



*Thank you for joining us. The meeting will begin shortly.*

# KIWANDA CORRIDOR PROJECT

**Project Introduction Meeting  
September 21, 2021**





*The meeting is being recorded.*

# KIWANDA CORRIDOR PROJECT

**Project Introduction Meeting  
September 21, 2021**





# TODAY'S AGENDA

- Welcome and Introductions
- Project Background
- Project Overview & Planning Elements
- Project Process and Schedule
- Next Steps
- Questions and Answers



Commissioner David  
Yamamoto, Tillamook County



Rachel Hagerty,  
Tillamook County



Kimi Sloop,  
Barney & Worth



Nick McMurtrey,  
Murraysmith

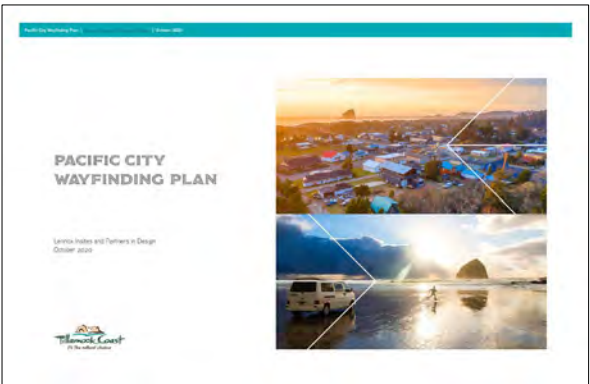
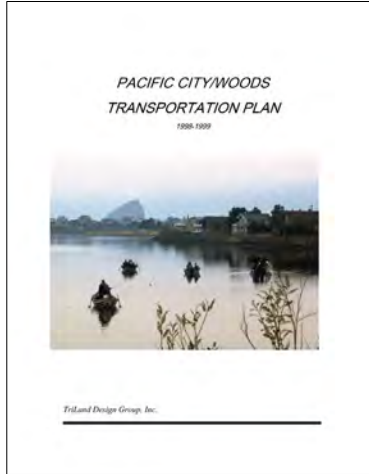
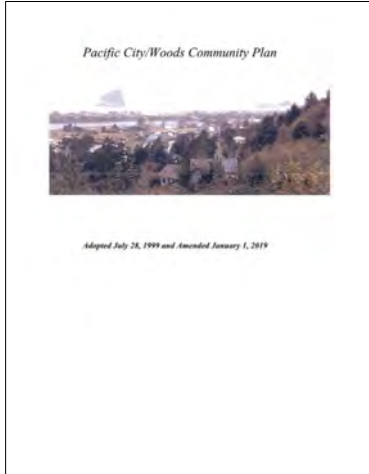
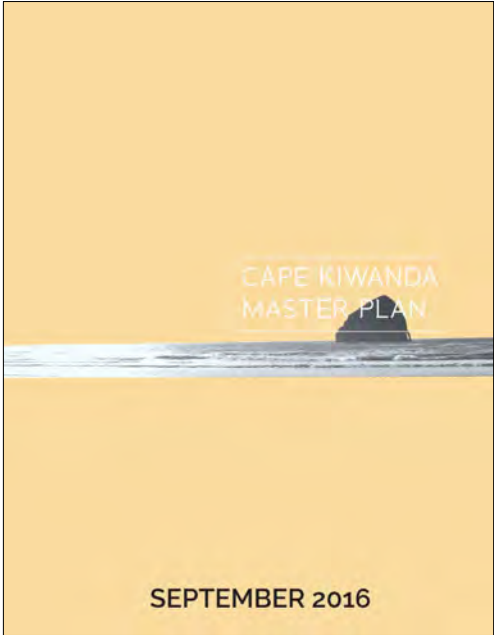
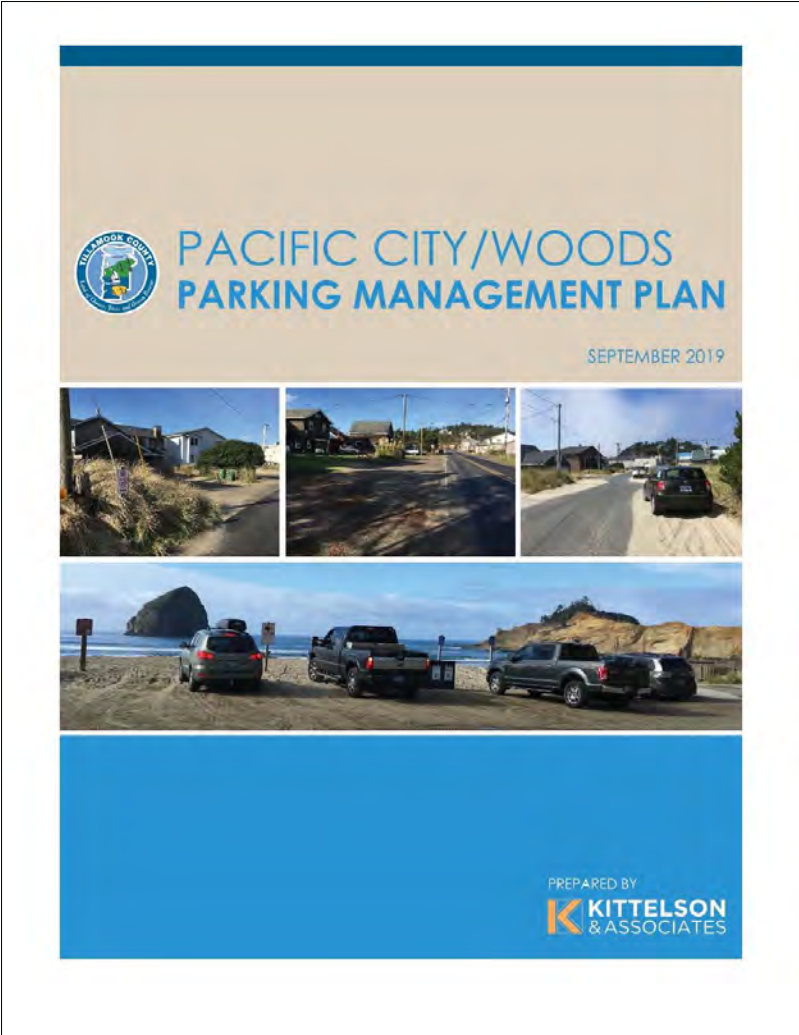


# PROJECT BACKGROUND

KIWANDA CORRIDOR  
PROJECT



# PREVIOUS PLANS AND STUDIES



# RECENT DEVELOPMENTS

- July 2020 - Beach access closed for personal vehicle parking



- January 2021 - Parking fees introduced at Pacific City Turnaround and Cape Kiwanda Parking Lot

# RECENT DEVELOPMENTS

- April 2021 - County acquires Faye Jensen property for \$2.875 million using TLT funds







# PROJECT OVERVIEW & PLANNING ELEMENTS



# PROJECT PURPOSE

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To improve local livability for residents and visitors to Pacific City by:

- connecting recreation, commercial and residential places in Pacific City/Woods and
- resolving existing traffic and parking issues





# PROJECT GOALS



1. Improve **livability and user experience** for Pacific City's residents and visitors
2. Make **transportation and parking facilities** more efficient
3. Provide **options for parking**
4. Improve **wayfinding and enhance connections** to the community
5. Provide **safe and easy pedestrian access**



# PROJECT GOALS

6. Offer **varying beach experiences**
7. Be **fiscally responsible** and sustainable
8. Promote **alternative transportation modes** to and within Kiwanda Corridor
9. Minimize **impacts on the environment**



# PROJECT IDENTITY

What represents the Kiwanda Corridor history and makes it unique?

- Fishing village/second homes traditionally
- Dance hall at turnaround
- Natural history
- Native history
- Coastal River town
- Raw & Authentic
- Outdoor Recreation Hub





# PROJECT VALUES



**Place:** to honor the natural and built heritage of Pacific City

**People:** to enhance the experience for the diverse range of people in Pacific City

**Natural environment:** to prioritize sound ecological decisions and support sustainability

**Fiscal responsibility:** to make efficient and responsible financial decisions and maintain affordability

**Connectivity:** to support and integrate multi-modal connectivity in and around Pacific City while prioritizing accessibility

**Safety:** to prioritize everyday safety alongside emergency management

# PROJECT AREA

- Cape Kiwanda Parking Lot
- Webb Park
- Cape Kiwanda Drive – multi-use path and parking shuttle
- Nestucca Valley Community Alliance (NVCA) Property
- Jensen Property

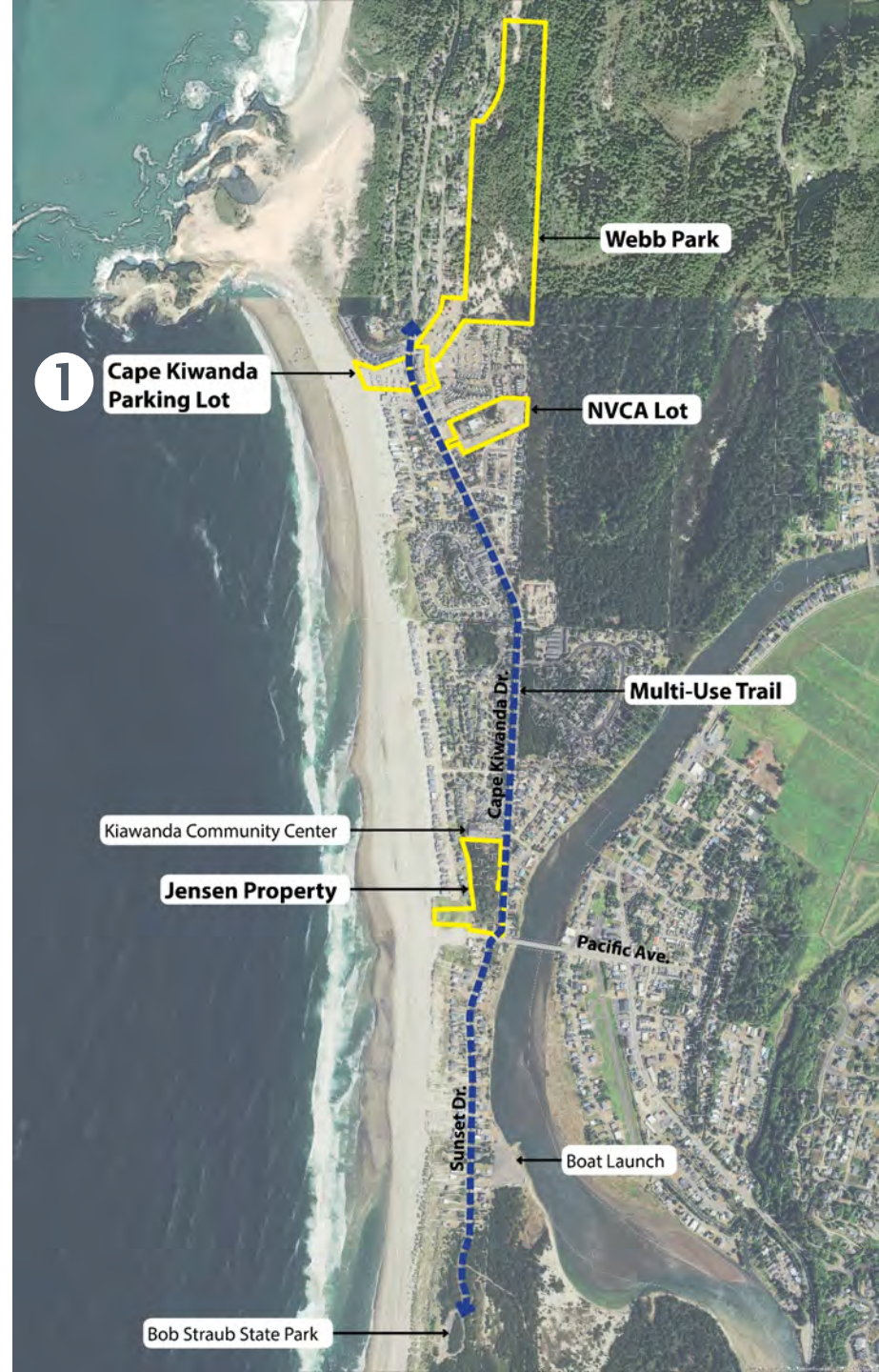






# PROJECT PLAN ELEMENTS

**1** Reconfigure and improve the Cape Kiwanda parking lot, including replacing the restrooms and upgrading garbage and recycling facilities.







# CAPE KIWANDA PARKING LOT

## Site Design Considerations

- Optimize parking and user experience
- Wayfinding
- Pedestrian access / safety
- Dory boat access
- Flexibility for events
- Restroom replacement
- Garbage and recycling improvements
- Sand and stormwater management
- Drop-off options



# CAPE KIWANDA PARKING LOT

## Opportunities

- Define areas for gathering at strategic locations
- Flatter area / west side is good for efficient parking and pedestrian movements
- World class views towards Haystack Rock, Cape Kiwanda, and Pacific Ocean
- Parking lot is a link between commercial core and beach access
- Parking lot is a signature arrival point to the beach / Kiwanda Corridor
- Separate visitor traffic from dory boat arrival and departure
- Improve first responder access

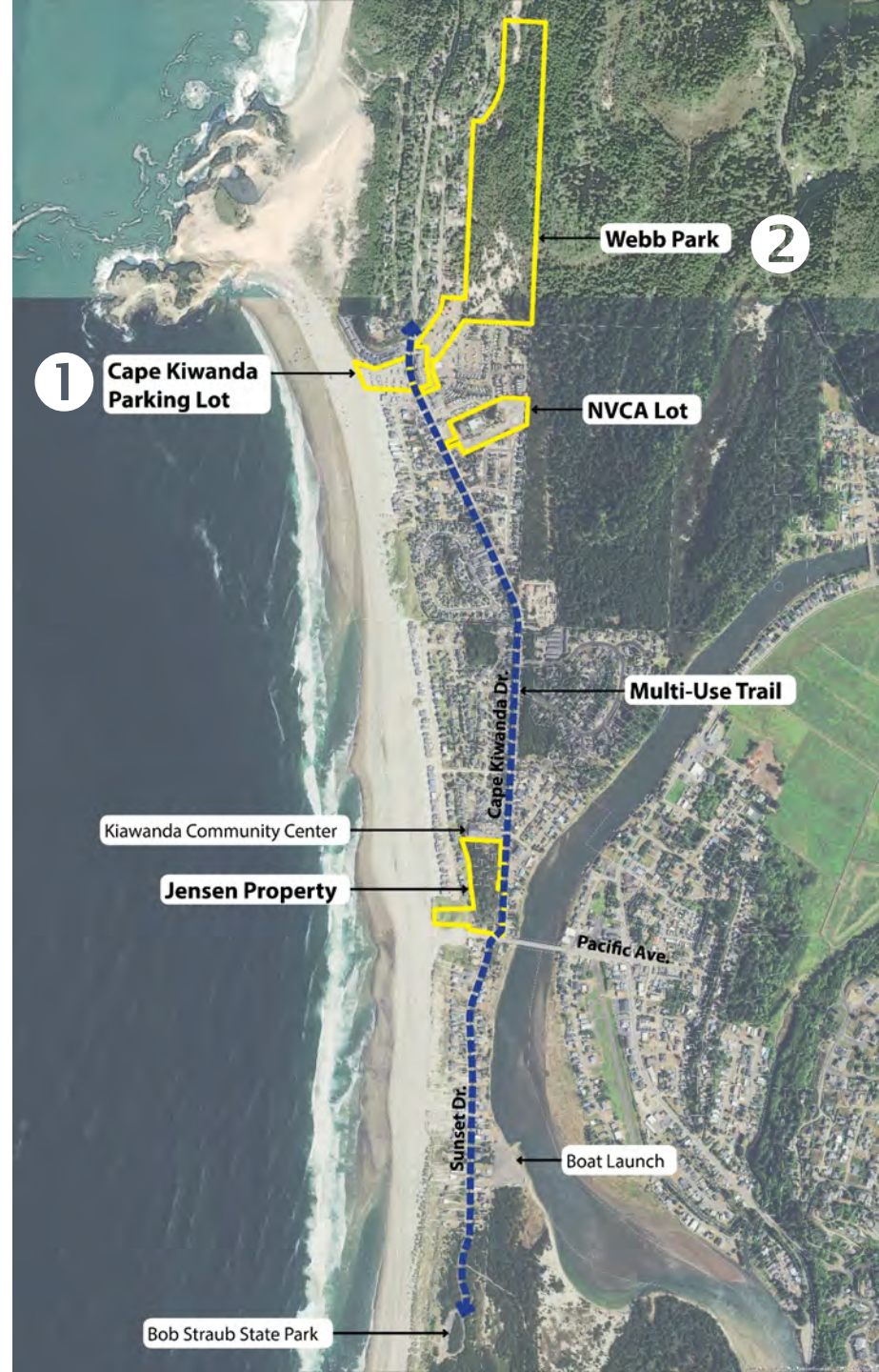
## Constraints

- Difficult pedestrian crossings
- Sand deposits can obscure parking and travel lanes
- Steeper grades at existing entry / east side of lot are challenging for ADA





**2** Reconfigure Webb Park, including access improvements to Circle Drive.



**1** Restructure and improve the Cape Kiwanda parking lot, including replacing the restrooms and upgrading garbage and recycling facilities.



# WEBB PARK

## Site Design Considerations

- Facilitate parking and restrooms for both day-use and campground patrons
- Encourage multi-modal use
  - Pedestrian and bicycle access / safety
  - Wayfinding
  - Trail connections
  - Cape Kiwanda connections
- Relocate camping to vacant area; provide variety of experiences for RVs, yurts, tent camping
- Utility hook-ups
- Stormwater treatment







# WEBB PARK

## Opportunities

- Flat area at campground good for potential parking
- Available area to relocate RV parking / campground
- Ability to connect to BLM trail network
- Unique dune habitat
- Close proximity to commercial core



## Constraints

- Difficult vehicular access from Cape Kiwanda Dr.
- Invasive rabbit population is a growing problem for native plant habitat in the area
- Significant portion of County owned parcel to northeast has steep slopes
- Private residences located adjacent to parcel identified for camping relocation



**3** Construct the Cape Kiwanda Drive Multi-Use Path, from the Cape Kiwanda parking lot to Bob Straub State Park.



**1** Restructure and improve the Cape Kiwanda parking lot, including replacing the restrooms and upgrading garbage and recycling facilities.

**2** Reconfigure Webb Park, including access improvements to Circle Drive.



# MULTI-USE PATH

## Site Design Considerations

- Pedestrian / bike safety
- Encourage multi-modal use
  - Pedestrian and bicycle access / safety
  - Wayfinding
  - Connections to beach, Cape Kiwanda, Webb Park, NVCA, Jensen, Downtown and Bob Straub Park
- Transit / shuttle stops
- Context sensitive design
- Stormwater management



# MULTI-USE PATH

## Opportunities

- Potential to connect public spaces, beach, and trails, including greater Pacific City area trails
- Shuttle stops along path can spread beach access demand away from Cape Kiwanda
- Potential to reintroduce limited parking on a case-by-case basis
- Close to north and central commercial areas
- Potential to reinforce various identities, such as commercial (north), subdivision (central), and rural (south)

## Constraints

- Inconsistent right-of-way varies from 40 to 60 feet
- Existing structures potentially in conflict on the Jensen Property
- Existing utilities





**4** Develop the recently acquired Jensen Property, including access improvements to Pacific Avenue and Sunset Avenue.



**1** Restructure and improve the Cape Kiwanda parking lot, including replacing the restrooms and upgrading garbage and recycling facilities.

**2** Reconfigure Webb Park, including access improvements to Circle Drive.

**3** Construct the Cape Kiwanda Drive Multi-Use Path, from the Cape Kiwanda parking lot to Bob Straub State Park.

# JENSEN PROPERTY

## Site Design Considerations

- Open space / public amenities
- Encourage multi-modal use
  - Pedestrian and bicycle access / safety
  - Wayfinding
  - Connections to beach / Downtown / Cape Kiwanda / Bob Straub
- Provide parking
- Gateway / identity
- Garbage and recycling collection
- Dune management
- Environmental conservation
- Traffic management
- Stormwater management





# JENSEN PROPERTY

## Opportunities

- Site can serve as gateway to Kiwanda Corridor due to proximity to Beachy Bridge
- Unique dune habitat and thick vegetated area
- Potential for intersection improvement to alleviate traffic congestion
- Beach access for emergency responders without having to go to Cape Kiwanda
- Potential for parking to relieve Cape Kiwanda parking pressures
- Topography favorable for development potential, such as recreation, park space, restrooms or parking
- Potential shared use of space and connections with Kiawanda Community Center



# JENSEN PROPERTY

## Constraints

- Dune creates sight obstruction between vehicles and pedestrians
- FEMA floodplain abuts site from the Nestucca River
- Foredune management requirements for grading and ocean-base flood
- Critical utilities occupy the area; communications, sanitary sewer, and power poles.





**5** Complete development of the Nestucca Valley Community Alliance (NVCA) property as a public sports park with parking.

**6** Improve parking shuttle services.



**1** Restructure and improve the Cape Kiwanda parking lot, including replacing the restrooms and upgrading garbage and recycling facilities.

**2** Reconfigure Webb Park, including access improvements to Circle Drive.

**3** Construct the Cape Kiwanda Drive Multi-Use Path, from the Cape Kiwanda parking lot to Bob Straub State Park.

**4** Develop the recently acquired Jensen Property, including access improvements to Pacific Avenue and Sunset Avenue.



# NVCA PROPERTY



HONOR PARK DONORS



SCREEN ADJACENT USES



27. SMALL AMPHITHEATER



18. COVERED PLAY STRUCTURE



14. SAND DUNE PLANT GARDENS



16. VOLLEYBALL



15. HORSESHOE



ENHANCE THE LANDSCAPE



DEPICT LOCAL HISTORY

21. PACIFIC CITY HISTORY WALL



28. OUTDOOR GYM



18. BOCCIE BALL

ADULT PLAY



## PARK MASTER PLAN PACIFIC CITY COMMUNITY PARK AND SKATE PARK PACIFIC CITY OR



### PHASE 1

- PARK INFRASTRUCTURE IMPROVEMENTS
- ① SITE ACCESS IMPROVEMENTS ON CAPE KIVANDA DRIVE - LEFT TURN LANE, WEST TRAIL EXTENSION AND CROSSWALK
  - ② PEDESTRIAN ACCESS ROUTE - 4 FOOT WIDE SIDEWALK
  - ③ 60 SPACE PARKING LOT (2 ADA) WITH ROLLED CURBING
  - ④ DEDICATED BLM TRAIL PARKING SPACES - 8 SPACES
  - ⑤ TRAILHEAD - ACCESS TO BLM TRAIL AND TRAILHEAD KIOSK
  - ⑥ BIKE RACKS
  - ⑦ 10 FT WIDE VEGETATIVE BUFFER BETWEEN PARK AND NEIGHBORS WITH EVERGREEN SHRUB SCREEN (4 FT TALL MINIMUM)
  - ⑧ PICK UP / DROP OFF & EMERGENCY VEHICLE TURN AROUND. STORM WATER TREATMENT SWALE IN CENTER OF TURN AROUND
  - ⑨ ASPHALT LOOP TRAIL

### PHASE 2

- CRITICAL UTILITY PARK IMPROVEMENTS
- ⑩ RESTROOMS
  - ⑪ DRINKING FOUNTAINS
  - ⑫ TRASH CANS AND RECYCLING BINS, TYP.
  - ⑬ DUMPSTER WITH SCREENED FENCE & LOCKED GATES

### PHASE 3

- VOLUNTEER & DONATED PARK IMPROVEMENTS
- ⑭ STORAGE SHED
  - ⑮ SAND DUNE PLANT COMMUNITY DEMONSTRATION GARDENS
  - ⑯ HORSESHOE PTS
  - ⑰ BEACH VOLLEYBALL COURT
  - ⑱ BOCCIE BALL COURT

### PHASE 4

- HIGH VALUE / LOWER COST PARK IMPROVEMENTS
- ⑲ BBQ & PICNIC TABLE WITH CONCRETE PAD, TYP.
  - ⑳ PARK BENCH, TYP.
  - ㉑ PACIFIC CITY HISTORY WALL - MOSAIC DEPICTING NATURAL AND CULTURAL HISTORY OF PACIFIC CITY
  - ㉒ PERMEABLE ASPHALT FARMERS MARKET AREA

### PHASE 5

- PARK IMPROVEMENTS REQUIRING SIGNIFICANT FUNDING SOURCES
- ㉓ PLAYGROUND - MIX OF TRADITIONAL, NATURE THEMED PLAY & DORY BOAT PLAY STRUCTURE
  - ㉔ 4' TALL SAFETY FENCE AROUND PLAYGROUND
  - ㉕ FOOTPRINT OF COVERED PLAY STRUCTURE
  - ㉖ 6,500 SF SKATE PARK (SEE SKATE PARK DRAWINGS)
  - ㉗ AMPHITHEATER (50 PERSON CAPACITY) WITH WOOD BENCH SEATING, WOOD STAGE, AND ADA ACCESS
  - ㉘ ADULT OUTDOOR FITNESS EQUIPMENT, TYP.
  - ㉙ FOOTPRINT OF SKATE PARK OVERHEAD COVER

### PHASE 6

- LONG TERM / MAJOR FUNDING IMPROVEMENT
- ㉚ FOOTPRINT OF FUTURE 5,000 SQUARE FOOT INTERPRETIVE CENTER





# PROCESS AND SCHEDULE

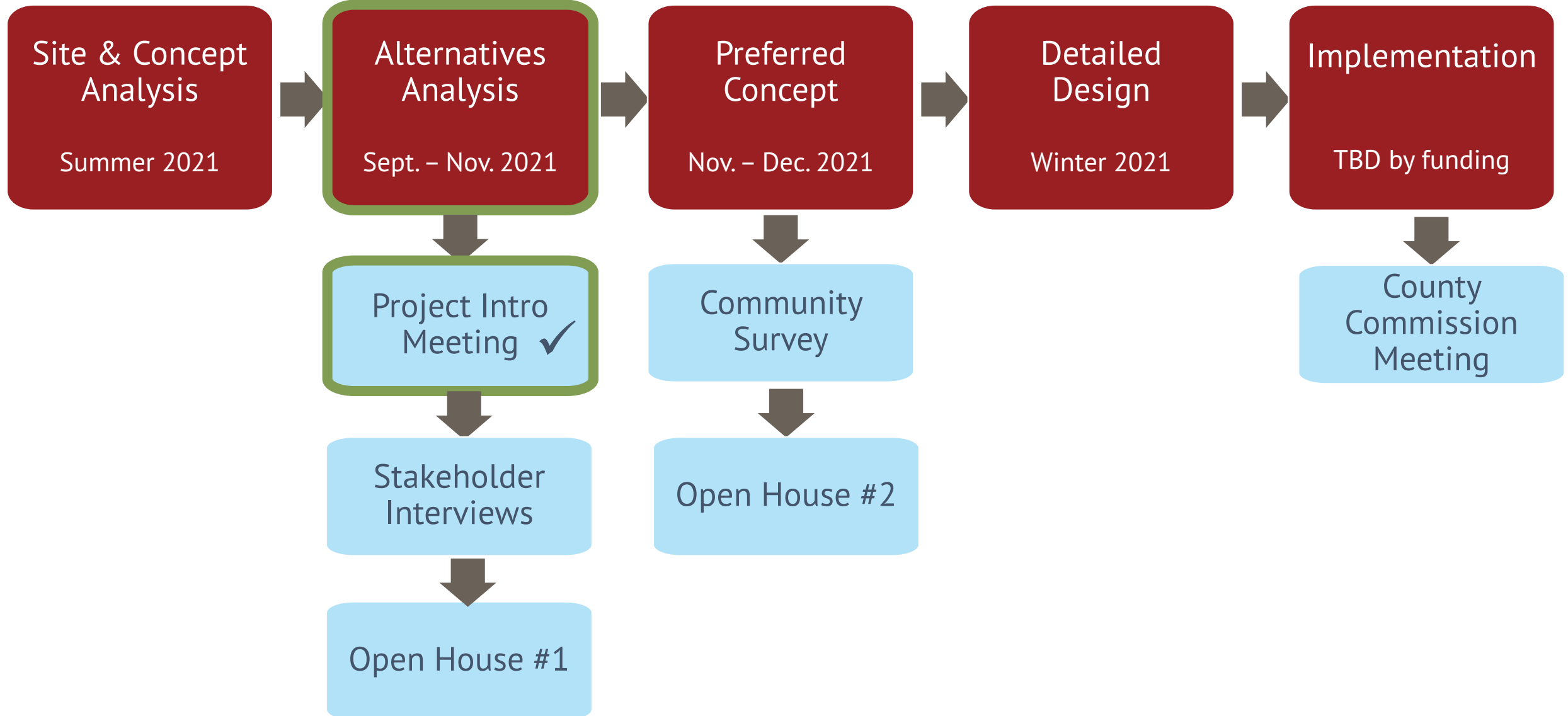
# NEXT STEPS

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- Transportation Analysis
- Topography Survey
- Sand Management Analysis
- Stakeholder Discussions
- Alternatives Analysis
- Identify Preferred Concept



# PROJECT SCHEDULE





# THE 'RUMOR MILL'





# PUBLIC OUTREACH

## Where to Find Information

- Project webpage – <https://tillamookcoast.com/southcounty/kiwanda-corridor/>
- Project hotline – 503-303-8383
- Information kiosks – South Tillamook County library (starting in Winter 2021)
- Periodic news releases via local newspapers
- Open Houses – tentatively scheduled for late October and December

## Opportunities for Input

- Provide comments
  - Project webpage – <https://tillamookcoast.com/southcounty/kiwanda-corridor/>
  - Project hotline – 503-303-8383
- Community survey – available in November



# QUESTIONS?

*Please type your question in the chat. If calling in, dial \*9 to raise your hand.*



# KIWANDA CORRIDOR

PROJECT

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