Coos Bay Empire Urban Renewal Plan

Most Recent Update: Minor Amendment, Resolution 26-02, February 17, 2026

Table of Contents

I. Introduction 4

A. Statement of Purpose and Update....4

B. Definitions 4

C. Goals and Objectives of the Urban Renewal Plan 7

D. Plan Administration....7

II. General Description of Land Use Plan 7

A. Boundary....7

B. Land Use Plan, Zoning and Development Standards 8

III. Outline of Projects and Redevelopment Activities 13

A. General Development and Redevelopment....13

B. Types of Projects....13

C. Renewal Projects 13

D. Acquisition and Disposition of Real Property 16

IV. General Planning Analysis 17

V. Property Acquisition and Relocation Plan....21

VI. Methods of Financing and Redevelopment Projects....22

A. General Description of Financing Methods....22

B. Self-Liquidation of Cost of Projects....22

C. Prior Indebtedness 23

D. Completion of Projects 23

VII. Renewal Plan Amendments 23

Appendix A – Legal Description 24

Appendix B – ORS Requirements....26

Number	Date	Action
1	Feb. 18, 1997	Resolution URA 97-3 Making a Minor Plan Amendment
2	May 19, 1998	Ordinance No. 252 Establishing the Maximum Indebtedness
3	May 19, 1998	Ordinance No. 253 Selecting Option for Collection of Ad Valorem Property Tax Revenues
4	Sept. 18, 2001	Resolution URA 01-04 Making a Minor Plan Amendment to Acquire Property on Empire Blvd, on the Waterfront, on Newmark Avenue and within the historic downtown area.
5	Feb. 4, 2003	Resolution URA 03-01 Making a Minor Plan Amendment to adjust the boundaries to include the Newmark Avenue Widening Project
6	Nov. 7, 2006	Resolution URA 06-05 making a minor plan amendment to Article III.C, Phase III, paragraph 7 of the Plan to include Façade Improvements.
7	June 17, 2008	Resolution URA 08-04 making a minor plan amendment to Article III.C, Phase III, paragraph 7 of the Plan to include Business Recruitment and Retention
8	December 1, 2009	Ordinance No. 419 of City Council Amending the Plan to Remove Last Date for Issuance of Debt and Change Definition of Substantial Amendments
9	March 20, 2012	Resolution URA 12-02 Making a Minor Plan Amendment to authorize assistance for repair of the Dolphin Theater
10	July 21, 2015	Resolution 15-05 Deleting Section E Effective Period of the Plan
11	May 1, 2018	Resolution 18-03 Updating the Projects Section of the Plan
12	October 16, 2018	Ordinance No. 502 Substantial Amendment to increase MI and update Plan.
13	July 20, 2021	Ordinance No. 543 Increasing MI, adding projects and adding property to plan.
14	May 3, 2022	Ordinance No. 554 Substantial Amendment to add property to plan, for future development/construction of the combined Library/911 Communications Center
15	February 17, 2026	Resolution 26-02 Adding the ability to assist with private party acquisition and development of property.

I. INTRODUCTION

A. Statement of Purpose and Update

The Coos Bay-Empire District Urban Renewal Plan is being prepared to further encourage rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the City Council. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper development of the area. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the area.

The Coos Bay-Empire District Urban Renewal Plan presented in this document meets the requirement of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other federal, state, and local laws pertaining to urban renewal projects and plans.

The 2022 Amendment – The 14th Amendment added approximately 8.94 acres from the John Topits Park to the boundary to enable future development/construction of the combined Library/911 Communications center. This property is non-taxable so does not impact any of the financial analysis performed in the 13th Amendment.

B. Definitions

1. **Agency** means the Urban Renewal Agency of the City of Coos Bay.

2. **Blighted Areas** are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. Blight shall have the same meaning in this Plan as defined in ORS 457.010.

3. **Boundary** means the geographic and legal limits which encompass the Urban Renewal Area.

4. **City** means the City of Coos Bay, Oregon,

5. **City Council** means the Coos Bay City Council.

6. **Comprehensive Plan** means the Coos Bay Comprehensive Plan.

7. **County** means Coos County, State of Oregon.

8. **Lot** means a unit of land that is created by a subdivision, platting of land or described by metes and bounds and recorded in the land records of Coos County.

9. **Public Improvement Plan** means drawings: development standards and/or objectives designed to guide the improvement of public facilities and services in the Urban Renewal Area.

10. **ORS** means the Oregon Revised Statutes (State Law) and, specifically, Chapter 457, thereof.

11. **Persons** means any individual, family, business, association or corporate entity.

12. **Plan** means the Coos Bay-Empire District Urban Renewal Plan consisting of the text and accompanying exhibits.

13. **Planning Commission** means the Planning Commission of the City of Coos Bay, Oregon.

14. **Project** means any work or undertaking carried out under ORS 457.170in an urban renewal area.

15. **Projects or Activities** means the develop described in Section III herein.

16. **Property Owner** means any individual who owns property within the Coos Bay-Empire District Urban Renewal Area

17. **Renewal Area** means the Coos Bay-Empire Urban Renewal Area

18. **State** means the State of Oregon.

19. **Text** means the Urban Renewal Plan and Report Text for the Coos Bay Renewal Empire District Urban Renewal Area.

C. Goals and Objectives of the Urban Renewal Plan

The primary objectives of the Urban Renewal Plan are to improve the function, condition and appearance of the Urban Renewal Area and to eliminate existing blight and blighting influences in order to strengthen the Empire District's economy of the City of Coos Bay. The following objectives more specifically identify the purposes of the Urban Renewal Plan but shall not preclude the ability of the Urban Renewal Agency to consider or develop other appropriate project improvements within the Urban Renewal Area.

Overall Goal for the Urban Renewal Plan

The Urban Renewal Plan should provide for a more attractive living, working and shopping environment in the Empire District commercial area and along the waterfront. The commercial area which is located on Newmark Avenue between Norman Avenue and Wisconsin should continue and be revitalized as a general commercial center and as a commercial area providing services to tourists. The area should be enhanced in order to fulfill a greater role in serving the Empire District residents with a variety of cultural, recreational and social services.

The waterfront area should provide the focus for enhanced public and private tourist oriented recreational and commercial uses and activities. By facilitating an attractive waterfront, attention will be drawn to the Bay which will improve the connectivity between the commercial area and the waterfront. The Renewal Plan should serve as a catalyst for the revitalization of Empire Boulevard and the adjoining bayfront properties by providing viewpoints, expanded vistas and day use areas of interest.
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To accomplish these overall goals, the Urban Renewal Plan establishes the following objectives for the primary commercial area, the waterfront and the adjoining residential and general commercial area.

Primary Commercial Area

1. Create a distinct identity or theme.
2. Improve the physical and visual (aesthetic) environment through improvements such as entrance monuments, trees, benches, lighting and trash receptacles.
3. Provide pedestrian linkages including walkways and bikeways between the commercial area and the waterfront.
4. Provide adequate parking including spaces designed for RV's
5. Redevelop key properties that contribute to enhancing the visual and physical connections between the commercial area and the waterfront.
6. Assist businesses with improving their buildings consistent with an overall design theme.

Waterfront

1. Provide a pedestrian walkway/boardwalk along the waterfront that will attract tourist oriented commercial development.
2. Improve the boat ramp, as the need is identified, to include day use tie up facilities, additional lanes and parking and other user amenities.
3. Provide additional public open space and access to the bayfront expanding day use facilities, beach clean-up, etc.
4. Research and develop interpretive structures that provide historical and current information on logging, fishing, the shipping industry and the history of the Empire area.

Empire Boulevard and Bayfront

1. Coordinate with ODOT the improvement of Empire Boulevard to include improved travel lanes, storm drainage, viewpoint pull outs, a bike lane, and landscaping.
2. Provide a viewing platform, restrooms and interpretive structures at identified pull outs along the highway.

General Commercial and Residential Areas

1. Where necessary, construct and replace utility systems such as storm drains, sanitary sewers and overhead electricity lines.
2. Abate blighted and deteriorated structures.
3. Develop or redevelop vacant and underutilized property for resale or redevelopment. Acquisition will be by public assembly or by condemnation.
4. Provide pavement, curbs and sidewalks in existing substandard public rights of way.
5. Identify locations where small parks or open space areas can be developed.
6. Establish a low interest revolving loan fund for housing rehabilitation.

General District Objectives

1. Replace and repair utility systems such as sanitary sewers, storm drains, and overhead electrical lines.
2. Replace and build new streets, curbs, sidewalks, bike lanes, and street lighting fixtures as needed.
3. Develop or redevelop vacant and under-utilized property for resale or redevelopment. Acquisition will be by public acquisition or by condemnation, if necessary.
4. Assist in the development of a public library including site preparation.
5. Assist in environmental remediation in the Area.

D. Plan Administration

The Coos Bay-Empire District Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in **Exhibit 1** and further described in Section II, The Plan has been prepared by the Coos Bay staff, a subcommittee of the City Council, and a consultant for the City Council. The Urban Renewal Agency of Coos Bay shall administer the Plan in accordance with ORS 457, the Oregon Constitution and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference. (Urban Renewal Resolution 15-05, July 21, 2015 deleted former section E Effective Period of the Plan).

E. Maximum Indebtedness

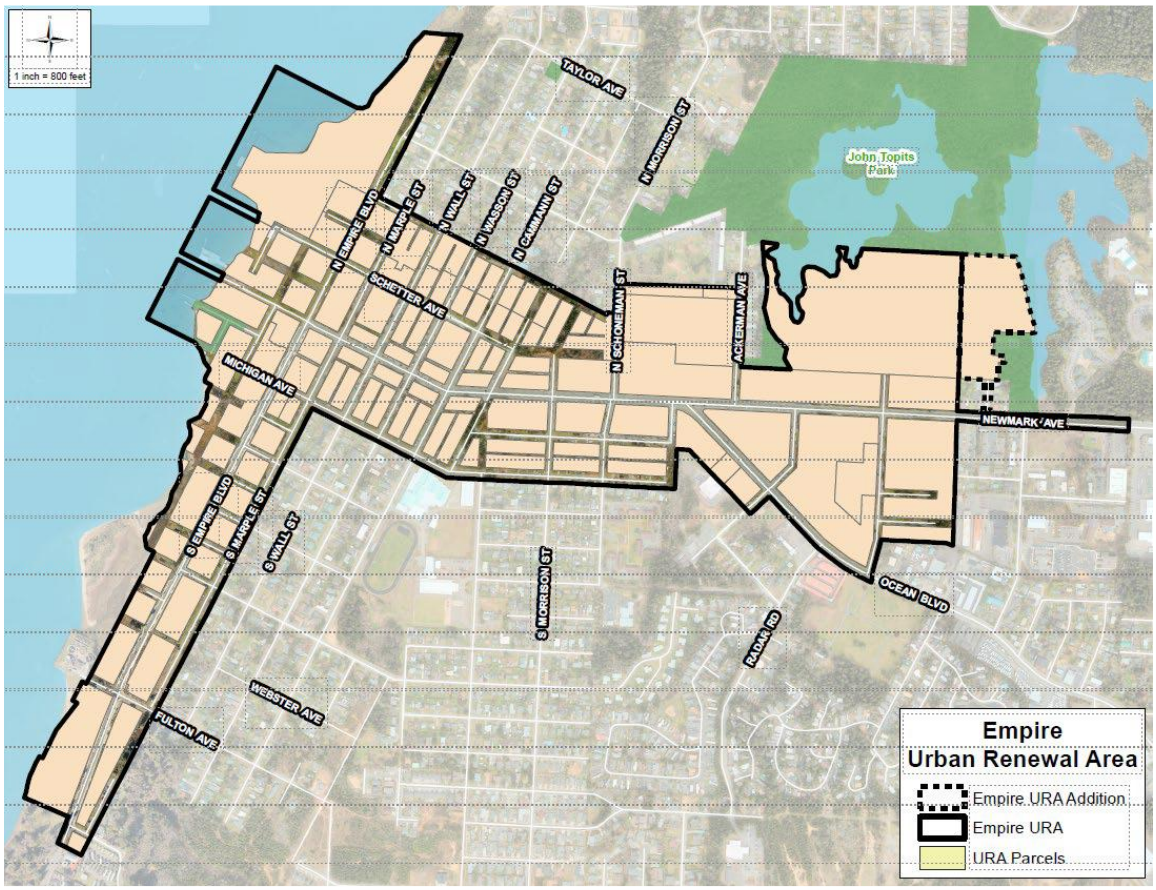
The maximum amount of indebtedness that may be issued or incurred under this Coos Bay Empire District Urban Renewal Plan is $29,000,000.

II. GENERAL DESCRIPTION OF LAND USE PLAN

A. Boundary

The Coos Bay-Empire District Urban Renewal Area includes land within the City of Coos Bay, Oregon as illustrated on Exhibit 1. A legal description of the renewal Area is included in the Appendix.

Exhibit 1 – Empire Urban Renewal Area Boundary



B. Land Use Plan, Zoning and Development Standards

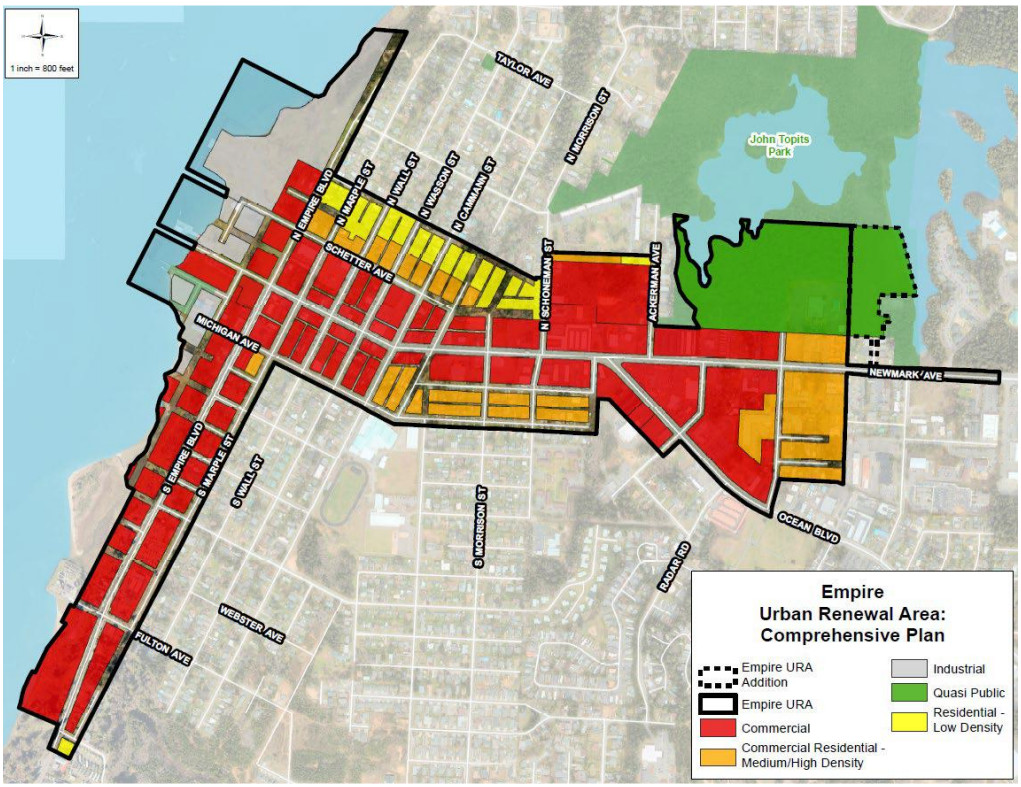
The following table describes the existing use of developable land within the district boundary.
The proposed land uses within the Urban Renewal Area (Area) are consistent with the city's Comprehensive Plan. The comprehensive plan designations are shown in Exhibit 2.

Table 1 – Empire Urban Renewal Existing Land Use

Land Use	Tax Lots	Acres	Percent of Acres
Commercial	151	60.28	28.17%
Residential	218	43.92	20.52%
Industrial	29	28.62	13.37%
Exempt	40	62.02	28.98%
Multi-Family	47	18.02	8.42%
Miscellaneous	7	1.15	0.54%
Total *	492	214.01	100.00%

* Right of Way (ROW) of 98.24 is not included in the above, total plan acreage is 312.25 with ROW

Exhibit 2 – Empire Urban Renewal Comprehensive Plan Designations



The existing zoning designations in the Area are illustrated in Exhibit 3 and tabulated in the following table. The purposes of each zone follow the map of the designations. Future land uses and development with conform to these designations as identified in this Plan and as updated from time to time in the Coos Bay Municipal Code.

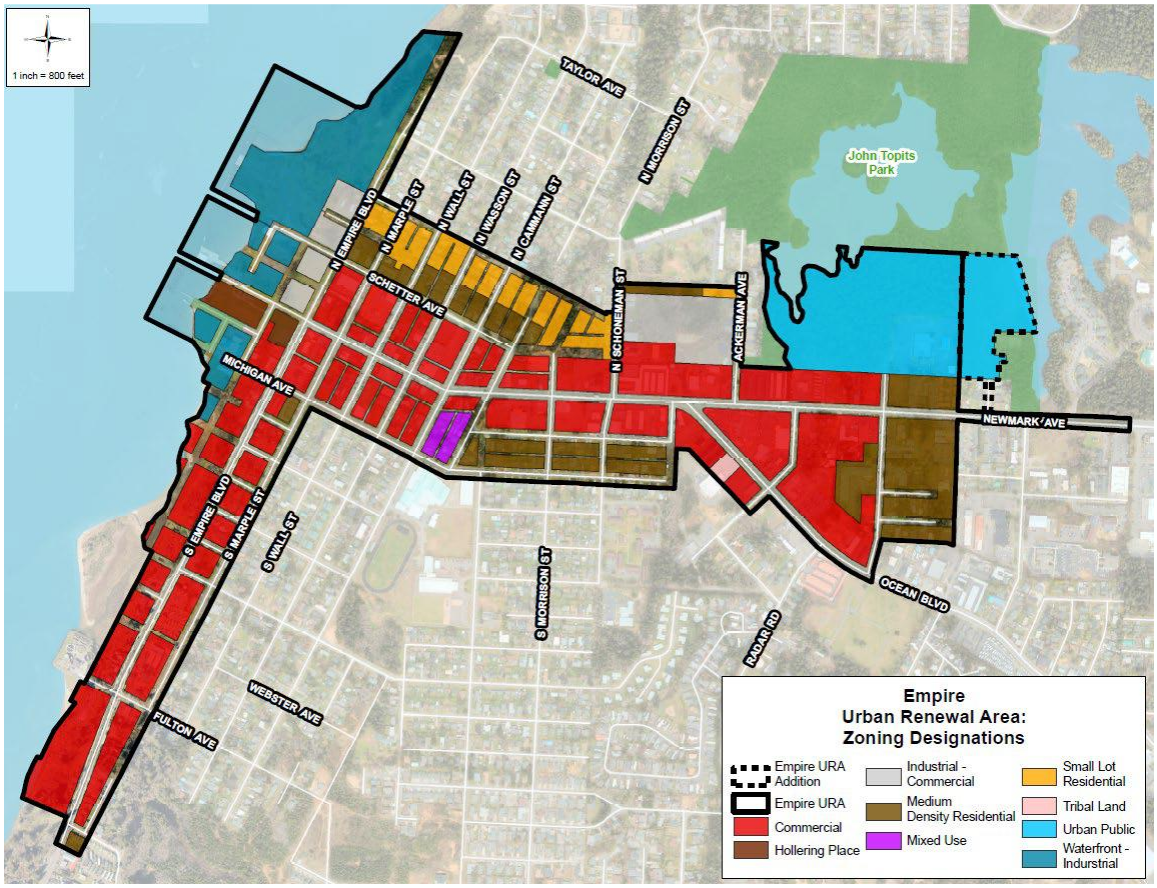
Table 2 – Empire Urban Renewal Zoning Designations

Zoning Designations	Parcels	Acreage	Percent of Acreage
Commercial	270	89.28	41.75%
Waterfront Industrial	24	28.8	13.46%
Medium Density Residential	106	28.47	13.30%
Industrial/Commercial	26	12.47	5.83%
Low Density Residential - 6	50	9.55	4.46%
Hollering Place	4	3.72	1.74%
Mixed Use	9	1.57	0.73%
Quasi-Public 1	2	39.49	18.45%
Trust Land	1	0.66	0.31%
TOTAL *	492	214.01	100.00%

* Right of Way (ROW) of 98.24 is not included in the above, total plan acreage is 312.25 with ROW

The use and development of land in the Urban Renewal Area shall be governed by the of Coos Bay's Comprehensive Plan and Zoning Ordinance. The following descriptions include the intent of the zoning designations as well as the permitted uses in each zoning district.

Exhibit 3 – Zoning Designations



Low Density Residential District (LDR)

17.220.010 Purpose. The LDR district designation has been established to be consistent with the Coos Bay Comprehensive Plan Land Use Plan 2000 and identify appropriate land uses and standards for single family neighborhood land uses.

Medium Density Residential District (MDR)

17.225.010 Purpose. The medium density residential (MDR) district is intended to provide for residential development opportunities, including manufactured homes, with a minimum density of 12 units per net acre and a maximum density of 16 units per net acre. The district is further intended to facilitate use of public transit, reduce the burdens of automobile related problems, and encourage efficient use of commercial services and public open space.

Commercial Districts (C and MX*)*

17.230.010 Purpose.

1) Commercial (C) District. These commercial areas are intended to provide for the regular shopping and service needs for the community and adjacent service areas. Typical allowed uses include convenience food markets, beauty and barber shops, bakeries and service industries. These areas are held to a high standard of site plan review due to the close proximity of residential zones. Development activity shall meet, as applicable, the design guidelines contained in this code and ensure that there is safe, interconnected, and multimodal transportation access to and within development sites.

(2) The mixed-use (MX) district requires mixed-use developments to provide the community with a mix of mutually supporting retail, service, office and medium- or high-density residential uses. The zone is designed to promote cohesive site planning and design that integrates, and interconnects two or more land uses into a development that is mutually supportive. It can provide incentives to develop a higher density, active, urban environment than generally would be found in a suburban community. This type of development is further expected to:
   (a) Achieve the goals and objectives of the city's comprehensive plan and capital facilities plans;
   (b) Enhance livability, environmental quality and economic vitality;
   (c) Maximize efficient use of public facilities and services;
   (d) Create a safe, attractive and convenient environment for a variety of uses including living, working, recreating and traveling by all transportation modes.

Industrial-Commercial District (I-C)

17.235.010 Purpose. It is the city's intent that industrial uses be encouraged in accordance with the comprehensive plan and that potential industrial areas be retained as an essential element for a vital economic base for the population of Coos Bay. The intent of this district is to provide suitable areas for a variety of industrial and commercial uses including manufacturing, wholesale trade and distribution activities. The industrial-commercial district is intended to contain uses that will not generate excessive noise, pollution, vibration, smoke, dust, gas, fumes, odors, radiation and other violation characteristics. Conditional uses are those which may have some violation characteristics that may be mitigated and where such uses may be appropriately sited in Coos Bay. Industrial-commercial districts are only intended to be located in areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets and highways.

Hollering Place *District* (HP)

17.250.010 Intent. The area encompassed by the Hollering Place zoning district is intended to be developed as a planned unit development (PUD) based on the guidelines and requirements outlined below and the Hollering Place master plan. A cohesive design celebrating historic seaside architecture, reclamation of native shoreline habitats, sustainability, interpretation of local history and reconnection to the water are unifying elements relevant to the zoning district.

Development on the site must complement and connect with the existing business district to the east and act as a catalyst to help spur additional development and investment in the Empire area. A small-scaled gateway development near the intersection of Newmark Avenue and Empire Boulevard should act as a connection to the existing business district and as an entry statement signaling the presence of the remainder of the project. Preserving and enhancing views is a key component and must be balanced with achieving the right development mix and ensuring access for people and vehicles. The myriad of weather and environmental factors is also significant as is making sure the new development is complementary to adjacent uses.

The master plan referred to herein (Municipal Code, Chapter 17.250) was prepared not as a detailed requirement, but as an example of the uses, property organization and development, site design, and architectural form and composition that can meet the intent of this code.

17.250.020 HP zoning subdistricts. The Hollering Place (HP) district shall be made up of two subdistricts described as follows:

(1) HP-1, Upper Bluff Area. The upper bluff area encompasses the area west of Empire Boulevard, south of Newmark Avenue for a distance of approximately 225 feet, and east of the HP-2 subdistrict at the bottom of the bluff. This area contains approximately 0.84 acre (36,779 square feet).

(2) HP-2, Lower Bench Area. The remainder of the zoning district includes the area at the bottom of the bluff east of Mill Street for a distance of approximately 260 feet south of Newmark and the area west of Mill Street, south of Newmark Avenue, east of the mean high-water line and north of Holland Avenue. This area contains approximately 2.11 acres (92,049 square feet). The area west of Mill Street and east of the mean high-water line is also designated Coos Bay estuary management plan 54-UW (urban water-dependent).

Urban Public District (UP)

17.255.010 Establishment of district designation. The urban public (UP) district applies to areas designated at the time of the adoption of the ordinance codified in this chapter. This designation may be applied to additional areas pursuant to a zone change.

Waterfront Industrial *District* (WI)

17.245.010 Intent. The W-I district is included in the zoning regulations to achieve the following city objectives:

(1) To reserve the waterfront for uses which require water access for successful operation.

(2) To support the economic well-being and stability of the city's maritime economy.

(3) To preserve lands determined to be exceptionally suited for water-dependent and water-related uses.

III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

The following projects and activities will be undertaken by the Renewal Agency to achieve the objectives of the Plan. The actions of the Renewal Agency to achieve the objectives will be undertaken in accordance with applicable federal, state, county and city laws and policies. The projects and activities are set forth as follows.

A. General Development and Redevelopment

The general approach of the Renewal Plan is to conform with the Comprehensive Plan of the City of Coos Bay. The Comprehensive Plan generally encourages commercial development along Newmark Avenue and Ocean Boulevard with adjacent high density and single-family residential development. The area to Empire Boulevard is planned for residential and commercial uses.

The Renewal Agency has prepared an Urban Renewal Plan for the area that will provide the physical improvements necessary to stimulate redevelopment and revitalization of the Renewal Area. The Urban Renewal Plan illustrates the planned improvements to the Renewal Area. The planned improvements to walkways, intersections, street trees, public open space and recreation amenities and parking are all intended to occur within the existing pattern of development. With these improvements, the Renewal Agency will assure that this part of the city is prepared for new development and the rehabilitation of existing properties.

The Renewal Agency will accomplish the renewal projects identified in the Plan by undertaking any land use, design, engineering or architectural plans , private party acquisition and redevelopment assistance and studies that are necessary for private party acquisition and development and contract purposes. The Agency will acquire all of the necessary' permits to complete the Agency’s projects.

B. Types of Projects

To encourage rehabilitation and redevelopment of commercial, vacant and residential land and aid in, the attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities, art at public open spaces and recreation uses. Improvements may occur within public rights of way, easements or on public property. The Renewal Agency will work with public and private utilities to make necessary modification and adjustments to implement the objectives of the plan.

C. Renewal Projects

The anticipated projects to implement the objectives of the Plan are described in the following section. The projects have been organized and grouped into three phases that reflect the incremental accumulation of project funding. The following is a description of the projects and the phases in which they will be implemented.

Phase I FY1996/97-1999/2000 – Phase I projects and programs include:

1. Gateway Improvements: Design and construction of monuments and landscaping to mark the entrances to the Empire District.

2. Empire Theme: Creation and implementation of a design theme to establish a historical character to the commercial and nearby residential areas.
3. Street Improvements: Improvements are planned for Newmark between Empire Boulevard and Wall Street. The purpose of these improvements is to create a pedestrian shopping environment by providing street trees, pedestrian crossings at intersections, benches and other street furniture consistent with a design theme.
4. To encourage rehabilitation and development of commercial, vacant and residential land and aid in the attraction of new businesses, the renewal agency may improve or construct public facilities and utilities including but not limited to sidewalks, parking areas, restrooms, pedestrian amenities and public open space and recreation uses. Improvements may occur within public rights of way, easements or on public property (Resolution URA 97-3, February 18, 1997).
5. Waterfront. Development of major open space/park and monument attraction. The purpose of the monument attraction is to attract motorists travelling on Newmark Avenue and Empire Boulevard to the waterfront. The expanded open space area is intended to provide more public amenity and recreation opportunity on the waterfront. Additional planned projects for the waterfront in this phase include vegetation clearing and viewpoint identification along Empire Boulevard and a general cleanup of the beach/bayfront area.
6. Housing Rehabilitation: Establishing a low interest housing rehabilitation revolving loan fund.

Phase II- FY2000/2001-2004/2005 – Phase II projects and programs include:

1. Waterfront: Rehabilitation and development of the old wharf structure or boardwalk for seasonal interpretive and commercial uses.
2. Street improvements: Continued improvement to Newmark Avenue, including the completion of the Newmark Avenue widening project. The **Newmark Avenue widening project** consists of: improvements along the general commercial length of Newmark Avenue from Ocean Boulevard to the District limits; and, improvements along Ocean Boulevard from Newmark Avenue to the District limits. Improvements include pavement, curb and sidewalks, bike lanes, and sanitary and storm systems. The Newmark Avenue widening project will require acquisition of land.

   Newmark Avenue Component:

   Redevelopment/rehabilitation and restriping of Newmark Avenue to include five (5) lanes at Ocean Blvd. heading east and transitioning back to three (3) lanes until a transition zone back to five (5) lanes beginning at Hull Street, with consistent five (5) lanes from LaClair to district boundaries. Sidewalks on one or both sides of the street, bike lanes on each side of the street, improvements to the stormwater system for the street. Includes the addition of a signal at the intersection of Newmark and LaClair Street will include acquisition of permanent and temporary easements for infrastructure improvements or construction periods. Project includes small wetland mitigation project due to development along Empire Lakes. Will include addition of less than five (5) fire hydrants to provide adequate hydrants in an area of the city that has sub-minimum hydrants for optimum safety.

Ocean Boulevard Component:

Redevelopment/rehabilitation and overlay and restriping of Ocean Boulevard from intersection with Newmark Avenue to district boundaries. To include some digouts as is required for the best resurfacing. May include some sidewalk repair and stormwater improvements. May include addition of fire hydrants to provide adequate hydrants in an area of the city that has sub-minimum hydrants for optimum safety.

Both the Newmark Avenue Component and the Ocean Boulevard Component will include acquisition of permanent and temporary easements for right of way, infrastructure improvements or construction periods.

Connecting work on LaClair Street and outside the district on Ocean Boulevard may also be completed as a part of this project using other, outside funds (Resolution URA 03-01 including Exhibit A, February 4, 2003).

Sidewalk improvements on existing residential streets.

Improvement of Empire Boulevard from Newmark Avenue to the City limits by ODOT to include a bike lane and sidewalks. Landscaping to be provided by the Renewal Agency.

Phase III FY2005/2006-2015/2016

1. Waterfront: Continued improvement to the pier/boardwalk by enhancing the facility for pedestrians, ship viewing and other commercial recreation activities
2. Street improvements: Pavement, sidewalks and curb and gutter to Main Street and Salmon Avenue. Sidewalks and curb and gutter to Mill Street. Improvements to Schetter Street including paving, sidewalks, curbs and stormwater management. Sidewalk improvements on Wall and Cammann Streets.
3. Complementary to the development of the gateways is the proposed development of an information kiosk and small garden at the intersection of Empire Boulevard and Newmark Avenue.
4. Planned improvements to Newmark and Michigan between Empire Boulevard and the waterfront. The purpose of these street, sidewalk and landscape improvements is to establish a strong pedestrian and vehicular connection between the waterfront and the primary commercial area.
5. Tourist Facilities: Development of two facilities specifically designed to provide for and attract additional tourist visitation to the Empire District. These facilities include: a viewing area along Empire Boulevard with interpretive kiosks and public restroom facilities; a parking lot on Newmark Avenue specifically designed to accommodate Recreational Vehicles (RVs).
6. Acquisition: It Is the intent of the Agency to acquire property adjacent to Empire Boulevard for a proposed motel development and a major bay viewing and day use site.
7. Façade Improvements: Provide financial assistance to owners and tenants to encourage enhancing the appearance and commercial viability of the District. Façade improvements include awnings, painting, and other changes to exterior building features that are described in the Agency's guidelines.
8. Business Recruitment and Retention: Provide financial assistance to owners and tenants to encourage commercial viability of the District. Business Recruitment

and Retention includes assistance with marketing, advertising, signage, training, and other efforts that support the revitalization, development, and sustainability of businesses in the urban renewal district.

9. Assistance to the Dolphin Theater Association for repair and renovation of the building located at 580 Newmark Avenue.

2018 Minor Amendment Priorities

1. Hollering Place Development – participate with the developer by providing incentives to facilitate the development at Hollering Place.
2. Façade Program - Provide financial assistance to owners and tenants to encourage enhancing the appearance and commercial viability of the District. Façade improvements include awnings, painting, and other changes to exterior building features that are described in the Agency's guidelines.
3. Street Improvements – Street improvements including pavement, sidewalks and curb and gutter as recommended by the city staff and approved by Agency.
4. Library - Assist in the construction of a new public library including land acquisition and a portion of the construction costs. The library would serve and benefit the District by providing the service of loaning books and media, providing for internet usage, providing magazines and newspapers to residents and providing a place for residents to meet. A library can provide the cornerstone for a successful business district as it brings residents to the District.
5. Signage – Construction of a welcome sign and/or a business directory sign.

2018 Substantial Amendment Priorities

1. Street, Curb, and Sidewalk Improvements: Traffic and pedestrian circulation, parking and other transportation deficiencies have been identified as issues in the urban renewal area. To remedy the deficiencies, is the intent of the Agency to participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets and sidewalks.

2021 Substantial Amendment Priorities

1. Brownfields remediation

   Remediation activities for properties within the Area, potentially including the Armory site.

2026 Amendment Priorities:

1. Provide funding assistance for the private party acquisition and redevelopment of property.

D. Acquisition and Disposition of Real Property

1. Acquisition

As described in the above phasing strategy, the intention of the Urban Renewal Agency is to acquire key parcels of land on Empire Boulevard, on the Waterfront, on

Newmark Avenue and within the historic downtown core area, defined as an area bounded by centerlines of Main Street on the East, Michigan Avenue on the South, Schetter Avenue on the North, and Empire Blvd. on the West (Resolution URA 01-04, September 18, 2001).

The Agency may also acquire property for a public library. The specific location will be added to the Plan upon successful purchase negotiations. The property acquired for the library is tax lot 2301. The library would serve and benefit the District by providing the service of loaning books and media, providing for internet usage, providing magazines and newspapers to residents and providing a place for residents to meet. A library can provide the cornerstone for a successful business district as it brings residents to the District.

The property acquired for the fire station is tax lots 1800, 1900 & 2200. The fire station would serve and benefit the District by providing improved fire and life safety response to the District.

Property designated to be acquired by the Agency in the 2021 Amendment includes:

- 25S1320BA08200
- 25S1320BA08201
- 25S1320AB01200
- 25S1320BA07901
- 25S1320BA07900
- 25S1320BD02100.

2. Disposition

The Agency may make land in the redevelopment area available to private developers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed for the purposes specified in the Urban Renewal Plan, and in accordance with applicable City zoning and code requirements. Real property may be conveyed by the Agency to the City or other public bodies without charge.

The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of the property for speculative purposes, and to ensure that development is carried out pursuant to this Urban Renewal Plan.

IV. GENERAL PLANNING ANALYSIS

The City of Coos Bay - Empire District - Renewal Plan conforms with the goals, objectives and implementation strategies of the City's Comprehensive Plan. This conclusion is based on a comprehensive review of the plan's Volume I - Plan Policy Document. The objectives, policies and strategies that are supportive or consistent with the intent of the Renewal Plan are described below.

Energy Conservation

Strategy EC.8 Coos Bay shall encourage the "infilling development of undeveloped parcels of land, within the city limits for residential and commercial purposes„ recognizing that such

development, located in the vicinity of established traffic corridors and in areas already serviced by electrical, sewer, and water lines, are more energy efficient than new construction in un-serviced undeveloped areas.

Historic Preservation

Strategy HP. Coos Bay shall assist the Committee for Citizen Involvement (CCI) in encouraging local historical, genealogical, Native American, and other interested groups to establish the desires of the community regarding historic sites by providing staff support and facilities, recognizing the need for cooperative community efforts in historic preservation.

Economic Development

Goal #1: Encourage and support economic growth.

Goal #2: Maintain and expand a diversified economy.

2.1 Encourage expansion of recreational, cultural and eco-tourism industries by supporting, enhancing and expanding amenities and infrastructure from waterfront development to lodging options, including shopping, arts and entertainment.

2.2 Direct public investments toward creating an attractive downtown and waterfront setting that enhances Coos Bay and the Empire districts as areas where people want to live and do businesses

2.3 Pursue the implementation of the Hollering Place Master Plan, adopted December 2, 2008, to create a public activity area on the waterfront that serves residents and visitors; rebuild the dilapidated dock to promote more water-related activities; and, complement surrounding properties while connecting with the existing business district. A plan amendment from industrial to commercial or mixed-use will be required.

Goal #4: Work to retain, expand and strengthen existing local businesses.

4.1 Continue to support the creation of outdoor public gathering spaces as a way to strengthen community interaction with local businesses.

4.2 Continue to offer programs that strengthen local businesses.

4.3 Facilitate business investment and development by offering programs to fit their needs.

Goal #6: Maximize use of Coos Bay's unique geographic and recreational assets and cultural heritage.

6.3 Promote the waterfront as key to a recreational center and opportunity to increase awareness of Coos Bay's rich maritime and logging history.

Conformance to Comprehensive Plan Statement:

The Plan conforms to the Economic Development Section of the Comprehensive Plan as the projects to be undertaken by the Agency will support economic development in the Area. Storefront loans will improve the look of the Area, improved signage will help identify the Area, street improvements will improve the transportation options for automobile, pedestrian and bicycle traffic.

Public Facilities and Services

Strategy PFS.7 Coos Bay shall continue investigate ways to finance the separation of its storm and sanitary sewer waste including the appropriateness of bonds, serial levies, systems development charges, property taxes and any other means, recognizing that the city deems the correction of this problem is vital to the health and well-being of residents and the environment.

Transportation

Goal 1: Transportation facilities designed and constructed in a manner to enhance Coos Bay's livability and meet federal, state, regional and local requirements.

Policy:

a. Maintain the livability of Coos Bay/North Bend through proper location and design of transportation facilities.

Goal 2: A balanced transportation system

a. Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps and the Development Code and Engineering Design Manual and Standard Drawings requirements.
b. Provide connectivity to each area of Coos Bay for convenient multi-modal access. Ensure pedestrian, bicycle, transit, and vehicle access to waterfront, schools, parks, employment and recreational areas by identifying and developing improvements that address connectivity needs.
c. Develop neighborhood and local connections to provide adequate circulation into and out of neighborhoods.

Goal 3: A safe transportation system

a. Design streets to serve anticipated function and intended uses as determined by the Comprehensive Plan.
b. Provide satisfactory levels of maintenance to the transportation system in order to preserve user safety, facility aesthetics, and the integrity of the system as a whole.

Goal 4: An efficient transportation system that reduces the number and length of trips, limits congestion, and improves air quality.

Goal 5: Transportation facilities that serve and are accessible to all members of the community

a. Construct transportation facilities to meet the requirements of the Americans with Disabilities Act.

Goal 6: Implement the transportation plan by working cooperatively with federal, state, regional, and local governments, the private sector and residents. Create a stable, flexible financial system.

a. Provide adequate funding for maintenance of the capital investment in transportation facilities.

The Plan conforms to the Transportation Section of the Comprehensive Plan as the projects to be undertaken by the Agency will support economic development in the Area. Street improvements will improve the transportation options for automobile, pedestrian and bicycle traffic.

Recreation and Open Space

Goal: The city shall endeavor to satisfy the recreational needs of its citizens and visitors.

Strategy R.4 Coos Bay shall continue to recognize and encourage on recreational opportunities in proportion to population growth. The city recognizes that future generations have a right to an equal level of recreational opportunities enjoyed by present residents. This strategy shall be implemented by consideration of all possible finance and land acquisition methods.

Public Facilities and Services

Goal: The City of Coos Bay shall encourage the timely, orderly, and efficient development of public facilities and services deemed adequate by the community. Therefore, to the maximum extent financially possible, the city's growth shall be guided and supported by types and levels of public facilities and services appropriate for the current and long-range needs of Coos Bay's present and future residents**.**

PFS.1 Coos Bay shall continue to exercise sound fiscal management of the community's financial resources in order to provide the community with the highest possible return of essential public facilities and services recognizing that the cost of essential facilities and services are subject to inflationary pressures while local taxpayers are limited to their ability to underwrite general community growth.

In addition to the specific goal for public services, the analysis of needs in the Comprehensive Plan states in Section 5.4 starting on page 58:

"3. Public Library. The library provides a reference and information service to area residents and also houses additional space for public meetings and private gatherings. Budgetary cutbacks have slowed or curtailed many of the services previously provided by the library, while a continued increase of its use has been experienced. Growth of the library collections has made expansion of the library into the cultural center necessary. However, minor remodeling will have to occur before the expansion can take place."

Finding:

The age, wear and location of the current library in a floodplain area necessitate its replacement with a larger facility at a new location to continue as Coos Bay's premier community cultural and recreational resource. The library provides a reference and information service to area residents and also houses additional space for public meetings and private gatherings. The academic, leisure and cultural resources of the library support a variety of educational, social and recreational opportunities for the Coos Bay community. Remediation of brownfields will improve economic development opportunities by providing sites for future development.

CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY

The City of Coos Bay Economic Opportunity Analysis was completed in June of 2009.

Economic Development Goals

Goal #1: Encourage and support economic growth.
Goal #2: Maintain and expand a diversified economy.
Goal #3: Recruit businesses.
Goal #4: Work to retain, expand and strengthen existing local businesses.
Goal #5: Recruit sustainable industries and industries that provide "green-collar" jobs.
Goal #6: Maximize use of Coos Bay's unique geographic and recreational assets and cultural heritage.

Community Economic Development Objectives

- Create a more diversified economy.
- Become ready for economic opportunities aligned with 21st century trends.
- Promote housing necessary for economic development and enhanced quality of life.
- Encourage a range of housing types at different price points (including, but not limited to first-time home owners, workforce housing, and retirees).
- Support the creation of necessary improvements to the Oregon International Port of Coos Bay to attract and stimulate economic opportunities.
- Increase the City's short-term availability of industrial and commercial sites.
- Update the City's Buildable Lands Inventory (BLI) to reflect truly buildable land.
- Serve as a regional hub for commercial and professional support services.

The Plan conforms to the City of Coos Bay Economic Opportunity Analysis as the projects to be undertaken by the Agency will support economic development in the Area. Storefront grants will improve the look of the Area, improved signage will help identify the Area, street improvements will improve the transportation options for automobile, pedestrian and bicycle traffic.

V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Renewal Plan provides the opportunity for property in the district to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Renewal Agency will establish a

Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses, and other payments as deemed necessary.

All relocation activities will be undertaken, and payments made in accordance with the requirements specified in the Oregon Revised Statutes Chapter 281.

VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS

A. General Description of Financing Methods

The Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Renewal Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Agency, the City Council of the City of Coos Bay may, as necessary to achieve plan objectives, issue revenue bonds, certificates, notes, for local improvement or special assessment districts and seek general obligation bonds to assist in completing projects earlier or in financing the Plan General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or in financing the Plan. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or any other indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS 457.

B. Self-Liquidation of Cost of Projects

The Plan may be financed, in whole or in part by self-liquidation of costs of the Plan as provided in ORS 457.420 to 457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Area shall be divided as provided in OR 457.450. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in real market value of property located in the Renewal Area, or part thereof, over the real market value specified in the certificate or amendment to the of the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the agency and shall be used to pay the principal and tax-interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Plan.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City in connection with preplanning of this Plan may be repaid by tax increment revenues from the Renewal Area when if such funds are available as provided by ORS Chapter 457.

D. Completion of Projects

Upon completion of the projects identified in this Plan or subsequent amendments to this Plan, and provision for the satisfaction of all outstanding indebtedness, the division of taxes under ORS 457.420 to 457.450 shall cease as provided by ORS457.450.

VII. RENEWAL PLAN AMENDMENTS

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document "**substantial amendment**" means:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the maximum amount of bonded indebtedness excluding bonded. Urban renewal indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan (Extending date and revisions to boundary other than the permitted 1% extending the term of the Plan deleted from the Plan by City Council Ordinance No. 419, December 1, 2009).

Minor amendments shall be approved by Resolution of the Renewal Agency.

Presentation of any amendment to the Agency or Council shall be accompanied by the recommendations of staff.

Any amendments to planned uses which result from amendment of the underlying, Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan, in that the City's process for Code Text and Plan Map amendments requires analysis and public involvement.

APPENDIX A:
LEGAL DESCRIPTION

Legal Description of amended urban renewal area boundary

Beginning at a point on the high-water line on the eastern shore of Coos Bay, said point being North a distance of 961.00 feet and West a distance of 1622.72 feet from the Southeast Corner of Section 19, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;
thence, South 69° 35' East to the westerly right-of-way line of Cape Arago State Highway;
thence, Southwesterly along said westerly right-of-way line a distance of 214.50 feet;
thence, South 66° 26' East a distance of 190 feet, more or less, to the easterly right-of-way line of South Marple Street extended;
thence, Northeasterly along the said easterly right-of-way line of South Marple Street extended and South Marple Street to the south right-of-way line of Michigan Avenue;
thence, Southeasterly along the said south right-of-way line of Michigan Avenue to the east right-of-way line of Woolridge Street;
thence, North along the east right-of-way line of Woolridge Street to the south right-of-way line of Salmon Avenue extended, said point also being the northeast corner of the Plat of Neese's Addition to Empire and the northwest corner of that parcel described in Coos County Deed Records No. 87-11-8842;
thence, North 88° 27' East along the north line of said parcel a distance of 95.07 feet;
thence, continuing along said parcel boundary South 47° 09' East a distance of 600 feet to the west right-of-way line of Wallace Avenue, said point being located North 66° 33' West a distance of 1732.65 feet from the east 1/4 corner of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;
thence, continuing South 47° 09' East a distance of 60 feet to the easterly right-of-way line of Wallace Avenue;
thence, Northeasterly along said east right-of-way line of Wallace Avenue to the south right-of-way line of Empire-Coos Bay State Highway, also known as Ocean Boulevard;
thence, Southeasterly along the south right-of-way line of Ocean Boulevard to the east right-of-way line of Norman Avenue extended;
thence, Northeasterly along the east right-of-way line of Norman Avenue extended and Norman Avenue to the northwest corner of that parcel described in Coos County Deed Records No. 92-08-0607;
thence, North 89° 37' East a distance of 488.28 feet to a point on the north property line of that parcel described in Coos County Deed Records No. 92-06-1082;
thence, South 71° 01' East a distance of 32.90 feet to the east line of Section 20;
thence, Northerly along the east line of Section 20 to the south right-of-way line of Newmark Avenue;
thence, Easterly along the south right-of-way line of Newmark Avenue to the northeast corner of Allison's Addition, said point also being located on the east line of the northwest quarter of the northwest quarter of Section 21, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;
thence, Northerly along said sixteenth section line to the north right-of-way line of Newmark Avenue;
thence, Westerly along said right-of-way line to the east line of Section 20, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon;
thence, Northerly, along said east line of Section 20 to a point being S1° 35' 30" East a distance of 925 feet, more or less, from the northeast corner of Section 20, said point also being the northeast corner of the unrecorded Plat of Empire Commercial Tracts;
thence, West along said tracts to the east right-of-way line of Ackerman Street;

thence, North along the east right-of-way line of Ackerman Street a distance of 589 feet, more or less;
thence, West a distance of 60 feet to the west right-of-way line of Ackerman Street, said point being South 71° 23' East a distance of 1041.25 feet from the north 1/4 corner of Section 20;
thence, South 89° 27' West a distance of 914 feet, more or less, to the west right-of-way line of Schoneman Street;
thence, South along the west right-of-way line of Schoneman Street a distance of 225 feet, more or less, to the northeast corner of that parcel described in Coos County Deed Records No. 70-45858;
thence, along the north line of said parcel a distance of 61.45 feet to the north-south 1/4 section line of Section 20, said point also being S 1° 33' 20" East a distance of 571.41 feet from the north 1/4 corner of Section 20;
thence, along said north-south 1/4 section line South 1° 33' 20" East a distance of 10.10 feet to the north right-of-way line of Jackson Avenue;
thence, Northwesterly along the north right-of-way line of Jackson Avenue to the east right-of-way line of North Empire Boulevard;
thence, Northeasterly along the east right-of-way line of North Empire Boulevard to the north line of the William H. Harris Donation Land Claim No. 37;
thence, South 86° 35' 51" West along the north line of said Donation Land Claim extended a distance of 120 feet, more or less, to the high-water line on the eastern shore of Coos Bay;
thence, following the boundary of the North Bay Urban Renewal Plan as developed for Coos County by CH2M Hill (Oct. 1986), Southwesterly along said high water line to the north right-of-way line of Harris Avenue;
thence, North 66° 26' West along the north right-of-way line of Harris Avenue and Harris Avenue extended to a line bearing North 23 ° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;
thence, South 23° 34' West along said line to the north right-of-way line of Schetter Avenue extended;
thence, South 66° 26' East along the north right-of-way line of Schetter Avenue extended to the high-water line of Coos Bay;
thence, Southwesterly along the high-water line to the south right-of-way line of Schetter Avenue;
thence, North 66° 26' West along the south right-of-way line of Schetter Avenue and Schetter Avenue extended to a line bearing North 23° 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;
thence, South 23° 34' West to the north right-of-way line of Newmark Avenue extended;
thence, South 66° 26' East along the north right-of-way line of Newmark Avenue extended to the high-water line of Coos Bay;
thence, Southwesterly along the high-water line to the south right-of-way line of Newmark Avenue;
thence, North 66° 26' West along the south right-of-way line of Newmark Avenue and Newmark Avenue extended to a line bearing North 230 34' East which lies 50 feet west of and perpendicular to an existing receiving dock;
thence, South 23° 34' West along said line to the centerline of Michigan Avenue extended;
thence, South 66° 26' East along the centerline of Michigan Avenue extended to the high water line;
thence, Southwesterly along said line to the Point of Beginning, said point being located on the high water line on the eastern shore of Coos Bay.

APPENDIX B
ORS Requirements

The following matrix describes where in the Urban Renewal Plan the requirements of ORS 457.085 are satisfied.

ORS Requirement	Applicable Urban Renewal Plan Sections
457.085(2)(a)	III
457.085(2)(h)	I, III, VI
457.085(2)(c)	I, VIII
457.085(2)(d)	IV
457.085(2)(e)	II
457.085(2)(f)	V
457.085(2)(g)	III, V
457.085(2)(h)	VII