



CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. 187-ZON___- _____

Date Received: _____

LAND USE PRE-APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT No(s).

Site Location/Address:

HOUSEWAG PLACE (EAST/NEWARK
INTERSECTION), COOS BAY.

Zoning Designation: HP1

Tax Lot(s) Numbers: 6000

Total Land Area: 0.46 AC.

Current and/or prior use of the property:

VACANT.

Detailed Description of Proposal:

SEE ATTACHED NARRATIVE

I understand that the comments provided by staff at the Pre-Application Conference are preliminary in nature, and that additional concerns may be raised, and additional information may be required after a development application has been submitted.

Applicant/Owner Name: (please print)	URBAN RENEWAL AGENCY CITY OF COOS BAY.	Phone:	541 269 1181.
Address:	500 CENTRAL AVE.	Email:	
City State Zip:	COOS BAY OR 97420		
Applicant's Representative: (please print)	CROWDAY ASSOCS (HILARY BAKER)	Phone:	541 269 9388
Address:	125 W CENTRAL, SUITE 400	Email:	hilary@crowday.com
City State Zip:	COOS BAY, OR 97420		

1. The owner/applicant or their representative should be present at the pre-application conference.
2. Complete applications include: A completed application form, application fee, plan drawings, and a list of questions for staff. Incomplete applications will not be accepted.
3. Five (5) complete hard-copy sets (single sided) and one electronic copy of application materials must be submitted with this application.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

H. Baker

Applicant's signature

04.12.19

Date

Owner's signature (required)

Date

PRE - APPLICATION CONFERENCE INTRODUCTION

When is a Pre-Application Conference Required?

Pursuant to the Coos Bay Development Code, Pre-Application Conferences are required for all proposals that require a Type II, III or IV application.

What is the Purpose of a Pre-Application Conference?

1. To acquaint the City, neighborhoods, and service providers with a potential application, and to acquaint the potential applicant with the requirements of the Code, the Comprehensive Plan, and other relevant criteria and procedures.
2. A pre-application conference is not intended to be an exhaustive review of all potential issues.
3. A pre-application conference does not bind or preclude the City from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated in the pre-application conference.
4. Intended to be informational only, and is not an approval in any manner of your proposal.

What is the Application Procedure?

1. Submit a complete Pre-Application Conference application form together with the required Pre-Application Conference Submittal Checklist form, the written and plan information identified in the Pre-Application Conference Submittal Checklist form, and the required fee.
2. The City will schedule and conduct a Pre-Application Conference on a predetermined date set aside each month for pre-application meetings after receipt of a request for a pre-application conference.
3. At the conference you will meet with representatives of the City's Community Development Department and affected agencies that wish to attend, who will discuss the proposal with you. Depending upon the type and complexity of your proposal, representatives from other City Departments and other agencies including but not limited to Engineering, Public Works, and Fire Prevention Divisions, may also attend.
4. After the Pre-Application Conference, staff will provide you with a summary report responding to your proposal and identify applicable Development Code regulations, and Comprehensive Plan policies, key issues, and requirements for special studies and information including but not limited to traffic studies and soil studies.

Some Key Things to Remember:

As you prepare for the pre-application conference, keep in mind the following key things:

1. The property you are investigating may have private obligations, such as covenants, conditions and restrictions (CC&R's) to which the City is not a party and does not consider in its review.
2. The more detailed the information submitted for review, the more information staff can provide you on the required type(s) of land use review, more explicit the response can be provided.
3. The Pre-Application Conference is not intended to approve specific site plan proposals. This is accomplished only through formal filing, review, and notice (as required) of the land use application per prescribed procedures of the City Code.
4. You are required to submit the pre-application conference report as part of your formal land use application.

QUESTIONS? Please call 541-269-8918

PRE-APPLICATION CONFERENCE SUBMITTAL CHECKLIST APPLICATIONS REQUIRED

Applications shall include: Total of five (5) copies, unless otherwise noted.

- A. **APPLICATION FORM.** Provide with original signature(s). (One Copy) ✓
- B. **CHECKLIST.** Provide copy of this three (3) page checklist. (One Copy) ✓
- C. **WRITTEN STATEMENT.** Provide a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. (Five Copies) ✓
- D. **PRE-APPLICATION FEE.** N/A

E. PLANS & GRAPHICS REQUIREMENTS – (five Copies and one electronic copy)

All plans, except architectural elevations, shall be to scale (engineering scale) and shall have a maximum sheet size of 24" x 36" and a minimum sheet size of 11" x 17". Architectural elevations may be drawn to an architectural scale and shall have a maximum sheet size of 24" x 36" and a minimum sheet size of **11" x 17"**. All plans shall be folded to fit a legal size file jacket. ✓

The following specifies the plan information that is requested for a pre-application conference. The more information that you are able to provide the better information you will receive from staff. This information can be shown on one (1) sheet, or multiple sheets can be submitted, provided that each sheet is broken down by the bolded subject matter on the next page (for example, Existing Conditions, Land Use and Transportation). If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

PROPOSED PLAN:

1. GENERAL INFORMATION:

- A. Proposed name of project (e.g., subdivision or business). ✓
- B. Vicinity map covering 1/4-mile radius from the development site. ✓
- C. Area of the site (acres or square feet). ✓

2. EXISTING CONDITIONS:

- A. Existing unstable slopes and landslide hazard areas. ✓
- B. Existing topographical information, showing 2 ft. contours. ✓
- C. Location of existing public and private utilities, easements, and 100-year floodplain. ✓

3. LAND USE AND TRANSPORTATION; IF APPLICABLE.

- A. Layout of existing parcels. ✓
- B. Configuration and dimensions of all proposed lots and tracts, including proposed park, open space, and or drainage tracts or easements. Include the maximum and minimum density calculations. ✓
- C. Location and dimensions of existing and proposed buildings, structures, off-street parking, internal circulation, and off-street loading. ✓
- D. Name and location of existing and proposed roadways and roadway easements (private and public), and surface material of these roads (e.g., gravel, asphalt or concrete pavement, etc.). ✓
- E. Location of existing and proposed on-site driveways, and existing off-site driveways across the street. ✓
- F. Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site and existing pedestrian and bicycle facilities within one 100 feet of the site. ✓
- G. Location and width of existing and proposed easement for access, drainage, etc. ✓
- H. Location and width of proposed on-site public and private streets. ✓
- I. Location and width of existing and proposed off-site right-of-ways and roadways that will provide access to the site. ✓
- J. Location and species of proposed trees and other landscaping to be planted at the site. ✓

PLEASE PROVIDE A LIST OF SPECIFIC QUESTIONS AND ISSUES YOU WISH TO HAVE DISCUSSED AT THE PRE-APPLICATION CONFERENCE.

- OFF SITE IMPROVEMENTS
- BLINKING LIGHT NEWARK/EMPIRE INTERSECTION.
- 'MODIFICATIONS' TO ZONING ORDINANCES.



CROW/CLAY & ASSOCIATES INC.

ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

PUD Application

Tax Lot 6000, Hollering Place, Coos Bay, OR 97420.

Confederated Tribes of the Coos, Lower Umpqua & Siuslaw Indians

CTCLUSI finalized a Development Disposition Agreement (DDA) in March 2018 with the City of Coos Bay to develop the property commonly known as the Hollering Place (zoned HP1 & HP2). The property includes the site of the Hanis/Coos Village. The proposed development will be low density and include a pedestrian path along the waterfront, a restaurant, 10 vacation cabins, 4 small retail/residential units, an open air pavilion all on the lower lot and a cultural building and 2 vacation houses on the upper lot. (See attached aerial perspective.)

This (PUD) land use application is for the development of part of the Hollering Place property. Specifically the upper lot and the lower portion of this lot (HP1 zone). The reason for asking for a separate application at this time is to expedite the construction of the Cultural Building, which is identified as part of Phase1 of the DDA agreement between the City and CTCLUSI and is therefore time sensitive. (CTCLUSI have completed the erosion control device (buried sheet pile wall) which is the other element of Phase 1 of the DDA.)

The site stands alone and is only impacted by the remainder of the development if the sewer load on the existing pump station adjacent to the Coast Guard station exceeds the capacity of the station.

The site is currently vacant. The development includes:-

- a single story 4,300 SF Cultural Building on the upper lot
- two vacation houses (870 SF footprint) on the lower lot.
- additional parking spaces will be provided on the upper lot
- each Vacation House includes a two car garage.
- re-grading of upper part of the lot and placing of fill.
- excavation of existing bank on lower part of upper lot.
- CBNB Water Board are considering abandoning their easement on the east side of the property and are also in the process of providing information on the nearest fire hydrants including location and flow.
- The existing storm drain system from the Wayside lot will be piped north to Newmark and will pick up the Cultural Building storm water roof run off and site run off.
- The storm water from the lower part of the lot will be piped in to the storm water system in Mill St.
- Discrete night sky light fixtures will be provided on the site
- Landscaping will include plants that are part of CTCLUSI's culture. See attached plant list.
- Interpretive signs, Tribal art work (sculptures), bike racks, trash cans benches and children's play equipment will be provided.

The Cultural Building includes:-

Coos Bay, Oregon

125 W. Central Avenue, Suite 400 ~ Coos Bay, Oregon 97420 (541) 269-9388

Members American Institute of Architects

www.crowclay.com



CROW/CLAY & ASSOCIATES INC.

ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

- 2 exhibition spaces which can also be used for community meeting spaces.
- Reception
- Office
- Public rest rooms and storage.
- Photovoltaic panels may be installed on the south facing roof.
- Mechanical equipment will be installed on a platform at roof level, concealed by the profile of the roof.

The design intent of the Cultural Building is to be evocative of the traditional Plank House without replicating it exactly.

Each Vacation House is 2 bedroom, 1.5 baths, open living dining and kitchen on the second floor, 2 car garage on the first floor. Photovoltaic panels may be installed on the south facing roof. The existing bank will be excavated (incorporating stabilization measures as recommended by PBS Geotechnical engineers in 2015) in order to set the houses in to the bank.

The design intent for the Vacation Houses is to mimic some of the geometry of the Cultural Building, including south facing rooves for photovoltaic panels.

Modifications requested to the Hollering Place Ordinance:-

1. Increase in allowable area to permit a 4,300 SF Cultural Building plus two vacation houses each with a foot print of 870 SF
 - a. Lot coverage = $6040/20089 = 31\%$
 - b. Include wayside area $6040/38861 = 15.2\%$
2. Allow the height of the vacation houses to exceed 25'. Estimated height of ridge is 30'. Refer to elevations on drawings which illustrate that the height and placement of the houses on the lower part of the upper lot does not impede the view from the upper lot.
 - a. The height restriction on the adjacent lower lot (HP2) is 35'.
3. Main entrance to the Cultural Building to be on the south side of the building not on the north.
 - a. The main entrance will be linked to the north east corner of the site with an attractive landscaped pedestrian path/sidewalk.
 - b. Having 2 entrances will sacrifice too much area to circulation in such a small building and it seems more appropriate to have the entrance immediately visible to parking on the south.

Off-site infrastructure.

- Improvements to Mill St and Newmark are contemplated in the future but are not crucial to the construction of the Cultural Building at this time but may be necessary to Mill St if the vacation houses are built at the same time as the cultural building rather than being deferred.
- Blinking light at the intersection of Empire and Newmark.
 - See attached photograph.

Coos Bay, Oregon

125 W. Central Avenue, Suite 400 ~ Coos Bay, Oregon 97420 (541) 269-9388
Members American Institute of Architects
www.crowclay.com



CROW/CLAY & ASSOCIATES INC.

ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

- The blinking light is currently supported on a leaning pole which is located and supported on the property. CTCLUSI seek to collaborate with the City and ODOT to provide an aesthetically pleasing solution to removing and replacing the blinking light.

List of illustrations

1. Aerial view of complete development from the north west
2. Aerial view of complete development from the south west
3. View of development from south west looking towards the Cultural Building
4. Cultural Building from the south east
5. Cultural Building from the south
6. Cultural Building from the west
7. Cultural building from the north
8. Cultural Building from the north east
9. Vacation Houses and Cultural Building from the south west
10. Vacation Houses and Cultural Building from the north west
11. Cultural Building from the north west
12. Concept view of connecting sidewalk staircase. Viewed from the north west.

Plant list .

Coos Bay, Oregon

125 W. Central Avenue, Suite 400 ~ Coos Bay, Oregon 97420 (541) 269-9388
Members American Institute of Architects
www.crowclay.com













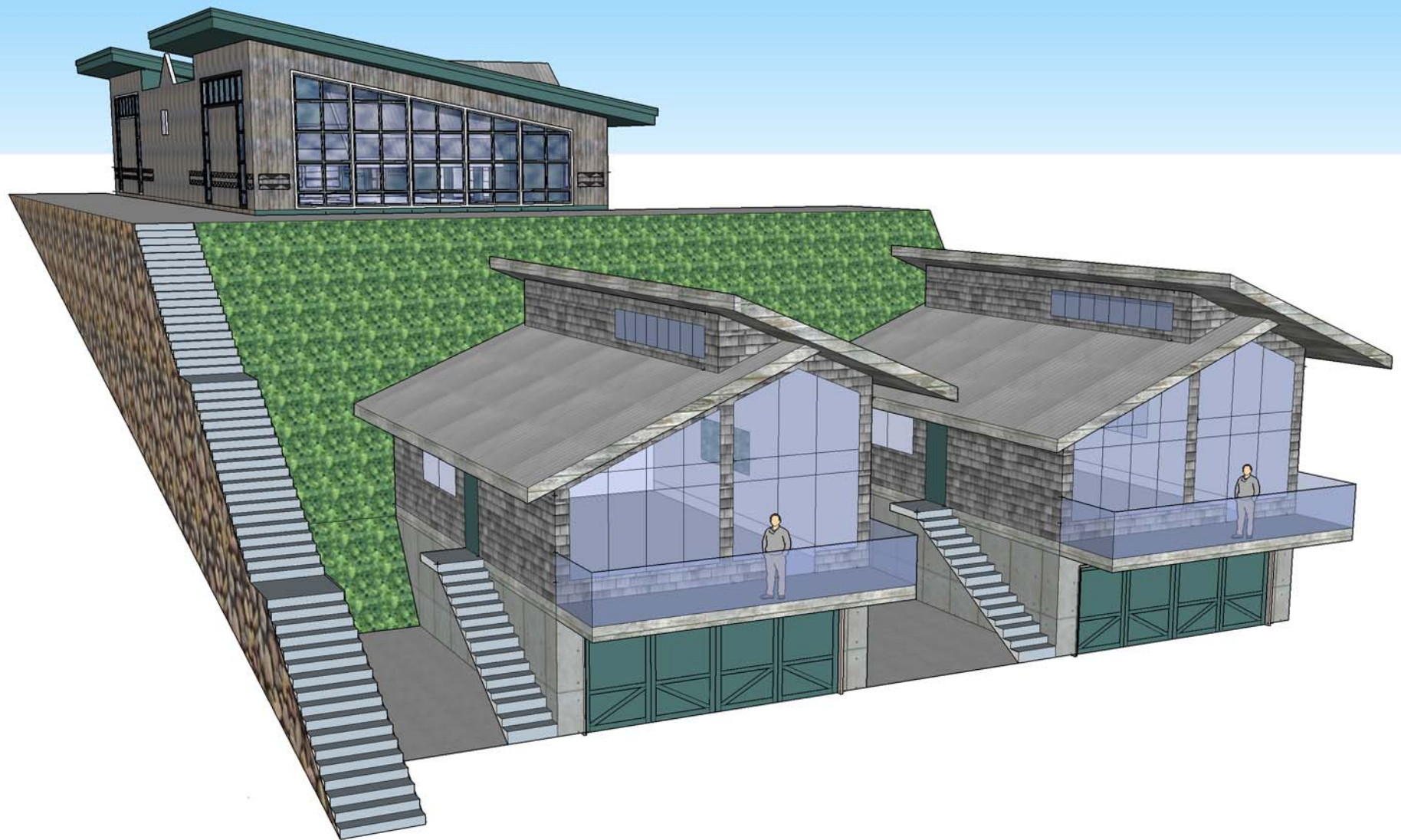


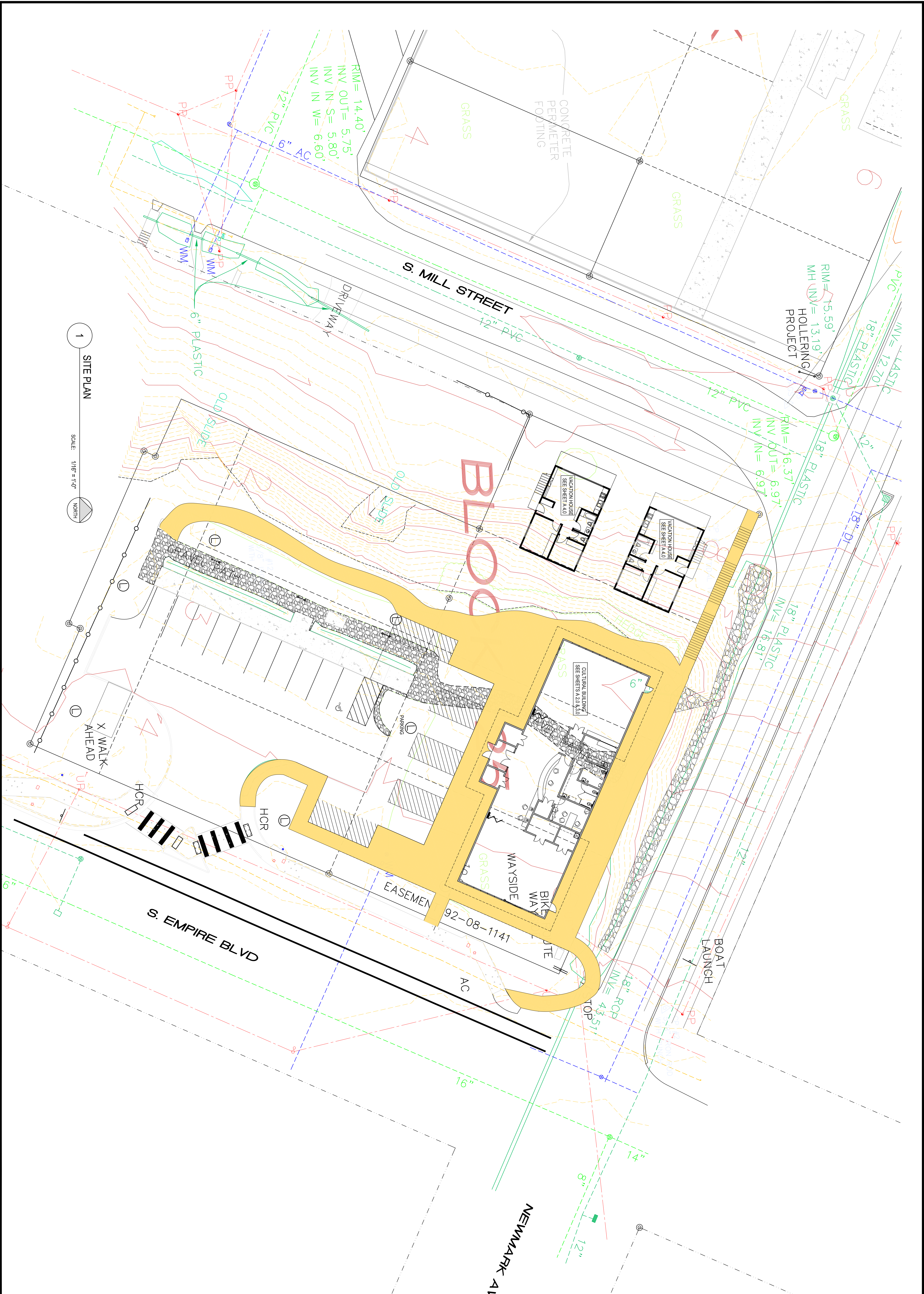












1 SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

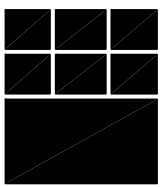
REVISIONS		
No:	Revision:	Date:
01	TEST 01	00/00/0000

PROJECT NO: 00000

APRIL 2019

CULTURAL BUILDING
& VACATION HOUSES
CONFEDERATED TRIBES OF THE
COOS LOWER UMPQUA & SIUSLAW INDIANS
EMPIRE AVE
COOS BAY, OREGON

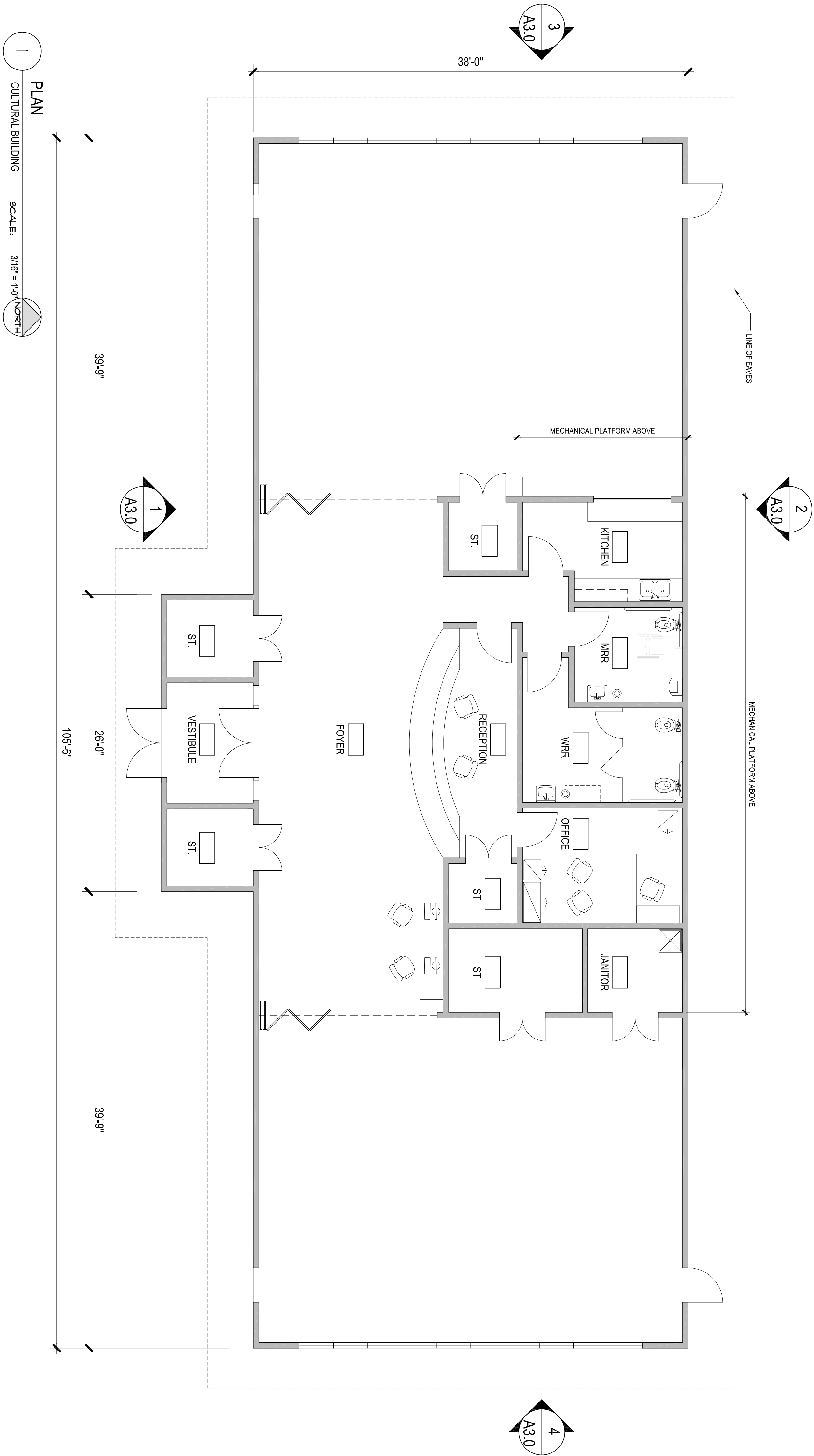
REGISTERED ARCHITECT
MICHAEL R. CROW
COOS BAY, OREGON
STATE OF OREGON



CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

125 WEST CENTRAL AVENUE
SUITE 400
COOS BAY, OREGON 97420
TEL: (541) 269-9388
www.crowclay.com

A-1.0



1 PLAN
CULTURAL BUILDING
SCALE: 3/16" = 1'-0"
NORTH

CULTURAL BUILDING

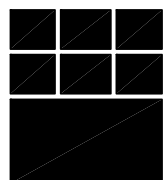
A-2.0

REVISIONS		
No:	Revision:	Date:
01	TEST 01	00/00/0000

APRIL 2019

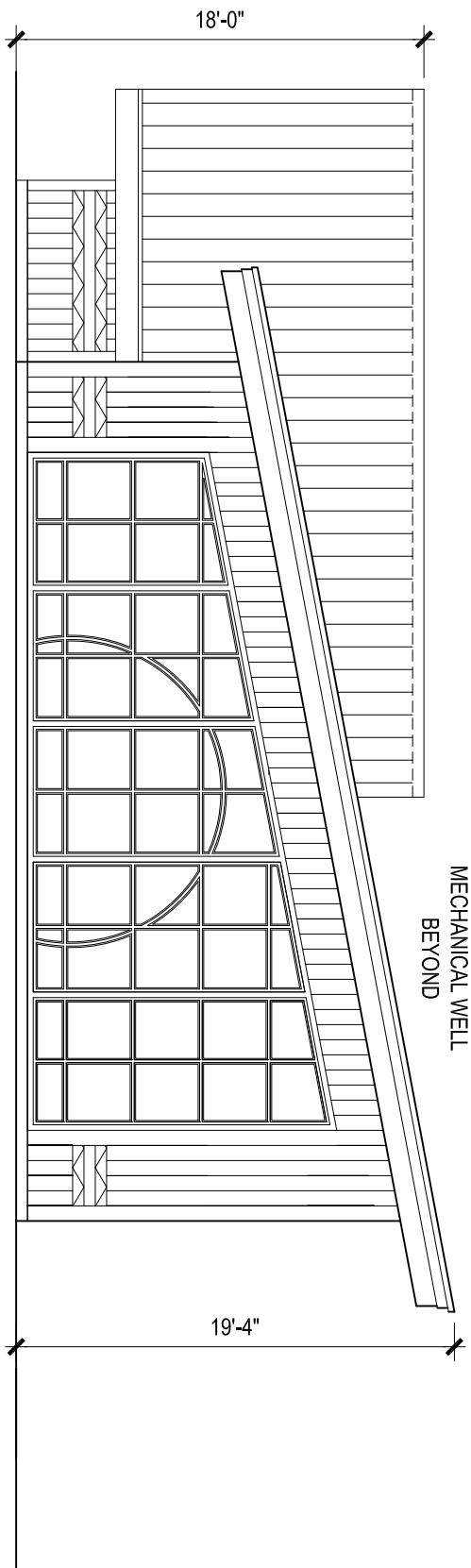
PROJECT NO: 00000

CULTURAL BUILDING
& VACATION HOUSES
CONFEDERATED TRIBES OF THE
COOS LOWER UMPQUA & SIUSLAW INDIANS
EMPIRE AVE
COOS BAY, OREGON



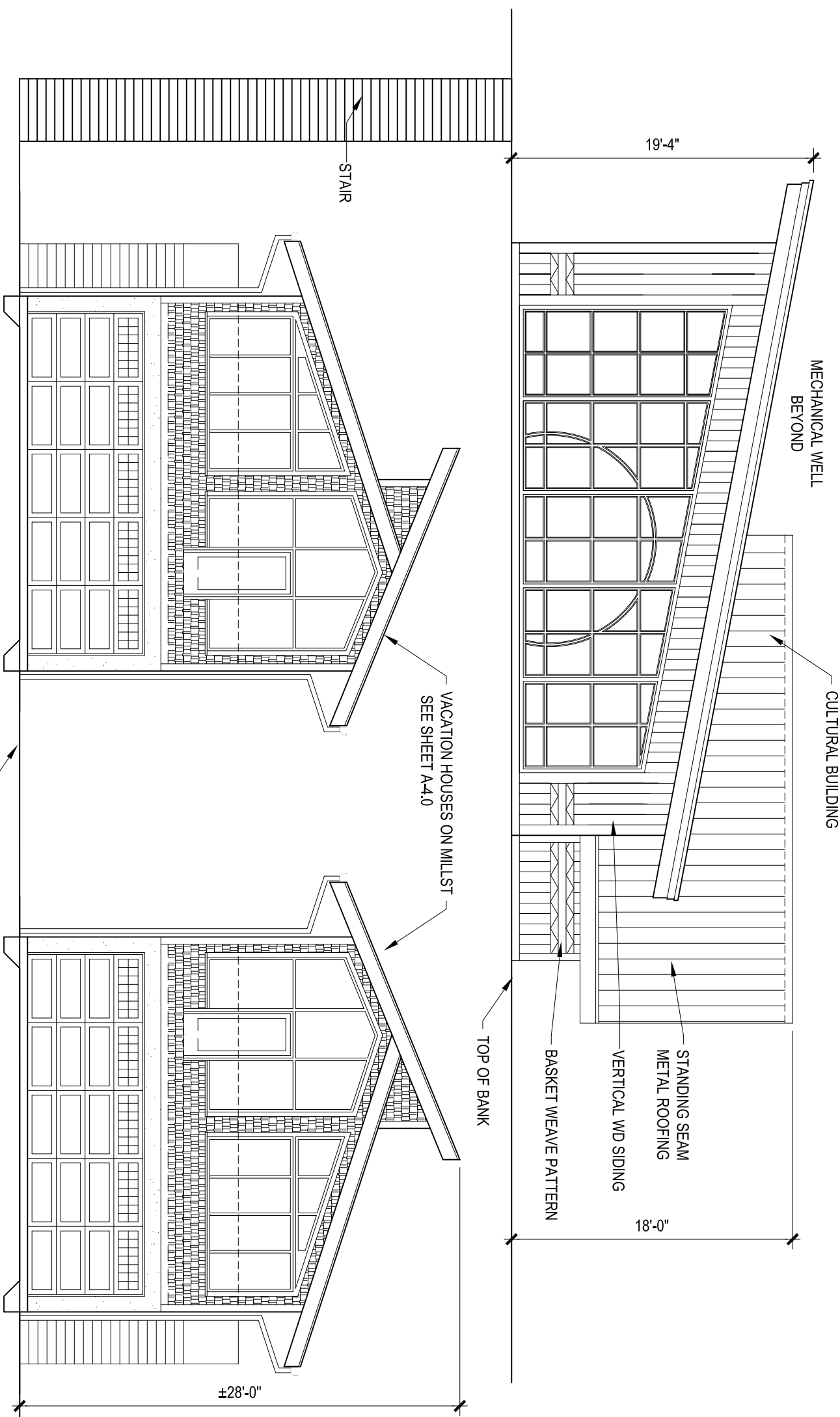
CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

125 WEST CENTRAL AVENUE
SUITE 400
COOS BAY, OREGON 97420
TEL: (541) 269-9388
www.crowclay.com



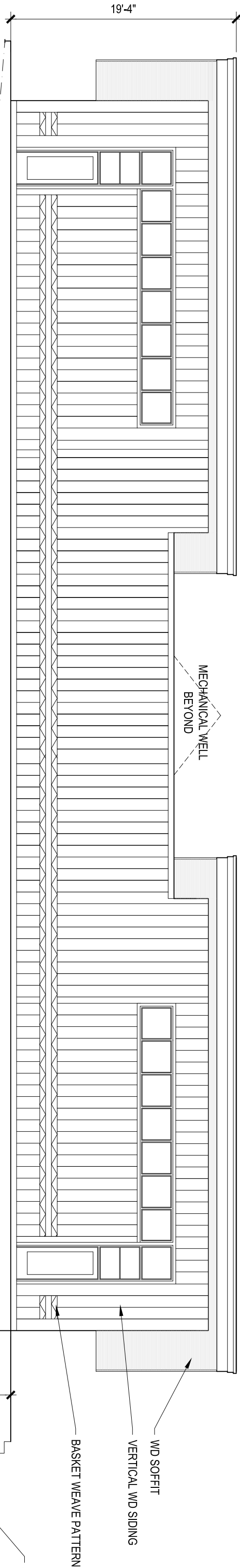
EAST ELEVATION

SCALE: 1/8" = 1'-0"



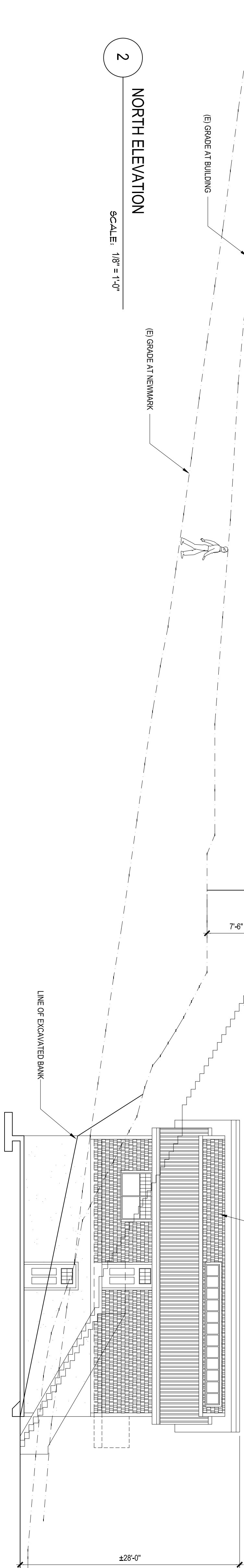
WEST ELEVATION

SCALE: 1/8" = 1'-0"



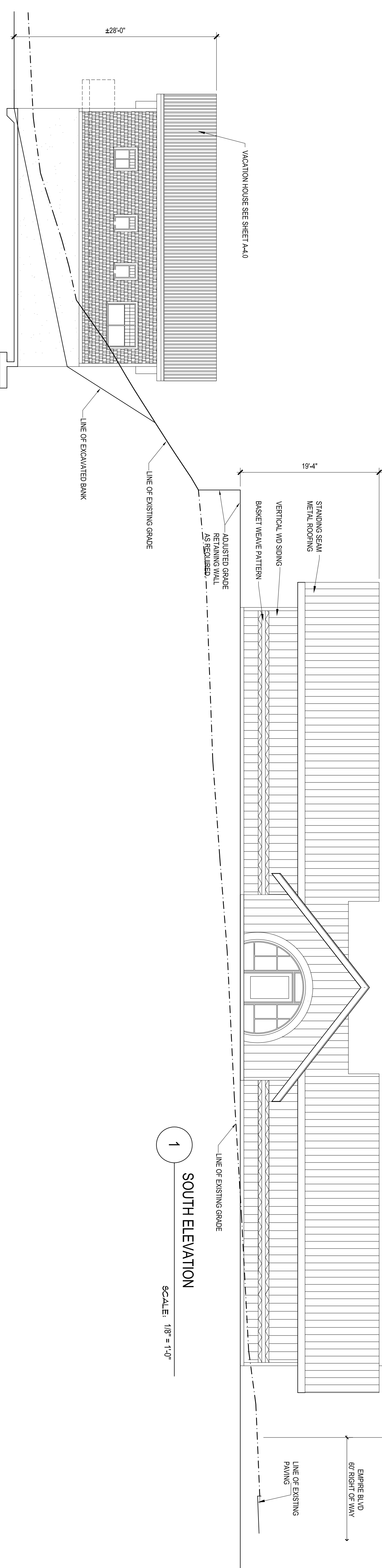
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



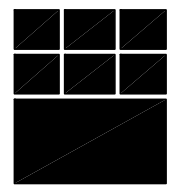
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



CULTURAL BUILDING

CULTURAL BUILDING
& VACATION HOUSES
CONFEDERATED TRIBES OF THE
COOS LOWER UMPQUA & SIUSLAW INDIANS
EMPIRE AVE
COOS BAY, OREGON



CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

125 WEST CENTRAL AVENUE
SUITE 400
COOS BAY, OREGON 97420
TEL: (541) 269-9388
www.crowclay.com

REVISIONS

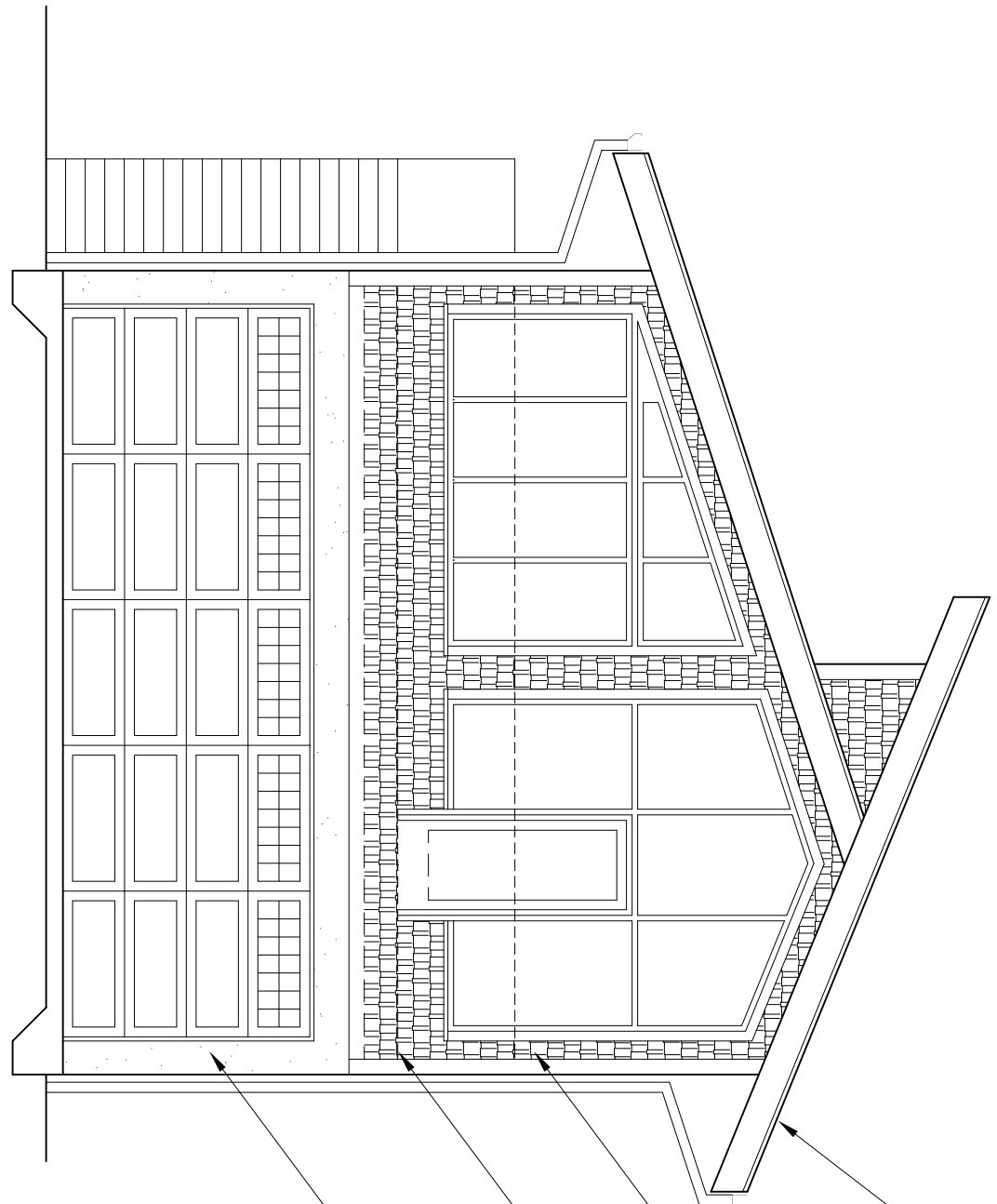
No:	Revision:	Date:
01	TEST 01	00/00/0000

APRIL 2019

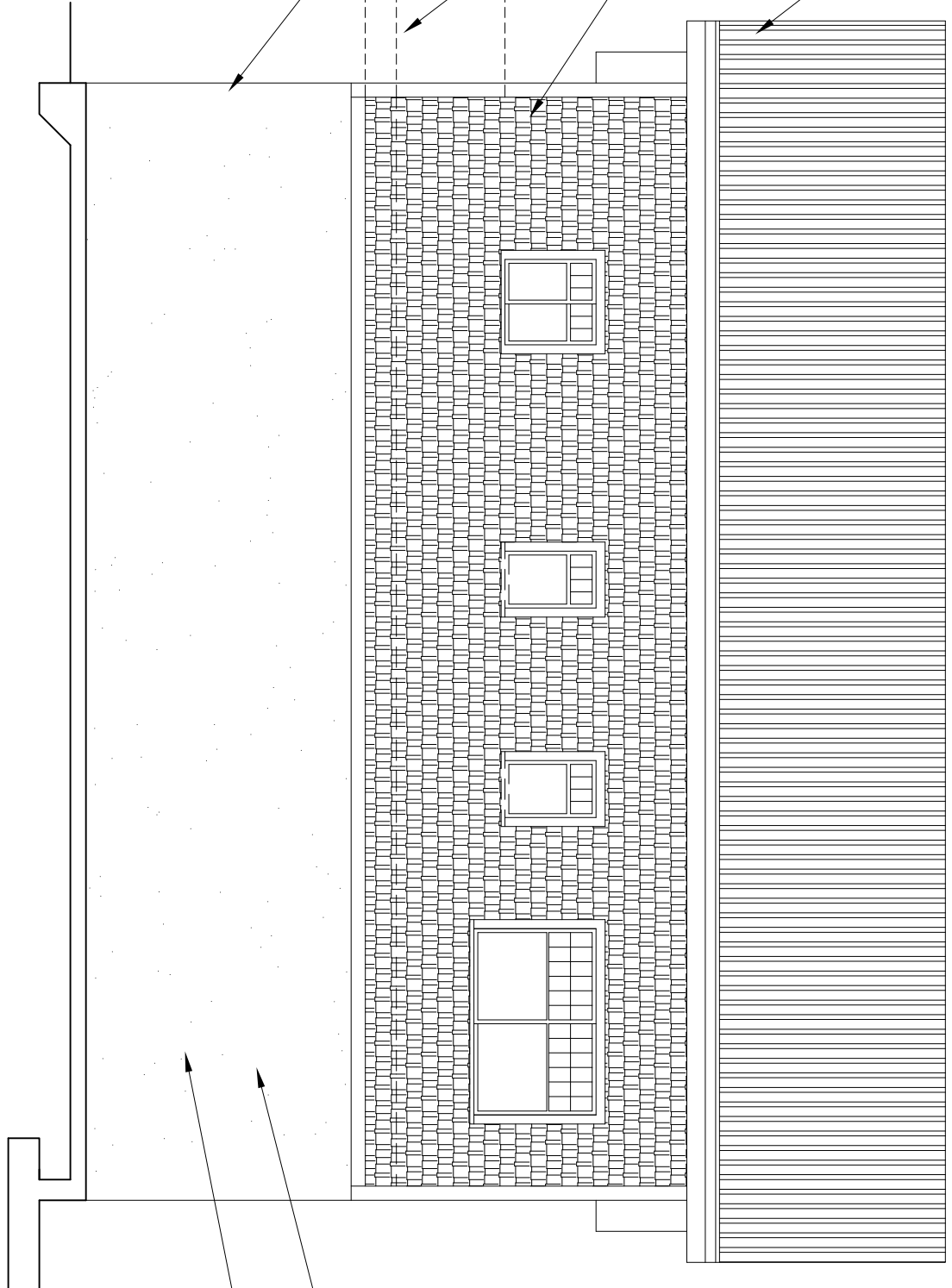
PROJECT NO: 00000

A-3.0

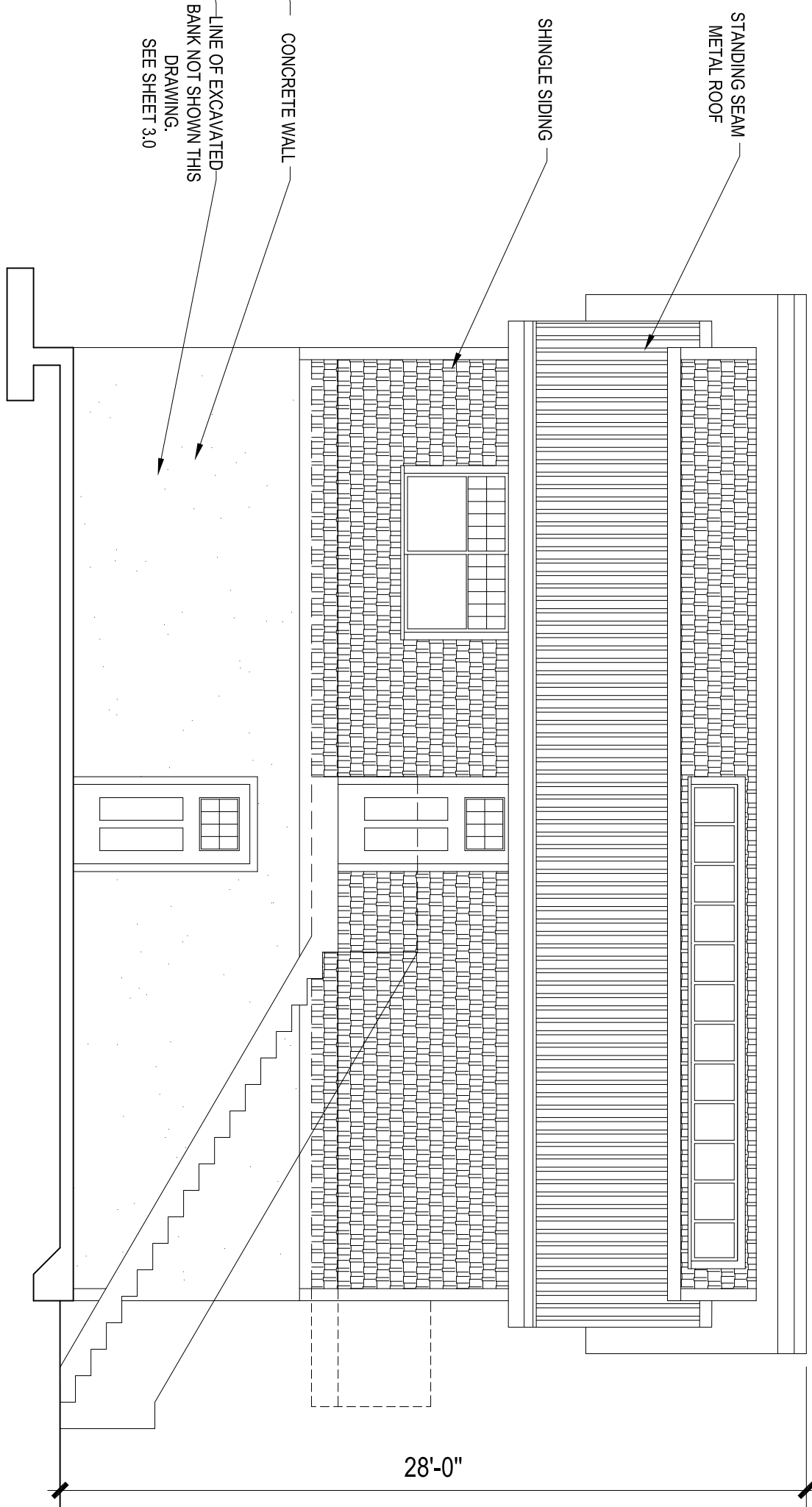
5 WEST ELEVATION
VACATION HOUSE
SCALE: 3/16" = 1'-0"



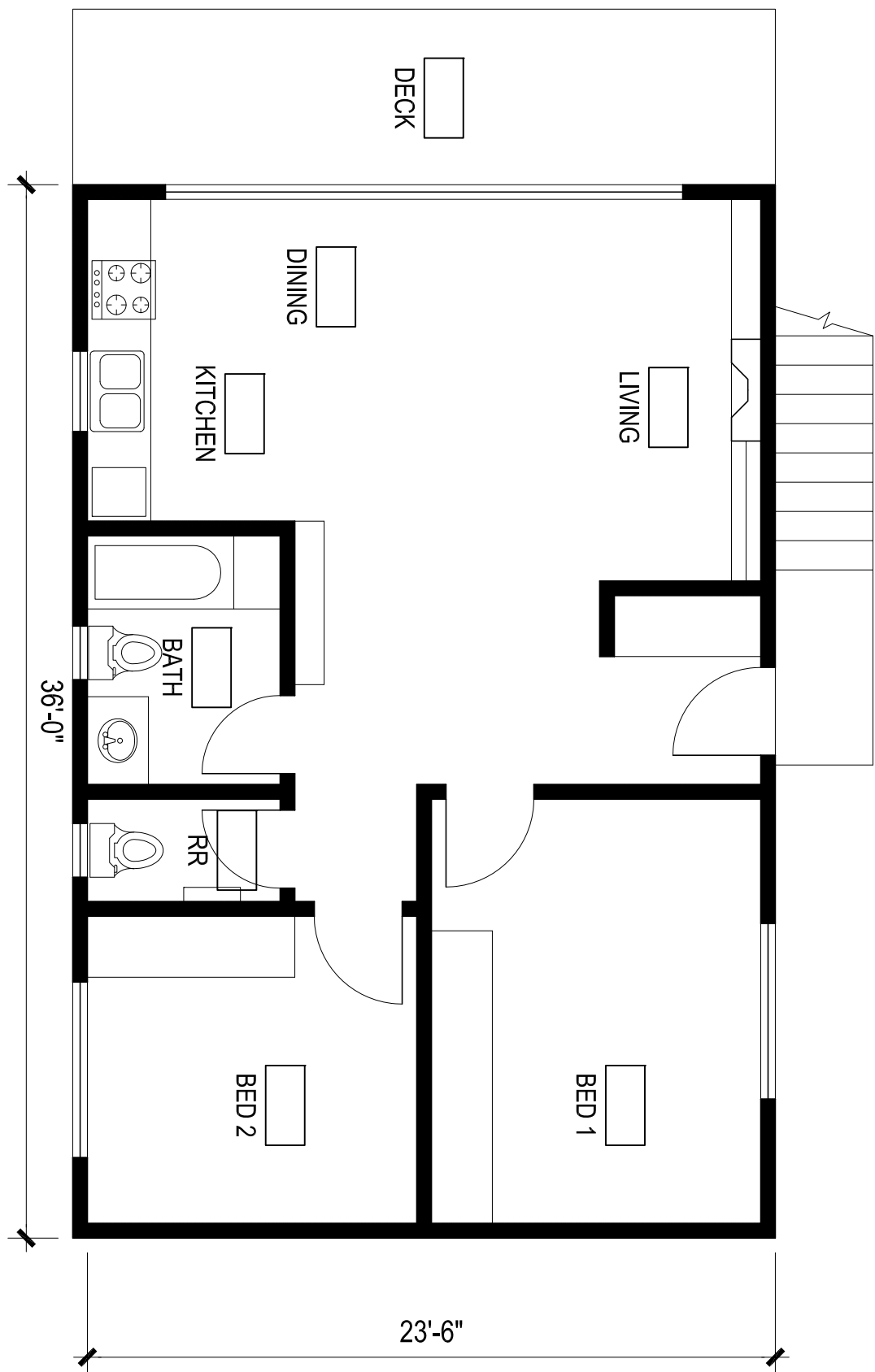
4 SOUTH ELEVATION
VACATION HOUSE
SCALE: 3/16" = 1'-0"



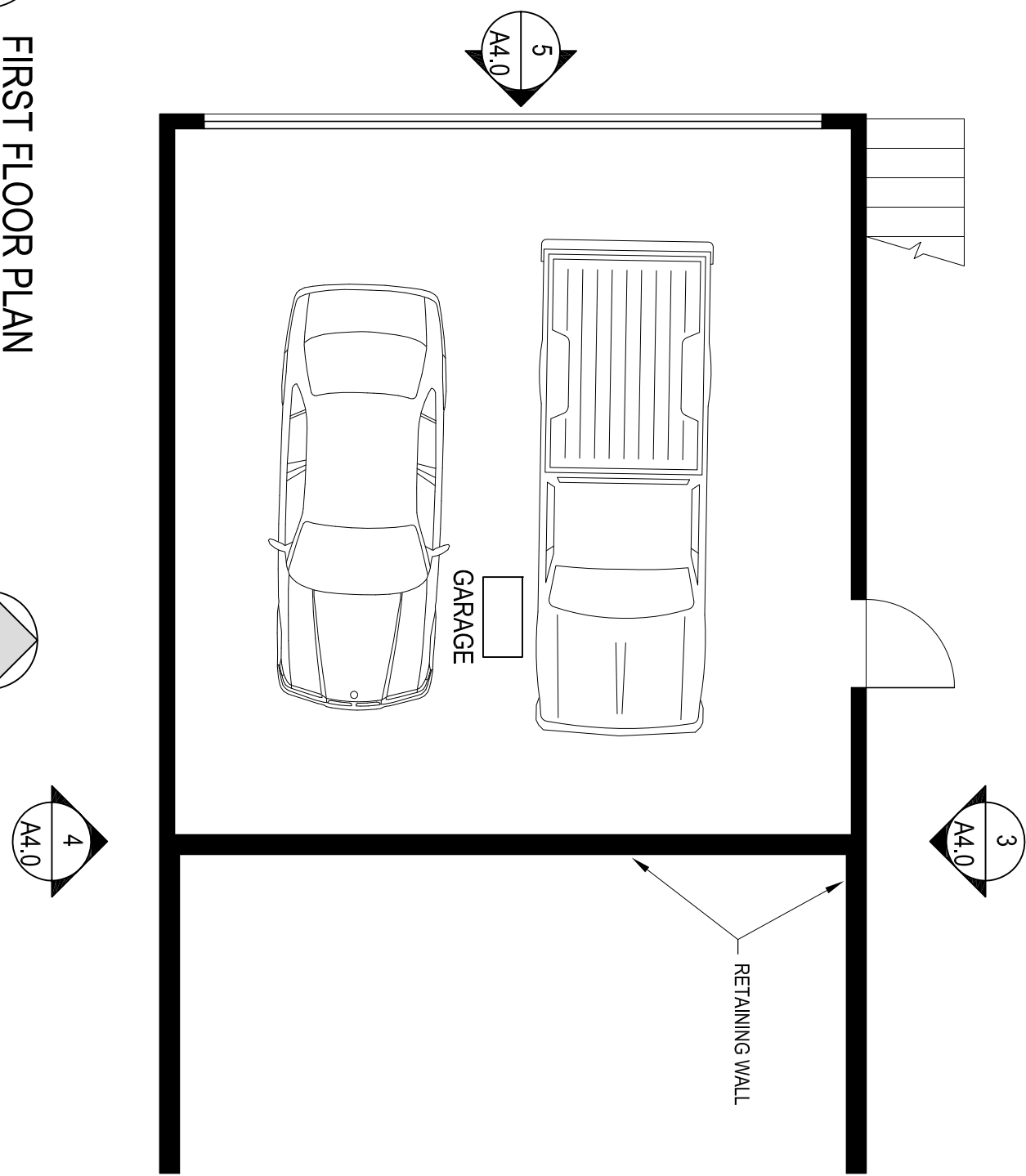
3 NORTH ELEVATION
VACATION HOUSE
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR PLAN
VACATION HOUSE
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
VACATION HOUSE
SCALE: 3/16" = 1'-0"



VACATION HOUSE

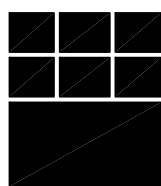
A-4.0

REVISIONS		
No:	Revision:	Date:
01	TEST 01	00/00/0000

APRIL 2019
PROJECT NO: 00000

**CULTURAL BUILDING
& VACATION HOUSES**
CONFEDERATED TRIBES OF THE
COOS LOWER UMPQUA & SIUSLAW INDIANS
EMPIRE AVE
COOS BAY, OREGON

REGISTERED ARCHITECT
MICHAEL R. CROW
COOS BAY, OREGON
STATE OF OREGON



CROW/CLAY & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIORS

125 WEST CENTRAL AVENUE
SUITE 400
COOS BAY, OREGON 97420
TEL: (541) 269-9388
www.crowclay.com

Hilary

From: Naoki Tsuruta <ntsuruta@ctclusi.org>
Sent: Tuesday, April 02, 2019 10:06 AM
To: Hilary
Subject: RE: Landscaping at the cultural building and vacation houses.

Hilary,

Below is a list of plant compiled by Ashley.

- Camas (*Camassia spp*)
- Nodding Onion (*Allium spp.*)
- Harvest Lily (*Triteleia spp.*)
- Chocolate lilies (*Fritillaria affinis*)
- Tiger lilies (*Lilium columbianum*)
- Brodiaea (*Brodiaea spp.*)
- American Dune Grass (*Leymus mollis*)
- Bear Grass (*Xerophyllum tenax*)
- Giant Chain Fern (*Woodwardia fimbriata*)
- Iris (Iris spp.)
- Strawberry (*Fragaria spp.*)
- Sea Shore Lupine ((*Lupinus littoralis*)
- Ocean Spray (*Holodiscus discolor*)
- Evergreen Huckleberry (*Vaccinium ovatum*)
- Dwarf Oregon Grape (*Berberis nervosa*) & (*Berberis aquifolium*)
- Kinninnick (*Arctostaphylos uva-ursi*)
- Yerba Buena (*Clinopodium douglasii*)
- Manzanita (*Arctostaphylos columbiana*)
- Madrone (*Arbutus menziesii*)
- Blue Elderberry (*Sambucus cerulea*)
- Hazel (*Corylus cornuta*)
- Wild Cherry (*Prunus emarginata*)
- Indian Plum (*Oemleria cerasiformis*)
- Pacific Crab Apple (*Malus fusca*)
- Shorepine (*Pinus contorta var. contorta*)
- Sitka Spruce (*Picea sitchensis*)
- Western Red Cedar (*Thuja plicata*)
- Juncus (*Juncus effusus*)
- Labrador Tea (*Ledum spp.*)
- Coastal Black Currant; Golden Currant; Gummy Gooseberry; Prickly Currant; Red Currant; Wax Currant, etc. (*Ribes spp.*)
- Rhododendron (*Rhododendron macrophyllum*)
- Bleeding Heart (*Dicentra formosa*)

Thank you,

Naoki Tsuruta

