dog fair.
- Accessible (ADA) playground, with a marine vessel or vessel playground, electronic items to touch/feel.
- A fish market, like the Tuna Harbor Fish Market in San Diego.
- A large, clear area for helicopter rides.
- Commons should promote 4H and agriculture in general.
- RV spaces for rent.
- Need a grass alternative to the artificial turf fields that schools user year-round.
- Dog park/community green space.
- Parks and recreation.
- Playing fields.
- Recreation center.

- Outdoor play shed, covered outdoor space.
- Sports fields, covered play area, skate park, ultimate frisbee.
- Neighbors for kids (Depoe Bay), climbing wall, frisbee golf.
- Youth sports fields. Host sports tournaments. Heard that javelin/shot-put ring is buried on the northwest corner of the site.
- Use for school and sports activities.
- It's a great site located between the high school and middle school where kids of different ages congregate. Engage with kids before they find other things to do. A safe space for kids to be productive, eat, do homework, socialize.
- Use site for sports-related activities. Need more football and soccer fields.
- Divide into three sections without fences and phased according to cost:
  1. Multi-use facility on the south section with stage on back side of facility (most expensive, would open last)
  2. Open/play area, children's adventure area in center section (less expensive, would open second)
  3. Open space for sports on north section (least expensive, would open first)
- A children's adventure area, accessible and human powered where kids move and explore. Examples of facilities to learn from:
  - Denver Airport
  - Morton Arboretum Children's Garden in Chicago
  - Coast Park
  - Broadway Street in Las Vegas
- Put workforce and affordable housing on north 60% of site. The remaining space is adequate for the Fair.
- Use the Commons site for housing or to expand the high school. Move 4H functions to Toledo or Siletz where there is better weather and more agriculture; drive the economy in those areas.
- Can't see this site being successful since it's not on the beach it won't attract tourists. Usage would be 70% local and 30% outsiders.
- Fairgrounds won't work at this location. It's not big enough. Need to plan for expansion. Site development needs to be compatible with high school expansion.
- Site should be used for low income housing.
- High School needs more land.
- The site is not a high tourist location within Newport. There is potential to fold it into the fabric of the city with schools, housing, etc.
- Develop a strategic plan to acquire the property needed for expansion.
- Should have multiple uses on site.
- Currently, there is no "face" of the Commons. Develop a gateway/welcome feature at Hwy 20/ Harney St/ 3rd St to make a grand statement.
- Relocate animal shelter.
- Dual-use full kitchen for banquets.
- Work with American Red Cross to make it a demonstration site; great for public relations.
- Food carts for events.
- Develop an affordable, green, solar-powered co-housing, with a main common outdoor area, community room, community garden, shed for storing and sharing tools and appliances, walkways and bikeways, and native plants landscaping. State representative David Gomberg indicated grant money may be available from the State of Oregon to pursue this vision.

Operations and Programming

- Outdoor facilities are hard to rent even in the summer due to late afternoon winds from the northwest.
- All equipment (pipe and drape, dishes, etc.) should be rented, not owned. Locally they use Danielle Emerick, Oregon Coast Event Rentals near Salishan.
- Secure partnerships to attract unique events.
- It takes 2-3 years to secure events and build trust.
- Partner with larger employers to offer discounts on a special day at the Fair for the local community.
- Partner with the National Oceanic Atmospheric Administration (NOAA).
- Need transportation to make the site accessible.
- 'State of the Coast' meeting in Coos Bay, Sea Grant Week in 2019.
- Oregon Recreation & Park Association annual meeting.
- Email associations to attract events.
- Partner with Rogue.
- Work with Oregon Coast Community College (OCCC) to restart catering and culinary program.
- Host 3x3 basketball tournament outdoors.
- Outdoor activities for youth.
- Basketball tournaments.
- Softball and basketball tournaments.
- Could be used to host basketball events.
- Archery, dog training.
- Look at events hosted in the armory.
- Host basketball tournaments, concerts, rodeos, and an ice skating rink for skating and hockey.
- Focus on fishing and fisheries, boats, maritime, seafood.
- Might provide training as an outreach of MERTS program at Clatsop County Astoria (Marine & Environmental Research Training Station.
- Great site for an open-air market.
- Dancing music venues, crab festival.
- Trainings and exercises and readiness for outdoor auxiliary communications.
- Host film nights, like a drive-in.
- Art Fair with booths, vendors, etc.
- Move agrarian activities like Fair and 4H to Toledo.
- Craft beer festival.
- Music festivals, cultural events such as quinceaneras and tribal dancing, displays of historic logging equipment, highlight coast history, 'Frontier Days' – black powder rendezvous, fur trading/trapping, renaissance fair (Society for Creative Anachronism), Salmon Bake area for Siletz tribe.
- Host events – Toledo fest has fireworks and lumber jack events.
- Retain 4H as important use, bring into 21st century (e.g., robotics).
- Have the Farmers Market operate year-round.
- The thrift store could move.
- Attract more international travelers.
- Housing.
- Look at room tax and day trips, convention traffic and capacity.
- Make sure facility is adequately and consistently staffed.
- The facility should be first come-first served.
- Building should not be first come-first served.
- Charge for everything but maybe offer 10% discount for youth and nonprofit groups.
- Science center – meetings and pre-and post-conference.

- Use new building for maritime trades training center, culinary training, and other trades – welding, nursing, etc.
- Include fishing community as part of Lincoln County agriculture.

Other Comments

- 'Shop on the docks' program for retail sales direct off the boats.
- Fair is important for kids.
- Would like to see estimated life spans of facilities to inform phasing of replacements.
- Not in agreement with current leadership on some issues.
- Not so active in fair now because dates conflict with farm activities.
- Nice meeting space is available at new Health Education Center – up to 160 for banquets.
- County Fair is important for rural community.
- Need activities and amenities (education, healthcare, etc.) that will draw and hold professionals in the rural community.
- Lincoln County Fair competes with other more popular fairs, such as Tillamook County Fair.
- Play fields are better suited for the airport area.
- Build facility in Toledo to boost the economy there. More access to agriculture and better weather.
- Phil Knight foundation.
- Don't build in tsunami zone.
- The Fair is better with 4H, Michele and Todd with OSU.
- Farm school grants may be available to help fund projects.
- Weather is challenging, so you cannot plan events outside.
- Why build facilities for a small number of people with horses. Where is the interest in 4H?
- Soccer is played by youth and adults, especially within the Latino community.
- This space versus armory.
- The High School cannot meet city parking requirements.
- Build a new exhibit hall at the airport.
- Look at demographics. 65 and older, medial; close opportunities for walking, more walkable, integrate generations with schools, multi-generational affordable housing, daycare, after school, drop in, 60+ activity center.

Suggested Contacts

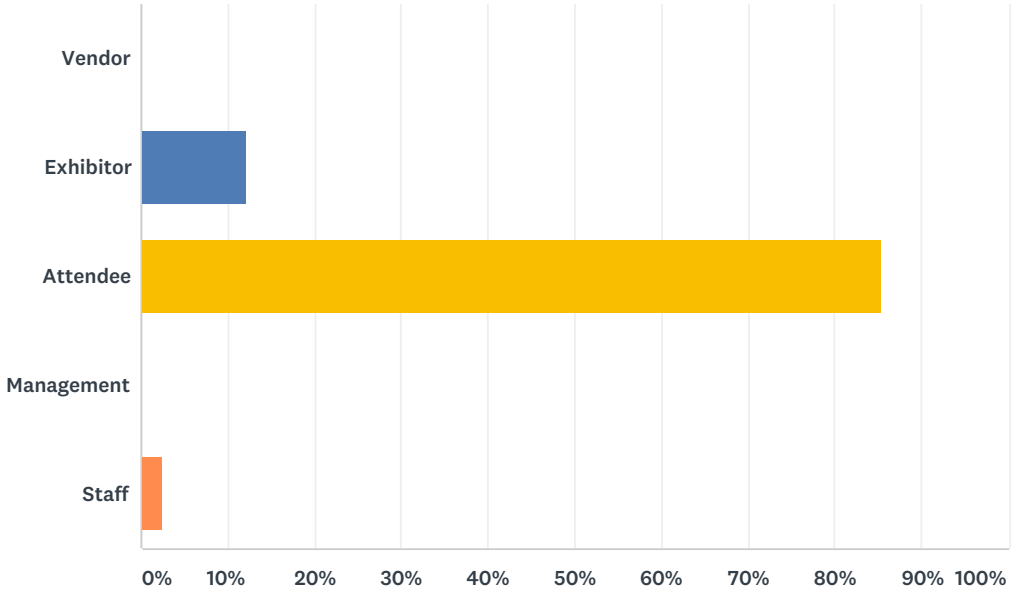
- Daniella Crowder of Bike Newport about possible 'pump track' for BMX bikes (hilly course to ride on).
- Timme at Ultrasonic Sound in Toledo – large sound provider in the area.
- Fairgrounds is where agriculture happens, include master gardeners, fishing is agriculture.
- Discussed role of fisheries / species commissions – more likely to get involved than individual fishermen.
- Bud Shoemaker in Toledo – he has a boat house for kid activities.
- Brigitte at Community College about grants for technical training.
- Maritime 'workforce' just recently recognized so funds may be available for training.
- CJ Drake at Georgia Pacific.
- Leslie Ogden, Hospital CEO.
- Talk to kids.
- Talk to the Latino community; Omar Hernandez at Centro Ayuda.

City of Newport

- The County is assembling a proposed package to clean up boundary issues between the City and County that would include dedications of easements, etc.
- The site is crisscrossed with utilities. It is difficult to determine where the infrastructure extends beyond the Fairgrounds site. The consultant will attempt to prepare a context map in the next round of work.
- Based on Fair Board and stakeholder conversations, it seems that most people feel the site should be treated as a blank slate; no building is untouchable.
- The City is interested in how the Fairgrounds could acquire land to the south to get frontage along the Highway 20 corridor.
- Consider land swaps to obtain more desirable or suitable land.
- The Thrift Store will be moving out of the fairgrounds facility.
- Long-term, consider extending 2nd Street through to Harney.
- City will be evaluating Highway 20 and adjacent land uses. Urban Renewal funds are tied to how this site fits into the Highway 20 corridor. The City hopes to revitalize commercial activity on either side of the highway.
- Improvements will be needed on Harney Street before a new multi-use facility can be built.
- The City of Newport has limited convention-type spaces that can accommodate more than 300 people.
- Consider planting trees along northwest corner of the site as a wind break.
- Outdoor facilities should have walls that can roll up or down.
- The County will provide regular project updates to the Urban Renewal Agency (URA). The URA meets on the 1st and 3rd Mondays of each month.

Q1 What is your affiliation or experience with the Lincoln County Commons?

Answered: 41 Skipped: 5

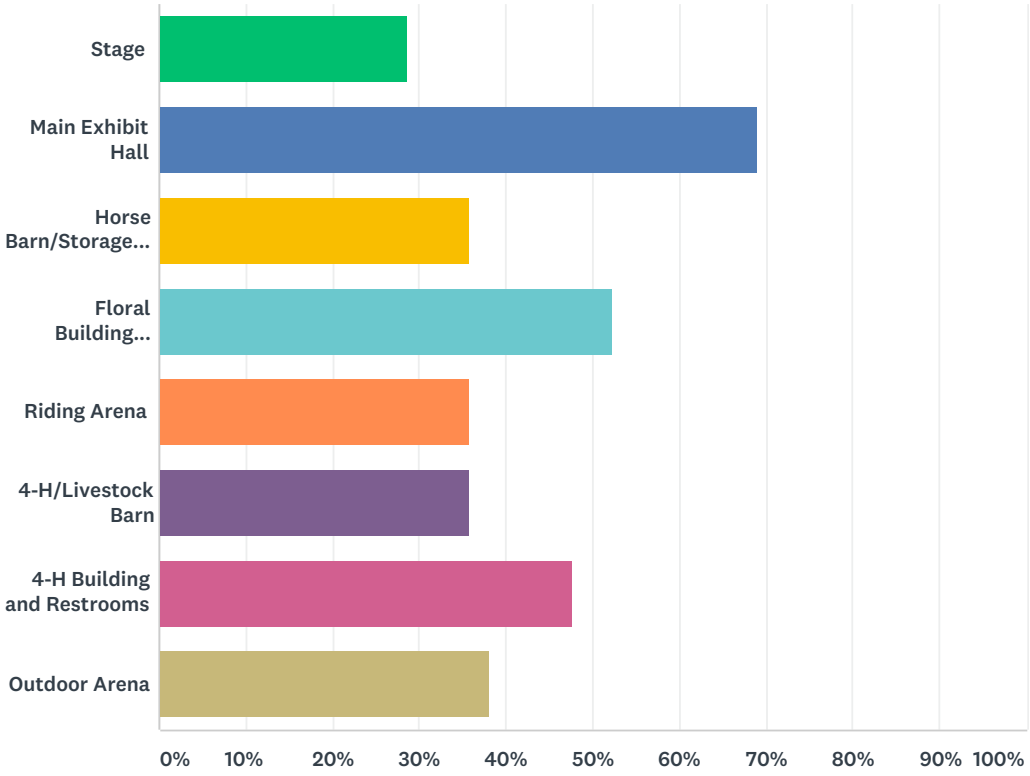


ANSWER CHOICES	RESPONSES	
Vendor	0.00%	0
Exhibitor	12.20%	5
Attendee	85.37%	35
Management	0.00%	0
Staff	2.44%	1
TOTAL		41

#	OTHER (PLEASE SPECIFY)	DATE
1	None	1/31/2018 12:05 PM
2	I know it as the Lincoln County Fairgrounds. i have been attending the County Fair most of my life.	1/22/2018 5:48 PM
3	Used to be a member of the Lincoln County Rodeo Committee	1/11/2018 8:31 PM
4	Fair/ 4H	1/11/2018 7:29 PM
5	Former Fair Board Member and show producer	1/11/2018 3:29 PM
6	Both exhibitor & attendee	1/11/2018 1:10 PM
7	Track and cross country coach at the high school	1/11/2018 10:16 AM
8	local resident	1/11/2018 9:46 AM
9	County resident	1/10/2018 8:12 PM
10	Event chair	1/10/2018 6:08 PM
11	resident of Lincoln county for years	1/10/2018 12:04 PM

Q2 What facility/ies have you used at the Commons? Refer to diagram below and check all that apply.

Answered: 42 Skipped: 4



ANSWER CHOICES	RESPONSES	
Stage	28.57%	12
Main Exhibit Hall	69.05%	29
Horse Barn/Storage Shed	35.71%	15
Floral Building (Thrift Shop)	52.38%	22
Riding Arena	35.71%	15
4-H/Livestock Barn	35.71%	15
4-H Building and Restrooms	47.62%	20
Outdoor Arena	38.10%	16
Total Respondents: 42		

#	OTHER (PLEASE SPECIFY)	DATE
1	none	1/31/2018 12:05 PM
2	I use and enjoy all aspects of the County Fair. In addition, I attend the Farmer's Market.	1/22/2018 5:48 PM
3	The grounds. The grassy areas. We do training runs several times per week during the seasons. We have access to very little grassy areas without getting in a bus and leaving town.	1/11/2018 10:16 AM
4	visiting only	1/11/2018 9:46 AM

5	None	1/10/2018 9:51 PM
6	Have attended the fair, farmers mkt and rmef dinner	1/10/2018 8:15 PM

Q3 The County will be developing a multi-use, anchor facility on the site. What is your vision for this facility?

Answered: 39 Skipped: 7

#	RESPONSES	DATE
1	It needs to be able to accommodate at least a couple hundred people indoors.	1/31/2018 12:05 PM
2	Who will pay for this? Will it displace the County Fair? If so, it should not proceed until there an alternate location is secured and properly developed. Then, this "anchor facility" should focus on the needs of the houseless in our community.	1/22/2018 5:48 PM
3	Flexible space able to host conventions, events, and other largely attended functions.	1/22/2018 4:30 PM
4	That is should be similar, but larger, than the Seaside Convention Center.	1/19/2018 12:01 PM
5	I think a complete re-design and new buildings if that is financially feasible. The design and build would incorporate green principles to the extent possible.	1/17/2018 1:24 PM
6	Lots of indoor space would be good about twice what we currently have. It rains a lot on the coast. More poeple could rent it out for conventions or whatnot. How about you guys look into the seaside convention center that place was always busy and was a big draw for tourism bucks.	1/16/2018 8:26 AM
7	Something that can be used year-round and is able to support different attractions. Ultimately it will promote the community and the county. Oh, and affordable.	1/15/2018 10:08 AM
8	Mainly workforce residential, with appropriate service facilities.	1/12/2018 10:26 AM
9	Should be housing	1/12/2018 5:40 AM
10	Covered Arena for multi use. Main ,commons building to be available to the public for rent for concerts, dances, auctions, meetings, car shows ect.	1/11/2018 8:31 PM
11	Livestock	1/11/2018 3:48 PM
12	Multi purpose convention hall	1/11/2018 3:29 PM
13	Space offering a big covered space for county or local event and smaller complimentary buildings or spaces as events or crowds grow. Also, covered riding arena big enough to serve all kinds of horse shows, tractor pulls, and similar events like other fairs have.	1/11/2018 3:00 PM
14	I think this facility might be best moved Toledo or elsewhere in Lincoln County. This property in Newport would be best used for mix income housing and green space.	1/11/2018 1:10 PM
15	I would like to see this area be more park like for access for running, walking, soccer, frisbee. We have no park of this size in town. Most, if not all of the school facilities are being used by school activities.	1/11/2018 10:16 AM
16	Equestrian. What a beautiful location to attract larger equine events with all the income to local businesses they would generate (lodging/food/fuel).	1/11/2018 9:55 AM
17	Something that DOES NOT increase property taxes.	1/11/2018 9:46 AM
18	It appears that you really don't want to know how the locals actually feel about the Fair Grounds. The name of the site is still "The Lincoln County Fair Grounds". Trying to be politically correct in the 21st Century isn't needed. This site will continue to OUT grow it's usefulness. Put the property up for sale and so many other properties you have and move the Lincoln County Fair Grounds inland. Like most every public building built in our area has out grown it self within 20 years. The site is to small to grow. Stop kidding yourself. Build it somewhere else and they will come. There didn't appear to put my comments any where. So I put it with #3.	1/11/2018 8:26 AM
19	Need to move it to Toledo for better weather and combine with summer fest	1/11/2018 8:01 AM
20	A simple, clear-span well-lighted area as large as can be accommodated at the site. Oversized roll-up doors at one end (large enough for semi-trailer height).	1/11/2018 7:32 AM
21	Level the whole property and start over with a well developed plan that can accommodate many uses.	1/11/2018 6:13 AM

22	A modern structure to include stage area, commercial kitchen for catering and classes, ballroom or spacious hall to hold seasonal markets and events, nice restrooms.	1/11/2018 3:03 AM
23	Multiple use by a wide variety of different people and interests.	1/10/2018 10:57 PM
24	Improve main exhibit hall to support various activities and events as well as maintaining the arena for livestock events - large indoor arena would be great but may not be supported.	1/10/2018 10:41 PM
25	If this is for actual "anchors" ⚓ I would be VERY disappointed with our county!!!! I would LOVE to see it brought back to what it was!! A fair grounds! Build a nicer building to bring things into the county! There is plenty of area for a large arena type building! Give people something to do and look forward to.	1/10/2018 10:21 PM
26	It would be better served NOT to be the fairgrounds, but apart of the high school.	1/10/2018 9:51 PM
27	How about garden space for the surrounding schools. Get kids outdoors, teach them about growing food, give yhem an opportunity to develop skills and habits not in the current curriculum	1/10/2018 8:15 PM
28	Something that is not Newport centered. Something that is not a tax burden to those of us who live outside Newport city limits.	1/10/2018 8:12 PM
29	Events.concerts, conventions.loyalty day queen.	1/10/2018 7:56 PM
30	Besides the fair it could be used for weddings, club meetings, or family reunions . Also , camping should also be available	1/10/2018 7:37 PM
31	Am concerned about increase in property taxes to build/maintain any facility.	1/10/2018 7:07 PM
32	Close It down and sell it. It has become a big drain on the tax payers. Comes no were near supporting It self. Why dig a deeper hole?	1/10/2018 6:33 PM
33	Keep it simple. Do not over size hoping events will come. There is not enough lodging to support grand ideas, or enough money.	1/10/2018 6:13 PM
34	To accommodate a wide variety of shows and events, with updated facilities, at a reasonable fee.	1/10/2018 6:08 PM
35	A shelter for homeless individuals or a place to shower/restroom for free	1/10/2018 5:56 PM
36	I think it's a great idea	1/10/2018 5:12 PM
37	Available to the public, ability to use as a warming center.	1/10/2018 4:51 PM
38	Hold bigger events indoors	1/10/2018 4:50 PM
39	A community/county wide meeting center, that makes it easy for a variety of community activities to occur. My "vision" does not include a convention center that never breaks even but requires an ongoing county subsidy. There are too many entities in Lincoln county that currently require ongoing taxpayer subsidies (and often state & federal grants & subsidies as well) with little to no effort or require the primary users of those facilities to pay more of the required support. My vision does not include a convention center. At this time, there is very low utilization of the convention facilities that already exist in Newport. In addition, there is low utilization of other county faciltiies, such as school facilities--including the community college, for uses on weekends, summers and other times in which those facilities are essentially unused. They can easily be and ARE used for the dog agility show, for a variety of craft shows, for gem & mineral shows.	1/10/2018 12:04 PM

Q4 What is your vision for the Commons site and facilities?

Answered: 37 Skipped: 9

#	RESPONSES	DATE
1	Needs to become a "hub" of local activities that draw larger groups. No real public venues here other than Performing Arts Center.	1/31/2018 12:05 PM
2	After a new home for the Lincoln County Fair is secured and properly developed, the current site should provide means for low-income housing and provide support for those who are presently houseless.	1/22/2018 5:48 PM
3	Again, flexible site/facilities to serve a wide variety of purposes.	1/22/2018 4:30 PM
4	A significant convention center, and parking to accommodate all attendees.	1/19/2018 12:01 PM
5	I would like to see it available for community groups to meet and have events, like the upcoming Women's March. I hope it will remain the location for the winter Farmers Market. Important as well is that if the warming shelter is displaced it's relocated elsewhere.	1/17/2018 1:24 PM
6	Multi-faceted. Let's be able to host any kind of attraction and do it well.	1/15/2018 10:08 AM
7	This is the last good central location for affordable workforce housing. Invite a consortium of employers and investors to plan, finance and manage such a place.	1/12/2018 10:26 AM
8	Develop more housing for people	1/12/2018 5:40 AM
9	County fair	1/11/2018 3:48 PM
10	convention building and covered arena	1/11/2018 3:29 PM
11	Large enough to seat 400 people for a banquet or event. There is no large spaces that can be used for major fundraising event or gathering. Keep the landscape simple with great artwork and space to play outdoors. Put parking lot across the street by animal shelter. Or better, move the shelter out of town on to other county property. It is funded by tax dollars, does not enhance local community, loud noises, etc. They have money to build and move if they wanted to.	1/11/2018 3:00 PM
12	I think this facility might be best moved Toledo or elsewhere in Lincoln County. This property in Newport would be best used for mix income housing and green space	1/11/2018 1:10 PM
13	Again, more park like with lots of open area.	1/11/2018 10:16 AM
14	To continue as a site focused on the agricultural aspects of Lincoln County (Fair/4-H/Farmer's Market) filling in with all the other events (home show/sportsmens' show, etc.).	1/11/2018 9:55 AM
15	What I see at present is designed to enhance the Newport area leaving the rest of the county out.	1/11/2018 9:46 AM
16	I don't like the Commons Name.	1/11/2018 8:26 AM
17	give it to the school district	1/11/2018 8:01 AM
18	Updated wiring - more outlets, improved wi-fi. Many events can be hosted at a smaller site and this should be it.	1/11/2018 7:32 AM
19	Planned development for multiuse. Pay market rate for a qualified site manager. Good indentations by volunteers alon will not sustain.	1/11/2018 6:13 AM
20	Adequate parking, possibly covered,festival grounds tiered to facilitate outside concerts, shade trees and paved walkways leading to all buildings, benches for casual seating and community garden area. A water feature i.e. large aerated pond for toy boats and ducks.	1/11/2018 3:03 AM
21	To have a multi use facility that can accommodate from agricultural to music.	1/10/2018 10:57 PM
22	Multi use facility that can support traditional 4-H fair exhibits including livestock and full fair/carnival event in summer. Boarding facility for horses year around with use of outdoor and indoor arena. Main exhibit hall to support different events - home shows, chamber events etc.	1/10/2018 10:41 PM
23	I would love to see it back into a true fair grounds with horse boarding. But if not that then an arena type building for events.	1/10/2018 10:21 PM

24	Ball fields for the kids	1/10/2018 9:51 PM
25	See above. This property basically serves no purpose at this time. How about something innovative that has a positive impact on Lincoln County children	1/10/2018 8:15 PM
26	Same as above. The fair has lost money for years. Attendance is down. I want to see a business plan that shows that it won't be a money pit.	1/10/2018 8:12 PM
27	Clean.repairs.move fair.	1/10/2018 7:56 PM
28	This should be a place for others to learn by others, connect with others and be a place to have fun, educate and have a open connecitivity to all.	1/10/2018 7:37 PM
29	My vision would be not having a surcharge or temporary property tax increase.	1/10/2018 7:07 PM
30	School property	1/10/2018 6:33 PM
31	Make sure that the prime reason of supporting the 4H and animal husbandry is met. Put money toward upkeep or replacing those facilities.	1/10/2018 6:13 PM
32	A combination of indoor and outdoor use.	1/10/2018 6:08 PM
33	Handicap Accessible, as it is now people with mobility issues are unable to access most of the fair and events at the fair grounds.	1/10/2018 5:56 PM
34	People well come people will use it	1/10/2018 5:12 PM
35	My first thought is to get it out of Newport. I believe that property could be put to better, tax-generating use and the Fair grounds, or Commons, should be moved to a less populated area.	1/10/2018 4:51 PM
36	Clean and parking	1/10/2018 4:50 PM
37	Again, my "vision" is that it be used for community activities or a multi-purpose facility. If local businesses want to have a "retreat" they could rent space that could be converted into meeting rooms. If community groups needs a meeting area, it would provide that, if county residents need a place to meet to plan community events, or deal w/community issues, the center would be usable for small and larger scale meetings or work sessions. 4H should continue to be able to use it. A few horse and dogs shows or riding (horse riding) clinics would be helpful. Ditto skateboarding clinics, and it wouldn't be a bad idea to construct a new skateboard facility on the grounds since the city of Newport seems unable to maintain, upgrade or protect (i.e.,m keep out drug users, etc.) its current aged skateboard facility. It should also be possible to convert space to a warming/drying facility for homeless people during storms. A primary use would be planning to use the "Commons" facilities as an earthquake/tsunami recovery faciltiies, i.e., for community residents to stay, to find assistance, etc., after an earthquake/tsunami. Therefore a primary goal would be to stockpile basic first aid supplies (there's not guarantee the hospital will be functional, even if it doesn't fall down, there's no guarantee there will be anyone, or more then a few people to staff it), water, water filtration system (distributed to community residents), MREs, etc. As a part of earthquake prep, there should be ongoing very low cost courses in First Aid offered at the Commons every month to any and all Lincoln county residents. In other words, the site and facilities will be used to support and enhance community social & cultural activities, some economic (ie., business owners can rent space for business/corporate retreats, etc.), and public health and safety goals, such as earthquake/tsunami preparedness.	1/10/2018 12:04 PM

Q5 What aspects of the Commons work well and should be maintained?

Answered: 35 Skipped: 11

#	RESPONSES	DATE
1	Sorry, don't know.	1/31/2018 12:05 PM
2	What is a "Commons"? The fairgrounds have functioned well for many years. Sadly, the County has let the facility deteriorate. Also, there are places in Lincoln County that are warmer and with less wind. The Fair would be better in such a location.	1/22/2018 5:48 PM
3	I'm not familiar enough with all the aspects to comment--other than I believe most of the facility is run down and doesn't serve the community well.	1/22/2018 4:30 PM
4	It's time to start from scratch.	1/19/2018 12:01 PM
5	No informed opinion on this.	1/17/2018 1:24 PM
6	nothing really works well there. I am glad the thrift shop left. That was an odd placement.	1/16/2018 8:26 AM
7	I'm not sure.	1/15/2018 10:08 AM
8	Nothing there really works well right now. High value property in the center of a town with a housing shortage is no place for a Fair Grounds or large public facility	1/12/2018 10:26 AM
9	.	1/12/2018 5:40 AM
10	All of it. Bring back horse barn and more livestock barns	1/11/2018 3:48 PM
11	Fair	1/11/2018 3:29 PM
12	New building, new digital signing, beautiful landscaping (simple), art structures, and parking across the street with walk over or cross walk with lights and island. Only work trucks drive on the property during closed public hours.	1/11/2018 3:00 PM
13	As a commons I think a multi purpose buildings that meet a wide range of community uses is best. The county fair concept is dated and not worth putting money into facilities used but once a year just for a fair. For a county fair perhaps a shuttle to Corvallis for a joint Lincoln/Benton County would be a better use of the funds.	1/11/2018 1:10 PM
14	The grassy areas. Trails and playing fields should be enhanced.	1/11/2018 10:16 AM
15	From my limited experience everything should be maintained.	1/11/2018 9:46 AM
16	This small building is to small.	1/11/2018 8:26 AM
17	The ground is good	1/11/2018 8:01 AM
18	Plumbing, kitchen space, electrical.	1/11/2018 7:32 AM
19	None of it	1/11/2018 6:13 AM
20	All landscaped areas should have full time maintenance to include water feature. Restrooms should be clean and walkways free of litter. Trash and recycle cans emptied.	1/11/2018 3:03 AM
21	The multiple use by the different groups.	1/10/2018 10:57 PM
22	I don't care for the lay out of the lot so much. I do like where the outdoors horse arena is at because it's not so close to the road.	1/10/2018 10:21 PM
23	It should be torn down, it’s a waste of money	1/10/2018 9:51 PM
24	Appears to me like a vacant property with derelict buildings. Pretty much an eyesore	1/10/2018 8:15 PM
25	None.	1/10/2018 8:12 PM
26	Thrift floral.	1/10/2018 7:56 PM
27	No answer except it is centrally located	1/10/2018 7:37 PM
28	Nothing	1/10/2018 6:33 PM

29	The Thrift Shop and arena	1/10/2018 6:13 PM
30	The Main Hall has a good footprint, but needs a whole lot of updating.	1/10/2018 6:08 PM
31	The free admission to fair	1/10/2018 5:56 PM
32	All	1/10/2018 5:12 PM
33	Community use.	1/10/2018 4:51 PM
34	4H facilities	1/10/2018 4:50 PM
35	At this time, not many. I'm glad the animal shelter's thrift store is located there (apparently the powers that be don't approved of it though), I'm very glad the winter farmers market is there. I was sad to see the horse barn, et al shut down and people in Newport no longer able to keep horses there, rather then upgrading the barn, etc. so providing a place to keep horses could continue to be a community function. don't like that the Master Gardeners were pushed out of the fairgrounds. It's my impression that a policy of neglect/failure to use funds appropriated by the community for repairs was intentional because the county gov't/commissioners want to see a convention center constructed and let county taxpayers subsidize more businesses. Because the county, the port district, the hospital district, and the of Newport (i.e., the money pit airport) don't already subsidize them enough, while telling everyone else, hey, we can't "afford" (until this year) to have the Newport police department at full strength --that is full strength in 2009 (not 2017), nor have the sheriff's dept able to police the county effectively, but we DO have enough money to subsidize local businesses.	1/10/2018 12:04 PM

Q6 What aspects of the Commons should be improved?

Answered: 37 Skipped: 9

#	RESPONSES	DATE
1	See above	1/31/2018 12:05 PM
2	Buildings should have integrity. So, after a new location is found for the Fair, the focus should be to improve facilities to support the needs of the houseless. Then, we should develop affordable housing on the site.	1/22/2018 5:48 PM
3	Pretty much all of it.	1/22/2018 4:30 PM
4	Parking	1/19/2018 12:01 PM
5	Definitely its appearance. A cohesive design for both buildings and grounds/landscaping. On the latter, a community garden or demonstration garden is a possibility.	1/17/2018 1:24 PM
6	All of it.	1/16/2018 8:26 AM
7	Parking.	1/15/2018 10:08 AM
8	Do a careful highest and best use analysis to determine what use should replace the present almost worthless facilities.	1/12/2018 10:26 AM
9	.	1/12/2018 5:40 AM
10	More buildings, barns.	1/11/2018 3:48 PM
11	Remove old buildings, remove and/or relocate other uses, such as thrift store.	1/11/2018 3:29 PM
12	Friendly, ability to rent and partner for events, seems like there is an attitude about the Commons, which starts with the management. Get management contractor.	1/11/2018 3:00 PM
13	see previous answers	1/11/2018 1:10 PM
14	Removal of buildings and animal area that is not being used. We don't have a large area that is covered where large groups could meet.	1/11/2018 10:16 AM
15	Everything.	1/11/2018 9:55 AM
16	To me "improved" equals "increased costs".	1/11/2018 9:46 AM
17	Maybe add chairs. I don't know!	1/11/2018 8:26 AM
18	Move it to Toledo	1/11/2018 8:01 AM
19	Plumbing, kitchen area, electrical, wi-fi.	1/11/2018 7:32 AM
20	All of it	1/11/2018 6:13 AM
21	Current exhibit hall should be demolished and replaced with non wood structure. Current fairground buildings including thrift store are ugly, uninspired and outdated. Current Landscaping is awful. The entire place is a tired, run down mess.	1/11/2018 3:03 AM
22	The buildings for livestock/agriculture.	1/10/2018 10:57 PM
23	The buildings should all be rebuilt and if possible a covered over the exciting outdoor area would be amazing!! A lot of people would pay to use a nice covered arena during the rainy season.	1/10/2018 10:21 PM
24	None	1/10/2018 9:51 PM
25	More parking	1/10/2018 9:09 PM
26	Get rid of chainlink fence. Landscape. Renovate or remove buildings. Fair is not a reason to keep those buildings. Fair is obsolete	1/10/2018 8:15 PM
27	Income.	1/10/2018 8:12 PM
28	All.bathrooms.	1/10/2018 7:56 PM
29	cleaned up more inside and outside .....camping available at least during summer months	1/10/2018 7:37 PM

30	Please do not continue wasting tax dollars on this loser	1/10/2018 6:33 PM
31	Animal barns	1/10/2018 6:13 PM
32	It needs more parking. Indoor toilets are antiquated and scary.	1/10/2018 6:08 PM
33	Bathrooms!	1/10/2018 5:56 PM
34	Not sure	1/10/2018 5:12 PM
35	Location	1/10/2018 4:51 PM
36	Restrooms parking	1/10/2018 4:50 PM
37	Provide a better facility for community activities as listed above.	1/10/2018 12:04 PM

Q7 What future trends that might impact visitors or events at the Commons should we be aware of?

Answered: 34 Skipped: 12

#	RESPONSES	DATE
1	Of course there is always the tsunami and earthquake risk; this needs to be factored in to some degree, not necessarily assuming we'll have category 9 event, but a serious event.	1/31/2018 12:05 PM
2	Adequate housing is not available for those making minimum-wage. Increased emphasis on vacation rentals decreases the residential housing available and skews the market. We need to focus on our community. We already have more visitors than we can accommodate--i.e., traffic, water. We need to take care of our people before we try to bring more visitors.	1/22/2018 5:48 PM
3	I'm not sure county fairs have a stable or growing population. Even conventions may suffer from new technologies that allow effective e-congregations.	1/22/2018 4:30 PM
4	It will bring more visitors to the Lincoln County area which will help with lodging revenue.	1/19/2018 12:01 PM
5	More traffic and therefore more parking issues; impacts on surrounding homes and businesses if the site has more events and more visitors.	1/17/2018 1:24 PM
6	Well for one thing when it comes time for the fair they need to bring back the rides instead of those inflatables	1/16/2018 8:26 AM
7	conventions like Comicon. Really, conventions, fairs, exhibits...	1/15/2018 10:08 AM
8	We have a growing shortage of affordable housing. Building any facility that attracts more residents and traffic and usurps high value residential land is counterproductive.	1/12/2018 10:26 AM
9	More housing for community members are needed Not event venue.	1/12/2018 5:40 AM
10	If you keep isolating the residents you won’t have a “commons”.	1/11/2018 3:48 PM
11	Internet virtual conventions, Although less likely because of Newport destination attractions.	1/11/2018 3:29 PM
12	Horse shows, motor events, RV shows, car shows, fairs, trade shows, beer shows, wine festivals, military shows, flea markets, gun shows, graduations, educational events at scale, etc., etc. Check out what events are happening at other county fairgrounds and state fair grounds. Market them away to the coast!	1/11/2018 3:00 PM
13	I don't see the concept of a county fair (as we know it) growing and likely dying	1/11/2018 1:10 PM
14	The high school has hosted and will continue to host track and cross country meets. During a track meet our fairgrounds is a safe place for runners to warm up.	1/11/2018 10:16 AM
15	My point: is this for visitors or residents? Which residents; east county, south county? Although it is touted as "county" it is clearly intended to enhance the Newport area only.	1/11/2018 9:46 AM
16	Trends! What! You must mean! What SMALL events can we hold there. If small is what you want small is what you will get.	1/11/2018 8:26 AM
17	weather is better in Toledo	1/11/2018 8:01 AM
18	More tourist-centric events. Possibly more trade shows (smaller, but still able to bring in local and regional businesses).	1/11/2018 7:32 AM
19	The area has a need for multi use and convention space	1/11/2018 6:13 AM
20	Parking space is difficult and there is not enough of it.Once this facility is improved it will draw much larger crowds.	1/11/2018 3:03 AM
21	Not sure.	1/10/2018 10:57 PM
22	The fair has kind of been a flop for the past few years. It keeps landing on weekends that other Rodeos and fairs are going on and people go to the other because they are better facility with more seating. And I know that the farmers market uses the exhibit hall every Saturday in the rainy season.	1/10/2018 10:21 PM

23	None	1/10/2018 9:51 PM
24	No comment	1/10/2018 8:15 PM
25	More events.concerts.conventions.festivals	1/10/2018 7:56 PM
26	The more events that are held there , the more money will be spent in the area and outer surroundings of the area too. Which will cause more need of jobs for janitorial , security, and money management . Also, more people may be expanding their family which means more people coming to events, Oregon is expanding on High Tech jobs all the time which also will impact the area and there is always ways of transportation upgrading as well	1/10/2018 7:37 PM
27	None	1/10/2018 6:33 PM
28	Do not bankrupt the county residents over reaching on too grand of scale. We do not need a bond measure to pay for this.	1/10/2018 6:13 PM
29	Hi-tech events that require reliable Wi-Fi, and events that attract families with small children.	1/10/2018 6:08 PM
30	Family sober events for all socioeconomic classes	1/10/2018 5:56 PM
31	Not sure	1/10/2018 5:12 PM
32	Rodeos are cruel and we shouldn't host them. Parking is an issue and needs to be addressed if the location remains the same.	1/10/2018 4:51 PM
33	A monthly trades day for vendors. Crafts, art, etc.	1/10/2018 4:50 PM
34	What visitors? What "events"? Again, I'm don't want to see a convention center built. If businesses want to hold conventions somewhere, they can use existing spaces (privately owned) or rent school faciltiies. The community college is hardly used on nights and weekends. It's an expensive facility, rentals might help pay some of the costs of maintaining it. Ditto, the middle school, for summer uses. Since the Lincoln county school district doesn't offer a summer school, those facilities sit empty, but must still be maintained. It would be far better to use them. I would like to see the "commons" used to benefit local residents, not just to provide more tourist attractions. But serve the people WHO LIVE HERE.	1/10/2018 12:04 PM

Q8 Is there anything else you would like to share about the Commons?

Answered: 33 Skipped: 13

#	RESPONSES	DATE
1	Until I read about this planning/vision process, I was unaware of the Commons existence except mention during the week(s) of the county fair. I've lived in Lincoln Co. 4 years. Seems to be a pretty low-profile site. Hear much more about what's going on at Rec Center.	1/31/2018 12:05 PM
2	I'm very uncomfortable with this term, "Commons". How did we get that and what does it mean? Also, the opportunities for public comment--that is dates, locations, process--is unclear.	1/22/2018 5:48 PM
3	I think it should be a public/private partnership, as the cost is too much for the size of our county. Also, if there's no private buy-in for what's being proposed, the economics of the project should probably be more carefully scrutinized.	1/22/2018 4:30 PM
4	It is in a good area, but we need to look to the future. Whatever is placed in the Commons will not pay for itself, so public monies will be needed to help. But, overall, it will be good for our community.	1/19/2018 12:01 PM
5	It's a great location and hopefully more can be made of it. If it is designed for multiple uses by multiple groups, the number of stakeholders and visitors will increase and that's all to the good.	1/17/2018 1:24 PM
6	Nope.	1/15/2018 10:08 AM
7	We need a very well done and independent highest and best use analysis. If one has been done for the facilities proposed, we need to see it.	1/12/2018 10:26 AM
8	.	1/12/2018 5:40 AM
9	Invest in your youth.	1/11/2018 3:48 PM
10	Try not to offer too many features, you only have 7 acres - not enough room for a long wish list. Don't forget to to secure a sign location at Highway 20.	1/11/2018 3:29 PM
11	Work with experts in the field and consultants. This process has been too long and repetitive because it seems the County can listen and act. There have been many surveys, community events, whereby none of that information has been used effectively in driving this action. Given this rehab of the fairgrounds to Commons process has been over several years, many believe the county wants to use the property for their own business interest. (including county employee rumor mill) The process for residents is discouraging and breaks down the interested members of the community/county when it drags on and on and on... without regard to their previous comments going back to the 2009 group.	1/11/2018 3:00 PM
12	not at this time	1/11/2018 1:10 PM
13	Don't develop it. Leave it as open as possible.	1/11/2018 10:16 AM
14	Just wondering what has happened to the lodging tax dollars that the citizens voted in favor of, that were to be earmarked for the Fairgrounds, long before the horse barn was torn down . . .	1/11/2018 9:55 AM
15	From what I gather fair attendance has been decreasing over the years. I see no benefit in additional tax burdens in an effort to increase "tourism". The area has sufficient venues for what we do.	1/11/2018 9:46 AM
16	I don't think you really care about what I think! I have worked in government to know that you are going to do what YOU believe is good for us. Think outside the box and do what's best for everyone.	1/11/2018 8:26 AM
17	It should be moved to Toledo and combined with summer fest	1/11/2018 8:01 AM
18	None	1/11/2018 6:13 AM
19	A beautiful facility will draw local and out of town visitors to the many events it could host. It will be a place Newport and Lincoln County can be proud of. Rental fees will offset maintenance costs, parking can be fee based and help with costs. It is well past time for this facility to be redone.	1/11/2018 3:03 AM
20	Need a good multiple use base building that can be used year around .	1/10/2018 10:57 PM

21	I would just love to see it turned into something for the community! Give us something that could bring in a wide variety of events, something more than the performing art center.	1/10/2018 10:21 PM
22	It would be better used by the kids at the high school	1/10/2018 9:51 PM
23	It would be great to create a welcoming, useful space instead of a rarely utilized butt ugly eyesore. Move into the 21st century. Grow the kids some organic veggies and get them outdoors. Kiss off the livestock show and the country bands. Modernize, innovate.	1/10/2018 8:15 PM
24	The County should be concerned with things that are county-centered, not Newport-centered. Again, the fair (as been a drain on the county for years. Create something small for 4H. Let the rest of it go.	1/10/2018 8:12 PM
25	Affordable housing,perment 24 hour homeless shelter	1/10/2018 7:56 PM
26	No	1/10/2018 7:37 PM
27	This is another Bill Hall pipe dream.	1/10/2018 6:33 PM
28	The rebranding from The County Fair to The Commons is totally wrong. The fair is about the kids and not for politician fodder.	1/10/2018 6:13 PM
29	Good, responsive management is key. Without that, no organization will book it more than once.	1/10/2018 6:08 PM
30	What"s the cost?	1/10/2018 6:00 PM
31	Just it's a great thing	1/10/2018 5:12 PM
32	Nope	1/10/2018 4:51 PM
33	Flesh maker for the central coast.	1/10/2018 4:50 PM