



**CHARLESTON COAST AND OCEAN
CENTER
Declaration of Cooperation
February, 2009**



Charleston Entry sign



CHARLESTON COAST AND OCEAN CENTER
Declaration of Cooperation

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CHARLESTON COAST AND OCEAN CENTER

Section 1

Introduction, Statement of Need and Project Summary

Introduction

The small, unincorporated coastal community of Charleston Oregon is a strategic hub for a diverse array of maritime oriented, recreational, cultural, research, educational, and fisheries activities in Southern Oregon. Charleston serves as a gateway to some of Oregon's most spectacular and diverse coastal environments. Summertime visitors increase the area's year-round population of nearly 6,000 to over 30,000 people. Despite its location well off of the Highway 101 corridor, there are more than 1.2 million annual visits to the three state parks in the area.

Charleston supports one of Oregon's largest commercial and recreational fishing fleets, affording year-round access to some of the West Coast's most productive waters. Charleston also serves as a base of operations for multiple scientific, educational, and coastal resource management organizations including the University of Oregon's Institute of Marine Biology, The South Slough National Estuarine Research Reserve, the Oregon Department of Fish and Wildlife, and the Coos Watershed Association. Recently, the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians have secured a 43 acre tract in Charleston at Coos Head and are in the process of preparing a master plan for tribal facilities on the former Coos Head military site.

Statement of need:

Charleston's future role as a center of coastal and maritime activity is closely linked to the future viability of these key industries and the viability of the coastal landscapes that support them. For many years, a variety of public and non-profit organizations based in Charleston have interacted, informally for the most part, to plan for Charleston's future. They have collaborated on a number of projects and studies over the past dozen years. These studies represent a substantial investment in planning for the future of the Charleston area (a listing of previous studies is shown in Appendix #5)

Charleston Oregon Solutions Project Collaborators

Conveners:

- Senator Joanne Verger
- Representative Arnie Roblan

Project Partners:

- Oregon International Port of Coos Bay
- South Slough National Estuarine Research Reserve
- Oregon Department of Fish & Wildlife
- Coos Watershed Association
- University of Oregon/Oregon Institute of Marine Biology
- Oregon State University Extension/Sea Grant

Community Stakeholders:

- Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians
- Coos Bay Power Squadron
- U.S. Coast Guard
- Charleston Merchants Association
- Oregon Parks and Recreation Department
- U.S. Bureau of Land Management
- Charleston Community Enhancement Corp.
- Coos County
- South Coast Development Corporation

Other Project Team Participants:

- Governor's Economic Revitalization Team—Jeff Griffin
- U of O Federal Affairs Director—Betsy Boyd
- Office of Congressman Peter DeFazio—Ron Kreskey
- Citizen Representative—Ann Donnelly

Oregon Solutions Project Manager:
Steve Bryant

This project, as well as several of the aforementioned studies, has identified several needs in Charleston that, if met, will help to assure the future viability of the community of Charleston and the institutions based there. With these objectives in mind, Governor Kulongoski formally designated the Charleston Coast and Ocean Center as an Oregon Solutions project in March of 2008 (Appendix 6). Through the Oregon Solutions designation, a broadly representative group of Charleston area interests has worked to produce a vision and implementation plan for Coast and Ocean Center. The organizations and individuals involved in this collaboration are identified in the box on the previous page.

The Oregon Solutions planning team has characterized the project needs in three categories:

1. Support collaboration among organizations that sustain coastal and ocean resources

- There is a need to both maintain and continue to grow partnerships among the marine and coastal organizations currently based in Charleston.
- There is need for sufficient work space to support the institutions based in Charleston that focus on marine science and coastal stewardship . The current work space is inadequate and is unable to support future job growth in these sectors.
- There is a need for Charleston to foster new marine-related economic activities and to enhance and support the modernization of existing economic activities.

2. Increase coastal access and infrastructure

- There is a need to create public amenities in Charleston that expand access to information about recreational and tourist opportunities on the coast and improve visitor access to the shoreline and to coastal features.
- There is a need for improved transportation, parking infrastructure, and pedestrian amenities in Charleston.
- There is a need for indoor and outdoor meeting spaces.

3. Increase public information and education opportunities

- There is a need to maintain the integrity of coastal and marine dependent activities in Charleston and to expand Charleston's capacity to serve as a hub for resource use, management, research, and study.
- There is a need to better serve the education and information needs of tourists, community members, and youth. This project presents a unique opportunity to meet many of these needs and to leverage resources in the process. Employment sectors involving travel and tourism, fishing, marine science, education and coastal stewardship comprise a significant portion of the jobs based in Charleston. If these needs are not addressed, several of the organizations that support the economic viability of Charleston are likely to move away from Charleston. Some of the needs must be addressed in order for Charleston to retain existing employment. Others will enable organizations based in Charleston to enhance relationships and capitalize on new opportunities. If some needs are not met, Charleston's visibility and desirability as a travel destination will be compromised. A golden opportunity to sustain

Charleston-based ventures and to foster collaborations that create new ventures will be lost.

Project Summary:

The Charleston Coast and Ocean Center Project will stimulate the local economy and meet the needs identified above by making strategic investments that will result in the following improvements:

1. The 5,000 sq. ft. Charleston Marine Life Center containing aquarium displays, touch tanks, a full killer whale skeleton, additional marine displays, harbor views, and office space for the Oregon State Extension Sea Grant program.
2. A central building of approximately 20,000 sq. ft. containing large flexible public meeting room spaces for the Coos Bay Power Squadron and numerous other public purpose uses, kitchen facilities, educational space for OIMB and other agencies, storage facilities, wet lab research facilities, and office spaces for the Oregon Department of Fish and Wildlife, Coos Watershed Association, and South Slough National Estuarine Research Reserve along with shared public reception, display space and other information areas for public use and natural resource education.
3. Acquisition and relocation of the existing 3.67-acre Coast Guard housing complex and integration of this site into the Coast and Ocean Center Project for public access, outdoor activities, and future project expansion.
4. Infrastructure improvements to the Boat Basin Drive corridor from Cape Arago Highway to the Coast Guard housing site, including pedestrian improvements, street and storm drainage improvements, public parking, landscaping and lighting.
5. Improvements to the Oregon Coast Trail system with connections to the natural areas and parks along Cape Arago Highway.
6. A marine business incubator facility, possibly to be constructed and operated by the International Port of Coos Bay.



Charleston Harbor viewed from Marine Life Center site



CHARLESTON COAST AND OCEAN CENTER

Section 2

PROJECT VISION

The Vision

The partners in the Charleston Oregon Solutions project will work to sustain and expand the economic and cultural vitality of the Coos Bay area by collaborating to create a multi-dimensional and multi-user development focused on accessing, learning about, and caring for coastal and ocean resources. The Charleston Coast and Ocean Center will increase the interactions and partnerships among existing public and non-profit organizations currently operating in the area and make strategic investments to enhance visitor attractions, educational services, laboratory and office facilities, public meeting spaces and emerging marine and coastal economic development ventures. The project will bring economic vitality to the Charleston community through the retention and expansion of both public and private sector jobs in marine related fields, and the provision of improved visitor services and amenities. The project includes infrastructure improvements designed to facilitate pedestrian and vehicular traffic, improve storm drainage, and add to the attractiveness of the coastal community of Charleston.

This vision will be achieved by making investments centered on properties in Charleston near and on the campus of the Oregon Institute of Marine Biology. Upon completion, the facilities in Charleston will provide work space, meeting rooms and classroom space for a number of local public and non-profit marine-related agencies, research facilities, and information services. At a minimum, new construction will meet the U.S. Green Building Council LEED “Silver” standard. Necessary site improvements include parking for employees and visitors, outdoor gathering and observation spaces, trailheads, and related infrastructure improvements.

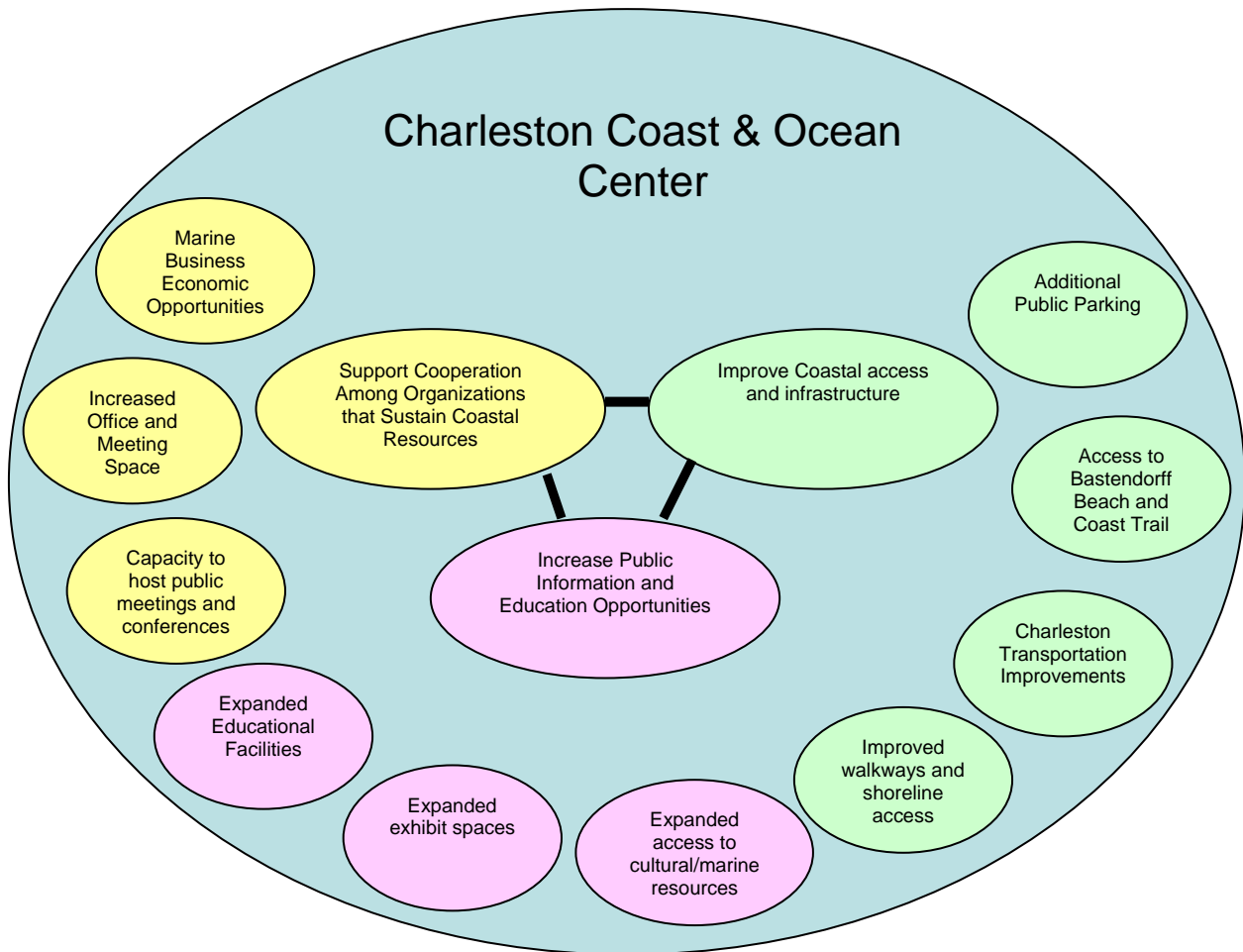


Main project area on the OIMB campus, viewed from Charleston Harbor

This vision is a unique opportunity to meet many needs. The leveraged resources will not only benefit the organizations in Charleston, but will improve the general public's ability to access informational, educational, and recreational opportunities in Charleston. Collectively these investments will serve the public through these three key objectives:

1. Support cooperation among organizations that sustain coastal resources.
2. Improve coastal access and infrastructure
3. Increase public information and education opportunities

These objectives and related activities are presented in the following diagram:



Achieving the Vision

The three objectives of the project are intertwined in the various project descriptions because various elements often help to achieve more than one vision objective.

1. Support Collaboration Among Organizations That Sustain Coastal Resources

A. Introduction

Many of the businesses and organizations based in Charleston are linked directly to some aspect of the marine and coastal environment. This project will create new and expanded facilities to provide a shared workplace for organizations tied to the stewardship of marine and coastal resources. It also envisions the creation of a separate facility to support and encourage new and emerging marine related businesses.

B. Support The Development Of Marine Related Businesses

This project seeks to identify a range of economic opportunities for marine and water-dependent businesses that can be incorporated into this project. These include both opportunities to enhance existing organizations and opportunities to encourage new businesses.

The Port of Coos Bay has a long-standing interest in creating new employment and supporting increased economic activity as part of its basic mission. To this end, the Port has commissioned a team of professionals to evaluate the feasibility of creating an incubator to support the creation of new marine related businesses in Charleston. This team includes a property appraiser, architect, and business incubator consultant.

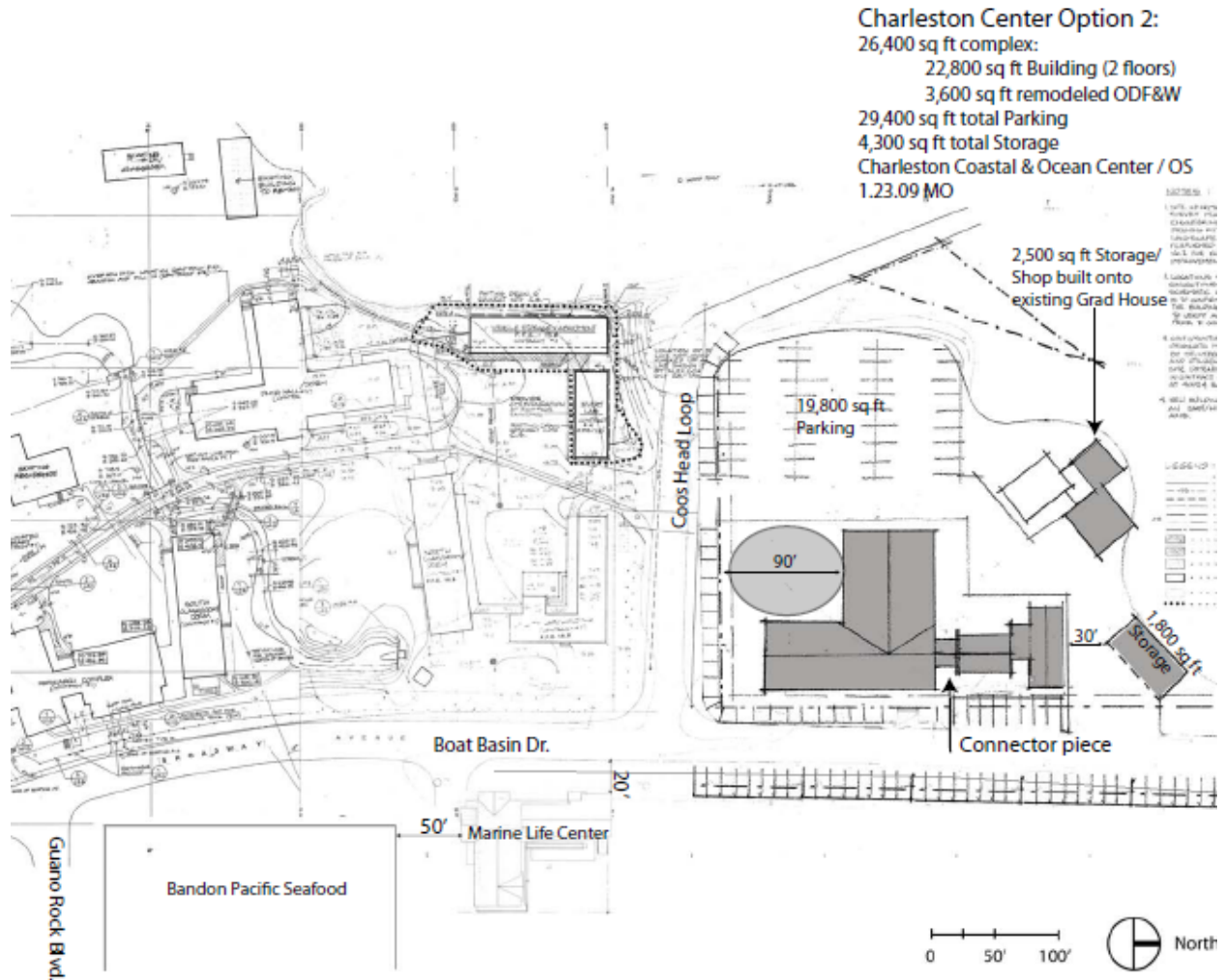
Among other features, this feasibility analysis will examine potential symbiotic relationships among the business incubator and coastal stewardship organizations described below.

C. Develop A Work Place For Coastal Stewardship Organizations That Fosters Collaboration

The Port's architect and a planning team from the University of Oregon have met with Charleston-based organizations that have immediate office and laboratory space needs. These include the University of Oregon, The South Slough National Estuarine Research Reserve, the Coos Watershed Association, the Oregon Department of Fish and Wildlife and Oregon State University's marine extension program (Sea Grant). These office space needs combined with visitor information space, exhibit space, and public meeting room space needs are identified in Appendix 1.

Using this space needs analysis, the Oregon Solutions Team developed a preliminary site plan with support of the University of Oregon's Office of Campus Planning and Real Estate and funded by several of the partner agencies. The site plan and conceptual drawings for these facilities are being finalized by the University. Several of the partner

organizations have funding in place to support continued design work and initial site work. The following plan represents one scenario for the layout of the proposed Charleston Coast and Ocean. Additional options including proposals for relocating the existing visiting scientist cottages are shown in Appendix 2.



D. Enhance The Capacity To Host Scientific And Community-Based Meetings

Current facilities in the project area limit the potential sizes of meetings based in Charleston. Opportunities to host large events such as conferences and workshops in Charleston are being lost.

This project will create a new meeting space designed to complement existing meeting facilities at OIMB. The meeting rooms and event space will be available for University functions, agency tenants and local organizations such as the Coos Bay Power Squadron, a local non-profit that trains mariners and provides event space for other non-profits, and various other community groups.

2. Improve Coastal Access and Infrastructure

A. Improving Vehicle and Pedestrian Access to Charleston.

The Port of Coos Bay has recently adopted a capitol improvements master plan that includes pedestrian and streetscape improvements leading from the Charleston commercial district to the marina complex. The Port has also worked in partnership with Coos County and the Charleston Community Enhancement Corporation to develop designs and apply for a transportation grant to improve storm drainage, lighting and pedestrian access along the Boat Basin Drive streetscape, from Cape Arago Highway to the proposed site for the Coast and Ocean Center. Funding notification for the initial phase of this aspect of the project has been secured through a Transportation Enhancement Grant from the Oregon Department of Transportation.

B. Improving Pedestrian Access to Bastendorf Beach and the Oregon Coast Trail.

As part of the State Outdoor Recreation plan, the Oregon State Parks Department is working to construct the Oregon Coast Trail which when completed will traverse over 300 miles of the Oregon Coast. Major river crossings provide particular design challenges for the planning and construction of the Oregon Coast Trail. Charleston is located at the mouth of the largest estuary on the Oregon Coast. The river mouth will necessitate careful trail planning in order to forge a link that enables hikers to travel between Bastendorf beach at the southern entrance to Coos Bay and Horsefall Beach on the Northern side of the Bay. As part of this project, the Oregon State Parks department will work in partnership with the US Bureau of Land Management, OIMB, the Confederated Tribes, and other organizations to improve pedestrian trail access between Bastendorf Beach and the Charleston Marine Life Center. This will provide a key segment of the Oregon Coast Trail route around the Coos Estuary. It will also a scenic access to Bastendorf beach for local residents and Charleston visitors.

3. Improve Public Information and Educational Opportunities:

A. Public information/education center on the shore of the Charleston Harbor

With OIMB as a lead organization, the project will construct and operate the Charleston Marine Life Center, a public outreach and display facility on the small boat basin in Charleston. Architectural plans for the project are nearly complete, and the estimated cost for the entire project is approximately \$450,000. Plans for the facility include a marine mammal gallery with a killer-whale skeleton as its centerpiece; displays on sustainable Oregon fisheries and fishery conservation; a small marine aquarium room with large, built-in seawater tanks that highlight the diversity of local marine organisms, a tidepool tank with flowing water, and a touch tank; interpretive displays on the diversity and life histories of marine invertebrates, including large local squids and animals of the deep sea; and a large 3-D topographical map map showing natural areas that may be visited in the



Charleston/Cape Arago region. Three views of the Charleston Marine Life Center structure are shown here. The dock-side property on which this project will be constructed is leased by the Oregon International Port of Coos Bay to the Oregon Institute of Marine Biology through a lease agreement that began in 1982. The lease renews automatically every 10 years as long as OIMB uses the attached docks for scientific and educational purposes and maintains a public display of living marine animals that are open to the public. Substantial funds for this facility have already been raised. Pending final

fundraising, it is anticipated that construction will begin during the first half of 2009.

B. Expanded Educational Facilities

The recent closure of the Charleston Elementary School has exaggerated a longstanding need for a public venue in Charleston designed to host meetings and indoor gatherings. Scientific gatherings hosted by OIMB often require rental of meeting facilities outside of Charleston and local community events and festivals frequently exceed the capacity of current meeting spaces.

The Charleston Coast and Ocean Center will include flexible public meeting room spaces that will provide expanded opportunities for OIMB, South Slough, and other organizations to educate the public and student groups on coastal and marine resources. The strategic location of these spaces will afford opportunities within walking distance to explore fisheries management practices, shoreline habitats, coastal headlands, the Charleston docks, and estuarine resources. Future expansion of the project area onto the current Coast Guard Housing complex, as discussed later in this document, will provide further opportunities and enhancements to these educational facilities.

C. Establish a Regional Information Center in Charleston

Completion of a regional scale Coastal Information Center is a longer term objective of this project. The preferred site for this project element is the 3.67 acre Coast Guard property adjacent to the OIMB campus. After carefully examining all the available

alternatives, the Coast Guard site has consistently emerged as the property in the Charleston area that meets the long-term objectives of this project. The Oregon Solutions Team also determined that integration of this site into the master plan for the Coast and Ocean Center complex is desirable for the following reasons:

- The site offers stunning water views for potential public enjoyment.
- It offers immediate access to sea water for both marine exhibits within the information center and viewable natural habitats near the bay entrance.
- The current primary use of the site for access restricted military housing is somewhat incompatible with the public university uses surrounding the site (see aerial view in Appendix 2).
- Access and parking for public meetings in the OIMB Boathouse Auditorium is difficult, at best, rendering this attractive meeting space underutilized.
- The Coast Guard Aids to Navigation and communications facilities could remain on this site without conflicting with the site needs and public uses of the regional information center.
- Other public lands are available in the vicinity that would be suitable for trading sites with the Coast Guard. Such a trade could have significant benefits to the Coast Guard, the Charleston community, and the general public.



Coast Guard Housing Complex with OIMB Boathouse Auditorium at far right. The main part of OIMB campus is immediately to the left of the photo and additional university property includes the forested area above.

The Oregon Solutions Team recognizes that relocating a federal security agency facility presents a complex and time-consuming task. At a minimum, replacement Coast Guard housing must be secured and funded, and various regulatory and environmental issues addressed. Completion of this may require several years of additional planning, fundraising, and federal assistance. Nevertheless, Oregon Solutions Team members are determined to pursue this site for its obvious public benefits.

Ideally, another public property will be identified that can be offered as a land exchange to the Coast Guard. The Oregon Solutions team has identified several candidate locations for such an exchange including; 1) Port property zoned for mixed use development on the east side of Coos Bay, directly across from downtown Coos Bay. 2.) Property on Coos Head owned by the University of Oregon or the Bureau of Land Management.

Federal assistance for infrastructure funding to develop this site will benefit multiple parties and provide further leverage for both the replacement of Coast Guard housing and new economic development opportunities.

Elements of the regional **Coastal Information Center** include:

- Public display areas in a facility to be sited on the property currently serving as Coast Guard housing. These displays will supplement the educational facilities at the Charleston Marine Life Center and will include expanded interpretive information on marine life, additional freshwater and marine aquaria, video presentations, map displays and directions to local ecotourism sites, live viewing stations possibly including nearby rookery and underwater camera feeds, and related marine information.
- Public information on fishery management, condition of local species, current technologies, and other fisheries information of interest to the public.
- General public information on local tourism activities including access to local marine life tours.
- Information about the Coast Guard, its history in the area, and its current activities.
- Information about local marine related activities, including Port projects, profiles of research, boating safety, angling, and other maritime information.
- Parking for the public to improve access the OIMB Boat House Auditorium
- Additional education meeting space
- An outdoor meeting and gathering space to accommodate outdoor functions.
- Improved public shoreline access, including addition of interpretive signs.



CHARLESTON COAST AND OCEAN CENTER

Section 3

Project timeline and Work Plan

The Charleston Coast and Ocean Center began with support and facilitation from Oregon Solutions. As the project transitions from the concept development phase facilitated by the Oregon Solutions program to the implementation phase, the partners need to identify the next steps and scope/plan of work. This section provides a draft outline for steps needed to develop a timeline and plan of work.

1. Oregon Solutions will convene the final project team meeting and Declaration of Cooperation signing ceremony on February 3 in Salem. This Declaration of Cooperation includes agreements for continuing the work of the project team and specifies the commitments made by each of the major stakeholders toward project implementation.
2. A Project Management Team will be formed consisting of management representatives of the following agencies: OIMB, SSNERR, CWA, ODFW, U of O Administration, the International Port of Coos Bay, Oregon Sea Grant, and the Governor's Economic Revitalization Team. Subcommittees may be established and other contributing stakeholders may be added to the Project Management Team by consensus of the Team. Oregon Sea Grant will be responsible for convening the Management Team for a preliminary year. The team will meet on a regularly scheduled basis, and will report updates after each meeting on progress/discussion items to the full Oregon Solutions Team and Public.
3. The Project Management Team will develop and implement a public outreach plan that will gather input from the public on space needs for the community portions of the project.
4. The University of Oregon Office of Campus Planning and Real Estate will work with the Project Management Team to refine the site development plan. Phase 2 of their work will begin by March, 2009. Additional project details to be finalized include:
 - Determine potential parking requirements and locations
 - Determine property acquisition requirements, if any
 - Preparation of cost estimates and a project budget
 - Final architectural and civil engineering funding allocation
 - Capital project funding sources
 - Potential state and federal legislative earmarks
 - Method of tenant financial participation (lease, equity partnership, etc.)
 - University of Oregon approval process
 - Coos County land use approval process
5. The Project Management Team will develop a detailed project timeline and budget, and review the details and recommendations of the University's report and develop more specific strategies for implementation by May 30, 2009.

6. The Port will complete its exploratory work on property availability for marine related business incubator space feasibility by June 30, 2009. Project team partners will continue to assist the Port in identifying mutually beneficial relationships between the incubator facility and the Charleston Coastal and Ocean Center.
7. The full Oregon Solutions Team will reconvene for a project status report not later than June 30, 2009 to review the status of the project and any recommendations of the Project Management Team for significant changes in direction.
8. All team members will actively seek collaborative opportunities to identify resources for project implementation consistent with state, federal, and private sector objectives. In order to take maximum advantage of emerging programs that emphasize “shovel-ready” projects and projects that promote environmental stewardship, team members will commit to giving this effort their highest priority for completing design work and obtaining necessary agency approvals for beginning construction.
9. The Project Management Team will prepare a specific work plan element and implementation strategies for acquisition of the Coast Guard Housing site along with relocation of the existing housing units and identification of other steps necessary to gain both public acceptance and Coast Guard approval.



View from OIMB Beach



CHARLESTON COAST AND OCEAN CENTER

Section 4

Assets and Needs of Project Collaborators

PROJECT PARTNERS: The following entities are fiscally and/or physically invested in the Charleston Coast and Ocean Center facility. Their assets and needs are described here in terms of what each organization brings to the project and what it requires from the project. Those assets and needs are listed in general terms and are not intended to be all-inclusive.

The Oregon International Port of Coos Bay (Port)

The Port is a major public land manager and economic force in the community of Charleston. It operates the Charleston Marina complex as well as a 12 acre shipyard facility in Charleston at the mouth of Joe Ney Slough. The Marina complex includes a range of facilities to support water based commercial and recreational activities on approximately 30 acres of filled land. This includes docks, moorage, an RV park, storage for fishing equipment, marine supply shops, other retail space, public amenities and other goods and services for fishers and mariners. Economic development objectives of the Port offer assets to various constituencies of the area.

Needs of the Port include expanding its land base in Charleston to advance those economic development objectives. Other needs include:

- Continued identification of projects for the Charleston Marina environs which are appropriate for grant proposals prepared and submitted by the Port.
- Revenue generating improvements.
- Funding for implementation of Charleston Marina master plan improvements.
- Recognition for providing leadership in community enhancements.
- Buildable industrial property for incubator and other business development opportunities.

Oregon Institute of Marine Biology (OIMB)

OIMB is a teaching and research facility of the University of Oregon with roots in Charleston dating back to 1924. OIMB attracts students, scientists, and visitors from throughout the world. OIMB typically brings more than 1 million dollars of federal grant money to the local economy each year creating an estimated forty-two direct and indirect jobs, in addition to its normal university operating budget. The Charleston campus encompasses nearly 140 acres, including coastal forest, rocky intertidal, sandy beaches and salt marsh. The marine laboratory currently has 61,506 square feet of indoor space in 26 buildings comprising administrative space, a library, teaching labs, dormitories, cottage-style residences and apartments for visiting scientists and graduate students, research labs for resident faculty members and their students, a dining hall with kitchen, a dock house for equipment storage, research space for visiting investigators, and various kinds of common-use laboratory facilities available to visiting scientists and student groups. A computer-controlled seawater system pumps high-quality water from the mouth of

Coos Bay on incoming tides. The seawater is fed by gravity into all research and teaching laboratories on campus. The boathouse auditorium and adjacent residential quarters have some historical importance due to their original use as a Coast Guard lifeboat station established in 1914.

OIMB leases a small area of shorefront property from the Oregon International Port of Coos Bay across the street from the OIMB campus. OIMB maintains a small dock, boathouse and public display area on the leased parcel. Although quite small, the leased parcel is strategically located along the Charleston waterfront adjacent to a seafood processing facility, the Charleston fishing fleet, and will serve as a key gateway to other project elements. Importantly, this site is the location of the Charleston Marine Life Center, described earlier in this document

Investigators based at OIMB regularly attend and host scientific workshops, training courses and professional conferences. There are opportunities to host meetings at OIMB in excess of 100 attendees.

Needs of OIMB include:

- Auditorium or meeting space to accommodate 100+ attendance at international and national professional conferences and gatherings.
- Moving the cottage-style housing for visiting scientists and graduate students. The proposed site for the Coast and Ocean Center will occupy the present cottage site. Campus livability and social dynamics require redefinition and updating.
- A hiking trail connecting the campus to Bastendorff Beach that does not place pedestrians on the vehicular access road to Coos Head.
- A safe well-lit pedestrian route to the core district of Charleston.
- Recognition as a leader that supports public benefits and sound stewardship of ocean resources.
- Acquiring Coast Guard housing property in the middle of the campus so as to create one contiguous parcel of property. The acquisition will increase the developable area of the OIMB campus by approximately 30%.
- Office space for four education program staff.
- Classroom space that can accommodate school classes and other educational groups.

The South Slough National Estuarine Research Reserve (SSNERR)

The SSNERR is a 4,800 acre natural area located in the South Slough inlet of the Coos Estuary. The Reserve was designated in 1974 as the first unit of the National Estuarine Research Reserve System (NERRS), a network of estuarine habitats protected and managed for the purposes of long-term research, education, and coastal stewardship. The South Slough NERR is affiliated with both NOAA and the Oregon Department of State Lands. The Reserve is the only site bearing this designation in the State of Oregon. The Reserve hosts a variety of educational programs for schools and the public. It operates a 7,000 sq. ft. interpretive center four miles south of Charleston.

The Reserve has had a close working relationship with OIMB throughout its history. In 1999, the Reserve worked in partnership with OIMB to design and construct a scientific laboratory and

offices for SSNERR research staff on the OIMB campus. More recently the partnership with UO has built a new equipment storage facility on the OIMB campus. The agreement between OIMB and the Reserve is ongoing and may provide an efficient administrative mechanism to support the design and construction of new facilities linked to the Charleston Coast and Ocean Center.

Some Reserve needs are:

- A presence in the Coos Bay/North Bend/Charleston area for public view and access.
- Utilizing funding provided by NOAA to construct a facility in Charleston for its administrative functions.
- Work station space for several staff, as well as a site for its servers and other technological and communications equipment.
- Meeting space for conferences as well as its management commission.
- Recognition as a community leader and active, collaborative partner with agencies, organizations and the public.

The Coos Watershed Association

The Coos Watershed Association (CoosWA) is a non-profit organization formed in 1993 whose mission is to “provide a framework to coordinate and implement proven management practices, and test promising new management practices, designed to support environmental integrity and economic stability for communities of the Coos watershed.” CoosWA works through a unanimous consensus process to support the goals of the Oregon Plan for the Restoration of Salmon and Watersheds. Its 20 member Board of Directors includes representatives from agricultural, small woodland, waterfront industries, fisheries and aquaculture, local government, environmental, industrial timberland and state and Federal land managers. The CoosWA has a budget of approximately \$1 million annually and a staff of 8 – 14 depending upon season and funding.

Since its inception, the CoosWA has implemented over 300 restoration projects in the watershed to improve fish passage, reduce sedimentation, and improve habitat complexity and water quality. It has developed particular expertise in the effects of tide gates on fish and water quality, restoration of lowland streams, riparian areas, and wetlands to improve juvenile fish habitat, and scientifically based program effectiveness evaluations. CoosWA has cooperative research projects with OSU Sea Grant and the University of Oregon’s Institute for Policy Research and Innovation. These projects support graduate student research and undergraduate Honors theses. The CoosWA cooperates with South Slough NERR in its Coastal Training Program, in joint preparation of restoration, monitoring, and education and outreach grant proposals, and in use of laboratory facilities on the OIMB campus.

What CoosWA needs now:

- Workstation and administrative space for its entire organization. It has outgrown the space it occupies on Port property and the Port is interested in using that space for other purposes.
- Proximity to its collaborative partners.
- Flexible public meeting space.
- A visible community presence.

The Oregon Department of Fish and Wildlife (ODFW)

The Oregon Department of Fish and Wildlife is responsible for managing Oregon's fish and wildlife resources to prevent serious depletion of indigenous species and to provide the optimal recreational and aesthetic benefits for present and future generations of Oregonians. Employees at ODFW's Charleston office are responsible for managing fish and wildlife resources in the Tenmile, Coos and Coquille watersheds, the Coos and Coquille estuaries as well as marine resources in state waters off the South Coast.

ODFW currently maintains a field office on property leased from the University of Oregon on the OIMB campus along Boat Basin Drive. The single story office is the base of operations for 23 staff members including fish, wildlife and marine biologists in addition to clerical staff. In addition to professional biological staff, ODFW also provides public services such as licensing, education and regulatory activities.

ODFW Needs include:

- Bring staff and equipment from four locations to one central facility in Charleston.
- Improve facilities to support public activities, education and public outreach.
- Interact with professional staff from OIMB, SSNERR and Coos Watershed Association to apply research to on the ground management activities that result in healthy habitats and populations

Oregon Sea Grant

Oregon Sea Grant, founded in 1968 and based at Oregon State University, supports research, education and public outreach to help people understand, responsibly use, and conserve ocean and coastal resources. Oregon Sea Grant is part of a national network of Sea Grant College Programs, organized under the National Oceanic and Atmospheric Administration in collaboration with major universities and in partnership with hundreds of public and private marine enterprises. As a part of OSU county extension in Coos County, Oregon Sea Grant's local needs include:

- Office space and presence in Charleston
- Proximity to local partners
- Access to public meeting space and multi-purpose spaces

COMMUNITY STAKEHOLDERS: The following entities are stakeholders whose participation and collaboration is essential to the success of this project. While they may or may not be fiscally involved and may or may not physically occupy administrative space in the facility, their leadership helps identify the goals and objectives of this effort. Outcomes of the project touch upon collaborative work already in progress among these groups, such as trails; hence, their continuing involvement is important. Information describing these entities includes assets they bring to the project. Needs to be met for them from the project are not identified here.

The United States Coast Guard

The Coast Guard has a longstanding presence in the Charleston area including one of the original life boat rescue stations dating back to 1914, part of which is now OIMB's Boathouse

Auditorium. The Coast Guard group North Bend continues to maintain housing, office and operations facilities in the Charleston and Coos Bay/North Bend areas. Of particular significance to this project, the Coast Guard maintains two residential structures with 10 housing units, a communications facility, plus an aids-to-navigation station on 3.67 acres situated along the harbor front and surrounded on three sides by the OIMB campus. Although public access is restricted to the Coast Guard property, OIMB has a right-of-way in front of the Coast Guard property and along the waterfront between the main part of the Charleston campus and the Boathouse Auditorium and surrounding university property.

The Charleston Merchants Association (CMA)

The Charleston Merchants Association is an active volunteer organization that supports the local business community by providing visitor information services and other business support activities. The Association operates a popular visitor information center from May through September near the intersection of Boat Basin Drive and Cape Arago Highway. The visitor information center provides important physical access to the tide flats of South Slough. These tide flats are among the most frequently visited clam beds by recreational fishers. The visitor center also serves as a meeting point for educational programs and field trips sponsored by the South Slough NERR.

Charleston Community Enhancement Corporation (CCEC)

The Charleston Community Enhancement Corporation is an all-volunteer organization dedicated to the improvement of the Charleston community through community clean-up and enhancement projects and a variety of other activities aimed at improving living and working environments for Charleston area residents and visitors. The CCEC submits and administers grants to support community projects. A successful community event held each year is “Octoberfish,” an educational and cultural festival created to assist local fishers, sponsored in great measure by the work of this organization.

Coos County

Coos County provides many public services for Charleston. Coos County maintains several important public properties in the area including the nearby 89 acre Bastendorff Beach Park and campground, the Charleston public fishing pier, and the property leased to the Charleston Merchants Association for the visitor information center. Because Charleston is an unincorporated community, the Coos County Road Department holds responsibility to maintain roads in the Charleston district. The Coos County Commission holds a seat on the management commission of the South Slough Reserve. The County also has a formal agreement in place providing a site for the wireless telecommunications tower enabling the Reserve to upgrade its technology services. Coos County has demonstrated its continuing interest in and support of economic growth in the Charleston area.

Oregon Parks and Recreation Department (State Parks)

Three Oregon State Parks in the Charleston area account for more than 1.2 million annual visits and provide a full diversity of coastal and marine environments along with spectacular scenery and recreational activities. In order of proximity, they are Sunset Bay State Park featuring beautiful sandy beaches protected by towering sea cliffs; Shore Acres State Park which is perched on rugged sandstone cliffs high above the ocean and features lushly planted gardens with plants and flowers from all over the world; Cape Arago State Park is a scenic headland

jutting into the Pacific Ocean. Long used by Native Americans, Cape Arago was first sighted by Europeans during one of Sir Francis Drake's expeditions in the late 1500s. In addition, State Parks maintains an interpretive area at the Simpson Reef Overlook just south of Shore Acres. At this location visitors can observe a large variety of marine species along with spectacular views of Shell Island and other rocky shoreline habitats. The department also oversees public use of beaches throughout the State of Oregon including Bastendorff Beach, one of the most frequently visited beaches in the area. Bastendorff Beach is an important shore access point for the entire bay area including the community of Charleston. The beach is located immediately south of the harbor entrance, within walking distance from Coos Head and the OIMB campus.

Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians

A community leader, this confederation of three tribes collaborates with project partners and community stakeholders in many conservation-oriented activities, such as monitoring water quality. The Confederated Tribes recently acquired forty-three acres on Coos Head, an important milestone for the tribes. Coos Head is also the site of a former U.S. Navy and Air National Guard station. The property includes open areas with extensive views to the north. The Confederated Tribes are working on a plan to guide the re-development the Coos Head property, including facilities which will require infrastructure improvements.

United States Bureau of Land Management (BLM)

The BLM manages over 100 acres of land on Coos Head and along Bastendorff Beach. The lands on Coos Head that are managed by the BLM include undeveloped forest and wetland habitats that are situated between the properties managed by the University and those recently acquired by the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians. BLM ownership extends to the base of Coos Head and includes dune and ocean shore habitats. These assets provide opportunities for trails and interpretive development among several project stakeholders.

United States Power Squadron – Coos Bay Unit

Organized in 1914, the United States Power Squadron is a non profit, educational organization dedicated to making boating safer and more enjoyable by teaching classes in various aspects of boater education. Squadron members are boaters and boating families who contribute time to their communities by promoting safe boating through education. The Coos Bay local squadron offers boating safety courses on a regular basis to boaters in the community. These courses are open to the public and there is no age limit for participants. The Power Squadron offers a valuable service to the area with little fiscal resources. They currently own a building in Charleston on land leased from the Port which is in need of renovation or replacement. The facility to be constructed from this Oregon Solutions Project would provide much needed public meeting space for the Power Squadron to use for their periodic trainings.

Other participants and interested parties on the Charleston Oregon Solutions Team include Co-conveners Senator Joanne Verger and Representative Arnie Roblan, the Governor's Economic Revitalization Team, the Oregon Dungeness Crab Commission, administrative representatives from the University of Oregon, local citizens, and representatives from the offices of Congressman Peter DeFazio, Senator Ron Wyden, and Senator Gordon Smith.



CHARLESTON COAST AND OCEAN CENTER

Section 5

Stakeholder Commitments

Charleston Team Commitments:

The commitments represented below form a public statement of intent to participate in the project, to strive to identify opportunities and solutions whenever possible, to contribute assistance and support within resource limits, and to collaborate with other team members in promoting the success of the project. All team members acknowledge that the best solutions depend upon cooperation by all entities at the table. Accordingly, they recognize that each party has a unique perspective and contribution to make, and legitimate interests that need to be taken into account for the project's success. They also recognize that continued collaboration is necessary to achieve that success and have therefore agreed to create and maintain a self-governing collaborative structure that will ensure the project's completion and fulfillment of on-going support needs.

This Declaration of Cooperation, while not a binding legal contract, is evidence to and a statement of the good faith and commitment of the undersigned parties. The undersigned parties to this Declaration of Cooperation have, through a collaborative process, agreed and pledged their cooperation to the following findings and actions:

Co-conveners/State Legislators

Senator, Joanne Verger, and Representative, Arnie Roblan, have served at the request of the Governor as this project's co-conveners. Both have strong attachments to the Charleston community and are committed to the project's eventual success. In support of the Charleston Coast and Ocean Center, Senator Verger and Representative Roblan will assume responsibility for the following:

1. Continue to provide leadership and encouragement to the project team.
2. Make time during the '09 Legislative Session for meetings with team representatives.
3. Solicit the support and involvement of state agencies where appropriate.
4. Provide assistance in identifying potential state funding sources for project planning and development within the constraints of the current budget crisis.
5. Participate in community communication strategies and events.
6. Assist in seeking federal legislation and funding to support project implementation.
7. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions.
8. Assist in convening a public forum in Charleston to exchange information about the project with the community and to receive comments on the various project elements prior to finalizing development plans.

Signed: Joanne Verger
Senator Joanne Verger

Date: 02-03-09

Signed: Arnie Roblan
Representative Arnie Roblan

Date: 02-03-09

The Oregon International Port of Coos Bay

The International Port of Coos Bay is one of the original co-sponsors of this project. They view this project as strongly supportive of their mission to create economic vitality for the Coos Bay region and the Charleston community in particular.

In support of the Charleston Coast and Ocean Center, the Port has already committed the resources of its staff and contractors to begin exploring acquisition, design and development of additional property in the Charleston area. In addition, the Port will assume responsibility for the following:

1. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions including active participation of the Port Management staff in the Project Management Team.
2. Continue to conduct capital improvements planning and seek funding resources for project infrastructure improvements, particularly along Boat Basin Drive.
3. Continue to pursue full implementation of Charleston Marina Master Plan elements that will compliment the project objectives.
4. With the cooperation of other project team members the Port will take lead responsibility to conduct a feasibility study for a marine related business incubator.
5. Determine the Port's own potential need for office space in Charleston.
6. Provide support for planning and implementation of the Charleston Coast and Ocean Center as described in this document.
7. Actively seek potential relocation sites for the Coast Guard housing units and support other Project Team actions necessary to pursue acquisition of the Coast Guard Housing site while also maintaining the Coast Guard's local interests.
8. Support project funding endeavors and state and federal legislative actions that may be required for project implementation.
9. Provide renewed sponsorship support in the amount of \$5,000, if necessary, for the continued involvement of Oregon Solutions beyond the original estimated completion date and to provide for on-going project monitoring and re-convening of the Project Team as necessary.

Signed:


Michael Gaul, Deputy Executive Director

Date: 2-3-09

The University of Oregon

The University of Oregon through its Oregon Institute of Marine Biology (OIMB) was an original co-sponsor of this project. In support of the Charleston Coast and Ocean Center, the University of Oregon and OIMB have already committed the resources of its staff and the Office of Campus Planning to begin a land use and architectural study of the project. In addition, the University and OIMB will assume responsibility for the following:

1. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions, including active participation in the Project Management Team.
2. Provide active involvement of the University's Federal Legislative Affairs Director and other university administration staff as appropriate throughout the continued project development and implementation.
3. Provide OIMB facilities and services for the continued meetings of the Project Team and committees.
4. Take lead responsibility for pursuing completion of the Charleston Marine Life Center as described in this report by March, 2010.
5. Provide the dedicated resources of the University Office of Campus Planning on a cost recovery basis for completing the planning study as described in this report. In addition, the U of Oregon will contribute \$3,000 for this initial planning study.
6. Explore the potential for exchanging suitable University property for the Coast Guard housing property to provide a location for the Coast and Ocean Center.
7. Work with the tribes and the local utility providers to determine if capacity exists for accessing sewer and water lines on University property near the tribe's Coos Head property.
8. Determine OIMB's space needs and financial participation in long-term project development involving the Coast Guard site.
9. Participate with the Confederated Tribes, OPRD, and BLM in planning trail improvements connecting the project area with points of interest in the Coos Head and Cape Arago vicinity.
10. Support project funding endeavors and state and federal legislative actions that may be required for full project implementation.

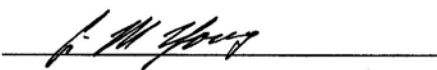
Signed



Date: 2/2/2009

Richard Linton, Vice President for Research and Graduate Studies

Signed



Date: 2/3/2009

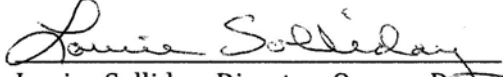
Craig M. Young, Director, Oregon Institute of Marine Biology

South Slough National Estuarine Research Reserve

In support of the Charleston Coast and Ocean Center, the South Slough National Estuarine Research Reserve has already allocated both staff and financial resources toward the success of this project. In addition, the SSNERR will assume responsibility for the following:

1. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions, including active participation of the SSNERR Director in the Project Management Team.
2. Take lead responsibility and serve as the primary conduit for establishing an interagency task order with the University Of Oregon Office Of Campus Planning for their work on the project as described in this document. SSNERR agrees to provide \$7,000 in funds toward completion of this initial task order.
3. Actively pursue the most effective and efficient use of NOAA project planning funds that have already been allocated toward this project.
4. Determine SSNERR's space needs and ultimate financial participation in project construction elements.
5. Support project funding endeavors. In particular, work to establish a project outcome that has sufficient detail to compete effectively for federal funding.
6. Support state and federal legislative actions that may be required for project implementation.
7. Actively support the expansion of the Project's objectives and capacity that will be made possible with the acquisition of the Coast Guard Housing site.
8. Keep the Department of State Lands and other stakeholders informed about the status of the project.

Signed:


Louise Solliday, Director, Oregon Department of State Lands

Date:

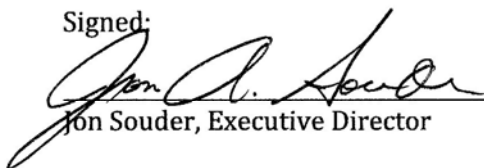
2/3/09

Coos Watershed Association

In support of the Charleston Coast and Ocean Center, the Coos Watershed Association has already allocated both staff and financial resources toward the success of this project. In support of the Charleston Coast and Ocean Life Center, the Coos Watershed Association will assume responsibility for the following:

1. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions, including active participation of the Director in the Project Management Team.
2. Determine space needs, financial capacity, and other requirements necessary to participate as a partial equity owner in the project.
3. Provide \$1,000 to SSNERR for their task order with the University Of Oregon Office Of Campus Planning for their work on the project as described in this document.
4. Support other project funding endeavors.
5. Support state and federal legislative actions that may be required for project implementation.
6. Develop a communications strategy to keep stakeholders informed about the project.
7. Actively support the expansion of the Project's objectives and capacity that will be made possible with the acquisition of the Coast Guard Housing site.

Signed:


Jon Souder, Executive Director

Date: 2/3/2009

The Charleston Merchants Association

In support of the Charleston Coast and Ocean Center, the Charleston Merchants Association will assume responsibility for the following:

1. Provide representation at each of the Project Team meetings.
2. Keep association members informed about project plans.
3. Identify opportunities to increase local business and tourism activities as a result of community-based input in project development.
4. Utilize the existing visitors center as a strategic location for directing visitors to the Coast and Ocean Life Center.
5. Support project fundraising and legislative efforts.

Signed:

W.A. "Rusty" Shield

Date: 2-3-09

Printed name and title W.A. "Rusty" Shield Charleston Merchants Assn Pres.

Charleston Community Enhancement Corporation

In support of the Charleston Coast and Ocean Center, the Charleston Community Enhancement Corporation will assume responsibility for the following:

1. Provide representation at each of the Project Team meetings.
2. Keep members informed about project plans.
3. Support project fundraising and legislative efforts.
4. Provide volunteer beautification and clean-up projects each year connected to the project vision.

Signed:

David R. Ford

David Ford, CCEC President

Date: 2-3-09

Signed:

Kathleen Hornstuen

Kathleen Hornstuen, CCEC Vice President

Date: 2-3-09

Oregon Parks and Recreation Department

In support of the Charleston Coast and Ocean Center, Oregon State Parks will assume responsibility for the following:

1. Provide management team representation at each of the Project Team meetings.
2. Identify specific project features that could provide mutual benefits for the Coast and Ocean Life Center and Oregon State Parks including potential utilization of space or public display/information areas in the project as described in this document.
3. Participate with OIMB, the Confederated Tribes, and BLM in planning trail improvements connecting the project area with points of interest in the Coos Head and Cape Arago vicinity.
4. Participate in public communication and outreach strategies as part of project planning activities.

Signed:



Date: 2 FEB 2009

Andrew J. LaTomme, SW Region Manager

Oregon Sea Grant

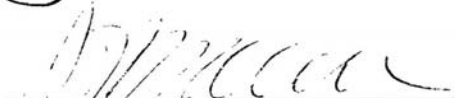
In support of the Charleston Coast and Ocean Life Center, Oregon Sea Grant will assume responsibility for the following:

1. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions, including active participation in the Project Management Team and serving in the role of Management Team convener (this role will be assessed after one year).
2. Finalize plans for staff location within the Marine Life Center.
3. Assist the project team in developing a public outreach and communication strategy during the next stage of project planning.
4. Determine potential involvement in future Coastal and Ocean Center development for public outreach and other mutually beneficial connections with project participants.
5. Assist in identifying potential funding sources to achieve project vision.

Signed:


Jay Rasmussen, Associate Director

Date: March 3, 2009


Tamara J. Bronson, CPPO
Procurement and Contracts Supervisor

Date 3/11/09

Governor's Economic Revitalization Team

The Governor's Economic Revitalization Team has played an active and supportive role in this project, particularly through the involvement of the Southwest Oregon ERT Coordinator, Jeff Griffin.

In support of the Charleston Coast and Ocean Life Center, the Governor's Economic Revitalization Team will assume responsibility for the following:

1. Assist in developing an on-going collaborative structure to pursue completion of the project beyond the involvement of Oregon Solutions, including active participation by the Southwest Oregon Coordinator in the Project Management Team.
2. Assist in identifying state resources that can assist in project development.
3. Keep state agencies and Governor's Office informed about project status.
4. Invite Governor's Economic Revitalization Team members as appropriate to meet jointly with representatives of the Project Team to discuss project vision, progress, and future needs.
5. Invite Governor's Economic Revitalization Team to meet jointly with representatives of the Project Team to discuss project vision, progress, and future needs.
6. Actively support the expansion of the Project's objectives and capacity that will be made possible with the acquisition of the Coast Guard Housing site.

Signed:



Date: Feb 3, 2009

Jeff Griffin, Governor's Economic Revitalization Team Southwest Regional Coordinator

Coos County

In support of the Charleston Coast and Ocean Center, Coos County will:

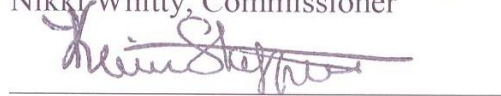
1. Provide representation at each of the Project Team meetings.
2. Actively seek funding sources for infrastructure improvements particularly within County rights-of-way providing access to each of the project phases.
3. Support state and federal legislative actions that may be required for project implementation.
4. Actively support the expansion of the Project's objectives and capacity that will be made possible with the acquisition of the Coast Guard Housing site.
5. Assist in developing and implementing a public communication plan.

Signed:



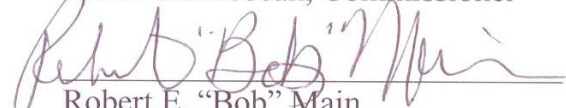
Nikki Whitty, Commissioner

Date: 2-25-09



Kevin Stufflebean, Commissioner

Date: 2-25-09



Robert E. "Bob" Main

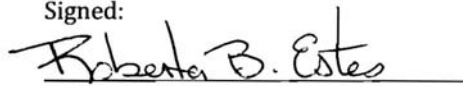
Date: 2-25-09

The United States Bureau of Land Management (Coos Bay District)

In support of the Charleston Coast and Ocean Life Center, the Bureau of Land Management will assume responsibility for the following:

1. Provide representation at each of the Project Team meetings.
2. Identify specific project features that could provide mutual benefits for the Bureau of Land Management and the Charleston Coast and Ocean Life Center including planning and development of Oregon Coast trail connections Charleston (OIMB) and Bettendorf Beach.
3. Assist in identifying any potential sources of federal funding to achieve project vision.
4. Consult and coordinate with the Confederated Tribes, OIMB, OPRD, and other interests in planning trail improvements connecting the project area with points of interest in the Coos Head and Cape Arago vicinity.
5. Participate in public communication and outreach strategies as part of project planning activities.

Signed:


Roberta B. Estes, District Manager

Date: 3/18/2009