

**CITY OF COOS BAY URBAN RENEWAL AGENCY**  
**Agenda Staff Report**

MEETING DATE	AGENDA ITEM NUMBER
February 21, 2012	

TO: Chair Gene Melton and Board Members *GH*

FROM: Jim Hossley, Public Works and Development Director

Through: Rodger Craddock, City Manager *RC*

ISSUE **Interim Improvements to the Downtown Vacant Lots - Old Fire Station and Lockhart Building**

BACKGROUND

Staff is seeking the Urban Renewal Agency's direction and parameters for the two vacant lots in the downtown core that are the former site of the Lockhart building located at the corner of 3<sup>rd</sup> Street and Central Avenue, and the old fire station located at the corner of 4<sup>th</sup> Street and Anderson. Last year the Urban Renewal Agency obtained public input regarding potential redevelopment of the two vacant lots. In December 2010 the Urban Renewal Agency proceeded with a public process to obtain citizen input on the possible uses of the vacant lots. The Design Review Committee met on January 6, 2011 and the Planning Commission met on January 11, 2011 to discuss possible uses of the vacant lots. Citizen input and comments from the Design Review Committee and Planning Commission were considered at the Urban Renewal Agency meeting on January 18, 2011. The Agency met again on October 18, 2011 and November 15, 2011.

At the November 15, 2011 meeting the Agency moved to define the ultimate long term development goal for both lots be for business purposes and directed staff to look into the concepts, options and the processes to use to achieve the goal. Staff will need Agency direction on the various processes to achieve the goal and will come to the Agency in the near future to obtain.

Staff is seeking the Agency's direction regarding the interim use and or improvements (if any) that the Agency wishes to consider for the old Fire Station location. Any direction for the Lockhart property must consider that the property is not currently owned by the City/Agency. It will be approximately one year before the property can be obtained.

ADVANTAGES

Providing staff Agency direction for the interim use of the property, maximum cost of improvements, preferred timeline and other parameters will ensure efficient use of staff and commissions' time along with other resources.

DISADVANTAGES

None identified.

BUDGET IMPLICATIONS

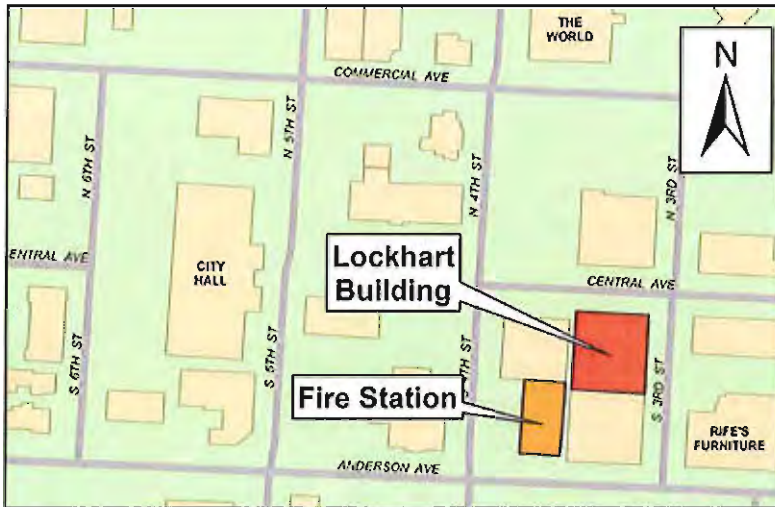
Unknown at this time

ACTION REQUESTED

If it pleases the Agency, provide staff with direction for any interim improvements to the old Fire Station property and the Lockhart property (when ownership obtained) including desired cost, use and timeline parameter.

Attachments

- Interim Concept plan prepared by Agency Member Mike Vaughan
- Map and pictures of the vacant lots



Map location of the vacant lots

Lockhart Building  
Vacant lot

Corner of 3<sup>rd</sup> Street  
and Central Avenue





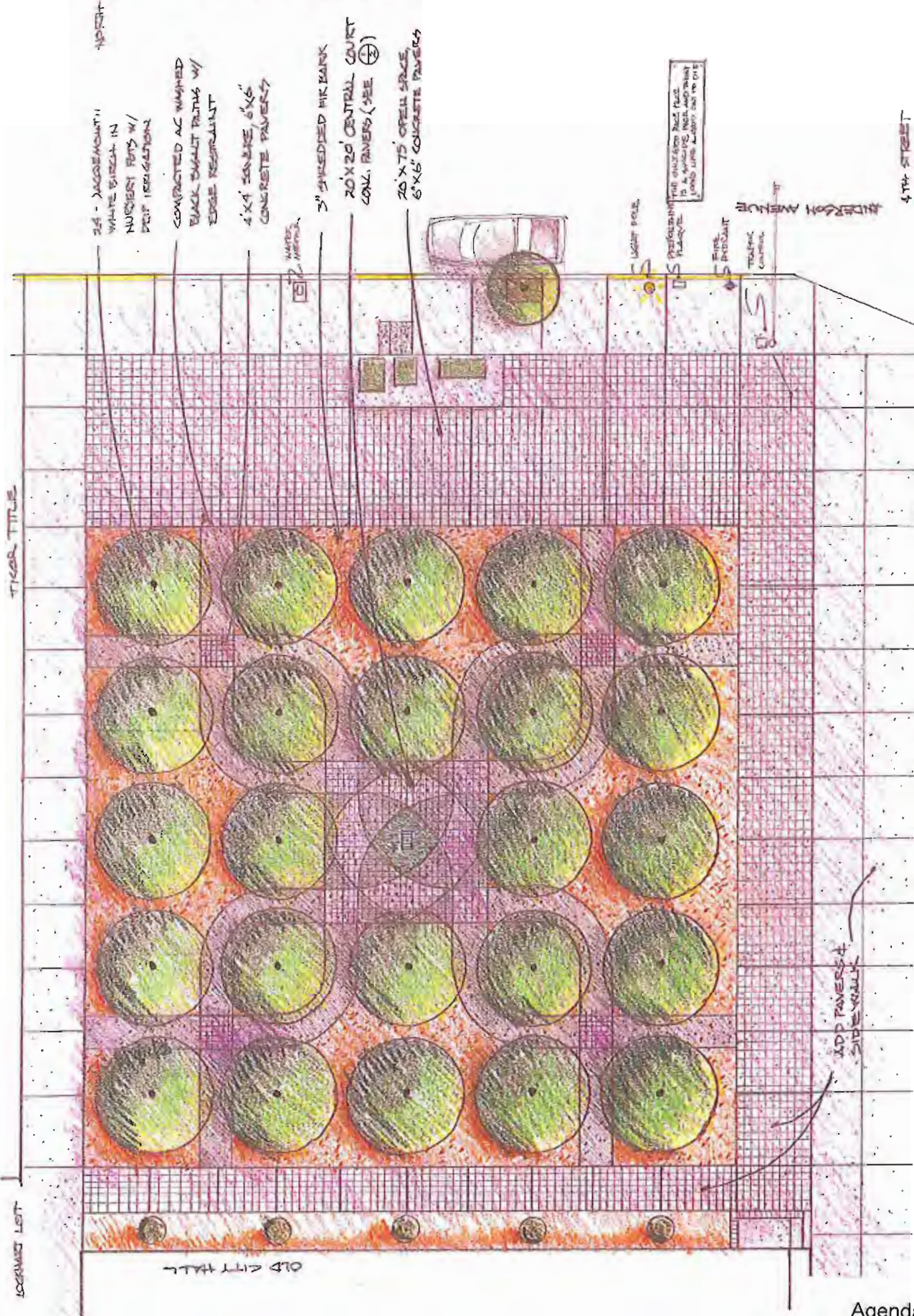
The old fire station lot  
Corner of 4<sup>th</sup> Street and  
Anderson Avenue

2/10/12



1" = 10'

CONCEPTUAL LANDSCAPE PLAN, CEDAR HILL SITE, 1144 ANDERSON, 6TH FL



24 - JACOBSON WHITE BIRCH IN NURSERY POTS W/ PEAT INSULATION

CONTRACTOR TO MAINTAIN BLACK GRANITE TRIMMS W/ EDGE RESTRAINT

4' X 4' SAND, 6' X 6' CONCRETE PAVERS

3" SLAGGED HIK BARK  
20' X 20' CENTRAL COURT CONG. PAVERS (+)

20' X 75' OPEN SPACE, 6' X 6' CONCRETE PAVERS

TRAFFIC CONTROL  
TRAFFIC CONTROL

ADD PAVERS & SIDEWALK

1144 ANDERSON

CEAR HILL

OLD CITY HALL

City of Coos Bay  
Public Works and Development Department

COOS BAY VACANT LOT COST EST. FISCAL YEAR 2011 / 2012						
Date: February 13, 2012						
ITEM DESCRIPTION	UNIT	QTY	UNIT COST	COST EST.		
<i>Landscape Labor and Materials</i>						
LA.1 Jacqemontii White Birch In Nursery Pots (Caliper 3.0")	EA	24	\$ 250.00	\$	6,000.00	
LA.2 Compact AC Washed Black Basalt Paths w/Edge Restraint	Ton	30	\$ 75.00	\$	2,250.00	
LA.3 4' X 4' Square, 6" X 6" Concrete Pavers	SF	2,850	\$ 12.00	\$	34,200.00	
LA.4 Grade Sand	CY	20	\$ 5.00	\$	100.00	
LA.5 3" Shredded Fir Bark	CY	50	\$ 32.00	\$	1,600.00	
LA.6 Low Vegetation Bushes	EA	5	\$ 52.00	\$	260.00	
LA.7 Backflow Device	EA	1	\$ 325.00	\$	325.00	
LA.8 Water Meter	EA	1	\$ 250.00	\$	250.00	
LA.9 Automatic Irrigation Drip System	LF	340	\$ 5.00	\$	1,700.00	
<b>Sub-Total</b>				\$	<b>46,685.00</b>	
<b>Construction Total</b>				\$	<b>46,685.00</b>	
<b>City In-Kind Match</b>						
<b>8% Contingency</b>				\$	<b>3,700.00</b>	
<b>Project Total</b>				\$	<b>50,385.00</b>	
<i>Yearly Maintenance</i>						
LM.1 Weed Control				\$	600.00	
LM.2 Horticulture Maintenance				\$	1,200.00	
LM.3 Irrigation Maintenance				\$	300.00	
LM.4 Garbage Control				\$	500.00	
LM.5 Hard surface Maintenance				\$	600.00	
LM.6 Grade/Rake Soft surface				\$	400.00	
<b>Maintenance-Total</b>				\$	<b>3,800.00</b>	