



What is KOHO?

KOHO is the name of the proposed redevelopment of the Shamrock Lodgettes property in the coastal village of Yachats, Oregon.

KOHO will feature one, two and three-level oceanfront townhomes, offering 1,300 to 2,200 square feet, inspiring ocean views and easy access to a wide, sandy beach.

These stylish, contemporary homes will feature open floor plans, large windows for natural light, and tile, hardwood, stone and stainless finishes. Owners will enjoy use of the KOHO lodge, spa and sauna.

Where the ocean is your neighbor

In this seaside village of just 650 residents — and not a single stoplight — quiet is an everyday luxury. Located on the central Oregon coast, Yachats is three hours south of Portland, and four hours north of California. A world of peaceful tranquility is that close — and that wonderfully far away.

Own your paradise

KOHO townhomes can be purchased in full and in fractions. Full ownership is a traditional purchase, with a homeowners association caring for the grounds and exterior maintenance.

Fractional, or shared, ownership means owning a percentage of interest in real estate. *Fractionals are not timeshares!* Unlike timeshares, fractionals provide tax advantages, with the interest treated like a mortgage. At KOHO, fractional ownership means each home has four owners, each with three months of use per year (rotating basis, coordinated on-site).

Timeshares allow purchasers only the right to stay (usually one week) at a particular vacation destination, and a specific unit is not usually guaranteed. Also, a timeshare does not typically include deeded interest in the real estate. Purchase of a fractional is a deeded purchase.

What's in a name – Why KOHO?

Project leaders have worked closely with the Confederated Tribe of Siletz Indians and Oregon State Parks to learn about the site's cultural heritage and history. *Koho* is a word native to the Yachats band of Indians (a subset of the Alsi, or Alsea, tribe).

Koho was a stickball game, similar to field hockey, that was played on the field that now houses the motel. The game was used for entertainment and to settle disputes.

Changing with the times

What is now the Shamrock Lodgettes was first the Sherwood Lodge, built around 1940. From the 1940s to the mid 1950s the Sherwood was the largest hotel in town. In the early 1950s, the addition of the Lodgettes — the log cabins — expanded the hotel operation. Soon after construction of the Lodgettes, new owners changed the name to the Shamrock. Shortly thereafter, the original Lodge was destroyed in a fire, leaving only the six cabins.

In the 1980s, 12 additional rooms were built as condo-style lodging. Over time, a series of owners added buildings, a spa and sauna. Two additional cabins were added to the property in 2006.

While still nostalgic and charming, the Lodgettes have been well used. In structural terms they have been loved and enjoyed to the extent of their utility and safety. With this redevelopment project, it's again time for change. Project leaders are working to relocate the newer structures for use as transitional housing for homeless families.

What is the historic value?

KOHO leaders met with the director of Historic Preservation for the State of Oregon. The Shamrock structures did not warrant interest. Based on the deferred maintenance and extensive additional development on the property (1967, 1987, 2006), the historic value is compromised.

A beach for all

In 1928, the Shamrock Lodgettes property owners sold the road right-of-way to Oregon State Parks. The bluff and beach remain in Shamrock ownership to this day.

A special component of the KOHO project includes preservation and dedication of the entire beach property for public use and ownership. KOHO will work with state archeologists and the Siletz tribe to create a public view platform and cultural and historical interpretive panels that will highlight the site's important history.