

Coos Bay Empire Urban Renewal District Plan 13<sup>th</sup> Amendment

Deletions are shown in ~~strikeout~~ and additions in *italics*.

Added to table on the page 3 of changes in Plan:

12	November 2018	Ordinance No. 502 increasing the MI
13	July 2021	Ordinance No. -- Increasing MI, adding projects and adding property to boundary.

**I. INTRODUCTION**

**A. Statement of Purpose *and Update***

*2021 Amendment:*

*The 13th Amendment added property to the boundary, added projects and increased the maximum indebtedness of the Plan. The Empire Urban Renewal District (District) is a suitable area of the city to facilitate the construction of a library that is out of the tsunami inundation zone. In the 2018 Amendment the City Council increased the maximum indebtedness to the limit allowed in the statute for a city council alone. The increase of maximum indebtedness in the 2021 Amendment required written concurrence of taxing districts representing 75% of the permanent rate levy for the Coos Bay Empire Urban Renewal District. The taxing districts approving the increase were \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_. (These will be inserted once they are completed)*

**C. Goals and Objectives of the Urban Renewal Plan**

**General District Objectives**

- 4. Assist in the development of a public library including site preparation.
- 5. Assist in environmental remediation in the Area.

**B. Maximum Indebtedness**

The maximum amount of indebtedness that may be issued or incurred under this Coos Bay Empire District Urban Renewal Plan is ~~\$18,890,011~~ *\$29,000,000*.



**B. Land Use Plan, Zoning and Development Standards**

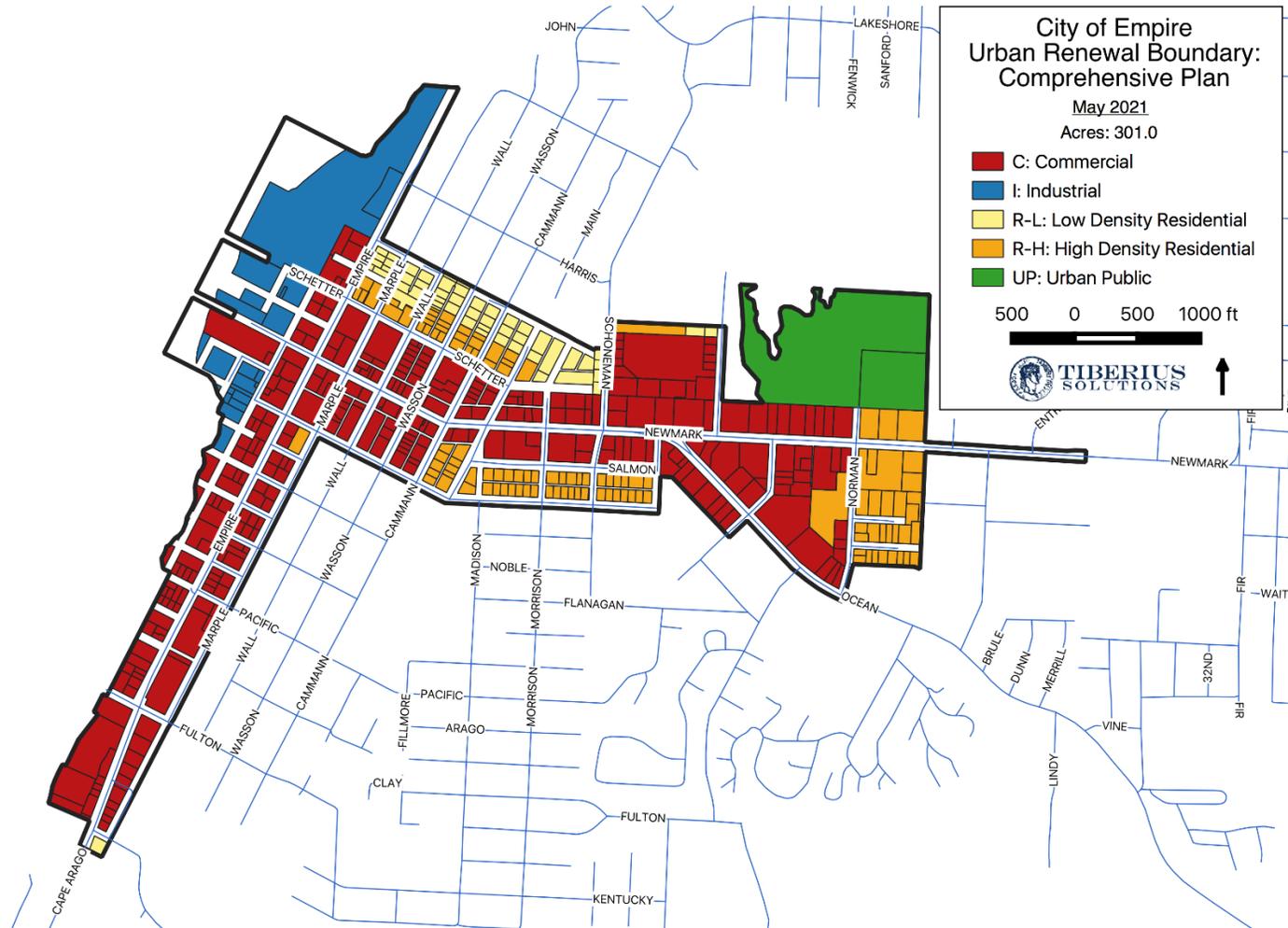
Table 1 deleted and new table inserted:

Land Use	Tax Lots	Acres	Percent of Acres
Commercial	151	60.28	34.54
Residential	218	43.93	25.17
Industrial	29	28.62	16.40
Exempt	38	22.53	12.91
Multi-Family	47	18.02	10.33
Miscellaneous	7	1.15	0.66
Total	490	174.52	100.00

*Table 1 – Empire Urban Renewal Existing Land Use*

<i>Land Use</i>	<i>Tax Lots</i>	<i>Acres</i>	<i>Percent of Acres</i>
<i>Commercial</i>	<i>151</i>	<i>60.28</i>	<i>29.36%</i>
<i>Residential</i>	<i>218</i>	<i>43.92</i>	<i>21.39%</i>
<i>Industrial</i>	<i>29</i>	<i>28.62</i>	<i>13.94%</i>
<i>Exempt</i>	<i>40</i>	<i>53.35</i>	<i>25.98%</i>
<i>Multi-Family</i>	<i>47</i>	<i>18.02</i>	<i>8.78%</i>
<i>Miscellaneous</i>	<i>7</i>	<i>1.15</i>	<i>0.56%</i>
<i>Total</i>	<i>492</i>	<i>205.34</i>	<i>100.00%</i>

Figure 2 - Empire Urban Renewal Comprehensive Plan Designations (former map deleted and new map inserted).



For the existing zoning to be consistent with the Urban Renewal Plan, the following changes will be initiated by the City of Coos Bay.

The area from Newmark Avenue south and west of Mill Street should be changed from W-1, Water Dependent Industrial to Commercial C-2. The area between Empire Boulevard and Mill Street and Newmark Avenue and Jackson Avenue should be changed from Industrial Commercial to Commercial C-2. The area between Empire Boulevard and Marble Street and from Wisconsin to Michigan should be changed from Commercial C-2 to Residential R-2. Some of the areas from Empire Boulevard to the Bayfront should be changed from Commercial C-2 to Quasi-Public QP. All of these changes should be completed within one year of the adoption of the Urban Renewal Plan.

Table 2 deleted and new table inserted:

Zoning Designation	Tax Lots	Acres	Percent of Acres
C - Commercial	270	89.28	51.16
WI - Waterfront Industrial	24	28.80	16.50
MDR -16 -Medium Density Residential	106	28.47	16.32
IC - Industrial/Commercial	26	12.47	7.15
LDR - 6 - Low Density Residential	50	9.55	5.47
HP - Hollering Place	4	3.72	2.13
MU - Mixed Use	9	1.57	0.90
TL - Trust Land (Tribal)	1	0.66	0.38
Total	490	174.52	100.00

Table 2 - Empire Urban Renewal Zoning Designations

<b>Zoning Designations</b>	<b>Parcels</b>	<b>Acreage</b>	<b>Percent of Acreage</b>
<i>Commercial</i>	270	89.28	43.48%
<i>Waterfront Industrial</i>	24	28.8	14.03%
<i>Medium Density Residential</i>	106	28.47	13.86%
<i>Industrial/Commercial</i>	26	12.47	6.07%
<i>Low Density Residential - 6</i>	50	9.55	4.65%
<i>Hollering Place</i>	4	3.72	1.81%
<i>Mixed Use</i>	9	1.57	0.76%
<i>Quasi-Public 1</i>	2	30.82	15.01%
<i>Trust Land</i>	1	0.66	0.32%
<b>TOTAL:</b>	492	205.34	100.00%



The entire section on zoning district definitions was deleted and the new section inserted.

### **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:*

- 1. (a) Achieve the goals and objectives of the city's comprehensive plan and capital facilities plans;*
  - 2. (b) Enhance livability, environmental quality and economic vitality;*
  - 3. (c) Maximize efficient use of public facilities and services;*
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4. *(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:*

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(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**

### **D. Acquisition and Disposition of Real Property**

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

- 25S1320BA08200
  - 25S1320BA08201
  - 25S1320AB01200
  - 25S1320BA07901
  - 25S1320BA07900
  - 25S1320BD02100.
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## **2021 Substantial Amendment Priorities**

### *1. Brownfields remediation*

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

## **IV. GENERAL PLANNING ANALYSIS**

The following sections were added:

### ***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*

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*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.*

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