


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

MEETING DATE	AGENDA ITEM NUMBER
July 3, 2012	

**TO:** Chair Gene Milton and Board Members

**FROM:** Jim Hossley, Public Works and Development Director 

**Through:** Rodger Craddock, City Manager 

**ISSUE:** Consideration of Downtown Trash Enclosures

**BACKGROUND:**

Trash container storage and pick-up placement can be a challenge in downtown due to "0" lot line setbacks for buildings. Many tenants/building owners believe they have no choice but to place their trash containers in the city right-of-way or city owned parking lots. This issue is more challenging for food service establishments than it is for retail and professional service businesses that place their 35 gallon trash containers on the public sidewalk to be picked up on a weekly basis. Many food service and other businesses, place dumpsters in City right-of-way or in City parking lots. In some locations, these dumpsters have created unappealing visual impact. In some cases refuse accumulates outside the containers. This is not only unsightly but, leads to odor problems and contributes pollution to the Bay. Additionally, the clean-up requires lots of staff time to get the business that rents the dumpster to take care of the problem. One such location is where a group of downtown food service operators have a trash enclosure in the City parking lot on the south side of Anderson between Bayshore and Broadway.

Some options to consider: 1) Prohibit placement of dumpsters in the City right-of-way and parking lots. Leave it to tenants/building owners to come up with other solutions e.g. rent space in private lots or use +/-35 gallon trash containers that are allowed on the sidewalk for limited hours (evening through early morning). However this could potentially result in a 'forest' of containers along sidewalks during evening hours. High winds or vandals may knock over the containers. 2) If placement in the City right-of-way and/or parking lots is to be permitted, require tenants/business owners to shield trash containers from view with enclosures. Enclosure location might be limited to only specific areas or perhaps locations having particular attributes. Enclosures are to be built per standards established by the URA/City to maximize visual appeal and minimize illicit dumping, pollution and accumulation of refuse outside the containers. A permit would be required. Should permittee fail to maintain the enclosure in accordance with safety, sanitary and/or visual standards, the permit could be revoked. The Agency may want to consider having the permittee post a cash bond to cover the city's cost to clean-up poorly maintained enclosures and/or remove them. 3) The URA may want to consider fully or partially funding the construction of dumpster enclosures at one or more locations in the downtown. The most likely locations would be in parking lots. Staff has had discussion with the businesses using the existing enclosure on the south side of Anderson between Bayshore and Broadway. These owners are in favor of an improved enclosure at this location. They understand the need to limit access to the enclosure and keep it maintained. The replacement enclosure would likely result in the loss of an additional parking space or two. Also it is possible that at least one tree in the lot would have to be removed. There was no discussion of cost sharing with the business owners.

Staff has come up with a concept for a trash enclosure. The concept includes a cover and locking gate to minimize the opportunity of illicit dumping and keep birds from spreading the trash. The containers would rest on a sloped pad to route drainage into catch basin with grease & trash separator. The enclosure could be constructed of concrete masonry walls. The walls could be colored and/or screened with vegetation.

**ADVANTAGES:**

Coming up with direction URA board with potential solution(s) for garbage dumpsters in the downtown will improve visual appeal.

**DISADVANTAGES:**

Potential solutions may pose an inconvenience to some business owners. Cost to the URA and businesses could be in excess of \$28,000

**BUDGET IMPLICATIONS:**

Cost will depend upon the action taken. The estimated cost for the garbage enclosure concept created by staff is \$28,840

**ACTION REQUESTED:**

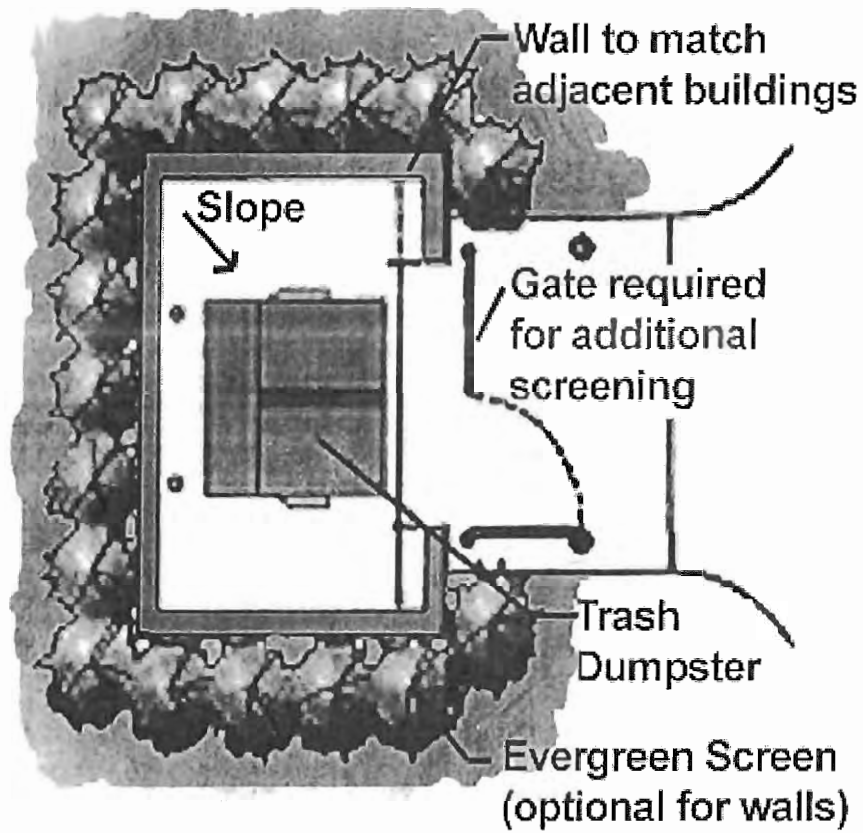
If it pleases the Agency, direct staff how you would like to proceed.

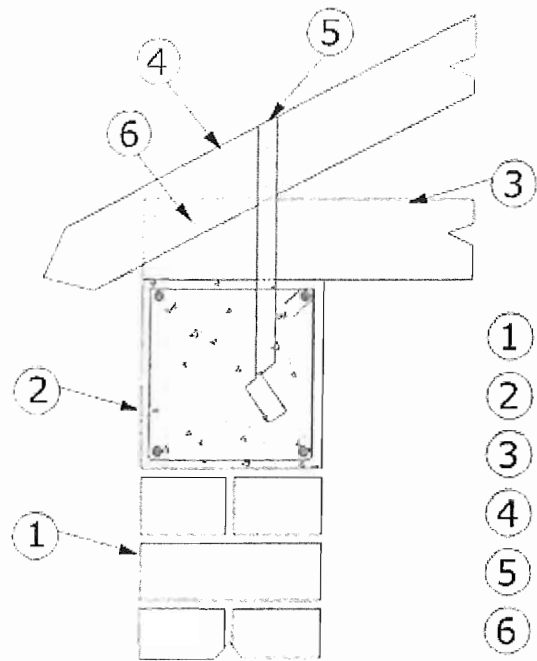
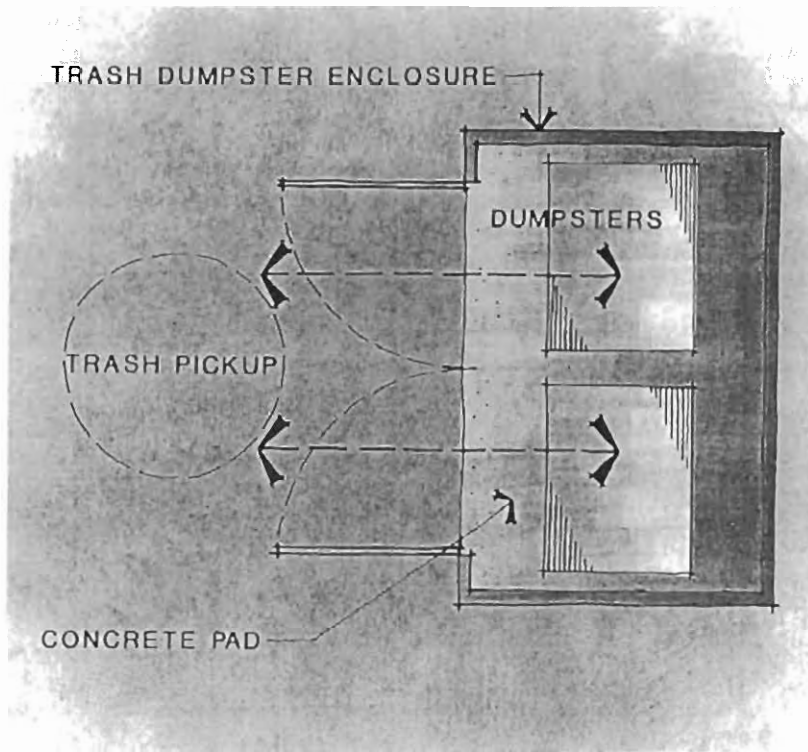
**ATTACHMENTS:**

Garbage Enclosure concept drawing  
Garbage Enclosure cost estimate

CITY OF COOS BAY  
PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
GARBAGE ENCLOSURE  
March 30, 2012

**Summary:** Typical CMU / Masonry garbage enclosure w/grease trap filter connected to storm drain.





- ① Masonry wall
- ② Bond beam at roof level
- ③ Ceiling joists nailed to rafters as ties
- ④ Roof rafters
- ⑤ Steel anchor strap nailed to rafter
- ⑥ Nails to connect joists with roof rafters

**COST ESTIMATE:** 12 ft. X 20 ft. CMU Block structure w/gable pitched roof, storm water filter vault.

<b>Task Description</b>	<b>Quaintly</b>	<b>Sq. Ft.</b>	<b>L/F</b>	<b>Cost</b>	<b>Remarks</b>
Excavation	30 yards	\$85.00		\$ 2,550.00	
New Asphalt	200	\$4.25		\$ 850.00	
Split Face Decorative CMU Block	360	\$5.50		\$ 1,980.00	
Concrete Footing	960	\$6.50		\$ 6,240.00	
Concrete Slab	200	\$4.75		\$ 950.00	
Sub-base	5 yards	\$75.00		\$ 375.00	
Grading	10 yards	\$55.00		\$ 550.00	
Storm water filter catch basin	1	\$175.00		\$ 175.00	
Block Sealer	280	\$9.00		\$ 2,520.00	
Fill Material	30	\$65.00		\$ 1,950.00	
Metal Roof	264	\$22.00		\$ 5,800.00	
Steel Anchor Plates	4	\$125.00		\$ 500.00	
Roof Trusses	12	\$325.00		\$ 3,900.00	
Gate	2	\$250.00		\$ 500.00	
<b>Total Cost Estimate</b>				<b>\$ 28,840.00</b>	