

Coos Bay Empire District Urban Renewal Plan

August 30, 1995

Prepared for:

City of Coos Bay
500 Central Avenue
Coos Bay, Oregon 97420

ADOPTED BY ORDINANCE 216 BY THE COOS BAY CITY
COUNCIL ON AUGUST 30, 1995

Prepared by:

The Benkendorf Associates Corp.
522 S.W. Fifth Avenue
Portland, Oregon 97204
(503) 226-0068

and

Moore/Breithaupt & Associates
494 State Street, Suite 250
Salem, Oregon 97301
(503) 364-9326

Richard P. Turi Architecture
P.O. Box 1107
North Bend, Oregon 97459
(503) 756-1111

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City of Coos Bay-Empire District Urban Renewal Plan

I. INTRODUCTION**A. Statement of Purpose**

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 redevelopment 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.

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.

City of Coos Bay-Empire District Urban Renewal Plan

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, firm 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 457.170 in an urban renewal area.
15. **Projects or Activities** means the development or improvement projects 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 District Urban Renewal Area.
18. **State** means the State of Oregon.
19. **Text** means the Urban Renewal Plan and Report Text for the Coos Bay-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

City of Coos Bay-Empire District Urban Renewal Plan

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.

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 RVs.
5. Redevelop key properties that contribute to enhancing the visual and physical connections between the commercial area and the waterfront.

City of Coos Bay-Empire District Urban Renewal Plan

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 by 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 under-utilized property for resale or redevelopment. Acquisition will be by public assembly or by condemnation.

City of Coos Bay-Empire District Urban Renewal Plan

4. Provide pavement, curb and sidewalks in existing sub-standard 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 electric lines.
2. Replace and build new streets, curb, 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.

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 I** 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.

E. Effective Period of the Plan

The intent of the City is to complete the projects in twenty years. If the projects in this Plan are completed earlier, and all indebtedness is paid, the renewal district shall be terminated.

Site Location

Empire
Renewal District
City of Coos Bay, Oregon

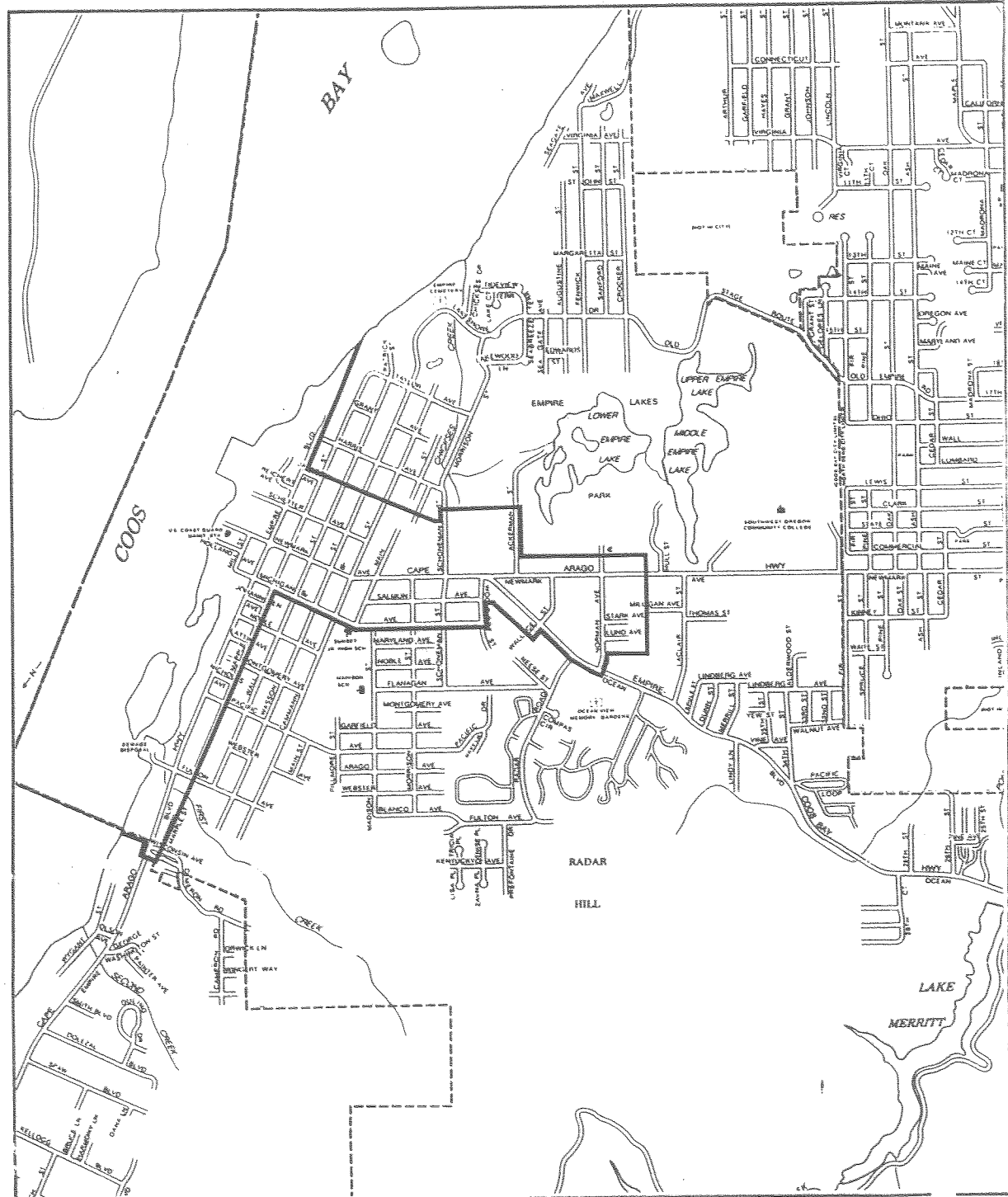
Legend

— Renewal District Boundary
- - - City Limits



North
Not to Scale

The Benkenorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Brethaupt & Associates
494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turi Architecture and Planning
P.O. Box 1107 North Bend, OR - 97459



City of Coos Bay-Empire District Urban Renewal Plan**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 I**. A legal description of the Renewal Area is included in the Appendix.

B. Land Use Plan, Zoning and Development Standards

The following table describes the existing use of developable land within the district boundary. The three largest areas of land use are: Vacant-80.5 acres, Single Family-37.0 acres and Commercial/Office-29.9 acres. Approximately 45% of the developable land, less public rights of way, is vacant. (See **Exhibit II**)

TABLE 1**Existing Land Use Conditions**

Land Use	Acres
Commercial/Office	29.9
Auto/Boat Service	3.7
Multi-Family	10.8
Single Family	37.0
Institutional	9.6
Public Storage	5.8
Manufacturing/Processing	1.3
Parks	.4
Vacant	80.5
Sub-total:	179.0
Dedicated Public Road Rights of Way	92.3
TOTAL:	271.3

Existing Land Use

Empire Renewal District

City of Coos Bay, Oregon

Legend

Commercial

Auto/Boat Service

Multi-Family

Single Family

Institutional

Public Storage

Manufacturing/Process

Parks

Vacant

Renewal District Boundary

City Limits

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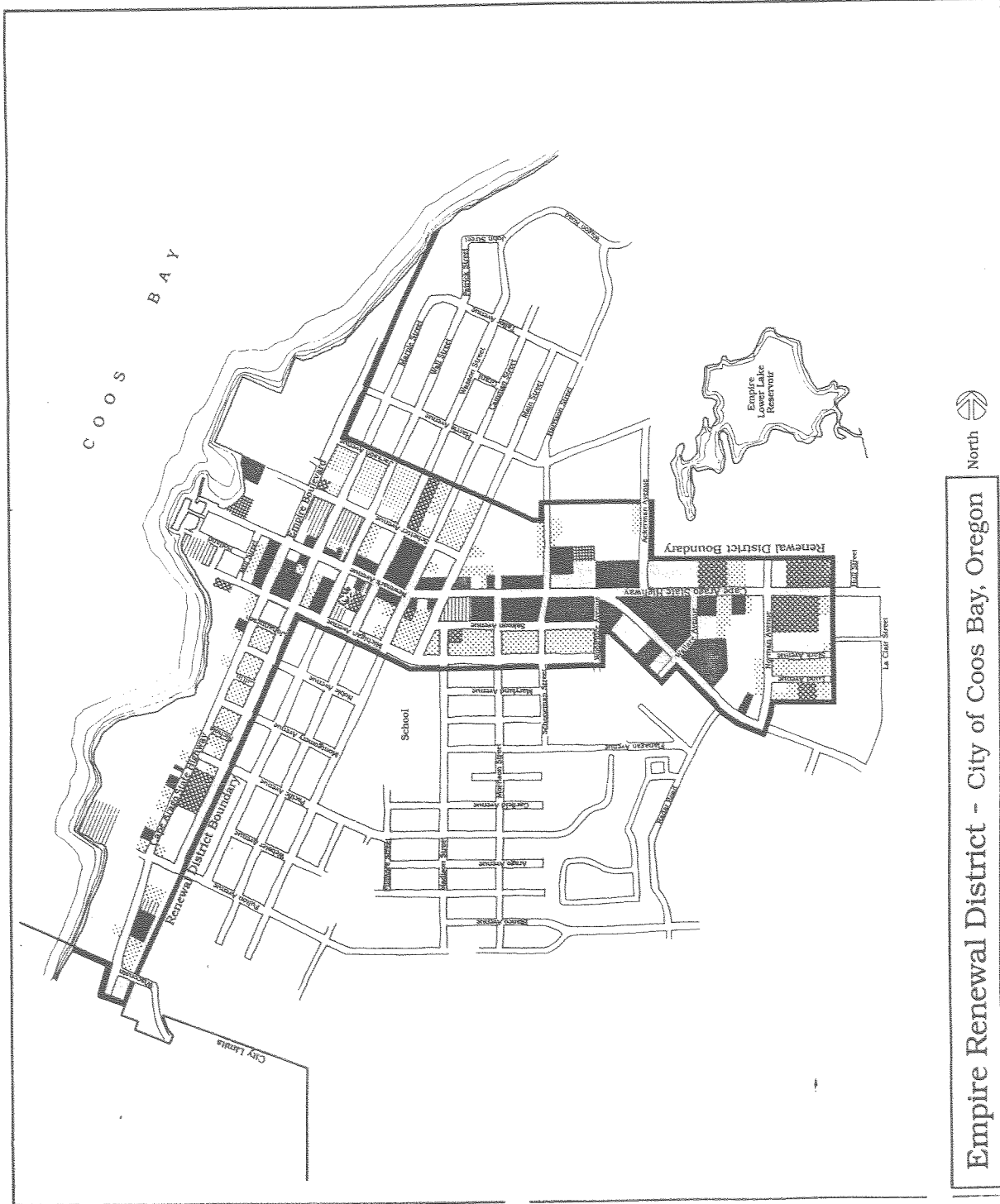
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204

Moore, Breithaupt & Associates

494 State Street, Suite 250 - Salem, OR - 97301

Richard P. Turi Architecture and Planning

P.O. Box 1107 North Bend, OR - 97459



City of Coos Bay-Empire District Urban Renewal Plan

The proposed Land Use Plan is based on the City of Coos Bay Comprehensive Plan Map. (See Exhibit III) The proposed land uses within the Urban Renewal area are consistent with the City's Plan with the exception of a portion of the waterfront which is proposed for commercial use. The section from Newmark Avenue south and west of Mill Street is planned for Commercial. Amending the Comprehensive Plan to be consistent with the Renewal Plan will be completed as a part of the city's scheduled Comprehensive Plan Periodic Review. The existing plan designations are illustrated in the following table.

TABLE II

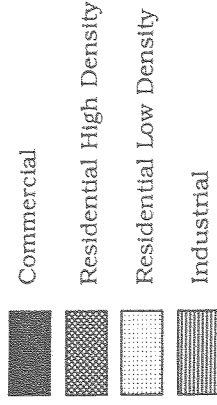
Comprehensive Plan Designations


Plan Designation	Acres
C - Commercial	88.1
RH - Residential High Density	32.0
RL - Residential Low Density	21.8
I - Industrial	29.7
Island Not Designated	7.4
Sub-total:	179.0
Dedicated Public Rights of Way	92.3
TOTAL:	271.3

Existing Plan Designations

Empire
Renewal District
City of Coos Bay, Oregon

Legend

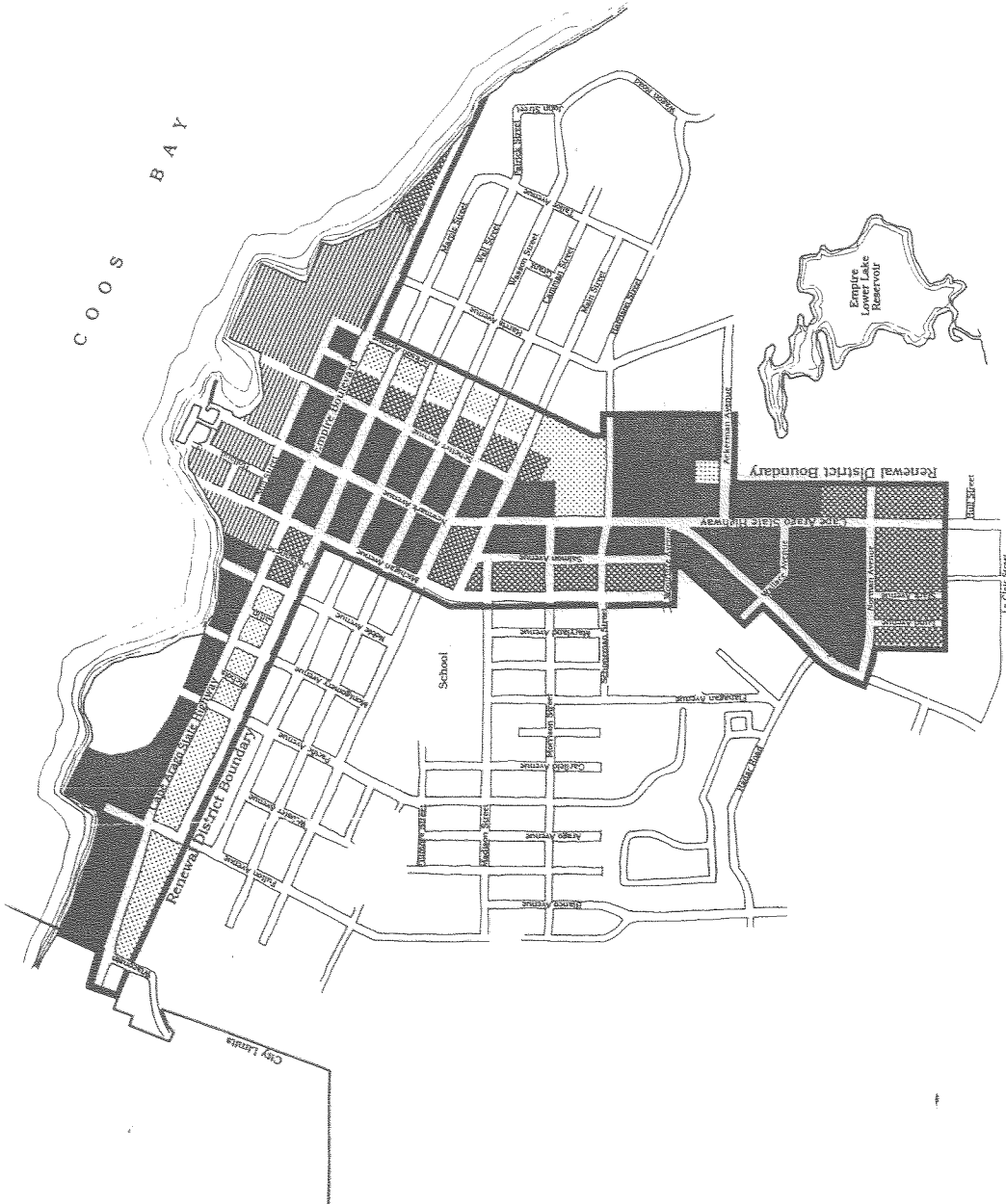


 Renewal District Boundary

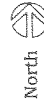
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The Benkendorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Breithaupt & Associates
494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turi Architecture and Planning
P.O. Box 1107 North Bend, OR - 97459



Empire Renewal District - City of Coos Bay, Oregon



City of Coos Bay-Empire District Urban Renewal Plan

The existing zoning designations in the Renewal Area are illustrated on **Exhibit IV** and tabulated in the following table. 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 Marple 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 III

Zoning Districts

District	Acres
C-2 - General Commercial	95.3
R-3 - Multiple Residential	31.1
R-2 - Single Family and Duplex Residential	8.8
R-4P - Residential Professional	1.8
1-C - Industrial/Commercial	10.9
W-1 - Waterfront Industrial	31.1
Sub-total:	179.0
Dedicated Public Rights of Way	92.3
TOTAL:	271.3

Existing Zone Designations

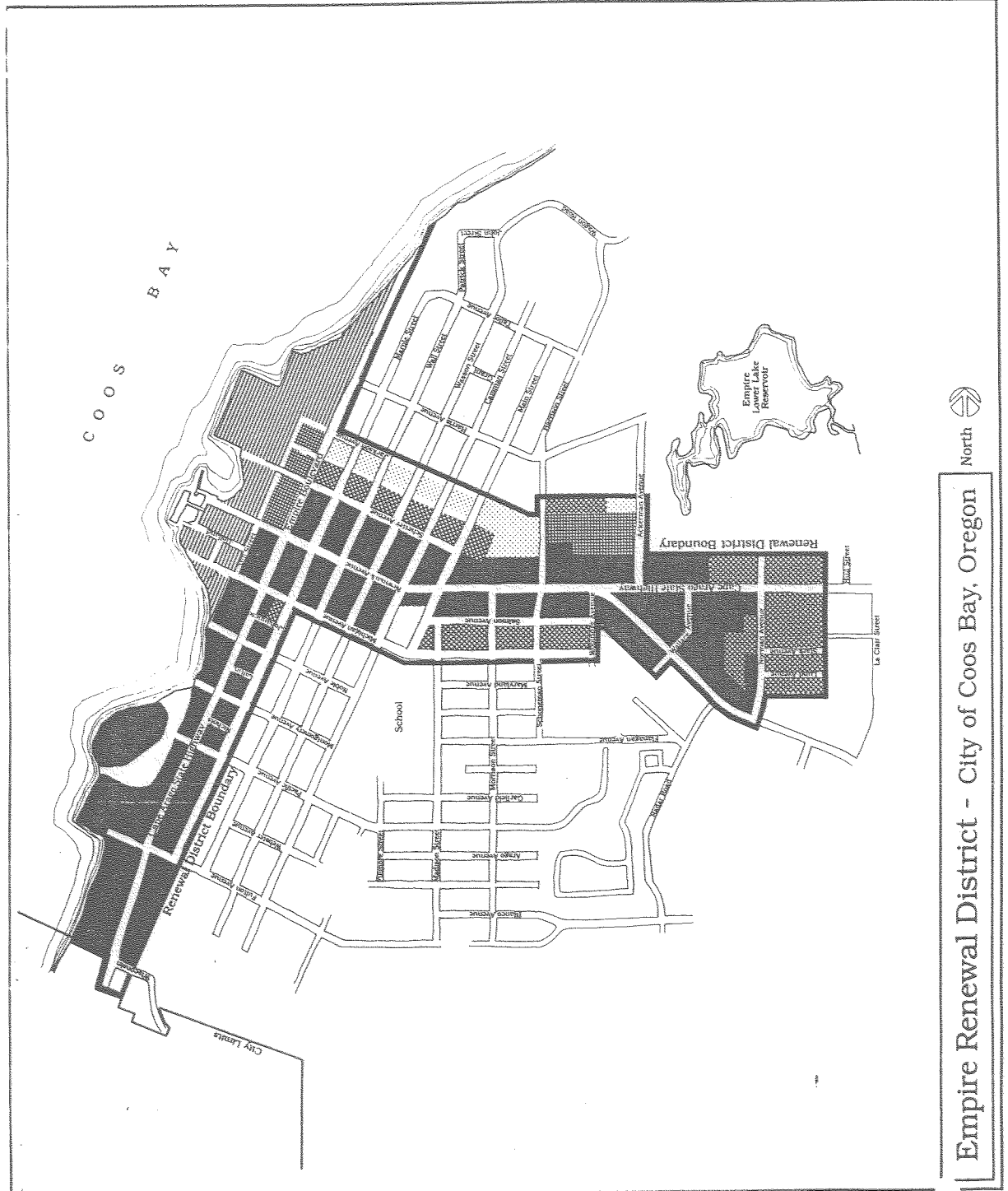
Empire
Renewal District
City of Coos Bay, Oregon

Legend

- General Commercial District
- Industrial/Commercial
- Waterfront Industrial
- Single Family and Duplex Residential District
- Multiple Residential District
- Residential Professional District

- Renewal District Boundary
- City Limits
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The Benkendorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 - Portland, OR - 97204
Moore, Breithaupt & Associates
494 State Street, Suite 250 - Salem, OR - 97301
Richard P. Turl Architecture and Planning
P.O. Box 1107 North Bend, OR - 97459



City of Coos Bay-Empire District Urban Renewal Plan

The use and development of land in the Urban Renewal Area shall be governed by the City 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.

Chapter 2.2 Single-Family and Duplex Residential District (R-2)

Section 1. Intent

The R-2 district is included in the zoning regulations to achieve the following City objectives:

1. To reserve appropriately located areas for single-family and duplex family living at population densities consistent with the comprehensive plan and sound standards of public health and safety.
2. To provide space for semi-public facilities needed to complement urban residential areas and for institutions that require a residential environment.
3. To facilitate the provisions of utility services and other public facilities commensurate with the anticipated population densities and service requirements.

Section 2. Permitted Uses

The following uses are permitted in the R-2 zoning district:

1. Residential Use Types

Accessory building
 Cluster development (see Chapter 4.3)
 Duplex dwelling
 Single-family dwelling including manufactured homes which are subject to special siting standard
 Zero lot line development (see Chapter 3.5) [ORD.206 2/15/94]

2. Commercial Use Types

Child Care Facility (fewer than 13)
 Home occupation (see Chapter 4.4)

City of Coos Bay-Empire District Urban Renewal Plan

Chapter 2.3 Multiple Residential District (R-3)

Section 1. Intent

The R-3 district is included in the zoning regulations to achieve the following City objectives:

1. To encourage the development of higher density multiple residential structures, rather than lower density areas.
2. To serve as a transitional district from commercial and professional districts to lower density single-family and duplex residential districts.
3. To provide a variety of housing types to satisfy individual preferences and financial capabilities.

Section 2. Permitted Uses

The following uses are permitted in the R-3 zoning district:

1. Residential Use Types

Accessory building
 Cluster development (see Chapter 4.3)
 Group residential
 Multiple-family dwelling
 Zero lot line development (see Chapter 3.5)

2. Commercial Use Types

Child Care Facility (fewer than 13)
 Home occupation (see Chapter 4.4)
 Tourist habitation: Bed and breakfast

Chapter 2.4 Residential Professional District (R-4P)

Section 1. Intent

The R-4P district is included in the zoning regulations to achieve the following City

City of Coos Bay-Empire District Urban Renewal Plan

objectives:

1. To establish and reserve appropriately located areas for desirable mixtures of professional and administrative business offices and higher density multi-family residential uses.
2. To promote the development of professional and administrative offices in the vicinity of commercial zones and multi-family residential zones, along major thoroughfares, or in other suitable portions of the City.
3. To preserve the characteristics of the residential environment insofar as possible while permitting selected non-residential uses.
4. To preserve adequate usable open space for the benefit of the occupants within the area and to ensure appropriate development of sites occupied by other permitted uses in a manner compatible to and harmonious with residential uses in the area.
5. To establish a zone which permits a mixture of uses, acts as a buffer and produces a gradual change between commercial and residential zones.

Section 2. Permitted Uses

The following uses are permitted in an R-4P zoning district:

1. Residential Use Types

Accessory building

Cluster development (see Chapter 4.3)

Group residential

Home occupation (see Chapter 4.4)

Multiple-family dwelling

Single-family dwelling, including manufactured homes which are subject to special siting standards, in combination with a permitted non-residential use combined in a single building. [Ord.260 2/15/94]

Zero lot line development (see Chapter 3.5)

2. Civic Use Types

Administrative service

City of Coos Bay-Empire District Urban Renewal Plan

3. Commercial Use Types

Business support service
 Child Care Facility (fewer than 13)
 Financial, insurance, and real estate service
 Medical service
 Personal service, general
 Planned unit development (see Chapter 4.6)
 Professional and administrative service
 Repair service, consumer, except gasoline engine repair
 Tourist habitation: Bed and breakfast

Chapter 2.9 General Industrial District (C-2)

Section 1. Intent

The C-2 district is included in the zoning regulations to achieve the following City objectives:

1. A general commercial district providing a broad range of commercial and other services that are easily accessible to all residential areas, will promote the economic stability and future growth of the City, and will permit limited residential and industrial uses.
2. A district allowing uses and services not permitted in the Central Commercial zoning district.

Section 2. Permitted Uses

The following uses are permitted in the C-2 zoning district:

1. All uses permitted and conditional in the C-1 zoning district.

2. Residential Use Types

Combination of permitted commercial uses with residential uses on the first floor provided that the residential use does not occupy more than 30% of the building coverage.

City of Coos Bay-Empire District Urban Renewal Plan

Manufactured Home when used as a dwelling for a caretaker or watchman's quarters for a participant sports and recreational use type provided it meets all the property development requirements in Chapter 2.18, Section 5, (4) and remains accessory to a commercial use. [Ord. 167 2/5/91]

Legally established residential use types pre-existing the adoption of this ordinance; however, in the event of destruction of structure, must be rebuilt within twelve (12) months in order to continue as residential use unless extension of time granted by Planning Commission for extenuating circumstances; and once structure is converted to another use permitted within the zone, said structure shall not revert to residential use. [Ord. 120 3/15/88]

3. Civic Use Types

Community recreation

4. Commercial Use Types

Agricultural sales
 Agricultural service
 Animal sales and service: Grooming
 Automotive and equipment: Fleet storage
 Repairs, heavy equipment (all storage of materials and equipment, and operations, except minor repairs, within an enclosed building)
 Sales/rental, heavy
 Storage, nonoperating vehicles
 Construction sales and service: Light
 Participant sports and recreation: Outdoor
 Wholesale, storage, and distribution: Mini-warehouse

Chapter 2.11 Industrial/Commercial (I-C)

Section 1. Intent

The I-C district is included in the zoning regulations to achieve the following City objectives:

1. To provide for the retail and wholesale warehousing and distributing of goods.

City of Coos Bay-Empire District Urban Renewal Plan

2. To provide for commercial and light industrial uses which are compatible with adjacent residential and commercial uses.
3. To control heavy industrial or similar uses which present a hazard due to levels of noise, vibration, smoke, dust, or glare.

Section 2. Permitted Uses

1. All uses permitted and conditional in the C-1 and C-2 zoning districts.

2. **Residential Use Types**

Dwelling for caretaker, watchman, or housing directly required by the use.

3. **Commercial Use Types**

Scrap operations: Heavy (completely enclosed within a building or within a solid masonry or concrete fence or permanently-maintained solid fence each not less than six (6) feet in height)

Wholesale, storage, and distribution: Heavy

4. **Agricultural Use Types**

Animal waste processing

5. **Industrial Use Types**

Industrial and port facilities

Log storage/sorting yard

Manufacturing

Chapter 2.12 Waterfront Industrial District (W-1)

Section 1. Intent

The W-1 district is included in the zoning regulations to achieve the following City objectives:

1. To reserve the waterfront for uses which required water access for successful operation.

City of Coos Bay-Empire District Urban Renewal Plan

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.

Section 2. Uses

The uses which are permitted, conditional, or prohibited shall be regulated by the **Coos Bay Estuary Management Plan**.

City of Coos Bay-Empire District Urban Renewal Plan**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

The general approach of the Renewal Plan is to conform with the Comprehensive Plan of the City of Coos Bay except as noted in Section II. The Comprehensive Plan generally encourages commercial development along Newmark Avenue and Ocean Boulevard with adjacent high density and single family residential development. The area adjacent 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. (See Exhibit V) 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 and studies that are necessary for contract purposes. The Agency will acquire all of the necessary permits to complete the projects. The cost estimates in the Urban Renewal report include design and engineering fees and a 15% contingency fund as a part of the total project costs.




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 and public open space 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.

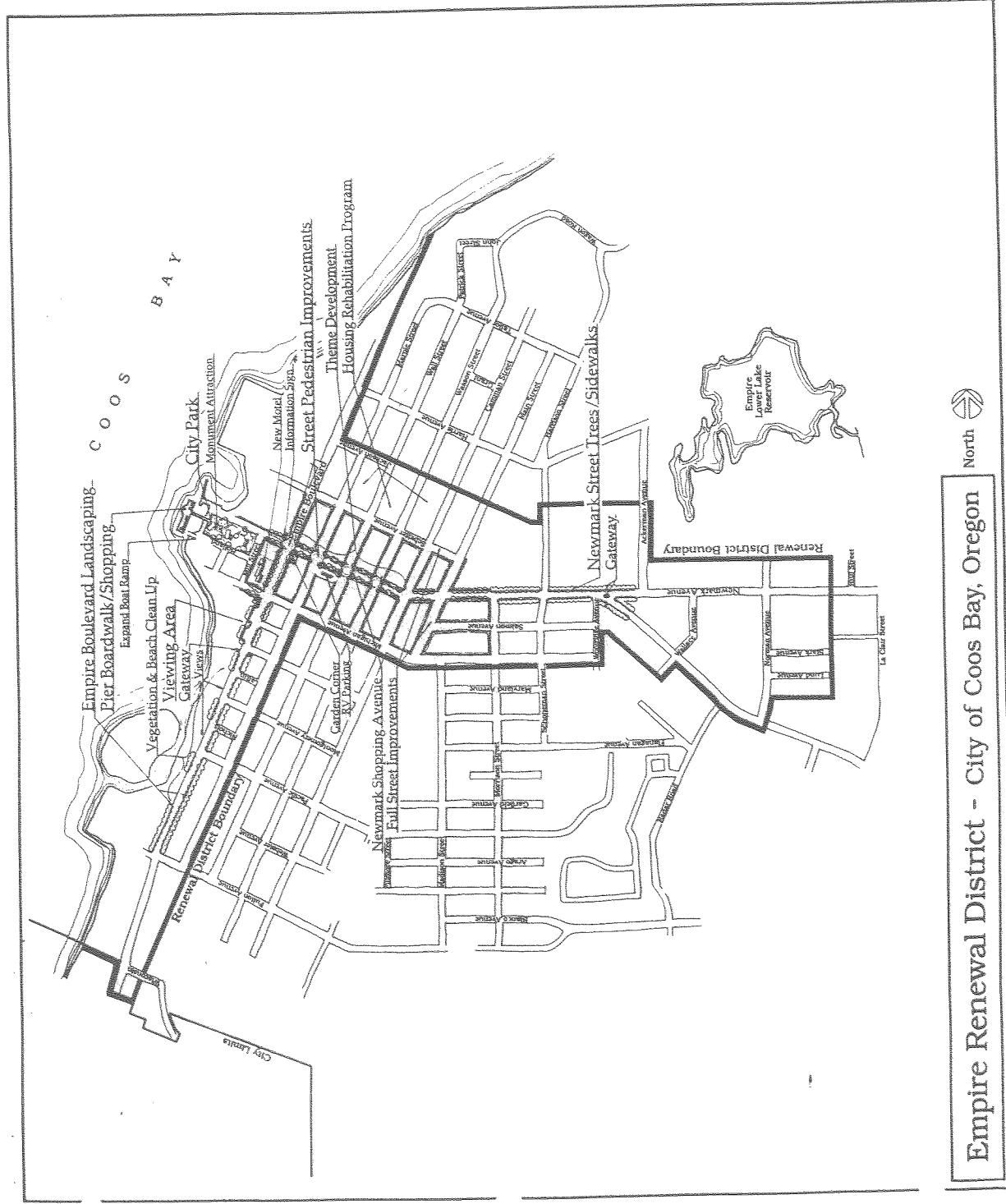
Urban Renewal Plan

Empire
Renewal District
City of Coos Bay, Oregon

Legend

-  Renewal District Boundary
-  City Limits
-  Not to Scale

The Benkendorf Associates Corp.
522 S.W. Fifth Avenue, Suite 703 · Portland, OR · 97204
Moore, Breithaupt & Associates
494 State Street, Suite 250 · Salem, OR · 97301
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P.O. Box 1107 North Bend, OR · 97459



City of Coos Bay-Empire District Urban Renewal 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 FY1996/67-1999/2000

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. Waterfront: Development of a 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 clean up of the beach/bayfront area.
5. 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 pier as a boardwalk for seasonal interpretive and commercial uses.

City of Coos Bay-Empire District Urban Renewal Plan

2. Street improvements: Continued improvement to Newmark Avenue between Wall Street and Cammann Street including the pedestrian amenities described in Phase I.

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 storm water 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.

City of Coos Bay-Empire District Urban Renewal Plan**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, Newmark Avenue and on the Waterfront.

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.

City of Coos Bay-Empire District 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 unserved undeveloped areas.

Historic Preservation

Strategy HP.1 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

Strategy ED.7 Coos Bay shall encourage the development of commercial trade and service activities along the Empire/Charleston Highway, within the city limits, recognizing that this prime area can capture much of the tourist travel to the state park area.

Public Facilities and Services

Strategy PFS.7 Coos Bay shall continue to 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

T.7 Coos Bay shall continue to seek state and federal street and highway improvement grants for its major streets, and to use serial levies as necessary to maintain local streets at an acceptable condition, recognizing that the general public has an overall interest in maintaining major streets.

City of Coos Bay-Empire District Urban Renewal Plan

T.11 Coos Bay shall seek to improve and expand its 1975 Bikeway Plan recognizing that the bicycle is an alternative, energy-conserving, and healthy mode of transportation.

Commercial Areas

Objective 1 - The City shall protect the integrity of established land use patterns to facilitate continued and compatible development.

Objective 2 - It is important that the Central Business District (CBD) and its supportive commercial sub-districts remain efficient, prosperous, and easily accessible since commerce is a major source of revenue and is a necessity to the economic stability and future growth of the city. Efforts toward redevelopment of older, underutilized commercial areas will be encouraged.

Implementation

2. General Commercial. These areas are intended to provide for all other retail trade, commercial service and professional activities that constitute the essential base of the city's economy. Appropriate locations for commercial development include (1) established commercial areas, and (2) highway corridors not committed to less intensive land uses.

City of Coos Bay-Empire District Urban Renewal Plan

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.

City of Coos Bay-Empire District Urban Renewal Plan**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. No bonded indebtedness shall be issued after December 31, 2011.

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 ORS 457.550. 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 certificate file 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 interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Plan.

City of Coos Bay-Empire District Urban Renewal 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 ORS 457.450.

City of Coos Bay-Empire District Urban Renewal Plan**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:

- o 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.
- o Extending the date after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan.
- o Increasing the maximum amount of bonded indebtedness excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness issued or to be issued under the urban renewal plan.
- o Revisions in the Renewal Area boundary, other than the permitted 1%.
- o Extending the term of the Plan for this district.

Minor amendments to the plan 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.

City of Coos Bay-Empire District Urban Renewal Plan**VIII. APPENDIX****A. Legal Description****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)(b)	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

COOS BAY - EMPIRE URBAN RENEWAL DISTRICT
Legal Description

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 Neeses 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 408.94 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 a point being S 1° 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 850 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 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 110 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 by Coos County by CH&M 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 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 centerline of Michigan Avenue extended;

thence, South 66° 26' East along the centerline of Michigan Avenue extended to the point of beginning, said point being located on the high water line of the eastern shore of Coos Bay.

ORDINANCE NO. 216

AN ORDINANCE APPROVING AND ADOPTING AN URBAN RENEWAL PLAN FOR THE CITY OF COOS BAY AND DESIGNATING AN URBAN RENEWAL DISTRICT.

Whereas, the 1995 Empire District Urban Renewal Plan and Report was forwarded to the Coos Bay Planning Commission for its consideration at its August 25, 1995, special meeting; and

Whereas, a public hearing was advertised, notice was given pursuant to ORS 457 to every postal patron in the City of Coos bay, and said hearing was held before the City Council of Coos Bay on August 30, 1995, at a special meeting; and

Whereas, the Council has duly considered any recommendations from the Planning Commission and any testimony from the public; therefore

THE CITY OF COOS BAY ORDAINS AS FOLLOWS:

Section 1. The City of Coos Bay finds:

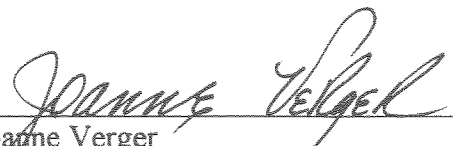
1. The Empire District Urban Renewal area is blighted due to building deterioration, inadequate infrastructure facilities for development, a lack of specific planning for improvement, and other reasons and findings set forth in the Empire District Urban Renewal Plan and Report. The condition of the area is specifically described in the Report.
2. Rehabilitation and redevelopment is necessary to encourage economic development, reverse deterioration and thereby protect and improve the welfare of the city.
3. The Empire District Urban Renewal Plan conforms to the Comprehensive Plan and provides an outline and procedure for accomplishing the proposed Empire District Urban Renewal projects. The Empire District Urban Renewal Plan addresses conformance with the Comprehensive Plan.
4. The Empire District Urban Renewal Plan identifies purposes for which land may be acquired. If occupied property is acquired for redevelopment, the Empire District Urban Renewal Report includes guidelines for displacement and relocation in accordance with the requirements of Oregon Revised Statutes and any other applicable laws or regulations.
5. The acquisition of real property shall only be undertaken when it is necessary to achieve the objectives of the plan and implement the proposed Empire District Urban Renewal projects.
6. Adopting and carrying out of the Empire District Urban Renewal Plan is economically sound and feasible as supported by the Empire District Urban Renewal Report.
7. The City of Coos Bay hereby assumes the responsibility to complete the activities and projects as outlined in the Empire District Urban Renewal Plan.

After recording please return to: City of Coos Bay
500 Central Ave.
Coos Bay, OR 97420


Section 2. The 1995 Empire District Urban Renewal Plan and Report is hereby approved and incorporated herein by reference. The boundaries of the Empire District Urban Renewal District are as set forth in the Empire District Urban Renewal Plan.

The foregoing ordinance was passed by the City Council of the City of Coos Bay this 30th day of August, 1995 by the following vote:

YES:	Mayor Verger, Councilors Benetti, Miller, Spangler, Weeks, and Williams
NO:	None
ABSENT:	Combs

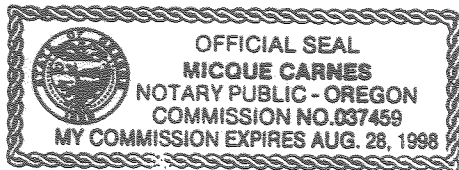

 Joanne Verger
 Mayor of the City of Coos Bay
 Coos County, Oregon

ATTEST:


 Joyce Jansen
 City Clerk of the City of Coos Bay
 Coos County, Oregon

STATE OF OREGON, }
 County of Coos } ss.

BE IT REMEMBERED, That on this 31st day of August, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Joanne Verger, Mayor of the City of Coos Bay, and Joyce Jansen, City Clerk of the City of Coos Bay.




 Micque Carnes, Notary

95 10 0113

City of Coos Bay
Memorandum

Short Version of the Coos Bay Empire District Urban Renewal Plan and Report

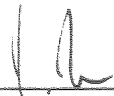
Prepared, filed and recorded to correct the legal description in the City of Coos Bay Empire District Urban Renewal Plan and Report as adopted by Ordinance No. 216 by the Coos Bay City Council on August 30, 1995 and filed with the Coos County Clerk and recorded on September 7, 1995, Recording No. 95090188.

The Coos Bay-Empire District Urban Renewal Plan was prepared to further encourage rehabilitation and redevelopment and to guide provision of infrastructure necessary. Through implementation of the Plan, economic development will be stimulated and blighting conditions eliminated. The Plan meets the requirements of Chapter 457 of the Oregon Revised Statutes and complies with other federal, state and local laws.

The Coos Bay-Empire District Urban Renewal Report, recorded with the Plan as set forth above was prepared to comply with State Law regarding Urban Renewal. It is intended to be used in conjunction with the Coos Bay-Empire District Urban Renewal Plan and provides the essential background information on the area.

This memorandum corrects the legal description found following page 32 in the previously recorded Plan. The correct legal description of the area included in the Coos Bay-Empire Urban Renewal District is attached hereto and made a part of thereby .

The Urban Renewal Plan and Report previously recorded as set forth above, together with this memorandum which has been filed and recorded to correct the legal description contained in the original Plan, set forth the entire Coos Bay-Empire District Urban Renewal Plan and Report as required by Oregon Revised Statutes, Chapter 457.



C. Randall Tosh, City Attorney

State of Oregon)
County of Coos)

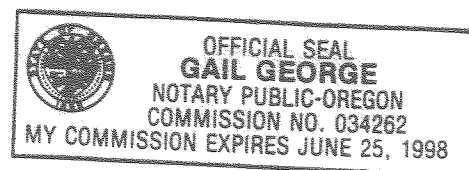
SEPTEMBER 26, 1995
Date

Signed before me on September 21, 1995 by C. Randall Tosh



Gail George, Notary Public
My Commission expires June 25, 1998

After Recording Return to: City of Coos Bay
500 Central Ave.
Coos Bay, OR 97420



COOS BAY - EMPIRE URBAN RENEWAL DISTRICT

Legal Description
Corrected

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 Neeses 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 a point being S 1° 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 CHM 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;

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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.

RECORDING # 95100113

I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:45 ON 10/03/1995
M. BRIGHT

By _____ Deputy

pages

3

Fee \$ 23.00