AGENDA
CITY OF BROOKINGS
PARKS AND RECREATION COMMISSION MEETING
Council Chamber - 898 Elk Drive
May 28, 2020 - 7:00 pm

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

II. ROLL CALL
   A. Introduction of Commissioner Jaime Armstrong

III. APPROVAL OF MINUTES
    Minutes of January 23, 2020

IV. PUBLIC APPEARANCES

V. COMMISSION BUSINESS
   A. Election of Chair and Vice Chair

VI. REGULAR AGENDA
   A. Review Initial Draft of Parks Master Plan

VII. INFORMATION UPDATES/DISCUSSION ITEMS
    A. Naming of Chetco Point Dog Park
    B. Naming of Azalea Park Exercise Fitness area

VIII. COMMISSIONER REPORTS/COMMENTS

IX. ADJOURNMENT
CALL TO ORDER  
Chair Patt Brown called the meeting to order at 7:00 pm followed by the Pledge of Allegiance.

ROLL CALL  
Present: Commissioners Brad Alcorn, Lex Rau and Chair Patt Brown  
Absent: Commissioners Trace Kather, Lonnie Nalls  
Also present: PWDS Director Tony Baron, RARE participant Erik Orta

Audio recording was not functioning, following is a summary of the meeting

APPROVAL OF MINUTES  
Motion made to approve the minutes of November 21, 2019; motion seconded and Commission voted; the motion carried unanimously.

PUBLIC APPEARANCES – None

COMMISSION BUSINESS  
A. Resignation of Chair Patt Brown – Commission accepted Patt’s resignation effective February 1, 2020 and thanked her for her many years on the Commission and her service to the community.  
B. Election of Officers – Brad Alcorn nominated as Commission Chair. Motion made by Lex Rau to appoint Brad Alcorn as Commission Chair; motion seconded by Patt Brown and Commission voted; the motion carried unanimously. Commission postponed election of Vice Chair as the full Commission was not in attendance.

REGULAR AGENDA  
A. Capella Parking Lot Paving Project – Tony Baron presented staff report and project information, commission discussed. Motion made by Brad Alcorn to recommend Council approve the use of urban renewal funds for the development of the Capella parking lot at Azalea Park; motion seconded by Lex Rau and Commission voted; the motion carried unanimously.

INFORMATION UPDATES/DISCUSSION ITEMS  
A. Mill Beach Update – Erik Orta provided update advising that the restrooms have been reopened and cameras installed. Cameras will be monitored for illegal or disruptive behavior.  
B. Parks Update – Erik Orta provided an update on the progress of the Parks Master Plan and on the Outdoor fitness area. The location for the fitness area in the park has been identified and bids obtained. Also applyng for an All Care grant to increase project funding. Forecasted completion date is April.  
C. OPRD Opening Grant Opportunities – Updating Kidtown falls within the ORPD Statewide Comprehensive Oregon Recreation and are considering a few options to present in a grant opportunity including as a community building project and an installed project.

ADJOURNMENT  
Next meeting scheduled for March 26, 2020. With no further business, meeting adjourned.

Respectfully submitted,

______________________________
Chair  
(Approved at _May 28, 2020_ meeting)
City of Brookings
Parks and Recreation
Master Plan
2020 Update
Acknowledgements
The development of the Brookings Parks Master Plan would not have been possible without the assistance of the following individuals:

City Staff
Janell Howard: City Manager
Amber Nalls: City Recorder
Garrett Thomson: Building Official
Tim Rettke: Public Works Supervisor
Tim Brush: Public Works Foreman
Lauri Ziemer: Public Works and Developmental Services Planning Tech
Tony Baron: Public Works and Developmental Services Director
Jay Trost: Public Works and Developmental Services Deputy Director
Erik Orta: Parks and Planning Coordinator | RARE Participant

Parks and Recreation Commission
Lex Rau
Brad Alcorn
Trace Kather
Patrecia Brown
Alonzo Nalls
Jaime Armstrong

City Council
Jake Pieper: Mayor
Bill Hamilton: Councilor
Brent Hodges: Councilor
John McKinney: Councilor
Ron Hedenskog: Councilor

Planning Commission
Ray Hunter
Michelle Morosky
Cody Coons
Gerald Wulkowilz
William Dundom
Tim Hartzell
Clayton Malamberg

RARE Staff
Titius Tomlinson: Program Director
Aniko Drlik-Muehleck: Project Coordinator
Victoria Binning: Program Coordinator
Ashley Adelman: RARE Program Assistant
Julie Foster: Grants Administrator
Submitted to:
Janell Howard
City Manager City of Brookings
898 Elk Drive
Brookings, OR
97415

Project Manager:
Erik Orta
Parks and Planning Coordinator
RARE Participant
City of Brookings

Resource Assistance for Rural Environments
Institute for Policy Research and Engagement
1209 University of Oregon
Eugene, OR
97403

City Approvals/Adoptions
2002
City Council: August 26, 2002
Parks and Recreation Commission: August 2002

2011
City Council: July 25, 2011
Parks and Recreation Commission: June 23, 2011

2020
Parks and Recreation Commission: _________
City Council: __________

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Executive Summary

**Mission:** To improve the quality of life in Brookings through providing safe, fun, accessible, and well-maintained parks and public spaces for all in the community.

**Vision:** To encourage the use of parks and enhance community wellbeing.

In June of 2011 an update to the 2002 Parks Master Plan was adopted by the City of Brookings City Council. The document served as a formal approach to address the current and future park needs in the Brookings-Harbor area. The City has a substantial park system that needs appropriate planning to insure proper improvements and development can be made. The purpose of this update to the Parks Master Plan is to bring up to date the long-term strategy to adequately meet the current needs of residents and ensure the future of parks.

The 2011 update has helped to guide the past nine years of parks development in Brookings. Many of the projects and goals outlined in the 2011 update have been completed or advanced. As of 2020, the 2011 Parks Master Plan is outdated, prompting this updated version. The need to update community data, inventory resources, seek community input, and develop a strategy to complete the new projects and goals of the parks is evident.

In 2019, the City contracted with the University of Oregon’s Community Service Center ‘Resource Assistance for Rural Environments (RARE) Program to update the PMP. The RARE Program’s mission is to increase the capacity of rural communities to improve their economic, social, and environmental conditions. Assistance is provided through the placement of trained graduate-level participants who live and work in communities for 11 months (1,700 hours). In this instance, assistance was in the form of compiling park resources, gathering and analyzing community input, and developing an update to the Parks Master Plan.

The 2020 Parks Master Plan builds upon the previous plan and is intended to deliver more detailed, technical studies for use by City officials and the public. The existing document has been reviewed, summarized, and updated to reflect current trends and needs of the community.

The Executive Summary highlights various sections of the 2020 Parks Master Plan and gives a summary of each chapter found in this document.

**Park Inventory**
As of March 2020, Brookings owned and maintained over 60 acres of parkland. City Parks offer a range of amenities. Important to the character of the city, these parks contribute to the overall sense of place for residents. The City of Brookings recognize the parkland classifications of mini-park, neighborhood park, community park, linear and special use park, and beach and/or river site as set for by the National Recreation and Parks Association (NRPA). The parks inventoried in the area include those owned and maintained by the City of Brookings Port of Brookings-Harbor, the State of Oregon, private entities, and the Brookings-Harbor School District.

**Community Needs**
The 2020 PMP has continued community input through surveys and community workshops. The
community was able to weigh in on both improvements to be made to the current parks system as well as ideas for new amenities to be added. The input showed a diverse set of ideas while also pinpointing key areas of interest within the community. All of these responses have been taken into account in developing this plan for the future of the Brookings parks and recreation system.

**Parks and Recreation Goals**
The Brookings Parks and Recreation Commission (P&RC) assisted in identifying ten goals to address the findings of the 2020 PMP. The goals from the 2011 update were analyzed to determine their relevance. A majority of the 2011 goals were upheld for the 2020 update. Together with the action plan, they provide a framework for the future of Brookings’s parks.

**Capital Improvement Program**
The Capital Improvement Program (CIP) provides a detailed roadmap for implementing needed improvements and additions to the park system. As a part of this program, goals and actions for the City of Brookings were identified. Specific projects to target these goals were then developed.

The CIP reflects community priorities and resources. Input has been gathered from the 2020 surveys, community workshops, and input from the Parks and Recreations Commission. The CIP prioritizes projects along the metrics of cost, need, time frame, and relevance to the Statewide Comprehensive Outdoor Recreation Plan. It also identifies system-wide improvements for parks and amenities.

**Funding Strategies**
This Plan recognizes four elements that constitute the City’s park expenditures for the forthcoming years: operations and maintenance, system improvements, acquisition, and development of new parkland. Currently, the City receives revenues for parks via two sources: General Fund revenue and System Development Charges (SDC’s).

*It is is important to note that this is a living document and should be treated as such. The content in this plan is based of data and situational to the year 2020, using best practices to plan for the future. As changes arise, they should be contextualized within the plan to guide decision making.*
Chapter 1: Introduction

Introduction
Brookings, Oregon, is a coastal city situated at the mouth of the Chetco River in Southwestern Oregon, just 6 miles north from the border with California. The famous US Highway 101 bisects the town in a North/South direction. Included in the Urban Growth Boundary (UGB) of Brookings is the unincorporated community of Harbor. Harbor is a census-designated place that occupies 1.9 square miles and is nearly equal in population to Brookings. Collectively, this community is known as the Brookings-Harbor area.

The Brookings-Harbor is not only on the Oregon coast, but also within an easy drive of the California Redwoods and the Klamath Mountain Range, home of the Siskiyou National Forest and Kalmiopsis Wilderness. The Chetco River, with its headwaters in the Klamaths, runs between the communities of Brookings and Harbor and roughly bisects the two communities in an East-West direction.

History
The Chetco Indians are believed to have come to the area sometime around 3,000 to 1,000 years ago. A hunter gatherer society, the Chetco Indians had nine villages on the lower 14 miles of the Chetco River prior to European settlement in the mid-19th century.

Following settlement by Europeans, the town thrived on the lumber and commercial and sports fishing industries. Farming of lily bulbs was introduced in the 1920s and today are still an important industry in the area—more than 90% of the lily bulbs grown in North America are produced in a twelve-mile area between Brookings and the town of Smith River, California. Although they have declined in recent years, lumber and fishing are still strong factors in the city's economy.

In the late 1980's, Brookings was “discovered” as a desirable place to retire, and much of the population growth has been retirees in the past few decades. The Brookings-Harbor area grew quickly during the 1990’s and considerable development has occurred over the last 20 years.

The Parks Planning Process
Park facilities are key services that meet demand for recreational experiences and enhance a community’s quality of life. Lack of resources – both staff and money – limits many growing communities' ability to develop and maintain adequate park systems. Identifying system priorities and matching them with available resources requires careful planning. Many communities develop and adopt park system master plans to guide development. Public agencies are being challenged to maintain and create livable communities in spite of the environmental challenges, economic pressures, and social trends that make planning increasingly complex. Planners must respond in a way that provides equitable, high

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quality parks and services.

Parks provide a variety of resources and opportunities for communities. These include passive and active recreation opportunities, preservation of open space and wildlife habitat that may include environmentally sensitive land such as wetlands or coastlines, flood control and stormwater management, and preservation of historic, cultural, and natural resources. In addition, parks may serve as informal meeting places in a community—drawing residents together and creating a sense of cohesiveness.

Increasingly, parks are being documented in cities as providing mental and social health benefits as well. Parks and open space in cities are shown to relieve stress, reduce anger, provide mental calming, reduce crime, and increase the mental well-being of users.

Local governments may prepare and adopt local parks master plans pursuant to Statewide Planning Goal 8: Recreational Needs and OAR 660-034-0040. These plans may be integrated with local comprehensive land use plans. Parks master plans help to give a community direction in developing future parks and making improvements to existing parks to meet residents’ needs.

**Purpose of This Plan**
The purpose of this Master Plan is to create a strategy for the Brookings area to provide the type of land and amenities for the scale and services of park space that the citizens of Brookings desire. More specifically, the purpose of this plan is to:

- Inventory city owned park facilities in the Brookings UGA, include an analysis of park classifications and standards
- Identify park needs based on current technical data and extensive citizen input – including public workshops and community surveys
- Identify a capital improvement program that addresses specific improvements for each park with estimated project costs and target completion dates
- Provide park planning strategies that address short and long-term acquisition strategies
- Identify potential funding sources to execute the capital improvements program and ensure the future of parks in Brookings

**Steps in the Planning Process**
The National Recreation and Parks Association (NRPA) recommends taking a systems approach to park planning. This approach “places importance on locally determined values, needs, and expectations . . . The systems planning approach is defined as the process of assessing the park, recreation, and open space needs of a community and translating that information into a framework for meeting the physical, spatial and facility requirements to satisfy those needs.” NRPA standards are guidelines that may be adapted by individual communities to best suit local needs. The systems plan is then integrated into planning decisions and strategies that address other community needs such as housing, commerce, schools, environmental management, transportation, and industry.

The park planning process involves many steps. An inventory of the city’s current park facilities is one of the first steps. This involves looking at the condition of the park itself and its amenities. Also, an important early step is obtaining community input. Public input assists planners in determining the appropriate level of service (LOS) provided by current and future facilities. The LOS approach is “based on the premise that parkland alone cannot meet the full range of recreation needs. Rather, the LOS is
an expression of the instances of use of activity areas, and the facilities that are necessary to actually satisfy demand.”

These first steps all feed into the community needs analysis. This analysis determines what improvements need to be made to current facilities and the type and size of additional facilities needed for the future.

The needs analysis is then used to create a capital improvement program (CIP) in which policy-makers and planners make specific recommendations for improvements and land acquisition, determine the cost of each of these recommendations, and prioritize them. This is followed by research on possible funding options for the community, allowing the CIP to be implemented.

Methods
A variety of methods were used to create this plan. The general process undertaken involved the following steps:

- Background research on the demographics and park resources of Brookings
- An inventory of the condition and amenities of each of Brookings Parks’ and school facilities as well as State and private parks in the area
- Research on park standards and classifications and development of a classification system specific to Brookings opportunities and constraints
- Gathering of current information on community park needs through review of 2020 Survey, LOS analysis, stakeholder meetings and presentations, and discussion with staff.
- Action plan for capital improvement projects within identified key stakeholders, community resources, and funding options for associated costs
- Investigation into various parkland planning strategies to increase public accessibility, plan for future growth, and address LOS gaps
- Research on possible funding options for capital

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<th>Quantitative Data</th>
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<td>Community Demographics</td>
<td>Community Needs</td>
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<td>Park Facility Classifications</td>
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<td>Park Amenity Inventory</td>
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Capital Improvement Program + Parkland Planning Strategies

Parks Master Plan
### How the Parks Master Plan will be Used

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<th>By the Public</th>
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<td>Learn about parks and recreation facilities and services</td>
<td>Plan workload and resources needed</td>
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<td>Understand decisions made by the City</td>
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<td>Learn about the parks planning process</td>
<td>Plan for ways to fill service gaps</td>
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<td>Understand the benefits of service</td>
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<td>Meet identified gaps in facilities, programs, and workload</td>
<td>Understand the public issues and desires</td>
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<td>Definitions of park and recreation facilities</td>
<td>Advocate for priorities from public survey</td>
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<td>Baseline development standards for facilities</td>
<td>Tool to promote parks and recreation in the</td>
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<td>Understand park development process</td>
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Table 1-2
Chapter 2: Community Profile

Community Profile
Brookings’ location and characteristics present opportunities and constraints for the community’s park system. This chapter describes socioeconomic data and development trends in the Brookings-Harbor area. Demographic trends provide an understanding of present and future park needs. Development trends provide information on the rate, type, and location of growth. All of these factors should be considered when citing future park facilities and in prioritizing capital improvements.

- Brookings has a large aging population
- Brookings' population growth is slowing
- Brookings is slowly becoming more racially diverse
- Brookings has many lower-income residents
Population

2019 estimates placed the population of Brookings at 6,645. Brookings grew at an average annual growth rate (AAGR) of 0.96% between 2000 and 2018. Over the past few years the growth rate has declined, some stretches even showing a decrease in population.

State law requires incorporated cities to develop “coordinated” population forecasts. In general, the statutory requirement is that forecast growth for all cities and rural areas sum to a county control total forecast developed by the State Office of Economic Analysis.

Current estimates for the UGB population, which includes the unincorporated town of Harbor, has the population at 11,490. The 10 year projection estimates that the total population of the UGB will be 11,994 by 2030. This shows very slow growth over the next decade.

The coordinated population forecasts adopted by the City of Brookings have been used to estimate future parkland need for the City. The projections presented later in Chapter 7: Park Planning Strategies use these projections. The implication of future population growth is increased demand for infrastructure—specifically parks—for Brookings. In short, by 2030 the existing parks system will be servicing a slightly larger population. The City will need to determine if acquiring new parkland is necessary to maintain the current level of service.
Age Characteristics

Age is an important factor in parks planning. Each age group has different needs and desires. Current and future age distribution of a community should influence the facilities and amenities offered in parks. The US Census estimates show that in 2017, Brookings’ median age was 49.0 and Harbor’s was 66.0. In both communities, median age has increased over time.

Brookings has experienced a significant age shift over the past several decades. This shift can be partially explained by the City’s popularity as a retirement community.

In creating a parks master plan, all age groups should be considered so that their needs may be appropriately met; these trends can help the community decide what amenities future parks should include. Inevitably, different age groups desire and need different types of park facilities.

16% of the population is under 18 years old
55% of the population is between 18 and 65 years old
29% of the population is over 65 years old

49.2  39.6  37.7
Brookings Median Age  Oregon Median Age  United States Median Age
Race and Ethnicity
Brookings and Harbor are gradually becoming more diverse in their ethnic and racial composition. Although largely white, recent years have shown a slight increase in the Latino population.

Economy
The City of Brookings’ Comprehensive Plan indicates that the economy has undergone considerable structural change in the last two decades. The traditional lumber and wood products economic base has lost dominance to the servicing of a large and growing retirement population, an expanding tourism industry, and a strong fishing industry.

The area’s moderate climate, scenic beauty, the Chetco River with its sheltered harbor, and the service facilities drive this “new economy.” Given the area’s unique landscape and climate, the City’s park system can serve an important role in maintaining the quality of life that Brookings-Harbor residents seek. Parks and open spaces may benefit the economy of Brookings by enhancing the livability of the area and thus drawing in businesses and tourists.

Income and Poverty
The median income in Brookings was estimated to be $53,000. This is lower than the national average. The majority of households in Brookings made between $50,000 and $99,000 as estimated in 2018. Overall, median income in Brookings was higher than median income in Harbor, and Curry County, but lower than that of the state of Oregon.

2018 estimates show the poverty rate in Brookings to be 11.0%. This is slightly lower than the national average and Curry County.
Chapter 3: Park Classification

Park Classifications
Park classifications serve as guidelines to evaluate Brookings’ current park system and future needs. A thorough classification generally includes park type, size, specific uses, and the benefits or functions of the park. This PMP uses the National Recreation and Park Association’s (NRPA) classification system and definitions as a reference guide to benchmark with other communities.

The NRPA is a nonprofit 501(c)3 that is a “leading advocacy organization for the advancement of public parks and development of best practices and resources to make parks and recreation indispensable elements of American communities.”

The NRPA’s national rating system allows communities to use a common dialogue in defining the kinds and types of parks they have, thus allowing communities to more effectively understand their resources and allocate time and money to their development.

The NRPA’s classification system has been adopted, scrutinized, and adjusted from the 2011 PMP. In addition to the classifications defined by NRPA, this Master Plan has adopted local classifications to better reflect Brookings’ unique location on the Oregon coast and proximity to the Chetco River.

For example, under the Beach Bill, HB 1601, all beaches are public access. Brookings has multiple beaches in the area, and these contribute to the quality of the parks system. The same goes for forested lands. Although not all are formal park sites, the abundance of nature and hiking opportunities contribute to the level of service seen in Brookings.

Park properties owned by the State of Oregon, School District 17-C, and private parties are included within the classification system to represent the full range of recreation opportunities in and around Brookings.

In creating these guidelines, the function was considered a more important factor than size. It should also be noted that some parks fall into multiple categories—for instance, Harris Beach State Park could be considered both a Beach Site and a Regional Park.
Mini Parks

Mini-parks are the smallest unit of the parks system. These offer limited recreational opportunities and provide a balance between open space and residential development in neighborhoods. Mini-parks acre 0.75 acres or less. Brookings has five mini-parks:

- Bankus Fountain 0.2 acres
- Richard Street 0.4 acres
- Tannbark Road 0.1 acres

Neighborhood Parks

Neighborhood parks are considered the basic unit of a park system. These parks provide accessible recreation opportunities for residents of all ages. Neighborhood parks contribute to the neighborhood character and create a sense of place. These parks are usually 0.75 to 5 acres. Brookings has three neighborhood parks:

- Easy Manor Park 0.8 acres
- Stout Park 3.4 acres
- Boulder Park 0.8 acres

Community Parks

Community parks serve a wide base of residents with recreational and social opportunities. These often include facilities for organized group activities and may serve as a community focal point while preserving open spaces and unique landscapes. Community parks are usually 5 to 50 acres in size. Brookings has three community parks:

- Azalea Park 33.2 acres
- Bud Cross Park 6.4 acres
- Chetco Point Park 8.9 acres

Regional Parks

Regional parks are larger than community parks, and serve residents as well as people from outside the area. As such, they often offer overnight opportunities. Regional parks preserve large amounts of open space and are usually over 50 acres in size. There are four regional parks in the Brookings area:

- Alfred A. Loeb State Park 320.0 acres
- Crissey Field State Recreation Site 55.0 acres
- Harris Beach State Park 173.0 acres
- Samuel H. Boardman Scenic Corridor 1,471.0 acres

School Parks

School facilities offer the potential for partnerships between the Brookings-Harbor School District and the City of Brookings. School grounds are accessible to residents during non-school hours and are an efficient and cost-effective way to expand recreational opportunities for residents, as they may serve many of the same functions as neighborhood parks. There are four schools in the Brookings-Harbor area that could potentially be used as open space:

- Azalea Middle School 6.0 acres
- Brookings-Harbor High School 21.0 acres
- Kalmiopsis Primary School 14.0 acres
- Upper Chetco Primary School 5.0 acres
Beach/ River Recreation Sites

Beach and/or River Recreation Sites highlight Brookings’ unique location in Southwestern Oregon along the Wild Rivers Coast. These recreation spaces offer residents the opportunity to connect with the natural resources of the area. These sites vary in size and may or may not have developed park facilities. The Brookings area has thirteen Beach and/or River Recreation Sites:

- Alfred A. Loeb State Park 320.0 acres
- Chetco Cove Beach 2.1 acres
- Chetco Point Park 8.9 acres
- Crissey Field State Recreation Site 55.0 acres
- Harris Beach State Park 173.0 acres
- McVay Rock State Park 19.0 acres
- Mill Beach / Macklyn Cove 7.0 North Jetty Beach 2.0 acres
- Pump Station 1.8 acres
- Samuel H. Boardman Scenic Corridor 1,471.0 acres
- Social Security Bar 10.0 acres
- Sporthaven Beach 13.8 acres
- Winchuck State Recreation Site 17.0 acres

Special-Use Parks

Special-use parks are recreation sites occupied by a specific or single-use facility designed to serve a specific function. They also include sites allowed for public use under special provisions. Facilities typically included in this classification are cemeteries, community gardens, aquatic centers, golf courses, community centers, and amphitheaters. There are eleven special-use parks in the Brookings UGA:

Airport Property acres
- Brookings-Harbor Botanical Garden 2.5 acres
- City Hall 2.2 acres
- Ferry Creek Reservoir 42.5 acres
- Hillside / Chetco Ave. >0.1 acre
- Oceanview Pioneer Cemetery 0.1 acre
- Old County Road Cemetery 0.6 acre
- Port of Brookings Harbor 56.0 acres
- Salmon Run Golf Course 188.0 acres
- W. J. Ward Memorial Cemetery 22.0 acres
- Van Pelt Indian Cemetery 0.5 acres

Linear Parks, Trails, and Access Points

Trails and connectors are public access routes and vegetated corridors that emphasize safe travel and connectivity for pedestrians around the community. These facilities offer a variety of trail-oriented recreational opportunities such as walking, biking, and running in addition to providing vistas and views. Brookings has several major trails, linear parks, and access points:

- Bankus Fountain 0.2 acres
- 5th & Easy Street 0.3 acres
- Mill Beach Access
- North Jetty Beach Access
- Pump Station 1.8 acres
- Redwood Nature Trail 1 mile
- River Overlook 0.2 acres
- Riverview Trail 0.75 miles
- Social Security Bar Access 1.6 acres
- Tanbark Court Overlooks
Table 3-1

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Definition</th>
<th>Benefits &amp; Function</th>
<th>Size Criteria</th>
<th>Design Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Parks</td>
<td>Mini-parks offer open space within neighborhoods, providing passive or limited active recreational opportunities. Mini-parks may simply be open lots within neighborhoods or may be more developed with a limited number of amenities. These should be accessible by sidewalks, trails, or low-traffic streets.</td>
<td>Mini-parks provide a balance between open space and residential development. They offer opportunities for passive and/or limited active recreation opportunities for nearby residents. Mini-parks add activity and character to neighborhoods and may be an appropriate space for neighborhood gatherings.</td>
<td>0-.75 acres</td>
<td>Mini-parks may offer low-intensity facilities such as benches, picnic tables, multi-purpose paved trails, landscaping, and public art. If the mini-park also offers active recreation it may include children's play areas, community gardens, or a limited number of sports courts.</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>Developed Neighborhood Parks offer accessible recreation and social opportunities to nearby residents. These should be accessible by sidewalks, trails, low-traffic residential streets. These should accommodate the needs of a wide variety of age and user groups.</td>
<td>Neighborhood parks provide access to basic recreation activities for nearby residents of all ages; contributes to neighborhood identity and creates a sense of place.</td>
<td>.75-5 acres</td>
<td>Neighborhood parks should include both passive and active recreation opportunities such as children's play areas, sports courts and fields, picnic facilities, public art, open turf areas, sitting areas, landscaping, community gardens, restrooms, and pathways. Security lighting and off-street parking may be provided if necessary.</td>
</tr>
<tr>
<td>Community Parks</td>
<td>Community Parks provide a variety of active and passive recreational opportunities for all age groups. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group activities as well as facilities for individual and family activities. Community parks also preserve open spaces and unique landscapes.</td>
<td>Community parks provide a variety of accessible recreation opportunities for all age groups. They also provide educational opportunities, serve recreational needs of families, preserve open spaces and landscapes, and provide opportunities for community social activities and events. These can serve as a community focal point.</td>
<td>5-50 acres</td>
<td>In addition to amenities offered at neighborhood parks, community parks may also offer sports facilities for large groups, amphitheaters, swimming pools, group picnic areas, botanical gardens, event space, interpretive facilities, and community centers. Higher quality children's play areas may be provided to create a family play destination.</td>
</tr>
<tr>
<td><strong>Regional Parks</strong></td>
<td><strong>School Parks</strong></td>
<td><strong>Beach/ River Recreation sites</strong></td>
<td><strong>Special-use Parks</strong></td>
<td></td>
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<tr>
<td>-------------------</td>
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<tr>
<td>Regional Parks provide a variety of active and passive recreation opportunities for persons of all ages and serve to preserve unique landscapes. These parks are larger than community parks and attract people from outside of the community. As such, they offer overnight opportunities—such as camping. These are generally state owned parks.</td>
<td>School Parks may be established through a relationship with the school district which allows neighboring residents to use school grounds during non-school hours. These can serve many of the same functions as Neighborhood Parks.</td>
<td>Beach and River Recreation Sites offer residents of the whole community access to these natural resource areas. These parks may or may not be located in close proximity to residential areas. These parks should be accessible by sidewalks, trails, and streets.</td>
<td>Special-use Parks are recreation sites or open spaces that are occupied by a single function or are available for use under special provision. Some of these may have a facility designed to serve a specific function.</td>
<td></td>
</tr>
<tr>
<td>Regional Parks offer opportunities for large expanses of open space that draws both residents and visitors. These offer opportunities to attract tourists to the community while also benefiting residents.</td>
<td>School Parks offer an opportunity to expand recreational, social, and educational opportunities in an efficient and cost effective manner.</td>
<td>Beach and River Recreation Sites offer unique opportunities to connect residents to the natural features of the area. These contribute to community character/identity, create a sense of place, and instill stewardship of these resources.</td>
<td>Special-use parks provide unique, specialized functions through parkland services that would otherwise not be present. Functions vary depending on the type of facility. Historic preservation, environmental conservation, and natural resource protection are examples of such functions.</td>
<td></td>
</tr>
<tr>
<td>50+ acres</td>
<td>Varies</td>
<td>Varies</td>
<td></td>
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</tr>
<tr>
<td>Regional Parks should offer a variety of recreation opportunities such as camping, natural areas, and access to nature as well as provide amenities for day use including benches, picnic tables, multi-purpose trails, landscaping where appropriate.</td>
<td>School Parks offer varying amenities such as children’s play areas, open turf, sport courts and fields, running tracks, benches, picnic tables, landscaping, and multipurpose trails.</td>
<td>Beach and River Recreation Sites offer active recreation activities through access to beaches and/or river’s edge to provide opportunities for fishing, swimming, clamming, boating, and surfing. Passive recreation opportunities such as sitting areas, picnic tables, wildlife viewing, and trails are also key criterion.</td>
<td>Special-use parks can have a variety of criteria to identify their use. Generally, these parks serve only one purpose or use, activities can either be passive or active, and the facilities may be more developed or otherwise not be present.</td>
<td></td>
</tr>
</tbody>
</table>

City of Brookings Parks and Recreation Master Plan 2020 Update
### Special-Use Parks

| Use, in other cases these may be spaces simply utilized by the public for a specific purpose. Facilities may include community centers, community gardens, skate parks, aquatic centers, golf courses, and cemeteries. | Active recreation sites, passive recreation sites, and preservation of open space are examples of some of the benefits of Special-Use Parks. | Varies | within are purely dependent on the intended purpose of the park or open space site. |

### Linear Parks, Trails, Access Points

| Trails, Linear Parks, and Public Access Points are connectors for the flow of pedestrians and cyclists in a city. Linear parks are developed landscaped areas that follow corridors such as streets or streams, and any combination of trails may accompany them. Trails may take the form of sidewalks, multi-use paths, bikeways or nature trails. They emphasize connectivity and safe travel for pedestrians to parks and around the community. | Linear parks, trails, and access points provides opportunities for connections between park facilities and neighborhoods, trail-oriented activities, and reduces auto-dependency. They also allow access to unique landscape features or locations, add to sense of place for the community, and provide relief from automobile traffic and serve as an aesthetic resource. | Varies | A variety of pathway types are needed to accommodate activities such as walking, running, biking, dog walking, rollerblading, skateboarding, and horseback riding. Trails may be located within parks or be designed as part of the citywide transportation system. Each type of trail should be designed to safely accommodate users, and meet recognized design standards. |
Chapter 4: City Owned Parks
Azalea Park

Community Park

Azalea Park is a 33.2-acre community park located on Old County Road. The Park offers many active and passive recreational activities to the community while preserving unique landscapes and open spaces.

Major features of the park include ‘Kidtown’, a 10,000 sq. ft. playground area with a wooden fort, swings, and numerous amenities; the bandshell/stage known as ‘Stage Under the Stars’; ‘Elmo’s Garden’, a 3 acre garden with benches, paths and expansive aesthetic landscaping; athletic fields, including two softball fields and a soccer field; an 18-hole disk golf course; basketball courts with four basketball hoops; and ‘Capella by the Sea’, a natural wood structure that is used for formal ceremonies such as weddings and informal community gatherings. Most of these structures were donated and/or volunteer built.

Trees and plantings include Douglas fir, alder, spruce, cedar, plum and willow trees and a variety of fern, rhododendron, and, of course, azalea plantings. The park has an automatic irrigation system throughout most of it. A storm drain daylighted in the park and runs between Kidtown and the ballfields before flowing into a 60 year old culvert and into the Chetco River.

Cement paths connect the various amenities of the park and a nature trail provides access along the perimeter of the park.

Azalea Park Concerns

• Kidtown needs to be replaced
• The bandshell area does not have any lighting for evening events
• The ballfields comprehensive plan has not seen development or been followed through with
Bud Cross Park

Community Park

Bud Cross Park is a 6.4-acre community park located on one square block between Hassett Street and Ransom Avenue and on the west side of 3rd Street. The park is home to many of recreational facilities in Brookings. These include the municipal swimming pool, skate park, little league baseball fields, three tennis courts, and a basketball court.

Bud Cross Park Concerns

- The swimming pool is currently open only during summer months.
- Parking is not sufficient during peak use times, particularly during the summer months when all facilities are in use.
- The skate park is not built to sustain the impact of people riding BMX bikes, this is a recurring problem.
- No play structure exists.

Ballfield at Bud Cross Park  
Swimming pool at Bud Cross Park  
Tennis courts at Bud Cross Park
Chetco Point Park

Community Park/Beach Site

Chetco Point Park is an 8.9-acre community park and beach access park adjacent to the wastewater treatment plant (WWTP) on Wharf Street. A paved lot serves as a parking area, and entrance to the park is via a trail that hugs the perimeter of the Plant along the northwest side of the facilities. The trail opens to a large dog park with a restroom. The dog park offers a scenic ocean viewpoint.

Walking trails leading south from the dog park provide beach access to Chetco Cove Beach to the east. A bridge spans a narrow gap on the main trail, facilitating access to the south end of Chetco Point with outstanding views of Mill Beach, Chetco Cove Beach and the Pacific Ocean.

Chetco Point Park Concerns

- The whole park is behind the WWTP making visibility from the street difficult
- The parking area is enclosed by a fence, thus blocking visibility to the park entrance
- The parking area exhibits ponding after storm events
Easy Manor Park

Neighborhood Park

Easy Manor Park is a 0.8-acre neighborhood park on Easy Street. This park has amenities suitable for young children including a jungle gym, slide, swings and a playhouse- all of which were replaced in 2010. The playground equipment is appropriate for children 1-10 years old. Other amenities include one wooden and two plastic/metal picnic tables and a restroom. Easy Manor Park is in close proximity to Bud Cross Park.

Signs help locate the park at the Easy Street entrance. Front-in asphalt parking is available for approximately 10 vehicles, one of which is designated for handicapped use. There is a 25-year storm drain system but no irrigation system. The city also owns an adjacent parcel on Easy Manor Drive behind the park. Currently, this site is undeveloped.

**Easy Manor Park Concerns**
- Park would benefit from landscaping upgrades
- Parking is inadequate during peak use
- The adjacent land is undeveloped
- The fence around the park is not on the property line
- The bathrooms should be redone
Stout Park

Neighborhood Park

Stout Park is a 3.3-acre neighborhood park located on Oak Street between Redwood Street and Pacific Avenue. Stout Park is divided into an upper section and a lower section by the parking area for the Manley Arts Center. The park is best suited for passive recreation activities, particularly walking/sitting and dog walking.

Stout Park has several varieties of mature trees, shrubs and flowering plants including madrone, Douglas fir, azaleas, ferns and fruit trees exist in the park.

An attraction of the park is the Stout Mountain Railway that runs periodically throughout the year. The Railway is a model railroad that is permanently installed in the park and sits atop a rock outcropping.

One sign faces Oak Street designating the main park entrance. Approximately 35 front-in parking spaces are available, with four designated handicapped spaces. There are no restroom facilities in the park.

Stout Park Concerns
• No restroom facilities exist.
• There is no street signange indicating the parking area
• There is a desire to bring some activity to the park

Trees at Stout Park
Mill Beach Access

Access Point/Beach Site

Mill Beach is a 7 acre beach accessible via a 25 ft. wide public access road off Macklyn Cove Rd. at the west end of Railroad Ave. Amenities include paved parking, a restroom, and picnic tables.

Mill Beach Concerns
• Road surface in need of repair
• The creek experiences periodic high bacteria flushes

Oasis Park

Mini-Park

Oasis Park is a mini-park located on the corner of Chetco Avenue and Hillside Avenue. The City leased the property from a private owner, renovated it in 2011, and in 2017 the Brookings-Harbor Lions Club adopted the park and currently maintains the amenities of the park, including a free book exchange library. The park also hosts the annual lighting of the Christmas tree.
City Hall

Special-Use Park

The Brookings City Hall houses all municipal offices as well as the Fire Dept. and Police Station. It has a small courtyard and adjacent landscaped areas. It has no amenities but has a flagpole, multiple memorial and commemorative plaques, and a compass podium.

Airport Property

Special-use Park

The City owns a 7.3 acre property on the Oceanside of the airport. It is aligned with the airport and dissected by a drainage of Ransom Creek. It is completely forested, and no amenities exist.
Fleet Street Park

Mini Park

This park is a 1,000 sq. ft. acre lawn area and adjacent planting islands in the parking lot that the city owns and maintains. It has no amenities.

Fleet Street Concerns

• Some of the plants need replacing in the parking lot
• The site is undeveloped and has no amenities
• There is no development plan for the park

Richard Street Park

Mini-Park

This 0.4 acre mini-park is a grassy rectangular lot with mature Douglas fir trees just off Easy St. It has no amenities.

Richard Street Concerns

• The site has no amenities

5th & Easy Street Park

Linear Park

This 0.3 acre green space is located at the intersection of 5th Street and Easy Street. It is an oblong lot with no amenities. This could be the site for a future mini park to add an aesthetic element to the community.
Social Security Bar

Access Point, River Site

Social Security Bar is 3.5 miles up N. Chetco River Rd. and is a 1.6 acre city-owned property providing access to a 10 acre river bar along the Chetco River. There are regulatory signs and an outhouse and no other amenities. City Council has directed the parks department to surplus the property creating an access easement.

Social Security Bar Concerns
• No permanent restrooms exist
• No amenities exist

Bankus Park

Mini-Park

Located on the corner of Chetco Avenue (Hwy 101) and 5th Street, the park has a focal water fountain with benches surrounded by a grassy area and plantings. It is home to the only Curry Public Transit bus stop in Brookings. The park was adopted by Curry Coast Community Radio in 2017.
Salmon Run Golf Course

Special-use Park

Salmon Run Golf Course is a 188 acre course located 3.5 miles up the S. Bank Chetco River Rd. off Highway 101. The course is located within the Brookings UGB and is city-owned property; however the land is leased and is privately run and maintained. Salmon Run is an 18-hole course with a full range of golf activities.

Salmon Run Golf Course Concerns
- The land is city-owned but privately managed
- City retains partial management rights

Signage for Salmon Run Golf Course

Hole at Salmon Run Golf Course
Park Amenities Summary

Azalea Park
- Kidtown play structure
- Gazebo
- Bandshell
- Capella by the Sea
- Soccer field
- Ballfields
- Basketball courts
- Disk golf course
- Play structure
- Bathrooms
- Snack stand
- Picnic tables
- Benches
- Walking trail (paved)
- Walking trail (un-paved)
- Garden
- Parking lot

Bud Cross Park
- Basketball Court
- Tennis Court
- Skate park
- Pool
- Ballfields
- Snack stand
- Bathrooms
- Picnic tables
- Parking lot

Chetco Point Park
- Bathroom
- Picnic Tables
- Walking trail (paved)
- Benches
- Dog park
- Beach Access
- Parking lot

Stout Park
- Walking trail (paved/unpaved)
- Benches
- Dog park
- Model train tracks
- Parking lot

Mill Beach
- Picnic tables
- Bathroom
- Benches
- Beach access
- Parking

Easy Manor Park
- Play structure
- Picnic tables
- Benches
- Bathroom
- Swings
- Grill
- Parking lot
Chapter 5: Community Needs

Community Needs
This section describes the needs for future parkland and park amenities in Brookings-Harbor. The needs analysis builds from the characteristics of present and future Brookings-Harbor residents, the baseline level of service (LOS), the 2020 community survey, community workshops, and other public input.

This chapter identifies needs derived from demographic trends, mapping of the Brookings park system, and input from residents. The National Recreation and Park Association (NRPA) and the Oregon Parks and Recreation Department (OPRD) provide a framework for evaluating park system adequacy; this framework emphasizes locally identified needs when determining park adequacy. This evaluation process is used later in the plan as a basis for an acquisition plan.

Walkway and Gazebo at Azalea Park
2020 Community Parks Survey
The City conducted several focus groups and administered over 200 surveys in an effort to involve the public in future park development. The focus groups and survey was administered with the goal of receiving feedback from a collective that represented the Brookings community and the primary park users in the community. For this reason, surveys were given to local school students and individuals at the Chetco Activity Center. Additional surveys were filled out by other community members.

The feedback recorded focused on improvements and additions to the current parks and their amenities. Largely, the feedback focused on general aspects that relate to many of the parks. In some cases, specific park improvements were suggested. Upon reviewing and aggregating the survey responses, several suggestions were prominent.

The overarching request from the community members regarded the cleanliness and maintenance of the restroom facilities. Another area that had strong support was the request for a community center or recreational center. This stems from the lack of an indoor recreation facility in the Brookings area. Based on the community members’ requests, it would be ideal if the community center were able to include basketball, pickleball, walking/jogging, gym equipment, and an indoor pool. An indoor pool was a large request in itself. The surveys highlighted that there are many in the community who would like to be able to use a pool year round. For the City of Brookings, this would require for there to be an indoor pool.

The survey results also indicated a large interest in maintaining and increasing the amount of natural elements in the park. This includes trees, shrubs, flowers, azaleas, and more. The community feels strongly that parks systems should continue to work to preserve natural elements in the parks and add more when possible.

Over 130 more specific requests were brought up in the surveys. A majority of these were not reiterated in other responses and therefore are not being taken to the forefront in this planning process. Each response however, has been analyzed to determine its plausibility to implement. It is the job of the city to work within its means to accomplish what is in the best interest of the community.
From Public Survey - New Parks Facilities or Amenities
Community members responded with a variety of suggestions regarding new facilities or amenities to be implemented into the Brookings parks systems. The following are the most prevalent responses:
• Bigger swings
• A pond
• An indoor recreation facility
• Add more natural elements
• A bike park
• New slides

From Public Survey - Improvements to Current Parks Facilities and Amenities
Community members responded with a variety of suggestions regarding improvements to current facilities or amenities in the Brookings parks systems. The following are the most prevalent responses:
• Cleaner bathrooms
• Maintain natural elements of parks
• Improve water fountains
• Improve basketball courts
• Trail maintenance
State of Oregon Planning Goals
Oregon set forth 19 land use planning goals to be followed by organizations. Goal 1 and Goal 8 are the most relevant to the efforts of this master plan update.

Goal 1: Citizen Involvement
• Public involvement for land use planning
• Public involved in all phases of planning process
• Making technical information easy to understand

Goal 8: Recreation Needs
• Coordinate at all levels of government and with private entities to meet needs of recreation
• Plan for recreation needs of residents and visitors
• Priority of non-motorized forms of recreation
• Serve populations with low access to transportation
• Recreation areas that are free or low cost

Statewide Comprehensive Outdoor Recreation Plan Goals
The 2019-2023 Statewide Comprehensive Outdoor Recreation Plan (SCORP) identified several key areas for recreation providers to focus on. These five areas should be kept in mind while planning updates to the Brookings parks system. The five demographic changes are as follows:

1. An aging population
2. An increasingly diverse population
3. Lack of youth engagement in outdoor recreation
4. An underserved low-income population
5. The health benefits of physical activity
Level of Service
The Level of Service (LOS) analysis is based on the City’s park classification system and population. The level of service analysis provides guidelines, represented by a ratio expressed as acres of parkland per 1,000 residents, for the minimum amount of parkland needed to meet recreation demands of the citizens of a community. The National Recreations and Parks Association (NRPA) set a standard of offering 10 acres of parkland for every 1,000 residents. Every community is different and should be evaluated on its own needs and ability to reach those needs. The City of Brookings should use the 10 acres per 1,000 residents as a guide in assessing its own level of service.

Given the current population and city owned amenities, the City of Brookings offers just over 9 acres of parkland per 1,000 residents. This is under the threshold provided by the NRPA, however, there are numerous park properties owned by other entities that greatly increase the total acreage of parkland per resident. Most notable among these are school parks and state parks.

Areas Currently Served
The service areas of city owned parks are determined by their park classification. Included in the LOS analysis are only mini, neighborhood, and community parks. Special-use parks, beach and river sites, and linear parks are not included because they do not have defined service areas due to their unique functions and benefits. Further, the NRPA does not provide guidance to delineate a service area for these classifications and thus they are not included.

Community parks have the largest service area with a service radius of 2 miles. Neighborhood parks have a service radius of half a mile. Mini-parks have a service radius of a quarter mile. By this standard, the entirety of Brookings should be covered by the current parks. There are, however, several barriers that limit the accessibility of the current park system to certain areas of the communities.

Barriers
Despite having a parks system that is able to reach a majority of the Brookings community, it is important to note several barriers that limit the current parks system. Physical barriers to service areas may limit service to a specific park. For example, Highway 101 and the Chetco River prohibit some residents within the defined service area from accessing certain parks within a safe and easy walking distance. Thus, the service area boundaries should be reviewed as generalizations as to the real area each park serves.

For example, it is easy to assume that residents North of Hwy 101 within the Easy Manor Park service area can walk or bike to the park to recreate. The residents living South of Hwy 101 within the same service area are much less likely to walk/bike to Easy Manor to recreate because there is a large stretch of Hwy 101 with no crosswalks within the service area. In other words, Hwy 101 acts as a barrier for pedestrians from traveling to the park.

The topography of our area also complicates service area boundaries; Brookings is built on a series of stepped terraces that rise up from the coastal bluffs rather steeply, and are confined by the foothills of the Klamath Mountain Range. Travel along Hwy 101 is relatively accessible for all age groups due to its gentle topography, however if one travels perpendicular to the Hwy there is an immediate drop or gain in elevation that has a consistently steepening incline/decline.

Given the most popular activities in Brookings-Harbor (walking, people and nature watching, and
picnicking), Brookings should consider providing parks in need areas and incorporate pedestrian/bicycle routes to access them.

**Underserved Areas**

There are several areas throughout the Brookings Community that are identified as being underserved. The need areas include developing areas as well as areas isolated due to physical barriers such as Highway 101 and the Chetco River.

The areas identified as underserved areas include the neighborhood South of Hwy 101 and at the West end of Railroad Avenue and at the East end of Memory Lane, the Dawson Tract and Harris Heights subdivisions, Parkview Drive, and the whole of Harbor. These areas have been identified because they are currently underserved by Brookings’ current park system.

The neighborhood at the West end of Railroad Ave. and south of Highway 101 represents an area of Brookings that would benefit from a small park space in the realm of a Mini or Neighborhood Park. Residents are physically isolated from Easy Manor Park because of Hwy 101.

The Dawson Tract neighborhood is an example of new development without consideration of the parks needs of its residents. The subdivision contains approximately 300 homes and there are neither park spaces nor playgrounds. There is a public access trail to Harris Beach State Park, but since this park is classified a Regional Park and Beach Site, it offers different amenities than those of a Mini or Neighborhood Park.

The Harbor area would greatly benefit from a park site at the scale of a Community or Neighborhood Park. Although the unincorporated area of Harbor is almost equal in size to Brookings, it only has public open space in the form of Sporthaven Beach, the Port, and McVay Rock State Recreation Site. Residents clearly travel to Brookings to utilize any of the three existing NRPA classified Community Parks.

For more detailed studies of these ‘Need Areas’ refer to Chapter 7 Parkland Planning Strategies.
Chapter 6: Capital Improvement Plan

Capital Improvement Plan
An important component of a parks master plan is the capital improvement program (CIP). The CIP gives specific details and costs of projects that should be implemented to work towards the goals and actions developed through the planning process. This chapter provides a detailed roadmap for implementing suggested improvements and additions to the park system. A capital improvement program details what specific park improvements will cost and prioritizes projects. The intent is to provide the City with a capital-budgeting tool that clearly identifies costs, potential funding sources, and priorities.

The CIP reflects community priorities and resources. To develop the list of potential projects, input was gathered from public forums, the 2020 Community Survey, stakeholder interviews, the Parks & Recreation Commission, and City Staff. The CIP rates projects as high, medium, or low priority. High priority projects should be addressed in the immediate forthcoming years, medium projects addressed a few years out, and low priority projects addressed several years down the road.

Goals
The plan goals provide objectives that the City should work towards to best meet the community's current and future park needs. The goals respond to suggestions and concerns that arose through the process of developing this plan.

Action Items
The action items are detailed recommendations for activities that the City should undertake to fulfill its goals. Following are the goals and action items for the City of Brookings Parks Master Plan.

Goal 1. Actively Promote Parks and Recreation
   • Implement Capital Improvement Program
   • Review the CIP annually
   • Conduct a complete revision every 5 years

Goal 2. Conduct Needed Park Maintenance
   • Improve aesthetics of parks and enhance landscaping
   • Upgrade restrooms and diligently maintain them
   • Repair acts of vandalism within 48 hours or as soon as possible

Goal 3. Improve Public Safety in City Parks
   • Investigate improved security options that may include increased police patrol, citizen patrol, park hosts, and/or electronic surveillance
   • Use crime prevention through environmental design (CPTED) strategies that increase visibility and perception of safety in current and future parks

Goal 4. Increase Public Outreach
   • Develop consistent, attractive signage for all parks in the system
• Develop park pamphlets that provide a map of all parks and describe opportunities and amenities provided, possibly in unison with those maps created by the Chamber of Commerce or the Curry Pilot.
• Continue to maintain and update the Brookings Parks and Recreation website.
• Expand volunteer programs to foster participation by all age groups—specifically including a youth volunteer program with teen-focused events.
• Invite local organizations such as the Curry Watershed Council, B-H Garden Club, Azalea Park Foundation, and Friends of the B-H Aquatic Center to give presentations to the Parks & Recreation Commission over their annual projects, objectives, and business.

Goal 5. Provide Adequate Parkland and Facilities
• Acquire land to maintain the adopted standard of 7 acres per 1000 residents.
• Develop multi-purpose trails and connections between parks, natural areas, and neighborhoods.
• Provide facilities that are amenable to all age groups, including toddler swings, teenage appropriate activities, and senior accessible amenities.
• Develop partnerships with schools and private park sites to share recreation facilities.
• Assure equal distribution of park classifications throughout the City in accordance with identified need areas.
• Explore use of a mandatory dedication policy to assure adequate parkland in new developments.
• Research and apply for planning grants on an annual basis.

Goal 6. Build New Indoor Pool & Community Center
• Conduct feasibility study to explore location, capital, operations and maintenance costs, and amenities to be provided.
• Continue to seek public input and work with citizen groups to develop support and determine needs.

Goal 7. Ensure Adequate Access to Parks
• Ensure the parks are accessible to residents of all ages throughout the City.
• Work towards achieving compliance with the American Disability Act standards.
• Provide adequate and safe trails, sidewalks, crosswalks and connections from all neighborhoods to parks.
• Provide effective directional signs to parks from key roadways and pathways.
• Assure adequate parking and bike racks at all major City parks.

Goal 8. Secure Long-term Funding
• Reduce costs associated with future park development, for example, by forming partnerships with schools or purchasing land early in areas of future development.
• Explore formation of a park district for the Brookings- Harbor area.
• Develop partnerships with the private sector and other public agencies.
• Review the City’s Systems Development Charge ordinance to assure that development is paying for itself.
• Continually research and apply for new grants.

Goal 9. Ensure the Future of Parks
• Perform ongoing parks planning.
• Seek ongoing input of elected officials and the public.
• Make parks a public priority
• Incorporate parks planning with other city goals
• Integrate parks planning with city, regional, and state projects such as the Downtown Master Plan and the Statewide Comprehensive Outdoor Recreation Program

Goal 10. Identify and Preserve Unique Natural and Cultural Sites in Brookings
• Identify areas that are in need of special care or unique management schemes
• Develop recommended management plans- for example, no spraying of pesticides or weed killers, or managing all storm water on site
• Ensure preservation of rare and endangered plant species
• Seek outside funding sources to implement this goal.

Capital Improvement Projects by Park
Table 6-1 displays the proposed capital improvement projects for each City-owned park in Brookings. Implementation of these projects will help the City to work towards the goals outlined above so that they may better serve current and future residents of Brookings. Each project is ranked as high, medium, or low priority, and a cost estimate is given with the source of the estimate.

Costs for each project in Table 6-1 represent an estimated range of costs for the capital improvement project. Because there is a great deal of variation in prices and prices were unavailable for some projects, it is recommended that the City of Brookings consult with local contractors before beginning these projects. Total costs for system-wide projects and new parks and amenities were not calculated because the details, quantity, size, and location of amenities has not yet been determined. Price ranges are listed for these projects to give the City a ballpark figure when deciding what capital improvement projects to undertake.

Suggestions from the City

Replacement of Kidtown Playground
Kidtown is the main play structure that the City of Brookings offers. The playground spans approximately 9,000 square feet in the north west corner of Azalea Park. Initially built in 1994, it is in need to be replaced. Although considerably expensive, this project is a high priority. It needs to be replaced for the safety of its users. The process for replacing it should begin with understanding the options from various equipment providers. The initial company that custom built it, Leathers and Associates, or a new equipment provider should be selected based on their cost, equipment resiliency in the climate, and community preference. Funding for a Kidtown replacement should be sourced from several areas. A combination of grants (such as from OPRD), city funds, and other donations should be utilized to complete this project. This project should be completed before the end of 2021.

Expansion of the Lower Parking Lot at Azalea Park
The lower parking lot (across from Saint Timothy's) at Azalea Park is in need to be expanded. The parking lot currently does not have the capacity to serve the park during peak times of use. Initial planning phases of this project would have to determine both where the expansion would be as well as how many new parking spots are desired. Determining these aspects will help finalize a budget for the project. This project should be able to be completed by the end of 2022 with funding coming from the City parks improvement budget.
**Resurfacing the Tennis Courts**
The Tennis courts at Bud Cross park could stand to be resurfaced. The tennis courts are one of the most utilized aspects of the parks, especially at Bud Cross park. Brookings has a high number of individuals who play either tennis or pickleball. As a result, the courts have seen a tremendous amount of wear and tear. It is recommended that tennis courts are resurfaced every 4 to 8 years. Using this metric as a guide, the tennis courts at Bud Cross park are in need of resurfacing. In resurfacing the tennis courts, updates to the lines on the courts should be made. With the high number of pickleball players in the community, pickleball lines should be added to the resurfaced courts along with the typical tennis lines. This will add utility to the courts and enhance user experience overall in the park. Funding for this project should be sourced from the City's parks budget and grant funding.

**Sheltered Picnic Area**
The City of Brookings does not have a sheltered picnic area in their parks system. The addition of one would enhance the amenities of the park and allow create a space for groups to convene for events such as a picnic or birthday party. The thought is to build a structure off of the back side of the bathroom building by Kidtown. The intent if for there to be a roofed area that is open on all sides except the wall where it is attached to the bathroom building. Ideally, picnic tables would be arranged underneath the covering. Determining the desired size of the covered space will ultimately decide the cost. This would be a great project to tie into a grant linked to the replacement of Kidtown.

**Patio for the Capella by the Sea**
The Capella by the Sea draws numerous events such as wedding to Azalea Park each year. The addition of a patio would greatly enhance the Capella as an event space. The patio would consist of a concrete slab outside of the entrance. This would provide an open space for socializing which the smaller interior of the Capella does not offer. Completing this project would have to take into account the seasonality of when the Capella is in use, and schedule its implementation during the 'off season'. Although this is not a dire improvement that needs to be made, it is a simple and cost effective one that would better the Capella and Parks system as a whole. Funding would likely come from the Parks improvement budget.

**Lights for the Basketball Courts in Azalea Park**
The basketball courts are the latest addition to Azalea Park, being constructed in the fall of 2019. As with the ballfields in the park, lights are the next addition to enhance the courts so they are able to be safely used during low-light times. Erecting two light fixtures to illuminate the courts would be best for this enhancement. The light poles could also serve as a location for cameras to be mounted, increasing the safety and security in the park.

**Land Acquisition for Neighborhood Parks**
The City of Brookings should look for land to acquire for new parks. Although the current acreage is close to the standards for the population, the issue is with access. Acquisition of parkland should focus on areas that are underserved or currently do not have access to a park such as the Dawson community. It is unlikely to find large lots to develop in these areas. The development of smaller parks, similar to Easy Manor Park, should be the target if land is acquired. The City should also look to acquire larger open field track of land. Open areas for sports fields is in demand in the community.
From Community Parks Survey

**Pond Water Feature**
The community survey brought out interest having a pond like water feature added to the parks systems. The addition of a natural setting water feature such as a pond may be difficult to implement into the current parks system, as well as being potentially costly to maintain. There is currently not a promising location to implement a pond feature on current park land. This project should be reserved for future parkland acquisition. The addition of a water feature within the current parks systems should instead come in the form of a fountain, similar to the one in Bankus Park. This project is not a high priority and does not address the major goals of the city.

**Bike Park**
A bike park would supplement the current skateboard park that the City already offers. Bikes are not allowed to use the skate park due to wear and tear as well as safety issues due to its design. A standalone bike park would allow bike riders the same experience as skateboarders. There was substantial request from the community youth for the implementation of a bike park to the parks system. The development of a bike park would be an expensive project. The logical location for a bike park would be adjacent to the current skateboard park. This project has a lower priority and should be slated for later development.

**Skate Park Improvements**
Further improvements to the skate park was one of the larger request of the community survey, especially among youth who took the survey. Request ranged from adding a few more amenities, to building an entire new section of the skate park. Evaluating funding should largely determine the extent to which improvements are made. Adding several new amenities such as a rail or ramp would be fairly in expensive as compared to a whole new built out park section. It should also be noted that these improvements are not a top priority when evaluated with City goals as well as SCORP criteria. Improvements for the skate park should be left for after higher priority projects are completed and land use of Bud Cross park is evaluated.

**Volleyball Courts**
The City of Brookings’ parks system does not offer volleyball as a recreation option. Previous volleyball courts had issues given that the sand was difficult to maintain and keep clean. Nonetheless, the community survey showed interest in bringing back volleyball courts to the park. Planning for a new round of volleyball courts should look to mitigate the challenges that the previous ones posed. Instead of sand, a surfacing such as grass could be used. Finding a location for the volleyball courts would be the biggest challenge, given that many of the parks are running out of land to develop. Implementing volleyball courts would be a relatively inexpensive project, once the location is selected. Funding should likely come from the parks improvement budget.

**Merry-go-Round**
A merry-go-round was a piece of equipment that was frequently requested in the community survey. It would be a great addition to any of the parks with a play structure, notably Azalea Park or Easy Manor Park. As a fairly inexpensive piece of equipment, the main concern with implementing a merry-go-round lies with its resilience to the climate. It would have to be structurally sound and guarantee that’s its moving pieces would not rust or corrode in the coastal climate. Although not a high priority project, if a good location is identified, the implementation of a merry-go-round would be simple addition.
Improvement to Current Park Amenities from Community Survey

**Bathroom Maintenance**
The community survey highlighted that many in the community think that the bathroom in the parks system lack cleanliness. Further efforts should be taken by the City and parks staff to develop a strategy for keeping the bathrooms cleaner and better maintained.

**More Natural Elements**
Many in the community would like to see an emphasis on increasing and maintaining the natural elements in the parks. This could come in the form of enhancing the gardens and planting new garden beds throughout the parks. Planting more trees is another aspect that the community survey mentioned. Determining new locations for trees in the parks system would help address this as well as provide shaded areas to the park long term. Partnering with local gardening organizations is one strategy that could be utilized to help with these types of efforts.

**More Walking Paths**
An expanded walking path or trail system would greatly benefit the community. From the community survey, it was clear that many community members walk as a form of exercise and desired to see more walking trails or path in the community. Looking at current park land and new areas to acquire for the purposes of trail building to enhance walkability is something that the City should consider. Other methods of creating a connected community trails system could bolster current infrastructure. This could come in the form for providing maps and distances between parks or other city landmarks that individuals could walk to and from.

**More Seating**
The community survey highlighted a want for more seating areas throughout the parks. The current parks system already offers many benches and picnic tables. Replacing older seating areas with new could improve the aesthetic of the parks while maintaining the amenities. Seating areas should be strategically placed throughout the parks in areas such as playgrounds, courts, and designated picnic areas.
### Table 6-1

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Cost</th>
<th>SCORP Rating (how many factors are addressed out of 5)</th>
<th>Time Frame</th>
<th>Ranking Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement of Kidtown</td>
<td>Kidtown is in need to be replaced in its entirety. The play structure has outlasted its life span and is now unfit to safely serve the public.</td>
<td>$$$</td>
<td>4</td>
<td>2</td>
<td>High</td>
</tr>
<tr>
<td>More natural elements</td>
<td>More trees, gardens, bushes, flowers, and other natural elements should be added and maintained within the park system.</td>
<td>$$</td>
<td>n/a</td>
<td>5</td>
<td>High</td>
</tr>
<tr>
<td>Expansion of the lower parking lot at Azalea Park</td>
<td>The lower parking lot (across from St. Tim's) needs to be expanded to better serve the public. The current parking lot does not have the capacity to serve the park during peak times.</td>
<td>$$</td>
<td>1</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
<td>Resurfacing of the tennis courts</td>
<td>The tennis courts across at Bud Cross are becoming worn down and should be resurfaced.</td>
<td>$$</td>
<td>2</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
<td>Sheltered picnic area at Azalea</td>
<td>A designated picnic area is looking to be developed in Azalea Park. The idea is to build a pavilion style shelter off the back of the bathroom by Kidtown.</td>
<td>$$</td>
<td>2</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
<td>Patio for the Capella</td>
<td>A patio space would be a great addition to enhance the functionality of the Capella as an event space. The idea for the patio would consist of a paved section in front/behind the Capella.</td>
<td>$</td>
<td>1</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
<td>Lights for the basketball courts at Azalea Park</td>
<td>Lighting for the new basketball courts in Azalea Park.</td>
<td>$</td>
<td>3</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
<td>Volleyball courts</td>
<td>A development of volleyball courts for the parks system. Prior courts used sand which proved problematic, so grass courts could be an alternative.</td>
<td>$</td>
<td>3</td>
<td>3</td>
<td>Medium</td>
</tr>
<tr>
<td>Project</td>
<td>Description</td>
<td>Cost</td>
<td>SCORP Rating</td>
<td>Time Frame</td>
<td>Ranking</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------</td>
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<td>n/a</td>
<td>5</td>
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</tr>
<tr>
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<td>1</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
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<td>$</td>
<td>2</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
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<td>$</td>
<td>2</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
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<td>A patio space would be a great addition to enhance the functionality of the Capella as an event space. The idea for the patio would consist of a paved section in front/behind the Capella.</td>
<td>$</td>
<td>1</td>
<td>2</td>
<td>Medium</td>
</tr>
<tr>
<td>Lights for the basketball courts at Azalea</td>
<td>Lighting for the new basketball courts in Azalea Park.</td>
<td>$</td>
<td>3</td>
<td>3</td>
<td>Medium</td>
</tr>
<tr>
<td>Volleyball courts</td>
<td>A development of volleyball courts for the parks system. Prior courts used sand which proved problematic, so grass courts could be an alternative.</td>
<td>$</td>
<td>3</td>
<td>3</td>
<td>Medium</td>
</tr>
<tr>
<td>Bathroom maintenance</td>
<td>A large complaint that the bathrooms were dirty and not well maintained throughout the park system. Efforts to address this moving forward should be taken.</td>
<td>$</td>
<td>n/a</td>
<td>1</td>
<td>Medium</td>
</tr>
<tr>
<td>Expanded trail system</td>
<td>The development of walking/hiking trails for people to utilize should be looked into. There are currently several within the parks system, but more are being requested by the general public.</td>
<td>$</td>
<td>4</td>
<td>5</td>
<td>Medium</td>
</tr>
<tr>
<td>Land acquisition opportunities for neighborhood parks</td>
<td>There are several underserved neighborhoods in the Brookings Community. The goal is to recognize where these are and identifying potential land acquisition to develop parks.</td>
<td>$$$</td>
<td>3</td>
<td>5</td>
<td>Low</td>
</tr>
<tr>
<td>Pond</td>
<td>Community input pushed for a the parks system to include a water feature such as a pond. The location and logistics of this might be difficult, but if the right situation presents itself, it could contribute to the development of a pond.</td>
<td>$$</td>
<td>1</td>
<td>5</td>
<td>Low</td>
</tr>
<tr>
<td>Bike park</td>
<td>The development of a bike park with tracks and jumps.</td>
<td>$$</td>
<td>2</td>
<td>5</td>
<td>Low</td>
</tr>
<tr>
<td>Improved skate park</td>
<td>Updates/maintenance and an expansion of the current skate park in Bud Cross Park.</td>
<td>$</td>
<td>2</td>
<td>5</td>
<td>Low</td>
</tr>
<tr>
<td>Merry-go-round</td>
<td>Implement a merry-go-round into the parks system. This could be an addition to or part of the kidtown update.</td>
<td>$</td>
<td>1</td>
<td>3</td>
<td>Low</td>
</tr>
<tr>
<td>Seating</td>
<td>More benches and sitting areas throughout the parks system.</td>
<td>$</td>
<td>2</td>
<td>2</td>
<td>Low</td>
</tr>
</tbody>
</table>
Chapter 7: Park Planning Strategies

Annual park maintenance, replacement, and development are all large components of improving the level of service seen with the Brookings park system. These park planning strategies are largely guided by the community survey as well as goals put forward by the other components of this plan. Building off efforts from the previous plan, this plan’s strategies focus slightly more on the maintenance of operations and amenities as opposed to acquisition and development. This comes as a result of more parkland being developed and in turn forcing the need for more maintenance.

Maintenance

This plan calls for a large focus on the maintenance of the current parks. The current park system has become quite developed. As a result, there is a new push to focus on efforts to maintain the ways the parks have been built out. This does not mean that new projects and amenities should not be developed. Rather, in conjunction with new amenities, the maintenance and improvement of the current ones have a heightened priority.

Maintenance within the parks has been ongoing; however the previous plan did not recognize a specific maintenance guide or plan. This section has the intention of filling that void. There are many aspects that make up the maintenance efforts that go into the parks. With the development of new amenities, the projects and processes are ever changing.

At the most basic level, the grounds maintenance should continue. This includes actions such as mowing, edging, seeding, and fertilizing. These efforts rely on several factors including the equipment and availability of products to effectively maintain the grounds. Increasing the amount of seeding and fertilizing has been mentioned to help improve the vibrancy of the grass areas in the parks. The overarching component to successful maintenance is to have a productive and quality parks staff, which the City currently exceeds at.

Other maintenance actions are more specific to the numerous areas and amenities that the parks system has to offer. These can be broken down into several categories. For the purposes of this plan they will be as follows: play structures, buildings, natural elements, field maintenance, paths and trails, infrastructure, and safety.

Play Structures

The City of Brookings Parks system offers three play structures. It is necessary for play structures to be maintained properly to ensure that their users, largely children, have a safe space to enjoy these amenities. These structures should be regularly checked for their structural soundness. Any complaints or comments from the public should be acted on quickly. Two of the play structures (Easy Manor Park and the Azalea Ball Fields structure) are newer and made of metal and plastic components. These structures should be more resilient to the elements and stay structurally sound for the near future.

Kidtown, the main play structure that the Brookings parks systems offers, is in dire need of an update. Kidtown has already lasted longer than expected. At this point, it is in need of a complete overhaul. This revamp is on the radar and tentative planning for its replacement is already underway. The new
structure should look to keep the same aesthetic of the current play structure and increase its resilience and safety.

The surfacing for the play structures is another important feature that needs to be maintained. For two of the structures, Kidtown and the ballfields play structure, the surfacing is engineered wood fiber. This will need to be added to over time to maintain a proper level of impact protection. The playground at Easy Manor Park uses rubbers tiles which are a more resilient playground surfacing. Regardless, the tiles should be monitored for any spots that might need to be replaced.

**Natural Elements**
The natural elements of the parks are another area that is of great importance to maintain. The parks are ultimately an outdoor space that is meant to preserve the natural elements contained within their boundaries. This includes trees, bushes, plants, and other natural features. Maintenance for these natural elements involves preservation and removal depending on the situation. Unless a clear reason arises, a majority of the natural elements within the parks should be preserved. The instances where removal will be considered involve issues of safety and threats to other natural elements.

**Field Maintenance**
The fields deserve special attention for their maintenance given that they are often heavily used for large stretches of the year. The parks system offers primarily baseball/softball fields and a soccer field. These are used by both adults as well as many youth teams. Upkeep on mowing, aerating, seeding, and fertilizing should be emphasized leading up to times of heavy use as well as throughout the seasons. A focus on building up the infields of the ball fields should also be emphasized in effort to increase their longevity, quality, and safety to use.

**Trails and Paths**
The Brookings parks system offers several trails and paths. These are a mix of hard surface paths and trails made of natural surfacing such as wood chips. The city should work to maintain, improve, and expand its trail and path systems. Walking and jogging are among the most popular activities within communities, especially among older age groups, which is in line with Brookings’ demographics.

Looking to the future Brookings should look to expand its trail and paths system to increase connectivity between parks.

**Basic Infrastructure**
Maintenance with buildings in the Brookings parks systems refers to the maintenance of several key structures related to the parks. Among these are bathrooms, storage sheds, snack shacks, and the Capella by the Sea. Bathrooms require general cleaning, restocking of soap, toilet paper, and paper towels, and plumbing maintenance. From community feedback, the area that should be focused on the most is cleaning. Public areas and especially bathrooms are difficult to keep clean. The current cleaning schedule and procedure may want to be revamped given the concern about cleanliness from the public. Given that all of the things in this category are physical structures, any maintenance efforts to ensure that all parts are structurally sound should be taken. This includes making sure doors, windows, concession windows, and internal parts are working properly. Ensuring these measures will help with the longevity of them and limit costs of large scale replacements and maintenance.

Another area that should be maintained in the parks systems is parking. Easy Manor, Bud Cross, and
Stout Park all lack sufficient parking for peak use. For these parks, ideas to increase parking availability through development or other means should be looked into. For existing parking lots efforts to make sure they are free of debris, clearly lined, and well paved should be continued to be focused on.

**Safety and Security Measures**

The safety features of the parks system are among the most important parts to keep properly maintained. These elements are present in the form of lights, cameras, and locks on doors. Each of these should be regularly checked to ensure functionality. If any of these shows signs of malfunction it should be addressed as quickly as possible. For example, if a light goes out, it should be replaced. If a camera stops working, it should be looked into and fixed or replaced. The same goes for locks keys to buildings and service areas of the parks system. The City should work to develop a method to track various organizations and individuals that are loaned keys for events.

**Current and Future Park Service**

This section analyzes the Brookings park system in several ways including (1) current total park acreage, (2) current acreage by park classification, and (3) future level of service with population forecasts. If annexation of Harbor occurs, the needed parkland will be higher.

The NRPA suggests 10 acres/1,000 residents as an adequate amount of parkland system-wide; seven as a minimum. The minimum acreage put forward is 7 acres/1,000 residents, which the Brookings already achieves. Looking to the future, Brookings should work toward achieving the 10 acres/1,000 residents even as the population continues to slowly rise. This will require further land acquisition for park development.

As of January 2020, the City of Brookings had approximately 8.5 acres of City-owned parkland per 1,000 residents. By 2030, Brookings is expected to have a slightly larger population. This population change will not be substantial enough to warrant large amounts of land acquisition. Land acquisition to address underserved populations should suffice to increase the LOS to meet the 10 acres/1,000 residents standard. In total, approximately 12 more acres of parkland would be required to meet the suggested LOS.

Table 7-1 shows how much parkland of each type would be needed if the city desired to meet the minimum and maximum NRPA standards of acres/1,000. The largest need is in the Neighborhood Park classification. This is because in 2020, Brookings LOS is already deficient in Neighborhood Parks. The increased acreage needed for Community parks is equivalent to the construction of one new community park for the area. Another option would be the development of several neighborhood parks or large mini-parks.

Future parks do not need to conform to the historical distribution of parks over time. The importance is to understand that the City should work to acquire additional park acreage by 2030. Future parkland acquisition should consider demonstrated needs and public desires.

Not accounted for in the LOS analysis are all the additional park and beach sites found in the Brookings area. Because these sites meet separate recreation demands than the NRPA standard classification, they do not contribute to the LOS analysis. However, it would be shortsighted to not acknowledge the role these sites play in meeting the demands of the community.
Parkland Acquisition Strategies
Currently, Brookings does not require the dedication of parkland in lieu of their systems development charge (SDC). At a minimum, the City should explore modifications of its development ordinances to allow dedication of land in lieu of SDCs. As a long-term strategy, it is recommended Brookings explore the potential of mandatory dedications and increasing the SDC to provide parks in new developments. Mandatory dedications are mechanisms that allow localities to require that a portion of land shall be dedicated for park purposes during development. In the short-term, Brookings can acquire through purchase, partnerships, and donations.

This section provides guidance on how to determine the suitability of potential parkland, when using both short and long-term strategies. The City shall assess the following criteria when they decide to accept land:
- The topography, geology, access to, parcel size, and location of the land is in the development available for dedication.
- Potential adverse/beneficial effects on environmentally sensitive areas
- Compatibility with the Parks Master Plan in effect at the time of dedication
- Vehicular and pedestrian access to the site
- Availability of previously acquired property
- Parkland need based on maintaining the 10 acres per 1,000 residents level of service

Other land may become part of the Brookings parks system through donations.

Table 7.1

<table>
<thead>
<tr>
<th>Park Classification</th>
<th>2020 City Acreage</th>
<th>NRPA Recommended (Acres/1,000 Residents)</th>
<th>2020 City LOS (Acres/1,000 Residents)</th>
<th>2030 Projected LOS (Acres/1,000 Residents)</th>
<th>Park Acres Needed to Acquire (Min) 2030</th>
<th>Park Acres Needed to Acquire (Max) 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini Park</td>
<td>1.5</td>
<td>0.2-0.5</td>
<td>0.2</td>
<td>0.2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>4.2</td>
<td>1.0-2.0</td>
<td>0.6</td>
<td>0.6</td>
<td>2.8</td>
<td>9.8</td>
</tr>
<tr>
<td>Community Park</td>
<td>48.5</td>
<td>5.0-10.0</td>
<td>7.3</td>
<td>6.9</td>
<td>0</td>
<td>21.5</td>
</tr>
<tr>
<td>All Parks</td>
<td>54.2</td>
<td>7.0-10.0</td>
<td>8.2</td>
<td>7.7</td>
<td>0</td>
<td>15.8</td>
</tr>
</tbody>
</table>
Chapter 8: Funding Strategies

The previous chapters described park needs and priorities for Brookings’ park system. Brookings may pursue new and ongoing funding sources to fulfill these capital improvement and maintenance goals. A funding strategy may also help meet the City standard of 10 acres of city parkland per 1,000 residents. Brookings should strive to have a diversified funding and support strategy that consists of short and long-term sources.

This chapter presents recommended funding and support strategies. This includes an evaluation of public (federal, state, and local) and private funding sources. Non-monetary support in the form of partnerships and volunteerism as well as monetary support are presented.

In addition to considering the source of funding and support, the City should also consider strategies that seek to minimize costs. For example, in seeking to acquire new parkland the City should consider the difference in cost of land inside the UGB and outside the UGB. Certain recreational needs may be more efficiently met by purchasing land outside the UGB. Key questions the City should ask as it pursues a funding and support strategy are:

- How much funding is needed to maintain existing park and recreation facilities?
- How much will be needed to maintain future park and recreation facilities?
- What stable, long-term funding sources can be created for ongoing maintenance, land acquisition and capital improvement needs?
- What long-term partnerships can be pursued?
- Where should future parks be located that maximize the use of available funding?

Each funding strategy has differing implementation time requirements. Staff can immediately act upon short-term strategies. However, before action is taken, staff should consider the time and effort necessary to proceed with each strategy. Long-term strategies will likely take five or more years to implement. In some cases, a funding strategy can be pursued immediately, and provide ongoing support. These sources have the advantage of providing support or funding over an extended period of time. In other cases, a funding strategy will provide support for a limited period. Some sources, such as grants are available for only specified periods and require renewal.

**Partnerships**

Partnerships can play an important role in the acquisition of new park and recreation facilities and in providing one-time or ongoing maintenance support. The Azalea Park Foundation provides an example of the City of Brookings partnering with a non-profit citizen group to provide ongoing maintenance, beautification and support activities.

Public and private for-profit and nonprofit organizations may be willing to partner with the City, to fund outright or work with the City, to acquire additional parks and recreation facilities and services. Certain organizations may be interested in improving or maintaining an existing facility through a sponsorship. This method is a good way to build cooperation among public and private partners in Brookings.

The specific partnering process used depends on who is involved. Potential partners include State
agencies such as the Oregon Department of Fish and Wildlife (especially for acquisition of lands with habitat potential), local organizations such as the Azalea Park Foundation, land trusts, and national organizations such as the Nature Conservancy. Although partnerships may not yield monetary benefits, there are other important benefits including:

- Efficiencies involving the removal of service duplication or use of complementary assets to deliver services
- Enhanced stability because future service is more probable when multiple parties make a commitment to it
- Organizational legitimacy of one or more partners
- The ability to pursue projects that the City may not have the resources to complete
- Identification of opportunities through partner organizations

The key problem with partnerships is that there is no guarantee of success. Developing projects with partners requires considerable time and energy. Additionally, the continuity of a project is determined by the duration of the partnership.

**Donations**

Two key motives for donation are philanthropy and tax incentives. These benefits should be emphasized when collaborating with landowners. There are many strategies for courting donations including building public relations, creating a healthy community, boosting employee morale, and existing tax structures that have built in incentives for donating land. It is important to note that for some potential donors, tax considerations are the primary reason for contemplating a major land donation.

Soliciting donations, like partnering, takes time and effort on the part of City staff, but can be mutually rewarding. Generally, donations are not stable sources of land or finances. Donations have played a large role in the development of Brookings’s parks; both Chetco Point and Stout Park were acquired through generous donations of land.

Pursuing donations through partnerships may provide advantages to all parties involved. For example, working a land transaction through a nonprofit organization may provide tax benefits for the donor, can provide flexibility to the City, and can reap financial benefits for the non-profit.

**Grants**

Grants are a good strategy to supplement park acquisition and development funds. Many grant organizations throughout the country fund park acquisition and improvements, although few provide funds for ongoing maintenance activities. Two factors that make grants challenging are

1. most grant organizations have lengthy processes that will require staff time and effort, and
2. grants usually have very specific guidelines and only fund projects that specifically address their overall goals. Moreover, grants should not be considered a long term stable funding source.

Federal Land and Water Conservation Fund grants administered by the Oregon Department of Parks and Recreation, for example, require that the proposed project be consistent with the outdoor recreation goals and objectives contained in the State Comprehensive Outdoor Recreation Plan (SCORP). Because grants are usually highly competitive, staff time should be allocated carefully to apply for grants that are a good fit.

Because many grant agencies look favorably upon collaborative projects, a potential benefit of grant
proposals is that they can foster partnerships between agencies, organizations, and the City. Appendix A outlines organizations’ goals and provides contacts for state, regional, and federal grant opportunities.

**Dedications and Brookings’s Systems Development Charge (SDC’s)**
The City of Brookings already has an adopted Systems Development Charge Ordinance (Ordinance No. 91-0-477). This establishes the authority to impose a portion of the cost of capital improvement upon those developments that create a need for or increase the demands on capital improvements. Currently, a Systems Development Charge (SDC) can be charged for parks and recreation improvements including neighborhood parks, community parks, public open space and trails systems, buildings, courts, fields and other like facilities (Ord. Section 6).

SDCs should be periodically reviewed to assure that they are actually meeting the costs of park development. The methodology for assessing SDCs in the future should be reviewed to assure that fees will be sufficient to meet the projects specified in the Capital Improvement Program (Chapter 7) and the goal of providing 10 acres per 1,000 residents as the city grows over the next 20-years.

Another option that the City is currently investigating to meet future parkland needs is mandatory dedications. Local ordinance can specify that during development, a portion of land shall be dedicated for park and recreation purposes. Dedications can be done in a variety of ways. Dedication of land can be formulated based on (1) a percentage of the total development, (2) the number of proposed lots or units, or (3) the number of people per lot or per unit in a proposed development. Because the third option is based on the number of people who would potentially access the new parkland, it is the method most likely to provide enough recreation space.

Fee in-lieu of dedication is a mechanism cities can use when dedication is not feasible due to the size, type, or location of a new development. Some communities write a minimum development size into their ordinance.

An acquisition plan and a local parks standard (number of acres/1,000 residents) are key components of a mandatory dedication policy. The standard helps establish a legal nexus between mandatory dedication and the expected public welfare; however, measures should be taken to assure that the dedication policy is not too onerous for the developer. Mandatory dedications, if adopted, will only be one of the multiple strategies employed by the City to develop new parkland.

**Park and Recreation District**
Many cities utilize a parks and recreation district to fulfill park development and management needs. This may have merit in a city such as Brookings, where many park-users live outside the city limits. ORS Chapter 266 enables the formation of a park and recreation district. According to statute, there are several initial steps required to form a parks and recreation district.

Formation of a parks and recreation district should involve all interested citizens within the area proposed to be served by the district. The City and interested residents should consider the following:
- The area to be served (rough boundaries should be established, specific boundaries will be required with the formal proposal)
- The assessed valuation of the area to be served
- Sources of potential revenue, such as taxes, user fees, grants, etc.
- The anticipated level of services to be provided
• The cost to provide these services

One aspect associated with forming a parks and recreation district is that city staff would give all or partial control of parks and recreation to another organization. This could be viewed as a drawback as the City loses control over park acquisition and maintenance or a benefit as the City’s parks facilities would be maintained and paid for through a separate source.

A benefit of a park and recreation district is the potential formation of a permanent tax base from property tax assessments specifically for parks. Upon formation of a district, the chief petitioners must complete an economic feasibility statement for the proposed district. That statement forms the basis for any proposed permanent tax rate. The assessment must include:
- A description of the services and functions to be performed or provided by the proposed district
- An analysis of the relationships between those services and functions and other existing or needed government services
- A proposed first year line item operating budget and a projected third year line item operating budget for the new district that demonstrates its economic feasibility

Based on this analysis, the chief petitioners can determine the permanent tax rate for the district. If there is a formation election held, the permanent tax rate, if any, must be included in that election.

Park and recreation districts require a commitment from residents and staff. Outreach and surveying are two important aspects of delivering needed services. If Brookings-Harbor residents are interested in pursuing a parks and recreation district, they should also consider who would make up the board and what other funding mechanisms would be pursued—such as a parks and recreation foundation.

In Brookings, it may be worthwhile to explore the possibility of combining a parks and recreation district with the established library district or creating a district that is limited to the provision of only a covered pool and community center.

Land Trusts
Land trusts use many tools to help landowners protect their land’s natural or historic qualities. Land in land trusts may provide open space for aesthetic, visual or recreation purposes. Tools used by land trusts include:
- Conservation easements (which allow land to be protected while a landowner maintains ownership)
- Outright land acquisition by gift or will
- Purchases at reduced costs (bargain sales)
- Land and/or property exchanges

A landowner can donate, sell, or exchange part of their land rights to a land trust, in cooperation with the City. There is a tax incentive to donate the land as a charitable gift, although it is the responsibility of the landowner to pursue the tax deduction.

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Collaborating with land trusts and landowners takes considerable time and effort. Steps included in the
process are:

• Determining the public benefit of a landowner’s property for preservation. This step identifies the natural or historic values of the land
• Working with the landowner to develop goals and objectives for the land
• Gathering information including, title and deed information, maps, photographs, natural resources information, structural features, and land management and mining history
• Conducting an environmental assessment for evidence of hazardous materials or other contaminants
• Determining whether a new survey is needed to establish easement boundaries
• Designing the terms of the easement

Several statewide or regional land trusts that might potentially have interest in working with Brookings-Harbor include: South Coast Land Conservancy, Southern Oregon Land Conservancy, and the Wetlands Conservancy. National land trusts, such as The Nature Conservancy and the Trust for Public Land may also be potential partners.

Bonds

To issue long-term debt instruments (bonds), a municipality obtains legal authorization from either the voters or its legislative body to borrow money from a qualified lender. Usually the lender is an established financial institution, such as a bank, an investment service that may purchase bonds as part of its mutual fund portfolio, or sometimes, an insurance company.

Issuing debt is justified based on several factors:

• Borrowing distributes costs and payments for a project or improvement to those who will benefit from it over its useful life, rather than requiring today’s taxpayers or ratepayers to pay for future use
• During times of inflation, debt allows future repayment of borrowed money in cheaper dollars
• Borrowing can improve a municipality’s liquidity to purchase needed equipment for project construction and improvements. Debt issuance also does not exhaust current cash-on-hand, allowing such general fund revenues to be used for operating expenses

The longer the maturity term, the higher the interest rate required to borrow for that period of time because borrowers have to compensate investors for locking up their resources for a longer time. Oregon law requires that all Unlimited-Tax General Obligation (ULTGO) bonds be authorized by a vote of the people. The Oregon Bond Manual – 4th Edition, recommends municipalities hire a bond counsel prior to the bond election to ensure that all requirements are met for a legal bond election.

The Bond Manual also notes that approval of an ULTGO bond requires considerable effort. Some examples of ways to gain public support include attitude polls, forming a bond issue citizens’ committee, holding public meetings, leaflets, and door-to-door canvassing. Note that under Oregon law, no public resources may be used to advocate a pro or con position regarding a ballot measure. Accordingly, any printed materials must be purely explanatory in nature.

A fundamental rule associated with issuing long-term debt instruments is that they may not be issued for maturity longer than the project’s useful life. People should not be paying for a major park or recreational facility after it is no longer in use. Furthermore, Brookings should be very clear about the specific actions to be carried out with the bond revenue. Working with the community is an important aspect of passing a bond.
The key benefit of bonds for park acquisition is that the City can generate a substantial amount of capital. This capital can then be used to purchase parkland to accommodate needs far into the future.
<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Implementation Time</th>
<th>Duration</th>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partnerships</td>
<td>Short-Term</td>
<td>Varies</td>
<td>Builds Cooperation</td>
<td>Requires ongoing coordination</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Increases ability to pursue projects through sharing of resources</td>
<td>No guarantee of success</td>
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<tr>
<td>Donations</td>
<td>Short-Term</td>
<td>Ongoing</td>
<td>Can be a win-win situation</td>
<td>Requires continuous time and effort</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>May include land, financial, or materials</td>
<td>One-time inputs of money or resources</td>
</tr>
<tr>
<td>Grants</td>
<td>Short-Term</td>
<td>Varies/ Limited</td>
<td>Good track record with grants often leads to more grants</td>
<td>Requires staff time for applications with no guarantee of award</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Often support new, one-time expenditure</td>
<td>Often short term and only for specific projects</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Often require matching funds</td>
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<tr>
<td>Parks &amp; Recreation</td>
<td>Long-Term</td>
<td>Ongoing</td>
<td>Provides on-going source of funds</td>
<td>Long-time to form</td>
</tr>
<tr>
<td>District</td>
<td></td>
<td></td>
<td>All area park users would pay for services (not only City residents)</td>
<td>Some citizens may oppose</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fund source would directly and only benefit parks</td>
<td>Could mean loss of revenue/control for the City</td>
</tr>
<tr>
<td>Land Trusts</td>
<td>Long-Term</td>
<td>Ongoing</td>
<td>Good way of working with land owners</td>
<td>Often have very specific projects in mind</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Lengthy process</td>
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<td></td>
<td></td>
<td>Land trusts may have limited resources</td>
</tr>
<tr>
<td>Bonds</td>
<td>Long-Term</td>
<td>Limited</td>
<td>Distributes Costs over life of project</td>
<td>Debt burden must not be excessive</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Can generate substantial capital</td>
<td>May require voter approval</td>
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<tr>
<td>Levies</td>
<td>Long-Term</td>
<td>Ongoing</td>
<td>Can generate reduced-interest funding</td>
<td>Intergenerational inequity (levies are carried by current users, although future users will benefit)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Can provide substantial funding for short-term projects</td>
<td>Requires voter approval (double majority)</td>
</tr>
<tr>
<td>Mandatory Dedication</td>
<td>Long-Term</td>
<td>Ongoing</td>
<td>Ensures Parkland is located near or within future developments</td>
<td>Requires legally defensible methodology</td>
</tr>
</tbody>
</table>