

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
April 19, 2016	

TO: Chair Jennifer Groth and Board Members

FROM: Jim Hossley, Public Works Director 

Through: Rodger Craddock, City Manager

ISSUE: Coos Bay Downtown Association Ideas for Interim Use of Lockhart Property

BACKGROUND:

At the April 5, 2016 Urban Renewal Agency meeting, Elizabeth-Claire (EC) Knox, Executive Director for the Coos Bay Downtown Association, presented her organization's ideas for some interim alterations to the empty City owned lot at the southwest corner of 3rd Street and Central Avenue (a.k.a. the Lockhart property). One idea is to make improvements similar to those done on the old Fire Hall lot at 4th and Anderson. She also suggested additional improvements on the north side of the property to make room for Farmers' Market vendors. Mayor Shoji suggested the addition of parking on the south half of the property, with landscaping to the north, and the vendor area along the south side of the Central Avenue sidewalk. Agency members suggested permeable pavers in lieu of gravel be used for the vendor area. Staff has prepared a budget estimate for the cost of the proposed improvements. The improvements could be phased over time. As an example, the improvements for the vendor area could be made this fiscal year to be used by the Farmers' Market this season. The Downtown Association has interest in cost sharing perhaps providing amenities for day use activities.

ADVANTAGES:

The suggested interim improvements will allow some uses to the empty property until a permanent use is established.

DISADVANTAGES:

Other than initial capital cost and ongoing maintenance cost, none

BUDGET IMPLICATIONS:

Impact to the budget will depend upon the extent of improvements made and the amount of cost sharing. Details are provided in the attached spreadsheet. The total cost is estimated to range from \$35,425 to \$39125.

ACTION REQUESTED:

If it pleases the Agency, provide staff with direction how to proceed.

ATTACHMENTS:

Cost Estimate

Map of Potential Layout of Improvements



CENTRAL AVE

S. 3RD STREET

COMPACTED GRAVEL / VENDOR AREA

LANDSCAPED AREA

EXISTING
CATCH
BASIN

PARKING AREA

LANDSCAPED AREA

ANDERSON AVE

S. 4TH STREET

Lockhart Lot Improvement (Parking Lot)

Date: April 5, 2016

Description	Material	Quantity	Unit	Cost
Parking Lot Improvement				
Base Rock 100' X 52' (12 inches)	ODOT Spec Rock	270 TON	\$19	\$ 5,130.00
Labor	Labor/Equipment	35 HRS.	\$150	\$ 5,250.00
2 Inches Asphalt	Pavement	45 TON	\$140	\$ 6,300.00
Mono Curb 100'	Concrete Curb	100 FT	\$4	\$ 400.00
20' Apron (Curb Cut)	Access Apron	1 EA	\$4,500	\$ 4,500.00
ADA Access (Parking)	ADA Stripe	100 FT	\$1	\$ 100.00
Parking Lot Stripping	Stripping	200 FT	\$1	\$ 200.00
Landscape Buffer	Shrubs	5 FT	\$35	\$ 175.00
Mulch Material	Mulch	10 YD	\$75	\$ 75.00
Sub Total				\$ 22,130.00
Vendor Area 100' X 12' Option #1				
Base Rock 100' X 12'	3/4 Rock	62 TON	\$15	\$ 930.00
Engineered Chips	Eng. Chips	45 CY	\$85	\$ 3,825.00
100' Mono Curb	Concrete Curb	100 FT.	\$4	\$ 400.00
Landscape Buffer	Shrubs/Bushes	14 EA	\$35	\$ 490.00
Mulch Material	Mulch	60 YD	\$75	\$ 4,500.00
Labor	Labor/Equipment	20 HRS.	\$150	\$ 3,000.00
Sub Total				\$ 13,145.00
Parking Lot Improvement Total				
				\$ 22,130.00
Vendor Area Option #1				
				\$ 13,145.00
Permits				
				\$ 150.00
Project Total				
				\$ 35,425.00
Vendor Area 100' x 12' Option #2				
Grass/Gravel Pavers	Pavers	1200 SF	\$9	\$ 10,800.00
Base Rock 100' X 12'	3/4 Rock	25 Ton	\$15	\$ 375.00
Sand	Sand	20 Ton	\$14	\$ 280.00
100' Mono Curb	Concrete Curb	100 FT.	\$4	\$ 400.00
Landscape Buffer	Shrubs/Bushes	14 EA	\$35	\$ 490.00
Labor	Labor/Equipment	30 HRS.	\$150	\$ 4,500.00
Sub Total				\$ 16,845.00
Parking Lot Improvement Total				
				\$ 22,130.00
Vendor Area Option #2				
				\$ 16,845.00
Permits				
				\$ 150.00
Project Total				
				\$ 39,125.00