

Bayocean Park Resort

March 9, 2014

Prepared for



County of Tillamook, Oregon

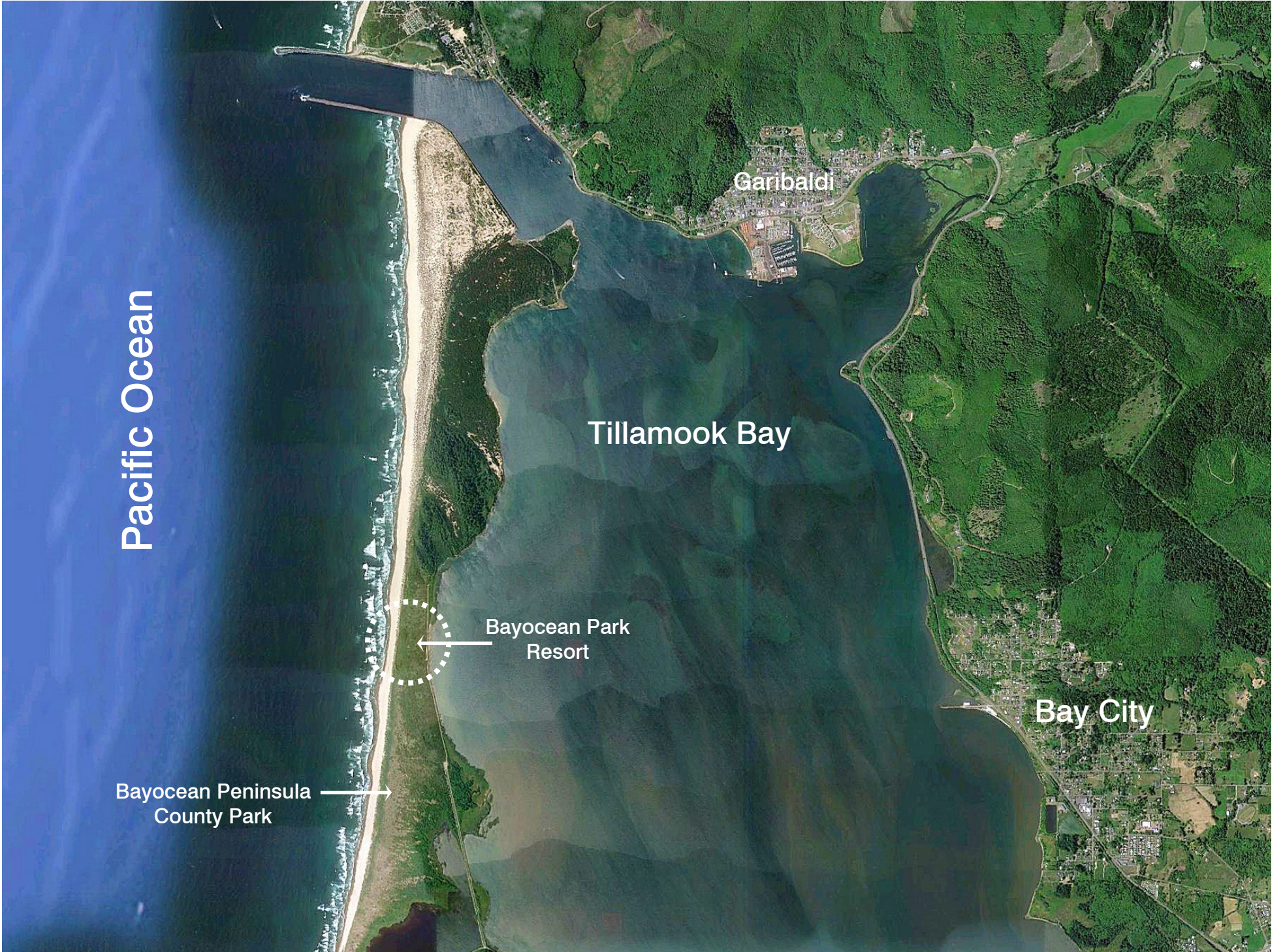
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University of Oregon "Green Cities"



Stephens
Planning & Design



Pacific Ocean

Tillamook Bay

Garibaldi

Bay City

Bayocean Park
Resort

Bayocean Peninsula
County Park



Acknowledgments

Bayocean Park Resort

Green Cities

The University of Oregon “Green Cities” course examines the history and future of the interface between urban growth and environmental concerns, and the technological, social, and political forces that continue to shape it. Students in this course researched independent topics which are summarized in this report.

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Introduction

Bayocean Park Resort

The Bayocean Park Resort is a proposed ecotourism destination located on the Pacific coast in Tillamook County, Oregon. The site is located north of the Bayocean Peninsula State Park on Bayocean Dike Road with frontage on the Pacific Ocean and Tillamook Bay. The site contains approximately 53 acres of beachfront and bayside property. It should be emphasized that this property is not part of the state park, and is privately owned.

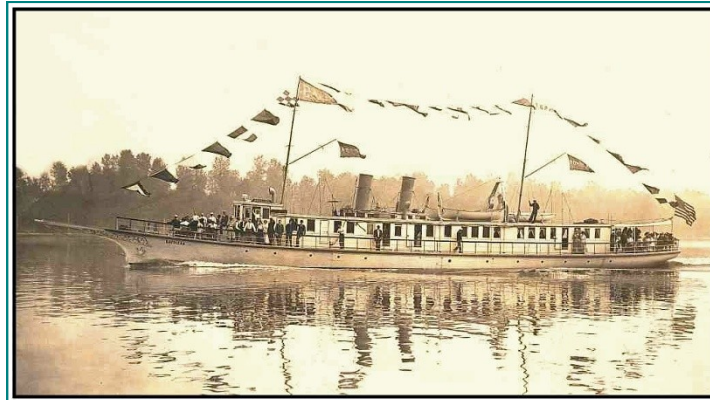
This report proposes an ecotourism destination that conforms with the County of Tillamook Comprehensive Plan and Zoning; complements the natural resources of the area; and reflects the cultural heritage of Bayocean and Tillamook County.

Bayocean History

Bayocean was a planned resort community founded in 1906 on Tillamook Spit, a small stretch of land that forms one wall of Tillamook Bay.

Bayocean's post office was established on February 4, 1909, and by 1914, the town's population was 2000. The location of Bayocean was said to have been discovered by co-founder Thomas Irving Potter while sight-seeing and hunting along the Oregon Coast. It was purchased by both T. I. Potter and his father/business partner Thomas Benton Potter, who envisioned the venture as the "Atlantic City of the West."

Tillamook Bay and the Pacific Ocean, the new town's name was logically derived from both. Bayocean had many features uncommon for a small town of its time, including a dance hall, a hotel with orchestra, a 1000-seat movie theater, a shooting range, a bowling alley, tennis courts, a rail system and four miles of paved streets. One notable attraction was a heated natatorium, complete with a wave generator and a special section for a band to play music to entertain the swimmers.



Bayocean Yacht
1911

While Bayocean's economy was based on tourism, there were other businesses in town, including a cannery, a tin shop, a machine shop, and a Texaco gas station. In a time when many other towns did not have technological infrastructure like electricity or paved roads, Bayocean hosted a water system, a telephone system and a diesel-driven power plant.

(Webber, 1999)

Construction of a levee in the late 1920s altered the hydrology of the coastline, and erosion began to consume the town. By 1954, the spit washed out, making Bayocean an island. It became known as *the town that fell into the sea*. (PDXHistory 2008)

After construction of a second jetty built in the 1970s, the area hydrology has stabilized, and the Bayocean Dike Road traverses the entire Bayocean Spit.



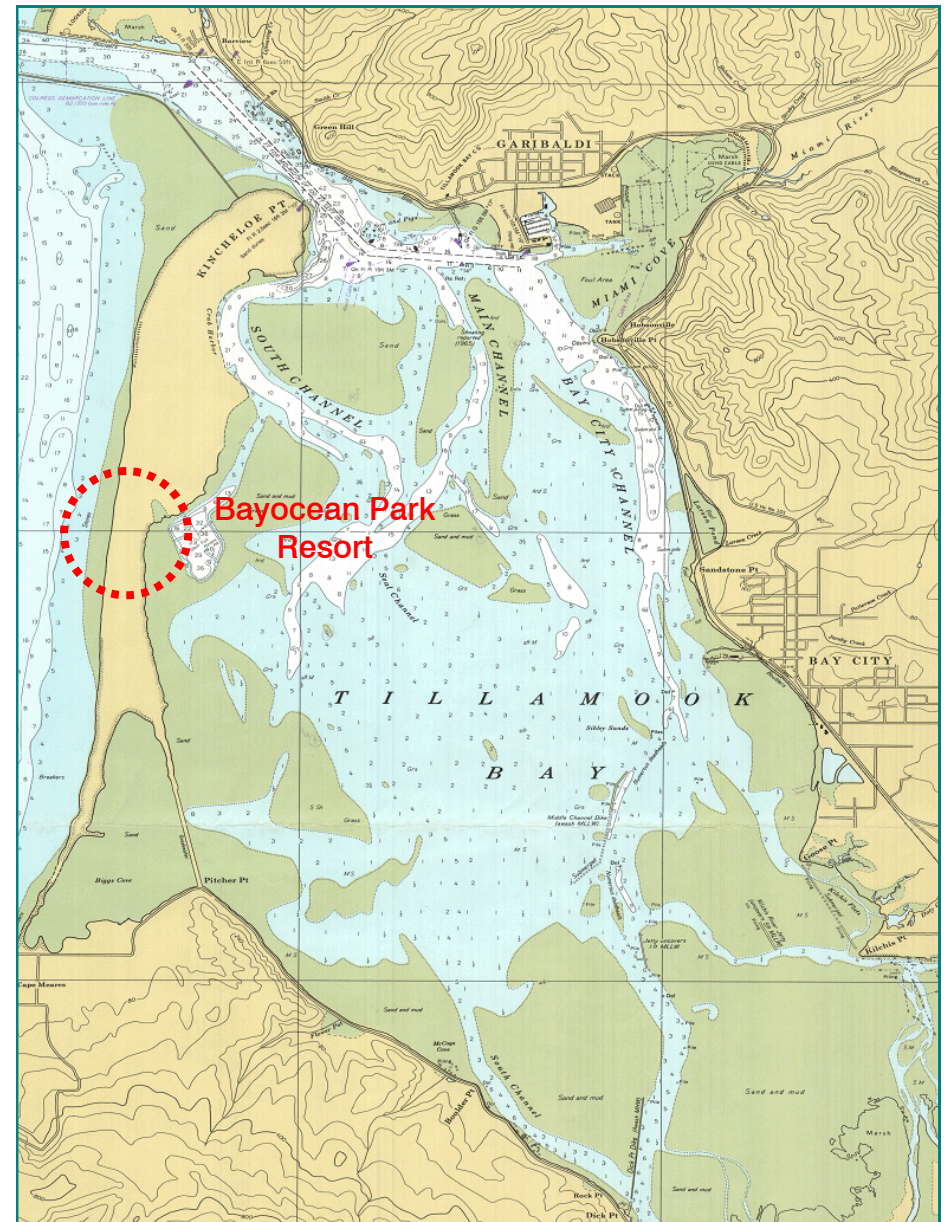
Bayocean Park Resort

Tillamook Bay

The bay is protected from the open ocean by shoals and a 3 mi (5 km) sandbar called the Bayocean Peninsula. It is surrounded closely by the Coastal Range except at its southeast end, where the town of Tillamook sits near the mouths of the Kilchis, Wilson, Trask and Tillamook rivers, which flow quickly down from the surrounding timber-producing regions of the Coastal Range to converge at the bay. The short Miami River enters the north end of the bay. The small fishing village of Garibaldi sits near the cliffs opening of the bay in the ocean. The rivers that feed the bay are known for their prolific steelhead and salmon runs. The mixing of freshwater from the rivers with the ocean's saltwater makes the bay an estuary.

The name "Tillamook" is a Coast Salish word meaning "Land of Many Waters", probably referring to the rivers that enter the bay. At the time of the arrival of Europeans, the area along the coast was inhabited by the Tillamook and other related Coast Salish tribes.

The first American at Tillamook Bay was Captain Robert Gray who in August, 1788 arrived and explored the surrounding area. He was the first known American to set foot on Oregon shore.





Bayocean Park Resort

Bayocean Ecology

The Bayocean Spit is a unique combination of Pacific Northwest coastal sand dunes, bayshore and sandy beach. The site is within a **bay dune system**. These dune systems are defined by their location on sand spits, barrier dunes, or peninsulas formed across the mouths of bays. They are not characterized by any special set of dune forms. [Wiedemann, 1984] The dune forms common to the site include the foredune and sand hummocks.

Flora

The site has a Mediterranean climate with associated dry Mediterranean beach flora. The foredune community is American dune grass—yellow sand verbena (*Ellymus mollis*—*Abronia latifolia*).

There may also be silver bursage, beach morning glory and dune tansy which form the hummock complexes. The upper beach and active sand habitat has been taken over by European beachgrass community (*Ammophila arenia*). The site also includes lupine and Scotch broom. [Wiedemann, 1984] About 50% of the site is within Tillamook Bay with its estuarine ecosystem habitats such as salt marsh, mud flats, and eelgrass. [Imperial, 2000]

Fauna

Typical wildlife associated with the bay dune system include deer mice, sparrows, meadowlarks, goldfinches, northern harriers, American kestrels, striped skunks and Beechey ground squirrels. [Wiedemann, 1984]. The Bayocean

Peninsula also has deer, bobcats and elk. Tillamook Bay is perhaps best known for its harbor seals, Pacific salmon, great blue herons, shellfish, and migratory birds. [Imperial, 2000]

Tillamook Bay offers a wide range of fishing, crabbing and clamming opportunities. Tillamook Bay is home to Chinook and Coho salmon, cutthroat trout, rockfish, perch, greenling, lingcod, cabezon, sturgeon and sole. [Clam Watch, Crab Watch, Fish Watch] The Bayocean Park Resort is adjacent an excellent clamming area and also a deep-water

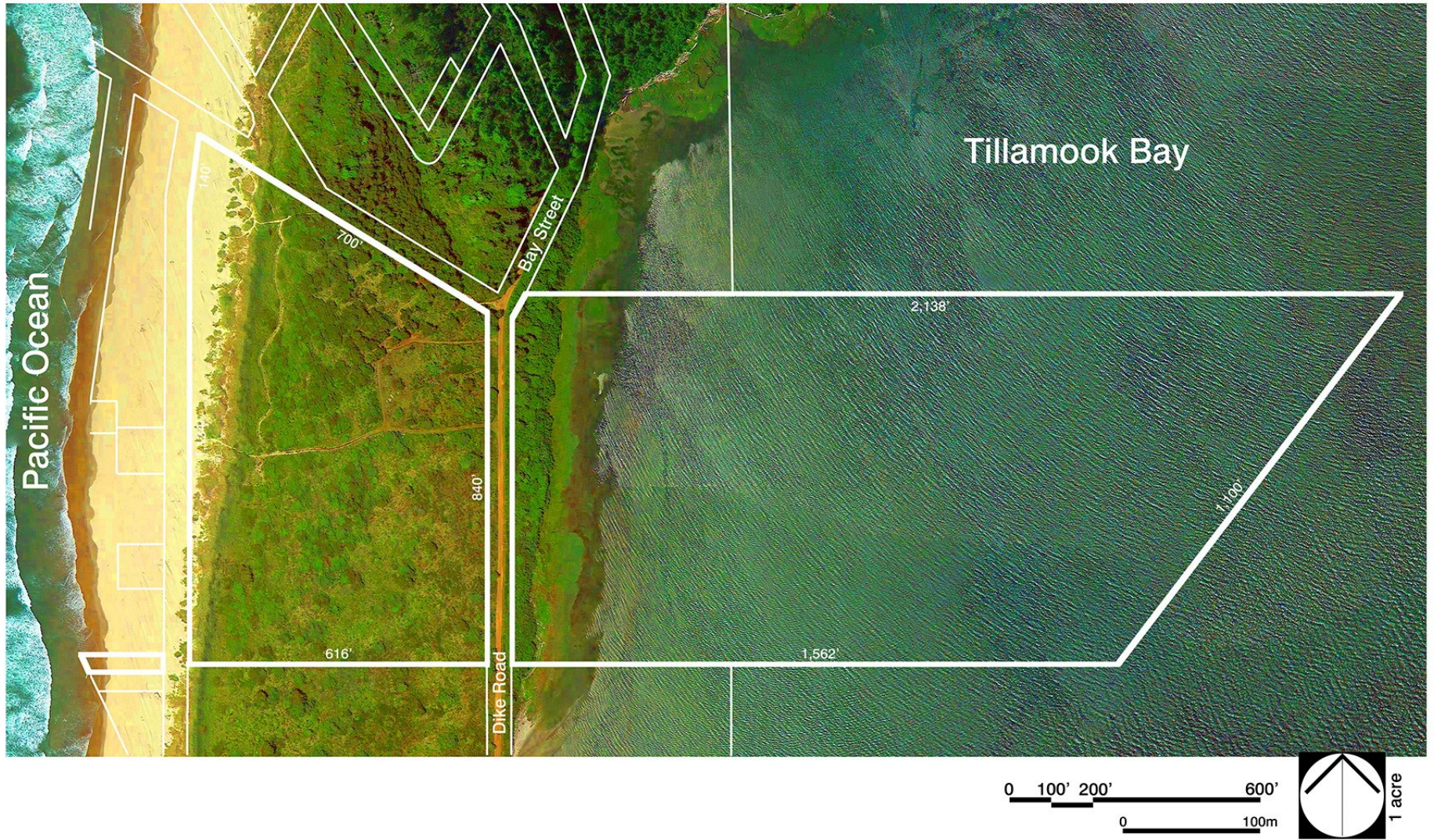
“oyster / fish haven.” Further into the bay are areas ideal for perch, sturgeon and salmon fishing.

Tillamook Bay supports almost 25% of the northern- and central-coast wintering waterfowl population in Oregon, with winter counts of approximately 7,500 waterfowl of 34 species. These include

large numbers of Northern Pintail, Surf Scoter, and Bufflehead. Brown Pelicans utilize the Bay from May-December and peak in September with numbers in the low 100s. Western Sandpiper numbers range 1,000-3,000 in September, with Least Sandpiper numbers in the low 100s. Black-bellied Plover, Semipalmated Plover, Whimbrel, Sanderling, Dunlin, and Short-billed Dowitcher are also seen. Great Blue Herons are year-round residents, and there are two heron rookeries in the vicinity. The north end of Bayocean Spit hosts a population of State and Federally-listed (as threatened) Western Snowy Plover. [Audubon Society of Portland]



Bayocean Park Resort Site
View north along Bayocean Dike Road



Bayocean Park Resort Property Boundary

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Principles

Bayocean Park Resort

Ecotourism

Ecotourism is the primary principle guiding the Bayocean Park Resort: *Responsible travel to natural areas which conserves the environment and improves the welfare of local people.* [Lindberg, 1993] The project proposes to enhance environmental resources and simultaneously minimize/mitigate environmental impacts. The project also proposes a series of community services and amenities that are provided through resort development.

Regenerative Design

The second guiding principle behind Bayocean Park Resort is regenerative design.

Regenerative design, which is still creating itself, introduces into Ecological Design at least two additional streams—the Science or Art of Place, and the science of living systems. Regeneration is far more than simple renewal or restoration. Definitions of the word “regenerate” include three key ideas: a radical change for the better; creation of a new spirit; returning energy to the source. [Mang, 2001] Bayocean Park will incorporate regenerative design throughout the project, and promote these concepts with resort guests and visitors. [see [Sustainable Development](#)]

Experiential Design

The goal of tourism is to create a satisfying experience. If the experience includes a balanced blend of entertainment, esthetics, escapism and education, it can be transforming. The Bayocean Park Resort will be designed to promote transformative experiences. Guests and visitors will have

opportunities to experience numerous activities; enjoy extraordinary natural views; immerse themselves in a natural environment and learn about ecology and sustainability. Specific experiences include:

- Arts & Crafts
- Biking
- Bird-watching
- Boating
- Canoeing
- Clamming
- Cooking / Dining (local seafood and resort produce)
- Crabbing
- Distance Learning

Bayocean Park Resort will benefit the ecosystem; provide an extraordinary ecotourism experience; and be an asset to the local community.

- Environmental Studies
- Fishing
- Gardening (urban agriculture & aquaculture)
- Hiking

- Horseback Riding
- Kayaking
- Nature Walks
- Paddle boarding
- Sailing
- Surfing
- Stargazing
- Swimming
- Tours (peninsula, bay and region)
- Weddings
- Wildlife Viewing
- Windsurfing / Kite Surfing

These experiences will be offered to resort guests and local residents. They will be supervised and coordinated with local businesses and governmental agencies.



Land Use Plan

Bayocean Park Resort

Zoning

The site is zoned Recreation Management (RM) Section 3.040 Tillamook County Land Ordinance with the following:

Uses Permitted Outright

- Maintenance and operation of existing structures and facilities
- Recreational improvements and additions necessary to serve the same numbers and densities of visitors served by the existing facilities, provided that off-site impacts are not increased. Such facilities include picnic areas, playgrounds, pavilions, maintenance buildings, tennis courts, and swimming pools.
- Single- or multiple-unit dwellings or residential quarters for caretakers and staff members necessary to serve existing facilities.
- Utility lines, excluding power transmission lines.
- Signs, subject to Section 4.020.
- Farm uses, including aquaculture, and forest uses.
- Fish and game management.

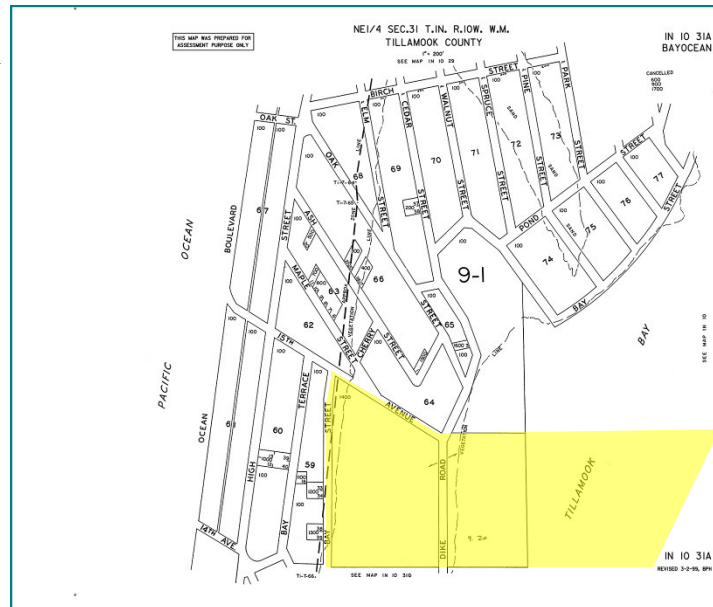
Uses Permitted Conditionally

- Recreation campgrounds, primitive campgrounds and group lodging facilities such as dormitories for visitors, but not including commercial motels, hotels, or group

cottages.

- Meeting and recreational facilities that will increase visitor capacity or off-site impacts.
- Retail facilities, including eating establishments, that are designed primarily to serve those who visit nearby recreational developments.

- Marinas or mooring areas.
- Rock quarries.
- Primary wood processing.
- Water treatment facilities and sewage treatment plants.
- Utility substations and power transmission lines.
- Towers for communications, wind energy conversion systems, or structures having similar impacts.
- Hydroelectric power generating facilities.
- Golf courses.
- A single-family residential structure on a legally created parcel that is at least 5 acres in size.



Tax Lot 1400 in Section 31A of Township 1 North, Range 10 West, W.M., Tillamook County, Oregon

www.co.tillamook.or.us/gov/comdev/planning/luo.htm



Bayocean Park Resort

Bayocean Park Resort

Bayocean Park Resort envisions a seasonal, luxury camping resort for guests and numerous amenities for visitors. This compact resort is developed in conjunction with a series of environmental and cultural programs to enhance this environment and tourism experience. This approach combines **glamping**—a fusion of glamour and camping—with ecotourism principles.

The resort proposes the following features:

- Bird-watching Platforms
- Caretaker/Steward
- Equestrian Staging Area
- Gardens (edible, floral, floating)
- Luxury Tents
- Marina
- Outdoor Showers
- Pavilion
- Recreation Area (lawn bowling, picnicking)
- Public Art
- Portable Compost Toilets
- [Research Facility](#)
- Trailhead & Trails
- Utilities
- [Wayfinding Program](#) with entry statement and directional signage for guests and visitors
- Wildlife Preserve & Multiple Species Conservation Program



Paperbark Camp
Jervis Bay, New South Wales, Australia

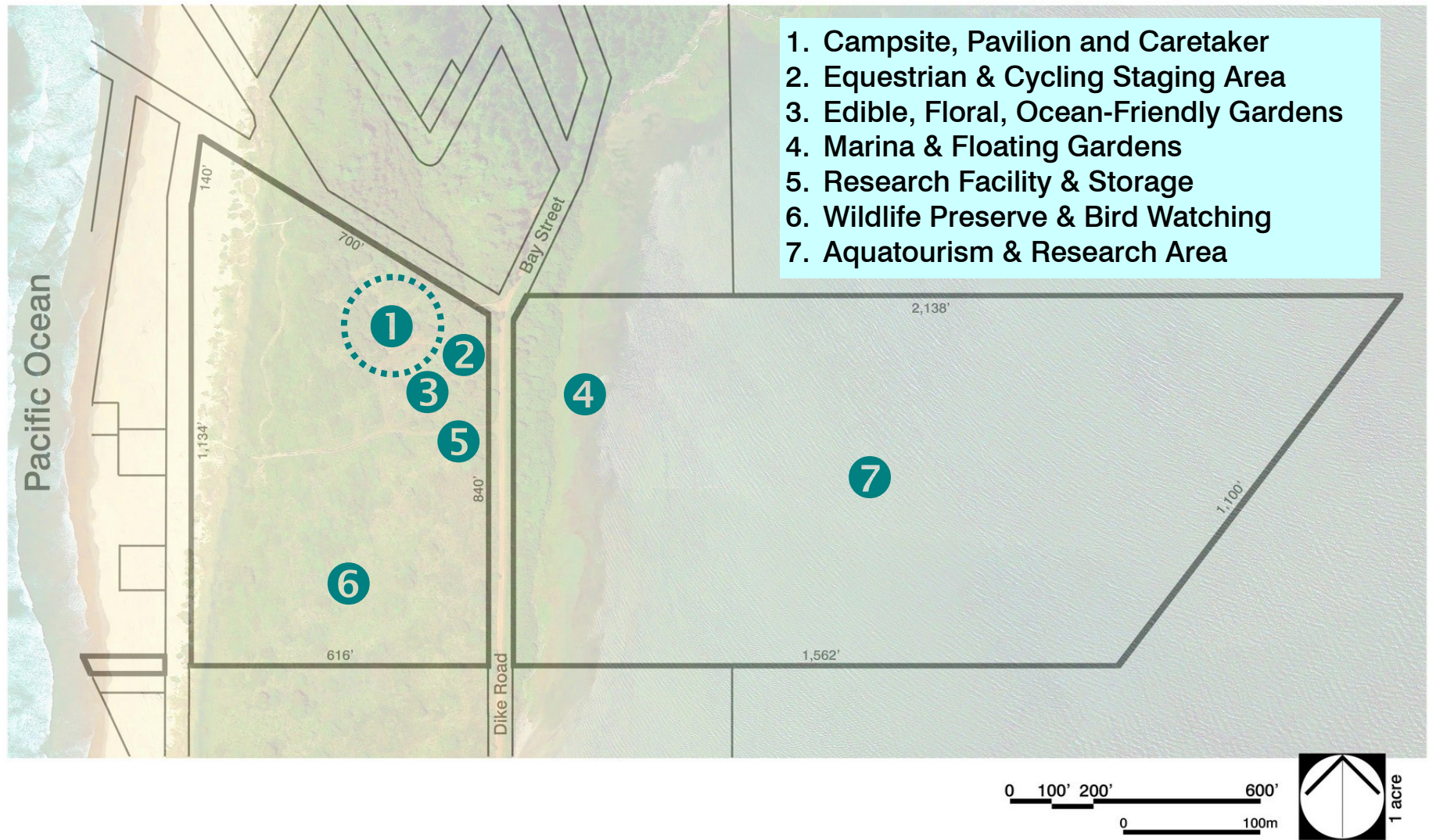
These amenities will be available to guests and visitors at no charge or on a fee basis. Each of these features is described individually, but they are considered as part of an ecotourism development system and will be cohesively designed and managed for safety, environmental conservation and sustainability.

The resort proposes 25 seasonal luxury tents on temporary, wood decks sited below the ridgeline on the leeward side of the property. These tents will be constructed to be easily disassembled and removed during the off-season. The luxury tents would be large enough for a family of six. There will also be three tents at the [Bayocean Research Facility](#) for university faculty, staff and students.

The caretaker will have a small structure for management of the resort and stewardship of the multiple species conservation program. The

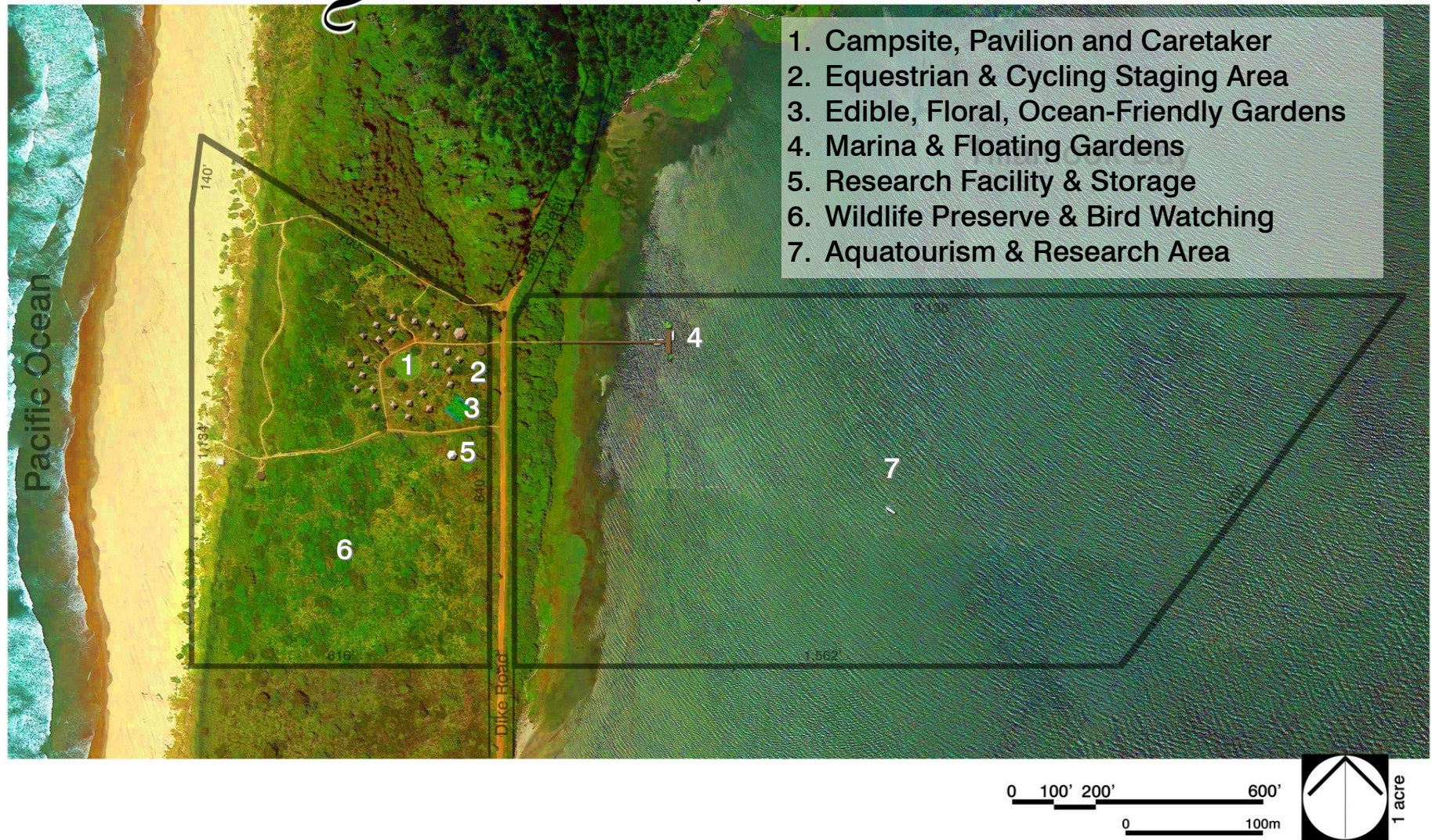
structure would have accommodations for sleeping, cooking and equipment storage. Examples of a caretaker structure are the Nomad microhome, Pop-up Module, Rolling Hut and zeroHouse. [see [References](#)]

The resort footprint will be less than 1 acre or 2% of the total property area.



Bayocean Park Resort Concept Plan

Bayocean Park Resort



Bayocean Park Resort Illustrative Site Plan



Bayocean Park Resort

Bayocean Research Facility

Bayocean Park Resort proposes to provide a site for a marine institute to conduct field research. This location is ideal in that it is in immediate proximity to numerous ecosystems and will be under the general supervision and maintenance of the Bayocean Park Resort.

The Bayocean Research Facility will have four components: a series of a stations to record and interpret data, resort tents to house researchers and students, access to the resort boat ramp , and research equipment provided by the institute and other agencies.

1. **Lab Station**—A simple lab station to be constructed near the access road would allow researchers and students to have a place protected from the weather to collect and interpret data. The lab would be large enough to include several work stations with computers, holding facilities for marine organisms, microscopes, and other general use lab equipment to be determined by the institute. Electricity and running water would be required for this lab station to run effectively.
2. **Resort Tents**—Several resort tents would be provided to house visiting researchers and students. The simple, four wall, wooden shelters would require a flat section on the property to rest on, as well as electrical outlets.

Three tents total would line the property in close proximity to the lab station.

3. **Water Craft & Boat Ramp**—The institute and associated agencies may dock their boat or other **personal water craft** (such as kayaks) at the resort marina. The resort boat ramp will also be available to launch small research crafts into the bay area.



Dungeness Crab
Metacarcinus magister

4. **Equipment**—Research may include the following fields:

- Aquaculture
- Geography
- Geology
- Landscape Architecture
- Marine Biology
- Marine Ecology
- Planning

Research equipment could be placed in the bay to study tidal gauges, water quality and ph levels, as well as tsunami modeling. Students could access the western boundary and study sea level rise, wind patterns, and coastal dune

communities. Researchers could also use equipment to observe and/or capture clams, crabs, oysters, and other marine organisms for further analysis. This research could assist in monitoring and enhancing related fishing and tourism industries. Potential institutes include the **Oregon Institute of Marine Biology** (OIMB), Cooperative Institute for Marine Resources Studies, OSU Marine Mammal Institute, Marine Science Center, and others.



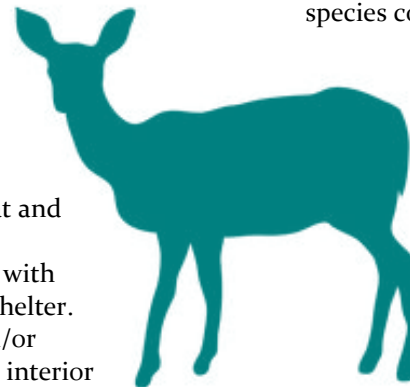
Bayocean Park Resort

Sustainable Development

Bayocean Park Resort will adopt a series of practices that reduce environmental impacts and enhance cultural resources. Many of these are based on the *Paperbark Camp*, which is an ecotourism-certified resort at Jervis Bay, New South Wales and Netgreen Developments' *Sustainable Yurt Dwelling* concept. [see [References](#)]

Environmental Resources

- Re-vegetate, restore and enhance plant and animal communities—especially areas impacted by current visitor usage (i.e. Bayocean Dike Road). Use native species that increase biodiversity, habitat and ecosystem stability.
- Enhance wildlife habitat by landscaping with endemic species that provide food and shelter.
- Protect wildlife corridors by fencing and/or vegetation screening portions of the site interior for campsite and research facility security.
- Construct a small, outdoor display, plaque or interpretive kiosk with narrative about the Bayocean Peninsula environment at the resort entrance. Provide smaller markers for specific sites and plant species.
- Remove exotic, invasive species where they threaten the native community.
- Maintain the wildlife corridor. Do not erect property fencing or barriers.
- Plant native species of trees around the campsite to improve micro-climate, biodiversity, soil stability and screening.
- Replace Bayocean Dike Road asphalt with permeable surface adjacent resort.
- Provide rain garden (bioswale) adjacent Bayocean Dike Road to control runoff and replenish sub-surface water.



- Design an “ocean-friendly” garden plan with native plants. This garden will be similar to the bioswales rain garden, but applied within the campsite.
- Require guests and visitors to stay on trails within the multiple species conservation area.
- Grow vegetables, fruits and herbs in a community garden for guest meals, activities and education.
- Coordinate all environmental programs with the [Bayocean Research Facility](#) and prepare a multiple species conservation program (MSCP).

Cultural Resources

- Research and document the historic Bayocean Town. Retrieve historic artifacts through sensitive excavation if feasible. This effort to be undertaken by the [Bayocean Research Facility](#).
- Construct a small, outdoor display, plaque or interpretive kiosk with narrative about the Bayocean Town at the resort entrance.

Habitat

- Derive architecture and design from natural and recycled materials in harmony with the landscape. The tent design may be a combination of yurt, bell tent, fabric dome or other similar type of temporary, material-over-frame habitation.
- Use only natural ventilation; no air conditioning. The tent designs can incorporate passive cooling characteristics by inducing movement of air through the interior during hot days.
- Use natural light from the tent design, giving the occupants a positive living environment, in addition to reducing time needed for artificial light (electrical energy).



Bayocean Park Resort

- Use piles and decks so that all tents are erected off the ground.
- Reduce the environmental footprint by siting the resort into a compact, low impact development with minimal, habitat-friendly fencing.
- The Bayocean Research Facility might be an “earthship” design and incorporate sustainable development research.

Energy

- Use electrical renewable energy generation such as Photovoltaic (PV) panels and wind energy conservation systems (mini-windmills or wind turbines). A backup or heavy load electrical energy source should be provided, from a local secondary generating system such as a generator, using conventional fuel or biomass.
- Reduce electrical power consumption using solar-powered LED lighting. Guidance will also be provided on other types of electrical appliances (such as Energy Star) that can be used to reduce energy consumption.
- The Bayocean Research Facility may wish to conduct experiments with tidal energy / hydropower which could be used for the resort.

Water/Wastewater/Solid Waste

- Recycle water with a **rainwater management system** to conserve water in cisterns, rain barrels and/or catchment basins combined with bioswales.
- Reduce water consumption by using appliances that use less water and recycling grey water for reuse. Use spray heads for faucets, low-flow shower heads, hot water pre-mixed to a usable temperature, and dual-flush toilets.
- Solar heat hot water using highly efficient heat pipe

collectors located adjacent campsite outdoor showers.

- Use compost toilets to avoid sewage containment and treatment. The solid waste is naturally dried and reduced in volume, without odor. The processing unit is emptied twice a year with a minimal of inconvenience and work, to be safely disposed.
- Sort trash to enable recycling and composting of biodegradable waste using a simple process of separation. The odor-free process would allow for the separation into different containers (Glass, Metal, Plastic, Paper and Composting), stored at the campsite and removed on a weekly basis.

Transportation

- Park guest vehicles with three approaches: 1) at existing parking area for Bayocean Park with expanded security (i.e.

fencing and video monitors), 2) on-site for a limited number of vehicles adjacent the campsite, and 3) away from the resort and in coordination with local businesses. For example, guests could arrive at a local restaurant to dine while waiting for the shuttle and have auto work or detailing done while vacationing.

- Shuttle guests between town and the resort using an electric or hybrid vehicle or via boat from the resort marina.
- Resurface Bayocean Dike Road with permeable pavement adjacent the resort entrance.
- Provide **personal water craft** and bicycles free for guest use and a fee for visitor use.

Operations, Management & Education

- Provide a full-time caretaker for resort maintenance, shuttle service and environmental management.





Bayocean Park Resort

- Use biodegradable, environmental-friendly cleaning agents only.
- Use information and communications technology for all communications, metering, electrical load balancing, education and coordination with local businesses and agencies. Both the resort and research facility will have websites to share activities and programs.
- Operate and maintain the Bayocean Research Facility. Ecotourism and regenerative design features of the Bayocean Park Resort could be used for test cases and become models of sustainable development. The selected institute would operate and manage the facility and also coordinate with the Tillamook School District for grade school programs.
- Educate guests and visitors as to local environmental resources, Bayocean heritage and resort sustainability practices.





Glossary

Bayocean Park Resort

earthship

Earthships are primarily designed to work as autonomous buildings using thermal mass construction and natural cross ventilation assisted by thermal draught (Stack effect) to regulate indoor temperature. Earthships are generally off-the-grid homes, minimizing their reliance on public utilities and fossil fuels. Earthships are built to utilize the available local resources, especially energy from the sun. For example, windows on sun-facing walls admit lighting and heating, and the buildings are often horseshoe-shaped to maximize natural light and solar-gain during winter months. The thick, dense outer walls provide thermal mass that naturally regulates the interior temperature during both cold and hot outside temperatures.

<http://earthship.com/>

glamping

Glamping (glamorous camping) is a growing global phenomenon that combines camping with the luxury and amenities of a home or hotel. It originated in the early 1900s from European and American travelers camping in Africa. The wealthy travelers did not want to give up the luxurious lifestyle while camping so their campsites included many of the comforts they were used to at home. Glamping is camping in style and comfort. Also called boutique camping, luxury camping, posh camping or comfy camping, glamping allows travelers to experience nature without the hassle of finding camp space, carrying their tents, and erecting and taking down their own tents. Lodgings at glamping sites (glampsites) include structures such as yurts, tipis, pods, bell tents, safari tents, tent cabins, and tree houses.

low impact development (LID)

Low Impact Development is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water where it is generated. LID combines conservation practices with

distributed storm water source controls and pollution prevention to maintain or restore watershed functions. The objective is to disperse LID devices uniformly across a site to minimize runoff. www.wbdg.org/resources/lidtech.php

multiple species conservation program (MSCP)

The Multiple Species Conservation Program will preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life.

www.sandiego.gov/planning/programs/mscp/

Oregon Institute of Marine Biology (OIMB)

University of Oregon has been teaching and conducting research in marine biology on the southern Oregon coast since 1924, when summer classes traveled to nearby Sunset Bay and used tents for dormitories and laboratories.

oimb.uoregon.edu/

personal water craft (PWC)

For the purposes of this report, personal water craft include a wide range of water transportation and sport equipment for one or two persons. This includes canoes, catamarans, kayaks, sailboards, small sailboats, small motorboats and water scooters.

Tillamook School District

The mission of the Tillamook School District, in partnership with families and the community, is to prepare our students with academic, artistic, professional-technical, and social skills necessary to become positive contributors to a changing world, by providing a high-quality curriculum, a well-trained staff, well-maintained facilities and a variety of extracurricular activities.

<http://www.tillamook.k12.or.us/about.html>

wayfinding

Wayfinding encompasses all of the ways in which people



Glossary

Bayocean Park Resort

and animals orient themselves in physical space and navigate from place to place. Wayfinding is considered by many to be a process of getting between two points in the easiest manner, but wayfinding can also refer for example to 'Recreational wayfinding' which involves navigating a location for pleasure. Many subjects including color coding and the concept of clustering impact on this subject area.

yurt

A yurt is a portable, bent dwelling structure traditionally used by nomads in the steppes of Central Asia as their home. Enthusiasts in other countries have taken the visual idea of the yurt—a round, semi-permanent tent—and have adapted it to their cultural needs. Although those structures may be copied to some extent from the originals found in Central Asia, they often have some different features in their design that adapt them to different climate and use. In the United States and Canada, yurts are made using hi-tech materials. These North American yurts are better named yurt derivations, as they are no longer round felt homes that are easy to mount, dismount and transport. In 1978, Oregon-based company Pacific Yurts became the first to manufacture yurts using architectural fabrics and structural engineering. In 1993, Oregon became the first state to incorporate yurts into its Parks Department as year round camping facilities. Since then, at least 17 other US States have introduced yurt camping into their own parks departments.





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