



# LINCOLN COUNTY COMMONS - REVISED MASTER PLAN

Lincoln County Public Meetings

June 26-27, 2018, 6pm

## PROJECT OVERVIEW

Lincoln County is preparing a Refined Master Plan for facilities at the Lincoln County Commons, Home of the Lincoln County Fair (Original Master Plan prepared in 2014).

Refined Master Plan will include:

- Needed improvements to existing facilities
- Design of new facilities, including a multi-use Main Exhibit Hall and ancillary facilities
- Comprehensive business plan for operations and maintenance

# FAIR BOARD VISION AND MISSION STATEMENT

## **Vision:**

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

## **Mission:**

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

## **Core Values:**

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

## **Background:**

### Secured funding:

- 2007 Transient Lodging Tax (TLT) increase approved by voters ~ \$299,000/year (FY 2016-17) for capital investments.
- 2016 TLT increase (1%) approved by voters ~ \$247,000/year for (FY 2016-17) Fairgrounds redevelopment. Ballot measure identified Commons location and multi-purpose building.

### Potential additional funding:

- City of Newport Urban Renewal Plan identifies up to \$3 million in utility, road and offsite infrastructure upgrades for the Commons site.
- Event fees and leases ~ \$28,000 for Commons operations.

## **Master Plan Vision Committee (MPVC)**

- Review and comment on work products
- Provide recommendations on key issues and decisions
- Guide stakeholder and community engagement
- Act as liaisons to constituencies

## **Fair Board and Board of Commissioners**

Five meetings to report on project status, share MPVC recommendations and seek direction on key decisions.

## Activities

January 2018

- 40 stakeholder interviews (focus groups)
- Online survey completed by 46 community members

June/July 2018

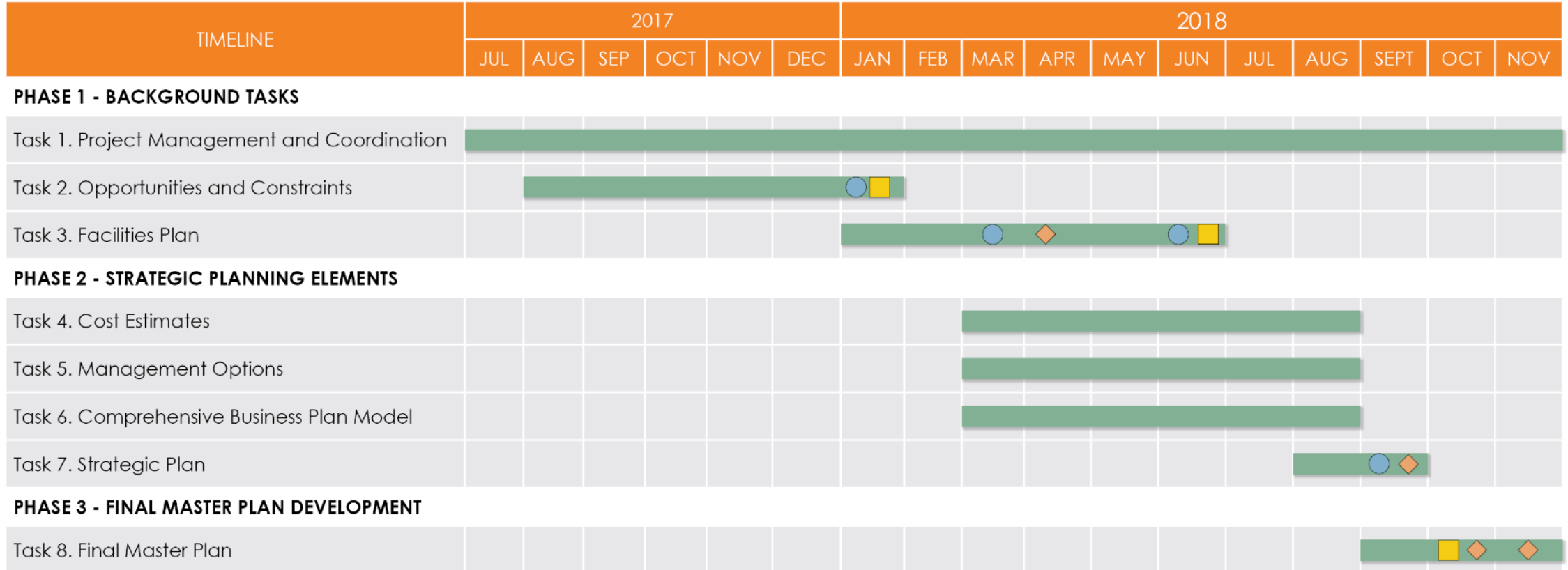
- Three community meetings
- Online survey
- Newport Urban Renewal Committee briefing/possible public meeting

Fall 2018

- Community open houses, online survey

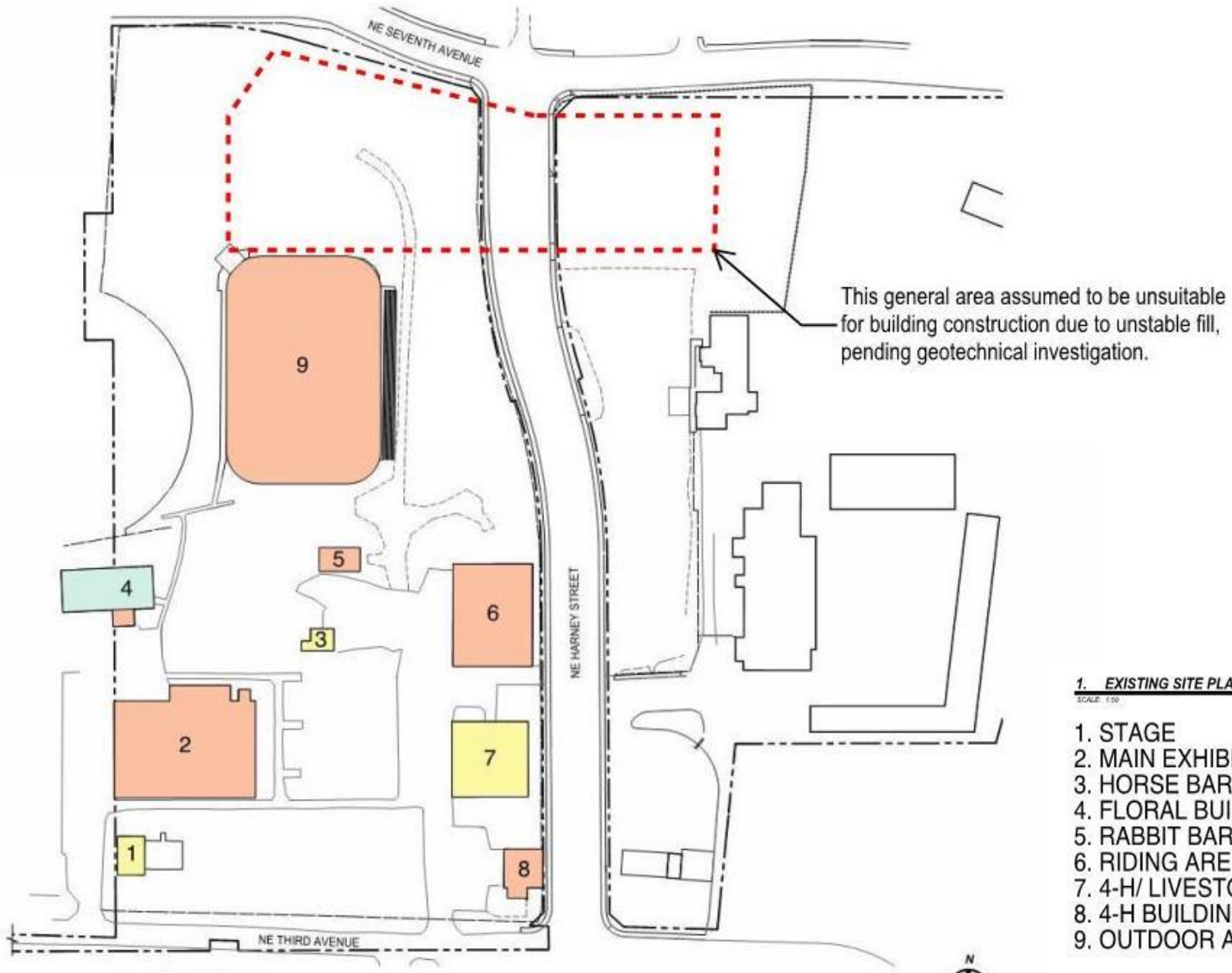
[www.co.Lincoln.or.us/commons/page/2018-commons-master-planning-process](http://www.co.Lincoln.or.us/commons/page/2018-commons-master-planning-process)

# SCHEDULE




- MPVC Meeting
- Focus Group or Public Meeting(s)
- ◆ Fair Board and/or BOC Meeting

# EXISTING CONDITIONS



1. EXISTING SITE PLAN  
SCALE: 1:50

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



GOOD CONDITION

FAIR CONDITION

POOR CONDITION

## Recommendations

- All facilities should be considered expendable
- Remove buildings in poor condition over time
- Buildings in fair condition can be retained if they don't impede future site development
- Floral Building should be retained, if possible

# NEW STRUCTURES

## Multi-purpose Building



## Pavilion



# RETAINED STRUCTURES

4-H Facility (Floral Building)



4-H Livestock Barn



# OUTDOOR AREAS

## Open Area – Green Space



## Outdoor Area – Hardscape





# REFINED SITE PLAN

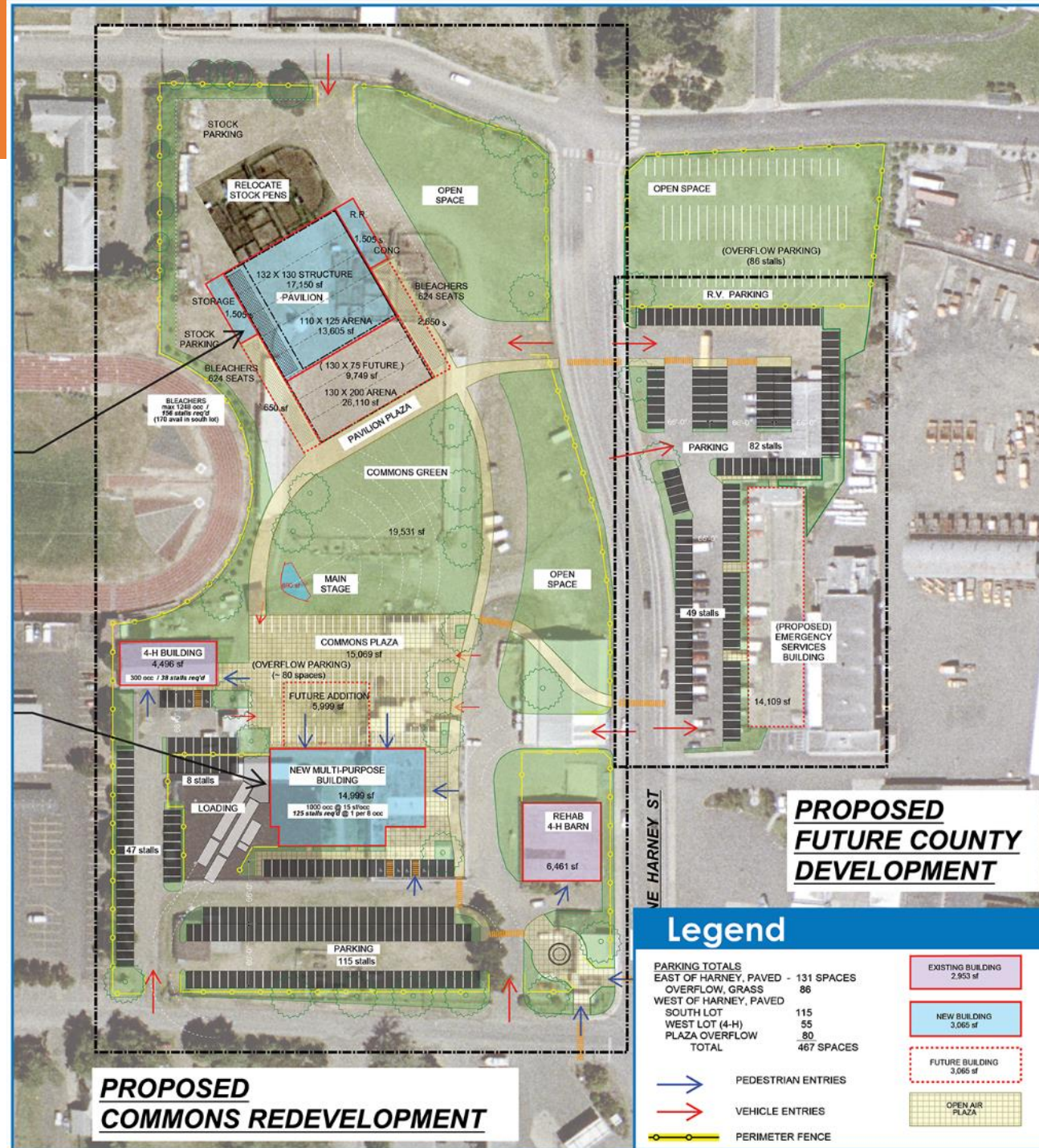
## Legend

**PARKING TOTALS**

EAST OF HARNEY	- 132 SPACES
GRASS OVERFLOW	86
WEST OF HARNEY	
SOUTH LOT	- 103
WEST LOT (4-H)	- 65
PLAZA OVERFLOW	- 83
<b>TOTAL</b>	<b>469 SPACES</b>

-  PEDESTRIAN ENTRIES
-  VEHICLE ENTRIES
-  PERIMETER FENCE

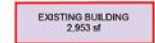
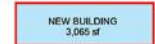


-  EXISTING BUILDING  
2,953 sf
-  NEW BUILDING  
3,065 sf
-  FUTURE BUILDING  
3,065 sf
-  OPEN AIR PLAZA






## PROPOSED COMMONS REDEVELOPMENT

## PROPOSED FUTURE COUNTY DEVELOPMENT

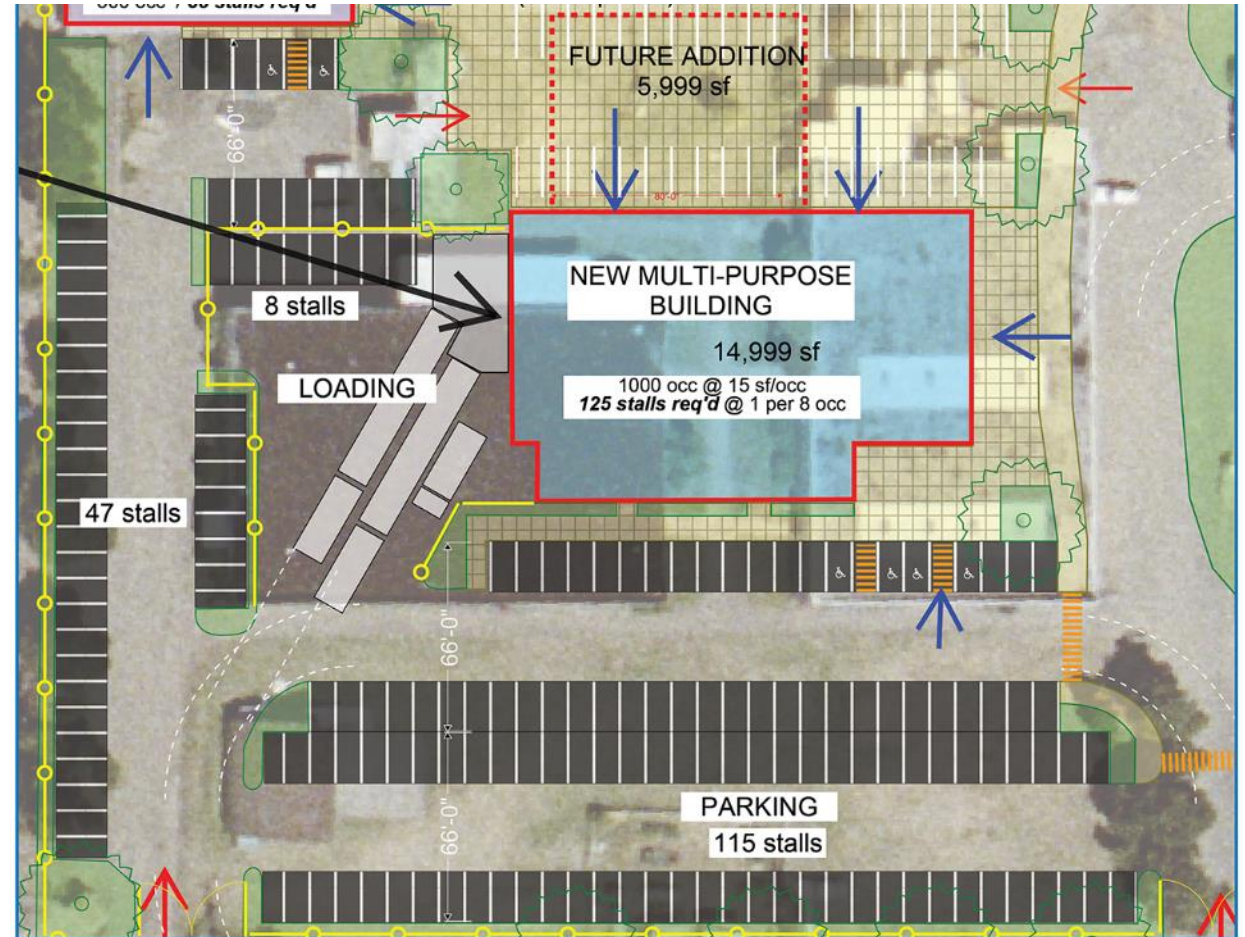
**Legend**

<b>PARKING TOTALS</b>		 EXISTING BUILDING 2,953 sf
EAST OF HARNEY, PAVED	- 131 SPACES	 NEW BUILDING 3,065 sf
OVERFLOW, GRASS	86	 FUTURE BUILDING 3,065 sf
WEST OF HARNEY, PAVED		 OPEN AIR PLAZA
SOUTH LOT, PAVED	115	
WEST LOT (4-H)	55	
PLAZA OVERFLOW	80	
<b>TOTAL</b>	<b>467 SPACES</b>	

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## Multi-Use Building

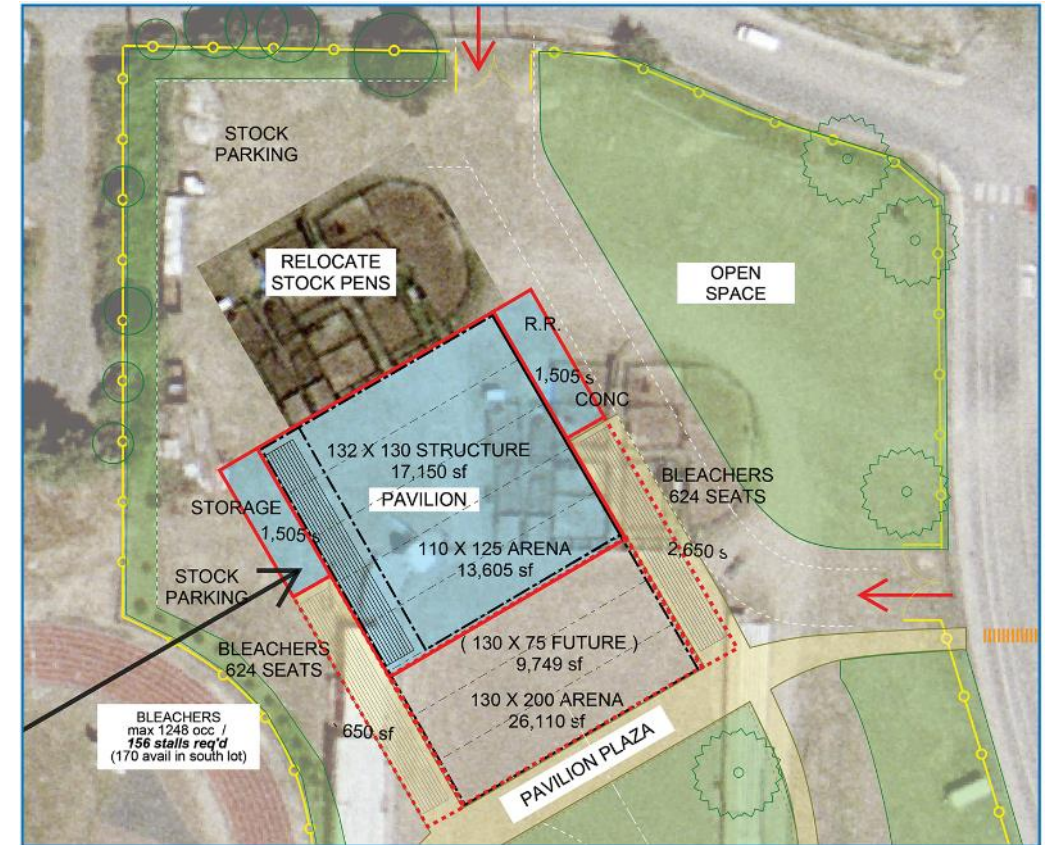
- Large exhibit space ~ 10,000 sf
- Catering kitchen
- Meeting rooms
- Management/building services office, restrooms, storage
- Paved parking, bike parking, off-street loading



# NEW STRUCTURES

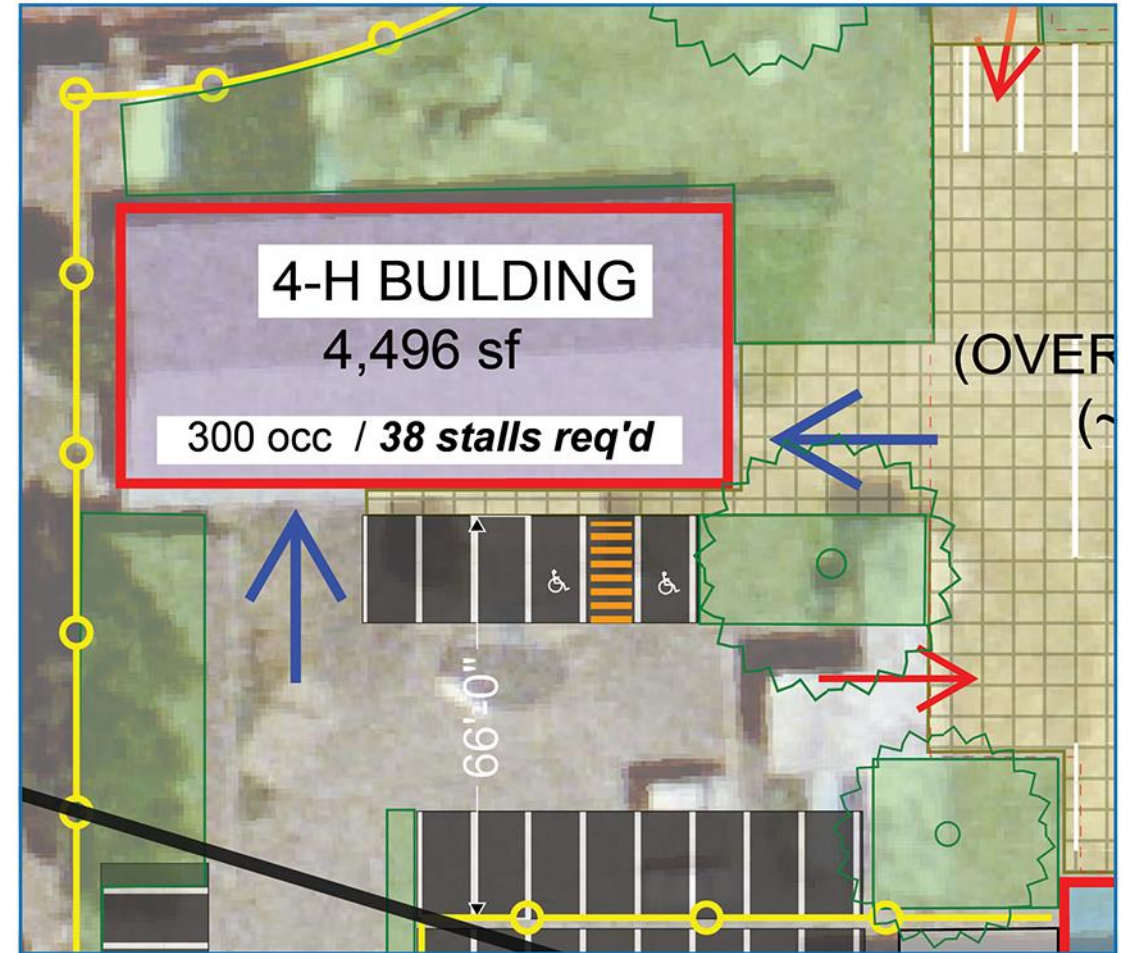
## Pavilion

- Expandable open-air, gable-roofed, steel structure, dirt floor – 17,150 sf
- Storage room, restrooms and possibly concessions
- Provides a weather protected space for outdoor events
- Paved parking, bike parking, off-street loading – shared with Multi-purpose Building



## Floral Building

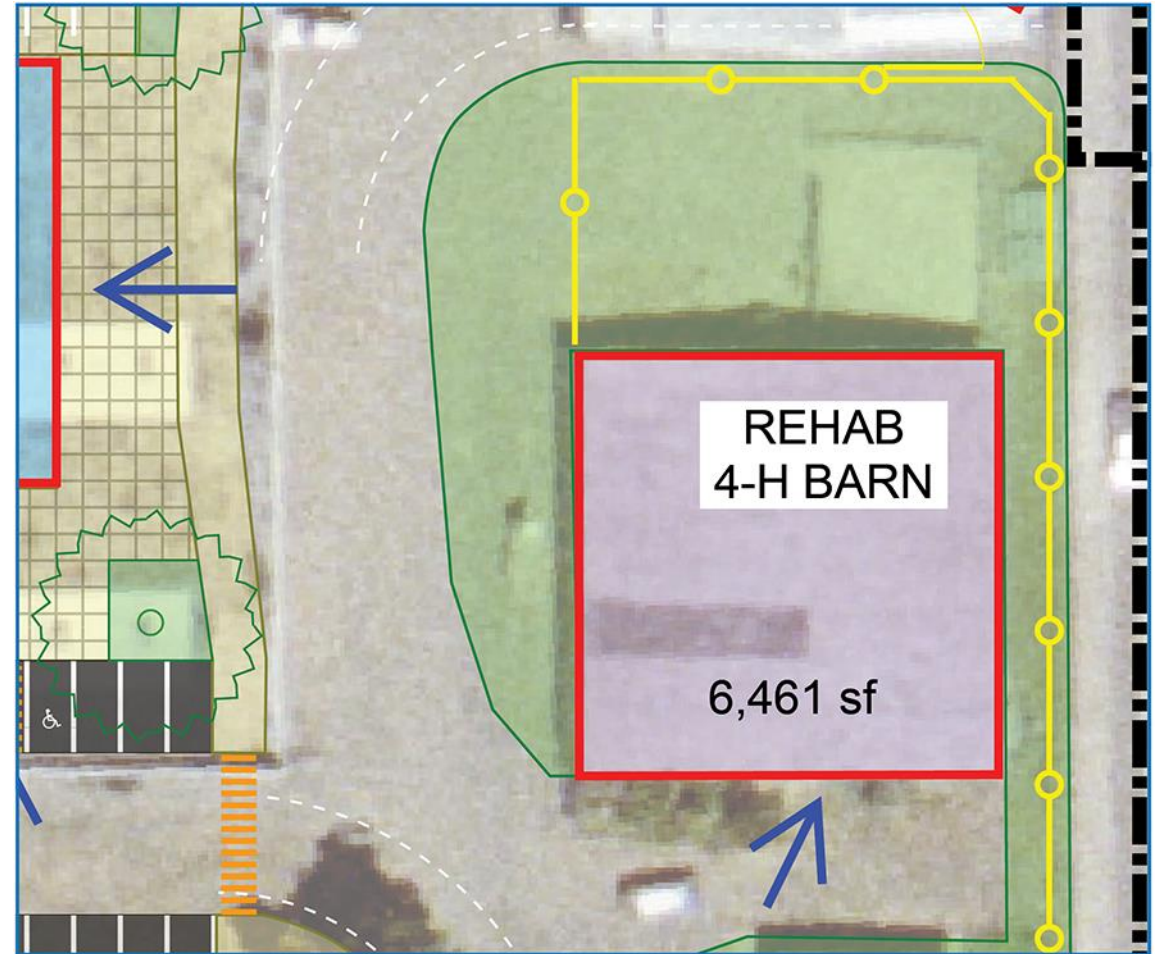
- Retain the Floral Building for 4-H use throughout the year, and small animal displays during the Fair
- Remove attached restrooms
- Improve existing parking



# RETAINED STRUCTURES

## 4-H Livestock Barn

- Renovate existing building
- Replace siding/roofing
- Repair doors
- Upgrade electrical system





# NEW OUTDOOR AREAS

## Green Spaces

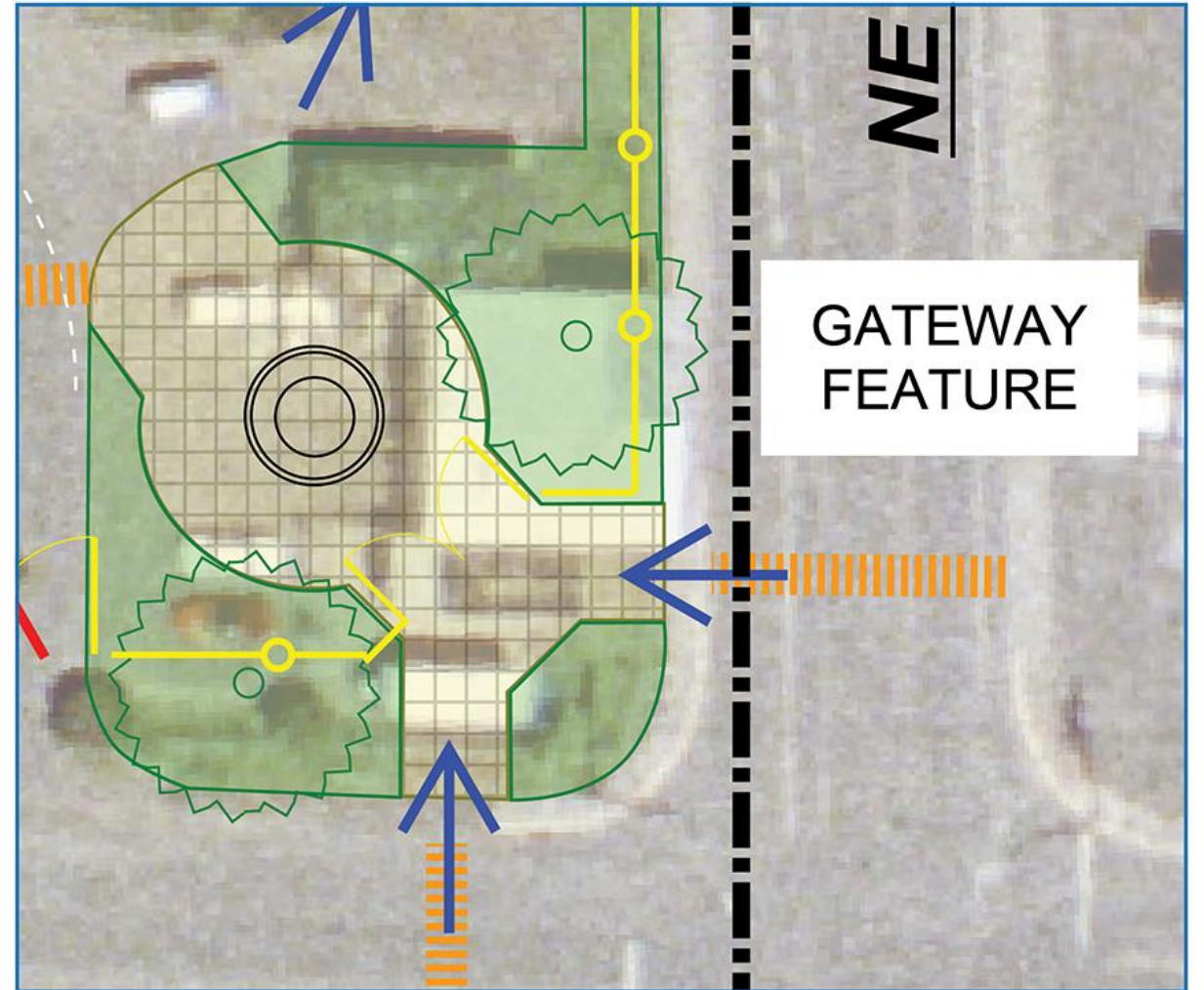
- Open green space, expansive lawn areas
- Commons Green, performance space
- Outdoor activities – sports, playgrounds, a fitness trail, show rings for animal events
- Flexible, flat, multi-use areas



# NEW OUTDOOR AREAS

## Outdoor Areas - Gateway

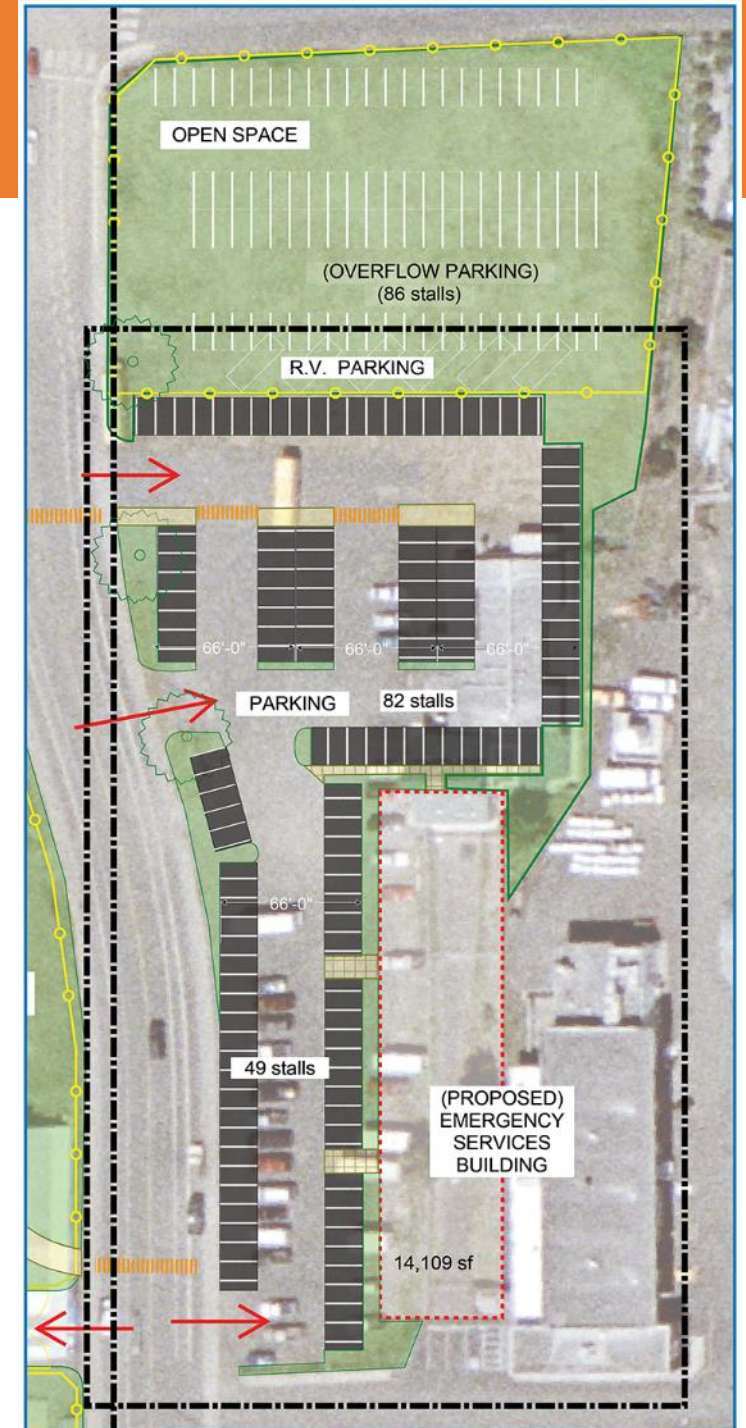
- Pedestrian entry
- Signage
- Plaza
- Youth attraction



# PROPOSED FUTURE COUNTY DEVELOPMENT

## East of Harney

- Proposed emergency services and transit building
- Parking (marked and overflow)
- Open space



## Fairground Usage

- Fair is biggest single event; also serves community as space for meetings and retail events
- Events primarily attract attendees from Lincoln County:
  - Retail events – Christmas tree sales, Farmers market, car shows, plant sales, etc.
  - Animal-oriented, non-paying events
  - 4H non-paying events
  - Other non-paying events (soccer practices, homecoming bonfires, etc.)
- Rental costs vary based on what facilities are used

## Operational Feasibility: Projected Revenues

- Existing sources: ~\$15,300
- New uses: ~\$65,600 - \$172,500
- **Total: ~\$80,900 - \$187,800**
- County Fair: neutral cost

## Operational Feasibility: Projected Expenditures

- Reasonable ranges for annual operating costs are:
  - Low use: \$150,000 - \$170,000
  - Medium use: \$195,000 - \$230,000
  - High use: \$240,000 - \$280,000

## Operational Feasibility: Deficit Range

- Preliminary analysis of operational feasibility shows a net annual operating deficit range from:
  - Low use: \$69,000
  - Medium use: \$61,000
  - High use: \$53,000
- The County can cover the operational deficit using funds from Transient Lodging Tax revenue.

# MARKET ASSESSMENT

## Refined Site Plan

- Construction Costs ~ \$7.9M
  - Multi-purpose building ~ \$3.375M
  - Pavilion w/ restrooms - \$2.4M
  - Band shell/stage/dressing ~ \$75K
  - Remodel floral building ~ \$100K
  - Barn upgrades ~ \$250K
  - Paved parking and loading ~ \$350K
  - Plaza and sidewalks ~ \$350K
  - Site utilities, lighting, signage, landscape ~ \$1M
- A&E and Permit Fees (15%) ~ \$1.185M
- Contingency (8%) ~ \$730K

**Total ~ \$9,815,000 (more than \$6 million less than preliminary site plan)**

## Refined Site Plan

- \$9.815 million
- Less ~\$2.75 million (Fair Facility fund) ~ \$7.065 million to be financed.
- Annual debt payment ~ \$409,000. Less \$425,000/year (TLT revenue) = funding surplus ~ \$16,000/year.

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

*Assumes a 4% bond interest rate over 30 years.*

*Annual County TLT revenue ~ \$550,000; up to \$425,000 of which is dedicated to debt service on capital costs.*

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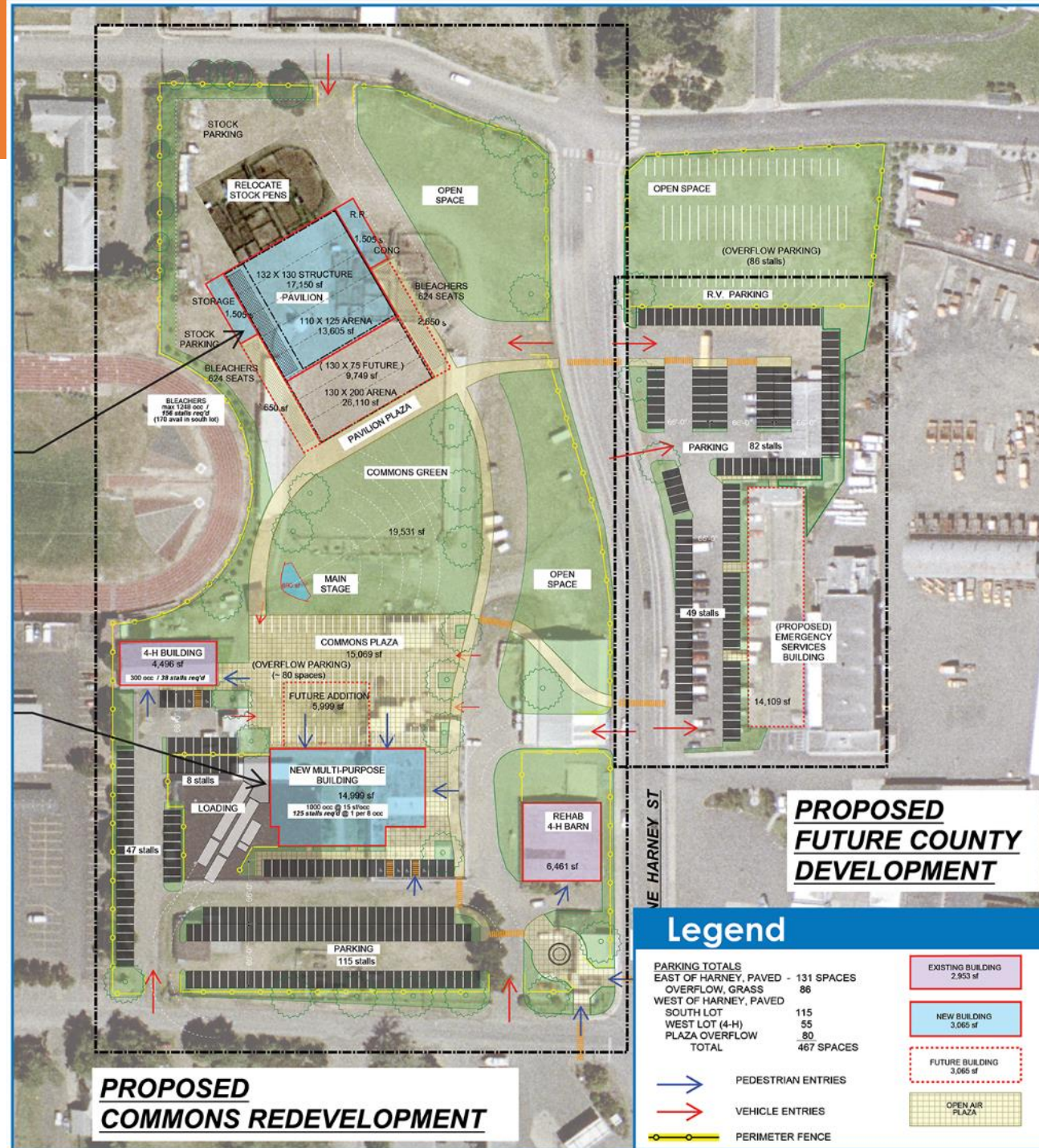
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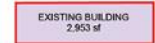
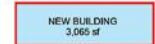


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