

**PORT OF NEWPORT WORK SESSION AGENDA**

Tuesday, September 1, 2015, noon

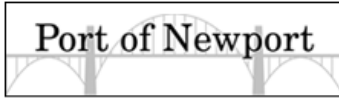
South Beach Activities Room, 2120 SE Marine Science Drive, Newport, OR 97365

- I. Call to Order..... 12:00
- II. McLean Point Development Progress, Ron Stillmaker, Engineer ..... 12:01
- III. Adjournment..... 1:00

Regular meetings are scheduled for the fourth Tuesday of every month at 6:00 p.m.

The Port Newport South Beach Marina and RV Park Activity Room is accessible to people with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours in advance of the meeting to Port of Newport Administration Office at 541-265-7758.

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Port of Newport, Oregon

## SAVE OUR AIR STATION!

## INTERNATIONAL TERMINAL EXPORT FACILITY

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## International Terminal Export Facility

The Port of Newport is currently obtaining financing to construct a 9-acre shipping facility on the northeast corner of McLean Point. This would provide the Port the opportunity to lease the facility to a terminal operator to help facilitate agricultural exports (primarily raw logs) and near-shore barging of agricultural products from the mid-Willamette Valley.

The \$6.5-million project would include grading the 40-acre McLean Point, owned in part with the Hall family, removal of 21,000 cubic yards of clean organic material, development of wetlands mitigation site, wastewater utility extensions, water redundancy lines, asphaltting, storwater collection and treatment, fencing and a small work shack. The site is currently zoned industrial.

This web page will contain information related to the project including documents that would be utilized in financing efforts. For further questions about the facility, please contact Kevin Greenwood, General Manager, (541) 265-7758, or Jim Durkee, Terminal Operations Supervisor, (541) 270-0545.

**TIGER VII GRANT APPLICATION** [.pdf], Todd Chase, June 3, 2015

**LETTERS OF SUPPORT** [.pdf]

**BENEFIT COST ANALYSIS** [.pdf], Todd Chase, June 3, 2015

**PLANNING LEVEL CONSTRUCTION BUDGET** [.pdf], June 3, 2015

**SIGNED LEASE-OPTION AGREEMENT** [.pdf], April 28, 2015.

**STRATEGIC BUSINESS PLAN** [link], January 2013.

**CAPITAL FACILITIES PLAN** [link], January 2013.

**OREGON DEQ SOILS CHARACTERIZATION** [link], December 2012.

### PERMITS

- City of Newport Land Use Permit, **No. 1-TIA-13**, City of Newport, June 8, 2015
- US Army Corps of Engineers, NWP-2012-361, May 22, 2013; **re-issued** August 12, 2014. Included approvals from Oregon DEQ, DLCD, local Tribes, SHPO, and NMFS.
- Oregon Dept. of State Lands, wetland restoration, **56824-RF**, August 26, 2014.
- Oregon Dept. of Environmental Quality, 1200-C Permit, File No. 122669, **Permit No. 29014**, October 23, 2012.
- Oregon Dept. of Environmental Quality, **1200-Z General Stormwater Discharge Permit**, File No. 122669, January 7, 2013.
- Lincoln County Road Approach Permit. to come
- City of Newport Building Permit. Will apply upon financing completed.

**NEPA CATEGORICAL EXCLUSION** [.pdf], Pacific Habitat Services, June 19, 2015



## **Project Understanding**

The Port of Newport both owns and leases properties located at McLean Pt. on Yaquina Bay (see attached sketch). The Port owns five different parcels, one of which (TL 199) is located in intertidal area and has no upland associated with it. Of the four other parcels, TL 104 is leased to a fish oil processing facility, TL 102 contains the recently improved International Shipping Terminal & Dock, along with some storage buildings which are leased to private parties, TL 103 contains a Port shop facility and a leased building, TL 101 is currently vacant (8.95 acres) and intended to be leased to a private company (Teevin Bros. Land & Timber, LLC) for use as a log storage and shipping facility using the International Terminal for shipping. The Port leases TL 100 (39.84 acres) from Rondys & Associates, Inc., of which approximately two acres is used for fishing fleet storage and “lay-down” area, the remaining area is currently unused. The Port has used approximately fifteen acres of the unused area for disposal and storage of dredge spoils associated with recent projects.

Recently, the Port has received preliminary engineering drawings from Teevin Bros. related to the proposed log shipping facility. The plans include drawings for installation of water, wastewater, storm drainage and electrical utilities to serve the proposed log storage facility and office building.

The Port has received a preliminary site development/phasing plan from the Rondys Co. for development of TL 100 into a business/industrial park area. The proposed development of Rondys Co. property would result in termination of the Port’s land lease with the company and may require removal of some or all of materials deposited on the grounds by the Port during the lease period.

In addition to private development, the Port has also been involved in discussions with the City of Newport related to future utility service to the McLean Pt. area, which may include location of a new, major, Wastewater Pump Station and access road improvement by the Port to City Standards with subsequent dedication of the roadway to the City as a public street.

Considering the proposed activities and project proposals associated with McLean Point, the Port would like to insure that development of the area is consistent with and guided by goals and visions of the Port that will maximize the investment into a comprehensive economic development plan for currently underutilized industrial property.

## **Issues**

Need for engineering expertise in reviewing submitted development plans and design drawings for advising the Port related to technical sufficiency and for compliance with Port goals, policies, standards and vision.

Need for coordination of development efforts for installation of improvements which mutually benefit all parties associated with McLean Point, (i.e. dedication of city right-of-way and design and construction of City Standard Street and associated underground utilities).

Need for oversight of proposed projects in relation to financial participation and obligations of associated parties involved, insuring equitability and avoidance of overlap.

Determine the need for and/or requirement and possible extent of debris and dredge spoils removal from leased properties, (what needs to be removed, quality and quantity of materials required to be removed, location of disposal site and cost for removal).

## Scope of Work

### 1) Task 1 – Project Coordination

- a) Review existing submittals
- b) Meet with involved parties, individually, to better focus on impacts of proposed plans and schedules:
  - i) Teevin
  - ii) Rondys
  - iii) City
- c) Review, evaluate, and formulate various project impacts on Port Vision for McLean Point
- d) Report to Manager and Port Commission on status of proposed projects and receive preliminary input regarding concerns or direction
- e) Re-visit individual Parties with Port guidance for each project
- f) Arrange and hold group/joint meeting of all parties to coordinate and align all with Ports goals/vision of area

### 2) Task 2 – Public Entrance/ Access Road

- a) Meet with City to define right-of-way requirements and Street/Utility Standards
- b) Prepare conceptual plan and cost estimate for public road and utility service to McLean Pt.
- c) Assist Port Staff with preparation of funding package for roadway/utility project
- d) Coordinate right-of-way dedication with Hall family/ Rondys Co. Development
- e) Prepare bid package (engineering plans, specifications and contract documents).

### 3) Task 3 – Hall/Rondys Property Clean Up

- a) Review historic aerial photography and topographic records for preliminary evaluation of extent of additions to property
- b) Determine value/usability of various identified materials disposal site(s) including clean sand (with some shells) dredge materials
- c) Assist with negotiation of extent of clean-up requirement of Hall Family properties
- d) Determine quantity of required removal and estimated costs
- e) Coordinate removal project

## Fee Estimate

The following fees are presented as our “best estimate” of costs associated with the various tasks outlined above. Due to the number of party’s involved and preliminary status of some of the proposed projects, a clear definition of effort is difficult to determine.

|                             |   |
|-----------------------------|---|
| Task - 1, all items         | \$8,890, Includes 4 on-site meeting/conferences                                     |
| Task - 2, Items a through d | \$6,590, Includes 2 on-site meeting/conferences                                     |
|                             | NOTE: cost for Item e is dependent upon future project definition and scoping       |
| Task - 3, Items a through c | \$5,440   |
|                             | NOTE: cost for items d & e are dependent upon future project definition and scoping |

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Other issues:

Reviewing plans for project overlap.  
Reviewing best placement for sewer pump station.  
Developing matrix by eligible costs for grant possibilities.



SAVED: 8/28/2015 11:10 AM RSTILLMAKER, PLOTTED: 8/28/2015 11:11 AM RON STILLMAKER  
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**LEGEND**

|                        |               |
|------------------------|---------------|
| SANITARY SEWER LINE    | CATCH BASIN   |
| STORM LINE             | STORM MANHOLE |
| WATER LINE             | HYDRANT       |
| CABLE LINE             | WATER VALVE   |
| GAS LINE               | LIGHT POST    |
| POWER LINE             | TREE/SHRUB    |
| SANITARY SEWER MANHOLE |               |

You created this PDF from an application

**PRELIMINARY**

|  |      |
|--|------|
| <p>VERIFY SCALES<br/>         THIS IS ONE INCH ON ORIGINAL DRAWING<br/>         IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>                                     |      |
| <p>CONSULTING ENGINEERS &amp; GEOLOGISTS, INC.<br/> <br/>         WWW.SHN-ENGR.COM<br/>         275 MARKET AVENUE<br/>         COOS BAY, OR, 97420<br/>         541-266-9890</p> |      |
| DESIGN   | RFS  |
| DR   | FMK  |
| CHK  | RFS  |
| APVD   |      |
| <p>PORT OF NEWPORT<br/>         FACILITY PLANNING<br/>         NEWPORT, OREGON</p> <p><b>MCLEAN POINT PROPERTIES</b></p>   |      |
| NO.  | DATE |
| REVISION   | BY   |
| <p>SHEET 1</p> <p>SEQ 1</p> <p>DATE 09/2015</p> <p>PROJ. NO. 615041</p>  |      |



**QUESTIONNAIRE  
NEWPORT URBAN RENEWAL  
INFORMATIONAL MEETING  
JULY 27, 2015**

**What components of the draft urban renewal plans do you like?**

- Addressing blight
- Addressing lack of affordable housing in Newport, and emphasis on encouraging development of affordable housing options in the central core area.
- Development of public spaces

**What 3 projects do you feel are most important?**

1. Benches to encourage use of public spaces, and heavy emphasis on development of public spaces in general
2. Major renovation of most buildings in downtown core
3. Incorporating ways to beautify the city along Highway 101 (such as discouraging parking lots that face the highway; increasing multi-use boutique-type stores on ground floor, with affordable housing options on second and third floors.

**Are there other ~~projects~~ ISSUES that should be considered?**

AVOID couplet as solution to traffic in downtown core (couplets have been shown to destroy downtown core businesses and hamper pedestrian use.)

**Is there any other element of the plans on which you would like to provide input?**

No details about the envisioned development at McLean Point were provided at the meeting. The McLean Point area is all fill, not solid ground. It's a wildlife nesting area with wetlands, adjacent to a highly inflammable Northwest Natural gas holding tank—not ideal location for major industrial development, even though it may be zoned that way now. Newport's Comprehensive Plan's goal for Yaquina Bay and Estuary is to "recognize and balance the unique economic, social, and environmental values of that area"—and so I'm having trouble melding those aspects, integrating infrastructure and major development into an area unsuited for building anything permanent at all.

*From Newport's Comprehensive Plan, Goals and Policies for Yaquina Bay and Estuary:*

Policy 3a: to maintain the integrity of the estuarine ecosystem.

Policy 13: Resource Capability Determinations – ...continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education. In this context, "protect" means to save or shield from loss, destruction, injury, or for future intended use.

Policy 14: Resource Capability Determinations -- ... and continue to function in a manner which conserves long term renewable resources, natural biologic productivity, recreational and aesthetic values, and aquaculture. In t his context "conserve" means to manage in a matter which avoids wasteful or destructive uses and provides for future availability.

To the City Manager, Mayor Sandra Roumagoux, and City Councilors:

I have concerns about the envisioned infrastructure development at McLean Point as part of an Urban Renewal area.

My understanding is that Urban Renewal is used to address blight through commercial redevelopment due to such issues as urban blight (substandard or unsanitary area where a previously functioning part of a city falls into disrepair and decrepitude. It may feature de-industrialization, depopulation or changing population, restructuring, abandoned buildings, high local unemployment, fragmented families, political disenfranchisement, crime, and a desolate, inhospitable city landscape.) Other urban renewal issues address irregularity of plots, inadequacy of the streets, diversity of land ownership making assemblage of property difficult, incompatibility of existing mixture of residential and industrial property, overcrowding, incidence of crime, lack of sanitation, the drain an area makes on municipal services, fire hazards, traffic congestion and pollution. But I believe McLean Point is entirely outside those parameters.

The McLean Point area is all fill, not solid ground. It's a wildlife nesting area with wetlands, adjacent to Northwest Natural's highly inflammable Liquid Natural Gas holding tank. I do not believe it is an ideal location for major industrial development, even though it may be zoned that way now.

In the past, it was suggested that the area be turned into a park, a place to hold festivals (the Celtic Festival was a potential user because it was better protected than South Beach regarding summer wind), and/or developed into a more official wildlife area, which seems a better fit for the property.

From Newport's Comprehensive Plan, Goals and Policies for Yaquina Bay and Estuary:

Policy 3a: to maintain the integrity of the estuarine ecosystem.

Policy 13: Resource Capability Determinations – ...continue to function in a manner to protect significant wildlife habitats, natural biological productivity, and values for scientific research and education. In this context, "protect" means to save or shield from loss, destruction, injury, or for future intended use.

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For the reasons stated above, I ask that the \$5 million on the table to address McLean Point as a target of Newport Urban Renewal plans be scrutinized further.

Thank you for your consideration.