

City of Coos Bay
Request for Development Proposals
For Commercial Development at
150 S. 4th Street, Coos Bay Oregon



Be a part of the Coos Bay downtown renaissance.
A development opportunity is available for one of the City's last
downtown vacant parcels.

RFDP responses due November 20, 2020.

Questions? Contact Carolyn Johnson, Community Development Administrator at
541-269-8924 or cjohnson@coosbay.org

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150 S 4th Street



Figure 1 – Aerial of property

I. The Property. The City of Coos Bay Urban Renewal Agency (URA) Board seeks development proposals for a vacant downtown 10,224 square foot City owned mixed-use commercially zoned parcel on the corner of Anderson and S. 4th Street at 150 S 4th Street. This developable parcel has utilities at curbside; scheduled improvements include new sidewalks and street trees along each property frontage and signalization of the site’s street intersection. This site is at a highly visible corner; Anderson street is one of downtown’s busiest intersections and serves as a main arterial from the Empire District to the Coos Bay Downtown.

II. Our Goal. The Coos Bay City Council and URA Board seek to enhance the downtown as the “commercial center of the City” and to increase it as an economically healthy, attractive and unique place for people to live, work, shop, socialize and recreate. Infill development is key to lend support to both new and re-used projects to boost the expansion and vitality of the downtown commercial district. To implement this goal, pertinent to the property, development proposals must functionally and aesthetically complement downtown Coos Bay.

III. Property Opportunities. Ownership of this site can be negotiated with the City of Coos Bay. There may also be opportunity for a public-private partnership between the URA and a private entity to share costs of initial development expenses. The site is located in the Coos Bay Downtown Urban Renewal area and the Oregon Bay Area Enterprise Zone. Engagement with the South Coast Development Council (a City supported agency) is recommended to discern other potential economic opportunities (<https://www.scdcinc.org/>)

The party selected to develop the project site will be granted exclusive negotiation rights with the City of Coos Bay for a 120-day period. A non-refundable security deposit of \$10,000 (the “Security Deposit”) shall be required upon notification of the selected developer to enter exclusive negotiations. This Security Deposit may be refunded to the Selected Developer in the event a development agreement (“Development Agreement”) cannot be reached within a 120-day period assuming a good faith effort.

IV. Physical Site Elements. The property is flat and has been cleared by the Oregon Department of Environmental Quality. Located in a FEMA designated 100-year floodplain. A geotechnical evaluation is recommended to determine the viability of some redevelopment opportunities.

V. Services to the Property. The property is served by the City of Coos Bay wastewater and storm water utilities. Located in the Coos Bay Downtown Urban Renewal District, there are no System Development Charges (SDCs) for transportation, wastewater, and storm water. Water needs are served by the Coos Bay-North Bend Water Board. Electrical power is provided via Pacific Power and Light. Natural gas is available through Northwest Natural Gas. Telecommunications/fiber can be provided by Frontier Communications, Charter Spectrum, or Douglas Fast Net. Vehicular access to Highway 101 north and south corridors is three blocks from the property. Located within five files of the property is the North Bend Regional Airport, with year-round daily flights to and from the San Francisco Bay area and summer flights to Denver.

VI. Land Uses and development standards. The City of Coos Bay promotes high quality downtown development compatible with the historic aesthetic of the area. City staff works with the development community to ensure that good projects are approved as value-added components to the downtown, a benefit to both the developer and city residents.

Mixed use development and mutually supporting retail, service, office and residential uses are encouraged to promote land use flexibility to facilitate an active and vibrant downtown. Generous development standards facilitate ([Coos Bay Development Code](#)) affordable, robust and creative building design.

New building development would benefit from incorporating parking into its design if exclusive use of on-site parking is desired. As the property is located within the Downtown Parking District; however, off-street parking is not required. Multiple public parking lots (outlined in gold, see figure 2 below) are available just one or two blocks from the site and include; corner of North Fourth Street and Commercial Avenue, corner of North Third Street and Commercial Avenue, and an approx. three block area between Anderson Avenue and Curtis Avenue between South Fourth Street and South Broadway Street (Highway 101 South); and a future lot to be built by the city at the southwest corner of Third Street and Central Avenue. Free public street parking is available along Anderson Avenue, Central Avenue, and South Third Street, and all of Downtown Coos Bay; however, spaces and parking hours are limited.



Figure 2 Downtown Coos Bay Public Parking Lots closest to site.

VII. Property Surroundings and Resources. Downtown Coos Bay is home to City Hall, the Coos Art Museum, Seven Devils Brewery, multiple dining establishments, the Coos Bay North Bend Visitors Convention Bureau, Coos Bay Downtown/Main Street Association, the World Newspaper, many administrative and retail businesses, secondary housing above second floors of commercial buildings and some stand-alone apartments.

Beyond downtown, other pertinent agencies and businesses in the general Coos Bay/North Bend area include but are not limited to the Port of Coos Bay, CCD Economic Development, the South Coast Economic Development Council, the United States Coast Guard, the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, the Coquille Indian Tribe, Bay Area Hospital, the North Bend Medical Center, the Coos County Airport District, the Army Corps of Engineers, the Oregon Department of Forestry, Southwestern Oregon Community College, and the Coos Museum of Natural History.

VIII. Letter of Interest. The City seeks letters of interest and related required materials from interested parties in electronic format by November 20, 2020. Presentations will be scheduled with top applicants and the City of Coos Bay URA by December 1, 2020. A selection of an interested party is anticipated by December 15, 2020. All RFP responses must contain the following information in the format described below:

1. **Signed cover letter.** Provide a signed cover letter from an authorized officer or director of the interested party submitting the proposal summarizing the proposed development, an understanding of the proposal, and the person or persons authorized to represent the interested party. The cover letter must also indicate the level of financial partnership desired with the City.
2. **Development proposal.** Provide a description of how your proposed development will meet the objectives outlined in the RFP. Your development proposal should include identification of:
 - Commercial Space site plan, floor plan and public space.
 - Vehicle parking.
 - Design aspects and quality standards on elevation drawings from each side of the proposal.
 - Relationship to adjacent uses and the Downtown District.
 - If housing is proposed as a secondary use, identify type/units/size/orientation.
 - Your timeframe to develop the property.
3. **Interested party resumes/vitae** for principals, owners, project manager, architect, engineer with examples of previous projects from each, their locations and references for each team member. Length of time in business should be identified, as well as any complaints to liability carriers, legal action, including lawsuits, administrative complaints, etc., in the past five years.

VIX. Proposal Evaluation. Evaluation of proposals will be based on the required information submitted and any related information the City may learn of in analyzing or verifying information submitted in the proposal. Additional information may be requested. Consideration to the following additional criteria will also include:

1. How the proposed development meets community objectives.
2. The quality of site planning concepts, architectural design and character, and urban design considerations.

3. Demonstrated ability of the interested party in the successful development, operations and economic performance of projects of comparable type, size, scale and complexity.
4. Demonstrated ability to finance, construct and complete projects of comparable type, size, scale and complexity on time and within forecasted budgets.
5. The quality of architectural and urban design aspects of other projects completed by the interested party.
6. Financial capacity to complete the project as proposed, as exhibited in a pro forma identifying financial resources for acquisition and development and to meet the financial requirements of the proposed undertaking, debt service/financial status of projects in the interested party's portfolio.
7. Consideration of experience/history of all individuals working with the interested party to deliver high standard successful projects timely, responses from references and capacity to undertake the financial commitment for the project.

X. Proposal Transmittal Instructions. Direct all correspondence and your electronic proposal to Carolyn Johnson, at: cjohnson@coosbay.org 541-269-8924 by November 20, 2020.