



1 Department of Land Conservation and Development

2019-21 TECHNICAL ASSISTANCE GRANT APPLICATION

Please complete each section in the form below. Type or write requested information in the spaces provided. **Submit completed applications by October 1, 2019.**

Date of Application: 09/30/2019

Applicant: Tribal One – Coquille Indian Tribe

(If council of governments, please also include the recipient jurisdiction name if applicable)

Street Address: 3201 Tremont Ave

City: North Bend, OR

Zip: 97459

Contact name and title: Eric Day – Executive Director of Planning and Development

Contact e-mail address: ericday@tribal.one

Contact phone number: 541.756.0662

Grant request amount (in whole dollars): \$125,000

Local Contribution (recommended but not required): Other Grants have been either applied for or received from Business Oregon and the Environmental Protection Agency.

Project Title:

Coquille Wharf Master Plan Development

Project summary: (Summarize the project and products in 50 words or fewer)

The Coquille Indian Tribe is applying for a \$125,000 DLCD Technical Assistance grant for use in developing a master plan. This grant would be combined with EPA assessment grant funds to further develop a 50.5-acre site in North Bend, OR adjacent to the Coos Bay. The site is intended to be mixed-use and have a variety of economic development and high-density residential uses.

Project Description & Work Program - Narrative

- A. Goals and Objectives.** State the goals or overall purpose of the project. Describe particular objective(s) the community hopes to accomplish. Please indicate whether this is a stand-alone project or is part of a longer multi-year program. If it is the latter, describe any previous work completed, subsequent phases and expected results, and how work beyond this project will be funded.

The overall goal of this project is to develop a 50+ acre waterfront parcel into a mixed-use (high-density residential/commercial) development. To do this we will need to master plan the site using

zoning and environmental information and community input to guide the projects objectives and outcomes. While the master planning work is a stand-alone project that should be completed within 2-years of the award of this grant, significant environmental and community input has previously been gathered. Additional work is needed in these areas and additional grants (Business Oregon and EPA site specific assessment grants) have been applied for, or received, to complete the overall project work plan.

- B. Products and Outcomes. Clearly describe the product(s) and outcome(s) expected from the proposed project. Briefly describe any anticipated significant effect the project would have on development, livability, regulatory streamlining, and compliance with federal requirements, socioeconomic gains, and other relevant factors.

The products and outcomes associated with this grant are as follows:

1. Develop a master plan for the overall site that considers:
 - a. Zoning and comprehensive plan restrictions,
 - b. Environmental restrictions (the site was previously a Weyerhaeuser logging yard).
 - c. Maximizing residential, commercial and active open space uses within the site.
 - d. Place a high importance on utilizing the rail and bay front access.

Once the project is developed, it will add needed high-density residential and commercial uses as well as active open space uses to the Coos Bay area. This will benefit not only the livability of those living and working within the site but the area as a whole.

C. Work Program, Timeline & Payment.

- (1) Tasks and Products and (2) Timeline

Coos Bay Wharf Task List			
<u>Task Title</u>	<u>Steps to Completion</u>	<u>Final Product</u>	<u>Task/Project Completion Dates</u>
Evaluate Zoning and Comprehensive Plan Compliance	Development code review	List of allowed uses and permitting structure	90-days after grant acceptance
Meet with stakeholders to develop area needs	Hold public meetings	Community buy-in for final product	150-days after grant acceptance
Develop site plan	Develop site plans and renderings	Use renderings and site plans for public review	270-days after grant acceptance
Entitlement Process	Develop plans for entitlement process with residential and commercial pads	Use development plans to entitle the parcels and use for marketing to end users	Within 2-years of grant acceptance

2. **Payment Schedule:** Develop a requested payment schedule showing amount of interim and final payments. Include the products that will be provided with each payment request. The payment schedule should generally include no more than two payments – an interim and final payment.

We are asking for \$125,000 from DLCD in this TA grant request. These funds will be put together with other funds from an EPA grant to develop the master plan for this project. Half of the DLCD funds will be needed at the commencement of the work and be used for retaining consultants, doing the zoning and comprehensive planning work, completing the public outreach portion of the project and starting the site plan development. The other half of the funds will be needed for completing the site plan development, creating renderings and completing the entitlement process. The funds will be primarily used for consultants who will be doing much of the work.

- D. **Evaluation Criteria.** Include a statement in the narrative that addresses the program priorities and evaluation criteria presented in the application instructions (“Eligible Projects and Evaluation Criteria”).

Included in the narrative.

- E. **Project Partners.** List any other public or private entities that will participate in the project, including federal and state agencies, council of governments, city and county governments, and special districts. Briefly describe the role of each (*e.g.*, will perform work under the grant; will advise; will contribute information or services, etc.).

Other entities participating in the project include:

1. **City of North Bend – Review application, hold public hearings and provide project input.**
2. **Environmental Protection Agency – Grantee of Site-Specific Assessment Grant.**
3. **Business Oregon – Awarded Project Grant**

- F. **Advisory Committees.** List any advisory committee or other committees that will participate in the project to satisfy the local citizen involvement program.

Advisory committees include:

1. **Coquille Tribal Government – Overall Project Guidance**
2. **North Bend Planning Commission – Project Review**

- G. **Cost-Sharing and Local Contribution.** DLCD funds are only a part of overall project costs; please identify sources and amounts of other funds or services that will contribute to the project’s success. Cost-sharing (match) is not required but could be a contributing factor to the success of the application.

Other funds have come or have been applied for from:

1. Environmental Protection Agency - \$350,000 (site assessment and remediation planning (\$225,000) master planning (\$125,000)).
2. Business Oregon - \$25,000.

Will a consultant be retained to assist in completing grant products? Yes No

Local Official Support

The application **must include a resolution or letter from the governing body** of the city, county, district, or tribe demonstrating support for the project. If the applicant is a council of governments on behalf of a city, a letter or resolution from the city council supporting the application must be included. *The application will not be complete if it does not include this item.* The letter of support may be received by DLCDC after the application submittal deadline, but it must be received before a grant is awarded.

(Attached)

Product Request Summary

Product	Grant Request	Local Contribution	Total Budget
1	\$ <u>\$125,000</u>	\$ <u>\$150,000</u>	\$ <u>\$275,000</u>
2	\$ _____	\$ _____	\$ _____
3	\$ _____	\$ _____	\$ _____
4	\$ _____	\$ _____	\$ _____
5	\$ _____	\$ _____	\$ _____
6	\$ _____	\$ _____	\$ _____
7	\$ _____	\$ _____	\$ _____
8	\$ _____	\$ _____	\$ _____
TOTAL	\$ <u>\$125,000</u>	\$ <u>\$150,000</u>	\$ <u>\$275,000</u>

Submit your application with all supplemental information to:

Gordon Howard, Community Services Division Manager

E-mail (preferred): DLCD.GFGrant@state.or.us

Mail: Department of Land Conservation and Development
635 Capitol Street N.E., Suite 150
Salem, OR 97301

Phone: 503-503-934-0034