

BROWNFIELD / DEVELOPMENT OPPORTUNITY INVENTORY REPORT

CCD Business Development Corporation

Curry, Coos, and Douglas Counties, Oregon



CHA Project Number: 101792

Funded by: Business Oregon Integrated Planning Grant

September 2025

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INTRODUCTION

CHA assisted CCD Business Development Corporation (CCD) with the preparation of a Business Oregon Integrated Planning Grant (IPG) application that is funding a series of activities in order to establish a regional Brownfield program. The objective of CCD's Brownfield program is to leverage state, federal and private funds to ultimately assess, clean up, and facilitate reuse and economic development planning initiatives relative to Brownfield sites in CCD's three county region. The three initial IPG-funded initiatives include:

- Community Engagement Activities
- Preparation of this Prioritized GIS-Based Brownfield/Development Opportunity Inventory Report (this document)
- Preparation of a FY2026 US EPA Community-wide Brownfield Assessment Grant application or a FY2026 EPA Brownfield Coalition Assessment Grant application.

Blighted and underutilized properties are a concern in most communities across the United States. The Business Oregon IPG, together with the FY2026 Brownfield Assessment Grant, will provide the initial catalytic funding to help put key sites back into productive use throughout CCD's three-county service area (Curry, Coos, and Douglas Counties).

The objective of this report is to provide a concise summary of the work completed to date, and to present an initial inventory of properties, a limited number of which will be highlighted in either a FY2026 US EPA Community-wide Brownfield Assessment Grant application or a FY2026 EPA Brownfield Coalition Assessment Grant application.

Further, this Brownfield / Development Opportunity Inventory (DOI) will serve as a basis for the evaluation of sites as candidates for community-driven redevelopment by county, city, and town planners as well as economic development professionals. Finally, planning funds associated with the FY2026 assessment grant can be utilized to further develop the DOI into an online planning tool that can be accessed by developers, site selection consultants, and economic development professionals to identify and better understand where both micro- and macro-scale development opportunities exist throughout the region.

The balance of this submission consists of the following numbered sections:

- 1.0 Community Engagement Summary
- 2.0 Preliminary Brownfield/Development Opportunity Process and Results
- 3.0 Next Steps
- 4.0 References

The narrative presented herein is supported by an appended site summary table, site location maps, and individual site summary forms.

1.0 COMMUNITY ENGAGEMENT SUMMARY

CHA's approach to community involvement is simple: **"We listen to understand and not to reply."** Our experience has shown that effective community involvement throughout Brownfield program planning and implementation will facilitate community acceptance of Brownfield initiatives.

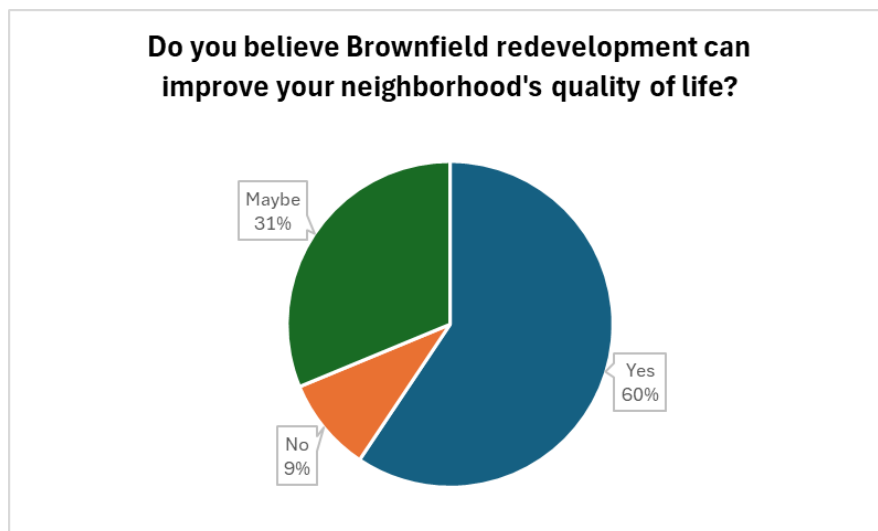
To initiate engagement with community members and stakeholders, CHA and CCD developed a targeted Brownfield program survey, which was rolled out by CCD in early June of 2025. More specifically, the development of the survey was initiated during a June 3rd, 2025, Kick-off meeting with CCD and CHA, where partners outlined anticipated progress, key milestones, and next steps were discussed. During the kick-off meeting it was decided that Qualtrics on-line survey would be initiated followed by county-specific discussions.

CCD launched the Qualtrics survey to 75 regional collaborative partners and responses were solicited between July 1, 2025, and July 21, 2025. A reminder was sent on July 8, 2025, to non-respondents. As survey responses remained low, it was redistributed via Constant Contact on July 17, 2025, which boosted participation. In total, 48 partners completed the survey including city and county staff, special districts, community organizations, and private citizens.

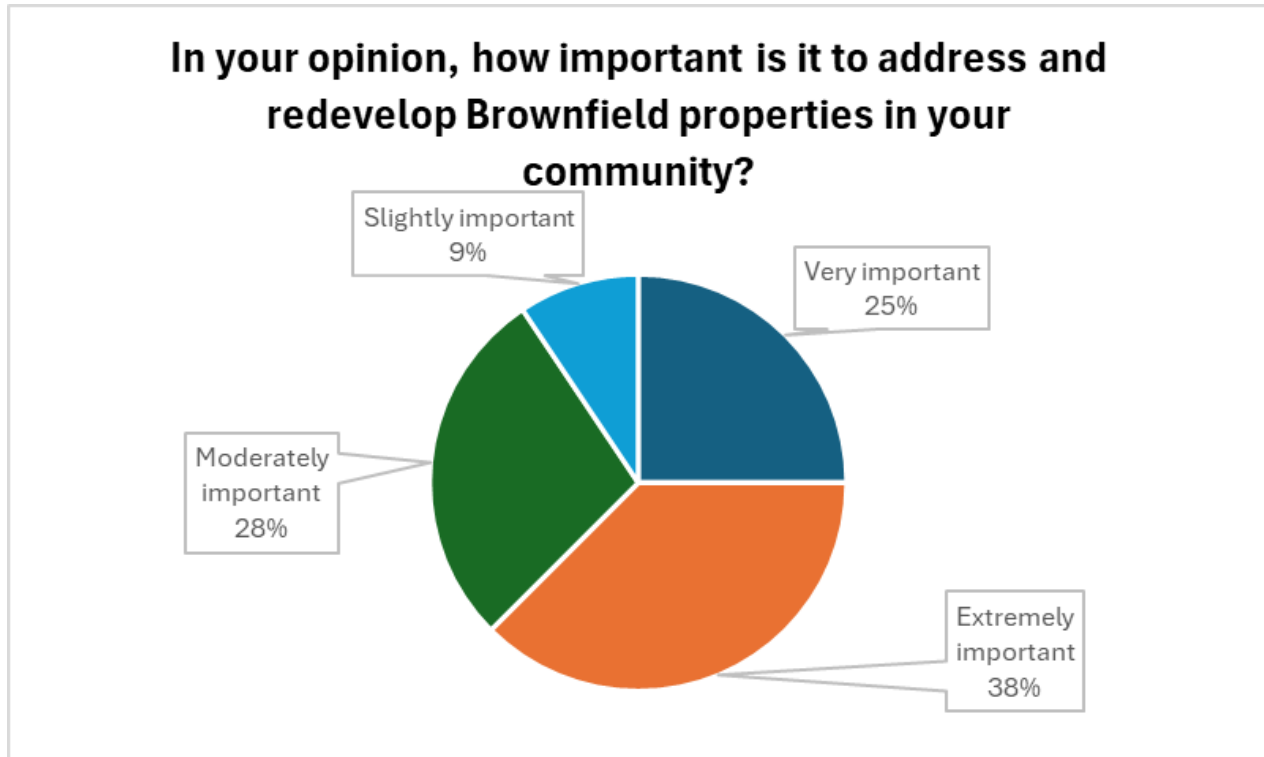
The survey consisted of a series of questions that asked targeted Brownfield-related questions with the intent of gauging the community's understanding of Brownfield issues, their interest in participating in a regional Brownfield program, and the identification of Brownfield sites in each of the three counties within CCD's service area.

The results of the survey yielded a general consensus that initiation of a regional Brownfield program would benefit the community and resulted in a list of over 30 sites to be considered for inclusion on the CCD Brownfield / Development Opportunity Inventory (DOI).

As stated, 48 responses to the survey were received, and the results of the survey are as follows. As indicated by the graphic below, 60% of the respondents stated that they believe that Brownfield Redevelopment would improve their neighborhood's quality of life, 31% indicated that they were not sure, and 9% felt that Brownfield redevelopment would not improve conditions.



As noted below, with respect to the question, “How important is it to address and redevelop Brownfield properties in your community?”, 38% indicated that it was extremely important, 25% indicated that it was very important, 28% indicated that it was moderately important, and 9% indicated that it was slightly important.

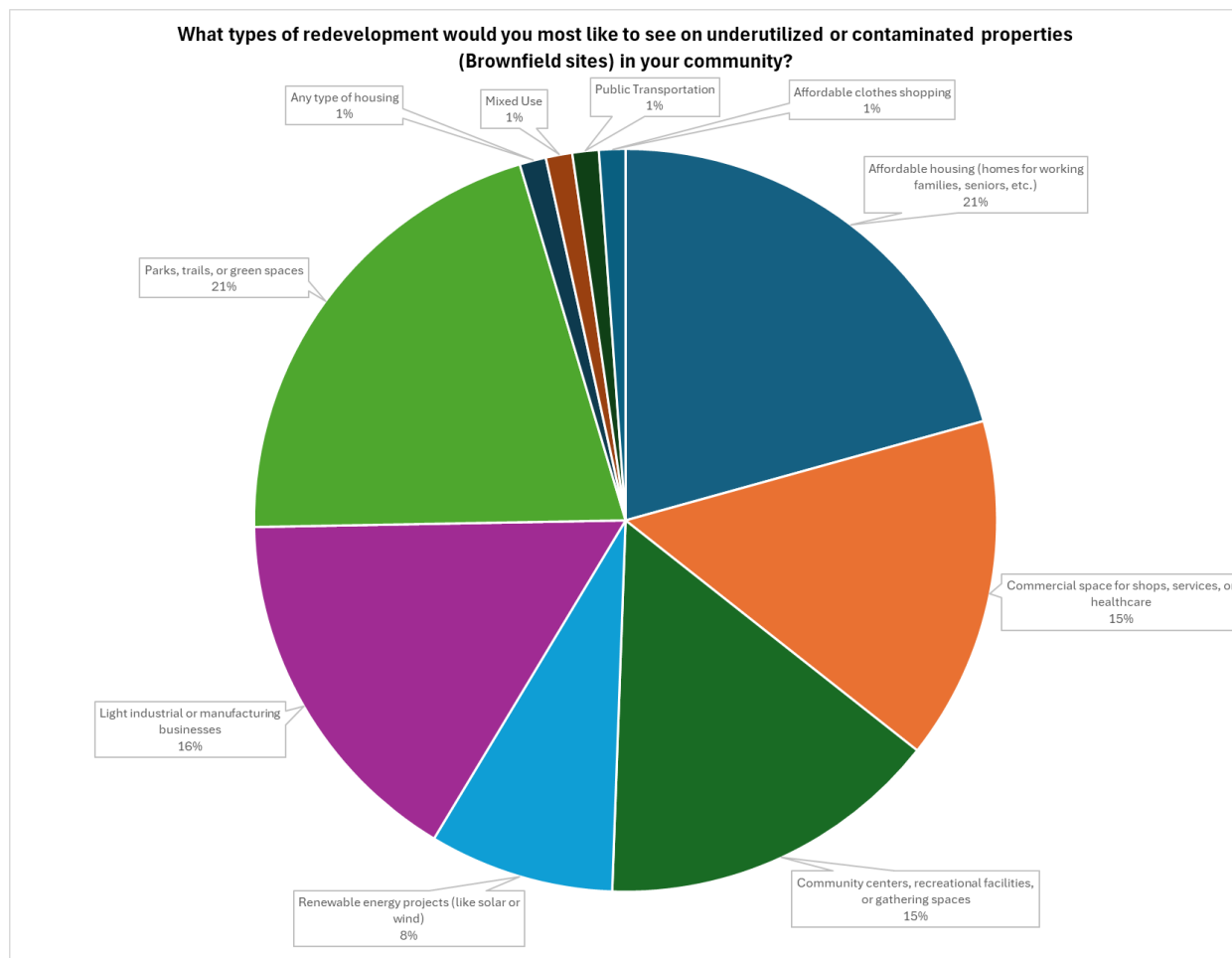


Finally, with respect to the question regarding the types of Brownfield Development that the community would like to see, as noted in the graphic at the top of page 4, responses were as follows:

- 21% Parks, trails and green space,
- 21% Affordable housing (homes for working families, seniors, etc.),
- 16% Light industrial or manufacturing,
- 15% Commercial space for shops, services or healthcare,
- 15% Community healthcare or gathering spaces,
- 8% Renewable energy projects

In addition to the above suggestions, each of the following responses were representative of roughly 1% for the suggested reuses:

- Any type of housing
- Mixed use
- Public transportation
- Affordable clothes shopping



Further specific survey responses to two key questions are stated below to provide additional context for the survey results.

1. In your own words, what opportunities or benefits do you think could come from redeveloping Brownfield sites in your community?

"Redevelopment needs to be a bottom-up process with community input along the way that guides the future of the area. "

" This work can also be a driver for economic development; it is the opposite of the 'broken window theory', in that revitalizing one property can bring about change with other property, with pride of ownership and community being the win."

"This assessment seems like the perfect first step."

"Improve environment and economic landscape."

2. Do you have any specific concerns, questions, or thoughts about Brownfields or their redevelopment?

"We were reluctant to take possession of the property as we cannot afford the cleanup and was told we would not be Brownfield grant eligible if we took possession of the property. I believe that if it were clean, we could have parking spaces or develop it for a business or some kind of community building."

"We have several vacant properties that may or may not have contamination. Redeveloping these properties would help our city tremendously. One is an abandoned restaurant that the owners do not have the funds to fix or tear down right on the main corridor of our city. "

The IPG community involvement initiative was generally concluded by the three virtual public meetings completed on June 23, 2025 (one for each county). During these meetings, the following topics were defined and discussed:

- Brownfield Definition and Brownfield Program Goals
- Federal & State Brownfield Programs
- A case study regarding the City of Chiloquin, Oregon's recent Brownfield successes

More specifically, the June 23 County-Specific Brownfield virtual public meetings were scheduled and occurred as follows:

- 10:00 am: Coos County
- 1:00 pm: Curry County, and
- 2:30 pm: Douglas County

All sessions were well attended, with CHA leading the presentations. Excluding CCD and CHA staff, 26 participants attended across the three meetings, including city and county staff, special districts, community organizations, and private citizens.

The goal of the meetings was to generate conversation around Brownfields and to discuss locally relevant sites that might be highlighted in the FY2026 EPA Grant Application and prioritized for action.

Following the three referenced community engagement meetings, on August 11, 2025, CCD held a supplemental Brownfields Assessment discussion with the City of Brookings and CHA, as the City of Brookings representatives were unable to attend the July session due to scheduling conflicts.

Finally, CHA's Keith Ziobron met with the following stakeholders either prior to or during his visit to the project area:

- Jeana Beam, Executive Director of Glide Revitalization: On July 21, 2025, Keith met virtually with Ms. Jeana Beam to discuss the EPA Brownfield grant and the lumber mill in Glide that her organization might acquire through donation. As a follow-up to this initial conversation, on July 29, Keith met with Ms. Beam at the former lumber mill site to gain a better understanding of the property and prospective redevelopment opportunities.

- Mayor Ann Vileisis: On July 28, 2025, met virtually to discuss specific properties in Port Orford that might be potential candidates for assessment and redevelopment.
- Dawn Russ, City Manager – City of Glendale: On July 30, 2025, Keith met with City Manager Russ and visited a series of properties that are included in this DOI.

2.0 BROWNFIELD/DEVELOPMENT OPPORTUNITY INVENTORY PROCESS AND RESULTS

The site selection process consisted of a review of the properties identified by the survey, input received during the community meetings, and during subsequent individual conversations. To vet these initial site suggestions, CHA's Keith Ziobron completed a windshield survey of CCD's three-county area from July 28 through July 30, 2025. In most instances the suggested properties could be located, and site conditions were noted and photo documented.

During the windshield survey, Keith identified a number of additional sites for inclusion on the Brownfield / Development Opportunity Inventory. These sites were noted to be blighted, vacant and/or underutilized. Roughly 20 additional properties were added to the inventory. The compiled inventory is presented in the table included as **Appendix A**. The following information is presented on the table:

- | | |
|--------------------------|---|
| • DOI Site ID | • County Acreage Owner Zoning |
| • Map Tax Plot Number | • General Description |
| • County Property Number | • Site Identification Method (Public Survey or CHA windshield survey) |
| • Street | |
| • City | |

As data collected from the windshield survey was processed, CHA identified assemblages of adjacent properties with common ownership. These assemblages are grouped in the table under single DOI Site ID numbers. In our opinion, assemblages of adjacent tax parcels with common ownership represent more significant opportunities for redevelopment.

The locations of the individual sites and assemblages are identified in the maps, included as **Appendix B**. More specifically, the following maps are included:

Figure 1: Coos County

Figure 2: Curry County – Brookings

Figure 3: Curry County – Gold Beach

Figure 4: Curry County – Port Orford and Langlois

Figure 5: Douglas County – Glendale and Canyonville

Figure 6: Douglas County – Roseberg and Curtin

Figure 7: Douglas County – Reedsport, Gardner, Days Creek and Dixonville

Figure 8: Douglas County – Glide

Compiled site summary forms for each property or assemblage are included as **Appendix C**. The Individual site summaries include:

- | | |
|------------------------------|----------------|
| • DOI Site ID | • Acreage |
| • Site ID | • Municipality |
| • Tax Parcel ID Site Address | • County |

-
- Zoning designation
 - Owner information
 - Description
 - Potential Resue

- Tax Map Hyperlink
- Site condition photograph
- Tax Parcel Map

3.0 NEXT STEPS

Based on the information compiled herein, CHA is of the opinion that this Brownfield / Development Opportunity Inventory can serve as a basis by which to identify and prioritize sites for assessment under future EPA or Business Oregon-funded assessment, planning and/or cleanup grants.

This inventory report, together with the documented community engagement initiatives, represents much of the work to be funded by CCD's Business Oregon IPG.

As stated, the remaining project component will be the development of a FY2026 US EPA Community-wide Brownfield Assessment Grant application. The specifics associated Community-wide Brownfield Assessment Grants are defined below.

Community-wide Brownfield Assessment Grants

- Appropriate for communities that are beginning to address their brownfield challenges, as well as for communities that have ongoing efforts to bring sites into productive reuse.
- Applicants may request up to \$500,000 to assess sites contaminated by hazardous substances, pollutants, contaminants or petroleum.
- Performance period is up to 4 years.

Due to the potential complexities associated with identification and access to priority brownfield sites (types, size, location, history, multiple stakeholders, etc.), we recommend moving forward with site selection as soon as possible in order to drive the grant application narrative development process.

The inclusion of one to two sites to be highlighted in the application will be sufficient for the FY2026 application. Sites identified a priority property for inclusion in the application should have at least as concept level reuse plan and an owner willing to participate in the program.

4.0 REFERENCES

In compiling the report summarizing this inventory, the staff referred to the following resources:

Curry County Assessor Records: Accessed online June – August 2025.

Coos County Assessor Records: Accessed online June – August 2025.

Douglas County Assessor Records: Accessed online June – August 2025.

Google Earth Online: Coos, Curry and Douglas Counties accessed – August 2025.

APPENDIX A

Region-wide Site Summary Table

CCD Business Development
Region-Wide Site Summary Table

August 2025

DOI ID	Property ID	Map Tax Lot	Street #	Street Name	City	County	Acres	Total Acres	Owner	Zoning	Description	Site Identification Method
1	2402	27S13W21TL0240200	96828	OR-42	Coquille	Coos	6.08	6.08	Gardner, Michael F	Industrial	Old Chromite Mill	Public Survey
2	300	25S13W35TL0030000	63776	Mullen Road	Coos Bay	Coos	16.18	28.44	GMA Garnet (USA) Corp	CBEMP	Old GP Mill Site	Public Survey
	300	25S13W35DBTL0030000		Mullen Road	Coos Bay	Coos	12.26					
3	4000	25S13W26CDTL0400000	190	Central Avenue	Coos Bay	Coos	0.11	0.16	ICRI, LLC	Commercial	Former SkyBar	Public Survey
	3900	25S13W26CDTL0390000	140	N 2nd Street	Coos Bay	Coos	0.05					
4	2302	25S13W22DBTL0230200		Thompson Road	Coos Bay	Coos	2.3	2.3	Gloria Dei Evangelical Lutheran Church	Miscellaneous	Vacant property behind Gloria Dei Evangelical Lutheran Church	Public Survey
5	200	25S13W03TL0020000			North Bend	Coos	69.17	166.28	Fort Chicago Holdings II US, LLC	Industrial	Former Weyerhaeuser Pulp Mill Site	Public Survey
	100	25S13W04TL0010000			North Bend	Coos	97.11					
6	3100	25S13W15BBTL0360000	1805	Virginia Avenue	North Bend	Coos	Unknown	Unknown	Coos County	Commercial	Fenced, vacant auto lot or former gas station	Public Survey
7	R18995	4113-15B-00500-00	15608	Highway 101 S	Brookings	Curry	0.26	0.33	Oregon Hydrangea Company	Commercial	Former Bead Store	CHA Windshield Survey
	R19179	4113-15B-00702-00		Highway 101 S	Brookings	Curry	0.07					
8	P27726	4113-05CB-01800-00	500	Chetco Avenue	Brookings	Curry	Unknown	Unknown	Cielito Lindo Food & Mini Mart	Unknown	Former Gas Station	Public Survey
9	P37765	4113-05CB-01500-00	530	Chetco Avenue	Brookings	Curry	Unknown	Unknown	GM DI Leasing Corp	Unknown	Former Auto Dealer	Public Survey
10	R12655	4113-05CB-07000-00	505	Chetco Avenue	Brookings	Curry	0.09	0.14	Fraizer, C Denton & Melissa	Commercial	Vacant Building	Public Survey
	R12595	4113-05CB-06900-00	507	Chetco Avenue	Brookings	Curry	0.05					
11	R21687	4113-05CB-01100-00	554	Chetco Avenue	Brookings	Curry	0.14	0.57	Loring, Randal & Christine	Commercial	Former Sporting Goods Store	Public Survey
	R21756	4113-05CB-01300-00		Chetco Avenue	Brookings	Curry	0.12					
	R21998	4113-05CB-01901-00		Chetco Avenue	Brookings	Curry	0.31					
12	P27745	4113-06BD-03300-00	1143	Chetco Avenue	Brookings	Curry	Unknown	Unknown	Brookings Inn	Unknown	Vacant former restaurant associated with motel	Public Survey
13	R38006	4113-05CA-06203-00	6420	Bridge Street	Brookings	Curry	1.16	3.01	Sullivan, Dennis B & Diane K Trust	Residential	Vacant Lot	CHA Windshield Survey
	R38005	4113-05CA-06202-00		Bridge Street	Brookings	Curry	0.81					
	R20844	4113-05CA-06200-00		Bridge Street	Brookings	Curry	1.04					
14	P34040	3715-01AC-00501-00	29374	Ellensburg Avenue	Gold Beach	Curry	Unknown	Unknown	Gold Beach Econowash	Unknown	Former Chowder House	CHA Windshield Survey
15	R11305	3715-01AA-01300-00	29565	Ellensburg Avenue	Gold Beach	Curry	Unknown	Unknown	Garnder, James W	Commercial	Former Restaurant	CHA Windshield Survey
16	R12910	3614-16-00302-00	95858	Jerry's Flat Road	Gold Beach	Curry	152.45	152.45	Shray, LLC	Industrial	Former Mill Site off Jerry's Flat Road	Public Survey
17	R16282	3315-05DA-06900-00	325	6th Street	Port Orford	Curry	0.14	0.21	Ludwig, Sandra	Commercial	Former Pitch's Tavern & Former Gas Station/Florist	Public Survey
	R16357	3315-05DA-07000-00		6th Street	Port Orford	Curry	0.07					
18	R11119	3315-05AA-03101-00	1536	N Oregon Street	Port Orford	Curry	0.29	0.29	Port Orford Shell, LLC C/o Carson Oil	Commercial	Partially operational Carson Oil Facility	Public Survey
19	R12848	3315-05DA-02500-00	716	N Highway 101	Port Orford	Curry	0.13	0.13	Adapt	Commercial	Former Business	CHA Windshield Survey
20	P27863	3315-05DA-03900-00	136	W Sixth Street	Port Orford	Curry	0.28	0.28	Black Rock Motel	Unknown	Former Black Rock Motel	CHA Windshield Survey
21	R11751	3215-27 -00900-00		Elk River Road	Port Orford	Curry	0.54	4.62	Elk River Partners, LLC	Commercial/ Industrial	Former Western States Plywood Mill Site	Public Survey
	R34973	3215-27 -00901-00		Elk River Road	Port Orford	Curry	1.54					
	R11559	3215-27 -00104-00		Elk River Road	Port Orford	Curry	2.54					
22	R16408	3315-05DA-07100-00	311	6th Street	Port Orford	Curry	0.28	0.28	Susan Gayle Wilcox Trustee	Commercial	Former Convenience Store/ Gas Station	CHA Windshield Survey
23	R11099	3115-22-00802-00	46513	Highway 101	Langlois	Curry	2.39	2.39	Lumpkin, Misty Nuee	Commercial	Former Gas Station/ Auto Repair Shop	CHA Windshield Survey
24	R34918	300534BA01500	430	S Main Street	Canyonville	Douglas	0.07	0.07	Maniaci, Stephen	Commercial	Abandoned Business	CHA Windshield Survey
25	R38806	300534BA03100	503	S Main Street	Canyonville	Douglas	0.05	0.05	Carpenter, Amber Marie	Commercial	Blighted Building	CHA Windshield Survey
26	R35110	300534BA00700	212	SW Fourth Street	Canyonville	Douglas	0.34	0.34	Outfront Media LLC	Miscellaneous	Former Auto Repair	CHA Windshield Survey
27	R18695	210419DD01201	260	Bear Creek Road	Curtin	Douglas	2.07	2.07	D.A.R. USA Properties, LLC	Commercial	Former convenience store; possible gas station	Public Survey
28	R17447	210419DD01100	141	Bear Creek Road	Curtin	Douglas	0.17	0.17	Fisk, Gary L & Gibson, Charles Glenn	Commercial	Former Gas Station	CHA Windshield Survey
29	R18175	21042901600	397	Bear Creek Road	Curtin	Douglas	0.85	0.85	Busch, Steven J	Commercial	Former Gas Station	CHA Windshield Survey



CCD Business Development
Region-Wide Site Summary Table

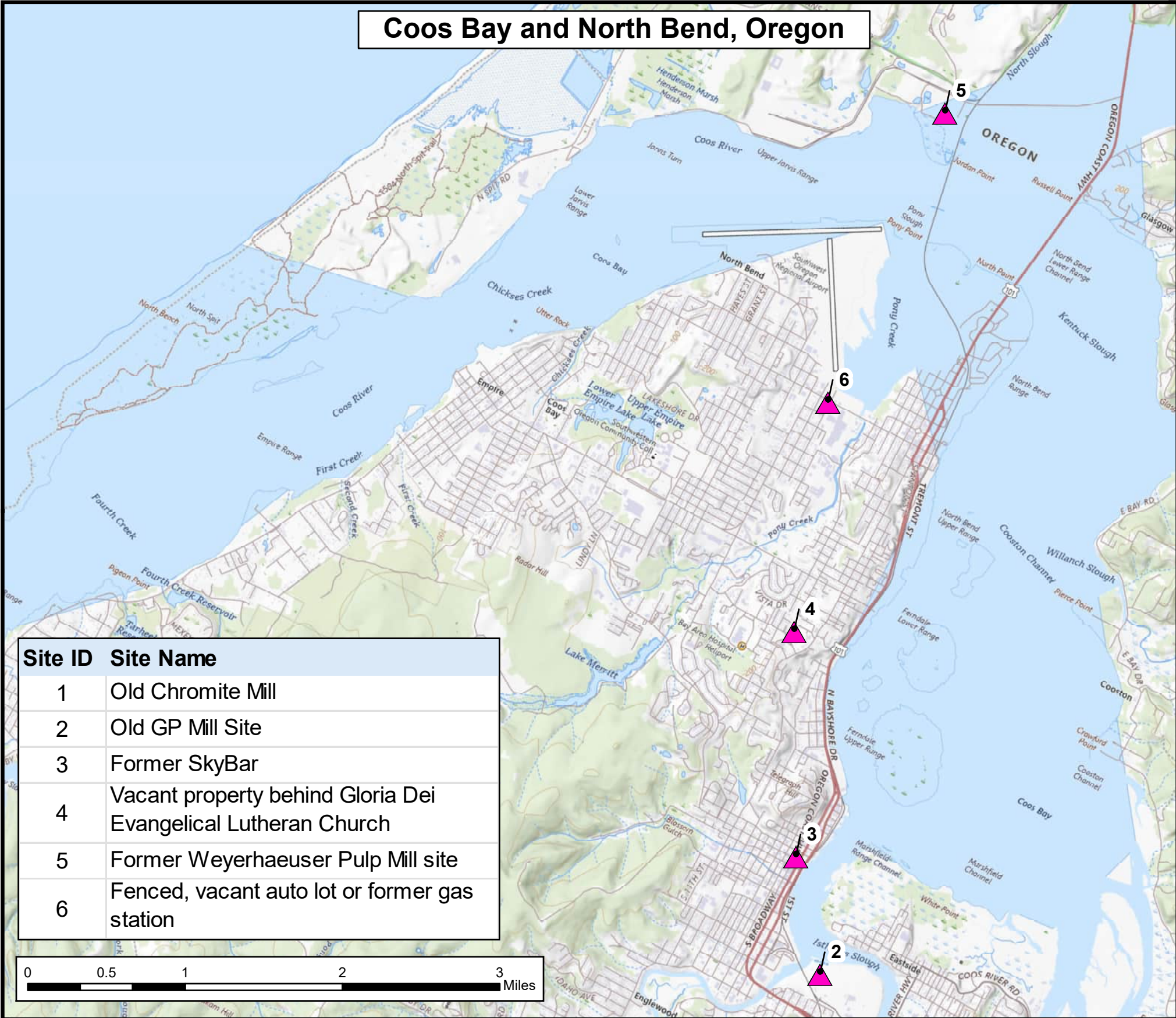
August 2025

DOI ID	Property ID	Map Tax Lot	Street #	Street Name	City	County	Acres	Total Acres	Owner	Zoning	Description	Site Identification Method
30	R17703	21042901400	455	Bear Creek Road	Curtin	Douglas	0.49	0.49	Pollman, Reinard	Commercial	Former Stardust Motel	Public Survey
31	R18183	21042901500	427	Bear Creek Road	Curtin	Douglas	0.19	0.19	North GA Energy Savers LLC	Commercial	Blighted Building	CHA Windshield Survey
32	R22474	300410C01000	11245	Tiller Trail Highway	Days Creek	Douglas	1.06	1.06	Woods Creek Properties, LLC	Commercial	Days Creek Gas Station	Public Survey
	R22482	3004W10C00900	11191	Tiller Trail Highway	Days Creek	Douglas	0.95		Jennifer & Ryan Lander	Residential		
33	R66772	27052400100	0	Buckhorn Road	Dixonville	Douglas	29.67	116.5	Sweetwater Trust	Industrial	Old Dixon Mill	Public Survey
	R63874	27041900600		Buckhorn Road	Dixonville	Douglas	9.6					
	R63916	27041900500		Buckhorn Road	Dixonville	Douglas	8.68					
	R63867	27041900400		Buckhorn Road	Dixonville	Douglas	3.28					
	R63888	27041900300		Buckhorn Road	Dixonville	Douglas	2.82					
	R63860	27041801200		Buckhorn Road	Dixonville	Douglas	44.4					
	R63846	27041801300		Buckhorn Road	Dixonville	Douglas	2.35					
	R63062	27041800300		Buckhorn Road	Dixonville	Douglas	15.7					
34	R26191	21121500400	77622	US-101	Gardiner	Douglas	23.2	70.05	Industrial Harbor USA, LLC	Industrial	Former International Paper Company Mill Site	Public Survey
	R27983	21122200600		US-101	Gardiner	Douglas	7.07					
	R26215	21121600200		US-101	Gardiner	Douglas	12.25					
	R131819	21121600202		US-101	Gardiner	Douglas	27.53					
35	R136717	260317C00401	0	North Umpqua Highway	Glide	Douglas	16.05	28.69	Glide Industrial, LLC	Industrial	Former Swanson Forest Products Glide Oregon Mill	Public Survey
	R65928	260317C01300		North Umpqua Highway	Glide	Douglas	0.52					
	R65921	260317C01200		North Umpqua Highway	Glide	Douglas	0.56					
	R65914	260317C01100		North Umpqua Highway	Glide	Douglas	0.56					
	R65893	260317C00800		North Umpqua Highway	Glide	Douglas	3.66					
	R64360	260317C00400		North Umpqua Highway	Glide	Douglas	7.34					
36	R40030	330605AA02800	470	Pacific Avenue	Glendale	Douglas	0.23	0.23	Douglas County	Exempt	Former Auto Repair Facility	Public Survey
37	R39926	330605AA02100	366-384	Pacific Avenue	Glendale	Douglas	0.16	0.16	McKinney Family Trust	Commercial	Vacant Commercial Building	CHA Windshield Survey
38	R39998	330605AA02300	408	Pacific Avenue	Glendale	Douglas	0.1	0.1	Singh, Meva & Gaddu, Ranjit Singh	Commercial	Abandoned Building	CHA Windshield Survey
39	R10179	211234DC03200	1625	Oregon Coast Highway	Reedsport	Douglas	0.27	0.27	Singh, Naresh & Lall, Maxwell	Commercial	Former Gas Station	Public Survey
40	R73116	211235CB08500	543	Fir Avenue	Reedsport	Douglas	0.1	0.5	510 Greenwood, LLC	Commercial	Former Gas Station	Public Survey
	R73123	211235CB08400	533	Fir Avenue	Reedsport	Douglas	0.21					
	R73109	211235CB08600		Fir Avenue	Reedsport	Douglas	0.19					
41	R26727	21122400801	2600	Lower Smith River Road	Reedsport	Douglas	18.5	18.5	Pollman, Reinard	Commercial	Former Mill Site	Public Survey
42	R12931	211235BC00103	125	Port Dock Road	Reedsport	Douglas	1.18	1.18	Port of Umpqua/ Tyree Oil Co, Inc	Industrial	Vacant Gas Station	Public Survey
43	R128655	28060201500	3625	Carnes Road	Roseburg	Douglas	32.79	75.4	Pacific Trust	Industrial	Former RFP Mill Site in Green	Public Survey
	R128654	28060201400		Carnes Road	Roseburg	Douglas	42.61					
44	R45874	270613AA02900	470	NE Garden Valley Blvd	Roseburg	Douglas	0.38	0.38	KMJ, LLC	Commercial	Former Ken's Dry Cleaning	Public Survey
45	R39764	270519AA00400	2232	NE Diamond Lake Blvd	Roseburg	Douglas	5.85	70.12	Rifle Range Road Corp	Industrial	Champion Mill Site	Public Survey
	R39772	27051701400		NE Diamond Lake Blvd	Roseburg	Douglas	63.1					
	R67948	270519AA00500		NE Diamond Lake Blvd	Roseburg	Douglas	1.17					
46	R19501	270519BA02300	1735	NE Diamond Lake Blvd	Roseburg	Douglas	1.85	1.85	Graham Land Management LLC	Commercial	Former Roseburg Tire	CHA Windshield Survey
47	R68981	270519BB06700	464	SE Jackson Street	Roseburg	Douglas	1.14	1.14	Cow Creek Band of Umpqua Tribe of Indians	Commercial	Vacant Commercial Parking Lot	CHA Windshield Survey
48	R68974	270519BB06800	408	SE Rose Street	Roseburg	Douglas	1.41	1.41	Cow Creek Band of Umpqua Tribe of Indians	Commercial	Former Grocery Store with Associated Parking Lot	CHA Windshield Survey
49	R70066	270519BC12600	606	SE Stephens Street	Roseburg	Douglas	0.61	1.18	DK Venture 541 LLC	Commercial	Former Car Dealership or Auto Repair	CHA Windshield Survey
	R70073	270519BC12700	609	SE Pine Street	Roseburg	Douglas	0.41					
	R70080	270519BC12800	649	SE Pine Street	Roseburg	Douglas	0.16					

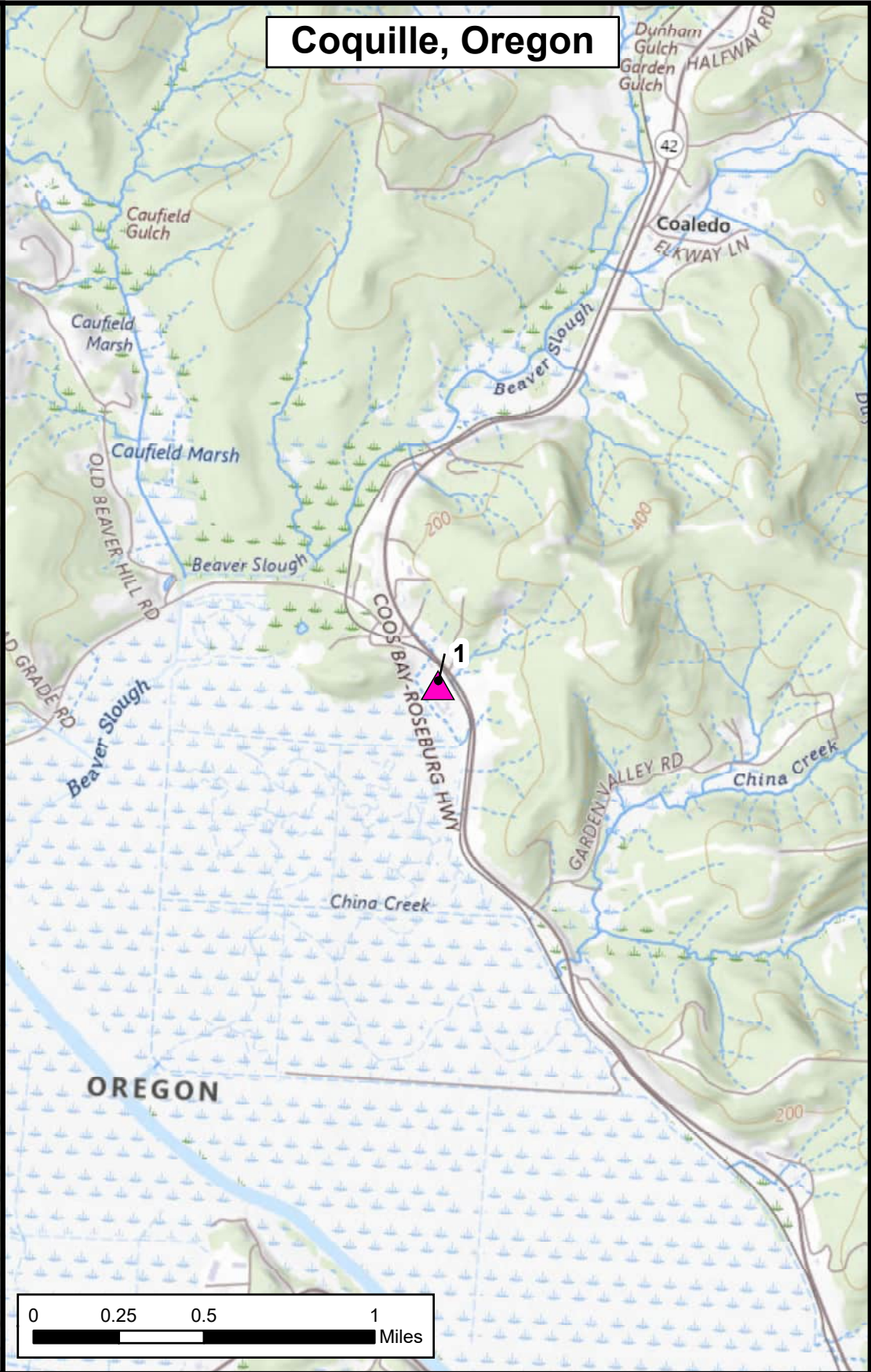


APPENDIX B

DOI Site Location Maps



Site ID	Site Name
1	Old Chromite Mill
2	Old GP Mill Site
3	Former SkyBar
4	Vacant property behind Gloria Dei Evangelical Lutheran Church
5	Former Weyerhaeuser Pulp Mill site
6	Fenced, vacant auto lot or former gas station



Author: R. Reis

Figure 1

Project No:
101792

Date: 08/2025

Legend

 Coos County Brownfield Sites

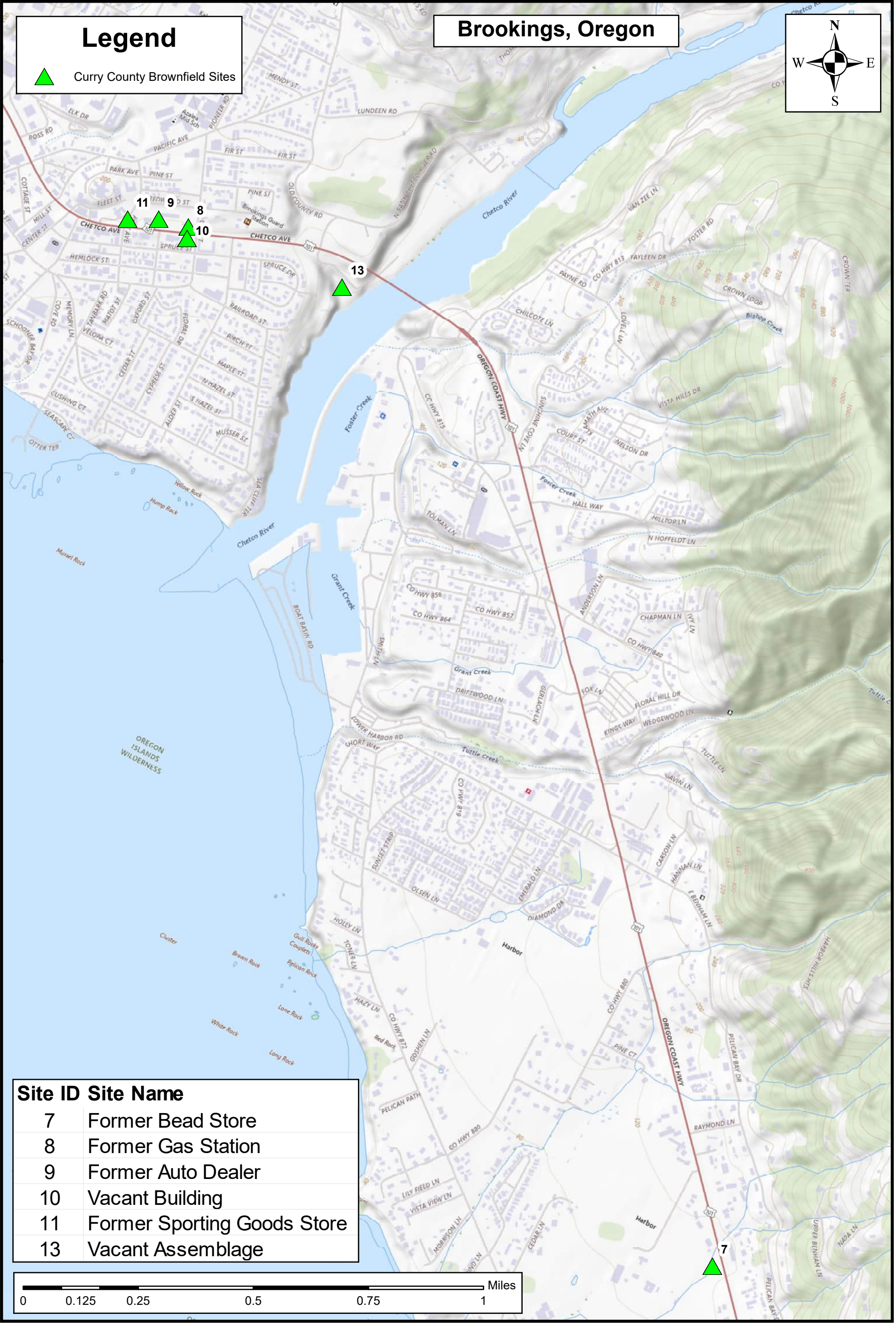


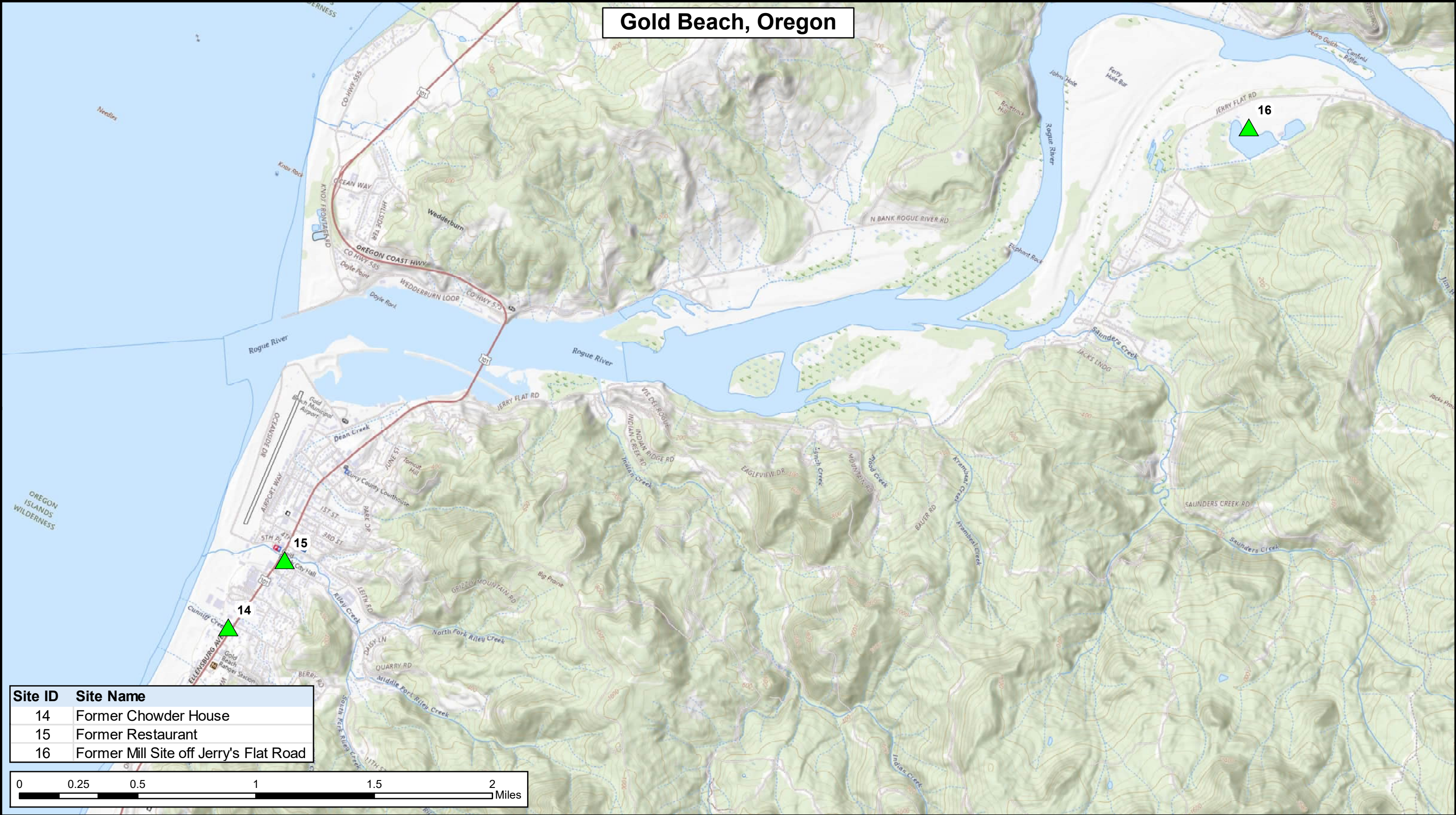
CCD Development Opportunity Inventory

Coos County, Oregon



1360 Peachtree Street, NE
Suite 700
Atlanta, GA 30309
678.954.500
www.chasolutions.com





Author: R. Reis

Figure 3

Project No:
101792

Date: 09/2025

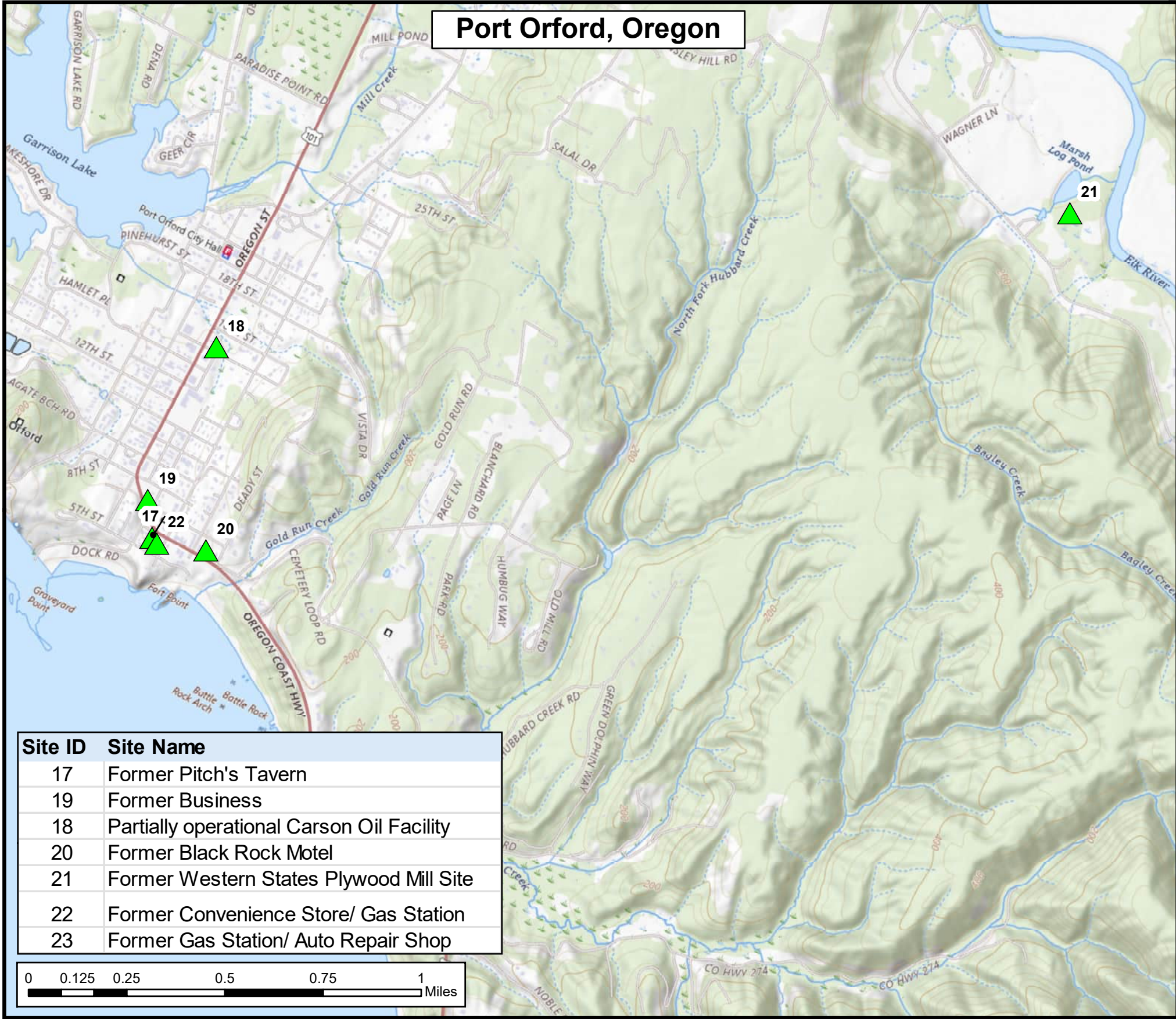
Legend

Curry County Brownfield Sites

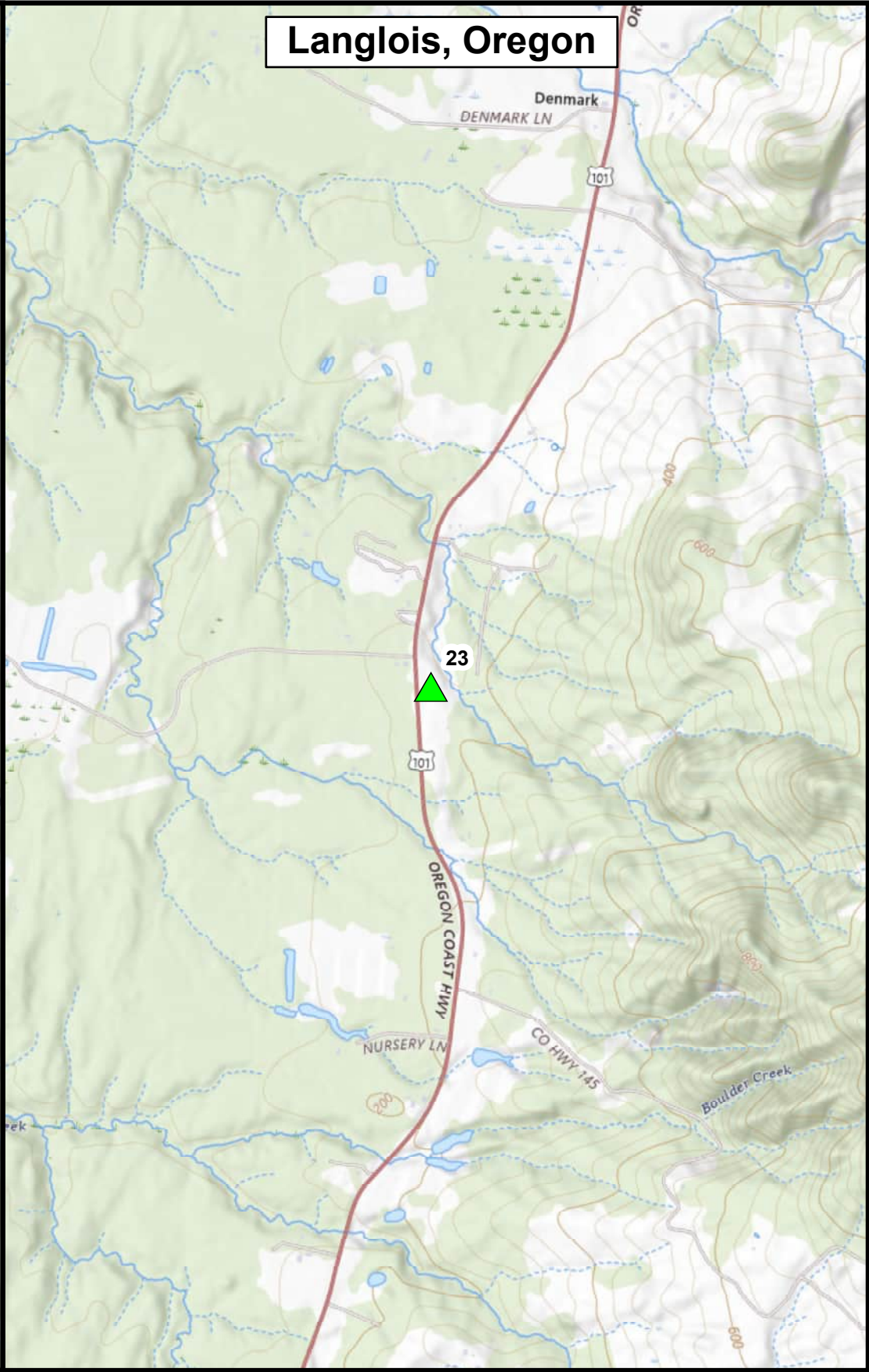
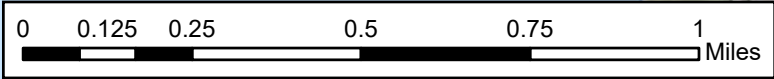
CCD Development Opportunity Inventory

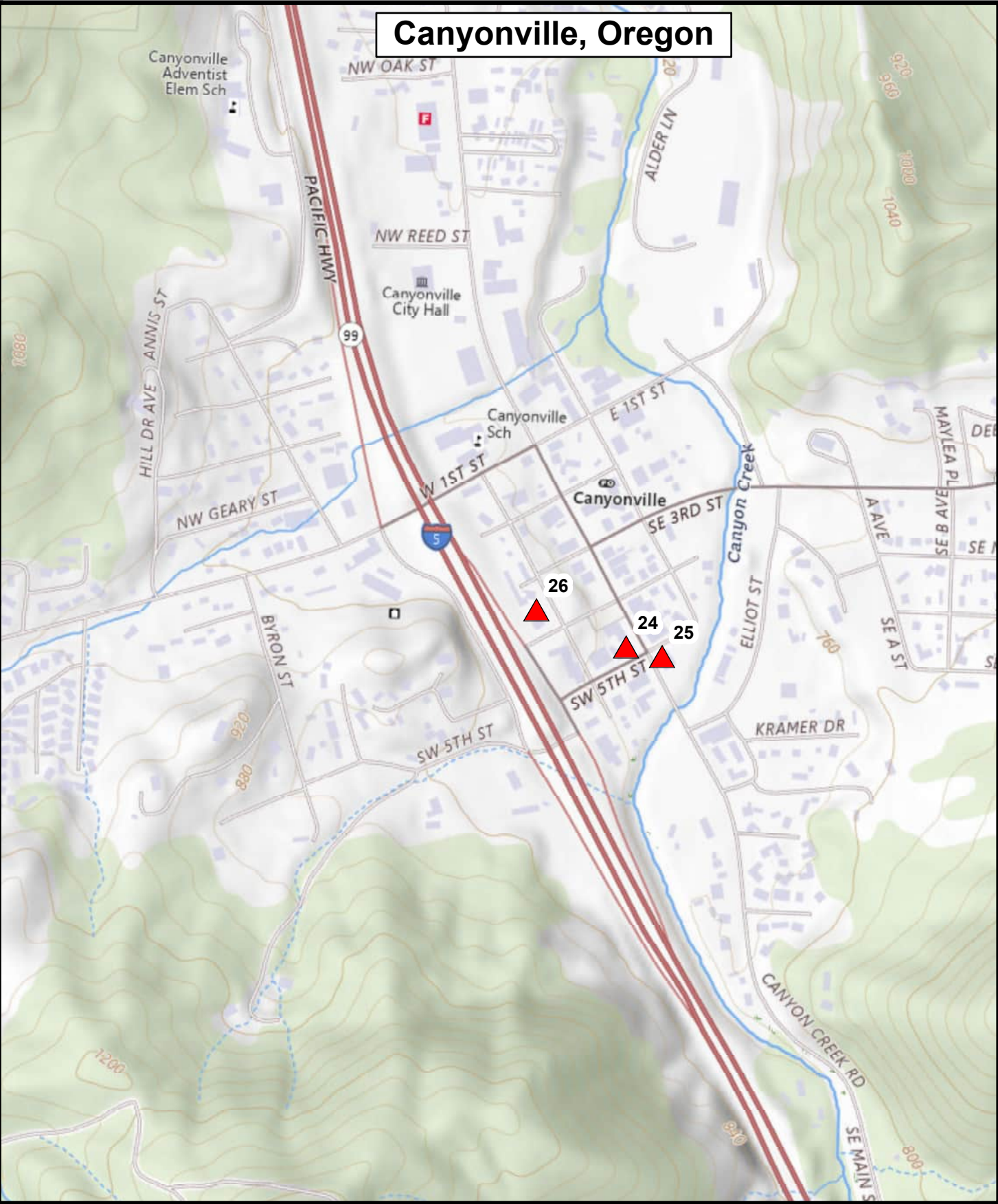
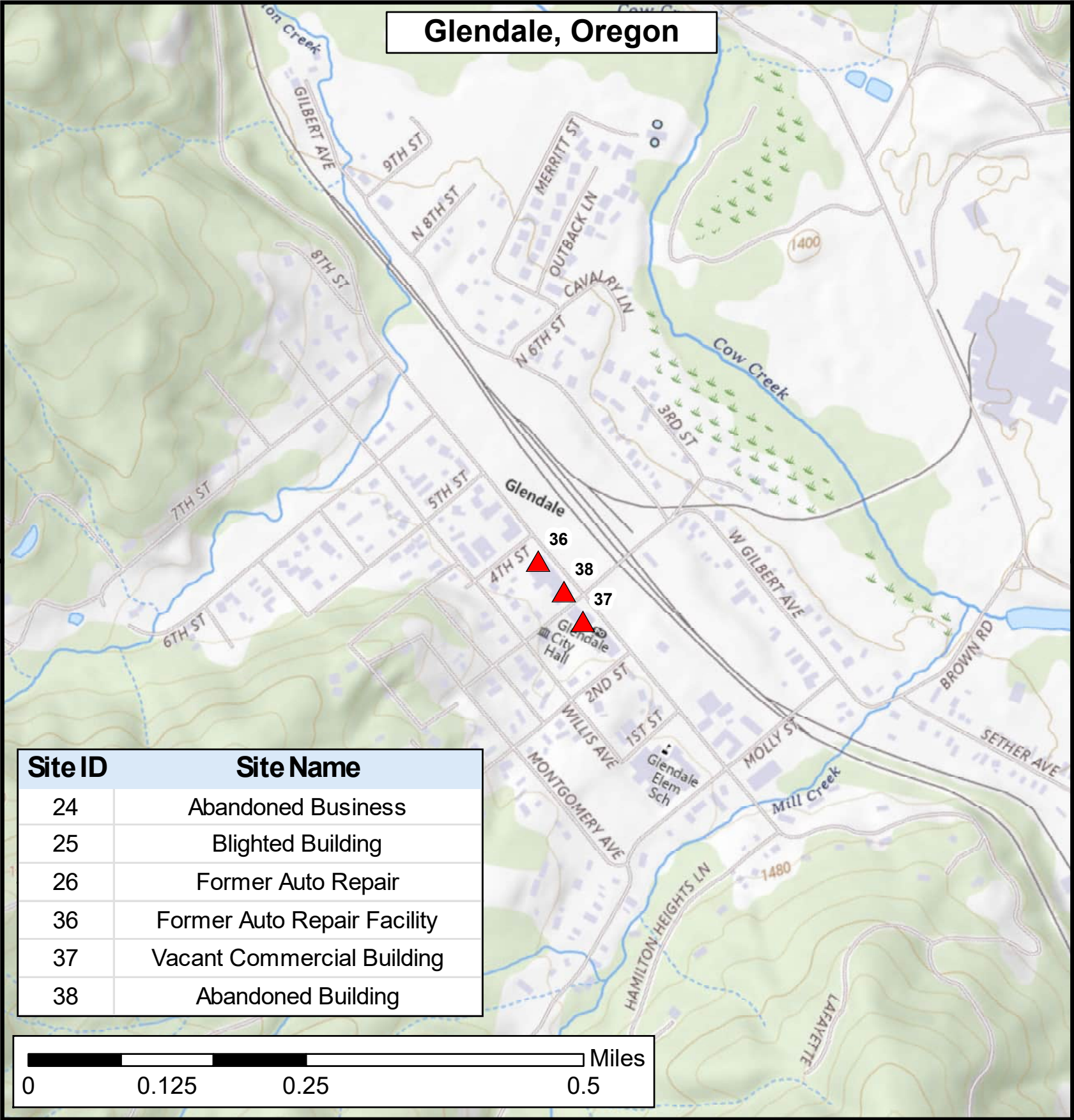
Curry County, Oregon

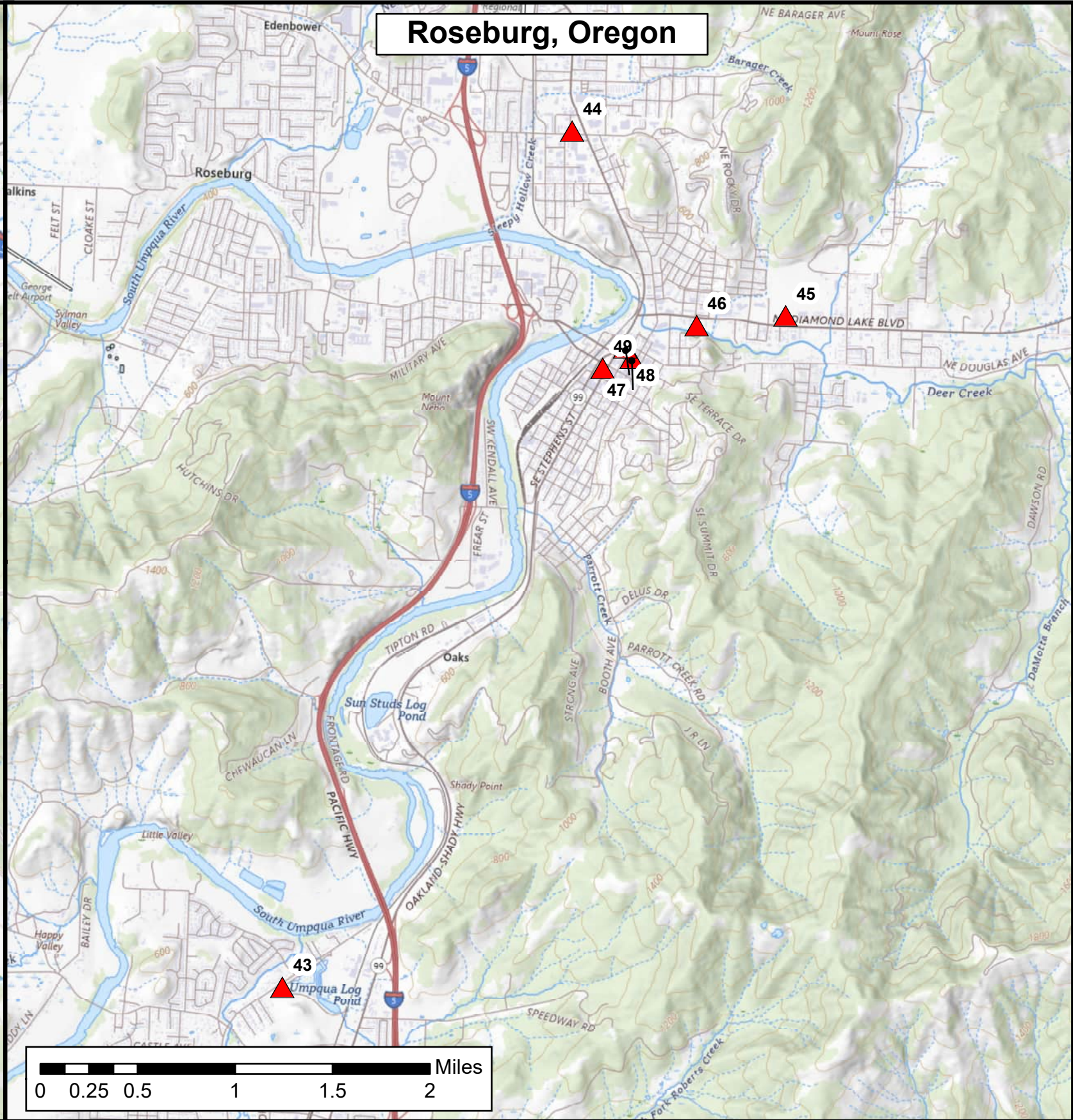
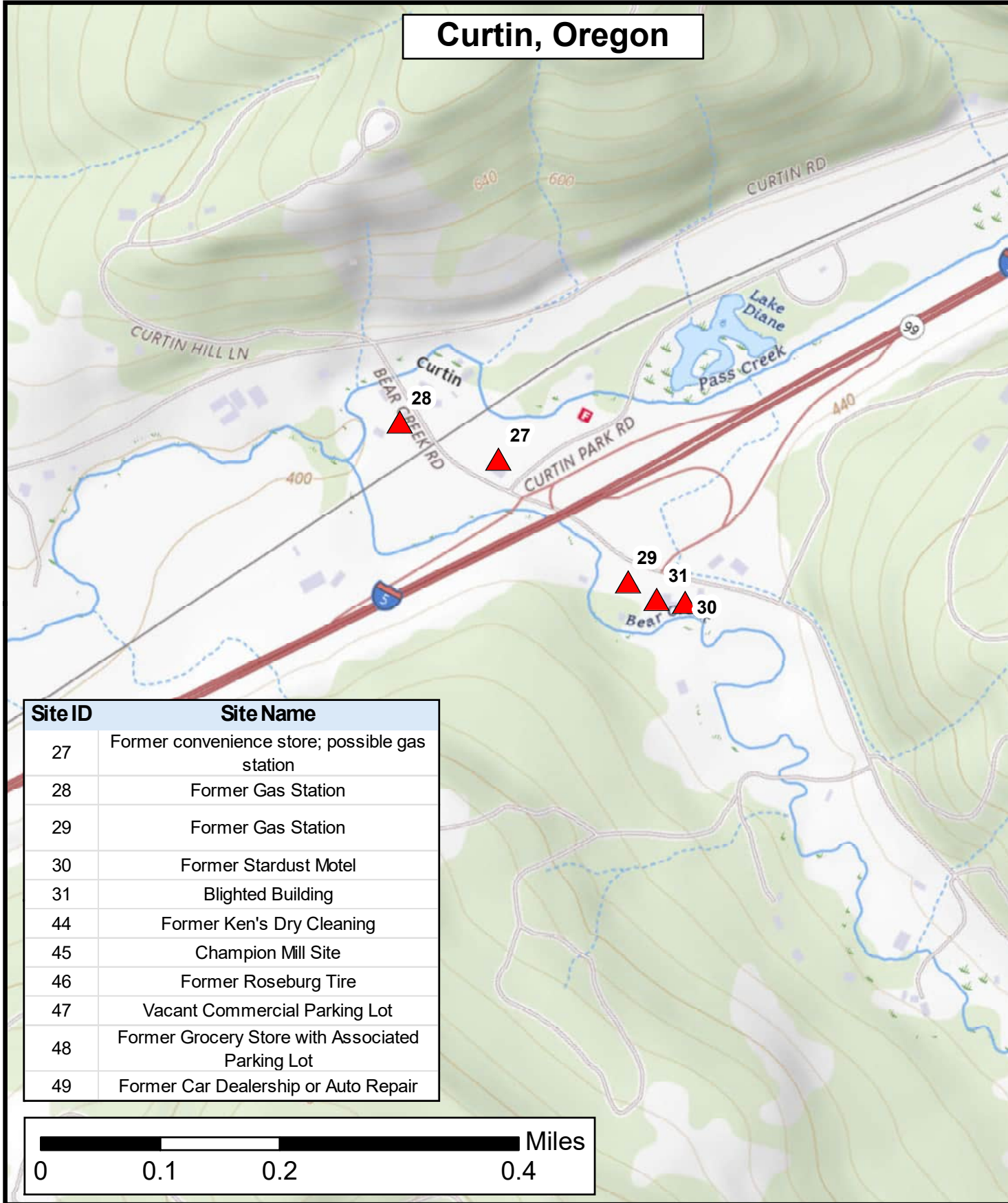
1360 Peachtree Street, NE
Suite 700
Atlanta, GA 30309
678.954.500
www.chasolutions.com



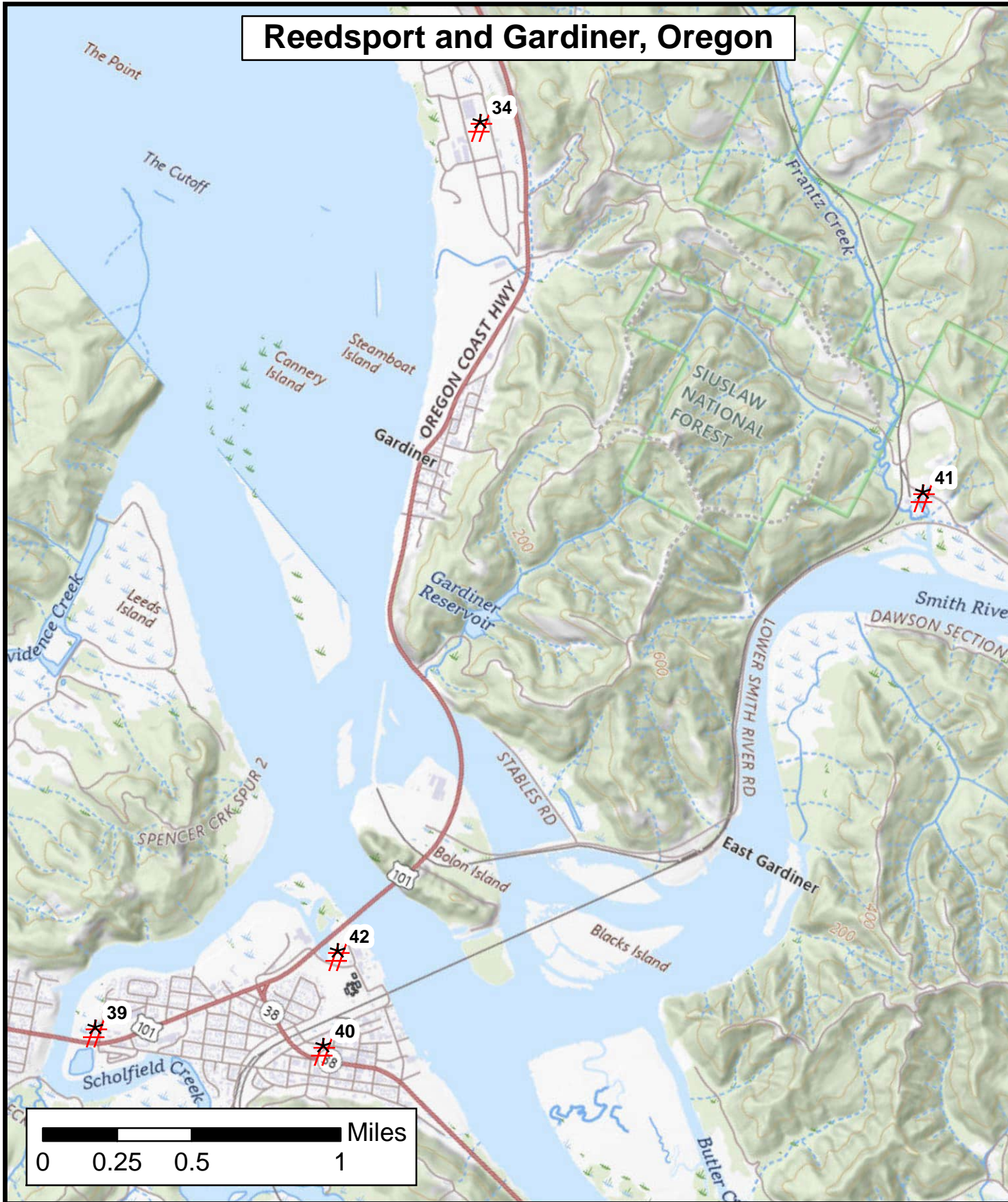
Site ID	Site Name
17	Former Pitch's Tavern
19	Former Business
18	Partially operational Carson Oil Facility
20	Former Black Rock Motel
21	Former Western States Plywood Mill Site
22	Former Convenience Store/ Gas Station
23	Former Gas Station/ Auto Repair Shop







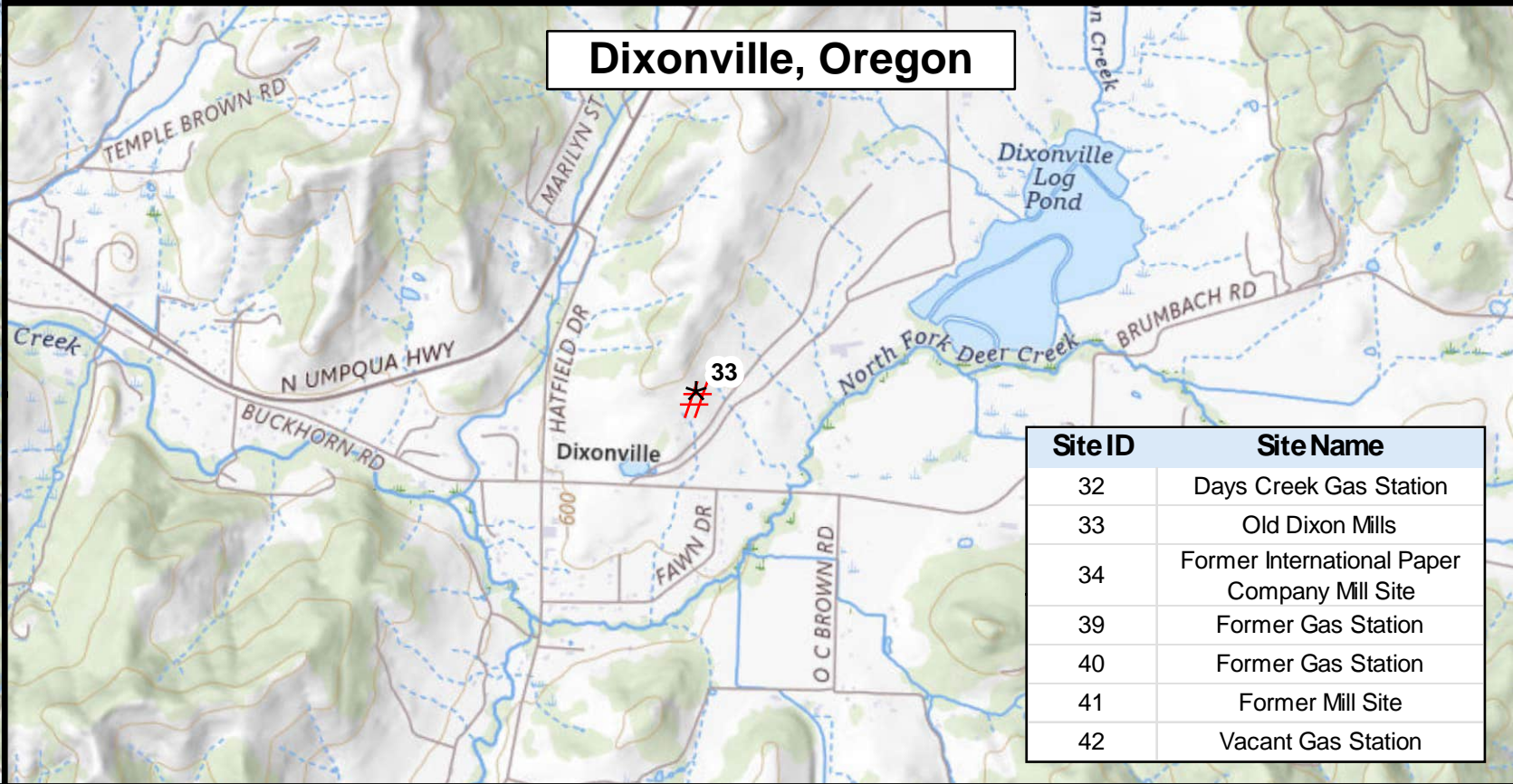
Reedsport and Gardiner, Oregon



Days Creek, Oregon



Dixonville, Oregon



Site ID	Site Name
32	Days Creek Gas Station
33	Old Dixon Mills
34	Former International Paper Company Mill Site
39	Former Gas Station
40	Former Gas Station
41	Former Mill Site
42	Vacant Gas Station

Legend

Douglas County Brownfield Sites

CCD Development Opportunity Inventory
Douglas County, Oregon

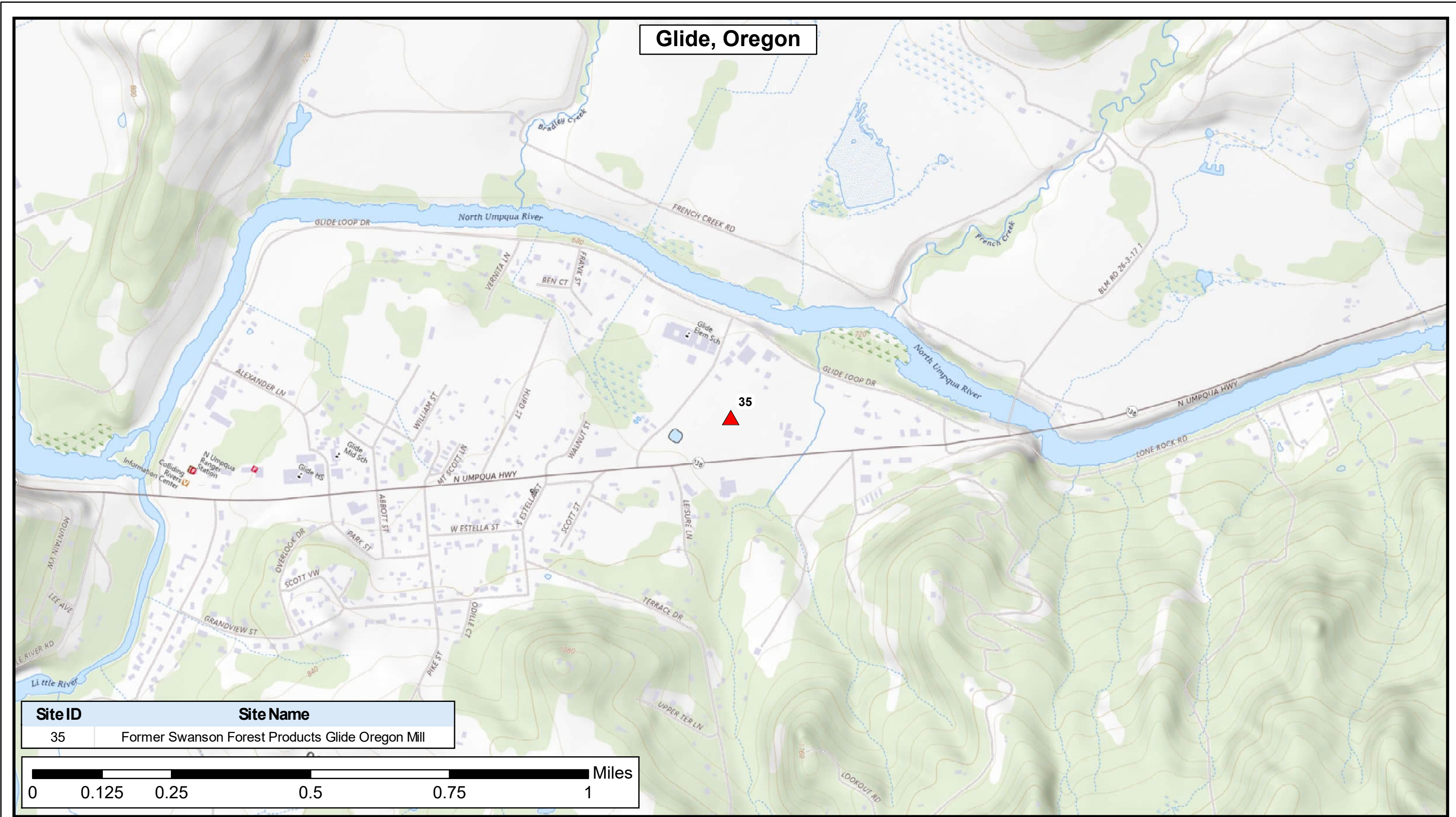


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Figure 7

Project No:
101792

Date: 09/2025



APPENDIX C

Individual Site Summary Forms



CCD Business Development

Brownfield / Development Opportunity Inventory

Coos County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
1	2402	27S13W21TL0240200	96828 OR-42	6.08
Municipality	County	Zoning	Owner	
Coquille	Coos	Industrial		
Description	Potential Reuse			
Old Chromite Mill	Commercial, Industrial			
Map Hyperlink				
https://arcg.is/5frGm1				
Site Condition		Parcel Map		
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Coos County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
2	300 300	25S13W35TL0030000 25S13W35DBTL0030000	63776 Mullen Road	28.44
Municipality		County	Zoning	Owner
Coos Bay		Coos	CBEMP	GMA Garnet (USA) Corp
Description		Potential Reuse		
Former GP Mill Site		Commercial, Industrial		
Map Hyperlink				
https://arcg.is/0bz4af1				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Coos County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
3	4000 3900	25S13W26CDTL0400000 25S13W26CDTL0390000	190 Central Avenue	0.16
Municipality	County		Zoning	Owner
Coos Bay	Coos		Commercial	ICRI, LLC
Description		Potential Reuse		
Former SkyBar		Commercial		
Map Hyperlink				
https://arcg.is/14OfXL4				
Site Condition			Parcel Map	
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Coos County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
4	2302	25S13W22DBTL0230200	Thompson Road	2.3
Municipality	County	Zoning	Owner	
Coos Bay	Coos	Miscellaneous	Gloria Dei Evangelical Lutheran Church 1290 Thompson Road Coos Bay, OR 97420	
Description		Potential Reuse		
Vacant Property Behind Gloria Dei Evangelical Lutheran Church		Commercial, Residential		
Map Hyperlink				
https://arcg.is/1uTHWj0				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Coos County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
5	200 100	25S13W03TL0020000 25S13W04TL0010000	Jordan Cove Road	166.28
Municipality	County		Zoning	Owner
North Bend	Coos		Industrial	Fort Chicago Holdings II US, LLC C/O Jordan Cove Energy Project LP
Description		Potential Reuse		
Former Weyerhaeuser Pulp Mill Site		Commercial, Industrial		
Map Hyperlink				
https://arcg.is/100feX5				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Coos County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
6	3100	25S13W15BBTL0360000	1805 Virginia Avenue	Unknown
Municipality	County	Zoning	Owner	
North Bend	Coos	Commercial	Coos County	
Description	Potential Reuse			
Fenced, vacant auto lot or former gas station	Commercial			
Map Hyperlink				
https://arcg.is/110eaX0				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
7	R18995 R19179	4113-15B-00500-00 4113-15B-00702-00	15608 Highway 101 S	0.33
Municipality	County	Zoning	Owner	
Outside City Limits	Curry	Commercial	Oregon Hydrangea Company 15969 Highway 101 S Brookings, OR 97415	
Description	Potential Reuse			
Former Bead Store	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13830388.305%2C5165778.1117%2C-13830008.5085%2C5165894.2602%2C102100				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
8	P27726	4113-05CB-01800-00	500 Chetco Avenue	Unknown
Municipality	County	Zoning	Owner Cielito Lindo Food & Mini Mart PO Box 111 Brookings, OR 97415	
Brookings	Curry	Unknown		
Description	Potential Reuse			
Former Gas Station	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13834862.8671%2C5168964.6559%2C-13834483.0706%2C5169080.8044%2C102100				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
9	P37765	4113-05CB-01500-00	530 Chetco Avenue	Unknown
Municipality	County	Zoning	Owner	
Brookings	Curry	Unknown	GM DI Leasing Corp PO Box 460169 Houston, TX 77056	
Description	Potential Reuse			
Former Auto Dealer	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13835028.1353%2C5168932.9418%2C-13834457.2463%2C5169104.9251%2C102100				
Site Condition		Parcel Map		
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
10	R12655 R12595	4113-05CB-07000-00 4113-05CB-06900-00	505 Chetco Avenue	0.14
Municipality	County	Zoning	Owner	
Brookings	Curry	Commercial	Fraizer, C Denton & Melissa 17080 Parkview Drive Brookings, OR 97415	
Description	Potential Reuse			
Vacant Building	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13834821.2402%2C5168900.8214%2C-13834441.4437%2C5169016.9698%2C102100				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
11	R21687 R21756 R21998	4113-05CB-01100-00 4113-05CB-01300-00 4113-05CB-01901-00	554 Chetco Avenue	0.57
Municipality		County	Zoning	Owner
Brookings		Curry	Commercial	Loring, Randal & Christine 302 Maple Street Brookings, OR 97415
Description		Potential Reuse		
Former Sporting Goods Store		Commercial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13834975.6195%2C5168891.5933%2C-13834785.7212%2C5168949.6675%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
12	P27745	4113-06BD-03300-00	1143 Chetco Avenue	Unknown
Municipality	County	Zoning	Owner	
Brookings	Curry	Unknown	Brookings Inn 12042 SE Sunnyside Road, #561 Clackamas, OR 97015	
Description	Potential Reuse			
Vacant former restaurant associated with motel	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13836806.5375%2C5169181.9703%2C-13836046.9445%2C5169414.2672%2C102100				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
13	R38006 R38005 R20844	4113-05CA-06203-00 4113-05CA-06202-00 4113-05CA-06200-00	6420 Bridge Street	3.01
Municipality	County	Zoning	Owner	
Brookings	Curry	Residential	Sullivan, Dennis B & Diane K Trust 1985 Rossanley Drive Medford, OR 97501	
Description	Potential Reuse			
Vacant Lot	Commercial, Residential			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13834033.8037%2C5168989.5863%2C-13833654.0072%2C5169105.7347%2C102100				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
14	P34040	3715-01AC-00501-00	29374 Ellensburg Avenue	Unknown
Municipality	County	Zoning	Owner Gold Beach Econowash PO Box 339 Brookings, OR 97415	
Gold Beach	Curry	Unknown		
Description	Potential Reuse			
Former Chowder House	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13850737.518%2C5221756.4129%2C-13850357.7215%2C5221872.5614%2C102100				
Site Condition		Parcel Map		
				


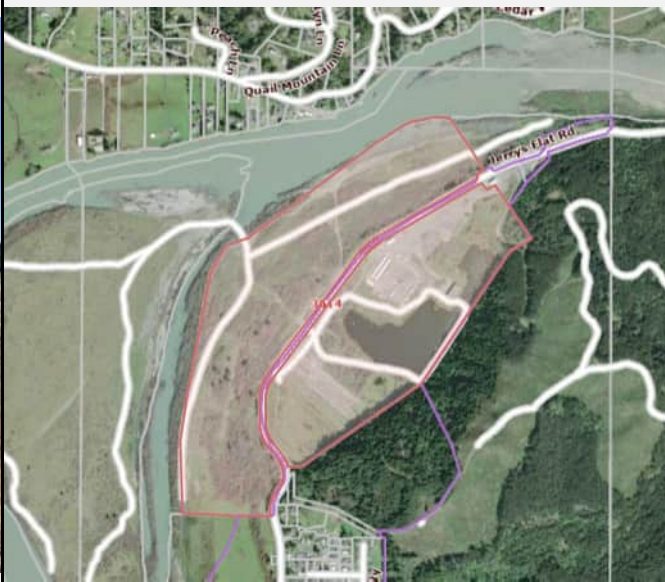
CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
15	R11305	3715-01AA-01300-00	29565 Ellensburg Avenue	Unknown
Municipality	County	Zoning	Owner	
Gold Beach	Curry	Commercial	Gardner, James W PO Box 1286 Gold Beach, OR 97444	
Description		Potential Reuse		
Former Restaurant		Commercial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13850491.6347%2C5222578.7049%2C-13850301.7365%2C5222636.7791%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
16	R12910	3614-16-00302-00	95858 Jerry's Flat Road	152.45
Municipality	County	Zoning	Owner Shray, LLC PO Box 1306 Gold Beach, OR 97444	
Gold Beach	Curry	Industrial		
Description	Potential Reuse			
Former Mill Site off Jerry's Flat Road	Commercial, Industrial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13847568.9619%2C5229336.8933%2C-13841492.2181%2C5231195.2686%2C102100				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
17	R16282 R16357	3315-05DA-06900-00 3315-05DA-07000-00	325 6th Street	0.21
Municipality		County	Zoning	Owner
Port Orford		Curry	Commercial	Ludwig, Sandra 520 Terrace Street Carson City, NV 89703
Description		Potential Reuse		
Former Pitch's Tavern		Commercial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13858847.5357%2C5272945.5138%2C-13858657.6375%2C5273003.5881%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
18	R11119	3315-05AA-03101-00	1536 N Oregon Street	0.29
Municipality	County	Zoning	Owner	
Port Orford	Curry	Commercial	Port Orford Shell, LLC C/o Carson Oil PO Box 6030 Portland, OR 97228	
Description		Potential Reuse		
Partially operationally Carson Oil Facility		Commercial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13859038.9601%2C5274070.0054%2C-13858849.0618%2C5274128.0796%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
19	R12848	3315-05DA-02500-00	716 N Highway 101	0.13
Municipality	County	Zoning	Owner Adapt PO Box 1121 Roseburg, OR 97470	
Port Orford	Curry	Commercial		
Description	Potential Reuse			
Former Business	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13859076.2826%2C5273102.6569%2C-13858696.4861%2C5273218.8054%2C102100				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
20	P27863	3315-05DA-03900-00	136 W Sixth Street	0.28
Municipality	County	Zoning	Owner Black Rock Motel PO Box 288 Port Orford, OR 97465	
Port Orford	Curry	Unknown		
Description	Potential Reuse			
Former Black Rock Motel	Commercial			
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13858520.0339%2C5272987.8132%2C-13858330.1356%2C5273077.985%2C102100				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
21	R11751 R34973 R11559	3215-27 -00900-00 3215-27 -00901-00 3215-27 -00104-00	Elk River Road	4.62
Municipality		County	Zoning	Owner
Port Orford		Curry	Commercial / Industrial	Elk River Partners, LLC 2325 NE Flanders St, Apt 111 Portland, OR 97232
Description		Potential Reuse		
Former Western States Plywood Mill Site		Commercial, Residential, Industrial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13855917.3537%2C5276595.7192%2C-13854398.1677%2C5277060.313%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
22	R16408	3315-05DA-07100-00	311 6th Street	0.28
Municipality	County	Zoning	Owner	
Port Orford	Curry	Commercial	Susan Gayle Wilcox Trustee PO Box 769 Port Orford, OR 97465	
Description		Potential Reuse		
Former Convenience Store/ Gas Station		Commercial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13858774.2171%2C5272952.9821%2C-13858631.4948%2C5272995.978%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Curry County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
23	R11099	3115-22-00802-00	46513 Highway 101	2.39
Municipality	County	Zoning	Owner	
Langlois	Curry	Commercial	Lumpkin, Misty Nuee 1390 East Jensen Avenue Palmer, AK 99645	
Description		Potential Reuse		
Former Gas Station/ Auto Repair Shop		Commercial, Residential, Industrial		
Map Hyperlink				
https://open.maps.rlid.org/CurryCounty/CurryCountyApp/index.html?extent=-13856782.0004%2C5292298.0961%2C-13853743.6285%2C5293227.2837%2C102100				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
24	R34918	300534BA01500	430 S Main Street	0.07
Municipality	County	Zoning	Owner	
Canyonville	Douglas	Commercial	Maniaci, Stephen PO Box 571 Myrtle Creek, OR 97457	
Description	Potential Reuse			
Abandoned Businesses	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R34918				
Site Condition			Parcel Map	
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
25	R38806	300534BA03100	503 S Main Street	0.05
Municipality	County	Zoning	Owner	
Canyonville	Douglas	Commercial	Carpenter, Amber Marie 31013 Cow Creek Road Glendale, OR 97442	
Description		Potential Reuse		
Blighted Building		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R38806				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
26	R35110	300534BA00700	212 SW Fourth Street	0.34
Municipality	County	Zoning	Owner	
Canyonville	Douglas	Miscellaneous	Outfront Media LLC 199 East Fifth Street Eugene, OR 97401	
Description		Potential Reuse		
Former Auto Repair		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R35102				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
27	R18695	210419DD01201	260 Bear Creek Road	2.07
Municipality	County	Zoning	Owner D.A.R. USA Properties, LLC 2902 Mount Vernon Street SE Albany, OR 97322	
Curtin	Douglas	Commercial		
Description	Potential Reuse			
Former convenience store; possible gas station	Commercial, Industrial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R18695				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
28	R17447	210419DD01100	141 Bear Creek Road	0.17
Municipality	County	Zoning	Owner Fisk, Gary L & Gibson, Charles Glenn PO Box 954 Sutherlin, OR 97479	
Curtin	Douglas	Commercial		
Description	Potential Reuse			
Former Gas Station	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R17447				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
29	R18175	21042901600	397 Bear Creek Road	0.85
Municipality	County	Zoning	Owner Busch, Steven J 1989 Old Town Loop Oakland, OR 97462	
Curtin	Douglas	Commercial		
Description	Potential Reuse			
Former Gas Station	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R18175				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
30	R17703	21042901400	455 Bear Creek Road	0.49
Municipality	County	Zoning	Owner Pollman, Reinard 1845 State Hwy 126 Florence, OR 97439	
Curtin	Douglas	Commercial		
Description	Potential Reuse			
Former Stardust Motel	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R17703				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
31	R18183	21042901500	427 Bear Creek Road	0.19
Municipality	County	Zoning	Owner North GA Energy Savers LLC 38 Rome Point Blue Ridge, GA 30513	
Curtin	Douglas	Commercial		
Description	Potential Reuse			
Blighted Building	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R18183				
Site Condition		Parcel Map		
				



CCD Business Development

Brownfield / Development Opportunity Inventory

DOI ID	Site ID	Parcel ID		Site Address	Total Acres
16	R22474 R22482	300410C01000 300410C00900		11245 Tiller Trail Highway 11191 Tiller Trail Hwy	2.01
Municipality		County	Zoning	Owner Woods Creek Properties, LLC PO Box 241 Days Creek, OR 97429 Jennifer & Ryan Lander PO Box 131 Days Creek, OR 97429	
Days Creek		Douglas	Commercial		
Description		Potential Reuse			
Days Creek Gas Station		Commercial			
Map Hyperlink					
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R22474 https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R22482					
Site Condition			Parcel Map		
					


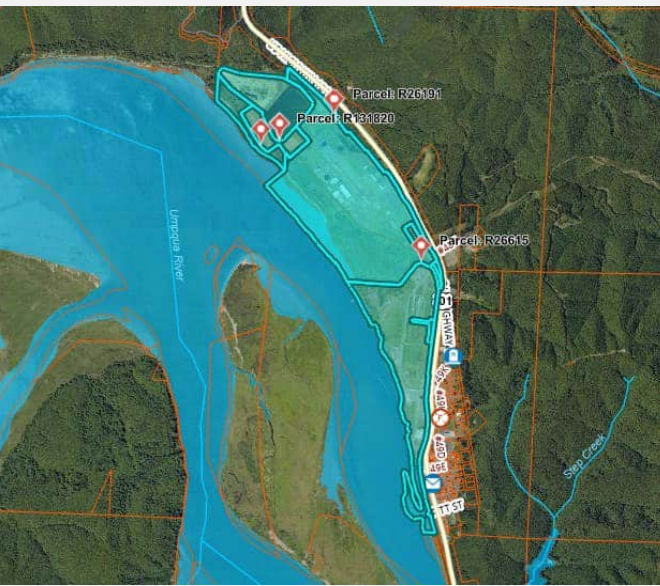
CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
33	R66772 R63874 R63916 R63867 R63888 R63860 R63846 R63062	27052400100 27041900600 27041900500 27041900400 27041900300 27041801200 27041801300 27041800300	Buckhorn Road	116.5
Municipality		County	Zoning	Owner Sweetwater Trust 1224 NE Walnut Street Roseburg, OR 97470
Dixonville		Douglas	Industrial	
Description		Potential Reuse		
Old Dixon Mill		Commercial, Residential, Industrial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R66772				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
34	R26191 R27983 R26215 R131819	21121500400 21122200600 21121600200 21121600202	77622 US-101	70.05
Municipality	County	Zoning	Owner	
Gardiner	Douglas	Industrial	Industrial Harbor USA, LLC PO Box 119 Centralia, WA 98531	
Description	Potential Reuse			
Former International Paper Company Mill Site	Commercial, Industrial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R26191				
Site Condition		Parcel Map		
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
35	R136717 R65928 R65921 R65914 R65893 R64360	260317C00401 260317C01300 260317C01200 260317C01100 260317C00800 260317C00400	North Umpqua Highway	28.69
Municipality		County	Zoning	Owner
Glide		Douglas	Industrial	Glide Industrial, LLC 2876 NE Diamond Lake Blvd Roseburg, OR 97470
Description		Potential Reuse		
Former Swanson Forest Products Glide Oregon Mill		Commercial, Industrial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R136717				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
36	R40030	330605AA02800	470 Pacific Avenue	0.23
Municipality	County	Zoning	Owner Douglas County 1036 SE Douglas Avenue Roseburg, OR 97470	
Glendale	Douglas	Exempt		
Description	Potential Reuse			
Former Auto Repair Facility	Commerial, Potential for City Hall			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R40030				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
37	R39926	330605AA02100	366-384 Pacific Avenue	0.16
Municipality	County	Zoning	Owner McKinney Family Trust PO Box 378 Selma, OR 97538	
Glendale	Douglas	Commercial		
Description	Potential Reuse			
Vacant Commercial Building	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R39926				
Site Condition			Parcel Map	
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
38	R39998	330605AA02300	408 Pacific Avenue	0.1
Municipality	County	Zoning	Owner Singh, Meva & Gaddu, Ranjit Singh 1127 Vintage Court Vacaville, CA 95688	
Glendale	Douglas	Commercial		
Description	Potential Reuse			
Abandoned Building	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R39998				
Site Condition		Parcel Map		
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
39	R10179	211234DC03200	1625 Oregon Coast Highway	0.27
Municipality	County	Zoning	Owner	
Reedsport	Douglas	Commercial	Singh, Naresh & Lall, Maxwell 2625 Colby Avenue #6 Everett, WA 98201	
Description		Potential Reuse		
Former Gas Station		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R10179				
Site Condition			Parcel Map	
				


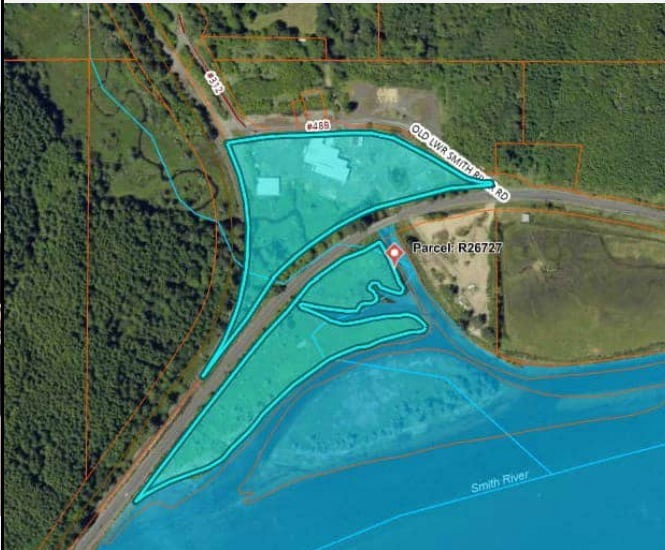
CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
40	R73116 R73123 R73109	211235CB08500 211235CB08400 211235CB08600	543 Fir Avenue	0.5
Municipality	County	Zoning	Owner	
Reedsport	Douglas	Commercial	510 Greenwood, LLC PO Box 511 Reedsport, OR 97467	
Description		Potential Reuse		
Former Gas Station		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R73116				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
41	R26727	21122400801	2600 Lower Smith River Road	18.5
Municipality	County	Zoning	Owner Pollman, Reinard 1845 State Hwy 126 Florence, OR 97439	
Reedsport	Douglas	Commercial		
Description	Potential Reuse			
Former Mill Site	Commercial, Industrial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R26727				
Site Condition		Parcel Map		
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
42	R12931	211235BC00103	125 Port Dock Road	1.18
Municipality	County	Zoning	Owner Port of Umpqua/ Tyree Oil Co, Inc 1744 Diamond Lake Blvd Roseburg, OR 97470	
Reedsport	Douglas	Industrial		
Description	Potential Reuse			
Vacant Gas Station	Commercial, Industrial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R12931				
Site Condition			Parcel Map	
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
43	R128655 R128654	28060201500 28060201400	3625 Carnes Road	75.4
Municipality	County	Zoning	Owner	
Roseburg	Douglas	Industrial	Pacific Trust 1224 NE Walnut Street Roseburg, OR 97470	
Description	Potential Reuse			
Former RFP Mill Site in Green	Commercial, Industrial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R128655				
Site Condition			Parcel Map	
				



CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
44	R45874	270613AA02900	470 NE Garden Valley Blvd	0.38
Municipality	County	Zoning	Owner	
Roseburg	Douglas	Commercial	KMJ, LLC PO Box 749 Winchester, OR 97495	
Description		Potential Reuse		
Former Ken's Dry Cleaning		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R45874				
Site Condition			Parcel Map	
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
45	R39764 R39772 R67948	270519AA00400 27051701400 270519AA00500	2322 NE Diamond Lake Blvd	70.12
Municipality	County	Zoning	Owner	
Roseburg	Douglas	Industrial	Rifle Range Road Corp 88080 Heather Drive Springfield, OR 97478	
Description		Potential Reuse		
Champion Mill Site		Commercial, Industrial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R39764				
Site Condition		Parcel Map		
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
46	R19501	270519BA02300	1735 NE Diamond Lake Blvd	1.85
Municipality	County	Zoning	Owner Graham Land Management LLC 294 N 11th Street Coos Bay, OR 97420	
Roseburg	Douglas	Commercial		
Description	Potential Reuse			
Former Roseburg Tire	Commercial			
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R19501				
Site Condition		Parcel Map		
				


CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
47	R68981	270519BB06700	464 SE Jackson Street	1.14
Municipality	County	Zoning	Owner	
Roseburg	Douglas	Commercial	Cow Creek Band of Umpqua Tribe of Indians 2371 NE Stephens Street, Suite 100 Roseburg, OR 97470	
Description		Potential Reuse		
Vacant Commercial Parking Lot		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R68981				
Site Condition			Parcel Map	
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
48	R68974	270519BB06800	408 SE Rose Street	1.41
Municipality	County	Zoning	Owner	
Roseburg	Douglas	Commercial	Cow Creek Band of Umpqua Tribe of Indians 2371 NE Stephens Street, Suite 100 Roseburg, OR 97470	
Description		Potential Reuse		
Former Grocery Store with Associated Parking Lot		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R68974				
Site Condition			Parcel Map	
				

CCD Business Development

Brownfield / Development Opportunity Inventory

Douglas County Inventory Sites				
DOI ID	Site ID	Parcel ID	Site Address	Total Acres
49	R70066 R70073 R70080	270519BC12600 270519BC12700 270519BC12800	606 SE Stephens Street	1.18
Municipality		County	Zoning	Owner
Roseburg		Douglas	Commercial	DK Venture 541 LLC PO Box 1311 Roseburg, OR 97470
Description		Potential Reuse		
Former Car Dealership or Auto Repair		Commercial		
Map Hyperlink				
https://appraisal.douglascountyor.gov/Property-Detail/PropertyQuickRefID/R70066				
Site Condition			Parcel Map	
				

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