

The City of Coos Bay

500 Central Avenue | Coos Bay, OR 97420 | 541-269-1181 | www.coosbayor.gov

REQUEST FOR DEVELOPMENT PROPOSALS



Downtown Coos Bay, Oregon

Approximately 0.22-acres m/1 of readily available land,
ideally suited for Mixed-Use development in
Oregon's largest coastal city

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.

Contents

Introduction.....	3
Site Features	3
Development Goals / Objectives	5
Submission Requirements	6
Required Materials	6
Timeline.....	7
Evaluation Criteria	7

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.

Introduction

The City of Coos Bay (“City”) seeks development proposals for the former municipal fire station site at 150 South 4th Street, also identified as current Tax Lot 7400 on Coos County Assessor Map Number 25S 13W 26CC.

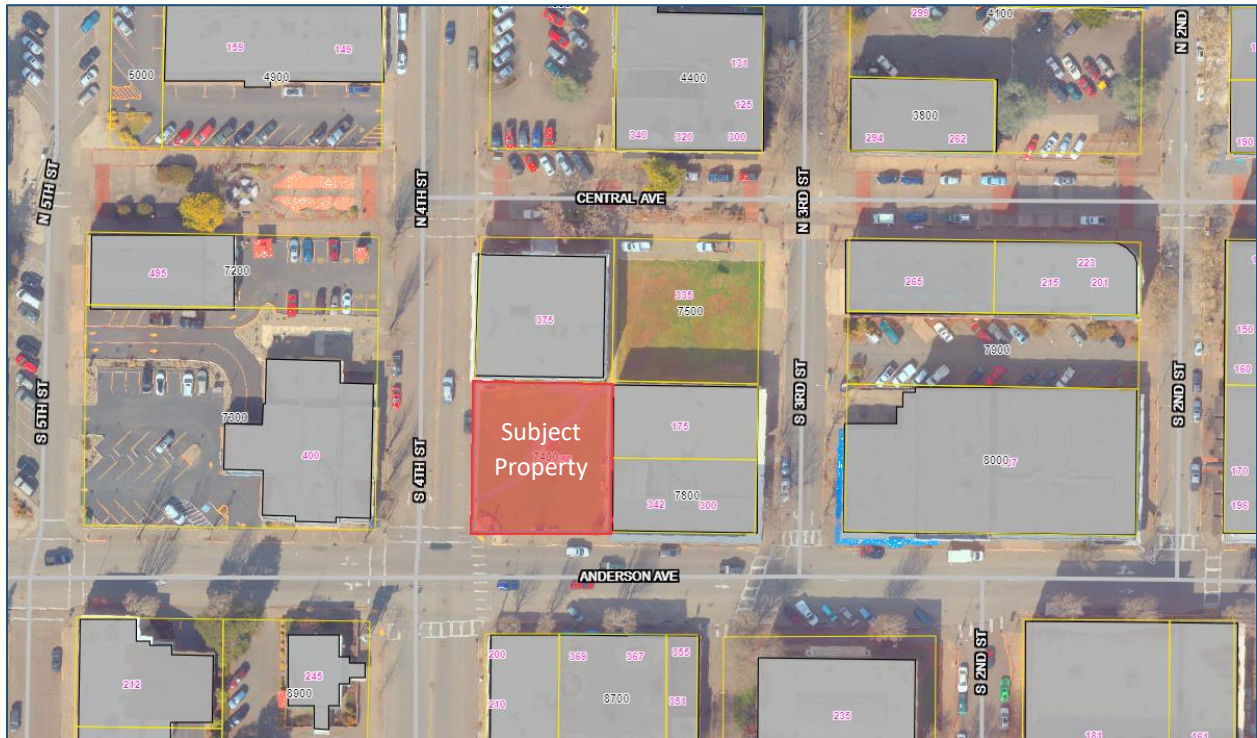


Figure 1. Subject Property

Site Features

Opportunities

The property is centrally located at one of the City’s busiest intersections, connecting traffic between the Downtown and Empire Districts, and is just three (3) blocks from Highway 101. It is within three (3) miles of major employers such as Bay Area Hospital and North Bend Medical Center, within four (4) miles of Southwest Community College, and within five (5) miles of Southwest Oregon Regional Airport.

The property is within the City of Coos Bay Downtown Urban Renewal District, Downtown Parking District, and Downtown Main Street District. Development of this property can be incentivized by capitalizing on the City of Coos Bay [Multi-Unit Property Tax Exemption Program](#) (MUPTE) and the Oregon Bay Area Enterprise Zone. Engagement with the South Coast Development Council, Inc. ([SCDC](#)) is recommended to determine whether there are other economic opportunities available that will facilitate the desired development.

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.

Environmental

The property is cleared of all structures, it is topographically flat, and has been cleared by the Oregon Department of Environmental Quality. Like most properties in Downtown, the property is within a [FEMA Floodplain](#). The property is located in the City's downtown corridor. The downtown corridor was built on historic dredge fill. The fill is known to be subject to liquefaction, high groundwater, and tidally influenced. Any structure proposed on this property would most likely have to be a pile supported structure. Based on previous reports in the downtown area, the piles could be up to 150 to 200 feet deep. The number of piles would depend on the structure.

A 2024 appraisal finds the highest and best use of the property is for commercial or office uses in conjunction with residential uses on upper floors. A geotechnical evaluation will be necessary to determine the project specific development needs. An ALTA survey of the property is underway.

Infrastructure

Transportation and utility infrastructure improvements are in place in the adjacent 4th Street and Anderson Avenue rights-of-way. The property is served by the City of Coos Bay wastewater and stormwater utilities. Water needs are served by the Coos Bay-North Bend Water Board. Energy needs can be served by Pacific Power and NW Natural. Telecommunications/fiber is available through Douglas Fast Net, Frontier Communications, and Spectrum. System Development Charges (SDCs) are not currently being assessed; the City has enacted a temporary moratorium on SDCs.

Land Use and Development Standards

The property is within the City's Mixed-Use ([MX](#)) zone district, intended to provide the community with a mix of mutually supporting retail, service, office, and residential uses. The community has expressed interest in needing a dry cleaner, shoe repair, fish market, men's clothing store and businesses that provide everyday services – grocery stores etc."

Parking

The property's location within the Downtown Parking District means that off-street parking is not required for development. Multiple public parking lots are near the property and available for public use.

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.



Figure 2. Nearby Public Parking Lots

Site plan and floodplain development land use reviews will be required prior to site development and building construction permits. The City is committed to working in good faith with the development community to see a mutually beneficial project move forward on this site.

Development Goals / Objectives

Economic development and revitalization are a primary goal of the City of Coos Bay. The City envisions a new development on the property that provides a mix of uses to further revitalize and enhance the economic vitality of the Downtown area. Development proposals for the property should complement the surrounding Downtown both functionally and aesthetically.

Property ownership can be negotiated with the City of Coos Bay. Depending on the quality and type of proposal submitted, there may be opportunity for a public-private partnership between the City of Coos Bay Urban Renewal District (URD) and a private entity.

Reference Links:

City of Coos Bay GIS Maps - <https://coos-bay-gis.maps.arcgis.com/home/index.html>

City of Coos Bay Development Code – <https://www.codepublishing.com/OR/CoosBay/#!/CoosBay17/CoosBay17.html#17>

City of Coos Bay Downtown Urban Renewal Plan - <https://www.coosbayor.gov/community/urban-renewal/downtown-ura>

City of Coos Bay Application Forms – <https://www.coosbayor.gov/services/documents-permits/find-a-document>

Coos Bay Community Profile – <https://bit.ly/43XMsdS>

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.

Submission Requirements

The City seeks Letters of Interest from interested development teams. City staff will review Letters of Interest to make a recommendation to the City of Coos Bay Urban Renewal Agency (URA). Presentations will be scheduled with top applicants and the URA. Selection of the preferred development proposal is anticipated thereafter.

Please submit Letters of Interest to:

Chelsea Schnabel, AICP, CFM
Community Development Director
cschnabel@coosbayor.gov
(541) 269-1181 x3531

City of Coos Bay
Community Development Department
500 Central Avenue
Coos Bay, OR 97420

The selected development team(s) will be granted exclusive negotiation rights with the City of Coos Bay for a 120-day period. A non-refundable security deposit of \$1,000 (Security Deposit) must be submitted to the City upon notification of selection to enter exclusive negotiations. A percentage of the Security Deposit may be refunded in the event a development agreement (Development Agreement) cannot be reached within a 120-day period assuming a good faith effort.

Required Materials

Cover Letter

Provide a signed cover letter from an authorized officer or director of the development team submitting the proposal. The cover letter must summarize the proposed development, identify the person(s) authorized to represent the development team, and indicate the level of financial partnership, if any, desired with the City.

Development Program and Design

Describe how the proposal will meet the development goals and objectives. Address each of these specific items to the extent relevant:

- Housing: type/units/size
- Commercial/Public Space: type/units/size
- Parking: on/off-site
- Design Aspects and Quality Standards (drawings are highly recommended)
- Relationship to Adjacent Uses and to the Downtown
- Development Timeline

Development Team Capability

Outline the development team, including:

- Principals, Members, and/or Owners
- Project Manager
- Ownership Entity
- Development Experience
- Status and Locations of Current Projects

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.

- References

Developer Financial Capability

- Conditional financing agreements are strongly encouraged, but not required.
- Provide:
 - Pro forma showing sources and use of funds for acquisition and development.
 - Sources and amount of cash available to meet equity requirements of the proposed undertaking.

Developer Commitment

- As a condition to accept any proposal, the selected developer agrees to reimburse the City for the cost of the property survey (\$3,500) and appraisal (\$2,750).

Timeline

The City will review Letters of Interest as those are received. Top applicants will be invited to present their proposals to the City of Coos Bay URA. Once a preferred development proposal is selected, the City will enter negotiations with the selected development team.

Letters of Interest will continue to be accepted by the City until such time as the City has entered into a development agreement with a development team.

Evaluation Criteria

All complete and responsive submittals will be evaluated by the City of Coos Bay. The evaluation will be based on the information submitted as well as any related information that the City may discover in analyzing or verifying information submitted in the proposal; or subsequently requested. The following additional criteria will be considered in evaluating responsive proposals:

- Extent the development proposal meets the development goals and objectives.
- Extent the development proposal demonstrates quality site planning concepts, architectural design and character, and urban design considerations.
- Price offered for the property.
- Demonstrated ability of the development team in the successful development, operations, and economic performance of projects of comparable type, size, scale, and complexity.
- Demonstrated ability of the development team in financing, constructing, and completing projects of comparable type, size, scale, and complexity on time and within forecasted budgets.
- The quality of architectural and urban design aspects of other projects completed by the development team.
- The financial capacity of the development team to complete the project as proposed.
- Consideration of experience/history of all individuals working with the development team to deliver high standard successful projects timely, responses from references, and capacity to undertake the financial commitment for the project.

We strive to create a safe, clean, and inviting city that protects and enhances our unique culture, history, and environment by working in a collaborative partnership that creates opportunities for the South Coast Region through living wages and affordable housing.



CITY OF
COOS BAY
OREGON