

**Request for Fee Proposal**  
**Feasibility Study For Multi-Use Terminal Concept Design**

	<b>Property 1</b>	<b>Property 2</b>	<b>Property 3</b>	<b>Property 4</b>
<b>Coordinates</b>	43.398360°, -124.287862°	43.404998°, -124.284955°	43.401893°, -124.286599°	43.428342°, -124.272755°
<b>Acres (approximate)</b>	7	160.23	44.64	373.82
Shoreline (feet)	560	1250 - South 1000 - North 4310 - Total Including Adjacent Parcels	1500	4000
Depth (Feet)	440	1300	1200	4100
<b>Access</b>				
Rail	rail terminates approximately 4750 feet east of the site	rail terminates approximately 3100 feet east of the site	rail terminates approximately 3500 feet east of the site	rail located on norther and western edges of parcel. No spur
Hwy	5.5 miles SW from U.S. 101 on TransPacific Parkway. TransPacific Parkway is a two-lane road and is classified as a major collector. Access to I-5 from north Hwy 38 (Reedsport) and from south Hwy 42 (Roseburg); TPP (28' paved access road – rated for heavy truck traffic)	5.0 miles SW from U.S. on TransPacific Parkway. TransPacific Parkway is a two-lane road and is classified as a major collector. Access to I-5 from north Hwy 38 (Reedsport) and from south Hwy 42 (Roseburg); TPP (28' paved access road – rated for heavy truck traffic)	5.2 miles SW from U.S. 101. on TransPacific Parkway. TransPacific Parkway is a two-lane road and is classified as a major collector. Access to I-5 from north Hwy 38 (Reedsport) and from south Hwy 42 (Roseburg); TPP (28' paved access road – rated for heavy truck traffic)	2.75 miles SW from U.S. 101 on TransPacific Parkway. TransPacific Parkway is a two-lane road and is classified as a major collector. Access to I-5 from north Hwy 38 (Reedsport) and from south Hwy 42 (Roseburg); TPP (28' paved access road – rated for heavy truck traffic)
<b>Navigation</b>				
Channel Depth - Current	The channel entrance depth is -47 feet Mean Lower Low Water (MLLW) across the bar. The channel is maintained to an authorized depth of -37 feet MLLW from river mile 1 to river mile 15	The channel entrance depth is -47 feet Mean Lower Low Water (MLLW) across the bar. The channel is maintained to an authorized depth of -37 feet MLLW from river mile 1 to river mile 15	The channel entrance depth is -47 feet Mean Lower Low Water (MLLW) across the bar. The channel is maintained to an authorized depth of -37 feet MLLW from river mile 1 to river mile 15	The channel entrance depth is -47 feet Mean Lower Low Water (MLLW) across the bar. The channel is maintained to an authorized depth of -37 feet MLLW from river mile 1 to river mile 15
Channel Depth - Planned	45 feet	45 feet	45 feet	45 feet
Channel Width - Current	300 feet	300 feet	300 feet	300 feet
Channel Width - Planned	450 feet	450 feet	450 feet	450 feet
<b>Docks</b>	Dock structure extending into water. Unkown functionality for large ships.	No dock present	The property has a utility T-dock, a 140-foot berth, and one dolphin at 200 feet with a water depth of 20 feet.	No dock present
<b>Building</b>	The facility is secured with a chain-link fence. Structures on the property include one administration/shop building, two storage buildings, a pump station, three fish holding basins, and infrastructure for hatchery operations. The storage buildings are wood-framed structures on concrete slab foundations and approximately 1,250 square feet and 600 square feet. The storage buildings are in poor condition and have visible holes in the siding. The administration building is an approximately 4,500-square-foot, wood-framed structure and is in poor to fair condition. Onsite roads are dirt or gravel. No paved area are apparent on the property. Information is based on a 2015 site inspection.	No structures on site	Three storage structures are on the site; <ul style="list-style-type: none"> <li>• one 50,000 square foot open sided storage structure</li> <li>• one 3,000 square foot closed storage structure</li> <li>• one 5,000 square foot closed storage structure</li> </ul> Paved area surrounding large structure is 65,000 square feet Additional 70,000 square foot flat open storage Paved entry road	No structures on site
<b>Environmental concerns</b>	<ul style="list-style-type: none"> <li>• Western snowy plover foraging habitat on east side of site. Upland areas not suitable foraging habitat. Site is outside of designated critical habitat for snowy plover.</li> <li>• Coho and steelhead rearing and migration habitat nearshore. Dock construction and dredging could disrupt migration patterns.</li> <li>• Green sturgeon may spend time in Coos Bay estuary</li> <li>• California Brown Pelican may use Coos bay for feeding and roosting</li> <li>• Pink sandverbena (plant) may occur onsite</li> </ul>	<ul style="list-style-type: none"> <li>• Western snowy plover foraging habitat on east side of site. Upland areas not suitable foraging habitat. Site is outside of designated critical habitat for snowy plover.</li> <li>• Coho and steelhead rearing and migration habitat nearshore. Dock construction and dredging could disrupt migration patterns.</li> <li>• Green sturgeon may spend time in Coos Bay estuary</li> <li>• California Brown Pelican may use Coos bay for feeding and roosting</li> <li>• Pink sandverbena (plant) may occur onsite</li> </ul>	<ul style="list-style-type: none"> <li>• Western snowy plover foraging habitat on east side of site. Upland areas not suitable foraging habitat. Site is outside of designated critical habitat for snowy plover.</li> <li>• Coho and steelhead rearing and migration habitat nearshore. Dock construction and dredging could disrupt migration patterns.</li> <li>• Green sturgeon may spend time in Coos Bay estuary</li> <li>• California Brown Pelican may use Coos bay for feeding and roosting</li> <li>• Pink sandverbena (plant) may occur onsite</li> </ul>	<ul style="list-style-type: none"> <li>• six distinct wetland areas covering 170.82 acres. May need significant mitigation.</li> <li>• not known to support nesting by rare waterbird species and have not been designated as important bird areas (IBAs), they have a high value for bird and wildlife use because of their larger size, areas of permanent water, and native vegetative structure.</li> <li>• Wetlands score moderate to high for most functions. See for Appendix B in the ORWAP for functions.</li> </ul>
<b>Stormwater</b>	No stormwater facilities on site. It is anticipated that stormwater infiltrates locally.	No stormwater facilities on site. It is anticipated that stormwater infiltrates locally.	No stormwater facilities on site. It is anticipated that stormwater infiltrates locally.	No stormwater facilities on site. It is anticipated that stormwater infiltrates locally.
<b>Airport zone</b>	To be updated	To be updated	To be updated	To be updated