

# FISHERS LANE WATER TREATMENT PLANT RE-USE WORKSHOP

June 8, 2017

# FISHERS LANE WATER TREATMENT PLANT





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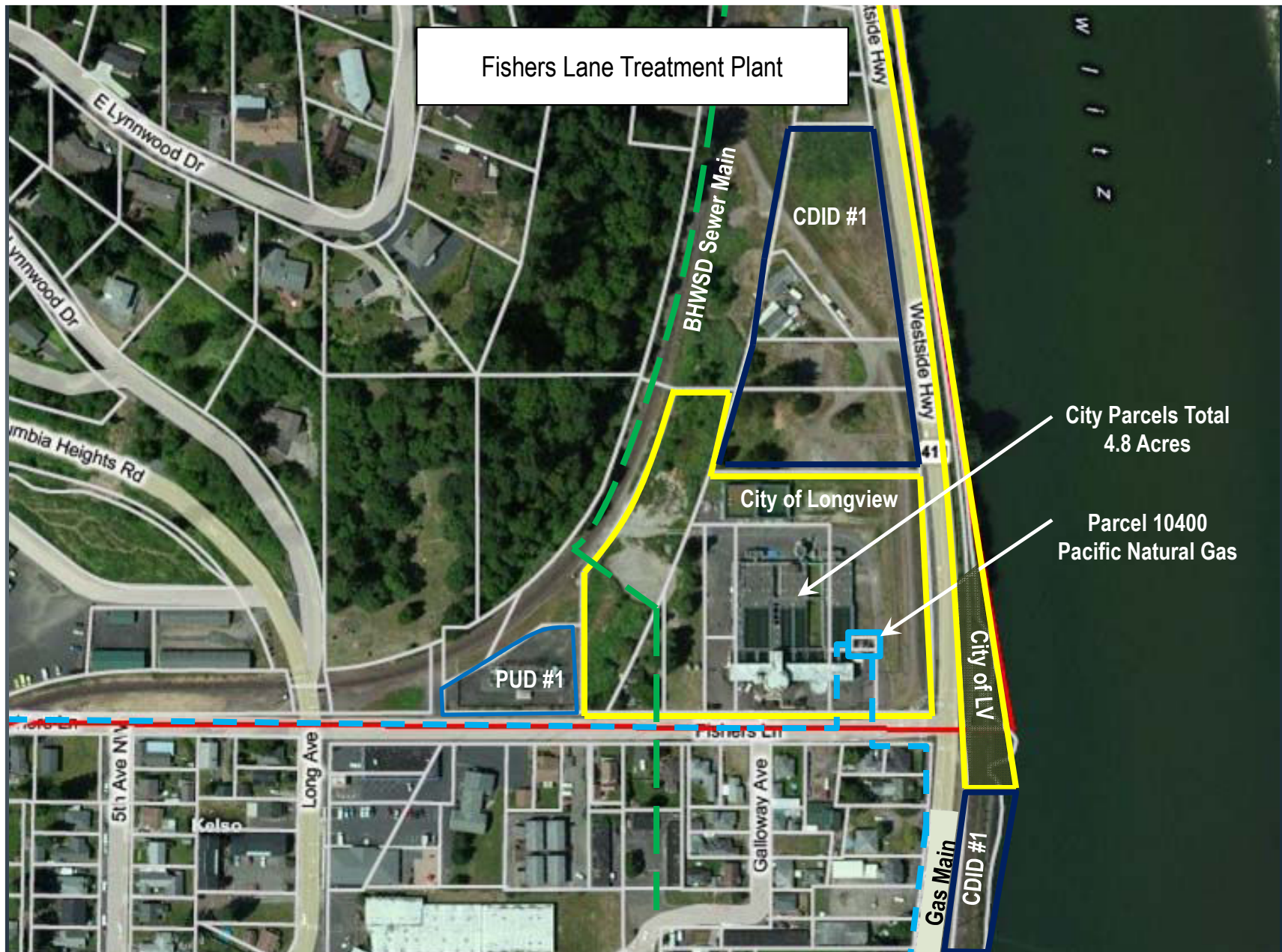


# FISHERS LANE WATER TREATMENT PLANT

## 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

CDID #1

City of Longview

PUD #1

City Parcels Total  
4.8 Acres

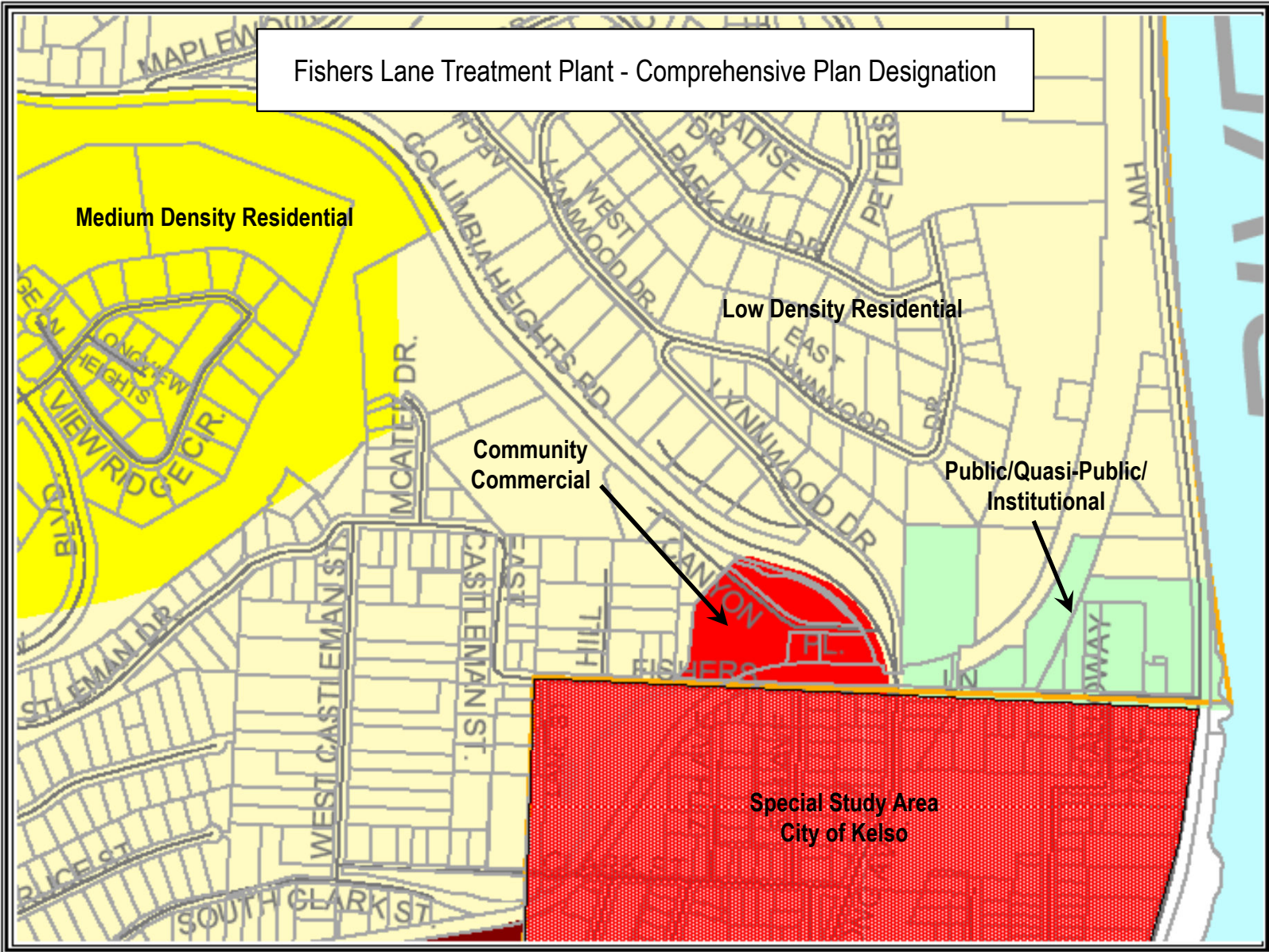
Parcel 10400  
Pacific Natural Gas

City of LV

Gas Main  
CDID #1

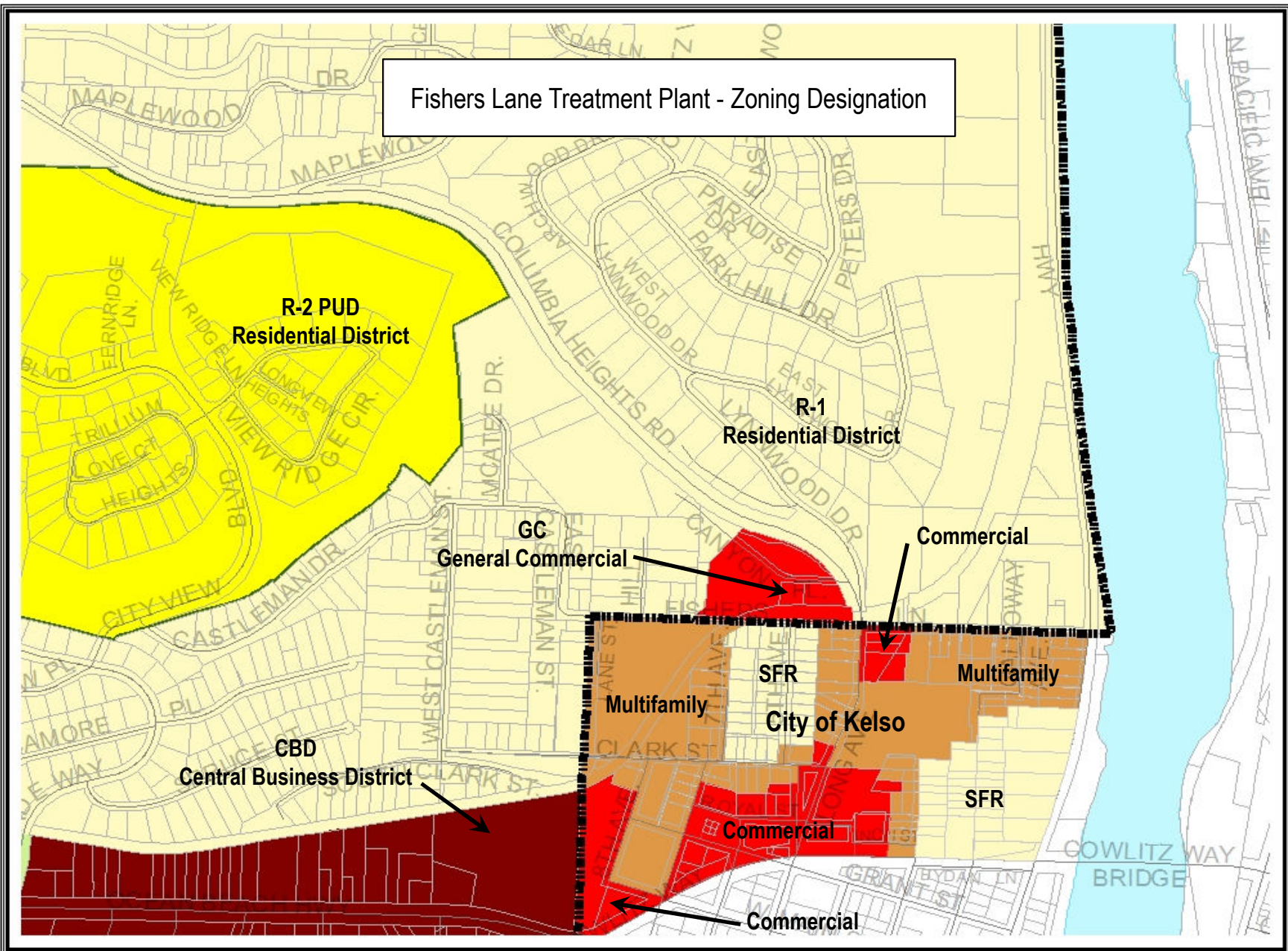


Fishers Lane Treatment Plant - Comprehensive Plan Designation





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	<ul style="list-style-type: none"> <li>Requires minimal effort</li> </ul>	<ul style="list-style-type: none"> <li>Demolition costs a liability</li> <li>Uncertain Real Estate market</li> <li>Poor marketability</li> <li>Likely long marketing time</li> <li>Zoning limitation</li> </ul>
Salvage / Demolish Structures / Sell Land	<ul style="list-style-type: none"> <li>Eliminates attractive nuisance and liability</li> <li>Greenfield curb appeal</li> <li>Allows time to consider options</li> <li>Provides for greater property use options</li> </ul>	<ul style="list-style-type: none"> <li>Lost equity if alternate use of existing structures could be found (e.g. Regional Training Facility)</li> </ul>
Partial Sale/ Dedication	<ul style="list-style-type: none"> <li>Potential levee improvements and state route realignment</li> <li>Fosters local relationships</li> </ul>	<ul style="list-style-type: none"> <li>Low assessed value (\$1.70/sf)</li> <li>Remainder may be less usable and less marketable</li> <li>Funding for levee and state route improvements uncertain</li> </ul>

# FISHERS LANE TREATMENT PLANT RE-USE OPTIONS

OPTIONS	PROS	CONS
Developed Park	<ul style="list-style-type: none"> <li>• Complements Cowlitz County Regional Trail Plan</li> <li>• Potential Rails to Trails corridor next to site</li> <li>• Less costly than other options to build/operate</li> </ul>	<ul style="list-style-type: none"> <li>• May attract transients</li> <li>• Proximity PUD substation and natural gas valving station</li> <li>• Requires special use permit</li> <li>• Demolition required</li> </ul>
Fish Hatchery	<ul style="list-style-type: none"> <li>• Proximity to Cowlitz River</li> <li>• Water rights may be transferrable to new use</li> <li>• Basin configuration conducive to hatchery needs (rehab needed)</li> </ul>	<ul style="list-style-type: none"> <li>• Downstream of spawning areas</li> <li>• NOAA/WDFW permitting issues</li> <li>• Further evaluation required</li> <li>• Limited funding and support for hatcheries</li> <li>• Requires special use permit</li> </ul>
Regional Training Facility	<ul style="list-style-type: none"> <li>• Avoids some demolition costs</li> <li>• Improved training opportunities</li> <li>• Potential revenue source to offset operating costs</li> <li>• Ability to phase construction</li> <li>• Grant funding may be available</li> </ul>	<ul style="list-style-type: none"> <li>• Expensive</li> <li>• Further analysis needed for concrete structures</li> <li>• Additional land may be needed</li> <li>• Neighborhood impacts</li> <li>• Requires special use permit</li> </ul>



# 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

# 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