

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

<b>MEETING DATE</b>	<b>AGENDA ITEM NUMBER</b>
April 18, 2017	

TO: Chair Kramer and Board Members

FROM: Rodger Craddock, City Manager

ISSUE: Hollering Place Disposition and Development Agreement

**SUMMARY:**

Our Disposition and Development Agreement (DDA) with the Confederated Tribe of Coos, Lower Umpqua and Siuslaw Indians (Tribe) for the sale and development of the Hollering Place property has expired. The Tribe is still very interested in acquiring and developing the property. The Tribe has prepared two development proposals for the Agency's consideration. Should the Agency find favor in one or both of the proposals, you could direct staff to negotiate an amendment to the expired DDA for future consideration.

**ACTION REQUESTED:**

Should it please the Agency, direct staff to negotiate an amendment to the DDA to update terms, conditions and development scope for the Hollering Place property.

**BACKGROUND:**

The Urban Renewal Agency purchased the property formerly owned by Crowley Marine and the property formerly occupied by the Bay Club in 2001. These properties are also known as Hollering Place. The Hollering Place is situated at the junction of Newmark Avenue and Empire Boulevard. The site terminates at a vista as one travels west on Newmark Avenue through the Empire District before making a left turn to continue south on South Empire Blvd. The site is comprised of four lots (tax lot numbers 6000, 6700, 300 & 301).

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 and the first Coos County seat. Hollering Place was the site of the original courthouse, and it overlooked the waterfront.

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 (Tribe) and local citizens played an important role in developing the 2008 Hollering Place Master Plan. The Hollering Place Master Plan led City staff to rezone the site with its own unique zoning district in 2010.

In August 2013, staff issued a request for proposals (RFP) for the Hollering Place site; and by the end of the RFP period, staff had received two proposals. On October 15, 2013, the Agency authorized the City Manager to enter negotiations with the Tribe regarding their proposal to build a three-story resort with guest rooms, upscale restaurant, meeting rooms, conference facilities, spa, and a parking area on the lower portion of the property along with a visitor's center/cultural museum on the bluff-top portion of property, and a pedestrian promenade linking the bluff-top portion to the building below (Project).

In December 2013, the Agency approved an Exclusive Negotiations Agreement with the Tribe. The City Manager, Public Works Director, Community Development Director, Finance Director, and City Attorney along with Jeannette Launer, an attorney who specializes in urban renewal related disposition and development agreements (DDA) negotiated with the Tribes negotiations team for six months which resulted in arriving at mutually agreeable terms and conditions for the transfer of the Hollering Place property and construction and operation of the Project which were incorporated into a DDA. The DDA was approved by both the Tribe and the URA in July 2014.

The Hollering Place property involves submerged and submersible land which is highly regulated by the State of Oregon. Due to complications, impact, and uncertainties with respect to those laws and the process to resolve, there was a delay in the Tribe's ability to complete their due diligences. Because the due diligence could not be completed within the agreed upon timelines within the approved DDA, the URA and the Tribe agreed in February 2015 to an amendment to the DDA for additional time to address the related issues.

While City staff worked to resolve land ownership uncertainties with DSL, there was a change on the Tribal Council in 2015. In addition, there were changes in the Tribe's legal adviser, and other Tribal staff which resulted in process delays. With the change of personnel, the scope of the proposed Project also came under evaluation. Due to these delays, the DDA as amended expired in June 2016.

The Tribe is still interested in the development of the Hollering Place property, and they would like to enter into an agreement (second amendment) to extend the aforementioned DDA for an amended development plan and new deadlines. The Tribe has engaged the services of Hilary Baker from Crow Clay & Associates who has created the attached proposals which reflect two different development visions for the URA consideration.



# CROW/CLAY & ASSOCIATES INC.

ARCHITECTURE AND PLANNING  
LAND USE AND INTERIORS

## CONFEDERATED TRIBES OF THE COOS, LOWER UMPQUA & SIUSLAW INDIANS (CTCLUSI).

### HOLLERING PLACE CONCEPT DEVELOPMENT PROPOSAL

#### PRESENTATION TO THE URBAN RENEWAL AGENCY - APRIL 2017

(Refer to Power Point for slide illustrations)

#### BACKGROUND

The Hollering Place is a historically significant site to the community. It was originally settled by the local Native American population. Subsequently it became a European settlement (Empire City) and the Coos County seat (slides 2&3).

The community has focused on developing this site for public benefit for over 20 years. After the Balboa Club on the upper lot burnt down the potential to celebrate and enjoy the wide vista views of the Bay was revealed (slide 1). The City and the community worked towards the removal of the tank farm (Crowley Marine) on the lower lot, providing a Wayside viewing point on the upper lot, and the generation of a Master Plan for both the upper and lower lots. The Master Plan was completed in 2008 (slide 5). In 2013 the City solicited for developers and entered into negotiations with the CTCLUSI.

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CTCLUSI proposed a 4 star, 83 guest room Hotel with fine dining and conference facilities on the lower lot and a Cultural Center with additional parking and rest rooms on the upper lot. The design progressed as far as the SPAR (Site Plan & Architectural Review) Pre-Application stage and also was granted Planning Variances in March 2014 for the following:

- an increase in the allowable area of the building on the upper lot,
- the main entrance for this building to be located on the south side
- the Hotel elevator tower and wind shelters to exceed 35'

Due to a number of circumstances CTCLUSI has significantly modified the design proposal above and are submitting two new concept designs for the City's consideration.

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#### CONCEPT DESIGNS

Two concept designs are proposed for discussion. Both designs use the 2008 Master Plan (slide 5) as a benchmark for a lower density proposal than previously contemplated and respect the goals of the Master Plan to-

- Provide medium density mixed development.
- Preserve public access to the waterfront.
- Preserve the vista view from the upper lot.
- Preserve the history of the site.
- Encourage water-related activities and facilities.
- Encourage economic growth of the Empire Business District.

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## CONCEPT 1 (slides 6-10) includes:

- Upper lot
  - 4250 SF Cultural Building with Rest Rooms
  - Additional parking
  - Interpretive plaza
  - Interpretive landscape planting enhancement
  - Ramped interpretive pedestrian access to Mill St.
- Lower lot
  - Boutique Hotel. (19,000 SF)
  - 5 vacation cabins of varying sizes (300 -900 SF) (slide 19)
  - 3 retail/vacation rental cabins (900 SF each floor)
  - 2 buildings averaging 4000 SF first floor retail and 3000 SF vacation rental/residential
  - Covered Carving station with rest rooms and storage (slide 16)
  - Parking (52 spaces)
  - Interpretive landscape planting enhancement including storm water filtration and raised walkways over a water feature (slide 18)
  - Waterfront trail.
  - Parking on the north side of Newmark, which was under discussion with the property owner in 2015.

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## CONCEPT 2 (slides 11-15) includes:

- Upper lot
  - 4250 SF Cultural Building with Rest Rooms,
  - Additional parking
  - Interpretive plaza
  - Interpretive landscape planting enhancement
  - 2 vacation rentals on Mill St.
- Lower lot
  - 15 vacation cabins of varying sizes (300 -900 SF) (slide 19).
  - 2 buildings averaging 3500 SF first floor retail and 2500 SF vacation rental/residential
  - Covered Carving station with rest rooms and storage (slide 16).
  - Parking (90 spaces).
  - Interpretive landscape planting enhancement including storm water filtration and raised walkways over a water feature (slide 18).
  - Waterfront trail.

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## PURPOSE

The goal of this presentation is for CTCLUSI to resume negotiations with the City to acquire the site.





# Village at Hollering Place (Hanisich)

April 2017



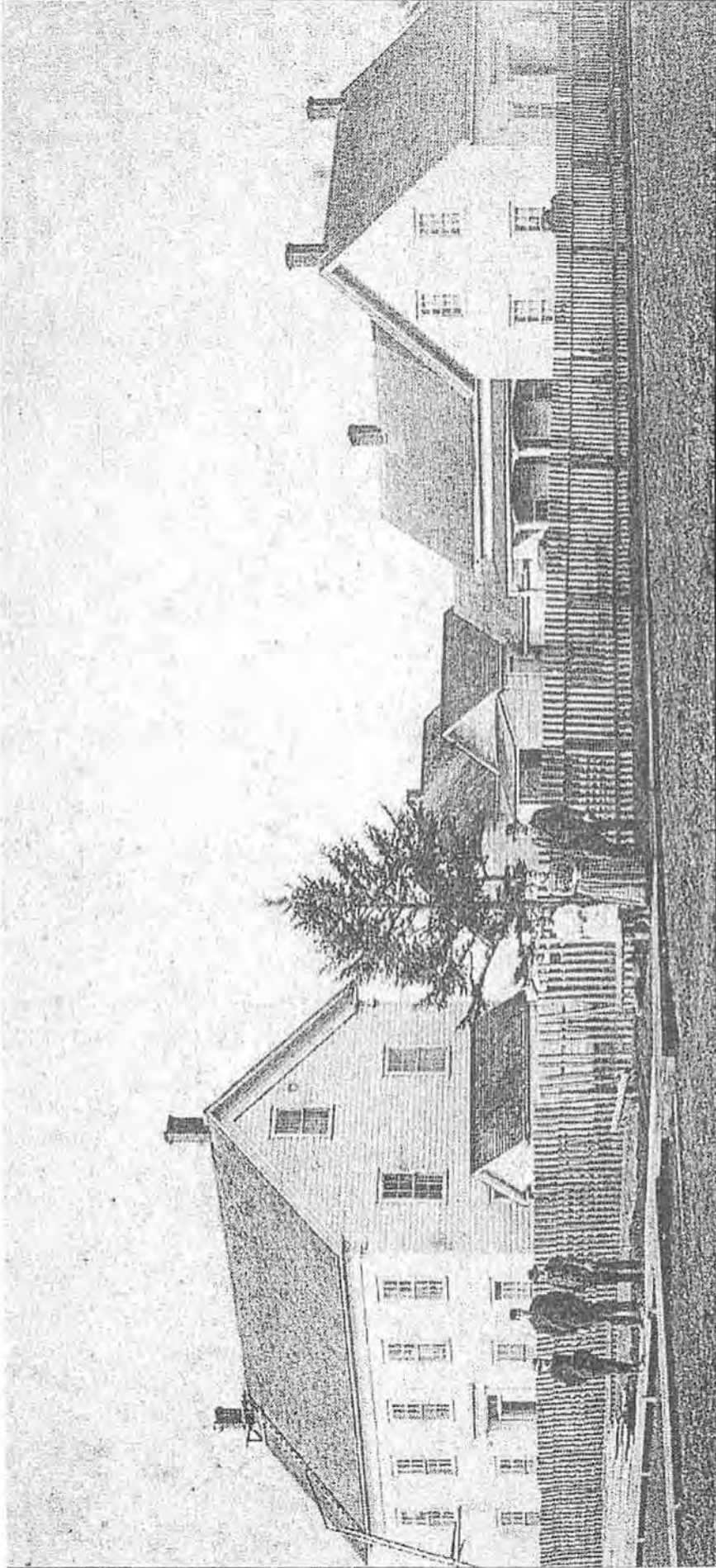


Panoramic View looking West



## Historic View of Hollering Place from the water



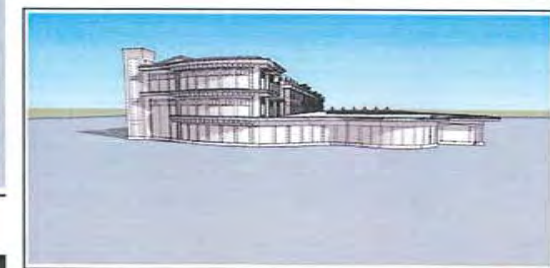


Judge Hacker's House and County Court House

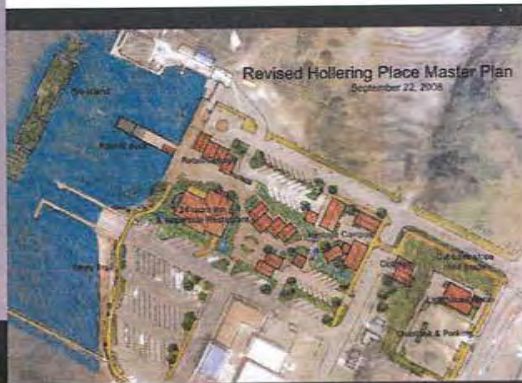




VIEW FROM SOUTH



VIEW FROM WEST



# Miscellaneous Concept Plans



# Revised Hollering Place Master Plan

September 22, 2008



**CTLUSI VILLAGE**  
HOLLERING PLACE  
NEWMARK AV  
COOS BAY, OREGON

**CRAW/CAP & ASSOCIATES INC.**  
ARCHITECTURE AND PLANNING  
LAND USE AND INTERIOR

PROJECT	DATE	DRAWN	CHECKED	SCALE



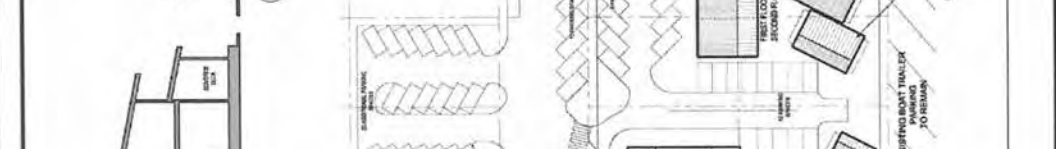
**1** PLOT PLAN  
SCALE 1" = 50' - 0"



**2** SITE PLAN  
CONCEPT  
SCALE 1" = 20' - 0"



**5** SECTION-HOTEL  
SCALE 1" = 4'-0"



**4** SECTION-RETAIL/RESIDENTIAL  
SCALE 1" = 3'-0"

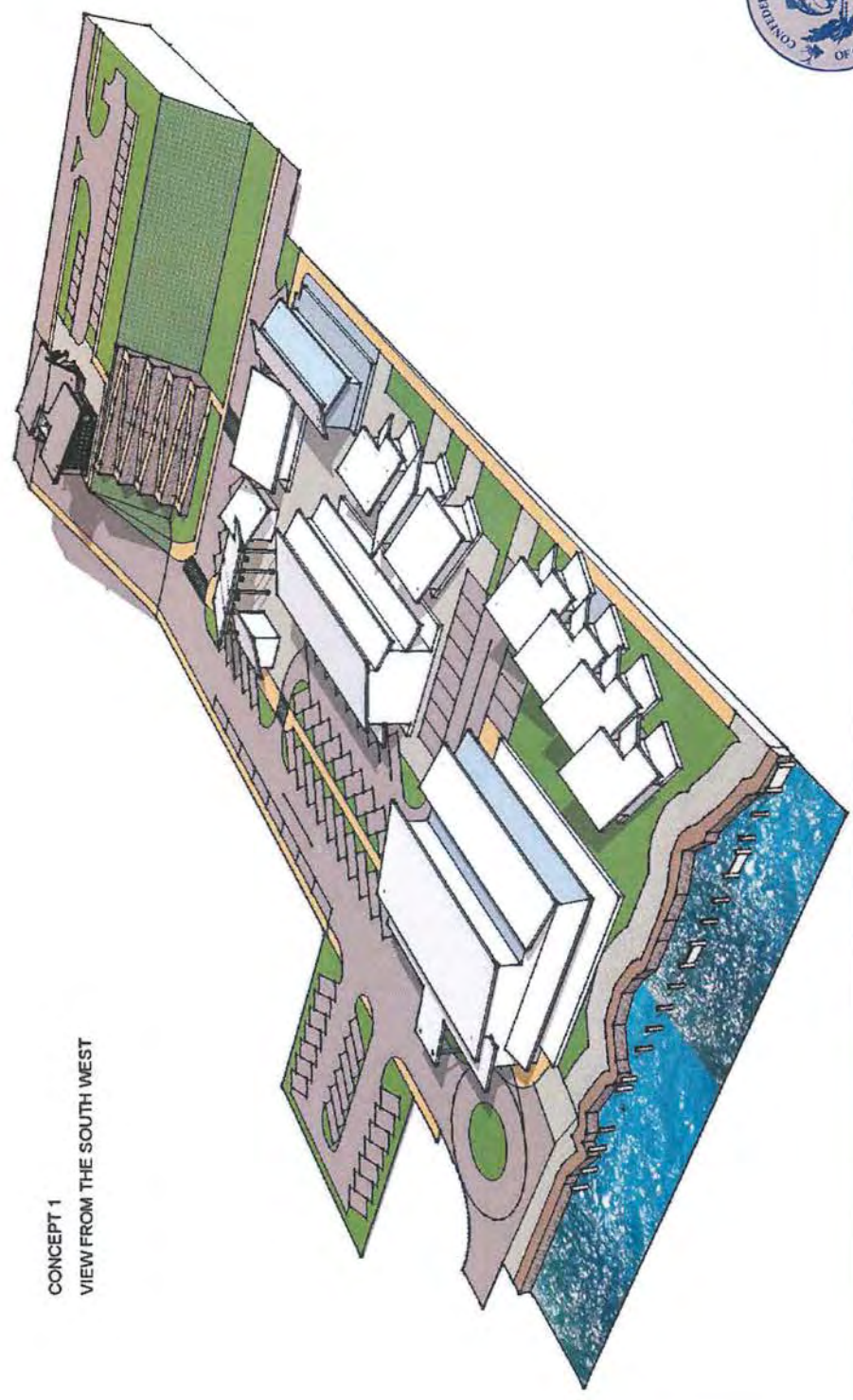


**3** SECTION-VACATION RENTAL  
SCALE 1" = 3'-0"



**1** SECTION-RETAIL/RESIDENTIAL  
SCALE 1" = 3'-0"

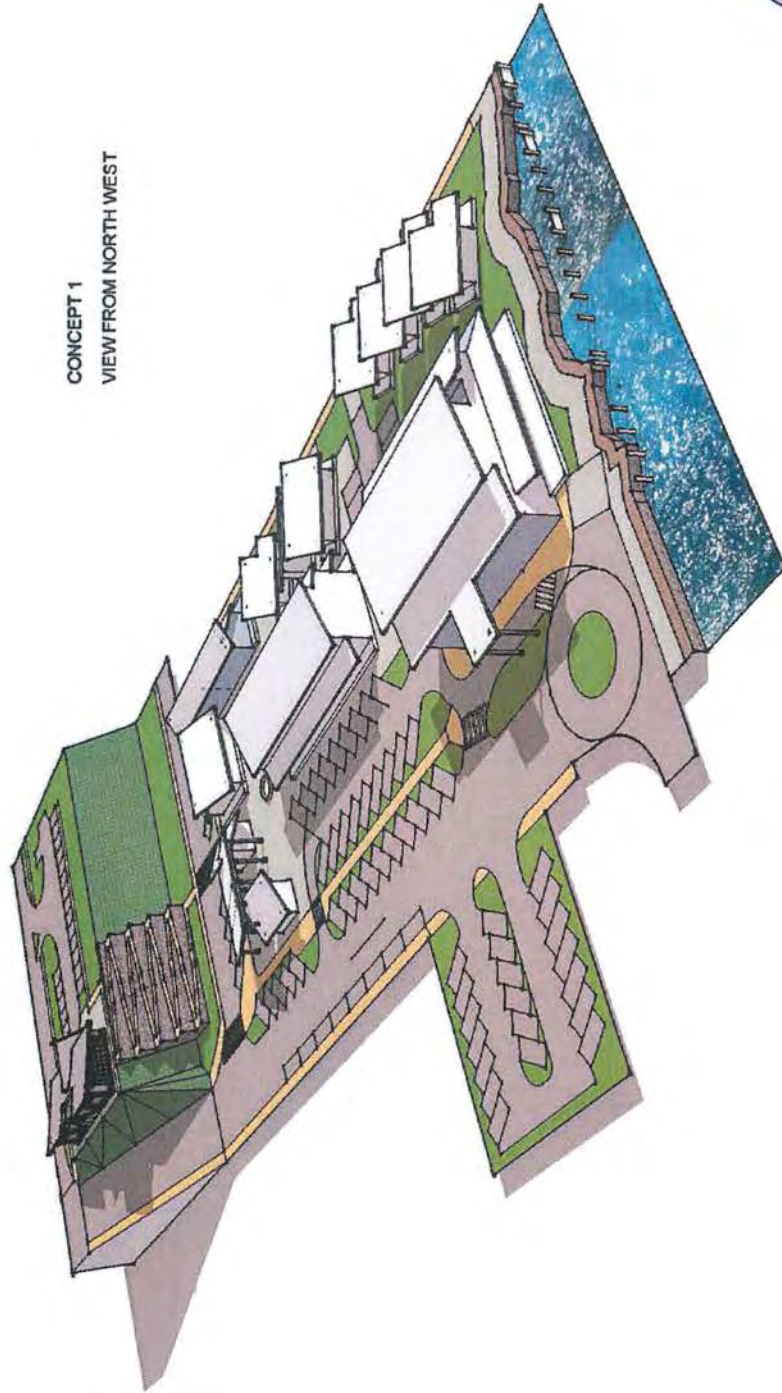




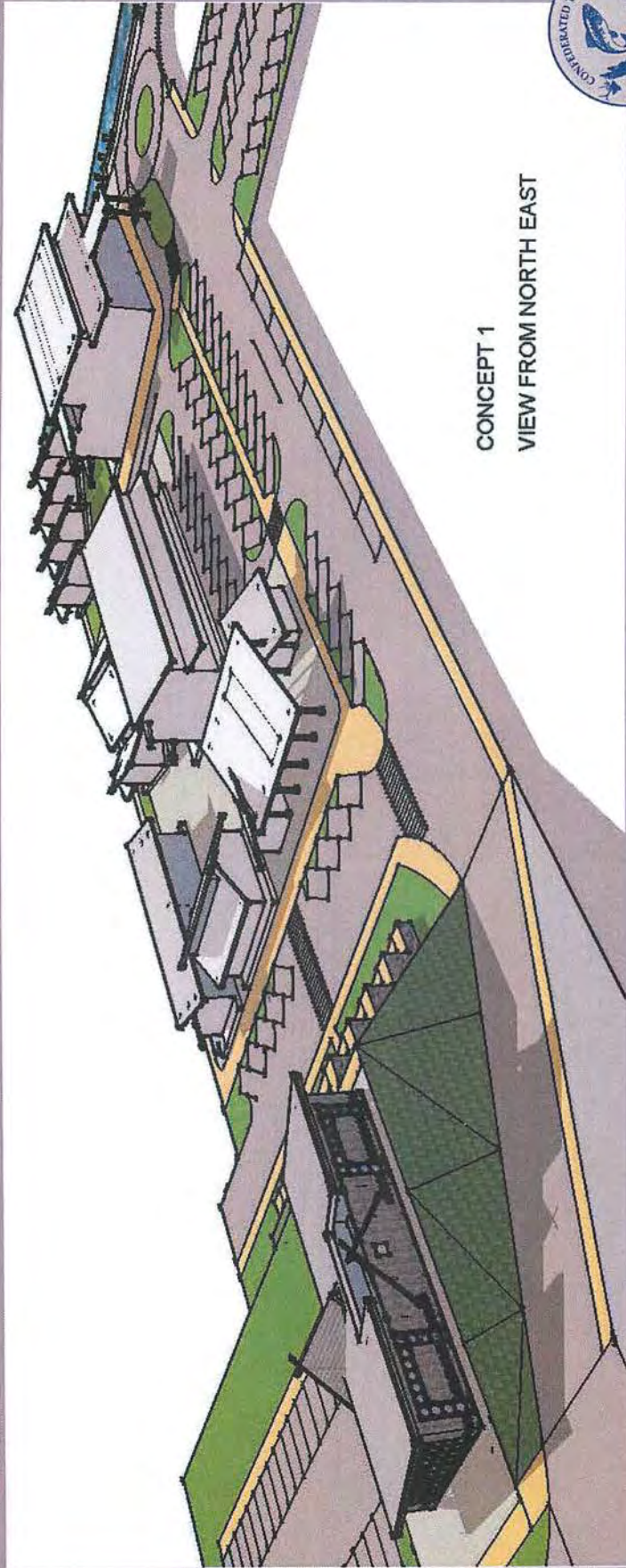
CONCEPT 1  
VIEW FROM THE SOUTH WEST



CONCEPT 1  
VIEW FROM NORTH WEST

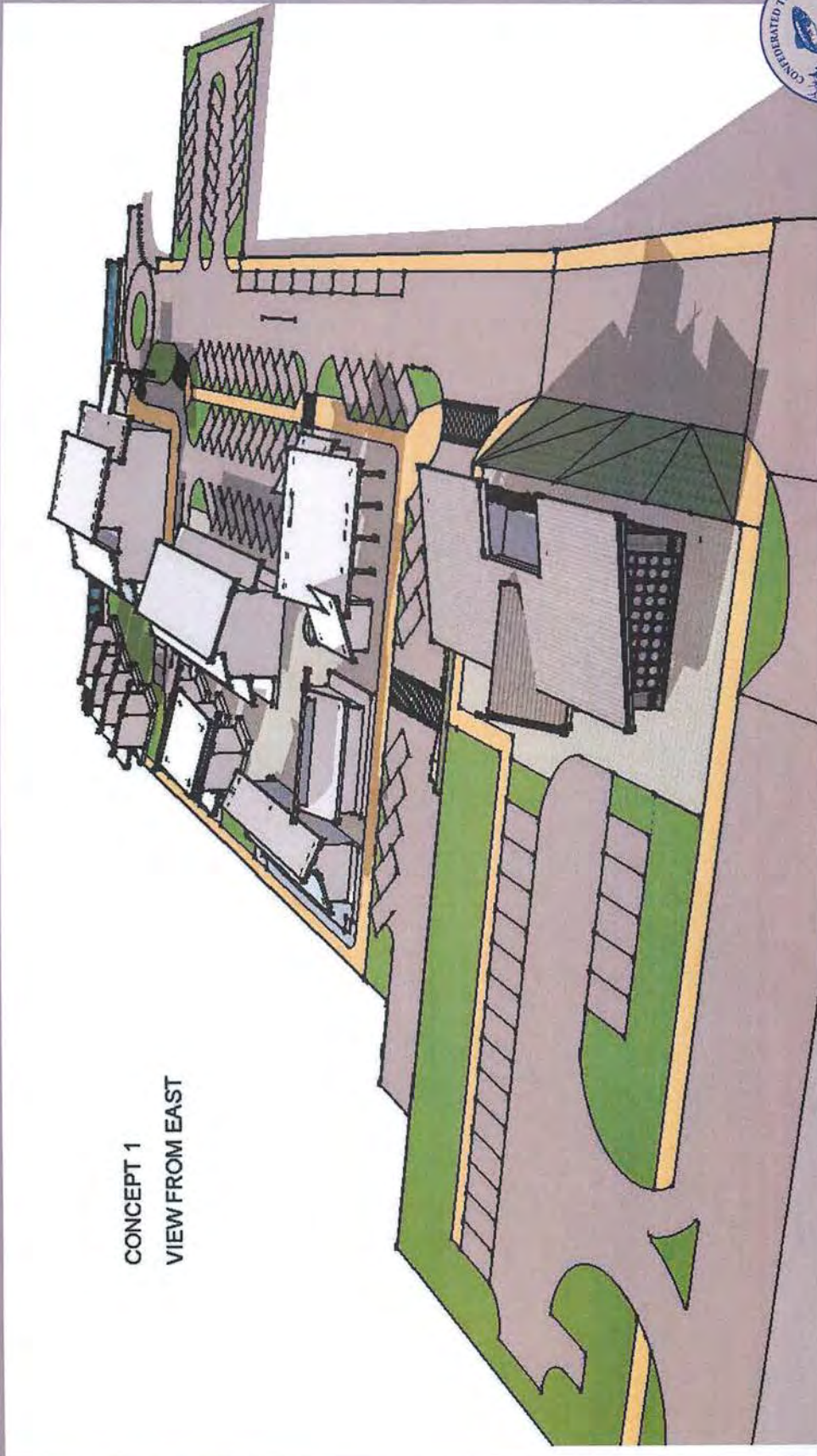




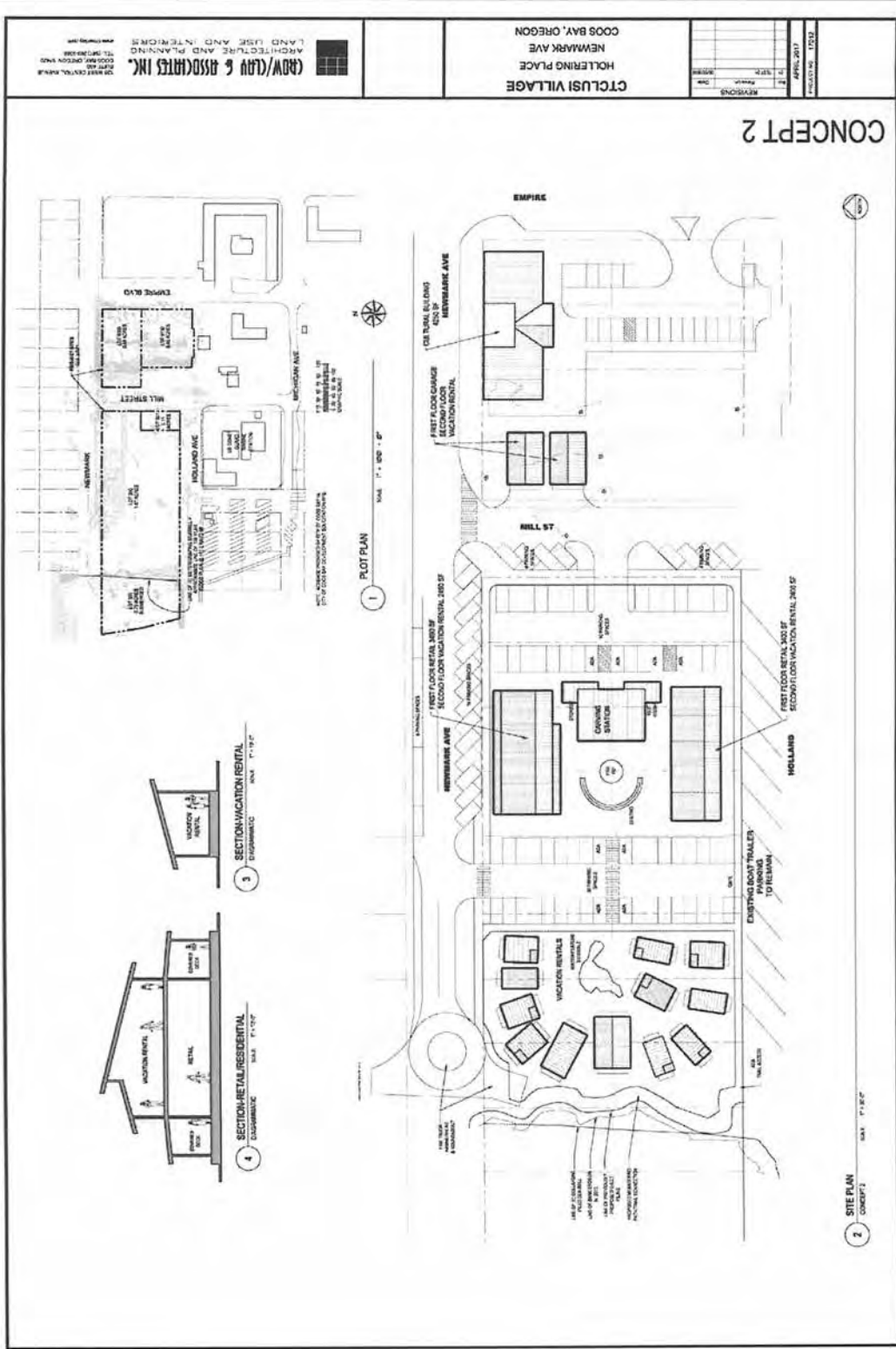


CONCEPT 1  
VIEW FROM NORTH EAST





CONCEPT 1  
VIEW FROM EAST

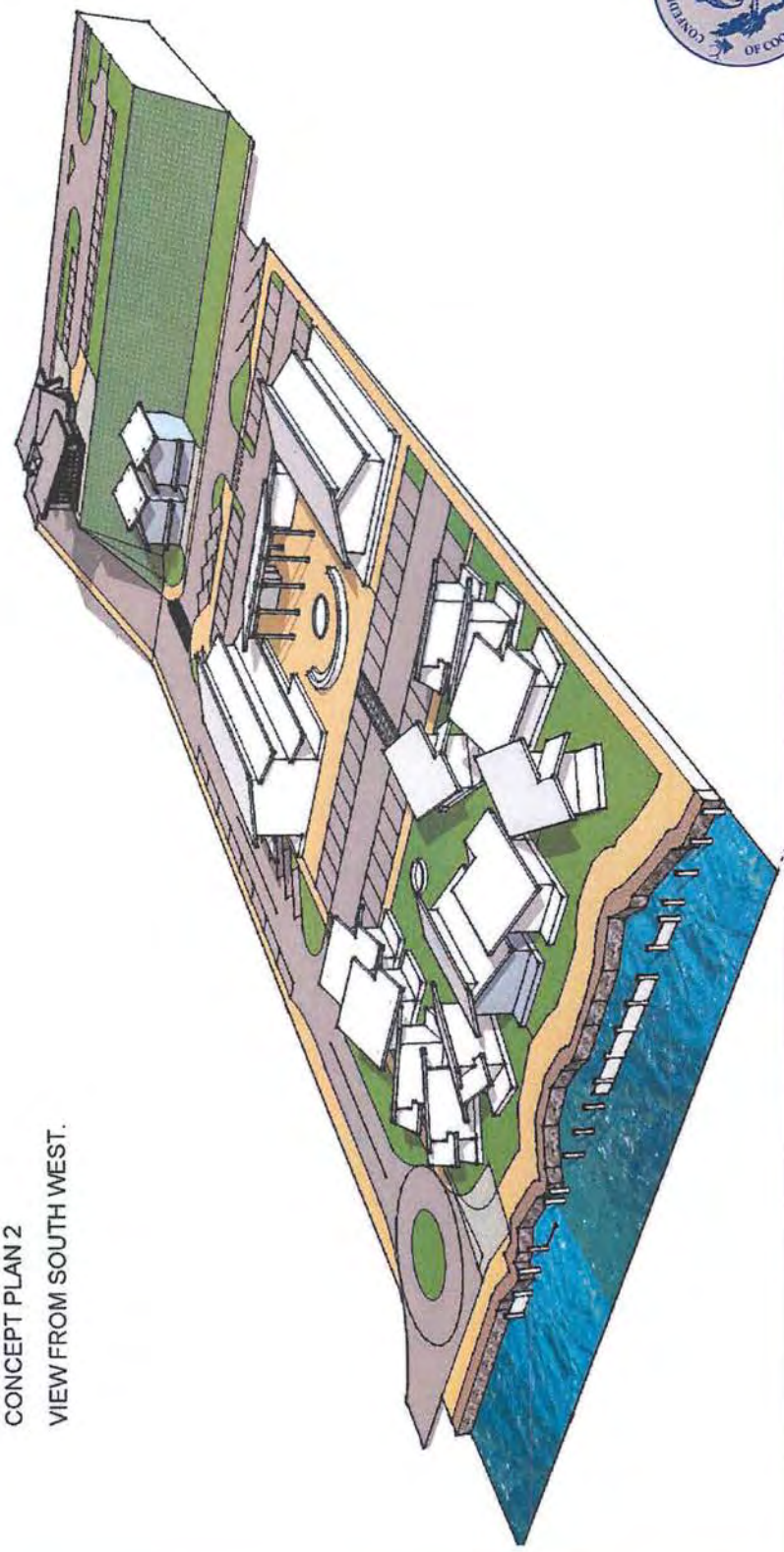


**ADW/CLAW & ASSOCIATES INC.**  
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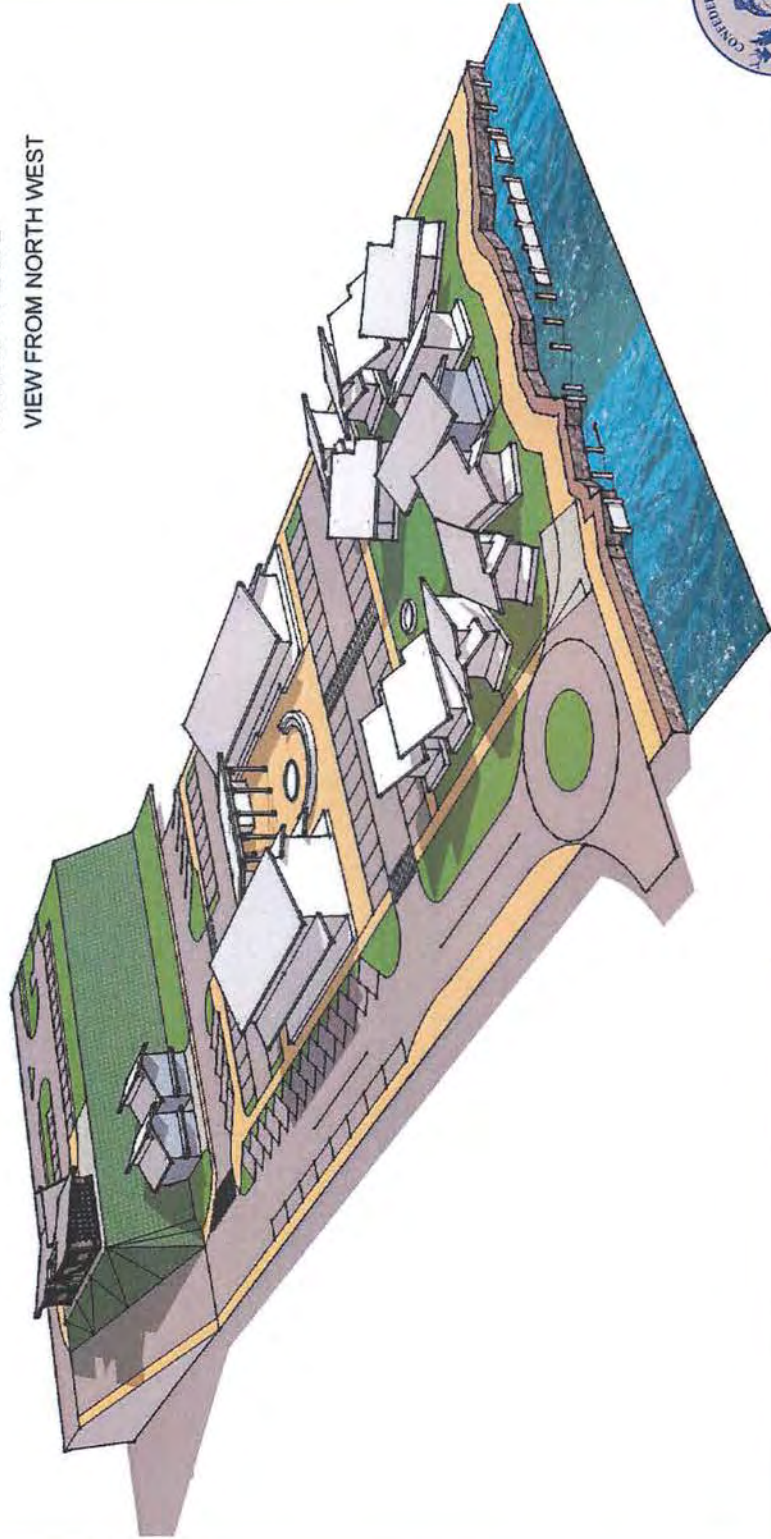


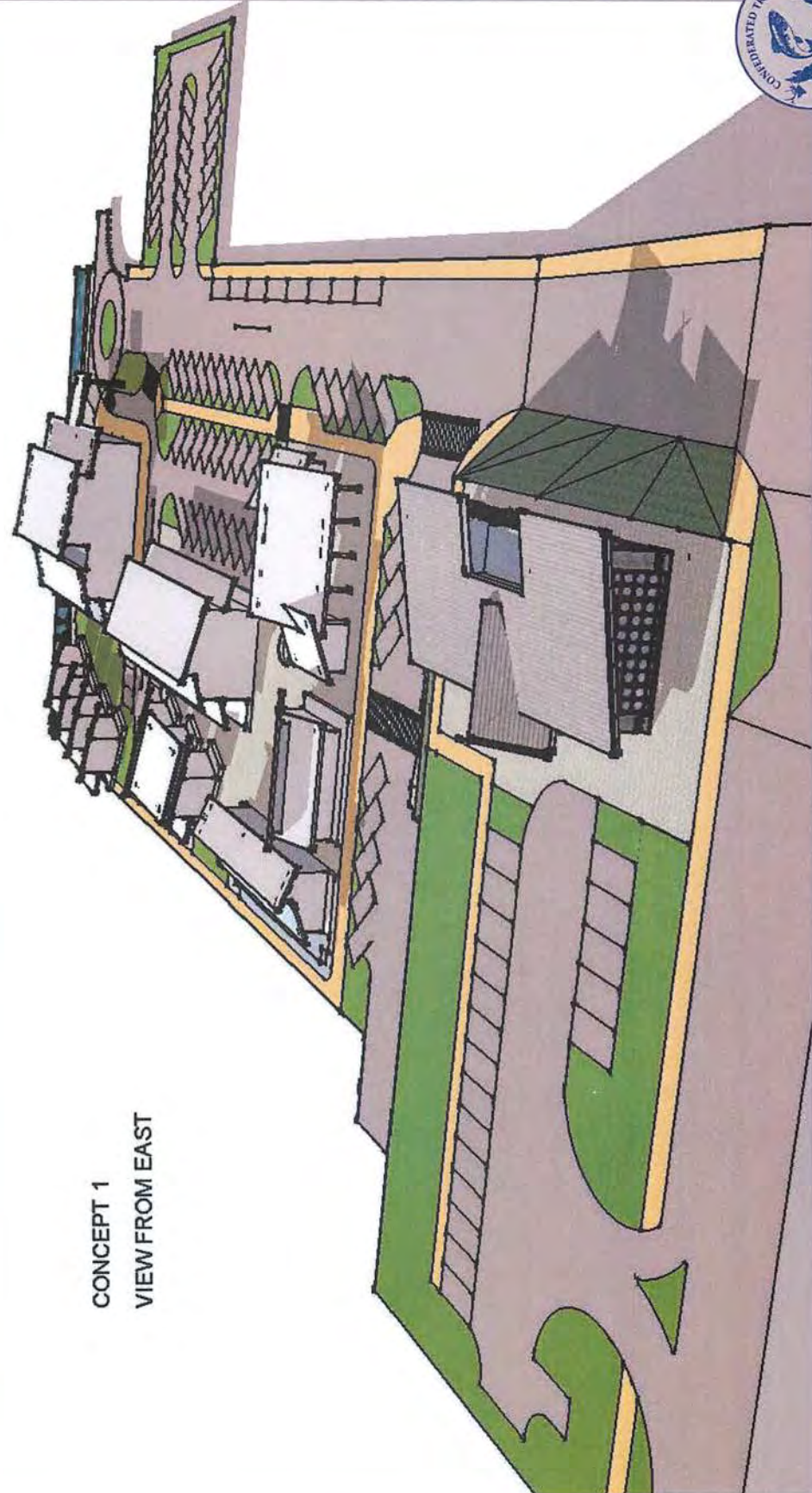
CONCEPT PLAN 2  
VIEW FROM SOUTH WEST.





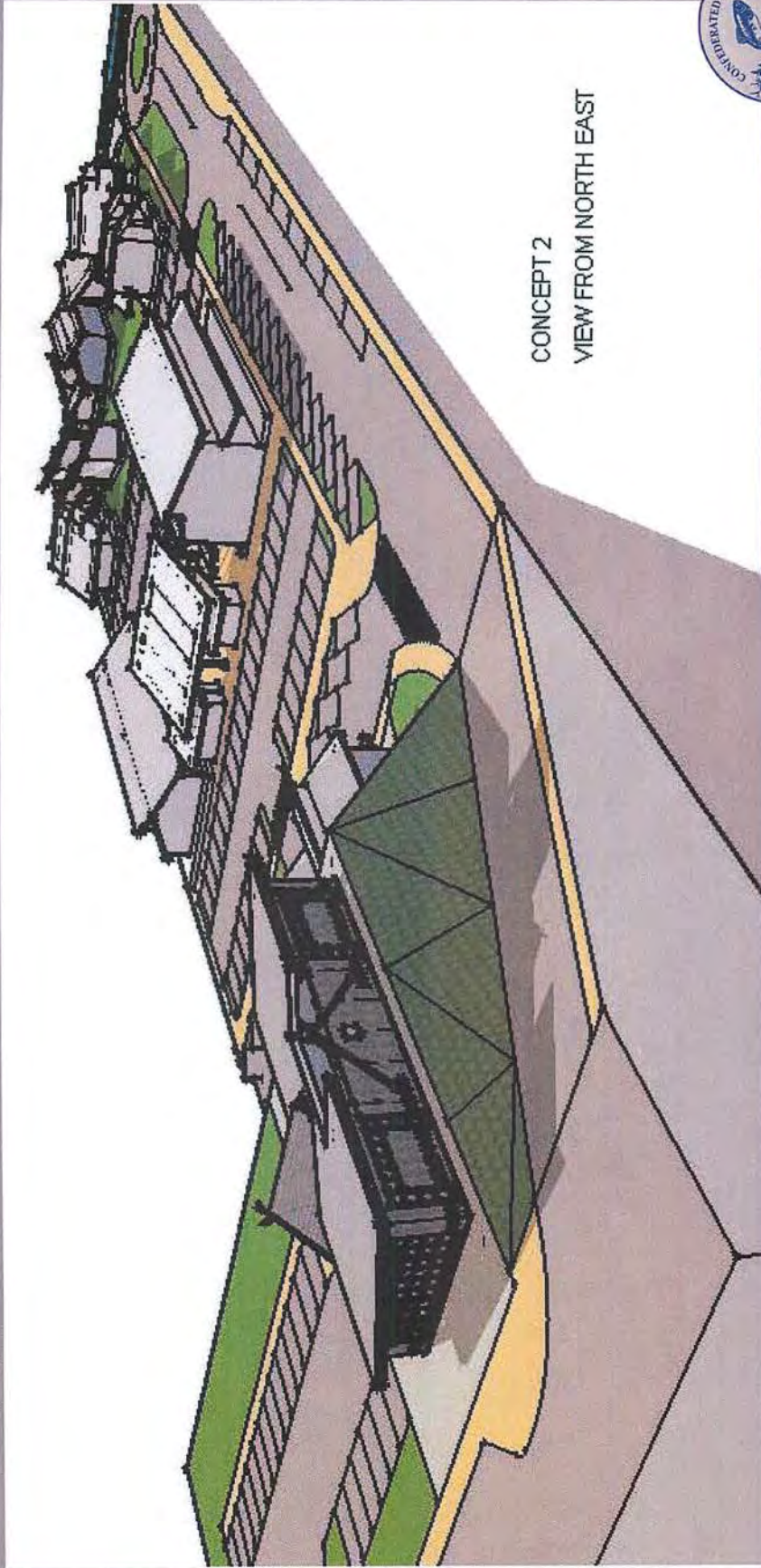
CONCEPT PLAN 2  
VIEW FROM NORTH WEST





CONCEPT 1  
VIEW FROM EAST

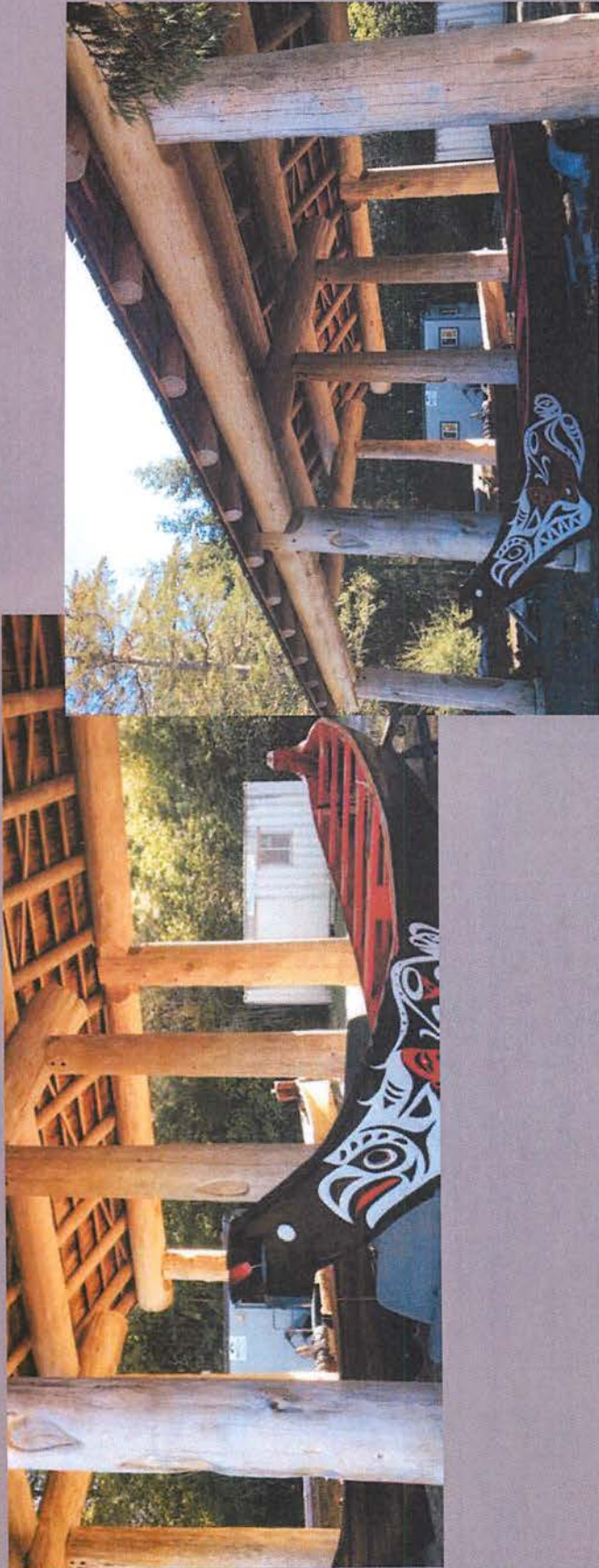




CONCEPT 2  
VIEW FROM NORTH EAST





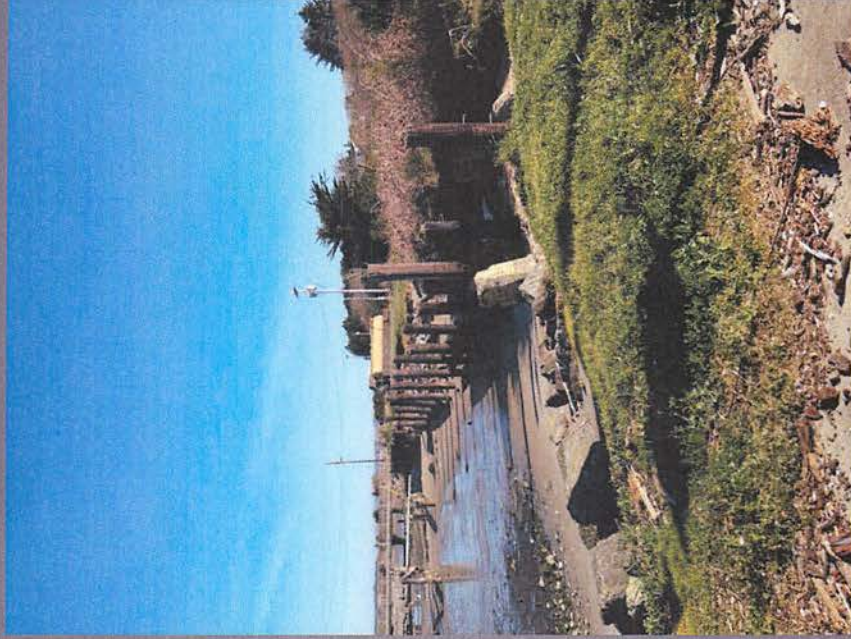


## Carving Station

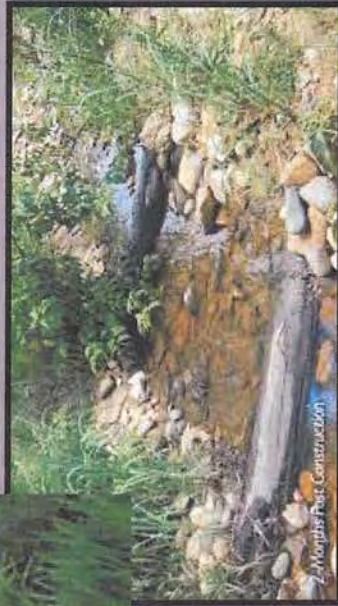




EXISTING SEA WALL







## Landscaping & storm water filtration





## Vacation Cabins

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