

# Introduction

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Charleston harbor, accessed by land from Cape Arago Highway and Boat Basin Drive, is a “Fishing Village” community that has developed because of commercial and recreational fishing and water-oriented tourism activity. Accessed from the Pacific Ocean through the Coos Bay harbor entrance, Charleston is at the mouth of lower Coos Bay.

Within the Charleston community, a number of businesses provide goods and services that appeal to a broad range of visitors. These include, but are not limited to, retail establishments, eating and drinking establishments, lodging and RV facilities, charter boat operations and professional services. Community and governmental services include the Community Church; the Charleston Sanitary District office; the U.S. Coast Guard Station; the Oregon Institute of Marine Biology (OIMB), an educational satellite facility of the University of Oregon; and the Oregon Department of Fish and Wildlife (ODFW). The Visitor Center, maintained by the Charleston Merchants Association, provides visitor information and maps at the west side of the Charleston South Slough bridge, just 15 minutes west on Cape Arago Highway from Highway 101 in the cities of Coos Bay and North Bend.

The Charleston Marina (Marina), owned and operated by the Oregon International Port of Coos Bay (the Port), is both beautiful and functional. Framed to the west by forested green hillsides (some with residences) and the waters of Coos Bay to the east and north, the Marina has all of the necessary facilities to serve the commercial and recreational fishing and crabbing industries. This includes docks and moorage, storage for fishing equipment, marine supply shops and other goods and services utilized by fishermen and women (fishermen). There are also several local seafood processors.

The outer basin, open on the south to the South Slough and on the north to the lower Coos Bay, provides moorage for the commercial fishing fleet and also some sail and power sport boats. The inner basin is the home for additional sport fishing and recreation boats.

The Port's Charleston Marina RV Park has full-service sites with electricity, water, sewer and satellite TV. There are also two family-size yurts, as well as tent sites. The RV Park offers restrooms, showers, a laundromat, a crab cooking facility, ice and propane, a children's play area, a RV sanitation station, and a meeting/recreation room.

The Charleston Shipyard (Shipyard) is a 12-acre facility located south of Charleston and is accessed from Troller Road via Cape Arago Highway. The Charleston Shipyard is a hub of activity that includes vessel repair and maintenance and new vessel construction. The Shipyard has all the services and supplies necessary to keep any vessel seaworthy; the organization of the Shipyard and the business services available provide opportunities for vessel owners to hire professionals or to work on their own vessels.

The outer basin, open on the south to the South Slough and on the north to the Coos Bay shipping channel, provides moorage for the commercial fishing fleet and also some sport, sail and powerboats. The inner basin is the home of sport fishing and recreational boats.

### **1.1 Purpose**

The development of this Charleston Marina Complex Master Plan (Plan or Master Plan) was initiated by the Oregon International Port of Coos Bay to address properties and facilities owned and managed by the Port within the Charleston community including the Marina, the RV Park and the Shipyard. The Plan has been developed as a five-year vision that will contribute to the economic viability of the community. The Plan addresses the three main Port facilities and functions in Charleston as follows:

- ❑ Charleston Marina (Marina), including the inner and outer basin
- ❑ Charleston Marina RV Park (RV Park) and support functions
- ❑ Charleston Shipyard (Shipyard) and support functions

The Plan also addresses activities that can be carried out for the community when the Port works in partnership with community-based organizations, educational institutions and governmental agencies. Various components including, but not limited to the following, will be addressed:

- ❑ Vision for the future
- ❑ Circulation including pedestrian and vehicular
- ❑ Parking
- ❑ Port properties
- ❑ Environmental stewardship
- ❑ Amenities
- ❑ Port services

### **1.1.2 Planning Process**

The Plan was developed utilizing public input with the assistance of a knowledgeable Steering Committee who assisted in overseeing public processes and helped guide the process. Open forums were held to gather public input about Port facilities and opportunities, and interviews with representatives of fishing user groups, the local business community, and others provided focus on opportunities and constraints.

### **1.1.3 Steering Committee**

The Steering Committee, made up of a number of local stakeholders, was involved throughout the planning process to provide leadership for steering the planning process and to provide input for the Plan. The Steering Committee worked directly with Port staff and the consulting Planning Team. Steering Committee members and some of their affiliations are listed at the beginning of this document.



Steering Committee Meetings were held in the Charleston Marina RV Park Recreation/Meeting Room on January 24, 2006; June 27, 2006; July 18, 2006; September 19, 2006; January 30, 2007; and More . . .

#### **1.1.4 Town Hall Meetings**

Public input from town hall meetings helped steer the process and provided valuable perceptions that have been incorporated into the Plan. Input from the town hall meetings provided the basis of the objectives, goals and vision that are presented in this document.

Town Hall Meetings were held as follows:

- September 13, 2006 – Oregon Institute of Marina Biology Auditorium
- February 15, 2006 – Old Charleston Elementary School Gymnasium
- February 14, 2007 – Oregon Institute of Marine Biology Auditorium

#### **1.1.5 Participants**

This section will include a list of participants from interviews and townhall meetings and Port staff members.

## **1.2 Planning Goals**

Broad planning goals developed through public involvement are the basis of this plan. The goals reflect the participation of the Steering Committee, industry interviews that were undertaken by the consulting planning team, and input from town hall meetings. The illustrations, maps and text within this document provide guidance for addressing these goals.

- ❑ Maintain the economic viability of Charleston by recognizing the importance of the Marina as a working facility in all that is to be accomplished. By doing so, industry will be enhanced and impediments will be minimized.
- ❑ Recognizing that recreational and commercial fishing are the major industries and the image of the community,

promote the industry and the “fishing village” experience.

- ❑ Continue to improve and enhance amenities that serve both recreational and commercial fishing endeavors.
- ❑ Enhance tourism and retail development through interconnections with the fishing industry, and the “fishing village” experience.
- ❑ Continue to upgrade the Shipyard infrastructure so that local firms can continue to be competitive in the business of vessel construction, vessel repair, fabrication and conversion.
- ❑ Focus on facilities and infrastructure in need of maintenance, reconfiguration and expansion in both the Marina and the Shipyard.
- ❑ Identify specific partnership opportunities to enhance the Marina as an economic center of the fishing industry and a visitor-friendly area.
- ❑ Explore acquisition of appropriate properties to rearrange or expand existing facilities and accommodate future needs that have been addressed as properties become available.
- ❑ Partner with the business community and others to provide infrastructure and amenities.
- ❑ Assess the carrying capacity of the land and water resources, and carry out activities to enhance those resources.
- ❑ Consider the needs of various populations and user groups.

The Plan has been developed as a five-year vision Plan that will contribute to the economic viability of the community.