

UTILITY FACILITY RE-USE WORKSHOP

- WEST LONGVIEW SEWER LAGOONS
- FISHERS LANE TREATMENT PLANT

May 11, 2017

WEST LONGVIEW SEWER LAGOONS

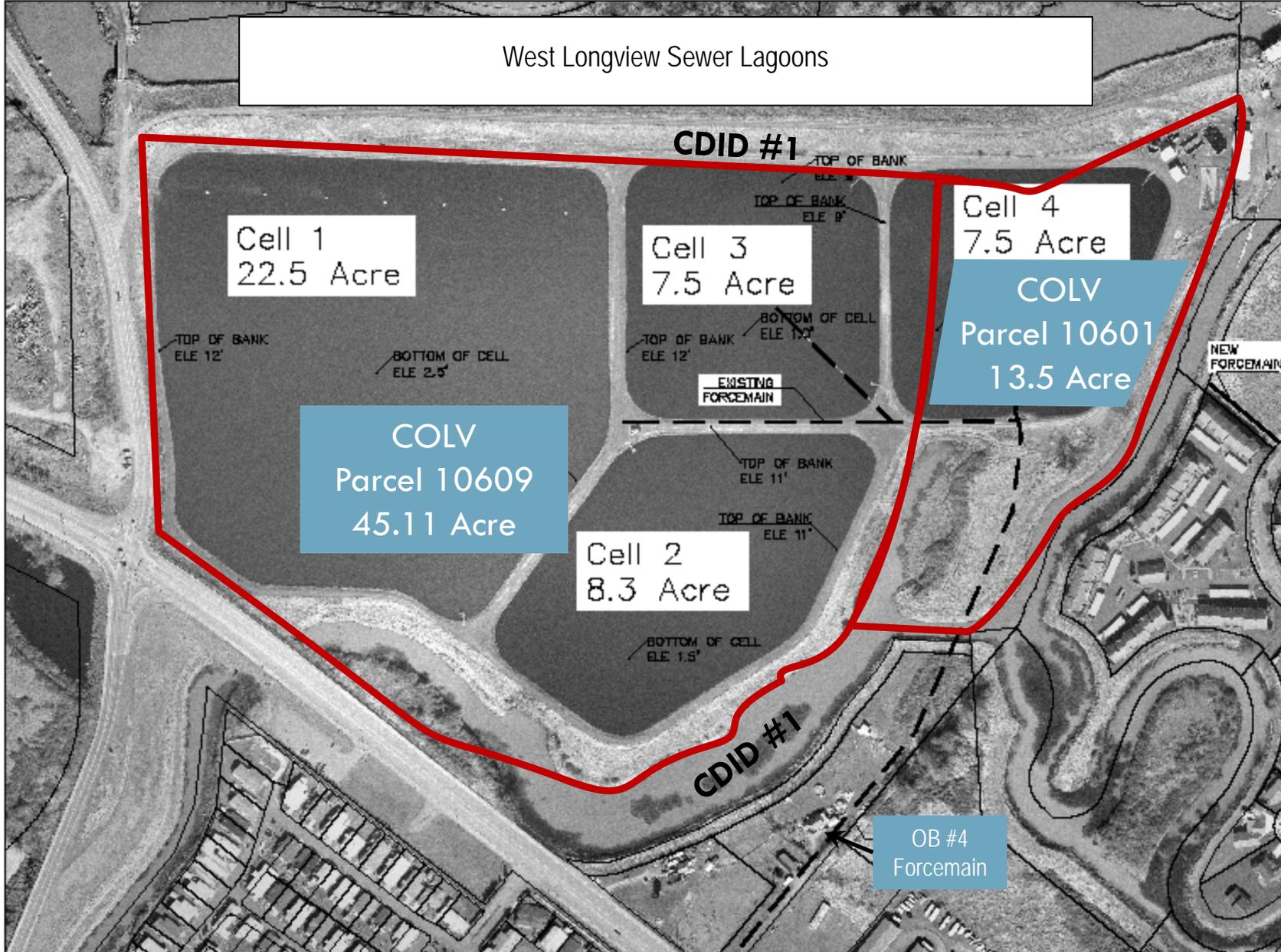


WEST LONGVIEW SEWER LAGOONS

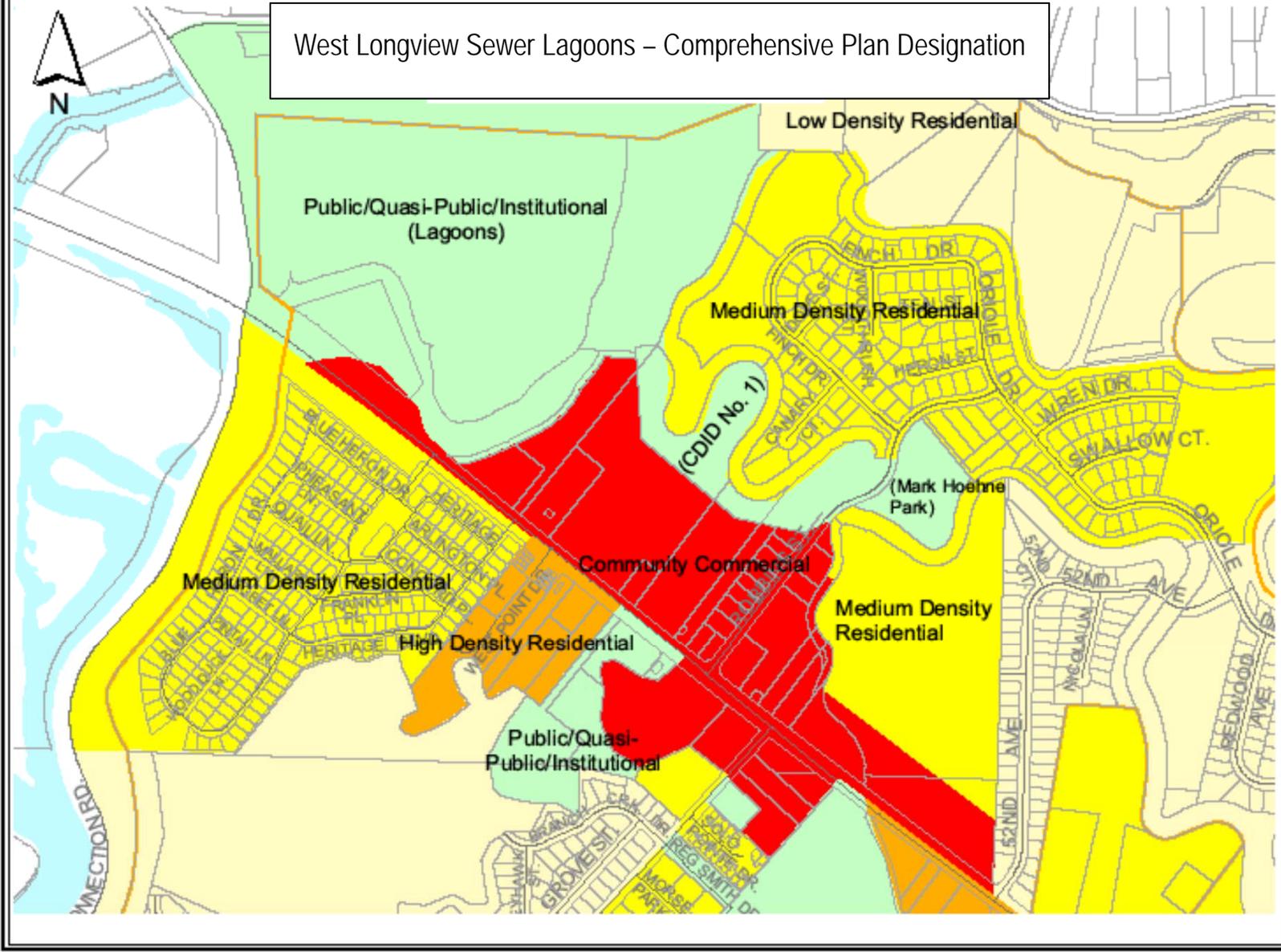
CURRENT STATUS:

- Facility removed from service in March 2012
- Biosolids removal and beneficial re-use completed Oct. 2013
 - Closure permit requires one foot of clean fill if water cap is removed
- Some buildings and tanks remain
- Midge Fly control
 - Implemented as needed – portable light tower at west end of lagoons
 - Used in 2013 during dredging operation
 - Used in summer 2014
 - No action needed in 2015 or 2016.

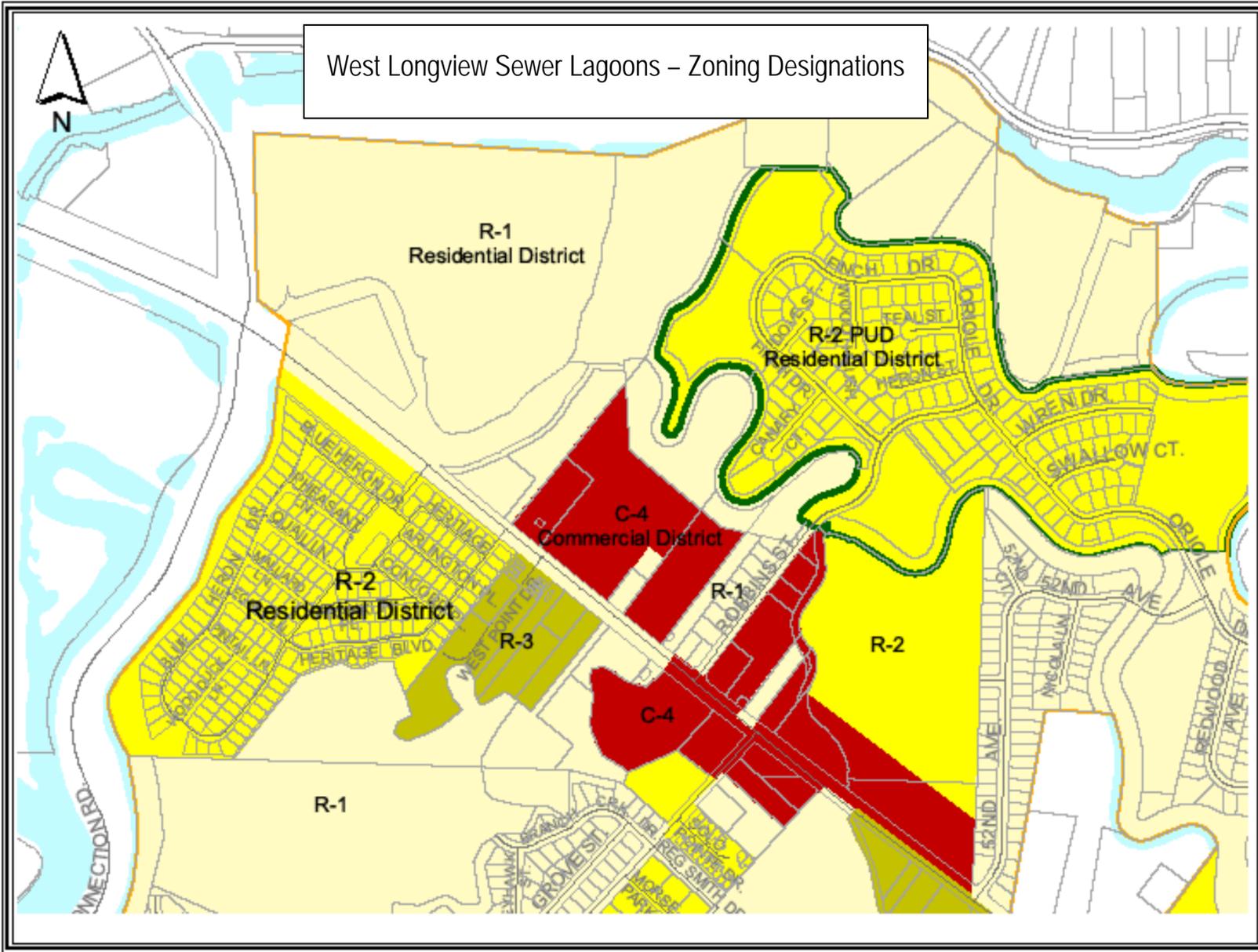
West Longview Sewer Lagoons



West Longview Sewer Lagoons – Comprehensive Plan Designation



West Longview Sewer Lagoons – Zoning Designations



WEST LONGVIEW SEWER LAGOONS RE-USE OPTIONS

POSSIBLE USES

- Remove structures; leave as-is
- Nature Park – Paths, bird watching
- Park with developed facilities
- Regional Stormwater Facility
 - May be combined with other options
- Wetlands Mitigation
 - Project Specific Mitigation
 - Mitigation Bank
- Commercial/Residential Development
- Soil excavation disposal site for city projects
- Solar electrical generating facility
- Other uses?

CONSIDERATIONS

- Adjacent property uses
- Marketability to buyers
 - Concern about residual effects from prior use
- Community acceptance
- Cost to build/operate
- Revenue opportunity
- Ability to permit
- Public input

COMPREHENSIVE PLAN OPEN HOUSE COMMENTS

- Lagoon Re-use Options and Barlow Point Options presented at November 2016 Open House
- Approximately 50 constituents attended
- Crowd reaction favored parks development and open-space preservation
- Ten written comments received regarding Lagoons; all ten supported open space, recreation, and habitat uses.
- Two e-mail comments were received; both supported residential development.

WEST LONGVIEW LAGOONS RE-USE OPTIONS

OPTIONS	PROS	CONS
Nature Park	<ul style="list-style-type: none"> • Adjacent to regional trail • Park may include additional trails 	<ul style="list-style-type: none"> • Cost to build/operate • May require insect control • Special Property Use permit required • Imported fill required for dewatered cells
Developed Park	<ul style="list-style-type: none"> • Adjacent to regional trail • Provide additional soccer/ball fields/other uses for community 	<ul style="list-style-type: none"> • Cost to build/operate • Special Property Use permit required • Imported fill required <ul style="list-style-type: none"> ▪ 1-foot ≈ \$2.2M
Regional Stormwater Facility	<ul style="list-style-type: none"> • Adjacent to Ditch 10 • Preserves land for potential future regulatory compliance • May be designed as joint park/detention/treatment facility 	<ul style="list-style-type: none"> • Cost to build/operate • May require insect control • Special Property Use permit required • Imported fill required if joint use facility <ul style="list-style-type: none"> ▪ 1-foot ≈ \$2.2M

WEST LONGVIEW LAGOONS RE-USE OPTIONS

OPTIONS	PROS	CONS
<p>Wetland Mitigation –</p> <ul style="list-style-type: none"> • Project specific • Mitigation bank 	<ul style="list-style-type: none"> • Supports economic growth • Phased improvement options • Large local projects likely to need off-site mitigation • Improved marketability and use for mitigated area <p>Mitigation Bank -</p> <ul style="list-style-type: none"> • Federal initiative to require developers to purchase mitigation bank credits • Revenue likely to exceed costs after all wetland credits sold 	<ul style="list-style-type: none"> • Long permitting process • May require insect control • Deed restriction required <p>Mitigation Bank -</p> <ul style="list-style-type: none"> • Long term investment • Long term maintenance • Lack of river connection could limit area allowed to purchase wetland credits

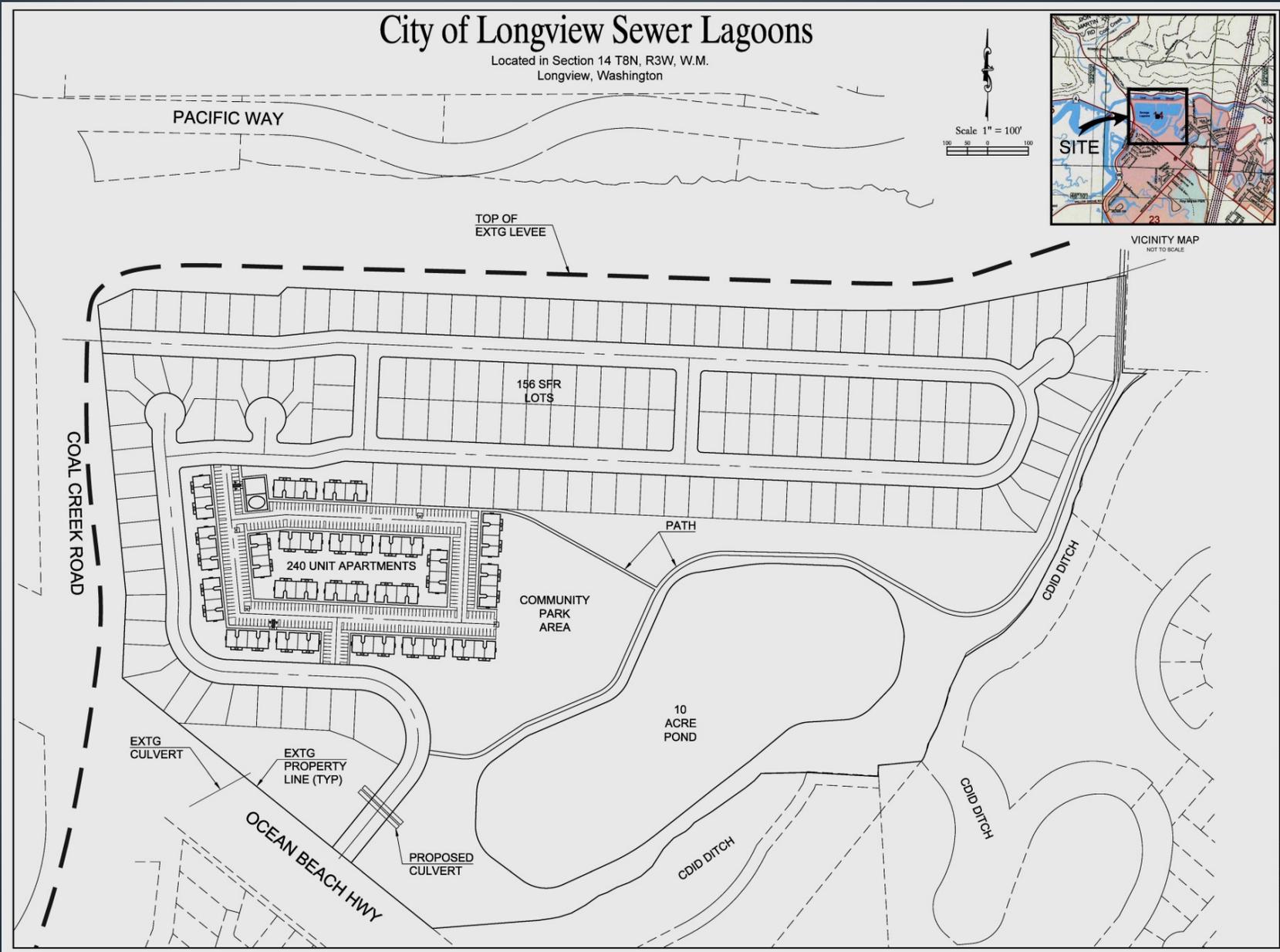
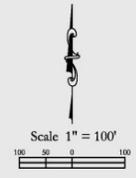
WEST LONGVIEW LAGOONS RE-USE OPTIONS

OPTIONS	PROS	CONS
Commercial/ Residential Development	<ul style="list-style-type: none"> • Zoned for residential development 	<ul style="list-style-type: none"> • Low assessed value (\$0.31 /sf); nearby AV as low as \$0.06 / sf. • Current zoning is SFR • May be cost prohibitive ▪ Ocean Beach Highway access <ul style="list-style-type: none"> ▪ Ditch 10 crossing required ▪ May be limited to right-in, right-out only ▪ Nearby commercial properties have high vacancy rate and high number of days on the market for sale. ▪ Distance to I-5 for commuters or customers
Soil Excavation Disposal Site for City Projects	<ul style="list-style-type: none"> • Provides long term disposal site certainty 	<ul style="list-style-type: none"> • Cost to develop and operate higher than current disposal costs • Existing commercial disposal site estimates 25 year life remaining

RESIDENTIAL DEVELOPMENT LAYOUT

City of Longview Sewer Lagoons

Located in Section 14 T8N, R3W, W.M.
Longview, Washington



Conceptual Layout for:

City of Longview Sewer Lagoons

Located in Longview, Washington

Consulting Engineers & Planners | 2009 C-Street, Vancouver, WA 98662 | PH (360) 944-6570 | FX (360) 944-6573

REV	DATE	DESCRIPTION
A	2/10/2017	ISSUE FOR BIDDING
B		
C		
D		

Project No. 1000
SCALE: 1/8" = 100'
DESIGNED BY: TSW
DRAFTED BY: TSW
REVIEWED BY: AJG

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PLS ENGINEERING

Commercial Property Sales



NW Corner of Coal Creek & Ocean Beach Hwy

- 2491 Average Daily Traffic Count – WSDOT
- Has been for sale for years with no development
- Land available in the area at a fraction of the cost to develop this corner

Commercial Property Sales



5708 Ocean Beach Hwy

- Has been listed for over 5 years.
- Nearby properties have had long listings without a sale.

Commercial Property Sales



5612 Ocean Beach Hwy

- Current rental market would not profitably support similar developments.
- Lagoon site unlikely to be commercially viable for ten years.

WEST LONGVIEW SEWER LAGOONS

RECOMMENDATION:

- Use site for wetlands mitigation or wetlands mitigation bank

FISHERS LANE WATER TREATMENT PLANT



FISHERS LANE WATER TREATMENT PLANT

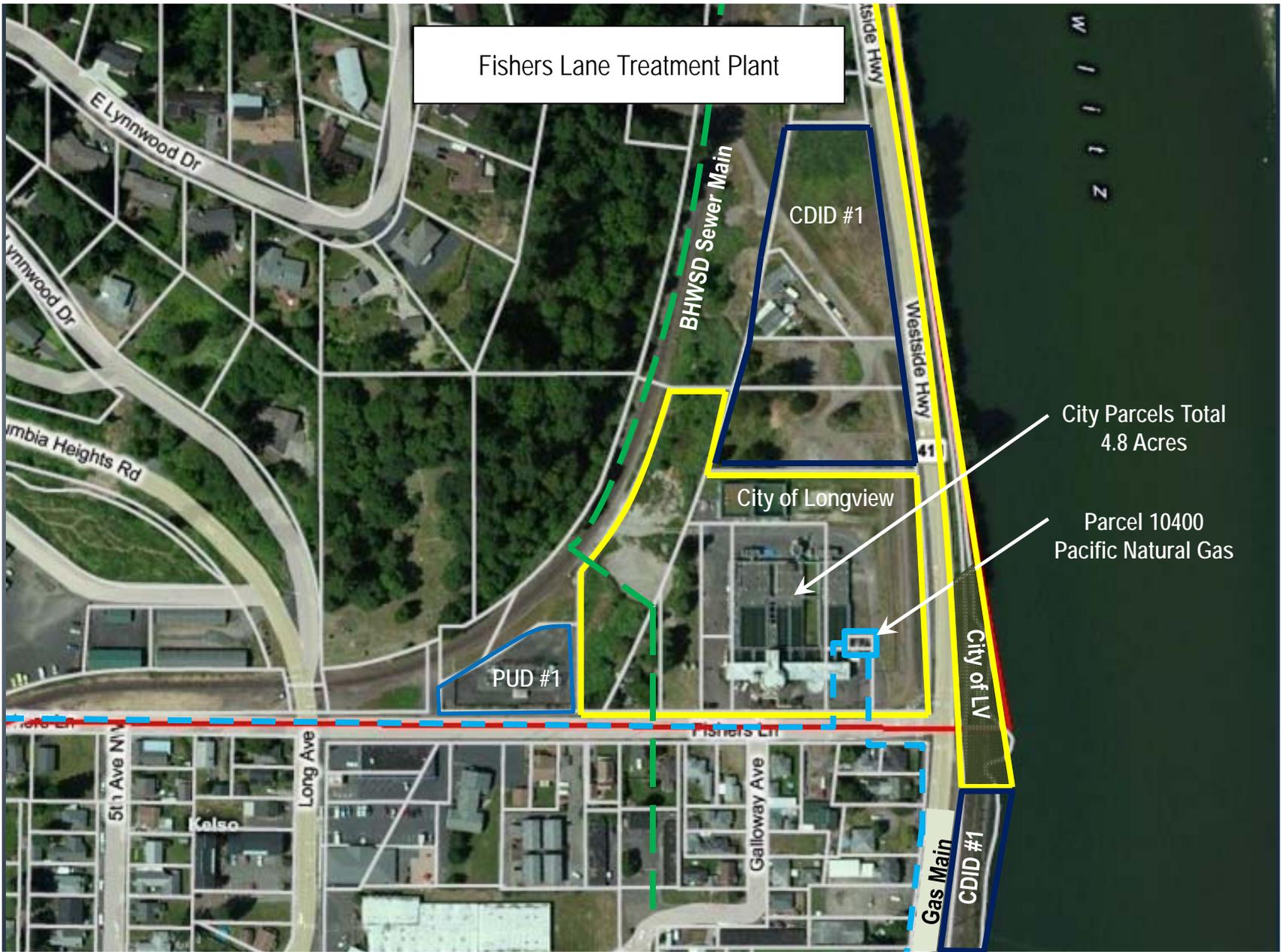


FISHERS LANE WATER TREATMENT PLANT

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



City Parcels Total
4.8 Acres

Parcel 10400
Pacific Natural Gas

CDID #1

City of Longview

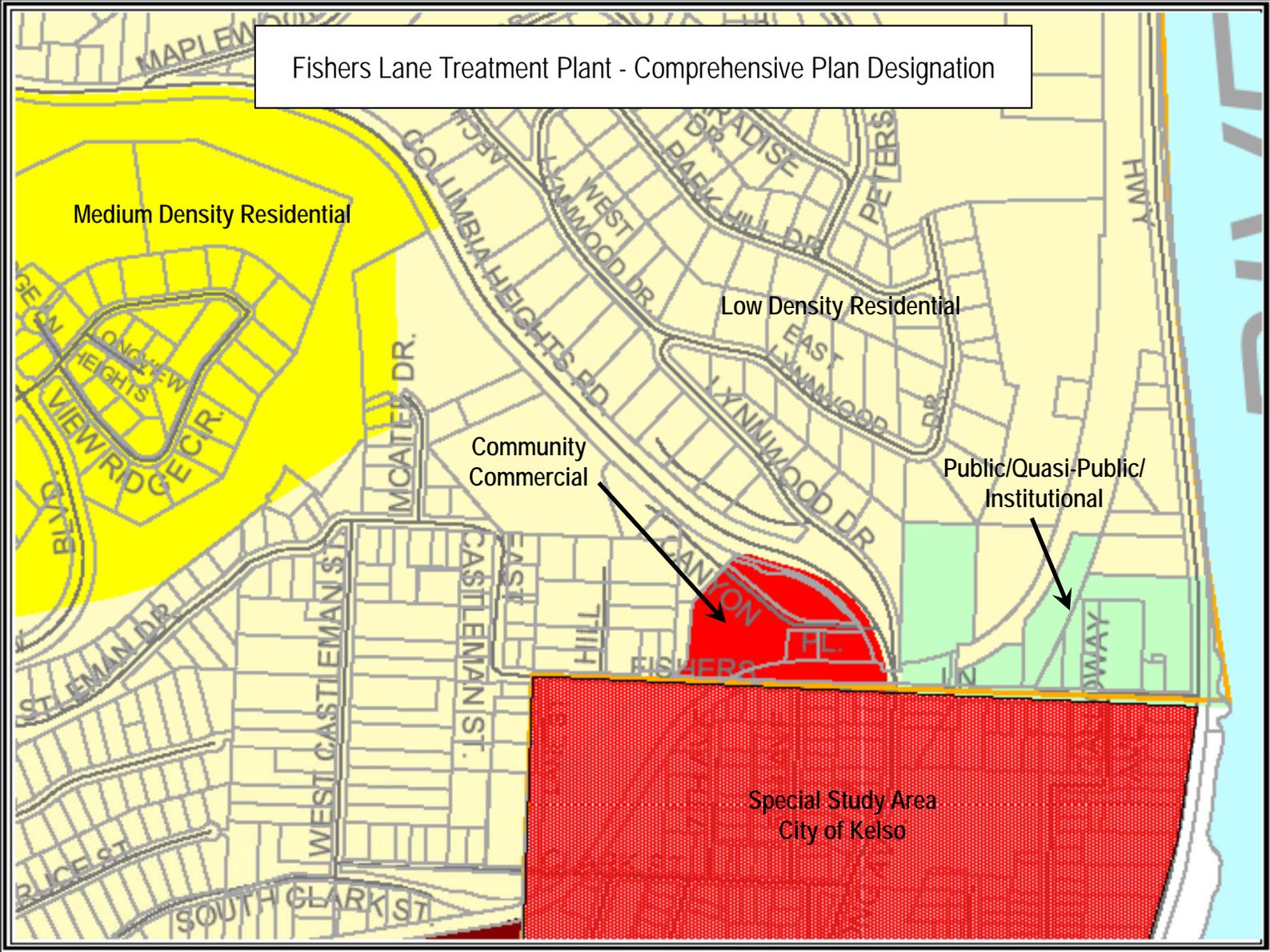
PUD #1

City of LV

Gas Main
CDID #1

Kelso

Fishers Lane Treatment Plant - Comprehensive Plan Designation



Medium Density Residential

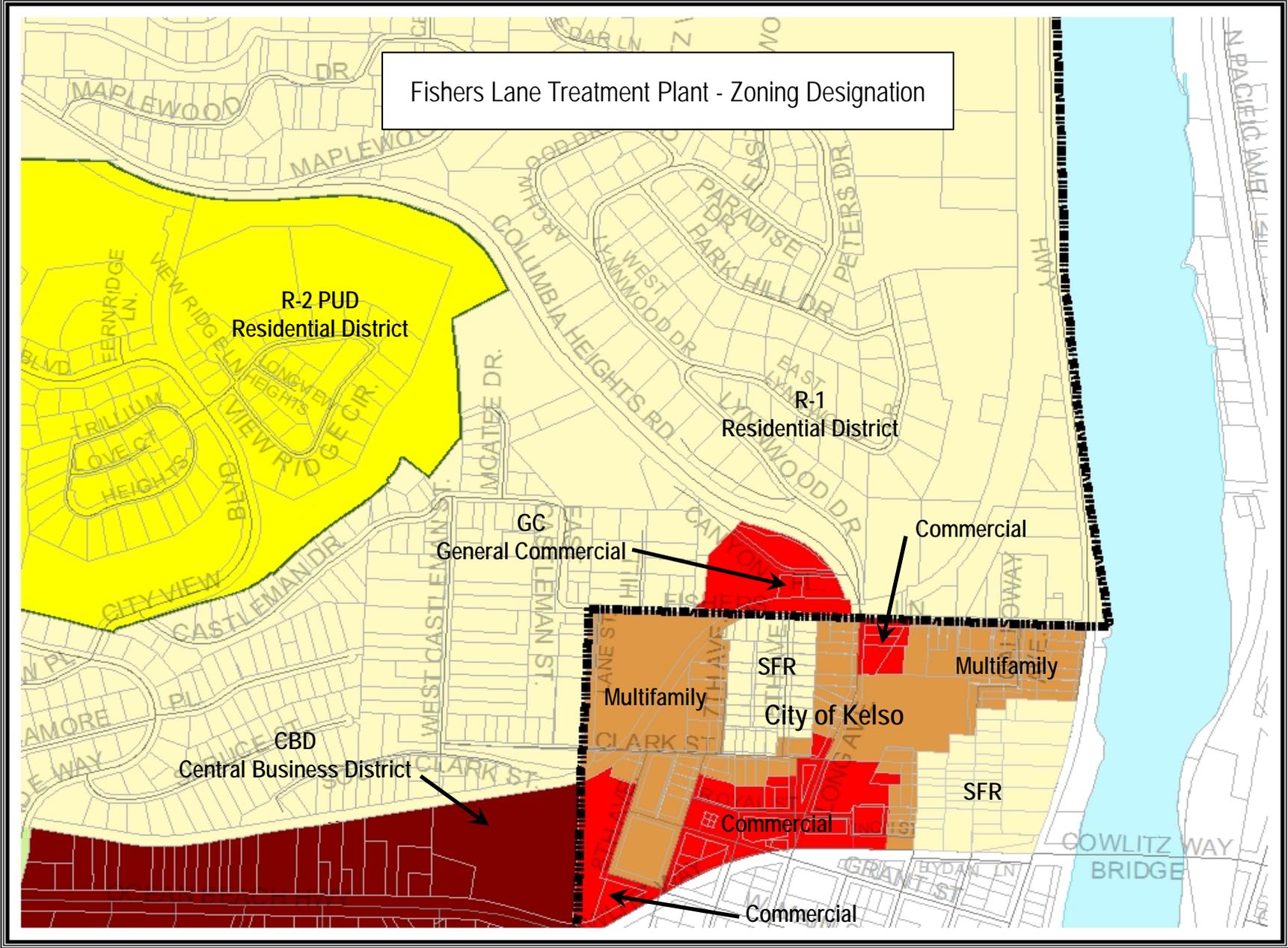
Low Density Residential

Community Commercial

Public/Quasi-Public/Institutional

Special Study Area
City of Kelso

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	<ul style="list-style-type: none"> • Requires minimal effort 	<ul style="list-style-type: none"> • Demolition costs a liability • Uncertain Real Estate market • Poor marketability • Likely long marketing time • Zoning limitation
Salvage / Demolish Structures / Sell Land	<ul style="list-style-type: none"> • Eliminates attractive nuisance and liability • Greenfield curb appeal • Allows time to consider options • Provides for greater property use options 	<ul style="list-style-type: none"> • Lost equity if alternate use of existing structures could be found (e.g. Regional Training Facility)
Partial Sale/ Dedication	<ul style="list-style-type: none"> • Potential levee improvements and state route realignment • Fosters local relationships 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Complements Cowlitz County Regional Trail Plan • Potential Rails to Trails corridor next to site • Less costly than other options to build/operate 	<ul style="list-style-type: none"> • May attract transients • Proximity PUD substation and natural gas valving station • Requires special use permit • Demolition required
Fish Hatchery	<ul style="list-style-type: none"> • Proximity to Cowlitz River • Water rights may be transferrable to new use • Basin configuration conducive to hatchery needs (rehab needed) 	<ul style="list-style-type: none"> • Downstream of spawning areas • NOAA/WDFW permitting issues • Further evaluation required • Limited funding and support for hatcheries • Requires special use permit
Regional Training Facility	<ul style="list-style-type: none"> • Avoids some demolition costs • Improved training opportunities • Potential revenue source to offset operating costs • Ability to phase construction • Grant funding may be available 	<ul style="list-style-type: none"> • 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) <ul style="list-style-type: none"> • 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

FISHERS LANE WATER TREATMENT PLANT

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