

FISHERS LANE WATER TREATMENT PLANT RE-USE WORKSHOP

June 8, 2017

FISHERS LANE WATER TREATMENT PLANT



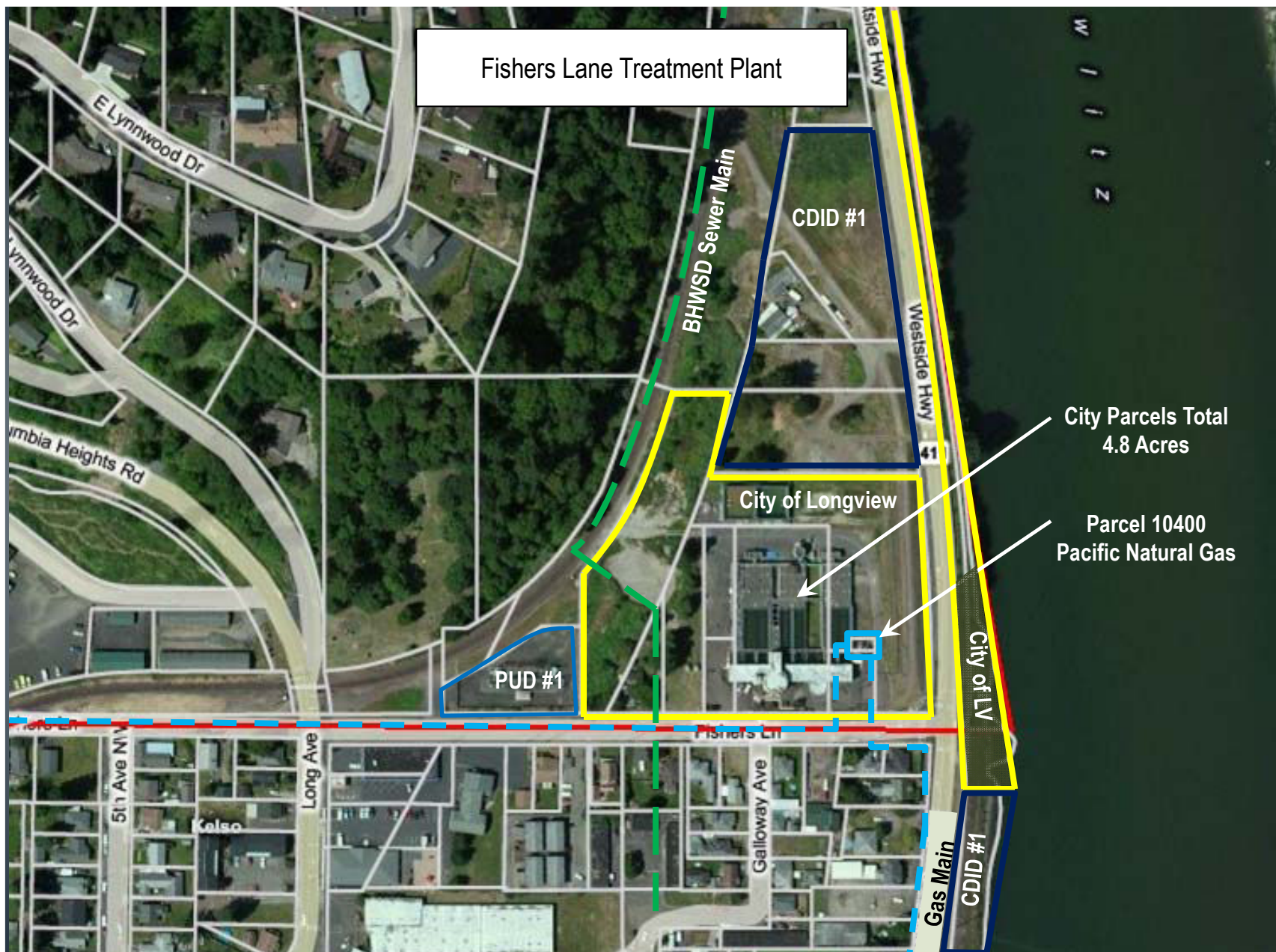
FISHERS LANE WATER TREATMENT PLANT



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CURRENT STATUS:

- 2013: Decommissioned
 - Drained basins, removed chemicals, installed stormwater controls, etc.
 - Conducted Hazardous Assessment Survey (housekeeping items)
 - Salvaged small equipment, spare parts and tools for City use
- 2014: Repurposing Study
 - Feasibility study to identify and evaluate possible options for re-use
- 2016: Site Modifications
 - Test well drilled to determine collector well feasibility; marginal results
 - Cowlitz River Intake Structure rebuilt for Lake Sacajawea flushing
 - Weather station relocated to Mint Farm RWTP
- 2017: Abandoned
 - Used periodically as temporary staging area by City contractors
 - Contract monitoring service for site security



Fishers Lane Treatment Plant

CDID #1

City of Longview

PUD #1

City Parcels Total
4.8 Acres

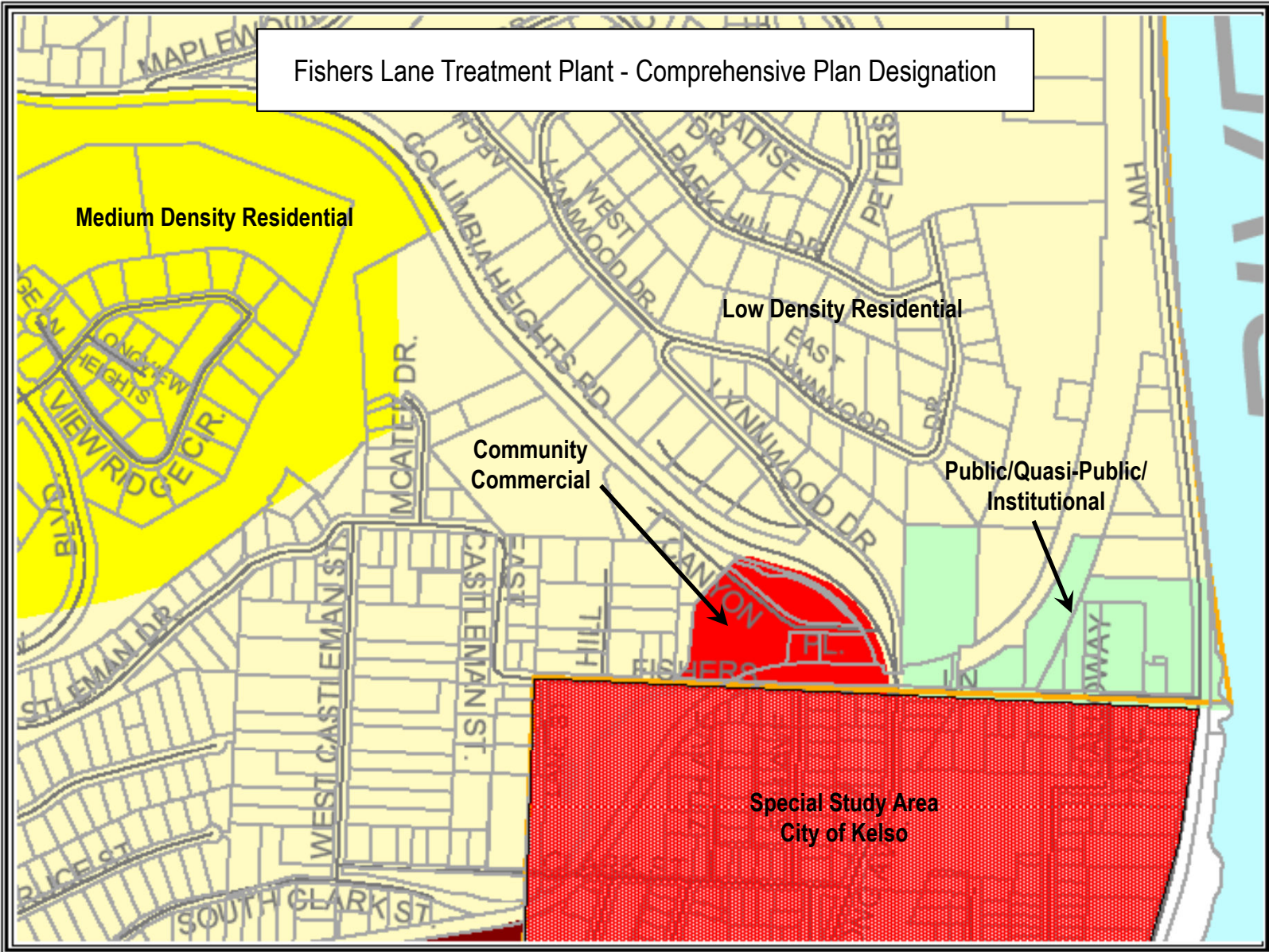
Parcel 10400
Pacific Natural Gas

City of LV

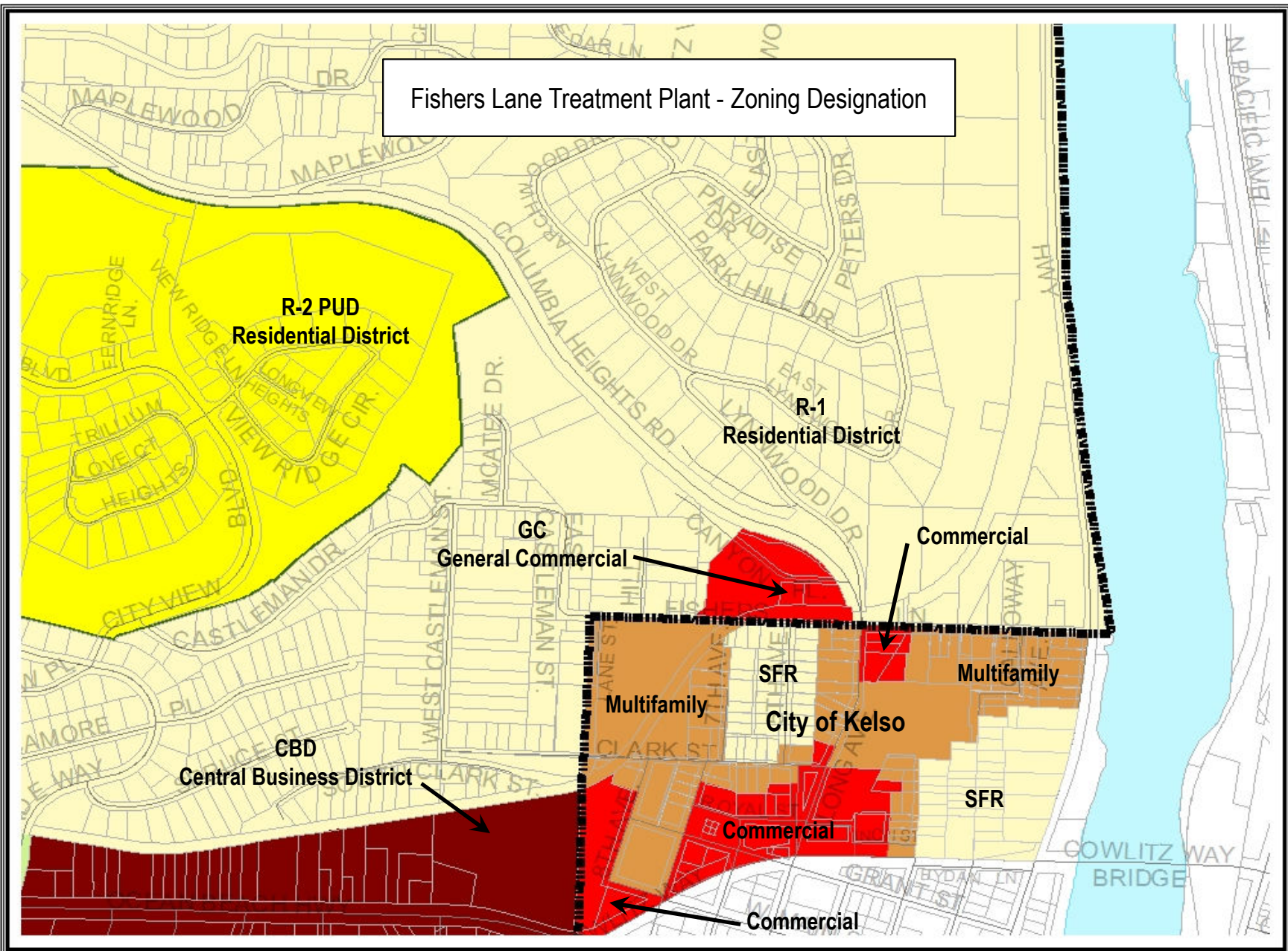
CDID #1

Gas Main

Fishers Lane Treatment Plant - Comprehensive Plan Designation



Fishers Lane Treatment Plant - Zoning Designation



FISHERS LANE TREATMENT PLANT RE-USE OPTIONS

POSSIBLE USES

- City Park
- Community Center
- Homeless Shelter
- Animal Shelter
- Library
- Food Bank
- Storefront Retail
- Multi-Family Housing
- Fish Hatchery
- Regional Training Facility
- Staging/Material Storage
- Others?

CONSIDERATIONS

- Neighborhood impacts
- Adjacent property uses
- Suitable vs desirable location
- Extent of demolition required
- Re-use of existing infrastructure
- Marketability to buyers
- Community acceptance
- City, County or nonprofit benefit
- Cost to build/operate
- Phased implementation options
- Revenue generation

FISHERS LANE TREATMENT PLANT RE-USE OPTIONS

OPTIONS	PROS	CONS
Sell As-Is	Requires minimal effort	- Demolition costs a liability - Uncertain Real Estate market - Poor marketability - Likely long marketing time - Zoning limitation
Salvage / Demolish Structures / Sell Land	- Eliminates attractive nuisance and liability - Greenfield curb appeal - Allows time to consider options - Provides for greater property use options	Lost equity if alternate use of existing structures could be found (e.g. Regional Training Facility)
Partial Sale/ Dedication	- Potential levee improvements and state route realignment - Fosters local relationships	- Low assessed value (\$1.70/sf) - Remainder may be less usable and less marketable - Funding for levee and state route improvements uncertain

FISHERS LANE TREATMENT PLANT RE-USE OPTIONS

OPTIONS	PROS	CONS
Developed Park	• Complements Cowlitz County Regional Trail Plan • Potential Rails to Trails corridor next to site • Less costly than other options to build/operate	• May attract transients • Proximity PUD substation and natural gas valving station • Requires special use permit • Demolition required
Fish Hatchery	• Proximity to Cowlitz River • Water rights may be transferrable to new use • Basin configuration conducive to hatchery needs (rehab needed)	• Downstream of spawning areas • NOAA/WDFW permitting issues • Further evaluation required • Limited funding and support for hatcheries • Requires special use permit
Regional Training Facility	• Avoids some demolition costs • Improved training opportunities • Potential revenue source to offset operating costs • Ability to phase construction • Grant funding may be available	• Expensive • Further analysis needed for concrete structures • Additional land may be needed • Neighborhood impacts • Requires special use permit

FISHERS LANE TREATMENT PLANT RE-USE OPTIONS

OPTIONS	ESTIMATED COST*	ESTIMATED REVENUE
Salvage/Demo/Sell	\$2,720,000	\$300,000
Regional Training Facility	Phase 1: \$ 850,000 Total Facility: \$6,600,000 RWTP Property Acquisition Cost (per County Assessed Value) • Land: \$ 288,300 • Improvements: \$8,076,600	\$100,000/yr

**Estimated cost based on 0.96% average annual inflation rate between 2014 and 2017.*

Treatment Plant Ownership

- Land - City owns 100%
- Structures/Equipment - City owns 85.3% ; BHWSD owns 14.7%
- Demolition costs shared by ownership percentage
- Cost to develop (except demolition) and revenue received from final option would be 100% City

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Recommendation:

- Salvage/Auction equipment
- Market as-is after salvage/auction with condition to re-use property within a certain time period
- If no buyers, demolish and clear site
- After clearing, develop city park or market for sale