

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
October 15, 2013	

TO: Chair Daily and Board Members

FROM: Eric Day, Community Development Director
Through: Rodger Craddock, City Manager *rcd*

ISSUE: Hollering Place Proposals – Received

BACKGROUND:

- A. The Hollering Place is situated at the junction of Newmark Avenue and Empire Boulevard. The site terminates at a vista as one travels west through the Empire District before making a left turn to continue south. The site is comprised of four lots (lot numbers 6000, 6700, 300, & 301). **The total area is 3.68 acres.**
- B. Hollering Place is a historically significant site. Prior to the arrival of the first Europeans, the site was the center for transportation, commerce, and communication for local Native American populations. The site was the first European settlement in what would later become Empire City, the first Coos County seat. Hollering Place was the site of the original courthouse, and it overlooked the waterfront.
- C. Hollering place is still highly valued by local citizens and Native American populations due to the site's historical significance. The Confederated Tribe of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI) and local citizens played an important role in developing the 2008 Hollering Place Master Plan. The Hollering Place Master Plan led City of Coos Bay staff to rezone the site with its own unique zoning district in 2010.

PROPOSALS

Staff issued a request for proposals (RFP) for the Hollering Place site on August 12, 2013. By the close of the RFP period, staff had received two proposals. The first proposal was submitted by the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI). CTCLUSI proposal includes the creation of a visitor destination comprising of a 60-room lodge, six luxury guest cottages, a fine dining restaurant with lounge and boardroom, retail shops, visitor and commercial services, a cultural exhibit space; and a promenade for pedestrians. The second proposal was submitted by Mike Babcock owner of Oregon Seafood's. Mr. Babcock proposes to relocate and expand his business, Oregon Seafood's, by developing a multi-tenant retail shop(s) in a joint effort with the Urban Renewal Agency. The general idea for the proposal is for a product similar to the Tillamook and Bandon Cheese Factory models.

Staff has completed a breakdown of the different proposals and weighed the proposals against several applicable regulations that can be found in the following documents:

- A. **City of Coos Bay Municipal Code**
Chapter 17.127 Hollering Place District & Hollering Place Master Plan
Chapter 17.240 Empire Waterfront Settlement Design Review
Chapter 17.345 Site Plan and Architectural Review
- B. **Land Use and Design Guidelines for the Hollering Place**
- C. **Coos Bay Comprehensive Plan, Volume 1, Plan Policy Document 1987-2000**
Chapter 7.5.

DECISION CRITERIA

1. COMMUNITY STANDARDS/ SITE PLANNING AND ARCHITECTURAL DESIGN QUALITY AS FOUND IN ADOPTED COMMUNITY DOCUMENTS

- To preserve and utilize views.
- To encourage economic revitalization of the Empire Business District with a retail village complex.
- To present the history of the site.
- To increase the local tax base.
- To develop a catalyst project to help spur additional development and investment in the Empire District.
- Site design that complements and connects with the existing buildings in the district.
- To capitalize on views, bayfront, and recreational opportunities.
- To engage the community and visitors through recreational, educational, and retail opportunities associated with the site (50).

The adopted Hollering Place Master Plan anticipates a range of uses that include commercial, residential, overnight lodging, and educational uses. The Plan suggests themes and unifying elements that celebrate local historic architecture, reclaim native shoreline habitats, support sustainability efforts, provide interpretation of local history, and reconnection to the water and boat-building.

Proposal #1 – (CTCLUSI): The Confederated tribes submitted a proposal that is relatively close to the intent of the Master Plan. They are proposing a 60-room lodge; six luxury guest cottages; a fine dining restaurant with lounge and boardroom; retail shops; visitor and commercial services; a cultural exhibit space; and a promenade for pedestrians. This proposal is designed to use all of the available property.

Proposal #2 – (Oregon Seafood): Mike Babcock submitted a proposal that includes a multiuse facility consisting of seafood processing, production viewing area for the public, and a seafood eatery. This proposal is designed only to use the lower bench property.

2. SUCCESSFUL DEVELOPMENT TEAM

Proposal #1 – (CTCLUSI): The main development team consists of Bob Garcia - Confederated Tribes/ Chairman, Phil Bribaker – Blue Earth Services and Technology, and Michael Crow - Crow

Clay and Associates. The project team describes several similar completed projects in Oregon that have many similar attributes to this proposal in their submittal.

Proposal #2 – (Oregon Seafood): The development team consists solely of Oregon Seafood's owner Mike Babcock. The proposal describes him as having, "A satisfactory background in building out projects of this size." Mike has also put together a team of experienced project team members including Jon Barton and Chris Clafflin. They offer support to his proposal.

3. FINANCIAL CAPACITY

Proposal #1 – (CTCLUSI): Village at Hollering Place is expected to cost around \$15 million. CTCLUSI is financially equipped to finance the project through a combination of private equity and private/public lending. No grant or other funding sources are assumed, but they will be actively pursued according to the submitting team.

CTCLUSI hopes to partner with City of Coos Bay Urban Renewal Agency for financial support, but it is not a condition of the proposal. CTCLUSI envisions URA's role to include street and infrastructure improvements to Newmark Avenue and embankment restoration/stabilization improvements along the current alignment of the deteriorated wooden bulkhead at the waters' edge.

Proposal #2 – (Oregon Seafood): Oregon Seafood proposes to construct the project in phases as the business currently cannot carry the additional debt service required for the building completely finished. The proposal acknowledges that the potential costs for pilings (for the property in general and the dock specifically) may be outside their budget. Costs associated with the bay wall are also mentioned and the associated costs are currently unknown. The proposal mentions private investors as a possibility, but only after an agreement for the property has been arranged.

4. JOB CREATION POTENTIAL

Proposal #1 – (CTCLUSI): Proposal One does not contain information regarding job creation potential. Based on the size and scope of the proposal, staff estimates that a project of this nature would have a large net positive in the amount of jobs that it would bring into the area. If this submittal is chosen for negotiations a more detailed number would be formulated.

Proposal #2 – (Oregon Seafood): Oregon Seafood projects an increase in employment to 40 full time jobs as a result of the new facility which is a substantial increase from their current 13 employees.

Both of the proposals would also include substantial construction related jobs.

5. IMPACT ON PROPERTY TAXES AND ECONOMIC DEVELOPMENT

Proposal #1 – (CTCLUSI): According to the proposal for the Confederated Tribes, their project is valued at about \$15 million. This type of improvement would bring about \$229,000 annually into the URA fund through taxes. This money would be used to fund other URA projects within the City. The proposal would also bring in a 7% Hotel/Motel tax which is used throughout the City on a variety of projects.

According to the proposal, the resort is intended to be a premier regional destination for the entire Pacific Northwest that would bring tourists to the area not only to be at the resort but shop and use the local attractions. The proposal team sees this as a true magnet for economic activity in the area.

Proposal #2 – (Oregon Seafood): According to the Oregon Seafood proposal, the project is valued at about \$3 million dollars. This type of improvement would bring in about \$46,000 annually into the URA fund through taxes.

According to the proposal, the use is intended to be a lure to tourists passing through the community getting them to stop and check out at the facility, eat a meal and buy some of the goods that will be sold at the store. In reality, it is envisioned as a total experience not only for the fishing and dining community of Oregon's Southern Coast but for all to enjoy similar to Bandon's creamery and Tillamook's cheese factory. Staff also sees this proposal as a magnet for economic activity in the Empire area.

ACTION REQUESTED:

Staff believes that both proposals offer an exciting opportunity for the URA, Empire District, Coos Bay and the Bay Area as a whole. However, staff recommends to the URA to allow staff to start the 120-day negotiating period with the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians. This recommendation is being principally made for the following reasons:

- a. The estimated valuation of the proposal,
- b. The perceived economic impact to the Empire District area,
- c. The experience of the development team, and
- d. The similarity between the proposal and the Hollering Place Master Plan



**CONFEDERATED TRIBES OF
COOS, LOWER UMPQUA AND SIUSLAW INDIANS
TRIBAL GOVERNMENT OFFICES**

1245 Fulton Avenue • Coos Bay, OR 97420
(541) 888-9577 • 1-888-280-0726 • General Office Fax: (541) 888-2853

September 13, 2013

City of Coos Bay Urban Renewal Agency
C/o Eric Day, Community Development Director
500 Central Avenue
Coos Bay, OR 94720

Proposal for the Village at Hollering Place

Dear Mr. Day:

On behalf of the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI), Blue Earth Services & Technology, LLC, BEST is submitting the attached proposal for the Historic Hollering Place Development Project in response to the Development Solicitation Request for Qualifications noticed by the City of Coos Bay Urban Renewal Agency on August 13, 2013.

The CTCLUSI government team participating in this project includes Bob Garcia, Tribal Chairman; Alexis Barry, Tribal Administrator; and Jeff Stump, Tribal Planner.

BEST is a wholly-owned subsidiary of CTCLUSI, and engages in economic development, project management, construction, and property management services. For this undertaking, Phil Brubaker, BEST's CEO, will serve as Project Manager.

BEST has partnered with Crow/Clay & Associates, architects, the third component of our team, to work with the City of Coos Bay URA to plan and construct a development on the site which we propose to call The Village at Hollering Place (*Qaimisiich* in the Hanis Coos language) worthy of the cultural, ancestral and historic values to be preserved thereon.

Our plan is designed to enhance the views from The Hollering Place, and to create a powerful visitor destination on the Property with linkages to encourage revitalization of the Empire Business District, while also presenting the Tribal and European settler cultural history of the Site and maximizing water-related connections. This is planned through the ownership and stewardship of CTCLUSI, and will provide very significant economic and aesthetic benefits for the Empire Urban Renewal District.

Could there be any more compelling means of safeguarding the cultural heritage of the site than by entrusting it to CTCLUSI, among whose members are the very ancestors of the Hollering Place's aboriginal inhabitants?

The concept presented herein has been developed in association with Crow/Clay & Associates. The creative talents of Mike Crow and Hilary Baker have combined to conceive a design for The Village at Hollering Place which uses and connects both the upper and lower parcels available on the site, celebrating historic seaside architecture, and also reconnecting Empire to the shoreline with its signature feature: the Promenade to Hollering Point.

The proposed development includes:

1. A sixty (60) guestroom destination-caliber luxury Lodge with covered parking underneath, the Promenade atop, and an accompanying "hot springs" water garden and *Qaimisiich* Creek running through the Property nearby
2. Six (6) luxury guest cottages scattered on the Village grounds, featuring private porches, spa tubs and (gas/propane) fireplaces
3. A 5,000 square-foot fine dining restaurant, lounge and boardroom in a landmark building sited adjacent to the water's edge
4. Heritage Plaza, providing retail shops adjacent to the Lodge and cottages
5. Hollering Bluff, the project's entry statement, with visitor and commercial services, and cultural exhibit space, designed for linkage with the Empire business district and for compatibility with the adjacent Hollering Place Wayside constructed in 2010.
6. The signature Promenade which leads pedestrian visitors directly from Hollering Bluff, over Mill Street and onto the Lodge roof, terminating at Hollering Point near the water's edge.

The \$15-million Village at Hollering Place is conceived to be no less than a premier regional destination for the entire Pacific Northwest in order to be financially successful. It will thus serve as a major catalyst for redevelopment of the entire Empire District in the years ahead. The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians are financially equipped to bring this Project to fruition.

We are keenly excited to begin the design development process with you for the Village at Hollering Place, if selected. Please contact Phil Brubaker at 541-269-2964 for any additional information regarding our proposal.

Sincerely,



Bob Garcia, Chairman

Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians



**The Village at Hollering Place
(*Qaimisiich*)**

**submitted in response to the
City of Coos Bay Urban Renewal Agency
Development RFQ noticed August 12, 2013, by
Blue Earth Services & Technology LLC.
on behalf of the
Confederated Tribes of Coos, Lower Umpqua
And Siuslaw Indians**

September 13, 2013

The Village at Hollering Place

Submitted by the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians

September 13, 2013

Development Program and Design

The Village at Hollering Place (*Qaimisiich* in the Hanis Coos language) proposed herein is a respectful adaption of the 2008 Historical Hollering Place Master Plan developed by the City of Coos Bay Urban Renewal Agency. It is configured to use both the upper and lower portions of the development site, excluding in-water improvements.

Hollering Bluff Plan

The proposed development is designed to connect the Empire Business District to the waterfront. It includes a unique rooftop Promenade which provides an exciting but safe pedestrian access to the water from the existing Wayside. The Wayside will be anchored by a commercial building of approximately 2,400 sq. ft. The east end of this building will include a landmark feature visible for several blocks along Newmark Street and Empire Boulevard housing a tribal heritage experience, visitors' center and gift shop.

This single story building will be set perpendicular to Empire Boulevard to maintain view corridors, respect height restrictions and provide a development scale compatible with the Empire Business District to the east. Parking and landscaping will tie into and augment the current Wayside parking area.

The Promenade and Restaurant

The overlook on Hollering Bluff will provide the gateway to the Promenade which will start at the top of the bluff, bridge Mill Street, and extend westward to the waterfront, proceed across the roof of the Hollering Place Lodge, extending westward all the way to the waterfront, terminating at "Hollering Point", some 35 feet above the shoreline. An environmentally friendly "green roof" will allow opportunities for landscaping, sheltered resting areas and informational explanations of indigenous plants and shrubs and their traditional uses by the Tribes. The Promenade will connect to an elevator providing access to the public waterfront walkways on grade, west of the Lodge.

At the base of the elevator will be a fine-dining restaurant, lounge and boardroom facility serving both the public and Lodge guests. A patio area will provide a buffer between the development and the public waterfront access.

The Lodge and Cottages at Hollering Place

The Lodge facilities will include 60 luxury units, a “hot springs” pool/spa area and a covered parking level on the ground floor. The scale and style of all the buildings within the development will be evocative of, and respect, Empire’s rich Native American and Caucasian history. The Lodge façade is broken into elements scaled to fit into the waterfront and Empire design idiom. Six small luxury cottages, 400 sq. ft. each on the wind protected, south-facing side of the Lodge, will complement the overall theme of the development and reinforce the village ambience and scale to fit into the surrounding neighborhood.

Qaimisiich Creek will flow through the grounds.

Heritage Square

A Heritage Square commercial facility of approximately 3,600 sq. ft. will be located at the intersection of Mill and Holland Streets. It will be accessible to the public as well as visitors to the Lodge and Cottages.

Parking

Parking on site will accommodate the hotel units, the guest cottages, dining and lounge facilities and some of the commercial space. On-street parking at Newmark Street, Mill Street and The Hollering Place Wayside will make up the balance of the parking needs for both the development and visiting public.

Design Concept

The development’s design concepts, materials and landscaping will combine to provide a sustainable and environmentally friendly project. Green roof components combined with a water feature, bio swales and rainwater catch systems will control storm water runoff in an environmentally sensitive way.

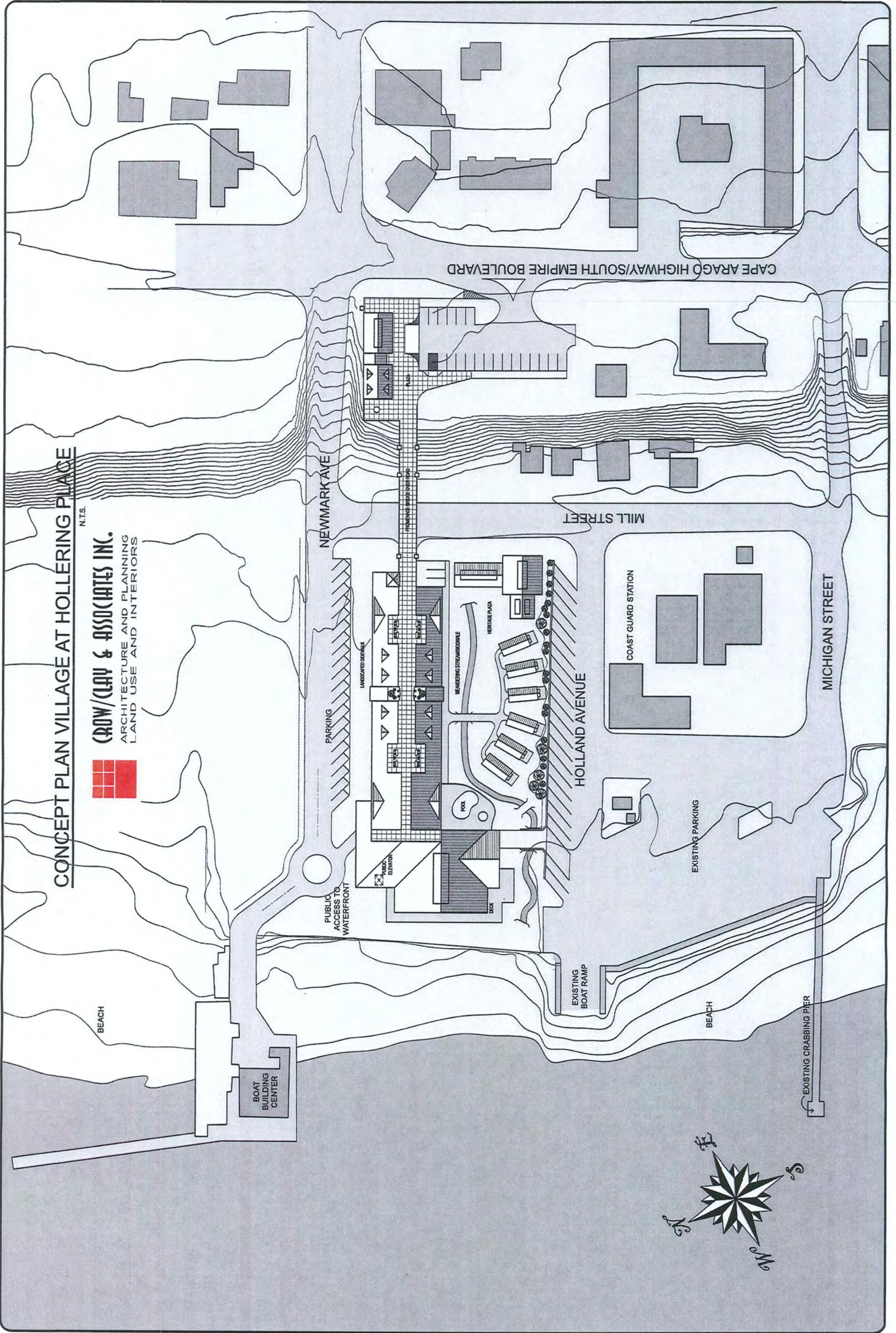
The proposed elements of the development, quality of design, materials and detailing will provide Empire and the Bay Area community with not only a local attraction but also a major tourist destination comparable with other coastal destination-caliber facilities in the Pacific Northwest. As such, the Village at Hollering Place will be a very significant accelerant for redevelopment of the entire Empire District.

The conceptual site plan and perspective drawing of the proposed development are presented on the following pages.

CONCEPT PLAN VILLAGE AT HOLLERING PLACE

N.T.S.

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





**AERIAL VIEW FROM THE SOUTHWEST
THE VILLAGE AT HOLLERING PLACE**

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



Development Team Capability

A. Principals and members of the Development Team

1. Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI)

Bob Garcia Chairman

Bob Garcia has served the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians in a variety of capacities since joining the Tribal Council in 2001. Currently he is Chairman of the Tribal Council, following the footsteps of his maternal grandfather, a Miluk Coos Indian elder who served as Tribal Chairman nearly 60 years ago. Since becoming Tribal Chairman seven years ago, Garcia has overseen a number of grant funded projects, including \$2 million in ARRA housing grants, the completion of 8 units of ARRA housing in Coos Bay along with the construction of 8 additional housing units in Florence, \$2 million in USDA redevelopment grants for the installation of water and sewer lines at Coos Head, and completion of a \$500,000 community center addition as part of a rural development block grant. (Please refer to www.ctclusi.org).

Garcia is also currently the Assistant General Manager of Three Rivers Casino & Hotel in Florence, where he oversees 500 employees, manages a monthly budget of \$4 million dollars, and assists in leading all aspects of planning and operations. He has held this position since 2007.

Previously, Garcia served as Economic Development Director for the Tribes. In this capacity he was instrumental in developing and obtaining the necessary financing to open Three Rivers Casino in June 2004. He navigated the Tribes' successful sale of \$70 million in bonds to finance the casino's expansion in 2006, and then accomplished the casino expansion construction project on time and under budget, at a cost of \$56 million. The expanded Three Rivers Casino & Hotel opened in 2007 with 90,000 square feet of new casino space and a brand new 93-room hotel. (Please refer to www.threeriverscasino.com)

Garcia's executive experience also includes his current service as Treasurer of the Tribal Gaming Alliance, his membership on the Executive Committee of the National Indian Gaming association for Oregon, Washington, Idaho and Montana, and his service as President of the Rotary Club in Florence, Oregon. Garcia also holds an appointment to and is Vice-Chairman of the Oregon State Legislative Commission on Indian Services. He speaks regularly at conferences on tribal economic matters.

Bob Garcia attended Reed College and Portland State University

Alexis Barry- Tribal Administrator

Ms. Barry has served as Tribal Administrator since July, 2012 overseeing all functions of the Tribal Government's \$18 million dollar budgeted operations while focusing on economic development and self-sufficiency for the Tribes. The Tribes programs and activities currently include Police Services, Housing, Health and Human Services, Education, Cultural Programs, Natural Resources, and a Dental Clinic. The Tribes are currently engaged in planning for future uses at Coos Head and other Tribal properties, and have just completed a rehabilitation project at their historic Tribal Hall located in Coos Bay. Ms. Barry also currently serves on the Board of Directors for the Coos Historical and Maritime Museum

Ms. Barry has over 16 years of experience in Tribal Government. This includes work as the Tribal Administrator for the Hoh Tribe, 2005-2010, during which time the Tribe was successful in securing the passage of the "Safe Homelands for the Hoh Tribe Act", doubling the size of the existing reservation, as well as securing appropriations for the development of much needed infrastructure, including a fire station, new water and sewer system, truck stop and convenience store and six new office buildings. In addition, Ms. Barry served as the Executive Director of the Suquamish Tribe of Washington State as well as the Pit River Tribe of Northern California.

Ms. Barry holds a B.A. Degree from Eckerd College and a M.A. in Applied Anthropology from the University of South Florida.

Jeff Stump, Tribal Planner

Jeff Stump provides critical planning, project, contract and grant management experience to CTCLUSI. He has been integrally involved in nearly all major projects undertaken by the Tribes over the past eight years of employment, including the development of the Ancestral Lands Restoration legislation currently in Congress, the Tribes' Strategic, Transportation and Transit Plans, legislation returning Gregory Point to the Tribes, the return of Coos Head to the Tribes, the Coos Head Demolition project, and the design and development of the Tribal Hall Trail project.

Mr. Stump manages the Tribes' Geographic Information Systems (GIS), manages Tribal grants with the Bureau of Indian Affairs, the Department of Housing and Urban Development, and the State of Oregon. As an official of the Tribes' government, Mr. Stump manages Requests for Proposals, Invitations to Bid, selection of contractors, negotiations and performance monitoring.

2. Blue Earth Services & Technology, LLC, (BEST), Phil Brubaker, CEO

BEST is a residential, commercial and institutional General Contractor licensed by the State of Oregon Construction Contractors Board, CCB #197551, with a primary NAICS Code of 236220; a residential, commercial and industrial Property Management firm licensed by the Oregon Real Estate Agency, #201207498; and a State of Oregon-designated Minority Business Enterprise (MBE), certification No. 8272. BEST is a City of Coos Bay business licensee, #9659, with corporate offices located at 990 S. 2nd St., Coos Bay, Oregon.

Drawing from its parent company, Blue Earth Federal Corporation, it has over seven years of commercial and residential construction experience in the greater Coos Bay and Florence, Oregon areas. For additional information, refer to Section B, Project Manager, Phil Brubaker below.

BEST will be the developer entity for the Project.

3. Crow/Clay & Associates

Michael Crow, Principal

Michael has a broad background in a variety of public, educational, and institutional projects. Recent projects have included tourist and recreation oriented land development and facilities, marinas, schools, banks, commercial offices, and specialty stores. In addition to normal architectural services, Michael specializes in Master Planning for community and destination gathering spaces.

Michael provides on-going planning and architectural services for Southwestern Oregon Community College and several school districts as well as commercial and institutional entities. As a principal, Michael's responsibilities include all aspects of the planning and design processes and firm administration.

EDUCATION

Bachelor of Architecture, University of Oregon 1976

REGISTRATION

Oregon Architect #2163

California Architect #20522

Energy Auditor, Oregon Department of Energy

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Southwestern Oregon American Institute of Architects

COMMUNITY INVOLVEMENT

Bay Area Chamber of Commerce
Coos Bay Downtown Association



PROJECT EXPERIENCE

A sample of completed and ongoing projects within the public, education, tourist and leisure, and commercial categories include:

- | | |
|--|--|
| Coos Bay Boardwalk - City of Coos Bay | Coos Bay, Oregon |
| Port of Bandon Riverwalk Master Plan | Bandon, Oregon |
| Southwestern Oregon Community College | Master Plan - Coos Bay, Oregon
Curry Campus – Brookings, Oregon |
| Coquille Economic Development Corporation | The Mill Casino Master Plan, Casino and
Hotel Expansion- North Bend, Oregon |
| Port of Gold Beach Master Plan | Gold Beach, Oregon |
| Port of Newport | RV Park, Registration Building
Newport, Oregon |
| Port of Brookings-Harbor | Master Plan, Commercial Buildings
Brookings, Oregon |
| Port of Siuslaw Mariners Plaza and Boardwalk | Florence, Oregon |
| Pacific Wood Laminates Office Building | Brookings, Oregon |
| Salmon Harbor RV Resort and Marina
Restroom Building, Meeting Room and | Master Plan, Maintenance and
Pavilion - Winchester Bay, Oregon |

Hilary Baker, Design Associate

Hilary has over 33 years of experience in the construction industry both in America and Great Britain. Her architectural experience has spanned all aspects of construction projects from concept to completion. She has a particular passion for the potential of The Hollering Place and has been involved for several years with both the City staff and citizens to encourage the sensitive development of this culturally important site.

EDUCATION

Bachelor of Arts in Architecture, 1976 Liverpool University School of Architecture – Part I RIBA
Bachelor of Architecture, 1979 Liverpool University School of Architecture – Part II RIBA
Part III RIBA, 1984

REGISTRATION

Architect's Registration Board
(United Kingdom) # 050307J

COMMUNITY INVOLVEMENT

Coos County Planning Commissioner
Main Street Design Committee – City of Coos Bay
City of Coos Bay Historic Design Review
Committee
City of Coos Bay Building and Fire Code Board
of Appeals



PROJECT EXPERIENCE

Select projects relative to waterfront developments and master planning include:

- | | |
|--|---|
| Crescent City Harbor District | Inter-Agency Visitor Center - Crescent City Harbor
Crescent City, California |
| Waterfront Amenities Improvements- | Crescent City Harbor - Crescent City, California |
| Visitor Information Center - City of Coos Bay | Coos Bay, Oregon |
| Empire Bakery - Façade Improvement | Coos Bay, Oregon |
| Southwestern Oregon Community College | Master Plan - Coos Bay, Oregon |
| Coquille Economic Development Corporation | The Mill Casino Master Plan, Hotel and
Casino - North Bend, Oregon |
| Port of Gold Beach Master Plan | Gold Beach, Oregon |
| Port of Newport RV Park | Newport, Oregon |
| Port of Siuslaw Mariners Plaza | Florence, Oregon |
| Shore Acres State Park Gazebo | Coos Bay, Oregon |
| Eastwood Homes LLC: Bayshore Drive | Residential/Commercial Development Design -
Coos Bay, Oregon |

B. Project Manager

The Project Manager for development of the Village at Hollering Place is Phil Brubaker, BEST's CEO. His job will be to coordinate closely with the Tribes' project team, Crow/Clay, and the City's URA in the design development process, and ultimately, to finance and serve as the developer for the Project.

Mr. Brubaker's relevant development and operations experience includes, chronologically:

1. Shoreline Village in downtown Long Beach, California, 1981 (please refer to www.shorelinevillage.com). As the General Manager of the City's Tidelands Agency, Brubaker acted in the capacity of property owner, negotiating the master lease and design development plan, on behalf of the City of Long Beach, California.
2. Los Angeles Olympic Organizing Committee, 1982-85. As Group Vice President for Olympic Family Operations, Brubaker was responsible for the master plan and installation of the athletes' Olympic Villages on the campuses of USC, UCLA and UC Santa Barbara to house and feed over 12,000 athletes, coaches and trainers for the Los Angeles Olympic Games of 1984. During the Games, themselves, Brubaker was "Mayor" of the USC Olympic Village.
3. The Resort at Squaw Creek, 1985-1991 (please refer to www.squawcreek.com) As Vice President/General Manager of Perini Resorts, Inc, Brubaker was responsible for design development, financing, construction, and hotel management selection for this 405-room, \$100 million+, destination ski and golf resort and conference center in Squaw Valley, California, near Lake Tahoe.
4. The Cottage Inn at Lake Tahoe, 1986-1992 (please refer to www.thecottageinn.com) As Co-owner, Brubaker leased, rehabilitated, operated and eventually sold what was originally a 17-unit 1930's "motor court" as a unique bed and breakfast inn adjacent to an association beach on the west shore of Lake Tahoe.
5. City of Florence, Oregon, 2001-2012 As four-term Mayor, Brubaker was a leader in the conception and implementation of the City's first (and still only) Urban Renewal District in Old Town Florence. (please refer to www.ci.florence.or.us/urbanrenewal)

Brubaker holds a Bachelor of Arts degree from Princeton University, 1968, and a Master of Public Administration degree from the University of Southern California, 1976. He has been employed as BEST's CEO since March, 2013.

C. Ownership Entity

The Village at Hollering Place will be owned by the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians, a Federally-recognized Tribe restored in 1984. Its headquarters are located at 1245 Fulton Avenue, Coos Bay, Oregon.

It is the Tribes' policy only to develop lands which it owns, either in Trust or fee-title. While not precluding the possibility of conversion to Trust ownership sometime in the future, this Proposal is based upon fee-title acquisition for which the proposed development will pay property taxes.

D. Development Project Experience

Please refer to Development Team Capability, Sections A and B above for CTCLUSI and BEST project experience, and to the following information regarding Crow/Clay and Associates project experience:

THE MILL CASINO HOTEL, COQUILLE INDIAN TRIBE – NORTH BEND, OREGON

The Mill is a destination resort facility located on Coos Bay in North Bend, Oregon. CCA was commissioned to design the complex, which consists of wharf sited Indian Gaming Center, hotel and banquet facilities, two restaurants, retail area, an arcade and pool and a large multi-use area.

In an imaginative adaptive reuse, a 340,000 S. F. former plywood mill houses the entire complex.

Since its original design by CCA in 1995, the complex has been remodeled, upgraded and expanded. CCA has worked with the Tribe on all the improvements including its recent \$30,000,000 dollar upgrade which included a \$20,000,000, 92 room hotel and conference center.



The Mill Casino projects have many sustainable design features including:

- Energy efficient lamps
- Vacancy sensor switches
- Occupancy sensitive thermostats
- Digital HVAC control systems
- High efficiency and variable speed motors
- Outside air economizers
- Water efficient plumbing fixtures (public restroom faucet sensor, low-water use shower heads, low flow toilets)

SOUTHWESTERN OREGON COMMUNITY COLLEGE BROOKINGS CAMPUS — BROOKINGS, OREGON

The new campus building for the college contains 27,000 square feet. The building which sits on a bluff overlooking the ocean was designed with the unique coastal conditions in mind while implementing many sustainable features.

Orientation of doors and operable windows is to the east and north, prevailing winter storms are from the southwest. Wide eave overhangs help to protect the building structure. A rain screen siding detail was used on the south and west facing facades as a secondary defense to water intrusion. Stainless steel flashing and brackets and bolts are used in exterior locations. Vinyl windows with corrosion resistant hardware are used throughout.



Mechanical and electrical equipment exposed to the exterior environment was specified with corrosion resistant surfaces and stainless steel operating components. All of the entrance systems are specified with extra heavy anodizing. Specifications require that the attachments for roofing and siding to accommodate the 110 mile per hour exposure D wind forces as do the seals at door and window glazing.



Sustainable Building Design Features

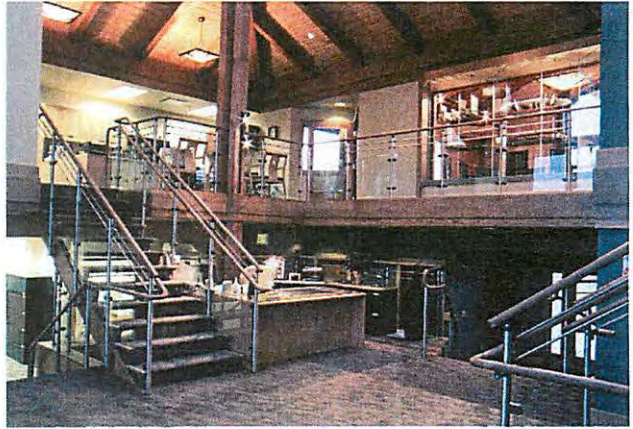
- Onsite storm water management
- Landscaping using only native plants
- Photovoltaic panels
- Permeable pavers
- Variable refrigerant volume heating and cooling system with multiple zone controls
- High insulation values
- Energy efficient light fixtures
- Ceiling tiles and carpet incorporating recycled materials

PACIFIC WOOD LAMINATES OFFICE BUILDING — BROOKINGS, OREGON

The Project consisted of construction of a 10,000 S. F., two-story wood frame office building and associated site work.

Work included site clearing, earthwork, foundation drainage, hot-mixed asphalt paving, concrete extruded curbs, cast-in-place concrete, stone work, miscellaneous metals, rough carpentry, glued laminated structural units, gangnail trusses, doors, windows, interior finishes, metal roofing, single ply roofing, builders hardware, suspended ceiling, toilet accessories, mechanical plumbing, and electrical.

New administrative offices for this forest products company. The facility was used to highlight and showcase the companies' products. This 10,000 square foot two story facility cost approximately \$2,000,000. The building has a two story timber framed reception space served by an elevator and two glass enclosed stair cases serving each office wing.



COOS BAY VISITOR INFORMATION CENTER — COOS BAY, OREGON

The Coos Bay Visitor's Center is a 3,600 S. F. building housing a 2,400 S. F. Visitors Center and 1,200 S. F. of leasable office space. The project budget was \$1,147,300.

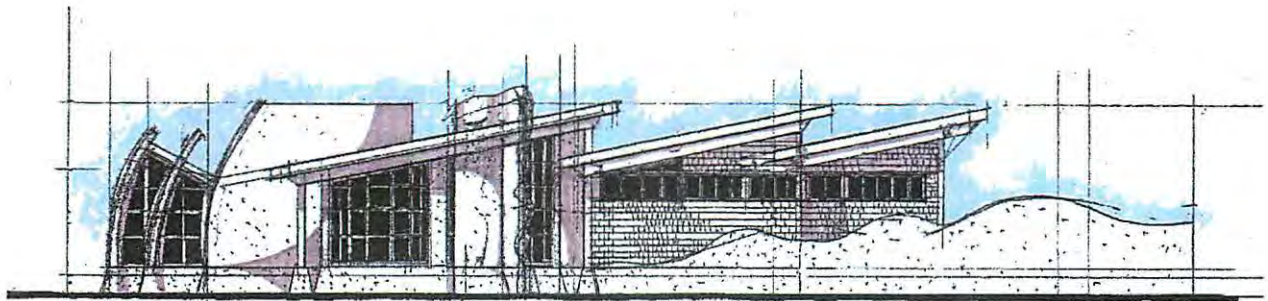
The Center is located in the heart of downtown Coos Bay. The City's goal was to create an eye stopping building that provides an inviting Information Center for tourists (with ancillary office/volunteer accommodation and 24 hour restrooms) and also provides meeting facilities for the community and downtown businesses.

The Center was designed to combine the proud history of the community in logging and shipping with its important civic location, connecting the mercantile core with the waterfront.

The facility incorporates modern energy conservation solutions including a photovoltaic array on south facing roof slopes. It also has high efficiency light fixtures, a high efficiency heating and cooling system, and a tankless water heater fueled by natural gas. The carpet is manufactured from recycled products, all paint and stains are low VOC. Extensive use was made of natural lighting to reduce overall illumination requirements and occupancy sensors were used in all rooms to reduce energy consumption in unoccupied areas.

The City received rebates for the use of high efficiency light fixtures and high efficiency heating system from the Energy Trust of Oregon at project completion, together with a grant from Blue Sky (Pacific Power) to install the 15 kW photovoltaic array.





EAST ELEVATION (HIGHWAY 101)
NOT TO SCALE - JUNE 2011

CRESCENT CITY
HARBOR
DISTRICT

**CONCEPTUAL DESIGN
INTERAGENCY VISITOR CENTER**

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The Inter-Agency Visitor center project has evolved from the collaboration of 13 different agencies and entities in the Del Norte County and north coast area to provide a year round multi-agency visitor information center, located within the Crescent City Harbor District.

Design development was completed in May 2013 through the funding provided by the Wildlife Conservation Board. The Inter-Agency Design Committee headed by Crescent City Harbor District is currently proactively seeking funds to complete construction documents.

CCA was selected to create the concept design and develop the project through into design development. We liaised with the Design Committee to understand the needs and requirements of each different group to generate a cohesive building plan and elevation representative of the groups theme “where the redwoods meet the sea”. Plan components include display/interpretive space with storage, but also a gift shop, AV room, conference room, work room, public and private restrooms, break room and agency offices. The design responds to the marine setting and environment through the buildings geometry and selection of materials. The Visitor Center is prominently located at the entrance to Crescent City Harbor and is slated to be a popular destination for visitors to the northern California Coast.

PORT OF GOLD BEACH – GOLD BEACH, OREGON

The Port of Gold Beach and the City of Gold Beach, Oregon, retained CCA in competition with two other planning firms to prepare Conceptual Master Plans for Port Development. The proposed architectural theme and approach to streetscape design were to be rendered with the intent of expanding the reach of the design effort into the City's downtown and main street corridor in a subsequent phase.

By a unanimous decision, the port commissioners selected the designs prepared by CCA. The designs centered on a fishing village theme called "The Rogue Village".

CCA went on to prepare designs for the Gold Beach downtown working with the port commission and a community steering committee. This project included development of an Intermodal Traffic Circulation and Streetscape Plan for the main street Highway 101 corridor. The plan addressed roadway design, parking, landscaping, building facades, underground utilities, signage, lighting and street furnishings. A City Development Plan was proposed that would integrate existing uses with public parks, beach access and proposed future facilities such as an Art Center, Aquatic Center, Library, Visitors Center, New Chamber of Commerce, and Skateboard Park.



PORT OF BROOKINGS HARBOR BOARDWALK AND COMMERCIAL CENTER – GOLD BEACH, OREGON

The Port of Brookings-Harbor commissioned CCA to develop a tourist oriented retail/commercial center plaza and boardwalk. The retail/commercial module was designed and built to allow an additional 30,000 S. F. retail/commercial space to be added as need dictates. The project's 700 foot long boardwalk and



9000 square foot retail/commercial building has given the Port a new look. The Commercial Center illustrates a blend of materials and facade elements designed to relate to the pedestrian scale of the adjacent plaza and basin boardwalk system. The Port's Design Review Board working closely with the architect required the structures to be smaller in scale and richly detailed to provide visual interest to adjacent passersbys.

COOS BAY BOARDWALK — COOS BAY, OREGON

The 1,100 foot long boardwalk is located on the Coos Bay waterfront along Highway 101. It includes three interpretive pavilions, viewing platforms and a walk path. Lighting and landscaping are also an important part of this project. The project received Governor Kitzhaber's Livability Award. The award recognizes projects that reinforce Oregon's quality of life and supports its' transportation and land use goals



PORT OF SIUSLAW — FLORENCE, OREGON

CCA worked closely with the Port of Siuslaw and the community of Florence, Oregon to develop the design of a pedestrian boardwalk along the Port's Commercial Marina. The Boardwalk is supported by steel piles and a concrete river wall. The area between the river wall and the Port's parking lots was to be left ready for a future developer to construct 10 to 12 shops, restaurants, and other tourist and Marina based uses. The goal was to develop a unique design theme related to the area's natural resources and cultural history. These themes were to be incorporated into functional construction elements within the financial means available to the Port. Included in the design with the Boardwalk was a pedestrian walkway that provides a connection to the public Sport Boat Marina and launch ramp.



BANDON RIVERWALK — BANDON, OREGON



The enhancement of the Bandon waterfront has been a tremendous success providing a focal point for visitors and locals alike. CCA developed a Master Plan for the development of the river front from the South Jetty to the Bandon Marsh. The Boardwalk is the centerpiece of the proposed development. Stretching approximately 550 feet, the pile supported plank deck boardwalk, is a very popular point of interest. CCA has been involved with all aspects of the entire Riverwalk development to date.

The glass enclosed Picnic Shelter provides a needed respite from inclement weather and is a popular spot to enjoy a picnic lunch out of the wind. The Picnic Shelter was designed to allow its construction in a flood plain with necessary drainage through small portals in the timber base. A unique cable system provides necessary internal bracing for the structure while preserving the great views of the marsh, the estuary and the Bandon light house. The Amphitheater in the riverwalk is a small jewel of a facility that nestles into the Boardwalk. Constructed of decorative concrete, it sits over the Coquille River on concrete pilings. Because it is an assembly occupancy, the structure is non-combustible.

The Amphitheater seats 110 people in three tiers around a raised platform. Ramps and walkways of colored and stamped concrete give universal access to the floor of the Amphitheater and the platform. A nautilus spiral of inlaid pebble mosaic draws visitors to the raised stage. The community poured in its' found beach treasures for the mosaic that was executed by a local artist.

A decorative sidewalk extends the enjoyment of people walking the Boardwalk to the edge of Old Town. A wave of dedicated signature bricks meanders through segments of colored concrete stamped with marine life impressions and segments of exposed aggregate concrete that are reminiscent of the pebbly beach.



SALMON HARBOR RESTROOMS — WINCHESTER BAY, OREGON

The restrooms were designed in a modern “Craftsman” style with broad, protective overhangs, with supportive wood brackets at the gable ends. A stone wainscot runs around the entire perimeter of the building. Horizontal wood siding in a shiplap pattern continues on the walls above the stone. At the corners of both of the gable ends of the building, curved glass block walls, with a frosted glass pattern, have been incorporated to provide a more modern form to the traditional craftsman style. The glass block allows natural light to enter into the restroom/shower areas and the laundry while maintaining privacy.



The interior of the building is finished in durable, easily maintained and long lasting materials. The lobby and laundry area floors are concrete slabs. The restroom/shower areas have porcelain ceramic tile on the floor and walls. Several floor drains are located throughout the space and wall mount hose bibs allows for hosing down the tile floor surface. The shower dressing partitions and the toilet partitions are all solid phenolic core plastic laminate with stainless steel hardware.

The interior volume of the restroom/shower area and the laundry area is vaulted and follows the slope of the roof. This gives a larger and more airy feeling to the space and allows the warm moist air to rise as it being exhausted out of the space. Recessed fluorescent ceiling lights amply illuminate the spaces while providing energy efficiency. Occupancy sensors on timers signal the lights and fans to come on and preset timers shut off the lights and fans after a preset number of minutes once no occupancy has been detected. The exhaust fans are linked to a humidistat which will turn on and exhaust the warm, moist air until the humidity level comes back to a set level. All of these features increase the energy efficiency of the building and the comfort level of the visitors to this top quality facility.

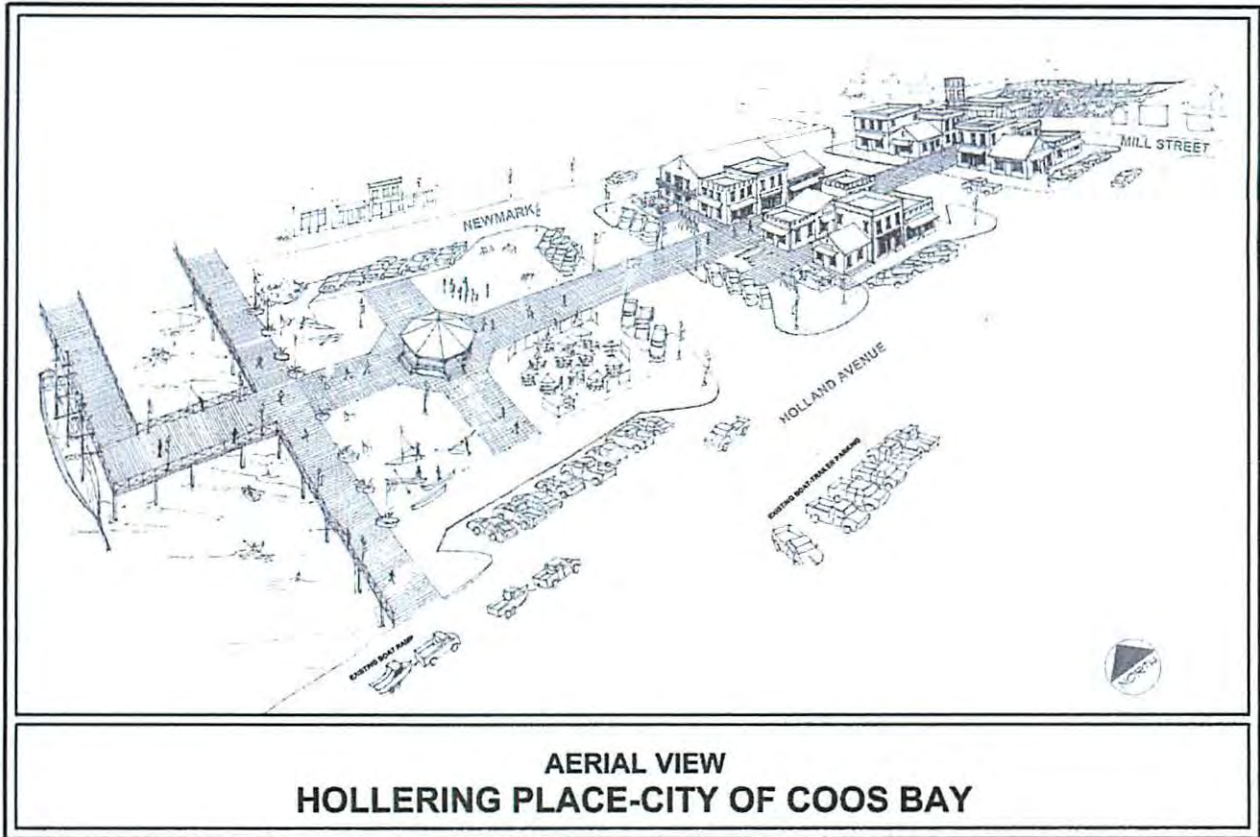


EUREKA SMALL BOAT BASIN — EUREKA, CALIFORNIA



The Eureka Boat Basin redesign was funded by a federal grant from the Economic Development Agency and California Boating and Waterways. This project forms the southern anchor of the redevelopment area of the Eureka waterfront. Its exterior is themed as an 1800's boathouse and embodies the “Victorian Seaport” label for the Port. CCA designed not only the Yacht Club, but also the upland portion of the marina development. This building houses a major meeting room, interpretive and marine exhibits and some offices of the Wharfinger.

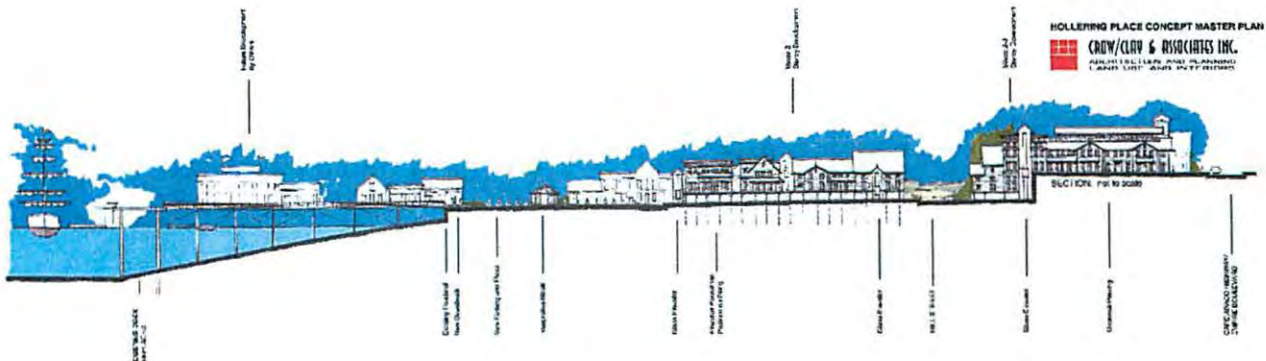
HOLLERING PLACE, CITY OF COOS BAY – COOS BAY, OREGON



**AERIAL VIEW
HOLLERING PLACE-CITY OF COOS BAY**

In 2005, the City of Coos Bay solicited citizen input into potential uses for the site. CCA participated in public meetings and ultimately at the request of the city was asked to synthesize the community’s ideas into illustrations to help visualize the potential of the site and form the basis of a master plan.

In 2007, CCA responded to the City of Coos Bay’s RFP for a Master Plan and included the illustrations and designs shown here to support their submission.



E. Status and Locations of Other Projects

Please refer to the websites referenced in Sections A and B above. For convenience, the home pages of these websites are printed as an appendix to this Proposal.

F. References

Additional references can be provided upon request.

G. Additional Information

In preparing this proposal, our development team intensively reviewed the process leading to the creation of the 2008 Hollering Place Master Plan, the Master Plan itself, the “plank house” discussions conducted in 2010, the RFQ issued by the City’s URA in January 2011, the traffic and geotechnical studies which have been conducted for the Site, and the City’s 2013-14 Empire District Urban Renewal Budget. As you are aware, CTCLUSI has actively participated in the previous planning for the Site, and based on the Tribes’ ancestral and cultural values regarding the Hollering Place, Its interest in owning and developing this Property in a respectful way cannot be over-estimated.

In this regard, it should be noted that a Coos Tribe ancestral fresh-water spring is located at the foot of the bluff adjacent to the historic Magee House located on the east side of Mill St., outside the RFQ development area. Our Proposal excludes any request to expand the existing Wayside westward toward the edge of the bluff, in order to protect the spring. We believe that this Proposal enhances views more effectively in other ways.

To facilitate your review of this Proposal, the following key “money” questions are answered in advance:

1. Did you analyze the financial feasibility of the 2008 Hollering Place Master Plan?
Yes, and we concluded that there were insufficient revenue-generating components to support the prescribed site preparation and development work, and non-revenue generating uses.

2. What, then, is the basis for the scope of development presented in this Proposal? The sixty guestrooms and six cottages are the primary revenue-generating components of the proposed development. These numbers evolved after site studies to stay within height limitations, avoid over-crowding, allow sufficient space for a village-like feel, including *Qaimisiich* Creek and the Heritage Square area, and provide sufficient parking. Given the foregoing constraints, the proposed scope of development is

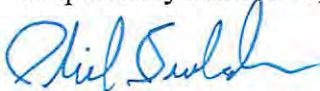
required to provide a modest financial return to the Tribes, as one would expect. A reduction in revenue-generating scope would render operating margins impossibly thin.

3. How do you plan to fund the proposed development? Through a combination of private equity and private/public lending. No grant or other funding source is assumed at this time. However, in our opinion, the Project is a “natural” for possible Federal and/or State rural economic development grant participation, through SBA 504 loans, or through Tribal access to New Market tax credits. So, if our Proposal is selected for design development, we intend actively to pursue likely sources of grant, loan and tax credit funding at that time.

4. What about City of Coos Bay Urban Renewal Agency financial support? Glad you asked. While not a condition of our Proposal, we would hope to enter into fruitful discussions leading to Urban Renewal participation for (1) street and infrastructure improvements to Newmark Ave. in its entire length adjacent to the Properties, and (2) embankment restoration/stabilization improvements along the current alignment of the deteriorated wooden bulkhead at the waters’ edge. We do not plan to perform any in-water work ourselves. Based on our review of the 2013-14 Empire Urban Renewal District Budget, we recognize that URA financial participation may entail a challenging reprioritization of projects currently budgeted, but we hope that this Proposal would warrant reprioritization to some significant degree. Perhaps we can work jointly to secure grant funding for these Newmark Ave. and embankment projects.

Based on your Development Solicitation Request timetable, it is planned that the City of Coos Bay Urban Renewal Agency will select a proposal on October 10, 2013, for a 120-day design development period. Between now and then, our CTCLUSI, BEST and Crow/Clay team stands ready to answer any addition questions you may have regarding this Proposal. We greatly appreciate the opportunity engage in this process.

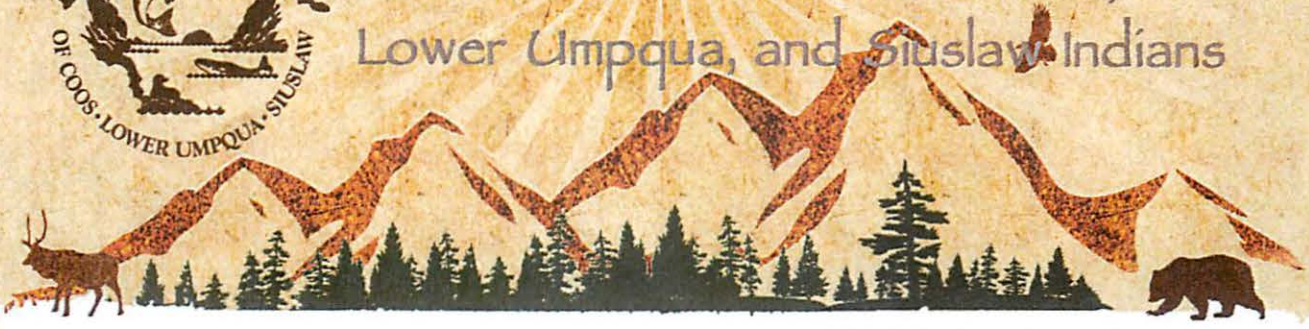
Respectfully submitted,



Phil Brubaker, Project Manager



Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians



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ANCESTRAL LANDS RESTORATION PROPOSAL

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Welcome to the public side of the CTCLUSI Website!

If you are a tribal member, it is important you log-in to see all the information available to you.

If you don't have a login, please register to gain access!
<http://ctclusi.org/user/register>

If you have forgotten your password, you can reset it here
<http://ctclusi.org/user/password>



Court of Claims Map of Our Traditional Territory



Mission Statement

"As a sovereign nation, we honor and look to our ancestors thousands of years of experience on the land, as we guide the Tribes forward for the next seven generations; promoting healthy, successful families; affirming and nurturing our culture, acknowledging our responsibility to the land and the Tribal community"

Public Notices

Last Updated 4/5/2013
Information regarding Community Briefings about Land Restoration Proposal

[Click Here for Public Notices](#) ➤

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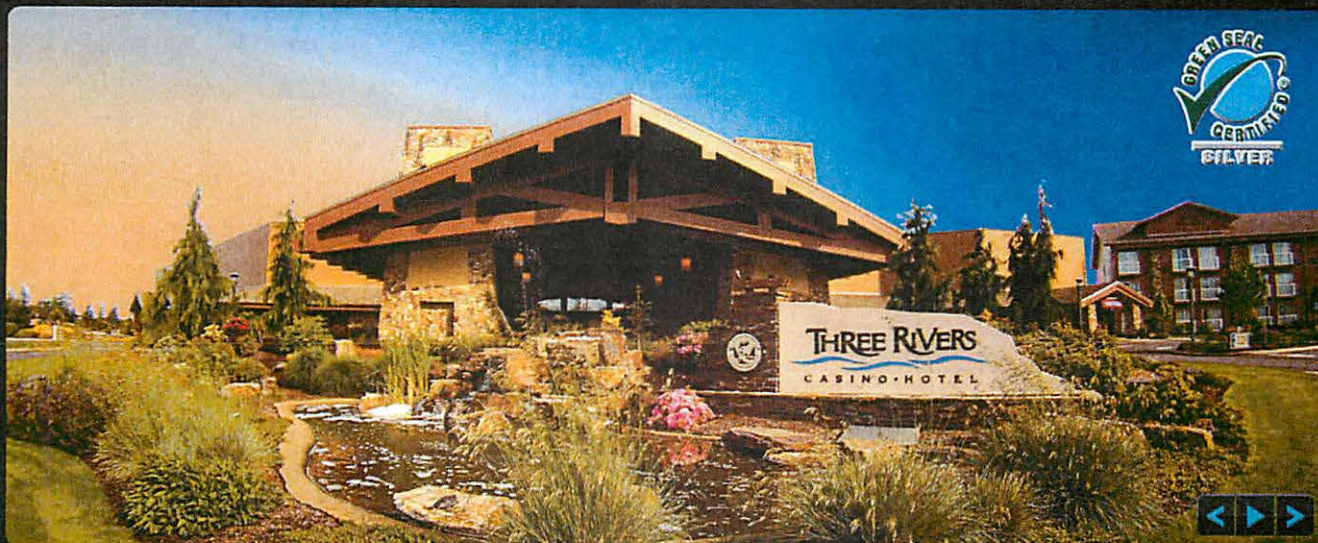
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MAKE NEW MEMORIES BY THE SHORE

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Refreshments available at the Village range from casual to sophisticated. An ice cream cone or funnel cake will do the trick for a quick bite, and fine dining is an option for special occasions with spectacular views of the harbor and Queen Mary.

[View Restaurants](#)

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The specialty shops at the Village always have something new to explore. You'll find the perfect hat, an oil painting that will pop in your living room, an outfit to wear on your next special occasion, and much more.

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FUN ACTIVITIES

Kids of all ages can experience the magic of Shoreline Village's carousel or practice their hoop skills in the arcade. The more adventurous-at-heart might rent a bicycle and head off down Long Beach's coastline bike path.

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Upcoming Events

Pirate Festival 2013

Posted by 3rdstreet · August 9, 2013 · [events](#)

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the rich smell of the pine trees, and the peacefulness of the historic west shore of Lake Tahoe. From our convenient location you can sample a wide variety of four-season outdoor recreations, shops, museums, restaurants, casinos, arts activities, and other interests. At the close of your stay you'll leave refreshed, restored, and planning ahead for your next Tahoe getaway!

The Cottages-

The cottages were built by the Pomin family in 1938 in "Old Tahoe" style with knotty pine paneling throughout. All rooms except the loft suite are single level and offer private entrances and newly remodeled private baths with ceramic tile showers. Some rooms have a view of the lake through the pines. Reserve a cozy studio with queen or twin beds in our rustic log cabin. Each room has its own unique theme with an inviting stone fireplace, television, VCR and minifridge. The cottage suites offer a bedroom with a queen bed and sitting area. All are available with fireplaces,



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Featured Project

Siuslaw Interpretive Center Update - May 2013



May 2013 Update

Interpretive Center Nears Completion

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2nd Street Utility Construction Begins October 29th

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Site design by aHa Consulting

Sept 12, 2013

City of Coos Bay Urban Renewal Agency

RE: The Historic Hollering Place Development

Dear Urban Renewal Agency,

Oregon Seafoods desires to build a multiuse facility which will consist of seafood processing, production viewing area for the public, and a seafood eatery on lot 300. The proposed 57,000 square foot two story building will sit on the West side of the lot approximately 80 feet from the water. Future development will include another building to the East providing additional freezer capacity.

Eventually the old T dock will need to be repaired and the bay front will become a working waterfront.

We propose a joint effort with the URA to develop and build a multi-tenant retail shop(s) along with family friendly public restrooms and parking on tax lot 6000.

The proposed project will be constructed in phases as outlined later in this proposal.

Thank you for your consideration,



Mike Babcock, owner

Oregon Seafoods LLC

723 South 2nd Street

Coos Bay, Oregon 97420

Enclosures:

Site Plan

2 sets floor plans

Rendered perspective of building looking East at main entry

Oregon Seafoods Project

History of business and products produced

Oregon Seafoods quietly started working with new technologies and seafood during the spring of 2010. After working with a couple local fishermen and OSU, OS settled in on the newer pouch technology as an area of focus and started co-packing some products. During late 2011 it became apparent to sustain employment OS would need to launch its own brand and Sea Fare Pacific was born. OS continued to make significant investment in machines and the process. It has not been an easy road; but now you can find our products in over 800 stores and growing.

The goals of Oregon Seafoods are to process locally and develop markets for Oregon caught seafood. By developing new products into new markets, we are adding value to Oregon fishermen. By processing everything locally, we are adding value to the local and US economy.

OS currently produces several different types of products from pouched fish and canned fish to seafood based soups and curry sauces. A couple of our products have won national awards including our food service albacore pouch taking top honors at the National Restaurant Show in Chicago and our new Seafood Bisque was selected out of 453 products as a finalist for product of the year at the Fancy Food Show in New York. That notoriety brought us national attention on the Today Show, Rachael Ray Show, and CNBC. It has been quite an achievement for a little seafood company and a group of dedicated employees from Coos Bay, Oregon. And there are more innovative meal type products in R&D and being considered as we continue to expand our offerings.

OS has a range of different customers and markets. We co-pack for other brands including not limited to Sacred Sea, Ocean Harvest, Catch of the Sea, and Port Orford Sustainable Seafoods. We produce private label products for brands such as Vital Choice and New Seasons Markets.

Not only does OS own the brand SeaFarePacific but also Chef's Brand Pacific Caught Wild Albacore. SeaFarePacific is the retail line consisting of 13 pouched products. Seven of those are fish pouches and six are the new seafood based soups and albacore curries (Seafarepacific.com). Chef's Brand is the food service size pouches of tuna fish going into many delis and sandwich shops.

Oregon Seafoods is a leader in the pouch concept when it comes to seafood. Working closely with OSU SeaGrant and the seafood lab in Astoria, OS will continue to grow it product offerings.

Scope of Project

Due to the success of OS products, we are out of room at the plant on 2nd street. We will continue to operate there as long as possible; we have been looking to retrofit an existing building (not probable) or build a new facility soon. The timing of this potential project in Empire fits well.

Our goal is to build a facility big enough to handle our growth and production needs for the foreseeable future. The 35,000 square feet commercial building (bottom floor) will be designed for efficient seafood production. There will be several processing lines that will handle albacore tuna, salmon, crab, and various soup products.

The building will sit back from the embankment about 80' allowing a future outdoor seating area which will overlook the dock and bay. The main entry way will be accented with rockwork and glass and the design will incorporate a nautical theme.

The building design will include a 2nd floor and a mezzanine allowing visitors to view the processing along with informative exhibits explaining the history and modernization of different seafood processing methods. The second floor viewing area will be on the West side to preserve the views on the bay and dock area. As guests leave the viewing area, they will be treated to free samples of what we are processing to enhance their experience.

A seafood eatery on the west end bottom floor will serve seafood produced at the plant allowing guests to enjoy locally caught and produced products while looking out over the bay.

Once the dock repairs are finished, guests will be able to view boats being unloaded and fish being brought into the plant. Our desire is to turn the dock into a working waterfront.

The outside of the building will be painted steel structural panels. The main entry way will be architecturally pleasing with rock work and a glass archway.

Parking will be along the South side of Newmark as the building will set off the property line to the West side of the lot.

We plan to add another structure specifically for cold storage on the East side of the main building. There is a serious lack of freezer space on the South Coast. The ability to freeze and hold product is very important to our operation.

All operations involving processing will be performed indoors keeping the outside of the building clean in appearance. Modern seafood processing facilities (unlike some in nearby Charleston) are clean and odor free. Fresh fish don't smell; rotting fish and unclean surfaces do. Our wash down facilities will be indoors and away from the public. We operate a FDA inspected facility packing food products for stores that have tough standards when it comes to food safety and cleanliness.

The proposed multi-tenant retail shop(s) on tax lot 6000 will be at the corner of Newmark and South Empire Blvd. We propose parking and family Friendly bathrooms to the rear of the structure(s) so

patrons can enjoy the views as well. We would like to see the design to be nautical in nature. It might include a second story with lots of windows to view the bay? Again, our desire is to work with the URA and jointly come up with a plan that will work well in that area.

Project timelines

The project will be developed and property & building will be constructed in phases. It is not practical for OS to complete the build out right away with our current level of business. Please see further explanation under financing.

Phase one will be securing and negotiating the terms of purchase for the subject property in Empire.

Phase two will include getting all estimates to complete the project on the site chosen and to hone in on the contractors to do the job. Some legwork is being done now and should come together about the same time the real property is negotiated.

Phase three will be securing financing. This will also be in progress as the property is being negotiated with a time line to fund in Jan 2014.

Phase four will include getting the main building completely built with some of the processing areas finished to start the transition from the 2nd street location. It will include construction of much needed freezer space and expanded fillet room which will allow us to grow our production until we finish the next phase. This portion of the project is to be completed by June 2014.

Phase five will include installing more processing equipment and building out the public areas and the target date for completion will be June 2015.

Phase six will include building an additional structure on the East side greatly increasing the freezer capacity. A rough time line would have this structure completed before winter 2016.

The dock will be tackled over time with the desire to have it partially operational by the summer of 2015 and completed over the next few years.

The proposed multi-tenant retail location up on the corner of Newmark and Empire will need to be discussed when negotiating the terms of the property purchase. Our desire would have that structure operational by the summer of 2015.

Development Team

An initial visioning team has provided concept development, while we seek to grow our development team pending a positive decision in favor of Oregon Seafoods. Jon Barton has provided insights in growing the current business to support the new facility. Chris Clafflin has offered business concepts that would be a good fit for Empire. Many well respected fishermen like Jimmy Burns, Jeff Mulkey, Tyler Long and Harry Allen have expressed an interest in supporting and possibly getting involved with the new facility.

The owner Mike Babcock has a satisfactory background in building out projects of this size. In 1993, Mike started Northwest Fir Products in Creswell Oregon, a post and pole business (without any prior wood background) and grew that company to a couple million in sales. Some of the same customers are still served today, 20 years later.

In 2004, Mike purchased a large 115 acre piece of industrial land in Goshen Oregon and started Goshen Forest Products. Mike overseen and managed the construction of a modern sawmilling operation (without any prior sawmill experience). Several large scale buildings, a complete log green end with all automatic log optimization and log bucking, a high tech small log mill running at speeds of 25 logs a minute with full dollar value driven optimization, a planer mill with auto board grading, trimming, and sorting were built along with installing 3500 feet of rail tying into the UP. Within a few years the mill was supporting 75 family wage jobs with annual sales of approx. 20 million. Despite the tough economy, the efficient mill operation has continued to grow and is a very solid operation today.

References: currently have a 20 year history with Siuslaw Bank financing the projects at Creswell and Goshen operations. Our original loan officer has retired; Sue Ordonez took care of our business in the later years and has an office at the Creswell branch. Faye Stewart is the county commissioner for Goshen and familiar with Goshen Forest Products. Local fire Chief David Wolting is familiar with GFP. Joe Matejka with Plum Creek Timber Co as well as Ken Bunt with Lone Rock Timber (retired) both go way back to the early days with Mike.

We are speaking with a company that specializes in building food processing facilities and have budget numbers to complete phase one and phase two. Whether we ultimately decide to go with that company or another, the building will be well designed and built by a competent company. Once we get further along in the process, we will be able to talk to potential suppliers and contractors with confidence.

Financing? - The cash flow of our three year old business currently cannot carry the additional debt service required for the building completely finished. But on the other hand our growth is hampered with our current location. That is why we have broken the project down into phases over a two year period that work.

Our business model meets the qualifications for special government backed finance programs that would help get the project going. There is also interest with some local business men that would be

interested in possibly being involved financially with the proposed location. There is going to be a period of time (as the company transitions to a bigger facility) when the increased business will need to catch up to the increased cash flow needs. Also, it is hard to peg the total scope of the project (financially) and get private investors excited until we have an agreement for the property and understand the scope of its purchase.

Misc. Concerns:

One issue that could be a significant detriment to the project is the potential requirement of a major amount of piling. We have had some guestimates at \$600,000.00 to 1 million. Quite frankly, if those guesses are right, it could very well put the project beyond our reach as it will be more than our budget can handle. We need to get the soil structure analyzed before we get too far along.

The bay wall or embankment is washing away and is in need of immediate attention. The cost to repair is unknown at this time. We have ideas on how to repair it with a clean permanent fix and our goal would be to get that completed soon.

The dock as it sits now is a liability. We need to determine if any of the existing piling has any useful life left. We also need to verify with DSL that the dock can be permitted and rebuilt. This project could turn into more than 2 million. Although the new operation is not contingent on its repair, we do feel that we can restore it and a reduced price over time as our future goal is to integrate the unloading of fish directly into the plant.

This is not going to be an easy time as we grow. Although a tremendous amount of ground work has been laid in developing quality products and a brand (we have struggled through the costs with opening up a lot of retail locations), now it is time to expand the production into a building that has room to grow. We need to get a structure up fairly soon so we can complete the needed freezers and fillet room before the start of the 2014 tuna season.

What's in it for Coos Bay and Empire?

Oregon Seafoods will continue to grow. That growth will not be hampered by location (except its current location). In fact, a case can be made that this business would do much better in Newport or somewhere on the I-5 corridor as far as that goes. We like Coos Bay and believe the area stands to gain a great deal accommodating this plan. Other local business will also benefit with quality traffic like bed and breakfast, hotel, restaurants, gift shops, etc. A lot of this traffic goes right by on 101 only stopping at stop lights. There will be good sustained employment with an innovative company. Local fishermen will appreciate having another processor and more choices. While Coos Bay certainly has a lot to offer already, it is our opinion that an educational tour through a seafood plant would be welcomed and valued by many.

What is the best and highest use for this particular property in Empire? While we believe quality restaurants, hotels, lodges, various gift shops, and bowling alleys (as far as that goes) all have a place in the community. The plan in this proposal brings this property back to its historical roots as a water dependent business supporting many families and other supporting businesses. It will showcase the history of the site and will allow people to see firsthand and understand what a working waterfront looks like. This is not another "me too" development as found in other coastal areas. There is nothing like it anywhere on the west coast. There is a trend growing; people want to know where their food comes from and seeing it being processed will be appreciated.

The proposed quality retail outlet at the corner of Newmark and Empire can begin to set the tone for the area as it transforms from an area of empty buildings into investment opportunities for others. A development like we are proposing will bring other business.

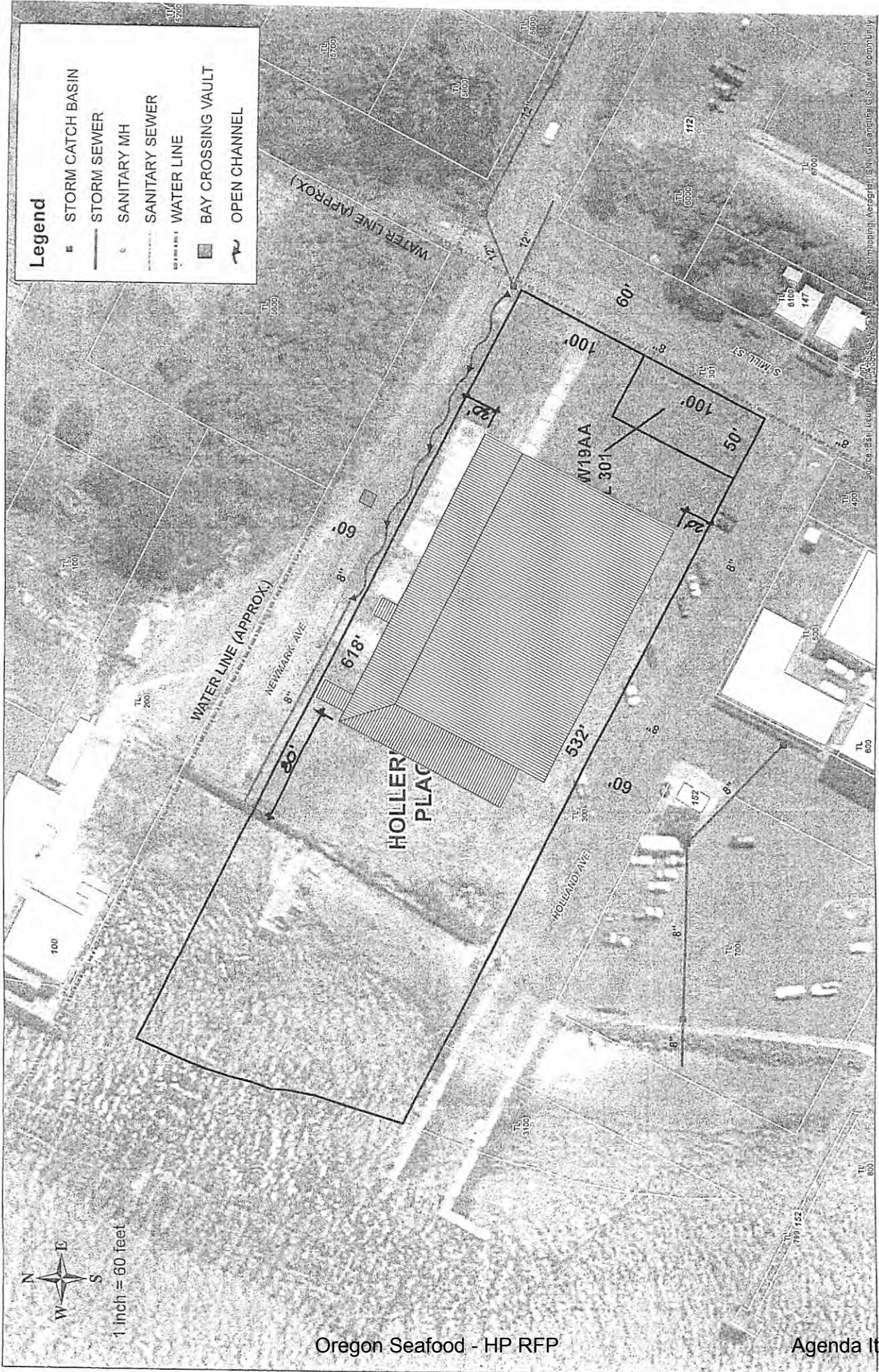
This project is important for local employment; not only does it protect the jobs of our employees that live in the Coos Bay area, it also will provide many more new jobs as we grow. Our current employment is 13 and has been steadily increasing. With the new facility, we see employment growing to 40 full time year round jobs.

This is a big decision for the city of Coos Bay. Do we help grow a Coos Bay business that cares about and supports the community or do we take the risk of watching that business go somewhere else? This is an opportunity to be part of a project that the whole community will be able to take part in. Our doors will be open for all to enjoy. Neighbors, relatives, and visitors will all enjoy visiting the seafood operation watching the process and tasting the products.

As stated, this project will not happen overnight and will be phased in. If the Urban Renewal Agency feels this project is a good fit, we are willing to continue to take the next steps to put it all together.

Legend

- STORM CATCH BASIN
- STORM SEWER
- SANITARY MH
- SANITARY SEWER
- WATER LINE
- BAY CROSSING VAULT
- OPEN CHANNEL



1 inch = 60 feet



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PROPOSED
 FACILITY
 FOR:

OREGON
 SEAFOOD

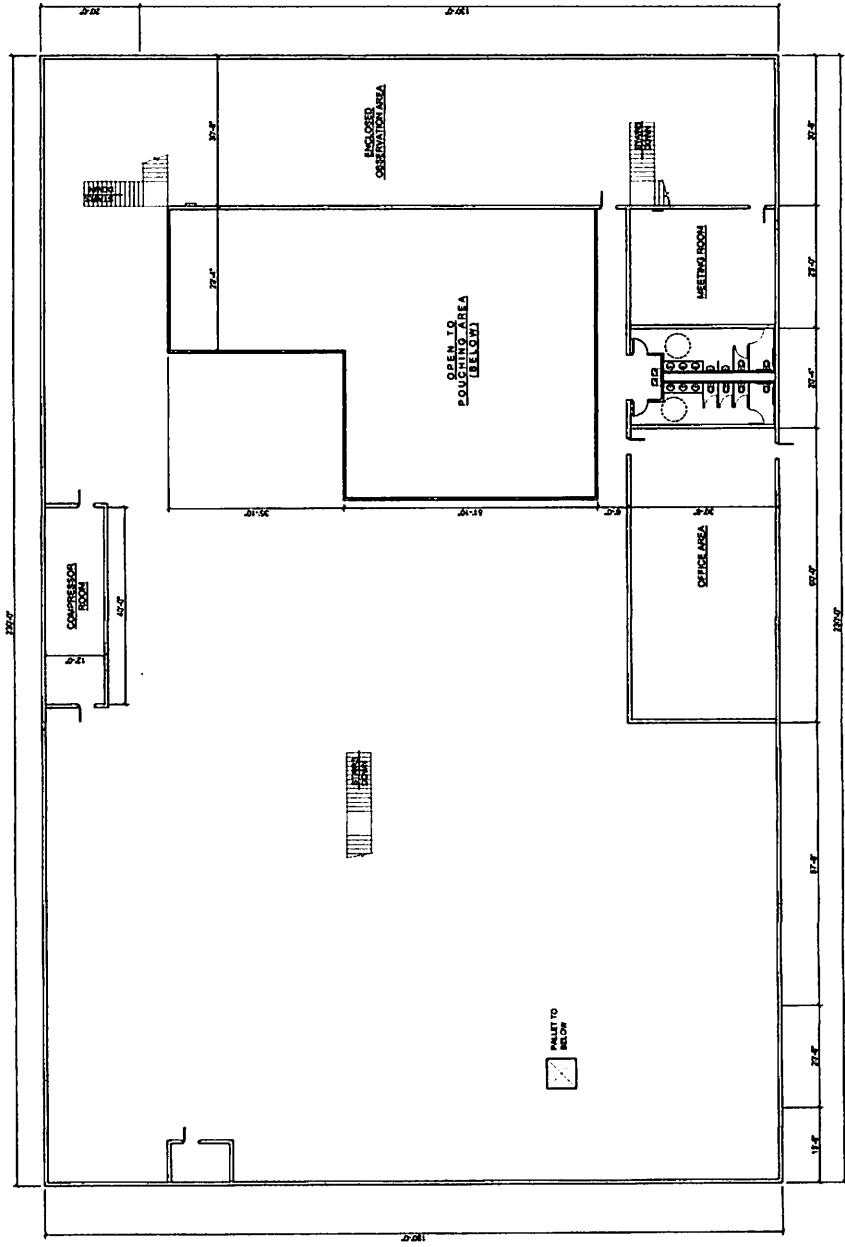
COOS BAY
 OREGON

NO.	DESCRIPTION	DATE	BY
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000003	REVISION		
000004	REVISION		
000005	REVISION		
000006	REVISION		
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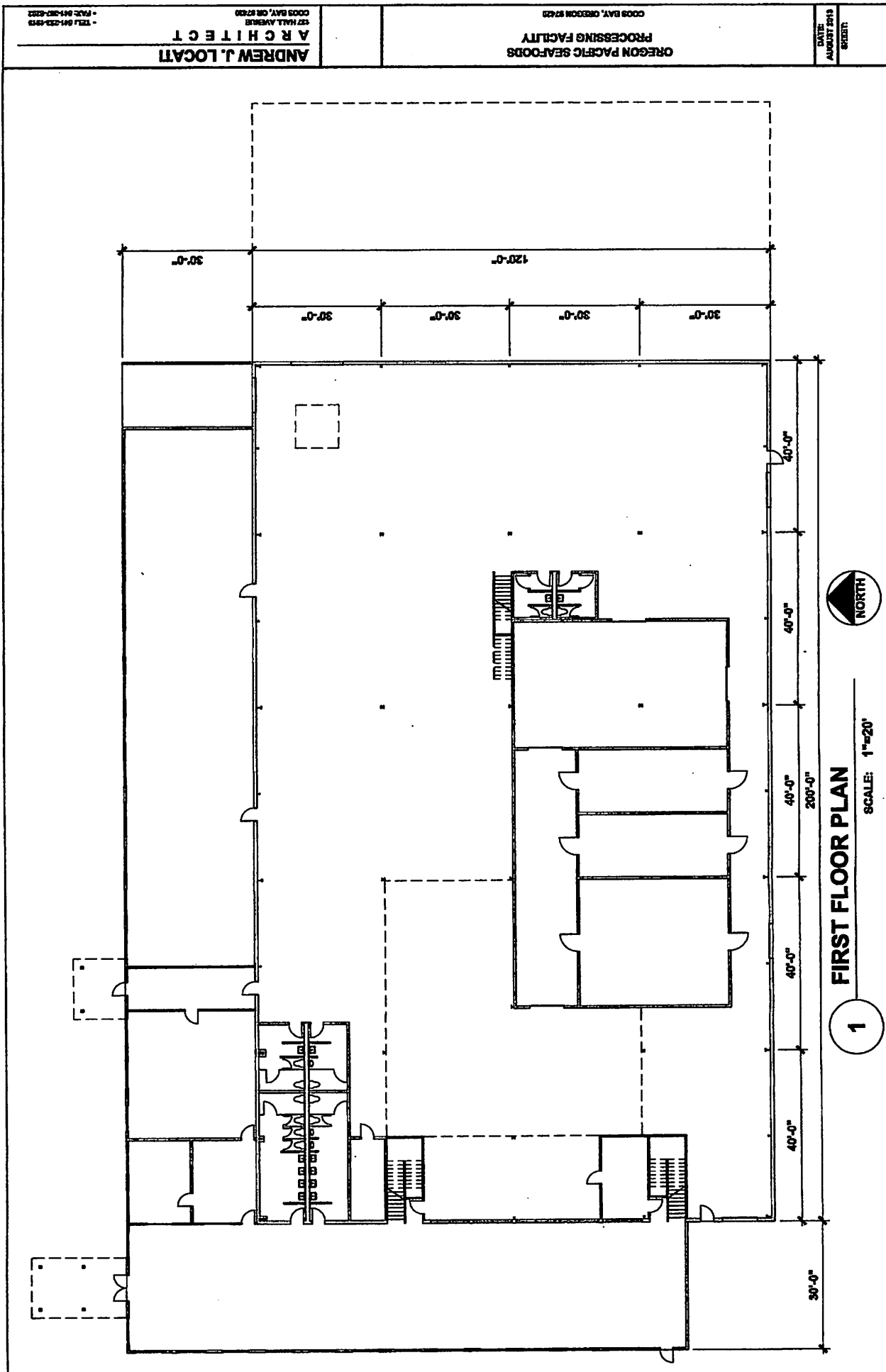
PROJECT NO. P15-068
 SHEET NO. 000

CONCEPTUAL
 SECOND FLOOR
 PLAN

A1.2



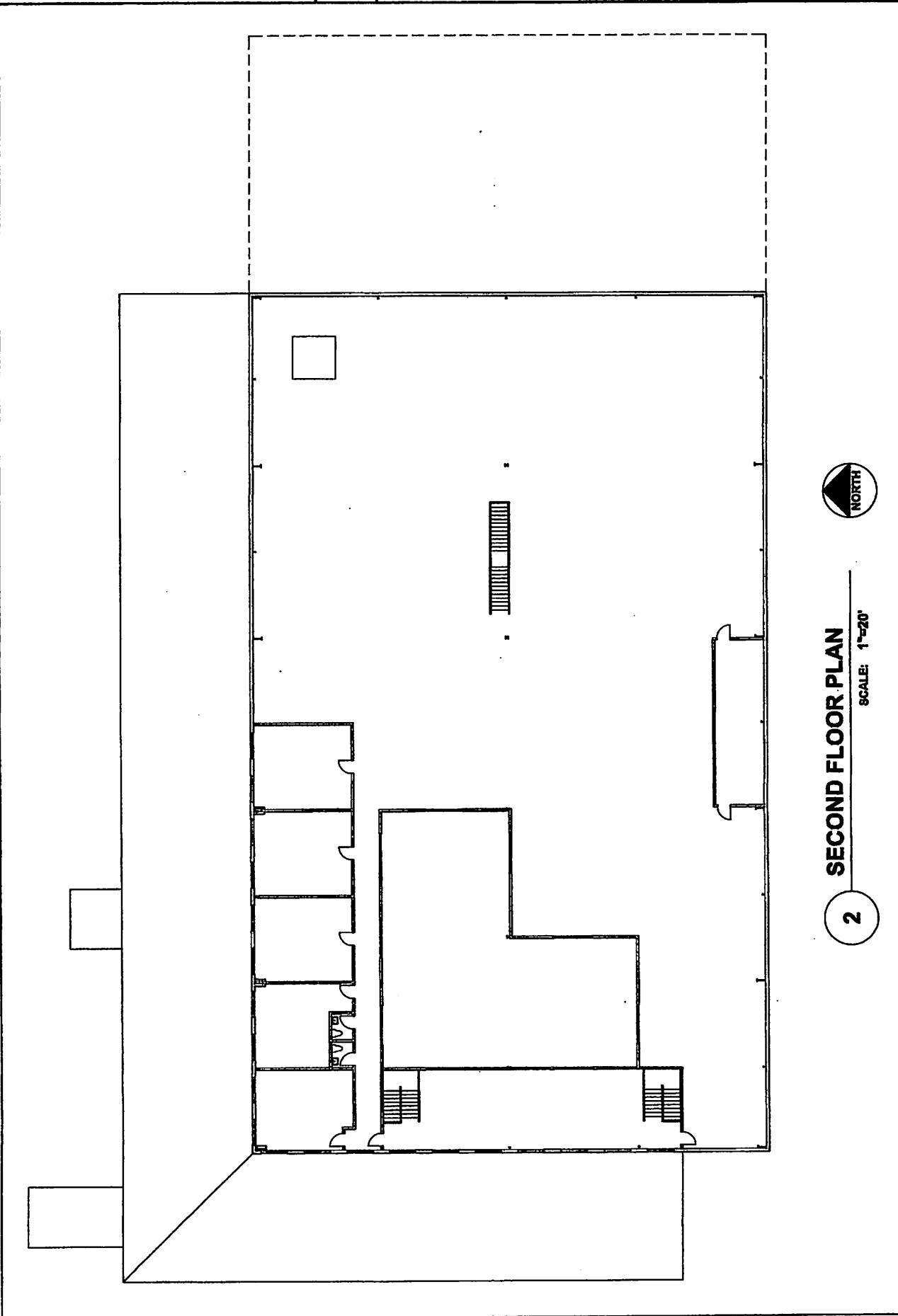
1
 A1.2
 CONCEPTUAL SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1"=20'

1



2 SECOND FLOOR PLAN

SCALE: 1"=20'

2



Oregon Seafood - HP RFP