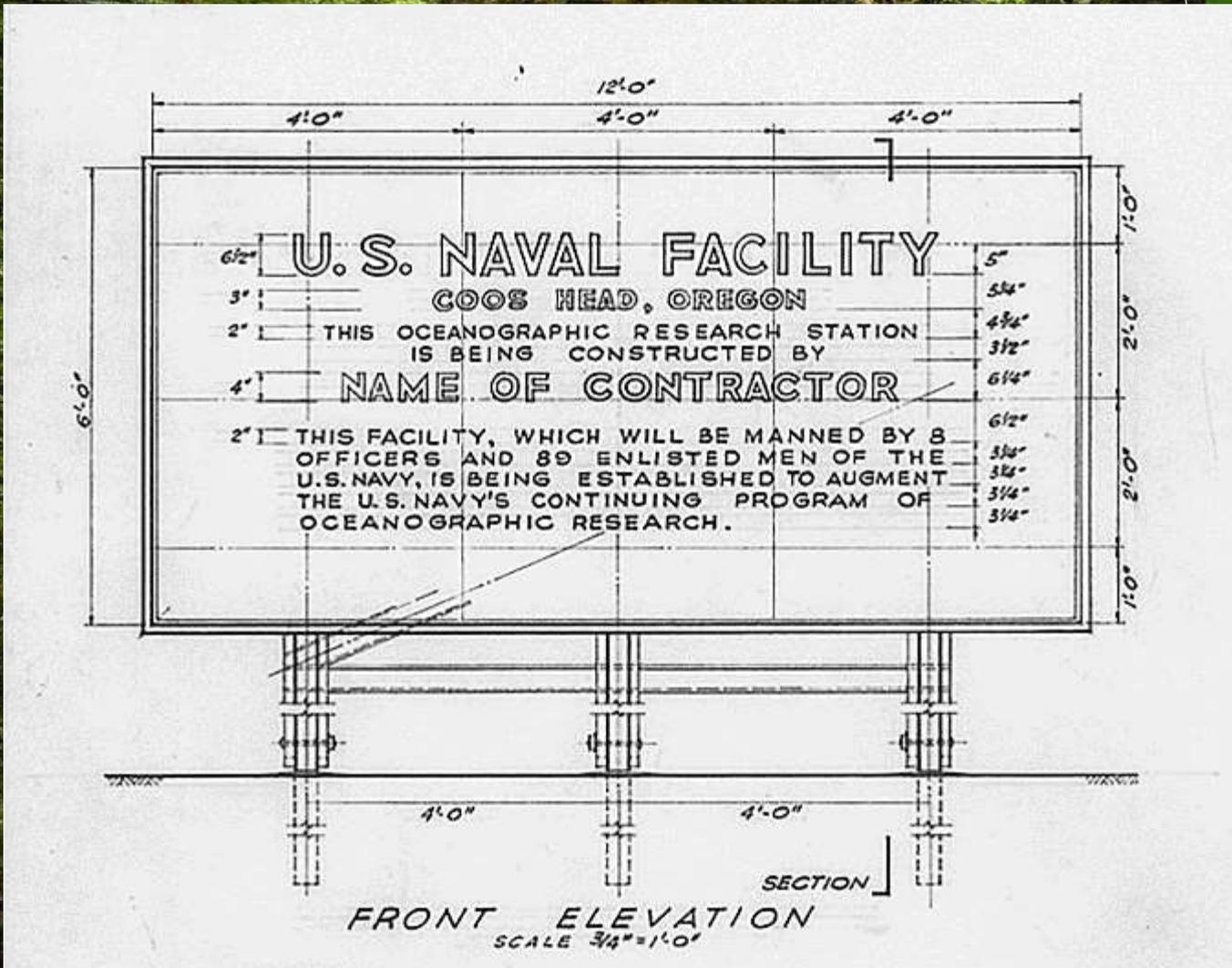


Coos Head Area Master Plan



Background

- ★ 1875 - US Army assumes management authority
- ★ 1957 - US Navy assumes management authority and begins development of facilities
- ★ 1987 - Resolution No. 5-87 states the Tribes interest in acquiring Coos Head Naval Facility when it becomes available as surplus property
- ★ 1989 - Oregon Air National Guard assumes management authority
- ★ 1996 - Tribes oppose State of Oregon's potential acquisition for jail facility
- ★ 2000 - Tribal Council adopts Resolution No. 00-023 requesting the Bureau of Indian Affairs acquire property for the Tribe under ISDEA
- ★ March 2003 - Tribes submits application for property under Indian Self Determination Act to the Bureau of Indian Affairs



Background (continued)

- ★ June 2003 - Tribes sue BIA and GSA in federal district court to enjoin disposal of property by GSA and require BIA to submit application on behalf of Tribe
- ★ 2004 - Tribal Delegation travels to Washington D.C. to meet with representatives of GSA and BIA regarding application
- ★ Spring 2005 - Tribal leaders attend GSA conference and meet with Director of GSA to discuss problems with GSA
- ★ June 2005 - OMB grants no cost transfer request
- ★ August 2005 - GSA decides to grant transfer of property to BIA
- ★ September 2005 - GSA transfers property to BIA for benefit of Tribe
- ★ October 2005 - BIA and GSA transfer property to Tribe

Coos Head Planning

- ★ Work group consisting of Tribal Councilors and staff began meeting in late 2005
- ★ Redevelopment projects discussed included a cultural trail, a community center in the old quonset hut, and a destination resort
- ★ The work group kept coming back to:
 - ★ Coos Head needs a conceptual master plan
 - ★ The plan needs broad general council input
- ★ Department of Natural Resources staff obtained a grant for a site-specific Integrated Resource Management Plan (IRMP) for Coos Head
- ★ The purpose of the IRMP is to create a balanced plan for the management of the Tribes natural, cultural, social, and economic resources

Coos Head Planning

- ★ **IRMP Organization Overview**
 - ★ **General Council input through public outreach meetings, surveys, etc.**
 - ★ **IRMP Work Group**
 - ★ **Hub of input from General Council, Tribal Government Administration**
 - ★ **Oversee and review processes for Tribal Member input**
 - ★ **Synthesize and qualify information**
 - ★ **Review, comment, and edit Draft Plan and Maps**
 - ★ **Make recommendations to Tribal Council**

Coos Head Planning

- ★ IRMP Organization Overview
 - ★ Tribal Council
 - ★ Review Draft Plan
 - ★ Adopt Final Plan
- ★ 2007 - Tribal Council Authorizes a site-specific Coos Head Integrated Resource Management Plan
- ★ 2009 - Resolution 09-001 adopts the Coos Head Integrated Resource Management Plan and directs staff to implement the plan

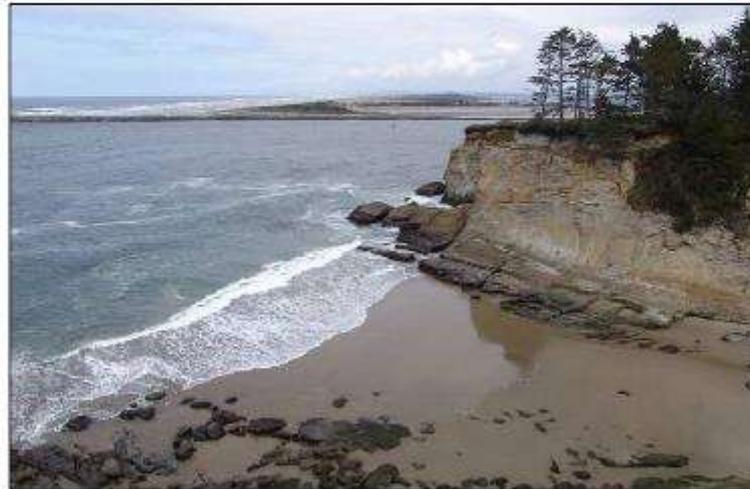
Coos Head Planning

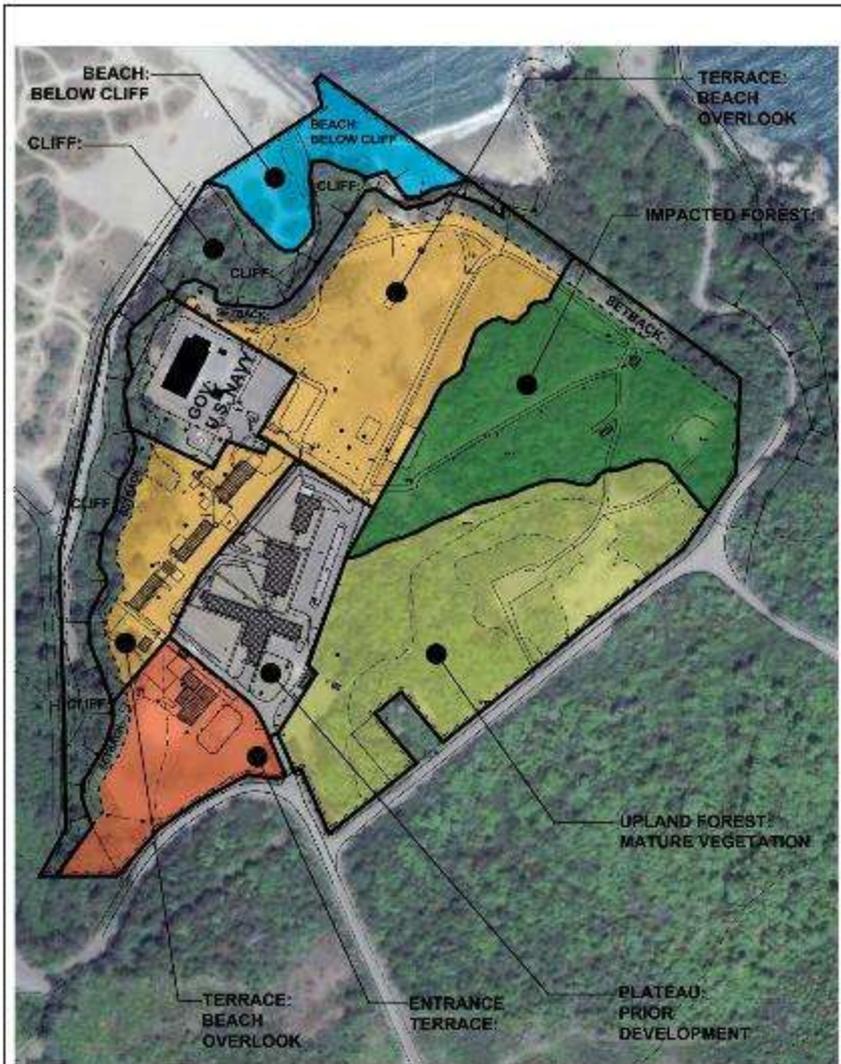
- ★ Plan implementation challenges
 - ★ Coos Head Property remains in fee-status
 - ★ Much of original staff involved in project no longer with Tribes
 - ★ As noted on page 2 of the IRMP, “This document is the culmination of Phase I of the Integrated Resources Management Planning (IRMP) effort.....”
 - ★ Plan is insufficient for staff to implement

Coos Head Land Use Concept Plan A Vision for Seven Generations



The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians
December 2008





NATURAL FEATURES

SCALE: 1" = 200'-0"

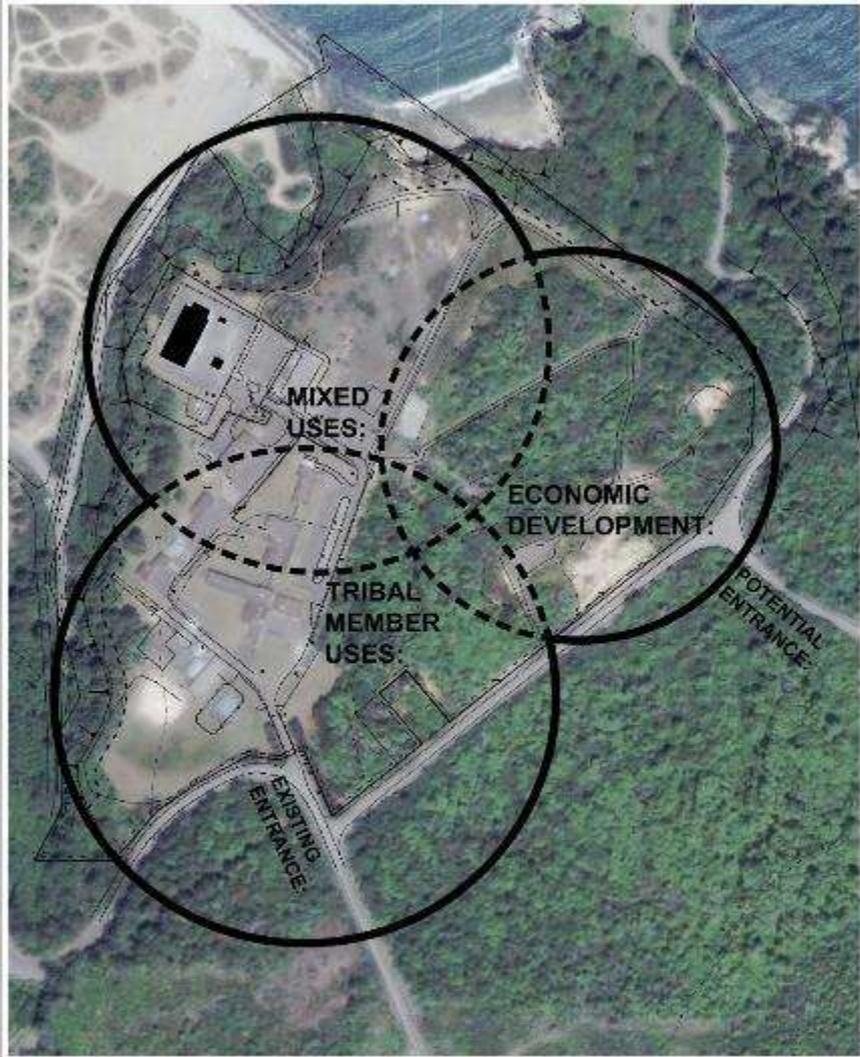
SITE FEATURES LEGEND:

 BEACH AREA BELOW CLIFF	 IMPACTED FOREST AREA (MATURE VEGETATION)
 TERRACE / BEACH OVERLOOK ZONE	 ENTRANCE TERRACE (PAVING, ROOSTS, ETC.)
 IMPACTED FOREST AREA (MATURE VEGETATION)	

CONFEDERATED TRIBES OF THE COOS, LOWER UMPQUA, AND SIKSLAW INDIANS
COOS HEAD PROPERTY
 PLANNING MAPS AND DIAGRAMS
 COOS HEAD, COOS BAY, OREGON 97520



CHOW/CLAPP & ASSOCIATES INC.
 ARCHITECTURE AND PLANNING
 LAND USE AND INTERIORS
 1000 10TH AVENUE
 SUITE 200
 SEASIDE, OREGON 97138
 PHONE 503 738-8888
 WWW.CHOWCLAPP.COM



2 AREAS OF USE

SCALE: 1" = 200'-0"

CONFEDERATED TRIBES OF THE COOS,
LOWER UMPQUA, AND SIUSLAW INDIANS
COOS HEAD PROPERTY
PLANNING MAPS AND DIAGRAMS
COOS HEAD, COOS BAY, OREGON 97520



CRDW/CLAW & ASSOCIATES INC.
ARCHITECTURE AND PLANNING
LAND USE AND INTERIOR
1000 N. W. 10TH AVE.
SUITE 200
PORTLAND, OREGON 97227
503.255.1234
WWW.CRDWCLAW.COM

Coos Head Planning

- ★ **Plan implementation**
 - ★ **2012 - New Planning Director convenes work/focus group consisting of Tribal employees Debbie Bossley, Doug Barrett, Margaret Corvi, and others**
 - ★ **Over several meetings, the group suggested moving forward with the county planning process and developing a conceptual master plan**
 - ★ **In addition, the group is supportive of the concept of moving the Baldiyaka concept initially developed for Gregrory Point to Coos Head**
 - ★ **The Planning Director updates the Coos Head conceptual master plan map**



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
Physical Address: 225 N. Adams, Coquille, Oregon
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us
Jill Rolfe, Planning Director

April 15, 2013

Jeffrey Stump, Tribal Planner
Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians (CTCLUSI)
1245 Fulton Avenue
Coos Bay OR 97420

RE: File No. PA-13-04 Pre-application meeting regarding long term planning for areas abutting the northern Unincorporated Community Boundary of Charleston Township 26, Range 14, Section 02, Tax Lots 100, 1900, 1902; Township 26, Range 14, Section 02BD, Tax Lot 100; Township 26, Range 14, Section 03, Tax Lots 100, 101, 102, 103; Township 26, Range 14, Section 03C, Tax Lot 100; Township 26, Range 14, Section 03D, Tax Lots 1003, 1100, 1301; and Urban Unincorporated Community of Charleston

Mr. Stump:

The project is for long term planning for areas abutting the northern Unincorporated Community Boundary of Charleston. This project will consist of rezoning and expanding the urban unincorporated community boundary of Charleston. The map below shows the area of interest.



The Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians own property (Coos Head Navel Facility) and they are looking at the long term plans surrounding the property and a possible collaborative project to rezone properties based on a master plan of uses. Currently these properties are zoned Forest, Recreation, Rural Residential-2 and Coos Bay Estuary Management Plan. There are several different uses that do not fall within the Forest designation that are grandfathered but it may be better to rezone these areas to fit the use.

The current language in Volume I Part 2, Section 5.5 of the Coos County Comprehensive Plan (CCCP) describes the urban unincorporated community of Charleston as a small fishing community located southwest of the Coos Bay on both sides of Camp Arago State Highway 240. This community is at the confluence of the Joes Ney Slough and the Coos Bay River Estuary, this location is very close to where the river enters the Pacific Ocean. Charleston is the site of the Coos Bay Fishing Fleet and a major sport fishing marina operated by the Oregon International Port of Coos Bay.

There are a few fishing and tourist oriented uses along Cape Arago Highway and along Boat Basin Drive including a motel and restaurant. Several small areas are also utilized for fish processing and related boat repair facilities. The University of Oregon Marine Science Center and an elementary school¹ are two major public uses located in Charleston. A large portion of the residential area is fully developed with the exception of some vacant lots on sloped sites.

The zoning is listed as commercial and urban residential. This section goes on to explain about the public facilities including roads/streets, public water systems and public sewer systems. In CCCP Volume I Part I, 5.18 Public Facilities & Services it states Coos County shall permit the extension of existing public sewer and water systems to areas outside urban growth boundaries (UGB's) and unincorporated community boundaries (UCB's) or the establishment of new water systems outside of UGB's and UCB's where such service is solely for:

- i. development of designated industrial sites;
- ii. development of "recreational" planned unit developments (PUD's);
- iii. curing documented health hazards;
- iv. providing water service to an existing rural-residential area or other area committed to non-resource use;
- v. publicly-owned parks;
- vi. development of "abandoned or diminished mill sites" as defined in ORS 197.719(1) and designated industrial land that is contiguous to the mill site.

This strategy shall be implemented by requiring:

- i. that those requesting service extensions pay for the costs of such extension;
- ii. that the services and facilities are extended solely for the purposes expressed above, and not for the purpose (expressed or implied) of justifying further expansion into other rural areas; and
- iii. that the service provider is capable of extending services;
- iv. prohibiting hook-up to sewer and water lines that pass through resource lands as allowed by "i" through "v" above, except that hook-ups shall be allowed for uses covered under "i" through "v" above;
- v. that the service allowed by "vi" above is authorized in accordance with ORS 197.719.

¹ The Charleston School has been closed since the CCCP was adopted.

(04-04-005PL 9/1/04)

However, Coos County shall prohibit the extension of sewer and water main, trunk and lateral lines into the areas planned and zoned "F" southeast of Fourth Creek Reservoir, surrounding and to the south of Tarheel Reservoir, and at Coos Head, all currently within the Charleston Sanitary District. The extension of individual building lines to existing and future dwellings necessary and accessory for forest uses may be permitted in these areas. Also, individual building lines may be permitted to non-farm or non-forest parcels located within these areas.

This strategy is based on the recognition: (1) that the rural portions of the Charleston Sanitary District have been taxed in the expectation of receiving such services and therefore merit service extension, and (2) the language in this policy serves notice to property owners that such rural sewer and water extensions will not be valid cause to increase the permitted rural densities to non-permitted urban densities.

This language is out of date according to Statewide Planning Goal 11: Public Facilities and Services which prohibits the establishment of new sewer systems or extensions of sewer lines outside of the unincorporated community boundary. My understanding is that Charleston Sanitation has sewer lines to the Coos Head property as well as the Coos County Park which are not permitted under the current plan language.

Project: Rezoning for the Confederated Tribes Property
Expansion of the Urban Unincorporated of Charleston to all for public services
Rezoning of surrounding properties
Amendment to the Comprehensive Plan

Above are the project components and to achieve this project the applicant may want to consider rezoning the properties to mixed recreational, commercial zone and controlled development.

The recreational zone is an open space zoning that allows either as a permitted use or conditional use for forest practices, recreational uses, marinas, fish & wildlife habitat management, research & education observation structures, campground, recreational vehicle park, educational-associated facilities, single family dwelling, watchman/caretaker, museum, zoos, golf course, kennel and off road vehicle rental. These are not all of the uses but the majority that may be done within the recreational zone. The complete list can be found in the LDO Table 4.2a.

A commercial zone is designed to provide for needed commercial retail and service opportunities within and outside of the urban growth boundaries. Some of the uses permitted outright or through a conditional use process are watchman/caretaker, second floor apartment, hotel/motel, bed & breakfast, commercial retail, banks, spas, bakery, campground and other commercial development. For the full list please see LDO Table 4.2e.

The purpose of the "CD-5" district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique "village atmosphere", to permit a mix of residential, commercial and recreational uses and to exclude those uses which would be inconsistent with the purpose of this district, recognizing tourism as a major component of the County's economy. This language would need to be amended by adding "or urban unincorporated communities" behind urban growth boundaries. The main reason I suggest using this language is because Charleston is a village atmosphere and I think it is appropriate. This zoning allows for residential uses of all types, hotel/motel,

bed & breakfast, residential or recreational planned unit development, commercial developments, camping, community center/grange or lodge hall, high-intensity recreation, offices, dormitories, rest or convalescent home, hospital, museum, public service office, recreational vehicle park, research & education observation structures and schools. The complete list can be found in LDO Table 4.2c. Some of these uses are permitted pending approval of a conditional use.

In the commercial zoning districts there are limits on the overall size of structures that contain the development within urban areas.

If you chose to continue with the proposal, you should use this information to come up with a master plan that we can review before reviewing your plan in detail. Once you determine if you would like to continue with the long range plan or just a rezone of your property, I will provide you with the Statewide Planning Goals that will need to be addressed.

The project seems to be well suited for the Charleston area and there has been a lot of support generated for revitalization of this area. This project will could potentially bring a financial benefit to the community.

If you have any questions please call at 541-396-7770, e-mail jrolfe@co.coos.or.us, mail to 250 N. Baxter, Coquille, OR 97423 or visit us at the office 225 N. Adams St.

Jeff Rolfe

Planning Director

EC:

Jeff Stump, Tribal Planner CTCLUSI

Planning Staff

Dave Perry, DLCD

DEQ

John Rowe, Roadmaster

Chris Claire ODFW

Thomas Guevara, ODOT

Howard Crombie, CTCLUSI

Nicole Norris, Coquille Tribe

David Koch, Port of Coos Bay

Larry Robison, Coos County Parks

USA Coast Guard

Chris Claffin Oregon Economic Development

Craig Young, Professor & Director, OIMB

Emily Eng, UO Campus Planning & Real Estate

Ron Hoffine, Coos Bay-North Bend Water Board

Anita Andazola, USACE

Nancy Zepf, BLM

Sandy Messerle, South Coast Development
Council

Jeff Griffin, Regional Solutions Team office

CC:

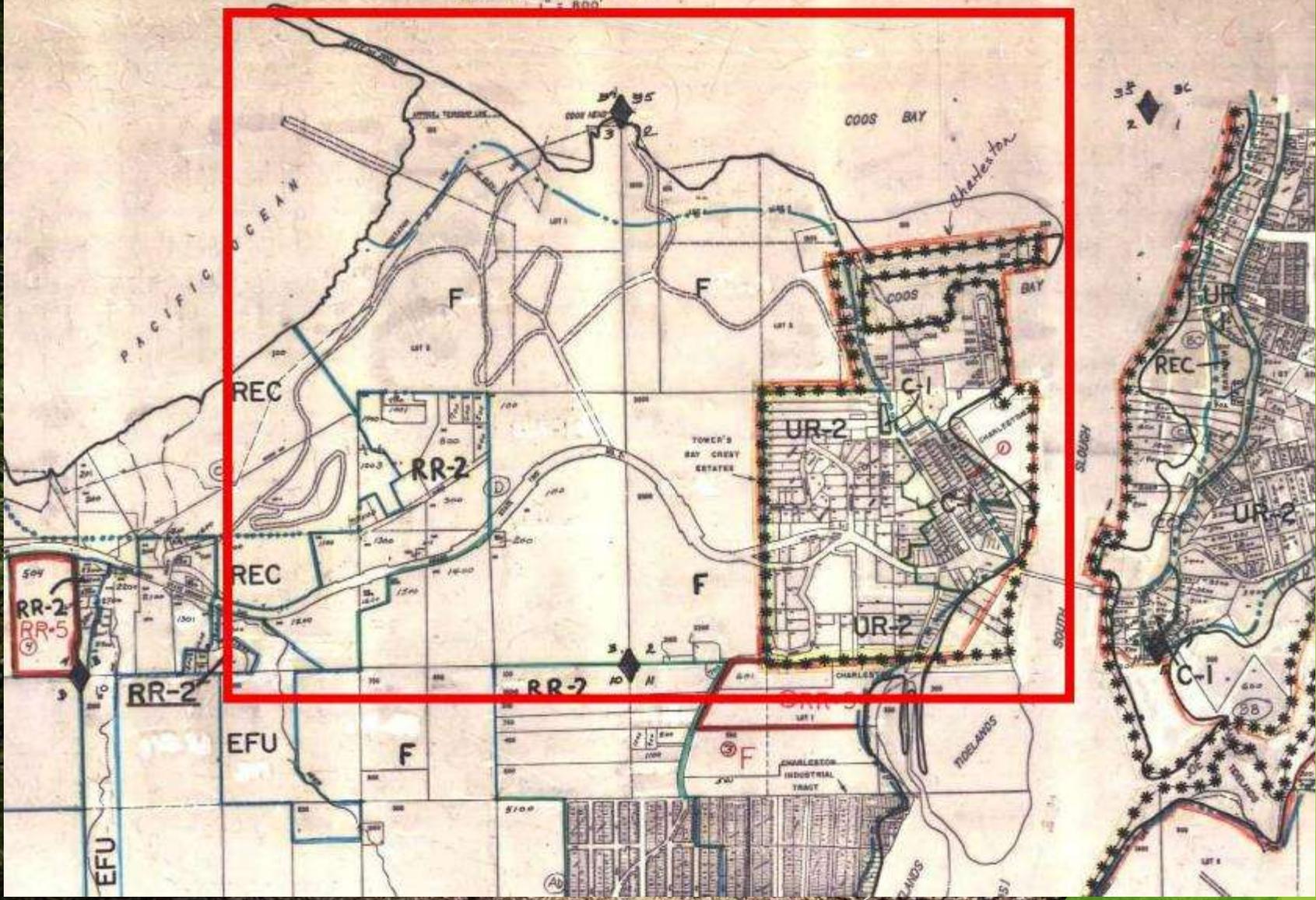
Charleston Rural Fire District

Charleston Sanitary District

T. 26 S., R. 14 W., W.M.

1" = 800'

Unincorporated Community boundary 2000



Coos Head Planning

- ★ Plan implementation
 - ★ 2014 - The Planning Director submits a pre-application and is encouraged to submit an application to the Transportation Growth Management Program to complete the needed planning at Coos Head
 - ★ May 2014 - Resolution 14-044, Approval for Submission of Transportation and Growth Management Program Services Grant Application
 - ★ August 2014 - Tribes awarded Coos Head Area Planning Project Transportation and Growth Management (TGM) Grant



Coos Head

- Urban Unincorporated Community
- Coos County Parcel

Ownership

- Tribal
- Federal
- State

Zoning

- Forest
- Recreation
- RR2

Facility

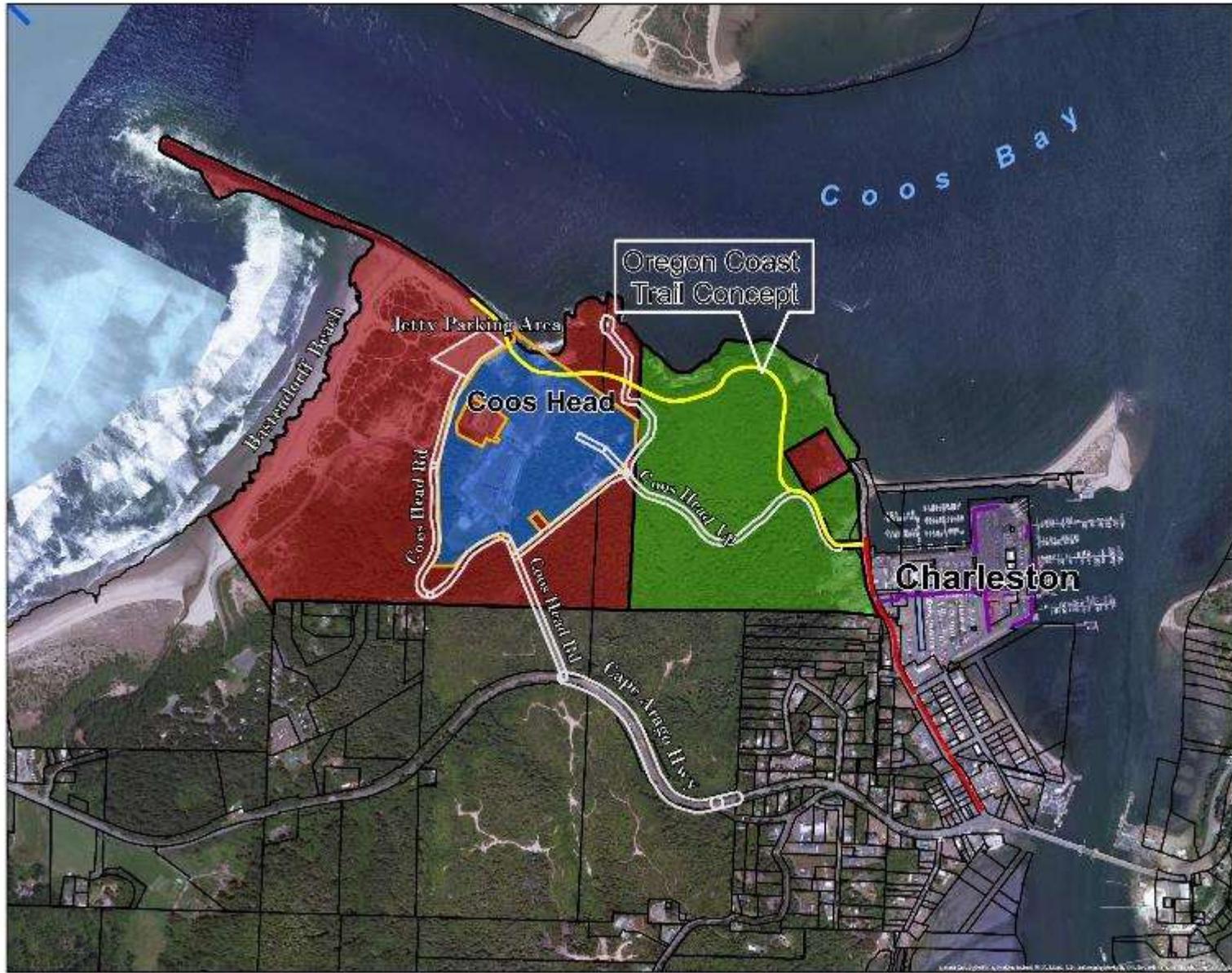
- Building
- Impervious Surface
- Road
- Power Line
- Water Line
- Sewer Line
- Fire Hydrant
- Power Pole
- Manhole
- Oregon Coast Trail Concept



CONSOLIDATED DRAIN
DISTRICT
OF COOS COUNTY, OREGON

This data is for display purposes only. No liability is assumed as to the data delineated herein.

FILE: P:\DRAIN\TUMCE\1446\p\facilities.mxd



Oregon Coast Trail Concept

-  Oregon Coast Trail Concept
-  Boat Basin Drive Pedway
-  Marina Pedestrian Improvements
-  Proposed Improvement Projects
-  Tribal Property Boundary
-  County Parcel
- Land Ownership**
-  Tribal
-  Federal
-  State

Oregon



This data is for display purposes only. No liability is assumed as to the accuracy of the data.

July 11, 2014 10:00 AM



SENATOR ARNIE ROBLAN

DISTRICT 5 – OREGON COAST
CHAIR, SENATE RURAL COMMUNITIES &
ECONOMIC DEVELOPMENT COMMITTEE

June 23, 2014

RE: Transportation Growth Management (TGM)

To whom it may concern:

On behalf of the people of Senate District 5, I write to express my strong support for the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians' (CTCLUSI) Transportation Growth Management (TGM) grant application. A successful award for the Coos Head Area Planning project would not only serve the public interest but strengthen the collaborative relationship among key local and statewide stakeholders.

Our rural areas have suffered long-term economic hardship as a result of the decline in the timber and fishing industries. Although we are very hopeful that our region will, at long last, begin to recover economically, we need to increase opportunities for long term job opportunities by way of support for collaboration among organizations that sustain coastal resources.

That's why I am especially interested in CTCLUSI's planning proposal to rezone the 43 acre Coos Head Site property situated adjacent to the Pacific Ocean and Coos Bay harbor entrance. The goal is to create a balance of areas and facilities to provide mixed usage to include economic development and multi-modal transportation improvements. Moreover, the project contributes to the close cooperation among a wide range of organizations that are looking to sustain our coastal resources and increase access and infrastructure needs to this rural, economically-depressed community.

I believe Oregon - with strong collaborative community involvement - is poised to demonstrate an effective approach to promoting responsible and sustainable management of natural resources that is critical to the economic growth of our coastal region. As such, I strongly urge your support of CTCLUSI's grant application for the Coos Head Area Planning project.

If I can be of any further assistance, please do not hesitate to contact me at my legislative office (503) 986-1705 or by e-mail at sen.arnieroblan@state.or.us.

Sincerely,

Arnie Roblan
State Senator, District 5



United States Department of the Interior

BUREAU OF LAND MANAGEMENT

Coos Bay District Office

1300 Airport Lane, North Bend, OR 97459

Web Address: <http://www.blm.gov/or/districts/coosbay>

E-mail: BLM_OR_CB_Mail@blm.gov

Telephones: (541) 756-0100 Toll Free: (888) 809-6839 Fax: (541) 751-4303



IN REPLY REFER TO
8300/8100 (ORC000)

JUN 16 2014

Mr. Jeff Stump, Tribal Planner
Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians
1245 Fulton Ave.
Coos Bay, Oregon 97420

Dear Mr. Stump:

As the District Manager for the Coos Bay District of the Bureau of Land Management (BLM), I am pleased to lend my support to the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indian's application for a Transportation and Growth Management Grant. The Bureau of Land Management has had a long history of working successfully with the Confederated Tribes to promote sustainable management of natural resources and economic vitality along the Central Oregon Coast.

The Coos Head Land Use Plan project would provide the funding necessary to develop a long range plan for this important headland that will provide benefits to both tribal members and other residents of the south coast region. In 2009, the BLM worked closely with the Confederated Tribes as collaborators in the Charleston Oregon Solutions working group to identify ways to improve coastal access and infrastructure. This application for long range planning funds is the next logical step in realizing the goals and actions agreed upon in that community based working group.

As the adjacent land manager at Coos Head and Bastendorff Beach, I commend your efforts and lend my name to your list of proposal supporters and look forward to working with you further on this in the future.

Sincerely and with best wishes,

Patricia M. Burke
Coos Bay District Manager



UNIVERSITY OF OREGON

June 19, 2014

Jeffrey A. Stump
Tribal Planner
The Confederated Tribes of the Coos,
Lower Umpqua and Siuslaw Indians
1245 Fulton Avenue,
Coos Bay, Oregon 97420

Dear Jeff,

I read with great interest your Transportation Grant Management proposal to plan infrastructure improvements in and around the village of Charleston. I like the concepts you have proposed, including a plan to connect the strikingly beautiful coastal views on tribal lands with the pristine and protected forest lands managed by the BLM and the University of Oregon. As you have indicated in your proposal, we are nearing completion of the Charleston Marine Life Center, a small museum and aquarium that promises to be an important draw for visitors to this area and a wonderful educational resource for local children and families. The idea of building an extension of the Oregon Coast Trail system through our respective properties and terminating the trail at the Marine Life Center is very appealing indeed, and we strongly support your efforts to make it happen. Your plan to pave the existing gravel roads, and to add bike paths, will also be a tremendous improvement to the area.

Again, we are strongly supportive of your far-sighted efforts to improve this community for the benefit of all citizens and visitors to the area. In my view, the proposal you have written provides strong justification for an extensive planning effort. Please let me know how the University of Oregon may help.

Sincerely yours,

Craig M. Young, Ph.D.
Professor of Biology, University of Oregon
Director, Oregon Institute of Marine Biology

OREGON INSTITUTE OF MARINE BIOLOGY

PO Box 5389 · Charleston OR 97420 · (541) 888-2581 · Fax (541) 888-3250

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Oregon

John A. Kitzhaber, MD, Governor

Department of State Lands
South Slough National Estuarine
Research Reserve
P.O. Box 5417
61907 Seven Devils Road
Charleston, Oregon 97420
(541) 888-5558
FAX (541) 888-5559
www.southsloughestuary.org

Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians
Attn: Jeff Stump, Tribal Planner
1425 Fulton Ave
Coos Bay, OR 97420

State Land Board
John A. Kitzhaber, MD
Governor

Kate Brown
Secretary of State

Ted Wheeler
State Treasurer

Dear Mr. Stump,

The South Slough National Estuarine Research Reserve is pleased to support the proposed Coos Head Area Planning Project. The Coos Head site is located at the spectacular headlands adjacent to the mouth of Coos Bay, a gateway to several of the Oregon coast's most pristine beaches and dramatic views. This site has long been of interest to the community, because of the unique and strategic location.

Redevelopment of the Coos Head area to provide an Oregon Coast beach trail will enhance tourism, creating a more connected environment in the Charleston area for visitors, students and locals to hike, bike and explore nature in a variety of ways. South Slough NERR frequently conducts outings and classes off-site when we are teaching about the ocean connection to the estuary or exploring the natural and cultural history of the area. For example, we conduct bird walks once a month along the shores of the Charleston area and the Coos Head proposed trail and multimodal transportation would enhance those field trips by providing easier access to sea and shorebird watching locations. We also conduct summer science camps that occur on the Reserve and throughout Charleston proper exploring the ocean end of the estuary. This would provide our staff with more teaching opportunities and safe a walking area for students. Additionally, we have staff conducting research and as well as host visiting researchers that would also find this type of access helpful in their studies.

We have confidence in the Confederated Tribes of Coos, Lower Umpqua & Siuslaw Indians request and proposal to follow through with the project if the Transportation Growth Management grant application chooses to provide the funds. We have a working agreement and have supported one another on previous projects with success. Please feel free to contact us with any questions.

Sincerely,

Gary Cooper
SSNERR Reserve Manager
gary.d.cooper@dsl.state.or.us
(541)-888-8270 Ext. 315



South Coast Regional Solutions Center
100 East Main, Suite A
Medford, OR 97501

June 23, 2014

Mr. Jeff Stump, Tribal Planner
The Confederated Tribes of the Coos,
Lower Umpqua and Siuslaw Indians
1245 Fulton Avenue,
Coos Bay, Oregon 97420

Dear Mr. Stump:

The South Coast and Douglas Regional Solutions Team (RST) is happy to support the application of the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians to the Transportation Growth Management Program for the Coos Head Area Planning Project. In addition to reviewing the proposal, the RST toured the project area in Charleston several years ago.

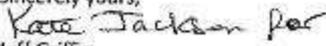
We agree with the Tribe that redevelopment of the Coos Head area would be beneficial to the Community of Charleston and the Cape Arago Highway area from Sunset Bay back toward Coos Bay. We also agree that transportation access for Coos Head is not well integrated and needs evaluation and planning.

We are impressed and appreciative of the Tribe's effort in developing the partnership currently connected to the project. Entities partnering with the Tribe include:

- The Oregon Parks and Recreation Department
- The U.S. Bureau of Land Management
- The Oregon International Port of Coos Bay
- The Oregon Institute of Marine Biology
- South Coast and Douglas County Regional Solutions Center
- Coos County

Once again, we are supporting the Confederated Tribes of Coos, Lower Umpqua and Siuslaw application to TGM program for the Coos Head Area Planning Project. Please let us know if you have questions.

Sincerely yours,


Jeff Griffin

Regional Coordinator



DEPARTMENT OF THE NAVY
NAVAL AIR STATION WHIDBEY ISLAND
2730 NORTH CHARLES PORTER AVENUE
OAK HARBOR, WASHINGTON 98278-3000

11010
Ser N46/0814
June 17, 2014

Mr. Jeffrey Stump
CTCLUSI Planning
1245 Fulton Avenue
Coos Bay, Oregon 97420-2895

SUBJECT: LETTER OF SUPPORT FOR GRANT APPLICATION BY THE CONFEDERATED
TRIBES OF COOS, LOWER UMPQUA AND SIUSLAW INDIANS

The United States Navy retains property and operates a facility within the Confederated Tribes of Coos, Lower Umpqua and Siuslaw (CTCLUSI) properties that were once part of a military reservation. We believe that the planning effort the Tribes are requesting funding for will be positive for land development and will ensure compatible development between the Navy facilities and the tribal property.

The Navy will participate with the CTCLUSI in ensuring this project is a success and that overall planning in the area will allow the Navy to be a compatible neighbor in future facility uses. CTCLUSI as lead agency for this application has stated a desire to work proactively with other governmental agencies and as been shown in the past, the CTCLUSI has been an exceptional partner with the Navy. We are confident that this planning effort will be a success. The desire to develop an updated land use plan with an integrated transportation objective shows that the CTCLUSI has a vision to utilize this property to the maximum extent for the good of the community. We are excited to be part of this community effort.

We would like to show our support in this planning endeavor and hope that this grant is funded. My point of contact should there be any question is Mr. Jeff Miller, (360) 257-1462.

Sincerely,

M. P. O'DONNELL
Commander, CEC, U.S. Navy
By direction of the
Commanding Officer

Coos Head Planning

- ★ **Plan implementation**
 - ★ **2015 - Remaining IRMP funding is utilized to develop an alternative plan for the Integrated Resource Management Plan by Shoji**
 - ★ **2015 - The Tribes and ODOT select Parametrix as the lead contractor with Cogan, Owens and Green as the primary planning sub-consultant**
 - ★ **2015 - The planning department conducts public outreach meetings to collect further input into CHAMP as it is referred.**

Coos Head Phase 2

Alternatives Development Project



The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians

March 16, 2015

Prepared by:



Coos Head Planning

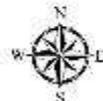
- ★ **Plan implementation**
 - ★ **2016 - The Intergovernmental Agreement (IGA) required for plan development is finally completed and approved by Tribal Council**
 - ★ **March, 2016 - The Tribes, Parametrix and Cogan, Owens and Green conduct the CHAMP kick-off meeting**



Coos Head Area Master Plan (CHAMP)

9/20/16 Draft

- | | | | | |
|--|---|---|---|--|
|  Tribal Use |  Amphitheater/Camp |  Naval |  BLM\Coast Guard |  Plan Trail |
|  Baldiyaka |  Residential/Park |  ROW |  GIMB |  Road |

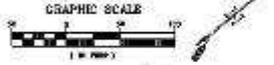
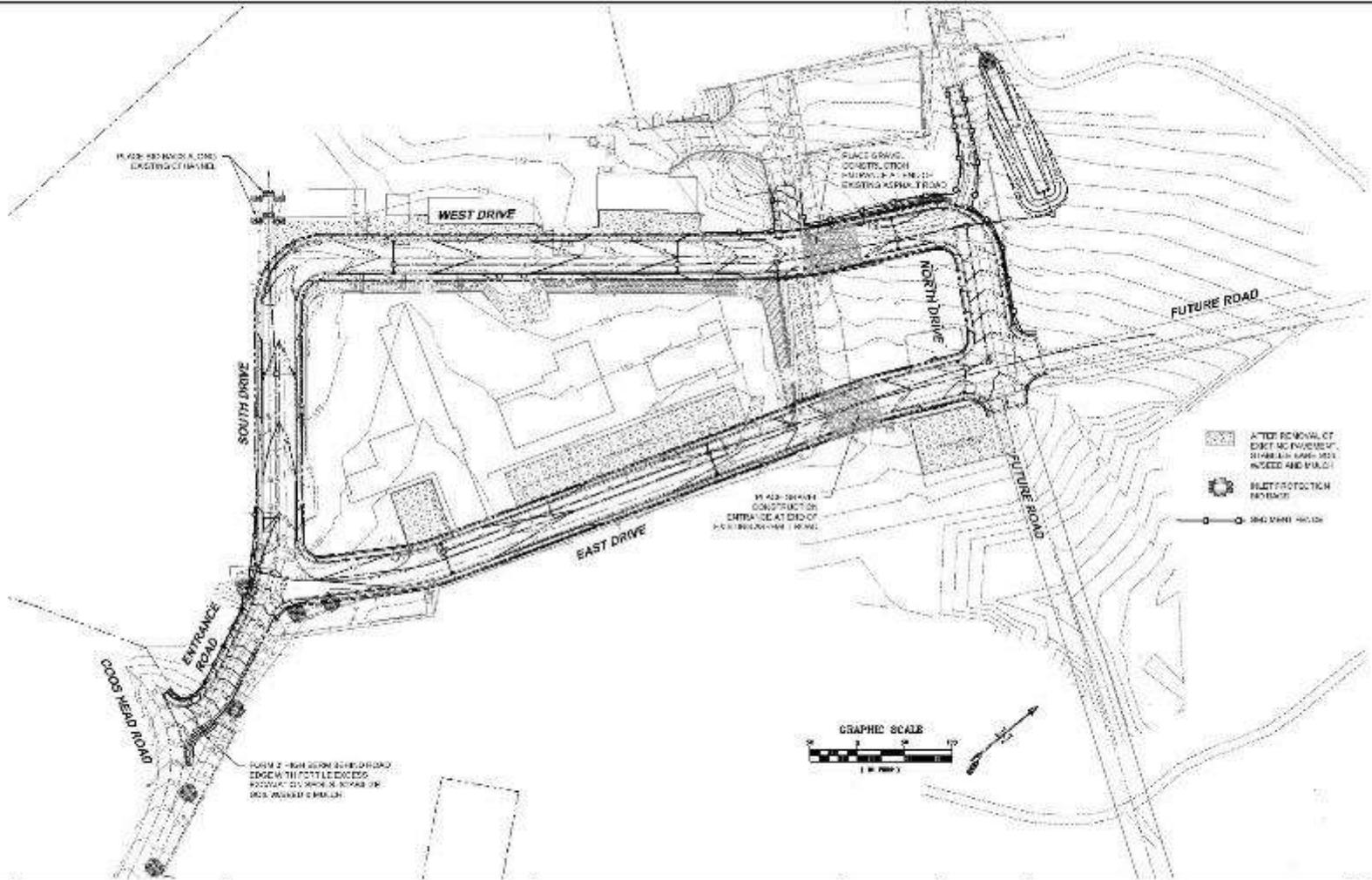


0 200 400
Foot

This is a preliminary map and should not be used for legal purposes. It is subject to change without notice. All rights reserved.

Other Planning Considerations

- ★ 1998 Coos Head Feasibility
- ★ Coos Head Main Base Road
- ★ USDA - Sewer
- ★ USDA - Water
- ★ Caretaker's Residence
- ★ Baldiyaka
- ★ Bastendorff Beach



DATE	DESCRIPTION



OTCLUS
 1212 FULTON AVE.
 TILLAMOOK, OR 97141
 541-336-6377

CASCADE DESIGN
 4000 N. FARMER RD.
 2700 S. OF BEND ROAD, 1/2 MILE E. OF
 HEALING, OR 97112
 Phone: 503-652-9090

DES: _____
 RD: _____
 DATE: _____
 BY: _____
 SCALE: _____
 SHEET NO. _____



COOS HEAD MAIN BASE ROAD
 5- GRADING AND EROSION CONTROL PLAN

PROJECT: 25-1115
 SHEET: 5
 5 of 12

Feasibility Study for
COOS HEAD ECO-TOURISM FACILITIES

July 29, 1998



Prepared for
Oregon International Port of Coos Bay
and the
Coos Head Ad Hoc Coalition

Prepared by
The Portico Group

Property of the CTCLUSI Tribe

Feasibility Study for Coos Head Eco-tourism Facilities
 July 29, 1998

SITE CHARACTER AREAS

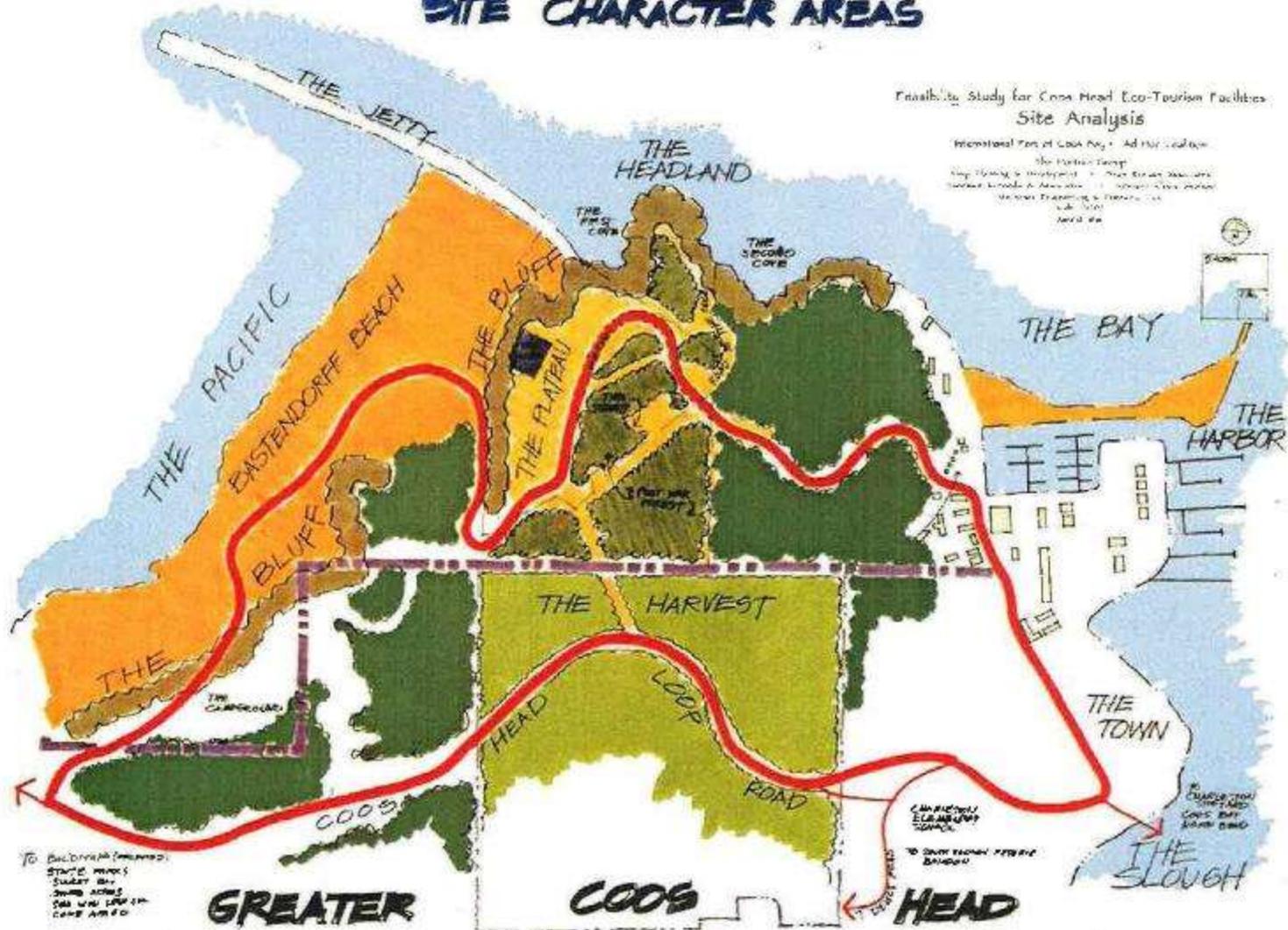
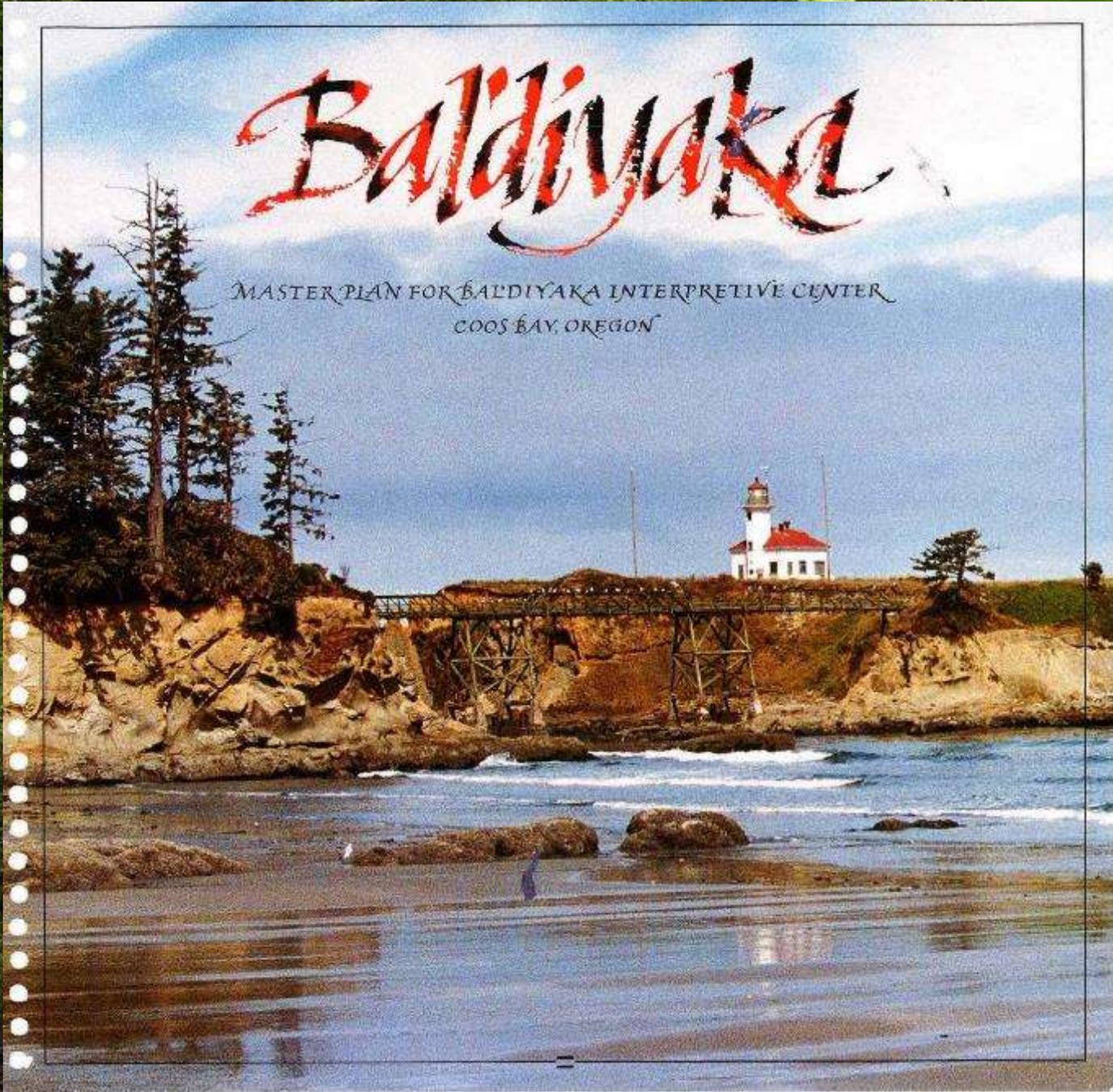
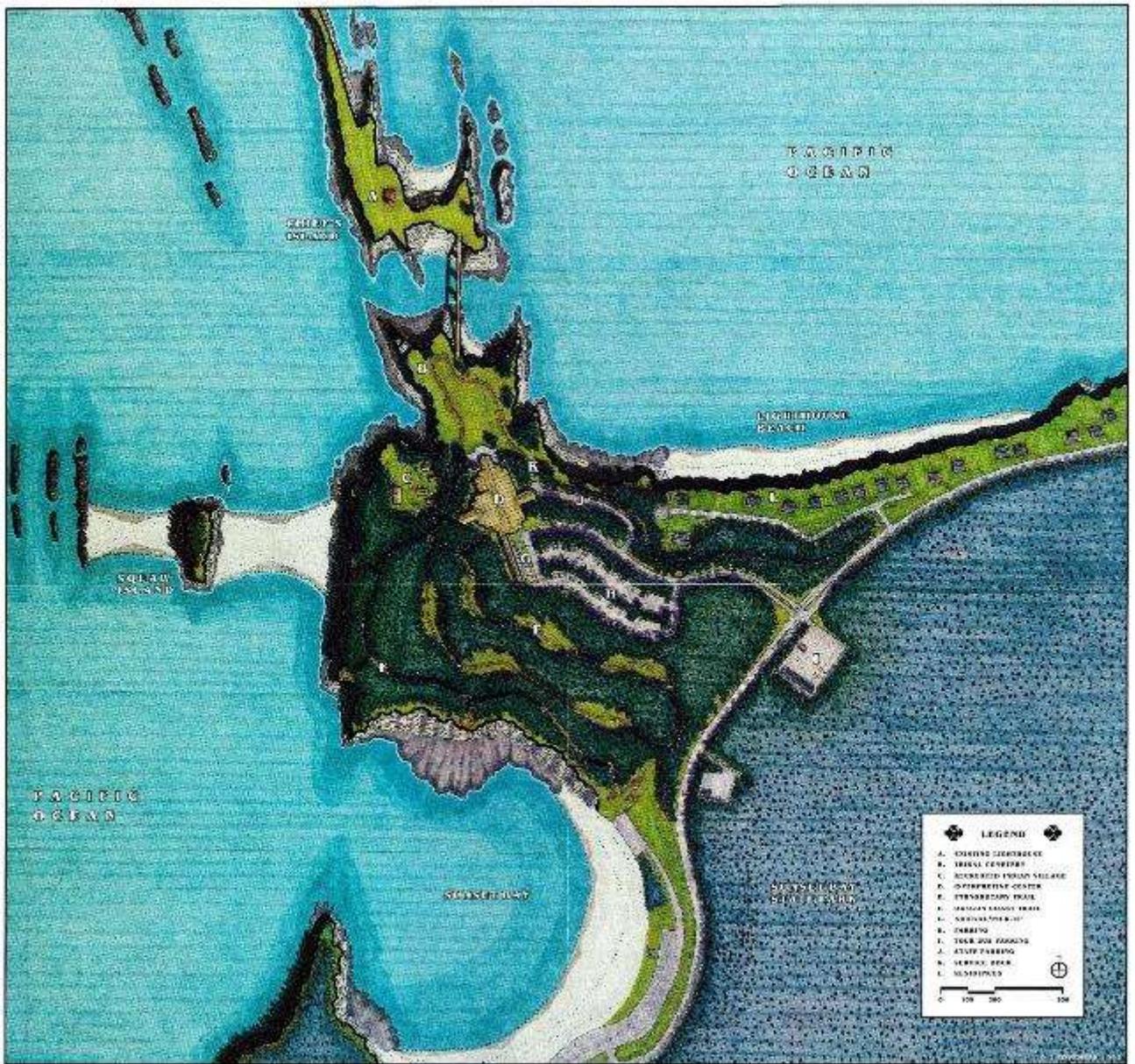


Exhibit 4: Site Character Areas

Baldiyaka

MASTER PLAN FOR BALDIYAKA INTERPRETIVE CENTER
COOS BAY, OREGON





Project for
 CONFEDERATED TRIBES OF COOS,
 LOWER UMPQUA, AND SIOUSLAW INDIANS
 BUREAU OF LAND MANAGEMENT
 UNITED STATES COAST GUARD

Baldiyaka
 Annapolis, MD • 410.429.8100
 www.baldiyaka.com

Project by
 SFI ARCHITECTURE, PC
 224 ANDER CONSULTANTS, LTD
 STEPHEN DEAN RESTORERS, LTD
 IRMAI HUMAN ASSOCIATES

Vision and Goals

- ★ Designate portions of Coos Head for Tribal Member Use (TMU) only.
- ★ Designate portions of Coos Head for Economic Development use (EDU).
- ★ Provide mixed-use areas for TMU and EDU overlapping circles.
- ★ Provide a list of potential uses for the site.
- ★ Identify development priorities for all Circles of Use
- ★ Utilize sustainable development practices to meet today's needs without compromising the site for future generations.
- ★ Acquire the Coos Head site in permanent Trust status for the Tribes.
- ★ Provide infrastructure for future use and development of the site.
- ★ Provide for review of alternative sites in Tribal ownership when development is proposed.
- ★ Maintain a current and relevant vision and continue to plan for Coos Head as the site develops.

Evaluation Criteria

- ★ Tribal Benefit
- ★ Market Feasibility and Economic Development
- ★ Land Use
- ★ Environmental Integrity
- ★ Transportation Choice
- ★ Safety

Existing Plans and Policies

	Date
Coos Head Land Use Concept Plan: Alternatives Development Project*	2015
Tribal Environmental Plan	2015
Comprehensive Economic Development Strategy 2014-2018	2013
CTCLUSI Strategic Plan	2012
Bastendorff Beach Cooperative Management Plan	2011
Coos County Transportation Systems Plan (TSP)	2011
City of Coos Bay Economic Opportunities Analysis	2009
City of Coos Bay Housing Needs Analysis	2009
Charleston Coast and Ocean Center - Declaration of Cooperation	2009
Coos Head Land Use Concept Plan: A Vision for Seven Generations*	2008
Charleston Marina Complex Vision and Plan	2007
Feasibility Study for Coos Head Eco-Tourism Facilities	1998
Bal'diyaka: Master Plan for Bal'diyaka Interpretive Center	1992
Coos County Comprehensive Plan	1985
Coos County Comprehensive Plan: Coos Bay Estuary Management Plan	1985
Coos County Zoning and Subdivision ordinances/Street Standards	1985

Study Parcel Information

Legal Subdivision	Official Acres		Total Area	Jurisdiction	Name
	Section 2	Section 3			
Lot 2		20.83	20.83	BLM	Tunnel Point
Tract 38		53.20	53.20	BLM	Bastendorff Beach
Tract 39	3.74	3.11	6.85	BLM	Chicken Point
Tract 40	3.71	39.28	42.99	CTCLUSI	Coos Head
Tract 42	7.99	17.73	25.72	BLM	
Tract 43		0.63	0.63	BLM	
Total Area Federal Interest Lands - 150.22					

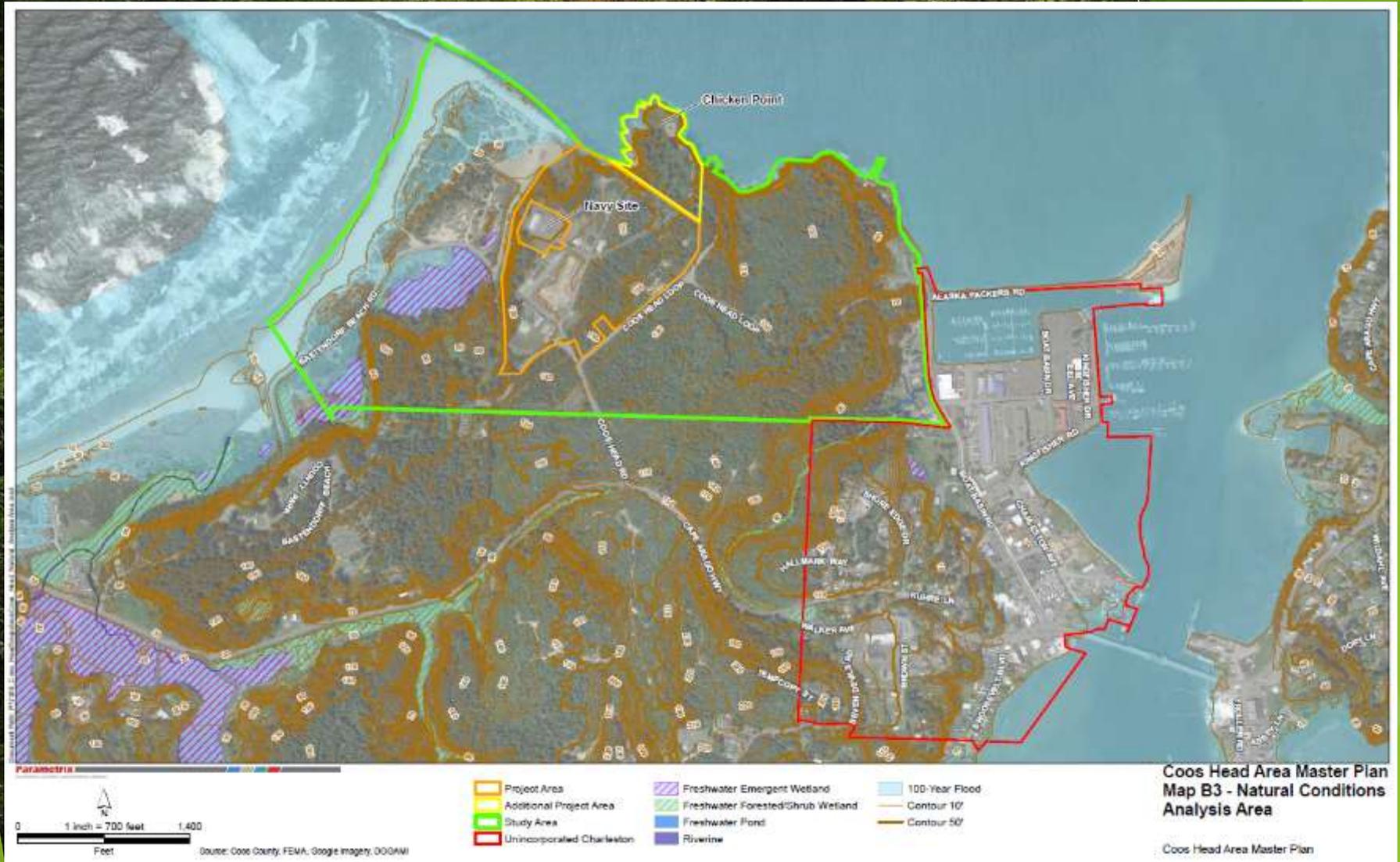
Current Program Detail

- ★ Tribal Housing (limited number of 1-2 bedroom units)
- ★ Conference and Retreat Center (including limited overnight lodging apx 50-60 rooms and/or detached cabins)
- ★ Interpretive Museum (Tribal Heritage, area cultural, economic assets)
- ★ Trails (ADA walking trail and extension of Oregon Coast Trail)
- ★ Roads (Coos Head Road and Coos Head Loop Road improvements)
- ★ Utilities (currently served by water, sewer, power)

Infrastructure Overview

- ★ **Transportation - known constraint at Boat Basin Road**
- ★ **Public Transit - Coos County Area Transit**
- ★ **Bicycle and Pedestrian Facilities - Opportunities to Bring Key Facilities Up to Standard**
- ★ **Water - Coos Bay-North Bend Water Board (12" and 6" mains; opportunity to upgrade the 6" main at the south entrance to 12")**
- ★ **Stormwater - on site treatment focus**
- ★ **Wastewater - Charleston Sanitary District collection via a new 6" main; treatment by City of Coos Bay**
- ★ **Natural Gas - not currently provided by NW Natural**
- ★ **Electrical Power - Pacific Power**

Study Area Existing and Built Conditions



Natural and Cultural Resources

- ★ **Statewide land use Goal 5: Natural Resources, Scenic and Historic Area**
- ★ **Wetlands, Threatened and Endangered Species, Historic and Cultural Resources**
- ★ **Hazardous Materials**
- ★ **Floodplain and Tsunami Inundation Zones**
- ★ **Steep Slopes and Other Topographical Information**

Precedent Examples, Market Feasibility

1992 Bal'diyaka Master Plan

- ★ Hatfield Marine Science Center
- ★ Yaquina Head Natural Area
- ★ Cape Perpetua Visitors Center
- ★ Fort Clatsop National Recreation Area Visitors Center
- ★ Oregon High Desert Museum
- ★ Coos County Historical Museum
- ★ Lava Beds National Monument

Additional Research

- ★ Asilomar, Pacific Grove, CA
- ★ Squaxin Island Tribe, Shelton, WA
- ★ Confederated Tribes of the Warm Springs, Oregon
- ★ Hibulb Cultural Center, Tulalip Tribes, WA
- ★ Tamastsklikt Cultural Institute, Umatilla Tribes, Oregon
- ★ Olympic National Park, Quinalt, WA

Key Assets

- ★ Location, Location, Location
- ★ CTCLUSI story, history, culture
- ★ Regional Charleston, Coos Bay area resources

Opportunities and Constraints



1 Open views of Coast Bay & Chicken Pt.



2 Filtered views from site



3 Former Navy Building reuse potential



4 Potential partnership with BLM for Biederdorff Beach improvements. Beach is within tsunami inundation and flood zone



5 Steep topography between Goose Head and the Cove at Biederdorff Beach



6 Potential trail



7 Gravel roads in study area vicinity



8 Main gateway to site from south

Consulting Team Contact List

Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians Coos Head Area Master Plan Consulting Team Contact List

NAME	ROLE	Office Phone	CELL	EMAIL
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Shoji Planning/ Mayor of Coos Bay				
Crystal Shoji	Vision to Implementation Support	541.267.2491		shoji@uci.net

Last updated March 15, 2016

Project Timeline

1509- COOS HEAD PROJECT TIMELINE (DRAFT) 3/18/16

Task	Subtask	2016												2017				
		Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
1. Project Management and Public Involvement	1A PMT Teleconferences																	
	1B Kick off Meeting and Site Visit	●																
2. Goals, Objectives and Existing Conditions	2A Traffic Methodology and Assumptions Memo																	
	2B Draft TM #1																	
3. Opportunities and Constraints	3A Stakeholder Interviews																	
	3B Draft TM #2																	
4. Alternatives Development	4A Project Review Meeting																	
	4B Draft TM #3																	
5. Preferred Alternative	5A Draft TM #4																	
	5B TAC and CAC Meetings #3																	
6. CHAMP	6A Draft CHAMP																	
	6B Revised CHAMP																	



Your Feedback!

Through October 12 at
<http://ctclusi.org/page/9127/coos-head-area-master-plan-champ>