





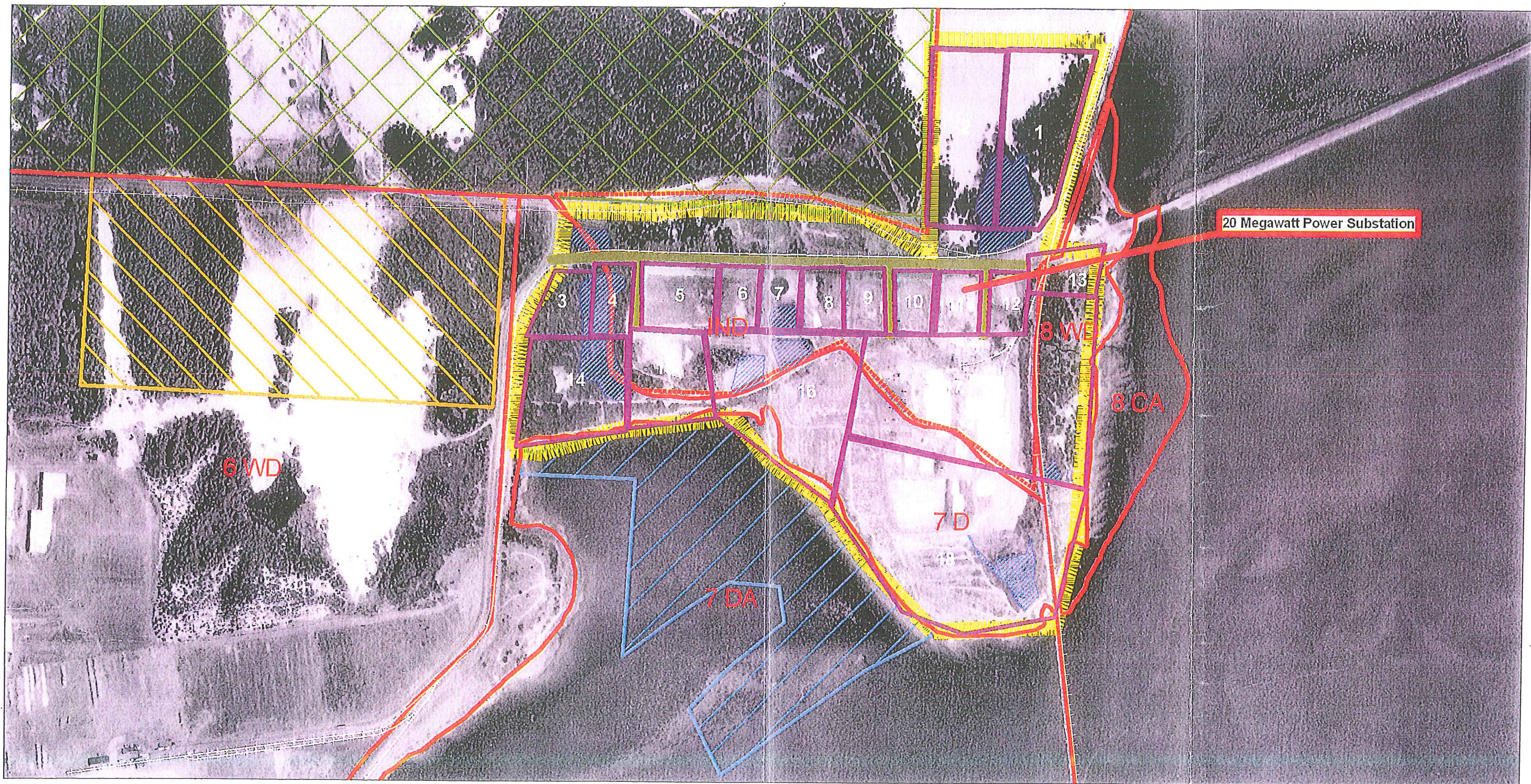
North Spit of Coos Bay Urban Renewal Plan Update Sub Area Map



-  Sub Area Boundaries
-  Urban Renewal District
-  Industrial Zoning
-  City Limits

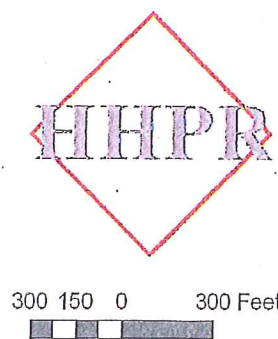
2,000 1,000 0 2,000
Feet





**Final Version
Urban Renewal Plan Update
Sub Area 1 -
Old Weyerhaeuser Mill**

SUB AREA 1 - 170 Acres
Estimated Potential
Wetlands - 12.2 Acres
Development Sites
Small Users (1-5 acres) 11
Medium Users (6 to 40 acres) 7



	Sub Area 1	Ownership	
	CBEMP Zone		BLM
	IND Zone		US Forest Service
	Development Sites		Port of Coos Bay
	Potential Wetlands (Sub Area 1)		
	New Roads		

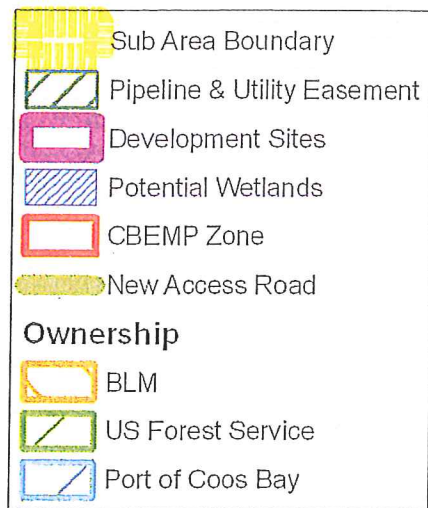
CBEMP: Coos Bay Estuary Management Plan

Data Source: BLM, Coos County, Dyer Engineering; Created by KBJ and MGW, HHPR, 4/30/06

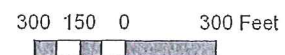
Final Version Urban Renewal Plan Update Sub Area 2 - Roseburg Forest Products/LNG

SUB AREA 2 -
352 Acres
Estimated. Potential
Wetlands - 51 Acres

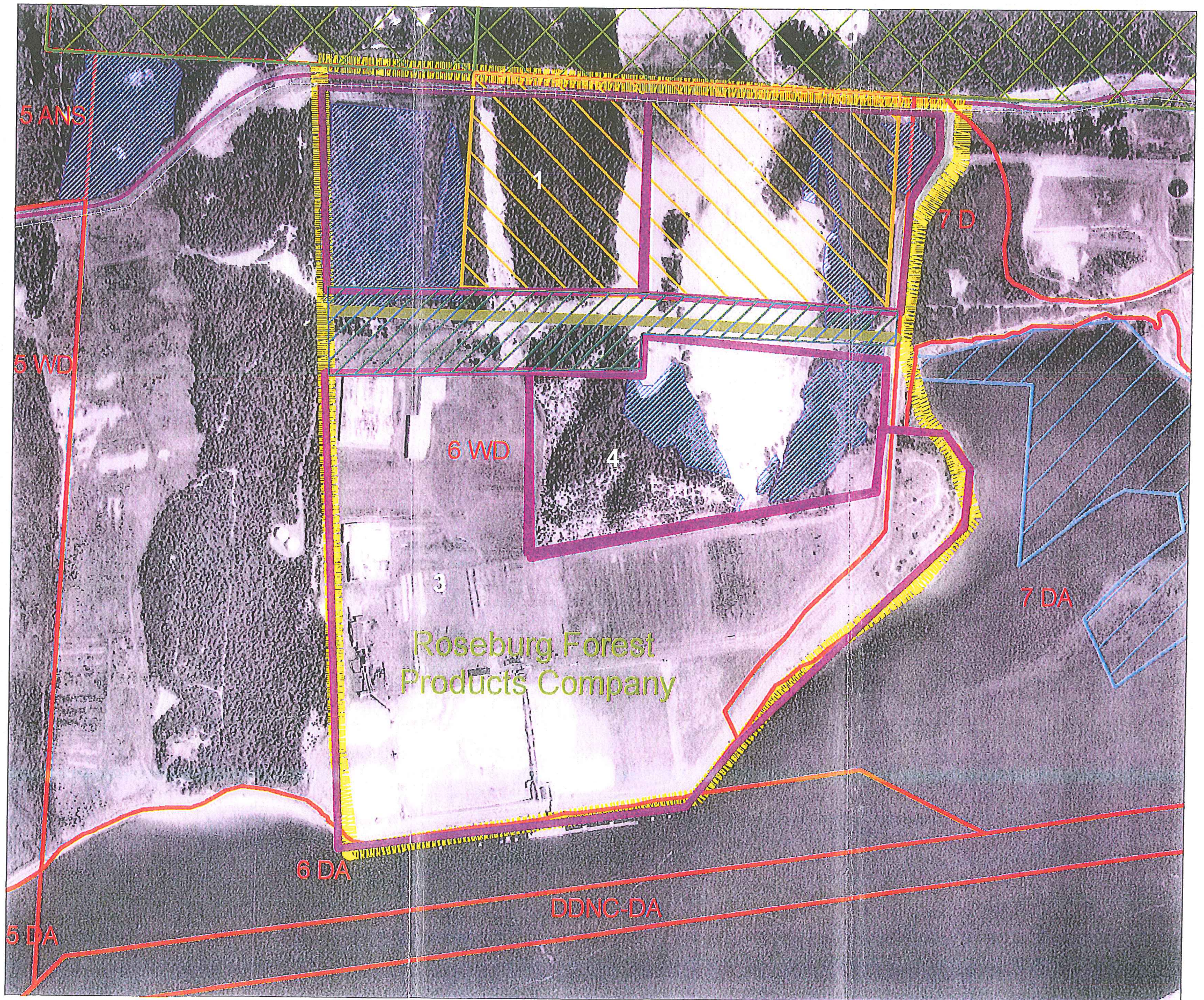
Development Sites
Large (41 to 100 acres) 3
Very Large (101+) 1

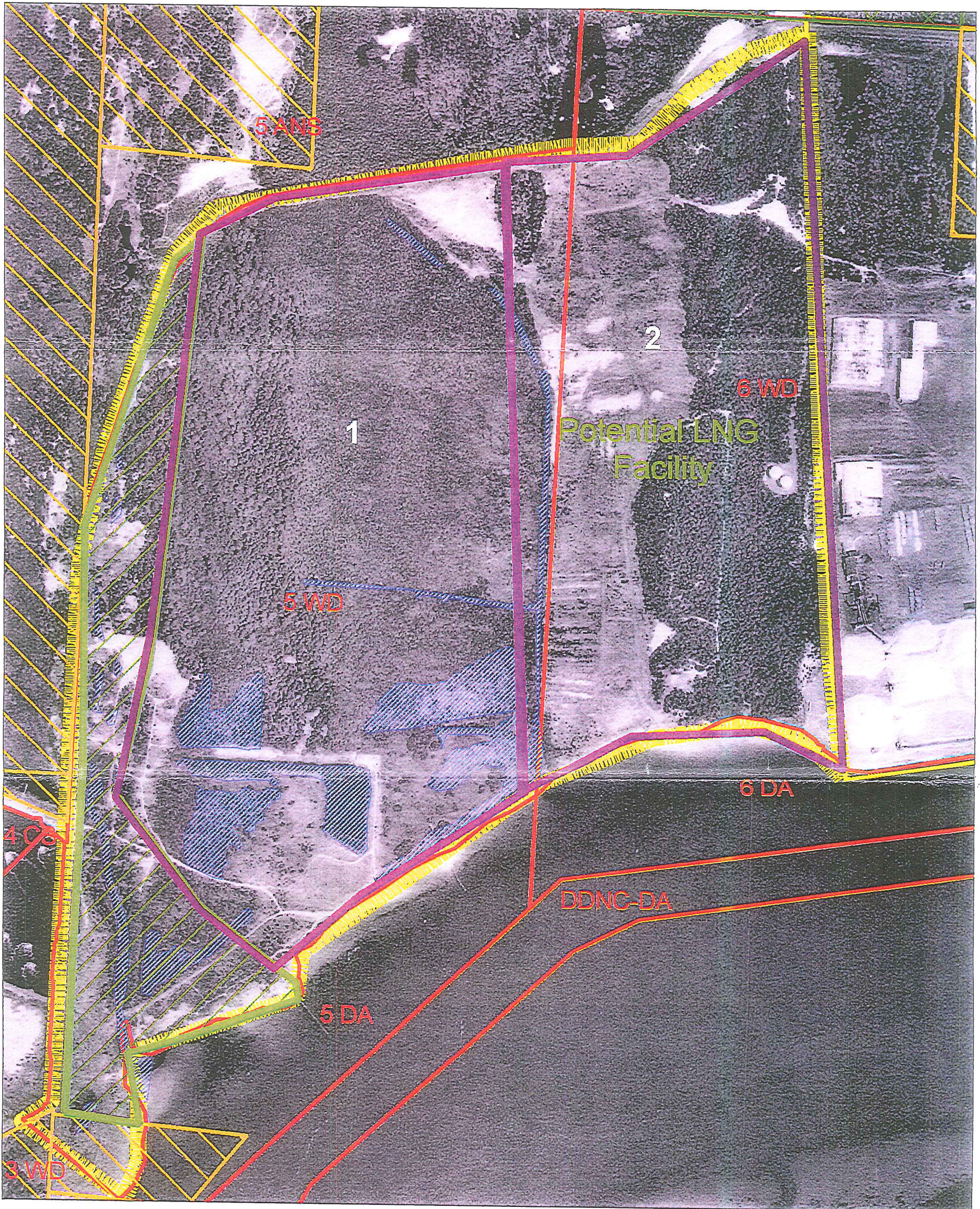


CBEMP: Coos Bay Estuary Management Plan



Data Source: BLM, Coos County, Dyer Engineering;
created by KBJ and MGW, HHPR, 4/30/06





**Final Version
Urban Renewal Plan Update
Sub Area 3 -
Henderson Ranch**





SUB AREA 3 - 473 Acres
Estimated Potential Wetlands - 36 Acres

Development Sites
Very Large (101+ acres) 2

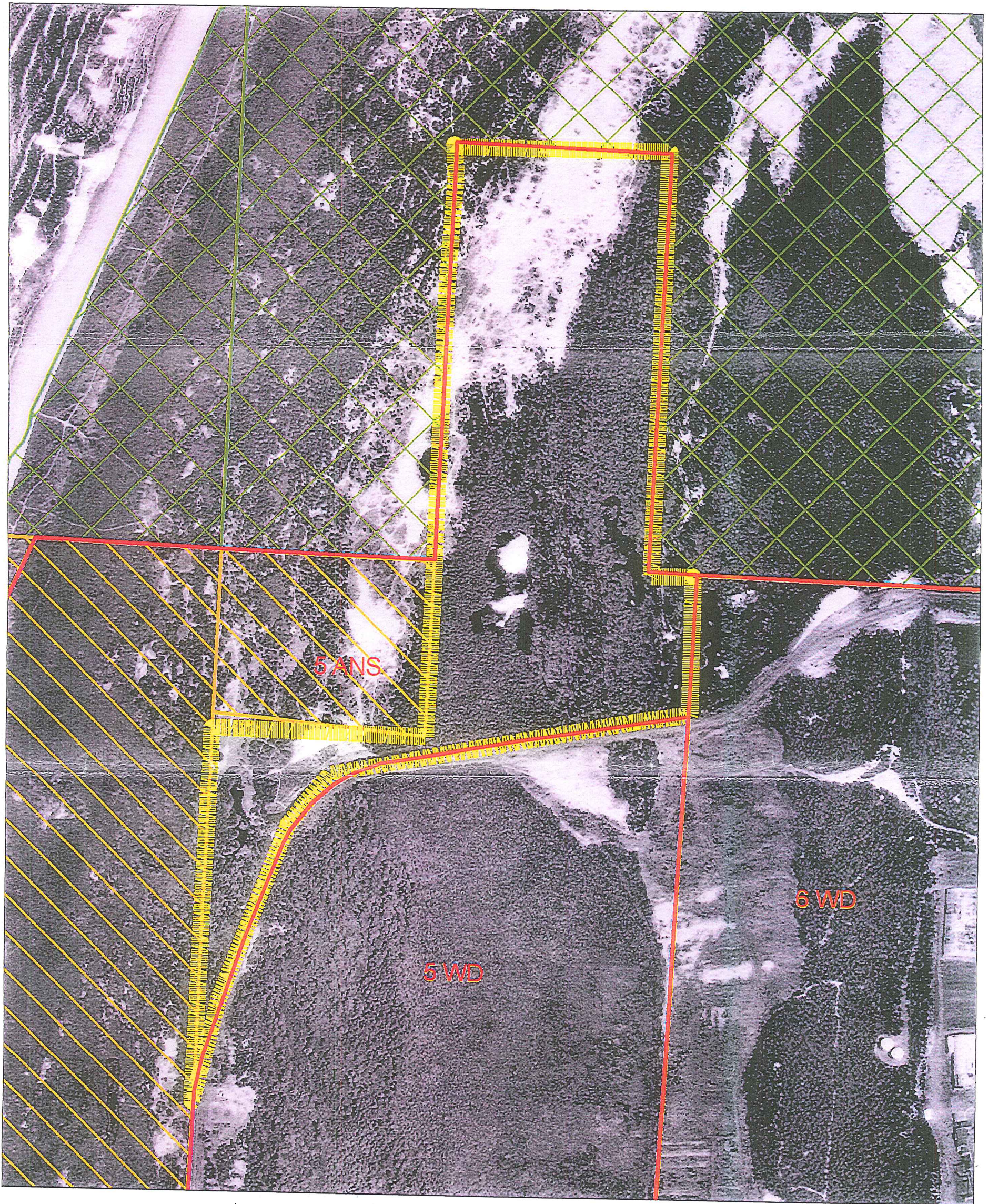
Data Source: BLM, Coos County, Dyer Engineering; not to scale; Created by KBJ and MGW, HHPR, 3/20/06



300 150 0 300 Feet

-  CBEMP Zone
-  Sub Area 3
-  Development Sites
-  Potential Wetlands
-  Potential Mitigation
- Ownership**
-  BLM
-  US Forest Service

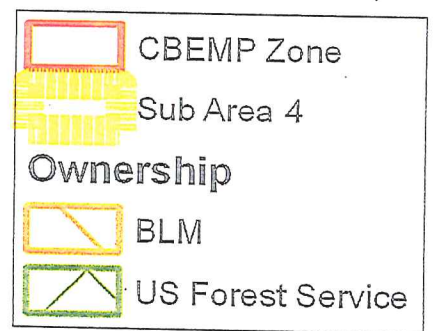
CBEMP: Coos Bay Estuary Management Plan



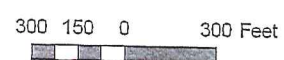
Final Version
 North Spit of Coos Bay
 Urban Renewal Plan Update
 Sub Area 4 -
 North Weyerhaeuser Property
 Conservation Zoning

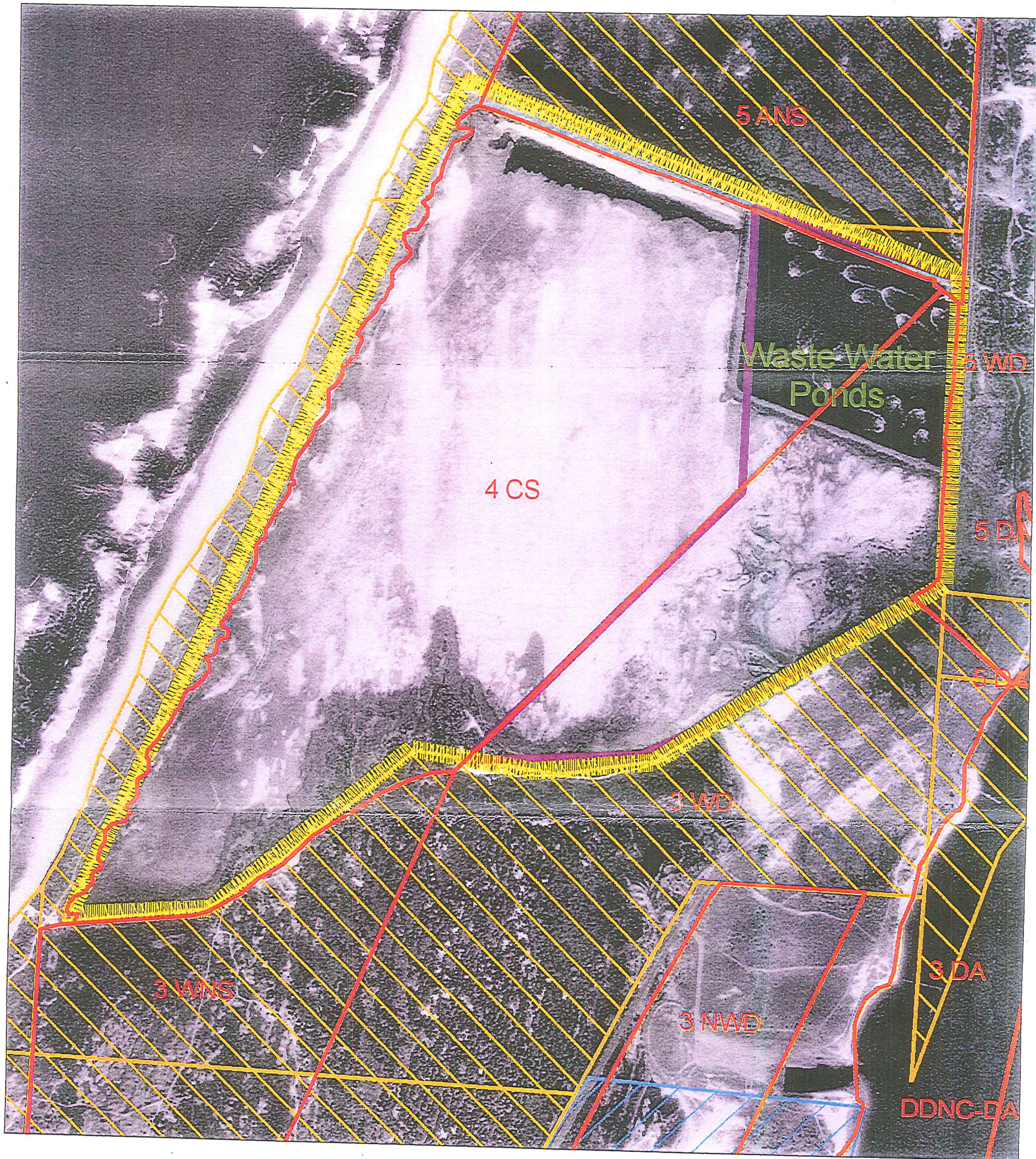
SUB AREA 4 - 139 Acres
 Estimated Potential Wetlands - 70 Acres

Data Source: BLM, Coos County, Dyer Engineering; Created by KBJ and MGW, HHPR, 2/20/06



CBEMP: Coos Bay Estuary Management Plan

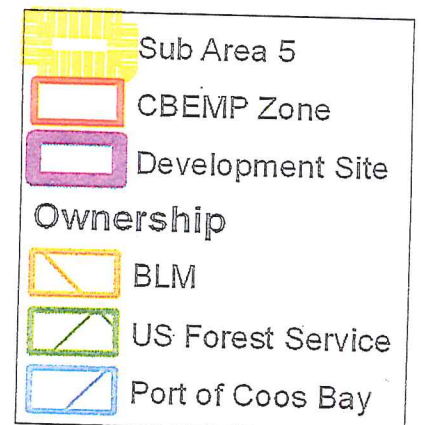
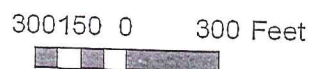




**Final Version
Urban Renewal Plan Update
Sub Area 5 -
Waste Water Ponds**

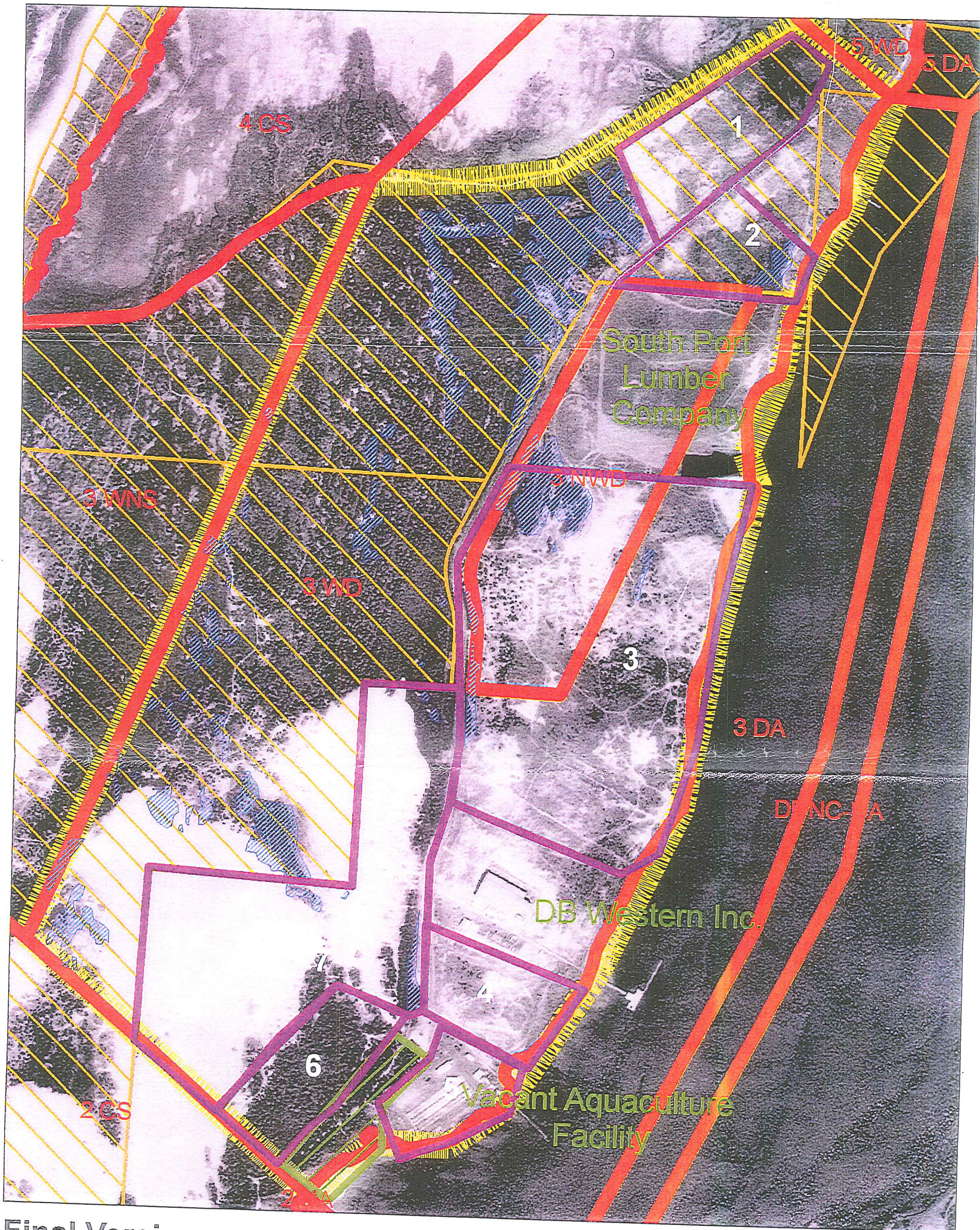
SUB AREA 5 - 290 Acres
Estimated Potential Wetlands - 290 Acres

Development Sites
Large (41 to 100 acres) 1



CBEMP: Coos Bay Estuary Management Plan

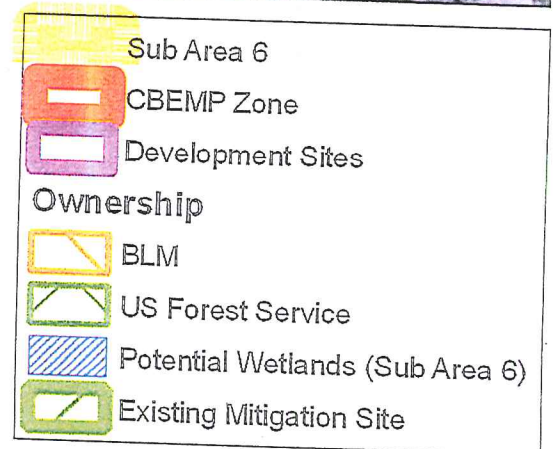
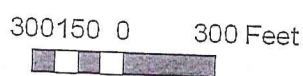




**Final Version
Urban Renewal Plan Update
Sub Area 6 - South Spit**

SUB AREA 6 - 486 Acres
 Estimated Potential Wetlands - 33 Acres
 Development Sites
 Medium (6 to 40 acres) 8
 Large (41 to 100 acres) 2

Data Source: BLM, Coos County, Dyer Engineering; Created by KBJ and MGW, HHP, 5/11/06



CBEMP: Coos Bay Estuary Management Plan

FIGURES 1-7

~~(Attached Under Separate Cover)~~

APPENDIX A

Stakeholders Interview List (Stakeholders Interviewed)

Urban Renewal Agency Board Members:

Todd Goergen	Chair	541-290-0463
Joe Benetti	Vice Chair	541-297-6066
Roger Gould		541-269-5566
Janet Rubin		541-269-5127
Howard Graham		541-756-6216
Caddy McKeown		541-888-7385
Dan Smith		541-269-8124
Nikki Whitty		541-396-3121 x 247
John Griffith		541-396-3121 x 248
Ed "Doc" Stevenson		541-396-2008

Non Board Member Contacts

FONSI

Doug Fletcher, President 541-266-0550

South Coast Development Council
Ron Opitz, Exec. Director 541-266-9753

Roseburg Forest Products
Bob Rogers 541-756-4307

Central Oregon & Pacific RR
John Bouyon 541-957-2504

Jordon Cove Energy Project
Robert Braddock, Project Mgr 541-266-7510

NW Natural Gas
Cal Grimmer – Manager 541-267-5655 x 6500

Coos Bay/North Bend Water Board
Rob Schab, Director 541-267-3128 x 236

Confederated Tribes of Coos,
Lower Umpqua & Siuslaw Indians
Howard Crombie 541-888-7511

Menasha Corporation
Bill Lansing, Pres. 541-756-1193

US Army Corps of Engineers John Craig	541-269-2556
North Bay Rural Fire Protection Steve Main	541-756-3501x1823
Weyerhaeuser Corp Tom Scheideman, Site Mgr.	541-756-9488
Dept. of Land Conservation and Development Dave Perry, South Coast Rep.	541-563-2056
Coos County Planning Patty Evernden, Planning Director	541-396-3121x213
Audubon Society Tim Rodenkirk	541-269-4696
Oregon International Port of Coos Bay Michael Gaul	541-267-7678

Interview Attempts

Attempts were made to contact the following groups but were not interviewed as of the date of this memo.

Oregon Institute of Marine Biology

South Slough National Estuarine Research Reserve

Southport Lumber Company

North Bend Municipal Airport

DB Western

APPENDIX B

Stakeholder Interview Questions

1. What is your vision for the North Spit?
2. What do you see as the biggest opportunity for development on the North Spit?
3. What do you see as the biggest limitation for development on the North Spit?
4. At this time a Liquefied Natural Gas (LNG) facility is planning on locating on the North Spit. Where do you see this potential development influencing additional development on the North Spit?
5. If the LNG facility does not locate on the North Spit, what type of business do you believe should come to the North Spit?

APPENDIX C

Cost Estimates



Sewer Improvements

Engineer's Estimate (KKV)

Job Number: PCB-01

Long Term Improvements

South Sewer Extension with Pump Station and Regional Treatment

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	\$23,000	\$23,000.00
2	Temporary Protection and Direction of Traffic	LS	1	\$10,000	\$10,000.00
3	Erosion Control	LS	1	\$5,000	\$5,000.00
4	Clearing, Grubbing and Removal of Structures	LS	1	\$10,000	\$10,000.00
5	Sawcutting	LF	16000	\$2	\$32,000.00
6	Pavement Restoration	SY	2700	\$15	\$40,500.00
7	4" Pressure Sanitary Sewer Pipe	LF	9000	\$15	\$135,000.00
8	Standard Manholes	EA	22	\$2,500	\$55,000.00
9	Pump Station	LS	1	\$160,000	\$160,000.00
10	Regional Treatment Facility	LS	1	\$800,000	\$800,000.00
11	Consulting and Fees	LS	33%		\$419,265.00
11	15% Contingency	LS	1		\$46,575.00

Total Preliminary Estimate

\$1,736,340.00

North Sewer Extension

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	\$44,080	\$44,080.00
2	Temporary Protection and Direction of Traffic	LS	1	\$10,000	\$10,000.00
3	Erosion Control	LS	1	\$5,000	\$5,000.00
4	Clearing, Grubbing and Removal of Structures	LS	1	\$10,000	\$10,000.00
5	Sawcutting	LF	32000	\$2	\$64,000.00
6	Pavement Restoration	SY	5000	\$15	\$75,000.00
7	3" Pressure Sanitary Sewer Pipe	LF	18800	\$15	\$282,000.00
8	Standard Manholes	EA	42	\$2,500	\$105,000.00
9	Bay Crossing	LS	1	\$600,000	\$600,000.00
10	Consulting and Fees	LS	35%		\$418,278.00
11	15% Contingency	LS	1		\$242,003.70

Total Preliminary Estimate

\$1,855,361.70

Short Term Improvements**Step System**

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	\$56,480	\$56,480.00
2	Temporary Protection and Direction of Traffic	LS	1	\$10,000	\$10,000.00
3	Erosion Control	LS	1	\$5,000	\$5,000.00
4	Clearing, Grubbing and Removal of Structures	LS	1	\$10,000	\$10,000.00
5	Sawcutting	LF	52000	\$2	\$104,000.00
6	Pavement Restoration	SY	8000	\$15	\$120,000.00
7	3" Pressure Sanitary Sewer Pipe	LF	26800	\$15	\$402,000.00
8	Standard Manholes	EA	22	\$2,500	\$55,000.00
9	1000 Gal Septic Tank	EA	5	\$1,500	\$7,500.00
10	1500 Gal Septic Tank	EA	15	\$2,750	\$41,250.00
11	2000 Gal Septic Tank	EA	7	\$3,500	\$24,500.00
12	2500 Gal Septic Tank	EA	3	\$3,800	\$11,400.00
13	3000 Gal Septic Tank	EA	4	\$5,500	\$22,000.00
14	Pump Station	LS	1	\$180,000	\$180,000.00
15	Bay Crossing	LS	1	\$600,000	\$600,000.00
16	Consulting and Fees	LS	35%		\$367,195.50
17	15% Contingency	LS	1		\$302,448.83

Total Preliminary Estimate**\$2,318,774.33**

Water Improvements

Engineer's Estimate (KKV)

Job Number: PCB-01

Water Line

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	200,784	\$200,784.00
2	Temporary Protection and Direction of Traffic	LS	1	2,000	\$2,000.00
3	Erosion Control	LS	1	5,000	\$5,000.00
4	Seeding, Fertilization, and Mulching	SY	7000	2	\$14,000.00
5	Clearing, Grubbing and Removal of Structures	LS	1	5,000	\$5,000.00
6	Asphalt Grinding	SY	1000	18	\$18,000.00
7	Sawcutting	LF	1500	2	\$3,000.00
8	18" D.I.P. Water line	LF	18000	125	\$2,250,000.00
9	18" Tee	EA	16	1,800	\$28,800.00
10	18" Butterfly Valve	EA	36	4,000	\$144,000.00
11	Fire Hydrant	EA	16	2,500	\$40,000.00
12	Consulting and Permits	LS	25%		\$677,646.00
13	15% Contingency	LS	1		\$508,234.50

Total Preliminary Estimate

\$3,896,464.50

Road Improvements

Preliminary Engineer's Estimate (KKV)

Job Number: PCB-01

Transpacific Parkway

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	\$122,800.00	\$122,800.00
2	Clearing and Grubbing	LS	1	\$40,000.00	\$40,000.00
3	Fill	CY	28000	\$10.00	\$280,000.00
4	Base Rock	CY	6700	\$30.00	\$201,000.00
5	Leveling Rock	CY	2700	\$30.00	\$81,000.00
6	Temporary Protection and Direction of Traffic	LS	1	\$2,000.00	\$2,000.00
7	Tacking	SY	100000	\$0.80	\$80,000.00
8	Level 3 Asphalt Paving	TN	17000	\$50.00	\$850,000.00
9	Road Striping	LS	1	\$1,000.00	\$1,000.00
10	Consulting and Permits	LS	25%		\$414,450.00
11	Contingency 15%	LS	1	\$310,837.50	\$310,837.50
TOTAL					<u>\$2,383,087.50</u>

Stormwater Detention Facility

Preliminary Engineer's Estimate (KKV)

Job Number: PCB-01

5000' Railroad Spur

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	\$245,552.00	\$245,552.00
2	Clearing and Grubbing	LS	1	\$50,000.00	\$50,000.00
3	Earthwork	CY	300000	\$10.00	\$3,000,000.00
4	Outlet Structure	EA	1	\$4,000.00	\$4,000.00
5	Fencing	LF	440	\$35.00	\$15,400.00
6	Permitting	LS	1	\$10,000.00	\$10,000.00
7	Consulting and Permitting	LS	30%		\$997,485.60
8	Contingency 15%	LS	1	\$648,365.64	\$648,365.64

TOTAL

\$4,970,803.24

Railroad Spur

Preliminary Engineer's Estimate (KKV)

Job Number: PCB-01

5000' Railroad Spur

Item	Description	Unit	Quantity	Unit Price	Total
1	Mobilization	LS	1	\$90,320.00	\$90,320.00
2	Clearing and Grubbing	LS	1	\$50,000.00	\$50,000.00
3	Earthwork	CY	3000	\$10.00	\$30,000.00
4	Railroad Balast	CY	8000	\$35.00	\$280,000.00
5	Track Installation	MI	0.95	\$700,000.00	\$665,000.00
6	Track Switch	LS	1	\$100,000.00	\$100,000.00
7	Signing	LS	1	\$4,000.00	\$4,000.00
	Permitting	LS	1	\$40,000.00	\$40,000.00
8	Consulting and Permitting	LS	25%		\$314,830.00
9	Contingency 15%	LS	1	\$236,122.50	\$236,122.50

TOTAL

\$1,810,272.50