

Section A: Redevelopment Plan
Part II: Assessment Results

**5.0: REDEVELOPMENT ALTERNATIVES ASSESSMENT
LAND REUSE ALTERNATIVES REPORT**

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OVERVIEW

The Umatilla Army Depot Re-Use Authority (UMADRA) is the Land Redevelopment Authority (LRA) responsible for working with the Army to determine the fate of the property after demilitarization and decommissioning is complete. The UMADRA, originally appointed by the Oregon Governor, is also recognized by the Dept. of Defense Office of Economic Adjustment within the Base Realignment and Closure (BRAC) guidelines. The LRA is comprised of Umatilla County, Morrow County, Port of Umatilla, Port of Morrow, the Confederated Tribes of the Umatilla Indian Reservation, and two ex-officio state officials.

UMADRA initiated a rigorous project beginning in July 2009 to study the current condition of UMCD. This analysis evaluated the current condition of the land, buildings, and overall environment at UMCD.

In addition to the analysis of the assets at UMCD, UMADRA completed a social and economic analysis as well as a market assessment to determine potential reuse opportunities.

Ultimately, UMADRA will submit a Redevelopment Plan and Implementation Strategy to the US Department of Defense and US Department of Housing and Urban Development. It is anticipated that the Secretaries of those respective federal agencies will give “substantial deference” to the recommendations of UMADRA in the ultimate reuse plan for UMCD.

After consideration of the existing assets, and the market study, UMADRA offers five Alternatives for reuse to be considered by the general public. Comments from the general public will be recorded, and included in the final report. The final report will be reflective of such input.

The following report presents five Alternatives for UMCD reuse. In general, the Alternatives can be described as:

- #1 Preferred Plan
- #2 Reservation of Land for Large-Scale Developments
- #3 County-defined Land Uses
- #4 Collaborative Approach to County-defined Land Uses
- #5 No Action by UMADRA

Description of Preferred Plan

As noted in the Redevelopment Alternatives Assessment report, the LRA has three overarching goals with respect to the redevelopment of UMCD (it should be noted that the percentages shown below are not necessarily intended to translate to the division of acreage for each purpose):

- Economic Development (40% weighting)
- Environmental Protection and Restoration (40% weighting)
- Use by the Military—Oregon National Guard (20% weighting)

The LRA is very determined to meet all three of these goals. In particular, the effort to replace the 1,170 jobs projected to be lost upon full closure of Army operations is paramount. The LRA recognizes that it will take a collaborative effort to create these jobs—both on UMCD land and at other locations in the two-county region.



The *Section 5.0: Redevelopment Alternatives Assessment* report contains a table that summarizes 23 prospective large-scale reuse options in the context of the five alternatives. The report also assesses the 16 submitted Notices of Interest (NOIs). Two tables assess the “fit” between these potential uses and the alternatives themselves taking into account not only the issue of land use compatibility, but other criteria as well.

An examination of the tables presents a “close call” between Alternative #1 and Alternative #2. There are several reasons why the LRA has selected Alternative #1 as its preferred alternative.

First, it should be noted that economic development is only 40% of the total redevelopment value to the LRA. Environmental protection and use by the military comprise a total of 60% of the overall value.

Second, economic development objectives can be advanced separate from many of the 23 large-scale (and other) reuse options evaluated in the report. In other words, smaller/incremental economic development opportunities are not evaluated in the report.

Third, the LRA is very concerned about the timing of job creation. Job creation must be pursued as soon as possible. Existing limitations at UMCD, primarily the current demilitarization mission and the poor condition of the buildings and infrastructure, prevent immediate job creation opportunities causing the LRA to also focus on economic development measures at “ready” locations in the region. Infrastructure improvements at UMCD may take a decade or more to complete.

The industrial development capacity at the Ports of Morrow and Umatilla, combined with other business development expertise and capacity possessed by nearby communities, counties and tribal interests, allows for the more immediate advancement of economic development initiatives within the region but outside the boundary of UMCD.

The LRA has used an open process to gain the perspectives and preferences of all interested parties. All identified reuse options and alternatives have been considered. The LRA has identified their best approach to land use within their preferred alternative which was outlined during the March 18, 2010 meeting.

This document focuses on “uses” rather than “users”. That is, the *uses* of the land—generally presented as land use options—are presented. Efforts to identify prospective *recipients* of the land through the conveyance mechanisms will be more fully presented in the Draft Redevelopment Plan scheduled for public comment in June. The Redevelopment Plan will incorporate the final “land use” plan with the recommended conveyances and any economic development areas outside of conveyance parcels the LRA determines to be a good fit.

The LRA believes that it is meeting its overarching goals for economic development, environmental preservation, and use by the military with the Preferred Alternative (Alternative #1).

EXECUTIVE SUMMARY

The LRA is required to consider a series of Alternatives before selecting a Preferred Alternative for the Reuse Plan and Implementation Strategy.

Five Alternatives have been prepared which not only consider alternate land use scenarios, but also recognize that the successful advancement of the *implementation strategy* requires consensus on a governance structure.

Each of the five alternatives, therefore, is described not only with respect to their land use implications, but also their governance structure. After consideration and preliminary discussions Alternative #1 is the LRA's Preferred Alternative.

The table below provides an at-a-glance review of the alternatives.

Alternative	Description	Number of Entities	
		Plan	Implement
#1—Preferred	A proactive approach by the LRA to designate specific land for industrial, commercial, military purposes, and open spaces purposes.	1	1
#2—Large-Scale	Development size standards (perhaps defined by an investment amount, jobs, or other parameters) would be required in order for development activity to occur.	1	1
#3—County Line	Each county would have total autonomy as to the identification of specific land uses. This Alternative only allows small-scale development, not base-wide development.	2	2
#4—Collaborative County Line	A Joint Powers Agreement would be developed that would recognize the individual desires of the counties but be incorporated in one overarching plan agreed by the entire LRA. Implementation activities would be governed by a local entity (probably the respective Port District). Alternative #4 differs from Alternative #2 because both small-scale and large-scale opportunities can be developed.	1	2
#5—No Action	Concluding that there is not sufficient benefit to prescribe and implement specific land uses, the LRA would disband leaving total authority for land reuse to the US Department of the Army	0	0*

* *Implementation would fall to the federal government*

In addition to the five Alternatives, three options are provided with respect to the management of the Shrub Steppe habitat.

In addition to the description of the Alternatives, three additional sections of this report are presented:

- An analysis of many of the suggested large-scale reuse opportunities reviewed in the context of the five Alternatives
- An analysis of the 16 submitted Notices of Interest and their “fit” with the five Alternatives
- Land use maps for each Alternative

PRESENTATION OF ALTERNATIVES

The following six pages present the five Alternatives. A special consideration for shrub-steppe is included in this section.

ALTERNATIVE #1: PREFERRED APPROACH

Overview

This Alternative presents a preferred planning approach that is the result of all of the LRA meetings and DMST analysis to date. This Alternative will present an LRA derived and approved land use plan that will recommend specific areas of UMCD for industrial, commercial, military, and open space functions.

Impacts	Pros	Cons
Financial	The timing of financial expenditures can be controlled by the land owner as opportunities and resources emerge.	The land owner will be responsible for identifying and attracting the financial resources necessary for plan implementation.
Land Use and Environmental	The use of the land can be proactively and specifically determined by the land owner. Counties will incorporate land use recommendations into their comprehensive planning process. Likely environmental issues can be identified early.	Financial assistance may be limited from the federal government to offset environmental costs associated with existing structures as negotiated in conveyance. (1)
Cultural and Natural Resources	Opportunity to proactively address cultural and natural resource opportunities.	The land owner will share responsibility for impacts to natural resources and preservation of cultural resources for lands directly under its control. (2)
Regulatory	The land owner will have local control to ensure that regulations imposed on redevelopment are supportive of the reuse goals of the LRA.	The land owner will be required to comply with all regulations, some of which may be viewed as burdensome.
Public Investment	The land owner can seek public resources to direct to specific public investments as they see fit.	The burden of seeking the financial and technical resources for required public investment would be borne by the land owner on those areas under its own management.
Employment Impacts	The land owner has greater control of the type and timing of employment.	The ability to create jobs is less certain.
Infrastructure/ Transportation Impacts	Opportunities for long-term planning and implementation for transportation/ infrastructure improvements would be maximized.	The financing of transportation and infrastructure improvements would generally fall on the land owner and other land management entities recognized in the plan.

Description

This Alternative takes the preferred approach of the development of a land use plan based upon the analysis conducted by the Dana Mission Support Team and the goals and priorities identified by the Local Reuse Authority.

The LRA has indicated that 40% of the value of the reuse should be derived from economic development,



40% of the value from environmental restoration, and 20% from continued and expanded use by the military (Oregon National Guard). This Alternative optimizes these goals.

Given both the vision of the LRA and the analysis of the current condition of assets, this Preferred alternative will provide specific recommendations as to the size and location of the various forms of land use: industrial, commercial, governmental (military), open space, and future reserved land.

As shown in the map on the next page, this Alternative calls for military (National Guard) use throughout most of the northern portion of the land, preservation of Shrub Steppe (managed by the U.S. Fish and Wildlife Service) would be emphasized in the central, south central, and northeastern portions of UMCD, commercial and industrial applications could be developed in the far southeast corner, and industrial use would be emphasized in the southwestern corner and along the existing rail line. One concept for the Administrative Area is for utilization as an institutional services area potentially by the State of Oregon for the Oregon National Guard, ODOT, State Police, and emergency services.

- (1) DOD retains liability for all known and undiscovered environmental conditions resulting from their former activities on the base.
- (2) Cultural and Natural resource management obligations for significant land areas are potentially transferred to other entities under the plan (i.e. Oregon National Guard, U.S. Fish and Wildlife Service).

Figure 1: Alternative 1: LRA Preferred



ALTERNATIVE #2: LARGE – SCALE APPROACH

Overview

This alternative offers the LRA the option to set threshold development standards which must be met in order for a particular scale of development to be permitted. Under this alternative, development would be larger-scale, recognizing that smaller-scale development may be able to be accommodated elsewhere by jurisdictions such as the ports, tribes, and cities. One or more large-scale development options could be accommodated simultaneously.

Impacts	Pros	Cons
Financial	Financial expenditures will be borne by the developer, not the LRA.	The requirement for large-scale capital expenditures may tend to be a hindrance for development.
Land Use and Environmental	Land use parameters can be broadly defined to maximize the prospect of long-term economic gain. Environmental costs for reuse will be borne by the developer, not the LRA.	While the process may maximize economic opportunities, it may not provide for the ultimate scenario from a land use perspective. Environmental issues may exist for years without proactive clean-up.
Cultural and Natural Resources	The LRA may have an opportunity to set guidelines for the desired utilization and preservation of natural and cultural resources without the obligation to set aside financial and technical resources to meet this goal.	The LRA might have limited or negligible control on the utilization and preservation of natural resources. Initial planning could resolve this potential problem.
Regulatory	The requirement to meet regulations will be borne by the developer, generally not by the LRA.	Developers will have to agree to comply with all necessary regulations.
Public Investment	The LRA would not necessarily be required to seek public investment for public improvements.	Private developers may be less likely to be able to attract public financing for improvements.
Employment Impacts	Large-scale job creating opportunities could be facilitated by this approach.	Because large-scale job creating opportunities are rare, significant time may elapse without specific benefits. (Alternatively, this approach might allow for a faster build-out).
Infrastructure and Transportation Impacts	Transportation and infrastructure investments would be fully borne by the developer, not the LRA.	Opportunities to plan and implement specific infrastructure and transportation improvements would require a partnership with the developer.

Description

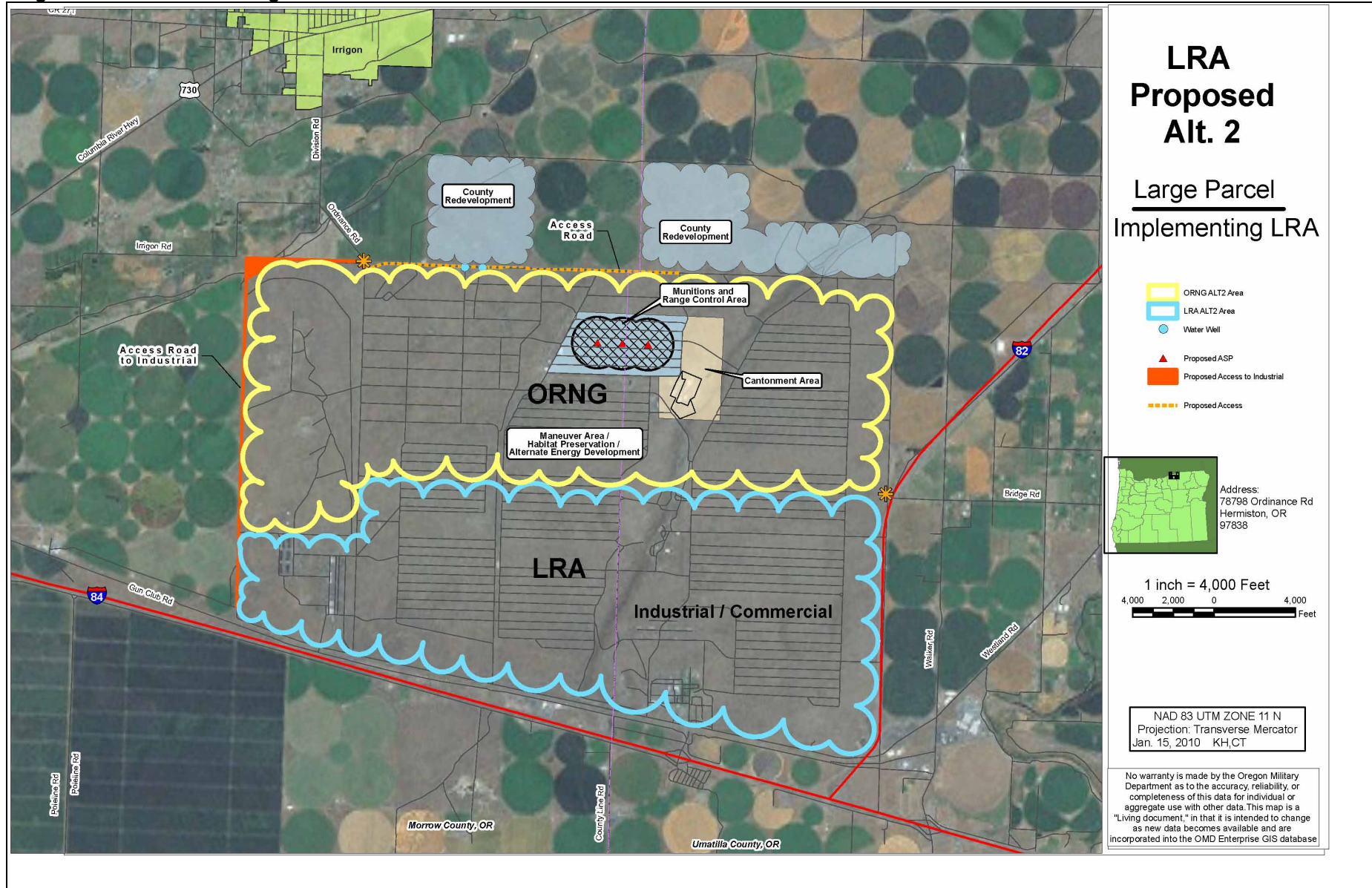
This Alternative would presume the Local Reuse Authority would have a preference toward large-scale development. Furthermore, this approach assumes the ports, tribes, counties, and cities already have sufficient land available for a variety of development strategies and therefore do not need additional small- to medium-scale development areas.

Based upon the Oregon land use planning goal of first utilizing existing development and infrastructure-served property (most notably offered by the Ports and Tribes), development at UMCD would be reserved for large-scale opportunities not afforded by existing jurisdictions within the region.

For example, large-scale energy developments would be allowed while very small wind farms would not. Larger scale tourism establishments would be allowed while small-scale recreational investments would not.

It would be incumbent upon the LRA to establish development thresholds under this Alternative and provide for central governance.

Figure 2: Alternative 2: Large Parcel



ALTERNATIVE #3: COUNTY LINE APPROACH

Overview

This Alternative respects the individual desires by each of the jurisdictions (both Ports, both Counties, and the Tribe). This Alternative would be composite of the individual aspirations of each jurisdiction.

Impacts	Pros	Cons
Financial	Each County can control the timing and amount of expenditures.	Economies of scale may be lost on infrastructure investments.
Land Use and Environmental	Each jurisdiction would have control of its own land-use process. Jurisdictions would not be responsible for environmental liabilities outside of their jurisdictional territory.	Opportunities for “big picture” land use planning may be lost. Broader approaches that might attract unique resources for environmental clean-up may be lost.
Cultural and Natural Resources	Each jurisdiction can have specific control on the utilization and preservation of natural and cultural resources.	Natural and cultural resources, which are not defined by jurisdictional boundaries, may have differing level of stewardship.
Regulatory	Regulations that affect other jurisdictions will not impact all jurisdictions.	Should “other” jurisdictions not comply with regulations, impacts may be felt by all jurisdictions.
Public Investment	Each jurisdiction will seek financial and technical resources only for investments they find desirable.	The splitting of the jurisdictions and the land may make the region less competitive for public funding.
Employment Impacts	Jurisdictions will have greater control over the type and timing of job creating opportunities.	Job creation opportunities that are afforded by broader cooperation over the entire 20,000 acres may be missed.
Infrastructure and Transportation Impacts	Each jurisdiction could plan and implement transportation and infrastructure improvements as they see fit.	Opportunities for holistic planning and maximizing public resources for improvement would be lost.

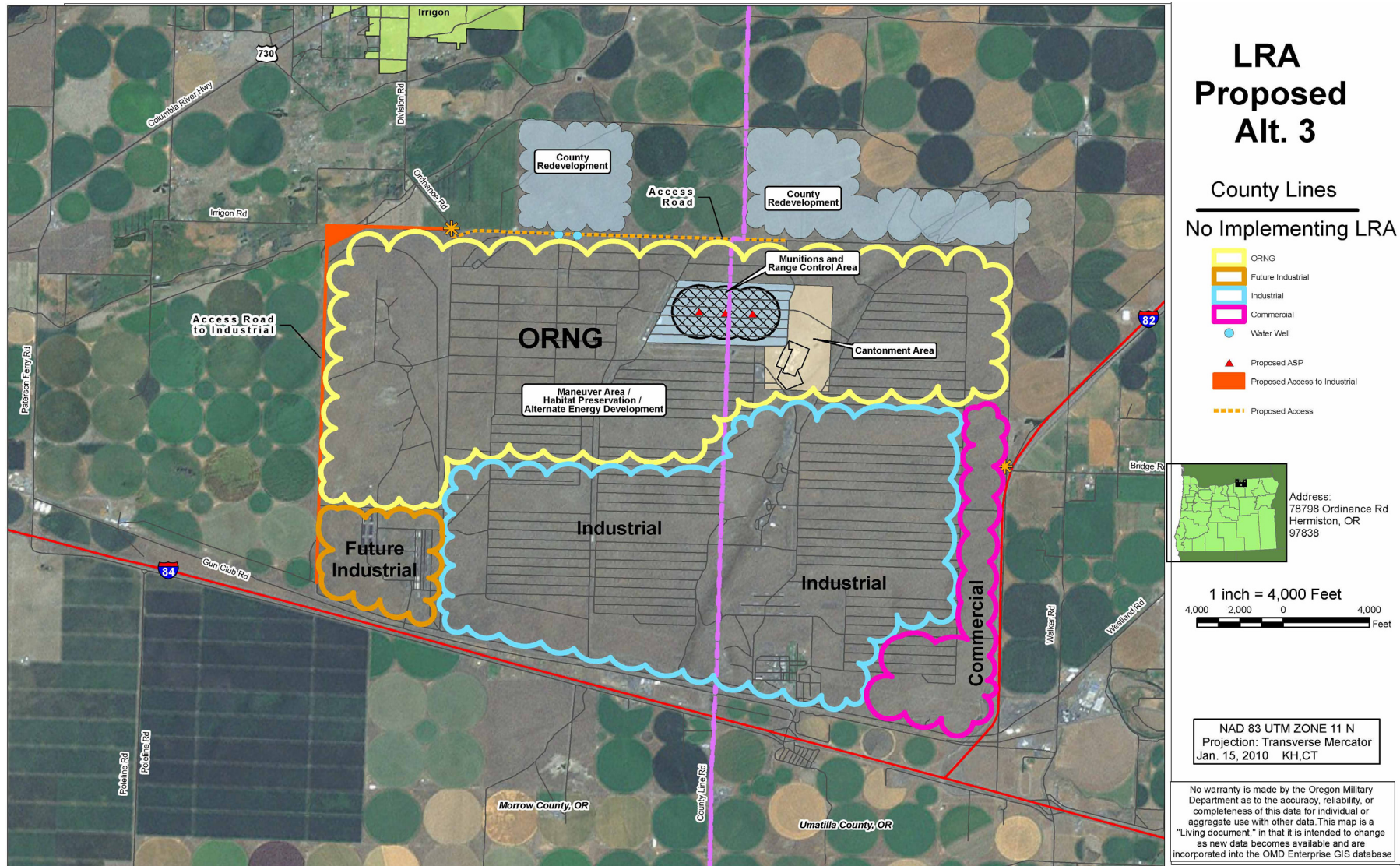
Description

This Alternative recognizes that the various jurisdictions directly involved with the UMCD reuse process have individual goals and aspirations not only for UMCD, but for the development of existing property within their jurisdiction. As such, each jurisdiction would integrate the planning and development function within its own separate governance structure.

As such, this Alternative would allow Morrow County and the Port of Morrow to largely define the reuse for the approximately 12,000 acres west of the Morrow/Umatilla county line, and Umatilla County and the Port of Umatilla to largely define the reuse of the land on the 8,000 acres east of the Morrow/Umatilla County line. The specific role of the CTUIR would also be respected in this process.

While this Alternative would give greater control and flexibility at the very-local level, certain challenges such as the master plan for utility upgrades may be created by this approach.

Figure 3: Alternative 3: County Lines



ALTERNATIVE #4: COLLABORATIVE COUNTY LINE APPROACH

Overview

This Alternative would be a composite of the Preferred Alternative and the County Line Alternative. The specific land use designations would be largely defined by the individual jurisdictions, but the management of the overall process would be served by a UMCD-wide organization. Planning elements such as infrastructure design and the allocation of benefits would be done on a UMCD-wide basis.

Impacts	Pros	Cons
Financial	Each County can control the timing and amount of expenditures. Opportunities for collaboration on investments may surface.	Economies of scale may be lost on infrastructure investments.
Land Use and Environmental	Big picture planning can take place while maximizing the interests of the specific jurisdictions. Environmental issues can be addressed when and how all parties agree to address them.	Conflicting land use designations, if not addressed by the LRA, could stall decisions.
Cultural and Natural Resources	A common set of goals and protections can be established for natural and cultural resources based upon the specific interests of the jurisdictions.	Differing values may set different standards for the protection and utilization of natural and cultural resources.
Regulatory	All relevant regulations can be addressed by the entire LRA while focusing on specific implications for impact of jurisdictions.	The burden of regulations effecting only one jurisdiction will be considered by all jurisdictions (whether they desire to address them or not).
Public Investment	The LRA may remain highly competitive for public funding directed at the specific priorities of the individual jurisdictions.	Members of the LRA may be less motivated to expend time and resources for projects benefitting other jurisdictions.
Employment Impacts	The skills and motivations of the individual jurisdictions can be focused upon specific goals	Competing interests may overwhelm the broader, umbrella function of the LRA.
Infrastructure and Transportation Impacts	The ability to plan and attract funding for infrastructure improvements would be maintained while maximizing benefit to respective jurisdictions.	Opportunities for holistic planning for infrastructure improvements may be compromised.

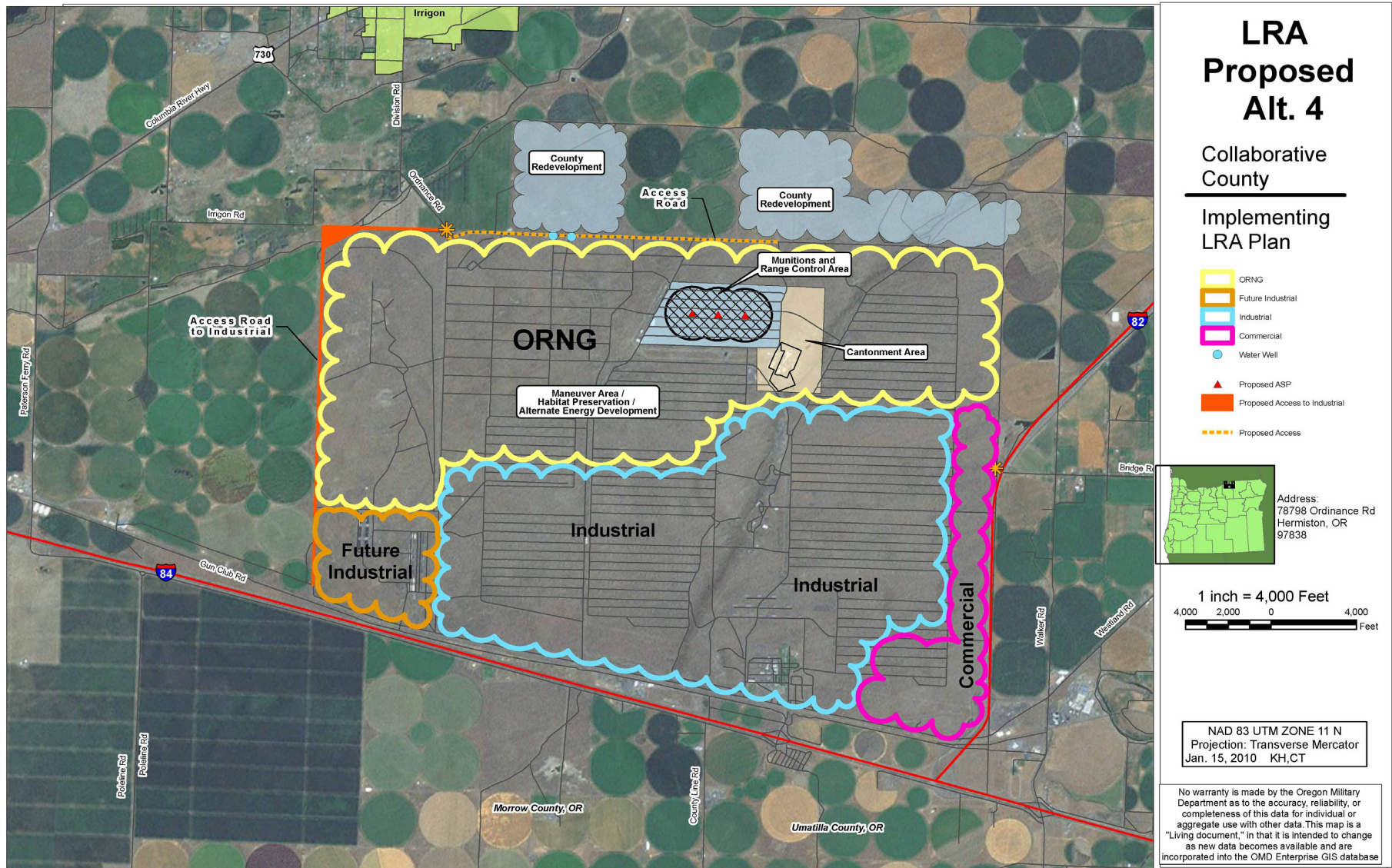
Description

This Alternative is a hybrid of Alternative #1 and Alternative #3. As such, while the vision and priorities of the respective jurisdictions (CTUIR as well as Morrow County and Port of Morrow on the west side of the county line and Umatilla County and the Port of Umatilla on the east side of the county line) would be addressed, a singular governance structure would be in place to ensure a collaborative approach to planning and implementation.

Where planning and implementation would not require a singular approach, the respective jurisdictions would largely have control over the planning and implementation process.

In other areas such as infrastructure design and improvements as well as the distribution of benefits from the development of the UMCD, a joint approach would be implemented.

Figure 4: Alternative 4: Collaborative County



ALTERNATIVE #5: NO ACTION APPROACH

Overview

This Alternative would presume that the LRA does not wish to continue to be involved in the planning and implementation for the reuse of UMCD.

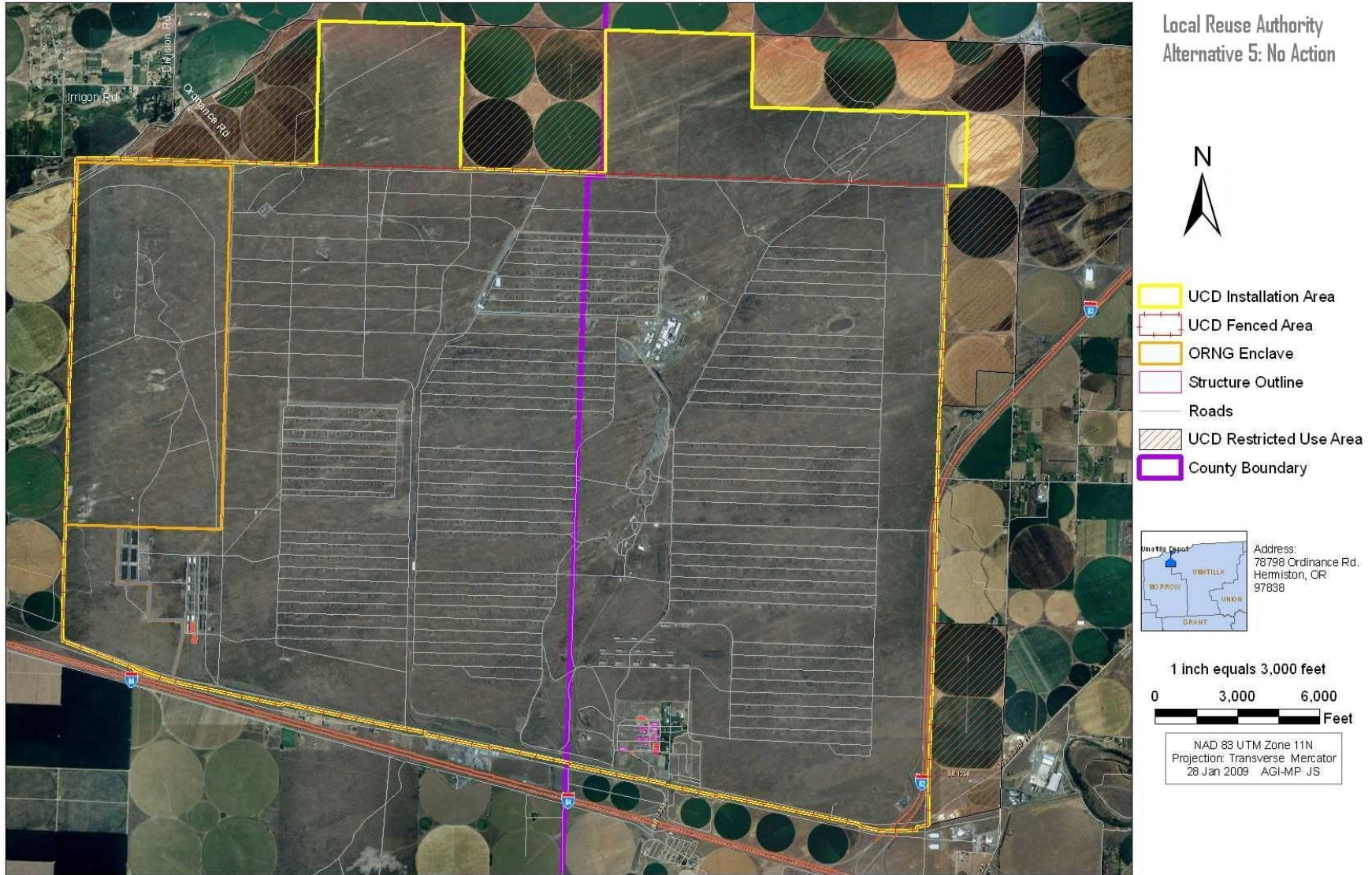
Impacts	Pros	Cons
Financial	No financial obligation to the LRA.	No opportunity for any return on investments.
Land Use and Environmental	No land use or environmental planning requirements for any jurisdiction.	Beyond standard zoning and local government project review, no opportunity to prescribe future uses of the land.
Cultural and Natural Resources	The LRA would have no further responsibility for the protection and/utilization of natural and cultural resources.	Natural and cultural resources that may be valued highly by some members of the region would have little, if any, protection from local jurisdictions.
Regulatory	The LRA will not be required to meet regulations.	None.
Public Investment	The LRA will be absolved of its responsibility to make public investments.	Opportunities to seek public funding would be hampered without local support.
Employment Impacts	None.	Opportunity to facilitate job creation opportunities would be reduced.
Infrastructure and Transportation Impacts	Obligations to improve infrastructure would not fall upon the LRA.	Opportunities to benefit the local economy by making investments in transportation and infrastructure would be reduced.

Description

This Alternative assumes that the Local Reuse Authority will decide to not move forward with activities that plan and govern the reuse of UMCD.

This Alternative would presume that the Department of the Army would have sole authority for reuse decisions. This Alternative also recognizes that it would be likely that the Oregon National Guard's interest would be served. Land use zoning would default to Exclusive Farm Use with 160-acre minimum.

Figure 5: Alternative 5: No Action



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SPECIAL CONSIDERATIONS: SHRUB-STEPPE POLICY

Overview

It has been agreed by the LRA that environmental preservation and restoration comprises 40% of the overall redevelopment objective for UMCD. The top concern of the LRA with respect to environmental preservation/restoration is the long term health of the Shrub Steppe habitat.

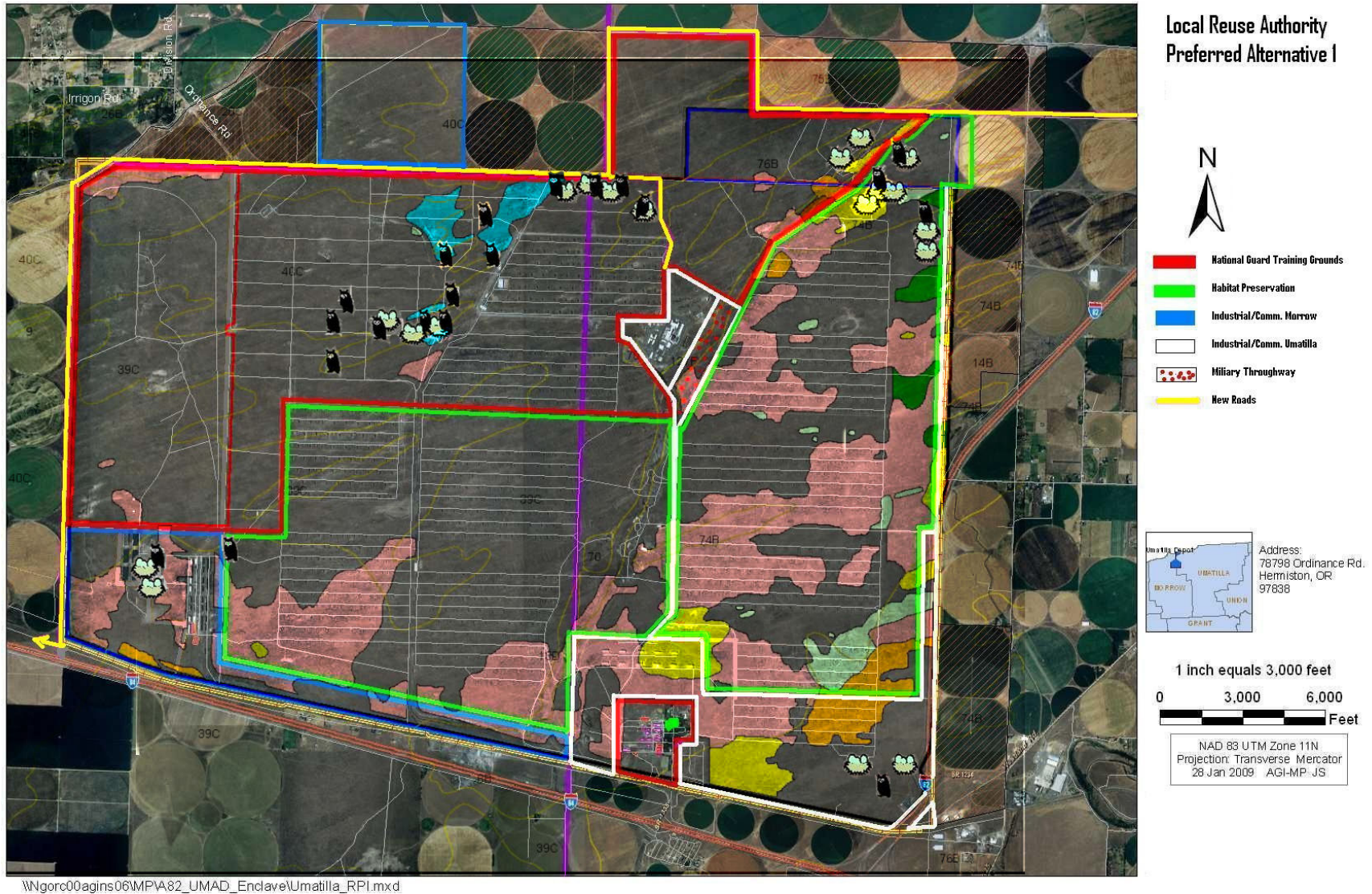
In short, UMCD offers one of very few remaining large-scale intact areas for Shrub Steppe.

The Dana Mission Support Team offers two Alternatives for the management of Shrub Steppe:

- 1) *Designated Management Areas*
- 2) *Management Overlays*

Option #1: Designated Management Area(s)	Option #2: Management Overlays
<p>One option would be to set aside one or more areas of UMCD for the exclusive protection and management of Shrub Steppe. This option would preclude other objectives such as economic development-related activities.</p> <p>The advantage of this option would be to provide designated areas that would not be combined with alternate uses and objectives. The exclusive focus of the management of the land would be for the protection and restoration of Shrub Steppe.</p> <p>The disadvantage of this option would be any opportunity costs related to other uses of such land.</p>	<p>The second option for the management of Shrub Steppe would be to designate all or a portion of UMCD as a Shrub Steppe overlay.</p> <p>This option would, in effect, establish covenance, codes, and restrictions with respect to additional uses of the land to ensure that Shrub Steppe could be protected and restored in concert with alternate uses.</p> <p>One advantage of this option would be to potentially offer more land for the preservation and restoration of Shrub Steppe while still allowing alternate uses in the same area. A second benefit would be the ability to offer area-wide management under an ecosystems approach.</p> <p>The disadvantage of this option would be the potential for long-term conflicts between development and Shrub Steppe preservation.</p>
Combination of Management Areas and Overlays	
<p>Certain areas of UMCD may be designated Management Areas, while other portions of UMCD may have overlay requirements on areas that would have more than one potential use.</p>	

Figure 6: Alternative 1 w/Habitat Overlay



ANALYSIS OF MAJOR REUSE OPTIONS WITH THE FIVE ALTERNATIVES

The following pages present many of the larger-scale reuse options that have been suggested. Each of the options is analyzed in the context of the five Alternatives.

VERY LARGE-SCALE CONTAINER RELOAD FACILITY						
Overview						
One or more container reload facilities in the Pacific Northwest could be relocated or expanded to UMCD.						
Description of Use						
<p>Given that the high value of real estate in urban centers (notably Portland and Seattle), it may be a poor use of land to stage the containers in urban areas. Particularly for containers heading from Asia to US markets which are mostly in the populous eastern third of the country, it makes sense to get the containers off the dock and start their eastward transportation. An interim location for trains and/or barges would allow for the unloading and sorting of containers at UMCD.</p> <p>Seattle has been spaced-constrained for years, and Portland is becoming space-constrained.</p>						
Fit	Pref*	Mega*	Solo*	Team*	NA*	COMMENT
Ideal	✓	✓	✓	✓		In general, the sheer size of UMCD allows for this use under all alternatives.
Acceptable					✓	
Unlikely						
Not Possible						
<i>*Pref = Preferred Alternative; Mega = Large-Scale; Solo = County Line; Team = Collaborative County Line; NA = No Action</i>						

RENEWABLE ENERGY DEVELOPMENT						
Overview						
Renewable energy options—lead by wind and solar—may prove viable at UMCD.						
Description of Use						
<p>Renewable energy development was identified as the top redevelopment opportunity by the LRA. Umatilla and Morrow County have a long standing record of facilitating successful energy development projects, and UMCD offers the resources and location for further development.</p> <p>The wind resource has been tested at UMCD, and is right at the margins at terms of energy development viability. The Oregon Department of Energy has indicated that UMCD is a bonafide site for solar energy development.</p>						
Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal		✓				Renewable energy is likely to be a reuse opportunity under all Alternatives, especially Alternative #2.
Acceptable	✓		✓	✓	✓	
Unlikely						
Not Possible						

TELECOMMUNICATIONS BUSINESSES

Overview

Significant telecommunications capacity at the existing UMCDF facility allows for a competitive advantage for locating a telecommunications business.

Description of Use

The combination of the region’s excellence with respect to wireless communications and the fact that the existing communications system at UMCDF can handle 1,000 phone lines (with expansion capabilities to 69,000 lines) forms the basis for widespread support for the attractiveness and viability of a telecommunications business strategy.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						The development of telecommunications business activity is acceptable under all Alternatives.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

TRANSPORTATION DISTRIBUTION CENTER

Overview

UMCD offers an outstanding location and access infrastructure for the development of a transportation distribution center.

Description of Use

Located at the nexus between I-84 and I-82, UMCD affords the ideal location for a transportation distribution center that serves the needs of the Pacific Northwest.

The nearby city of Hermiston has long understood its location advantages for siting a transportation distribution center, and recruited the Wal-mart distribution center to the area in the mid-1990s.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal	✓	✓	✓	✓		In general, the sheer size of UMCD allows for this use under most alternatives.
Acceptable						
Unlikely					✓	
Not Possible						



GENERAL BUSINESS RECRUITMENT

Overview

Location and access advantages allow for the potential for successful large-scale business recruitment opportunities at UMCD.

Description of Use

The availability of “America’s newest 20,000 acres” affords a unique opportunity to recruit large-scale business development opportunities to UMCD.

The region already has high capacity in terms of the organizations and professionals available for such business recruitment.

Perhaps the greatest challenge to business recruitment, however, stems from the existing capacity (existing land, buildings, and infrastructure) of the two port districts themselves. Opportunities to recruit new business activity must be placed in the larger context of the competing land and industrial offerings of the nearby ports and cities.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						Alternative #5 may preclude this type of activity.
Acceptable	✓	✓	✓	✓		
Unlikely					✓	
Not Possible						

EDUCATION DEVELOPMENT

Overview

UMCD could provide a location for expanding existing education institutions seeking a broader presence in the Pacific Northwest.

Description of Use

A broad variety of education development initiatives were brainstormed by the LRA. These specific initiatives include National Guard training center, firing range training, law enforcement training center, trucking, trucking company training, university extension for agriculture and other research programs, vocational and technical training school, junior training program such as Job Corps (the closest Job Corps training centers are in Moses Lake, Washington and Hood River, Oregon), and expansion of existing colleges and universities.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse opportunity may be acceptable under all five Alternatives. Alternative #5 may preclude this type of activity.
Acceptable	✓	✓	✓	✓		
Unlikely					✓	
Not Possible						



VALUE-ADDED AGRICULTURE

Overview

UMCD may afford an opportunity for value-added agricultural businesses to locate or expand.

Description of Use

Value-added agriculture is a significant industry in Morrow and Umatilla Counties. UMCD provides some, but not all, of the needed elements and infrastructure for such a strategy.

Proximity to agricultural products is a significant advantage for this strategy, but the limitation on water and the existing wastewater treatment system would be a substantial infrastructure disadvantage.

An additional challenge is the availability of land and buildings at competing industrial sites in the region.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						All of the Alternatives may allow for value-added agricultural activity. Alternative #5 may preclude this type of activity.
Acceptable	✓	✓	✓	✓		
Unlikely					✓	
Not Possible						

POTENTIAL SHORT-TERM REUSE OPPORTUNITIES

Overview

A series of short-term reuse opportunities, primarily intended to generate initial cash flow for the LRA, are presented in the *Social and Economic Assessment* as a part of the overall Reuse Plan.

Description of Use

19 potential reuse options are identified in the *Morrow and Umatilla County Social and Economic Assessment Background Information and Analysis* report that is a part of the overall *Reuse Plan and Implementation Strategy* for UMCD.

The primary purpose of the list of “Potential Short-Term Reuse Opportunities at UMCD” is to generate short-term (and potentially long-term) cash flow for LRA operations.

These opportunities are categorized on two levels: 1) likelihood to succeed, and 2) overall likely benefit to the LRA.

Examples of the reuse opportunities include railroad car storage, miscellaneous storage, building demolition, use of the fire hall, and use of the medical clinic.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						The choice of Alternatives would not likely significantly impact the various reuse options.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

RAIL AND UMCDF SALVAGE

Overview

Significant value may be derived from salvaging the existing rail and remaining potential assets at UMCDF.

Description of Use

Opportunities to generate revenues based upon the salvage of rail and remaining assets at UMCDF may provide a “beginning fund balance” for the LRA.

Currently, over 50 miles of railroad track exists at UMCD. In addition, the construction cost of UMCDF is estimated at \$700 million. While much of UMCDF will have to be demolished without salvage opportunities for UMCD, portions may still provide value to the LRA.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse option would be acceptable for all Alternatives with the possible exception of Alternative #5.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

WATER RECHARGE AND STORAGE PROJECT

Overview

Considerable analysis has already been completed on a prospective aquifer recharge project at and near UMCD.

Description of Use

One of the most significant constraints to development in Morrow and Umatilla County is the availability of water. Restrictions on water availability constrict many agricultural opportunities for the region as well as other job-producing opportunities.

One option being advanced by the region’s leadership is the development of an aquifer recharge project. Portions of that project’s design would be below the surface of UMCD.

The aquifer recharge project has received some recent support from the Oregon Legislature.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						It is unlikely that the specific Alternative would necessarily have significant impact on this reuse opportunity. The reuse opportunity has more constraints with its internal likelihood of success than the zoning options on the surface of the land.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

RAIL CAR STORAGE						
Overview						
The LRA could gain short-term revenue by leasing rail trackage for rail car storage.						
Description of Use						
Transnational rail companies, given the national recession, have been looking for locations to store extra rail cars until the time that the economy rebounds and they are needed.						
UMCD offers 52 miles of railroad track, some of which may be configured appropriately for rail car storage.						
A preliminary analysis may have concluded that UMCD is not currently suited for such storage, but changing market conditions or further analysis may prove otherwise.						
Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						If deemed feasible, rail car storage would be a fit with all Alternatives.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

EASTERN OREGON STATE FAIRGROUNDS						
Overview						
UMCD and the Administrative Area in particular, may prove to be an excellent location for large-scale fairgrounds serving all of Eastern Oregon.						
Description of Use						
Given the significance of agriculture and fairgrounds activities to Eastern Oregon, substantial interest may be found in the development of an Eastern Oregon State Fairgrounds facility at UMCD.						
The administrative area would provide an excellent location for exhibit halls, food preparation areas, offices, and general meeting spaces.						
Preliminary contacts have been made with advocates of this idea and the response has been favorable.						
Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse option is viable under all Alternatives, although perhaps less likely with Alternative #5.
Acceptable	✓	✓	✓	✓		
Unlikely					✓	
Not Possible						

LARGE-SCALE COMMERCIAL DEVELOPMENT

Overview

Development of a large-scale, regional shopping center.

Description of Use

Given the proximity, access, and visibility of the southeastern portion of UMCD to both I-84 and I-82, a large-scale regional shopping mall could be developed at the southeastern corner.

If a market analysis substantiated such a development, the location and availability of land could substantiate a shopping development competitive with the larger facilities in the Pacific Northwest.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse option is viable under all Alternatives, although perhaps less likely with Alternative #5.
Acceptable	✓	✓	✓	✓		
Unlikely					✓	
Not Possible						

AGGREGATE MINING OPERATION

Overview

Large-scale aggregate mining operation to support road-building and construction trades.

Description of Use

It is generally agreed that the only significant mining and mineral deposits at UMCD is aggregate for road building and construction trades. Notably, the aggregate needs for constructing UMCDF were supported by on-site aggregate mining.

Consideration of impacts to shrub steppe vegetation and other environmental conditions would need to be addressed with this reuse opportunity.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse option is viable under any Alternative.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						



LARGE-SCALE RECREATIONAL VEHICLE DESTINATION PARK

Overview

Development of a large-scale recreational vehicle park.

Description of Use

Users of recreational vehicles are looking for new destinations and stop-over points along well-traveled corridors.

Proximity and access to two Interstates in a location central to the Pacific Northwest may provide a central location and access point to other regional visitor destinations.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This option may not fit as well under Alternative #5.
Acceptable	✓	✓	✓	✓		
Unlikely					✓	
Not Possible						

LONG-TERM INTENSE ENVIRONMENTAL CLEAN UP

Overview

Significant environmental cleanup potentially including removal of igloos, remediation of ADA area, and addressing other areas of environmental concern.

Description of Use

Members of the LRA are mixed in terms of their belief of the overall needed level of environmental cleanup at UMCD.

It is widely understood that ordnance remains at the ADA area, lead based paint and asbestos remain in many of buildings, the pump-and-treat operations must continue, and other environmental issues could be in question.

Environmental cleanup work can be long-term, and pay very good wages.

A significant challenge to this reuse opportunity is the willingness and ability of Congress to fund extended cleanup efforts.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						Acceptable use with all options.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

FARMING

Overview

Similar to adjacent uses, potatoes, onions, corn, wheat, and grass seed could be grown.

Description of Use

Irrigated and non-irrigated agriculture has dominated the landscape of the Columbia Basin with the exception of certain areas such as UMCD.

Especially with the application of sufficient water, crops can be grown at UMCD.

Given the shortage of water (with the significant exception of the water rights holdings of the Port of Umatilla), agricultural opportunities may be limited.

Impact to the shrub steppe habitat would be significant with this reuse option.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						The lack of available water makes reuse unlikely under all alternatives.
Acceptable						
Unlikely	✓	✓	✓	✓	✓	
Not Possible						

LONG-TERM RECORDS STORAGE

Overview

The utilization of igloos for long-term storage may provide benefits for many users.

Description of Use

UMCD has 1,000 igloos that all maintain a temperature of between 60-70 degrees and remain totally dry throughout the year.

A variety of commodities and products could benefit from this long-term, low-cost storage opportunity.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						Reusing the igloos appears to be acceptable under all Alternatives.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						



ENERGY AND THE ENVIRONMENT RESEARCH INSTITUTE

Overview

The combination of the need for the growth of renewable energy combined with the opportunity to more systematically study the environmental impacts of renewable energy forms the opportunity for a research institute dedicated to this cause.

Description of Use

UMCD may provide a unique location to study the various environmental benefits and impacts of emerging forms of renewable energy. The establishment of an Institute dedicated to these two emerging trends could have far-reaching benefits. Four specific opportunities are described below.

Sequestration of Carbon Dioxide. Given the proximity to multiple fossil fuel plants and the Pacific Northwest National Laboratory (PNNL), the site could be established as a large-scale test bed for the sequestration of carbon dioxide. Basalt is viewed as a potential reactive host for this use.

Overarching Environmental Impacts of Renewable Energy Projects. Given the proximity to transmission lines, the site could be used as a test bed for determining environmental impacts of renewable energy projects. Specifically, large photovoltaic arrays, condensing solar arrays, or commercial scale wind projects could be analyzed. For example, the impact on various species that are in shade beneath a solar panel could be analyzed.

Ecological and Environmental Bank. Do to the availability of such a large site (20,000 acres), the land could be used as an ecological or environmental bank, allowing projects to purchase offset credits. The amount of land that is suitable for mitigation in the Columbia Basin is limited, so having a bank of well performing shrub steppe habitat could be a boom for the industry.

Renewable Energy Industrial Support Center. Given the proximity to established and developing commercial wind power energy generation facilities, coupled with air, road, and nearby barge access, the industrial land at UMCD could be viewed as a potential refurbishment/repair location for the various energy components (blades, nacelles, and other portions of wind power generation equipment).

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						In general, this use is viable under all alternatives.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

WASTE INCINERATION

Overview

Investigate the opportunity to adapt and reuse the incineration program at UMCDF for the removal of medical, environmental, agricultural, and “everyday” waste.

Description of Use

UMCDF is a world class incinerator with an excellent safety record that could be utilized to maintain a “green” environment for the local area. This could be done through the incineration of medical, environmental, agricultural, and other waste via incineration.

A secondary opportunity is for an academic center to research and test such incineration opportunities.

The Tri-Cities area boasts a very large number of scientists and research experts, as well as Oregon and Washington academic and research institutions that could play an important role in building this land parcel into a nationally recognized center.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse opportunity would work within all Alternatives.
Acceptable	✓	✓	✓	✓	✓	
Unlikely						
Not Possible						

GEO-HERITAGE CULTURAL DEVELOPMENT

Overview

Capitalization on cultural and historic resources to preserve and promote the history of UMCD.

Description of Use

Given the cultural and historic resources at UMCD, an opportunity to advance a cultural development strategy might be possible.

An exhaustive Integrated Resource Management Report was completed in 2002 which outlined the timeline of human habitation of the area, and makes references to the Oregon Trail as well as the flora and fauna of the area. Additionally, some buildings may be eligible for inclusion in National Heritage Preservation records due to their importance in efforts to win WWII.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal						This reuse opportunity is possible with all Alternatives, but most likely with Alternatives #1, 2 & 5. This reuse would be highly impacted by the specific plans for reusing the Administrative Area.
Acceptable	✓	✓			✓	
Unlikely			✓	✓		
Not Possible						



REGIONAL EMERGENCY RESPONSE CENTER

Overview

Utilization of UMCD as a regional response center for emergencies in the Pacific Northwest.

Description of Use

In the event of a civil or military emergency, the proximity to rail, air, road, and water transportation could be critical for a large-scale response. Specifically, an earth quake or tsunami could wreak major havoc on the costal population centers. UMCD is beneficial to such a site by being geologically stable and near hydroelectric power (secure and reliable).

The site currently has the capability of expanding the Emergency Management Information Service already in place. The Laboratory currently on site could be used for emergency toxin identification on numerous levels. Igloos are ideal for storage of mass response items such as non-perishable food, blankets, generators, etc. The Oregon National Guard already has interest in setting up a missions training center on the property, the National Guard is a first responder during natural disasters as well as civil and military emergencies. The Red Cross currently has storage for support of natural disasters at the site. It is the only location for Red Cross storage of magnitude in the Pacific Northwest.

The location of UMCD may prove excellent for the states of Oregon and Washington to develop a regional response center.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal	✓	✓	✓	✓	✓	In general, the sheer size of UMCD allows for this use under all alternatives.
Acceptable						
Unlikely						
Not Possible						



UMATILLA CHEMICAL DISPOSAL FACILITY (UMCDF) REUSE OPTIONS

Overview

UMCDF reuse options are presented in this alternative.

Description of Use

There have been multiple suggestions for the reuse of the facility.

Homeland Security Complex. Potentially competing with other federal agencies and National Laboratories, UMCD could establish itself as a homeland security complex.

Medical Waste Incineration. Given the controversy associated with the Brooks Coventa medical waste incinerator operations, alternative and commercially viable non-thermal technologies could be used at UMCDF.

Food Processing Waste Composting. Composting of food processing waste, or conversion to a livestock feed supplement may be possible but face stiff competition from existing operations.

Research or Agricultural Facility. The UMCDF site has good potential for medical and environmental research, as several individual buildings are already set up for laboratory, medical and research activities as they presently exist. The chemical laboratory would be an excellent candidate as an agricultural laboratory particularly if existing equipment were made available to the user.

Container Handling Building and Maintenance Buildings. The Container Handling Building could be used by manufacturing or testing of heavy machinery since it contains the 15 ton cranes and storage areas. Maintenance shops and offices are in condition for immediate reuse.

Future Industrial Users. Once the cleanup and removal of contaminated components is completed, the remainder of “clean” components and other clean structures, systems and infrastructure may be ideal to support future industrial users. Infrastructure at UMCDF is in excellent condition, including power, water, natural gas, communications, sewer and storm systems. A marketing approach to attract future industrial users is recommended for job creation and new industrial uses. “Clean” assets not to be reused for new industry can be reclaimed, stored, marketed and resold. A combination of these approaches is viable.

Office Space Reuse. UMCDF offices have over 80,000 square feet of existing office space. Much of this space would be necessary to support future industrial users as well as to support the demolition and cleanup of certain contaminated portions of UMCDF. If periods of light office exist, office space could also be made available for rental to other users.

Fit	Pref	Mega	Solo	Team	NA	COMMENT
Ideal	✓					In general, the sheer size of UMCD allows for this use under all alternatives.
Acceptable		✓	✓	✓	✓	
Unlikely						
Not Possible						



SUMMARY OF REUSE OPTIONS WITH THE FIVE ALTERNATIVES

A total of 23 reuse options have been presented on the previous pages. For each of the options, their treatment with respect to the five Alternatives is presented.

The table below presents all 23 options in the context of the five Alternatives. The key for the table below is as follows:

- **I = Ideal** The Alternative provides the ideal circumstance for the implementation of the reuse option
- **A = Acceptable** It would be acceptable to implement the proposed reuse under this Alternative
- **U = Unlikely** While it would be possible to implement the reuse opportunity under this Alternative, it is an unlikely fit
- **NP= Not Possible** It would be virtually impossible to implement this reuse opportunity under this Alternative

Table 1: Summary Table of Reuse Options

REUSE OPTION	Pref	Mega	Solo	Team	NA
Very Large-Scale Container Reload Facility	I	I	I	I	A
Renewable Energy Development	A	I	A	A	A
Telecommunications Businesses	A	A	A	A	A
Transportation Distribution Center	I	I	I	I	U
General Business Recruitment	A	A	A	A	U
Education Development	A	A	A	A	U
Value-Added Agriculture	A	A	A	A	U
Potential Short-Term Reuse Opportunities	A	A	A	A	A
Rail and UMCDF Salvage	A	A	A	A	A
Water Recharge and Storage Project	A	A	A	A	A
Rail Car Storage	A	A	A	A	A
Eastern Oregon State Fairgrounds	A	A	A	A	U
Large-Scale Commercial Development	A	A	A	A	U
Aggregate Mining Operation	A	A	A	A	A
Large-Scale Recreational Vehicle Destination Park	A	A	A	A	U
Long-Term Intense Environmental Clean-Up	A	A	A	A	A
Farming	U	U	U	U	U
Long-Term Records Storage	A	A	A	A	A
Energy and the Environment Research Institute	A	A	A	A	A
Waste Incineration	A	A	A	A	A
Geo Heritage Cultural Development	A	A	U	U	A
Regional Emergency Response Center	I	I	I	I	I
UMCDF Reuse Options	I	A	A	A	A



ANALYSIS OF NOTICES OF INTEREST

Table 2: Analysis of Notice of Interests Received

ANALYZING THE NOTICES OF INTEREST WITH THE FIVE ALTERNATIVES						
<p>The LRA received a total of 16 Notices of Interest (NOIs). The table below presents the likely impact on each of the 16 NOIs with respect to the five Alternatives. The fit with each Alternative is presented in the five columns on the right side of the table as follows:</p> <ul style="list-style-type: none"> • I = Ideal The Alternative provides the ideal circumstance for the implementation of the NOI • A = Acceptable It would be acceptable to implement the proposed reuse under this Alternative • U = Unlikely While it would be possible to implement the reuse opportunity under this Alternative, it is an unlikely fit <p>NP= Not Possible It would be virtually impossible to implement this reuse opportunity under this Alternative</p>						
Likely Treatment of NOIs Per Alternative						
Organization	Request	Fit with Alternative				
		Pref	Mega	Solo	Team	NA
Agape House	Homeless Service Provider: Assisting an estimated 700 families including approximately 70 homeless families. AGAPE House is looking for Personal Property in the form of office equipment, furniture, material handling equipment (forklift, pallet jacks, etc), mechanical tools, and word working tools.	A	A	A	A	A
CAPECO	Homeless Service Provider: CAPECO requests 2 igloos for permanent long-term storage to allow CAPECO to seek, secure, and store household goods for those households transitioning from homelessness to permanent housing. Additionally, CAPECO seeks to secure any and all household goods appropriate for independent living quarters such as couches, chairs, tables, lamps, bed frames, mattresses, dressers, linens, plates, cups, silverware, etc.	A	A	A	A	A
The Oregon Department of Transportation	Requesting transfer of a section currently owned by the Army that I-82 crosses. ODOT currently has an easement in place. ODOT in partnership with Federal Highway Administration will request perfection of title in fee for the portion of property that the Interstate crosses.	A	A	A	A	A
The Oregon Department of Transportation	Requesting consideration for the fee transfer of property located in proximity to exit 10 on I-82. Propose to use the area for Interstate maintenance staging areas, stockpile sites, sand shed location and winter maintenance chemical storage.	A	A	A	A	A
Hermiston Fire District	The Fire District is not interested in any Real Property at this time. This NOI is submitted for Personal Property request. Requested property will augment current equipment and provide additional equipment and apparatus that will increase the level of services provided to the District. <i>*The Depot property is a fire-prone area. The Depot's fire fighting equipment is deemed important by the LRA for protecting the Depot property under the reuse alternatives.</i>	U*	U	U	U	U



Likely Treatment of NOIs Per Alternative						
Organization	Request	Fit with Alternative				
		Pref	Mega	Solo	Team	NA
Ad Hoc Work Group	<p>An intergovernmental Ad Hoc Work Group states interest in the area commonly known as the Administrative Area at the Depot. 151 acres, 56 buildings, streets and municipal type systems; plus the well and other infrastructure that serve the area. The groups' preference is for the LRA to develop a plan that will include the maintenance and care of this area.</p> <p>*Applicant is not eligible for a PBC under the NOI process</p>	U*	U	U	U	U
Hermiston School District	<p>Request for a contiguous parcel of land suitable for a future high school site for the District. Requesting 90 acres conducive to a school setting, adjacent to main arterial traffic flows. Accessibility to irrigation water rights and an easterly location nearest to population densities would prove critical.</p> <p>*The prospective may be in conflict with state land-use policies and regulations. *Concern about having children in vicinity of planned military training facility.</p>	U*	U	U	U	U
Morrow School District	<p>In a Letter of Interest submitted December 07, 2009 the Morrow County School District indicated interest in acreage in relationship to the proximity of Irrigon Schools. If allowable, an NOI would be submitted requesting acreage for a "Land Lab" to be used by North Morrow County Schools for Agriculture and FFA classes. Additional equipment and/or buildings may be requested for maintenance and storage for the school district.</p> <p>*The prospective use may be in conflict with state land-use policies and regulations. *Concern about having children in vicinity of planned military training facility.</p>	U*	U	U	U	U
Whitman Algae Farms - JV	<p>Alternative Energy Production, Potential to bring 300 working class jobs to the area and increase local tax base.</p> <p>*As a private entity, this is not possible as a public benefit convenience. The land use alternatives are not incompatible with this proposed use.</p>	U*	U	U	U	U
City of Irrigon	<p>The City of Irrigon is requesting a 2 mile stretch of the West side of the depot for economic development for the citizens of Irrigon, Morrow County, Umatilla County and the Mid-Columbia Region. Redevelopment ideas include: alternative energy, restoration of the rail switch, and wildlife conservation.</p> <p>**In principal, many of the key features and interests of the City of Irrigon are acceptable in this Alternative. Expansion of the City Urban Growth Boundary is deemed challenging by the LRA. The scale and magnitude of the initial proposal constitutes likely conflicts with current practices under Oregon's land use planning system.</p>	U**	U	U	U	U



Likely Treatment of NOIs Per Alternative						
Organization	Request	Fit with Alternative				
		Pref	Mega	Solo	Team	NA
Port of Umatilla	Port of Umatilla submittal of NOI within Umatilla County boundaries. Anticipated expansion of services. The Port will need to provide a proposal to its federal sponsor that reflects the final land use plan of the LRA. <i>*In order for the interests of the Port to be advanced, the Port will need to gain the official support from a federal sponsor.</i>	A*	A	A	A	NP
Port of Morrow	Port of Morrow submittal of NOI within Morrow County boundaries. Anticipated expansion of services. The Port will need to provide a proposal to its federal sponsor that reflects the final land use plan of the LRA. <i>*In order for the interests of the Port to be advanced, the Port will need to gain the official support from a federal sponsor.</i>	A*	A	A	A	NP
Oregon Military Department	The OMD is requesting 8,196 acres of the UMCD, existing buildings in cantonment area, and Munitions and Range Control Area to support the Oregon National Guard. The ORNG proposes a full military training facility to support individual and collective training and to make soldiers proficient in weapons and company maneuvers.	I	A	A	A	A
Umatilla County	*Umatilla County has withdrawn their application.	NP*	NP	NP	NP	NP
US Fish and Wildlife Service	The US Fish and Wildlife Service (USFWS) proposes to manage the shrub-steppe and grassland habitats of the UMCD as a unit of the National Wildlife Refuge System for the benefit of the American people. This would include jurisdictional transfer of the land from the DoD to the Dept. of Interior/USFWS. Visitor services programs such as environmental education, interpretation, wildlife observation and limited facilities could be incorporated into the management.	I	I	U	A	A
American Red Cross	Continued use of at least thirteen igloos for storage.	A	A	A	A	A



APPENDIX A: PUBLIC COMMENT



APPENDIX A: PUBLIC COMMENT

Table 3: Summary of Public Comments w/Recommended Response

* The general nature of the comment is categorized into one of four categories:

TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit A: Oregon Department of Transportation (ODOT)	TS				Satisfied that the Preferred Alternative meets ODOT’s request for a property transfer of a section of I-82 currently owned by the US Army. Contact the Oregon Department of Transportation prior to development near interchanges in order to develop an Interchange Area Management Plan to achieve the desired level of certainty for interchange areas.	Include acknowledgement of future need for an Interchange Area Management Plan in the Final Plan
Exhibit B: Northeast Oregon Economic Revitalization Team	TS				While it is too early for most Economic Revitalization Team (ERT) agencies to comment on specific Reuse Alternatives, we look forward to offering comments and assistance as reuse proposals are further developed.	Continue to include and inform the Economic Revitalization Team of LRA activities.
Exhibit C: Lower Columbia Basin Audubon Society (LCBAS)	TS				LCBAS provides several reasons why the Preferred Alternative satisfactorily addresses the Shrub Steppe, burrowing owls, and other environmentally sensitive species.	No alterations needed to report.
Exhibit D: Mid-Columbia River National Wildlife Refuge Complex (Complex)	TS				The Complex supports the Preferred Alternative and notes that additional lands beyond those identified in the Preferred Alternative are in need of protection, therefore the Complex supports “Special Considerations: Shrub Steppe Policy” Options #1 and #2. The Complex would also encourage the LRA to consider stipulations in its recommendations to the Army that the ongoing research and management related to burrowing owls and long-billed curlews continue as necessary into the future.	LRA should consider the recommendation by the Complex that ongoing research and management related to burrowing owls and long-billed curlews continue.



* The general nature of the comment is categorized into one of four categories: TS = Total Support; QS = Qualified Support; QC = Qualified Concern; O = Opposition						
Comments and Recommended Responses to Task 9 Alternatives Report						
Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
Exhibit E: Verne Marr	TS				Supportive of the preferred alternative, in favor of established shrub-steppe management areas with overlay for other areas, importance of shrub-steppe specifically the small quantity located on low elevation, low gradient, deep soil sites.	No alterations needed to report.
Exhibit B: Oregon Department of Land Conservation and Development (DLCD)		QS			<p>DLCD believes the Depot presents opportunities to achieve multiple win-win outcomes that advance the economic, social, and environmental well being of the region and its communities. The Department supports dedicating a portion the Depot property for use by the Oregon National Guard and other areas to be managed by the US Fish and Wildlife Services. The Department is less certain that currently undeveloped areas of the Depot property could qualify for exceptions to allow urban or rural industrial or commercial uses. It does not appear that any portion of the Depot property is eligible for inclusion of an urban growth boundary at this time.</p> <p>The DLCD letter then references several Statewide Planning Goals such as Goal 5, Goal 11 and Goal 14.</p>	Continue to include participation from DLCD in future LRA activities.
Exhibit F: Penny Moore		QS			The reuse of UMCD is vital to the City of Irrigon and its people. The LRA should consider all of the priorities of Irrigon.	Given recent dialogue between the LRA and the Irrigon City Manager, it is believed that these concerns are being addressed.
Exhibit G: Ken Thompson, Radio-Controlled Model Aircraft group			QC		Consider support for radio-controlled model aircraft and high-performance model car activities at UMCD.	This specific activity could be considered by the Implementation LRA at a future date.
Exhibit H: Local Citizen			QC		<p>The commenter has several significant concerns with the Preferred Alternative. These concerns include:</p> <ul style="list-style-type: none"> In general, prefers Alternative #2 with some features of 	<ul style="list-style-type: none"> Add analysis of NEO-HUB in the Alternatives Report. Include additional information in



* The general nature of the comment is categorized into one of four categories: TS = Total Support; QS = Qualified Support; QC = Qualified Concern; O = Opposition						
Comments and Recommended Responses to Task 9 Alternatives Report						
Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
					<p>Alternative #4</p> <ul style="list-style-type: none"> Failure to note large-scale regional transmission planning and recent difficulty in routing large 500KV transmission lines Failure to recognize potential Northeast Oregon Electric Hub (NEO-HUB) in planning documents Concern that the Oregon National Guard facility will be of “low economic value with minimal lower-wage jobs” Consider establishing preferential tax treatments for economic development throughout UMCD 	<p>Final Report outlining specific economic benefits of Oregon National Guard development</p> <ul style="list-style-type: none"> The LRA believes the needs of the Oregon National Guard are of high priority because of the importance of its mission in the State and national security more so than its economic contribution to the local economy. LRA should briefly discuss the proposal for UMCD-wide “Preferential Tax Treatment” policy supported at state level
Exhibit I: Jerry Breazeale, City Manager, City of Irrigon			QC		<p>Prior to May 7, 2010 the City of Irrigon expressed a series of concerns that priorities of the City of Irrigon were not being included in the Preferred Alternative. The overarching concerns include the priority of redeveloping industrial land at the Southwest corner of UMCD, ensuring the development of a road network throughout UMCD, the availability of industrially-zoned property in or near the existing City of Irrigon city limits, and plans for the improvement and development of the sewer and water systems.</p>	<p>Chairman Hansell sent a letter dated May 11, 2010 to Irrigon City Manager Jerry Breazeale addressing all of the concerns of the City of Irrigon. The LRA understands that the City’s concerns are now satisfactorily addressed by the Preferred Alternative and the prospect of continued work by area leaders to implement it.</p>
Exhibit J: Anonymous Citizen			QC		<p>The commenter had several comments including:</p> <ul style="list-style-type: none"> Put UMCD back on the tax roles Use the facilities for business and administrative activities Support the City of Irrigon proposal Focus on short term and long term job creation 	<p>The LRA is addressing all of these comments in its comprehensive planning efforts.</p>



* The general nature of the comment is categorized into one of four categories:
TS = Total Support; **QS** = Qualified Support; **QC** = Qualified Concern; **O** = Opposition

Comments and Recommended Responses to Task 9 Alternatives Report

Commenter	General Nature of Support/Concern*				Comment	Recommended Response
	TS	QS	QC	O		
					<ul style="list-style-type: none"> Recreational activities could hamper the environment for animal species 	
Exhibit J: Sam Nobles			QC		<p>The commenter had several comments including:</p> <ul style="list-style-type: none"> Leaning towards Alternative 2 Work the Army and Wildlife areas together Leave options open for further development Alternative #1 seems to lock in, prefer to leave options open Create regional airport Draw on Pacific Northwest outdoors tourism 	Note comment in Final Plan
Exhibit J: Don Rice			QC		<p>The commenter had minimal comment:</p> <ul style="list-style-type: none"> Concern about the LRA seemingly not taking agricultural community into much consideration Potential for ground water re-charge system could solve some of the water issues 	The region is in a critical groundwater area, thus limiting agricultural opportunities



Appendix A - Exhibits: Public Comments

The following documents are the comments received during the Open Public Comment period from April 01 – April 27, 2010



Exhibit A: ODOT



Oregon

Theodore R. Kulongoski, Governor

Department of Transportation

Region 5
3012 Island Avenue
La Grande, OR 97850
541-963-3177
FAX 541-963-9079

April 27, 2010

FILE CODE:

Umatilla Land Redevelopment Authority
Dana Mission Support Team
P.O. Box 1059
Umatilla, OR 97882

Dear Chairman:

The Oregon Department of Transportation appreciates the opportunity to comment on the Draft Land Re-use Alternatives Report. In general, we support the approach that the Umatilla Land Redevelopment Authority (LRA) has taken in the development of a land use plan for the Umatilla Chemical Depot.

We feel that the preferred alternative provides opportunities for long-term planning of the transportation system to serve specific areas identified for industrial, commercial, military and open space functions, as required by Oregon Administrative Rule Chapter 660, Division 12. Land development near the highway interchanges is of particular interest to us. When the potential for such land development is known ahead of time, improvements to the interchange can be identified to accommodate the development, when it eventually occurs. While any one comprehensive plan amendment may not have a large effect on an interchange, the cumulative effects are likely to impact safety and operation. Interchange Area Management Plans provide the best process to achieve the desired level of certainty for interchange areas. We encourage the Umatilla LRA to consider this type of planning for both the I-84 and I-82 interchanges as part of the Redevelopment Plan and Implementation Strategy.

We are also satisfied that the preferred alternative meets our request for a property transfer of a section of I-82 currently owned by the U.S. Army and use of property in the vicinity of the I-82 interchange as an Interstate maintenance staging area.

Thank you for the opportunity to comment on the Draft Land Re-use Alternatives Report. Please keep us informed as this process moves along and becomes final.

Sincerely,

Teresa Penninger
Planning Manager



Exhibit B: ERT and DLCD

NE Oregon

Economic Revitalization Team



State of Oregon
Department of
Environmental
Quality



April 27, 2010

Umatilla Chemical Depot Local Reuse Authority
Dana Mission Support Team
P.O. Box 1059
Umatilla, Oregon 97882

RE: Umatilla Reuse Authority Draft Reuse Plan

I am writing this letter on behalf of the Northeastern Economic Revitalization Team (ERT).

The ERT consists of state agencies that have a financial and/or technical assistance role to play in advancing economic and community development. Participating agencies include Business Development, Transportation, Land Use, Environmental Quality, Water Resources, Housing, Energy, State Lands, Agriculture, Forestry, Business and Consumer Services, and the Governor's Office. The purpose of the Northeast ERT is work with local governments and private parties to promote job creation and prosperity in the communities of Morrow, Umatilla, Wallowa, Union, and Baker counties.

The ERT has been engaged with the LRA throughout the reuse planning process. While it is too early for most ERT agencies to comment on specific reuse alternatives, we look forward to offering comments and assistance as reuse proposals are further developed.

If the LRA has any questions on specific ERT agency programs or regulations, please contact the following Northeast ERT members:

Frank Reading, Oregon Department of Transportation
(541) 973-1328; frank.h.reading@state.or.us

Jon Jinings, Oregon Department of Land Conservation and Development
(541) 325-6928; jon.jinings@state.or.us

Rick Minster, Oregon Business Development Department
(541) 575-1050; rick.minster@state.or.us

Bruce Buchanan, Oregon Housing and Community Services
(541) 980-6300; bruce.buchanan@state.or.us

Pat Vernon, Oregon Department of Environmental Quality
(541) 278-4612; pat.vernon@state.or.us

Mike Ladd, Oregon Department of Water Resources
(541) 278-5456; michael.f.ladd@wrд.state.or.us

Robin Straughan, Oregon Department of Energy
(503) 378-4040; robin.straughan@state.or.us

Kirk Jarvie, Division of State Lands
(503) 986-5320; kirk.jarvie@state.or.us

Jerod Broadfoot, Department of Business and Consumer Services, Building Codes Division
(541) 240-1256; jerod.a.broadfoot@state.or.us

Rodger Huffman, Oregon Department of Agriculture
(541) 562-9169; rodger.d.huffman@state.or.us

Mark Jacques, Oregon Department of Forestry
(541) 963-3168; mark.jacques@state.or.us

Scott Fairley, Governors Office Eastern Region ERT Coordinator
(541) 429-2120; scott.g.fairley@state.or.us

Thank you for the opportunity to participate in the reuse planning and redevelopment of the Umatilla Chemical Depot. On behalf of the ERT, we look forward to continuing to work with you to realize the LRA's redevelopment efforts.

Sincerely,

Scott Fairley
Governors Office, Economic Revitalization Team



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

888 NW Hill Street, Suite 2

Bend, Oregon 97701

(541) 318-2890

Fax (541) 318-8361

Web Address: <http://www.oregon.gov/LCD>



MEMORANDUM

To: Scott Fairley, Regional Coordinator

From: Jon Jinings, Community Services Specialist ^{JJ}
Grant Young, Regional Representative ^{G.Y.}

Re: DLCD Comments for Land Re-Use Authority

The Oregon Department of Land Conservation and Development appreciates the opportunity to participate in the regional discussion of potential re-use activities for the Umatilla Army Chemical Depot. We are pleased to help develop a land use strategy that capitalizes on the Depot's assets and compliments development efforts and public investments in the region's communities. Please include this Memo with comments submitted by the Northeastern Oregon Economic Revitalization Team.

The department presented an overview of Oregon's Statewide Planning Program to the LRA on February 25, 2010. Simply stated, each county will need to amend their comprehensive plan and implementing land use ordinances prior to authorizing new or different uses and development on the Depot property. Those necessary amendments will be considered during an open public process before county decision makers and will be presided over by each county's elected leaders. In order to permit uses other than those allowed outright under agricultural or forest lands protection laws requires an "exception" to Statewide Planning Goals 3 (*Agricultural Lands*) & 4 (*Forest Lands*).

An exception can be approved in one of three ways: First, there may be "reasons" that applicable laws need not apply. Second, lands that are already "physically developed" may be zoned to reflect uses not allowed by the applicable goals. Third, the existing development pattern may "irrevocably commit" the land to uses other than natural resource production (OAR Chapter 660, Division 4). The presiding jurisdiction must also determine whether any proposed new uses will be "urban" or "rural". Urban uses outside of an existing urban area also require an exception to Statewide Planning Goal 14 - *Urbanization* (OAR Chapter 660, Division 14).

The local land use processes must also address other resource values and the efficient provision of public facilities and services and transportation. Open space, scenic and historic areas and natural resources must be inventoried by local comprehensive plans under Statewide Planning Goal 5. If Morrow and Umatilla counties wish to document

the presence of Goal 5 resources on the Depot property (ie. Shrub-Steppe Habitat, etc.) local comprehensive plans should assess the location, quantity and quality of those resource(s). If a resource is "significant" counties must then determine whether to allow or restrict conflicting uses and establish a program to accomplish the goal of protecting the resource (OAR Chapter 660, Division 23).

Public facilities and services often include consideration of sewer disposal and water sources. Oregon law ordinarily discourages the extension of sewer or establishment of a sewer system outside urban growth boundaries. (Statewide Planning Goal 11 and OAR Chapter 660, Division 11).

The local decision-makers will need to determine whether or not traffic generated by new uses will significantly impact the transportation system and, if so, mitigation necessary to alleviate those impacts. The transportation system analysis requires a local government to determine the timing and financing mechanism in place to mitigate transportation costs. (OAR Chapter 660, Division 12).

In summary, the department believes the Depot presents opportunities to achieve multiple win-win outcomes that advance the economic, social and environmental well being of the region and its communities. The department supports dedicating a portion of the Depot property for use by the Oregon National Guard and other areas to be managed by the US Fish and Wildlife Services. The department also agrees that existing development at the Depot makes some areas strong candidates for an exception to natural resource land uses. The department is less certain that currently undeveloped areas of the Depot property could qualify for exceptions to allow urban or rural industrial or commercial uses. Exceptions to justify commercial activities, particularly those that provide urban levels of commercial activity outside an urban growth boundary, can be particularly difficult to justify. Further, it does not appear that any portion of the Depot property is eligible for inclusion in an urban growth boundary at this time.



Exhibit C: LCBAS

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

The Lower Columbia Basin Audubon Society (LCBAS) supports Alternative #1 - Preferred Approach, and supports management by US Fish & Wildlife Service of land designated for habitat preservation as a unit of the Umatilla National Wildlife Refuge.

1. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

LCBAS supports management of the entire site based on principles of ecosystem management emphasizing preservation of intact shrub steppe and environmentally sound integration of differing land uses.

1. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

LCBAS is satisfied that Alternative #1 achieves an appropriate balance of land uses consistent with conservation of shrub steppe habitat and wildlife resources.

1. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

Burrowing owls nest on Depot lands and have been managed successfully while other populations in Washington and Oregon are rapidly declining. Burrowing owl is a species of concern and the habitat preservation component of Alternative #1 is essential to avoid forcing this species onto the Endangered Species list. A number of other birds, notably Long-billed Curlew, also use this site.

1. Do you have any additional comments or suggestions that you would like to offer?

The aerial imagery of the Depot makes it abundantly clear that this land is an ecological oasis surrounded by land uses that are incompatible with habitat preservation making it an invaluable sample of intact shrub steppe and a key stopover area for migrating birds.



Exhibit D: USFWS

UMATILLA ARMY DEPOT

REDEVELOPMENT ALTERNATIVE REPORT

PUBLIC COMMENT SHEET

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Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

We appreciate the opportunity to be included in the LRA process and to comment on the alternatives. The Mid-Columbia River National Wildlife Refuge Complex (Complex)the concepts outlined in Alternative #1 of the Redevelopment Alternatives Assessment and its proactive course to preserve and restore the significant natural resources on the Umatilla Chemical Depot (UMCD). We would like to commend the LRA for its vision to make the protection of these resources a priority. The Complex proposes that areas delineated as habitat preservation in Alternative #1 become a part of the National Wildlife Refuge System as a unit of the Umatilla National Wildlife Refuge. This would provide the long term protection of these lands for the benefit of the American people.

The Complex feels that additional lands beyond those identified in Alternative #1 are also in need of protection, specifically, nesting areas for burrowing owls and long-billed curlews. Therefore, we strongly support the proposed "Special Considerations: Shrub-Steppe Policy" for the maximum protection and long-term health of the shrub-steppe habitat on the UMCD. We propose that both options be implemented. Option #1 would transfer lands as stated above and Option #2 would designate additional areas of high quality habitat or significant wildlife resources as a shrub-steppe management overlay where the habitat would be protected while still allowing alternate uses. The Complex can provide management expertise to facilitate the overlay management concept in conjunction with other landowners at the UMCD. In addition the Complex would like to encourage the LRA to consider stipulations in its recommendations to the Army that the ongoing research and management relating to burrowing owls and long-billed curlews continue as necessary into the future.

Please contact Greg Hughes or Larry Klimek if you have any questions.

Greg Hughes
Project Leader
Mid-Columbia River National Wildlife Refuge Complex

**UMATILLA ARMY DEPOT
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2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

5. Do you have any additional comments or suggestions that you would like to offer?

Thank you for your time!



Exhibit E: Marr

Public comment attached.

From: Kim Swentik [ks@missionumatilla.com]

Sent: Tuesday, April 13, 2010 6:38 AM

To: 'Verne Marr'

Subject: RE: Public comment attached.

Your comment regarding the UMCD, Draft_Land Use Alternatives Report was received this morning.

April 13, 2010

6:35 am

Thank you!

PS. There must have been a problem transferring the form on the website. I will make sure it gets corrected. Thank you for letting me know.

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

Kim Swentik

Dana Mission Support Team

541.922.9339 (o)

509.551.7411 (c)

From: Verne Marr [mailto:vmarr@feves.com]

Sent: Monday, April 12, 2010 5:46 PM

To: Mission Umatilla

Subject: Public comment attached.

Verne Marr,
656 NW 7th,
Pendleton, OR 97801
541 276 4852 (H)
503 200 8446 (C)

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

Attn: Public Comment
DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

Since your comment form is malfunctioning, all my responses are given in this box.

1. Alternative 1.

2. I am in favor of established shrub steppe management areas with an overlay for the remainder.

3. No.

4. Remaining shrub steppe is important to me, specifically the small quantity located on low elevation, low gradient, deep soil sites.

2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
PUBLIC COMMENT SHEET**

5. Do you have any additional comments or suggestions that you would like to offer?

Thank you for your time!



Exhibit F: Moore

Penny Moore
1205 W Highland Avenue
Hermiston, Oregon 97838

April 23, 2010

Attn: Public Comment
DMST Umatilla Project Site Office
P O Box 1059
Umatilla, Oregon 97882

Received by Kim Swentik, DMST
Date 27-Apr-2010, 1632

To Whom It May Concern:

I have been following the Local Reuse Authority for the redevelopment of the Umatilla Chemical Depot property in the newspaper and I have attended some meetings on the issue.

I would like to state that Irrigon is the closes city to the Army Depot and has the most to lose if they are not awarded land for commercial and/or industrial use.

Industrial use is where Irrigon's interest is. Irrigon has a plan that also includes a financial plan that proposes to hook up the rail system, put in wind and solar electric generation, water and sewer services and the use of the igloos for storage or for commercial propose.

There are 1,100 people employed at the Army Depot that will need to find new employment if this area does not have something in place to hire these people.

There are 72 people with Irrigon addresses that work at the Army Depot. The families will have to move and besides having to vacate their homes, the children will be uprooted from the Irrigon schools.

It was stated that Irrigon has the largest block of registered voters in Morrow County. It also was stated that the LRA's core mission and purpose is economic development for the region.

As I see it, Irrigon has had a plan from the beginning, which was submitted to the LRA. Irrigon has the most to lose with the already low population, and then to have all those families move to find employment elsewhere.

The City of Irrigon wants to be involved in the entire economic future of the Army Depot.

Sincerely,



Penny Moore



Exhibit G: Thompson

kim.swentik@mse-ta.com

From: Ken Thompson [kthompso43@msn.com]
Sent: Wednesday, April 21, 2010 12:07 PM
To: ks@missionumatilla.com
Cc: Bob Severson; Ivan Anderholm; Gene and Wilma Dettman; Ken Thompson (MSN)
Subject: Ordinance Depot Reuse

Several of us in the Hermiston community have been searching for a location to promote the sport and use of radio-controlled model aircraft and high-performance model cars. Recent innovations in battery technology is making a significant contribution to this relatively new and growing sport, tailored to the younger as well as older generations. Other cities in the Columbia Basin and elsewhere have already established such sites and capitalized on the economic opportunities associated with radio-controlled sporting events:

<http://www.higginsfield.com/>

<http://www.tcrcom.org/>

<http://speedworldrcf.com/>

<http://www.rc-airplane-world.com/oregon-rc-airplane-clubs.html>

<http://www.rc-airplane-world.com/washington-rc-airplane-clubs.html>

RC flying and model racing sites have relatively small footprints, are inexpensive to establish and operate, and would help serve the needs of Hermiston's growing image as a retirement community as well as the needs for diversified recreation for our young people.

We have been in contact with the City of Hermiston's Parks & Recreation Committee, with Mayor Bob Severson, as well as with the Director for Parks & Recreation, Ivan Anderholm. Several sites have been tentatively identified, but a small part of the Ordinance Depot could provide the site characteristics needed to make Hermiston a leader for these Regional RC sporting events.

We are available to meet with you or anyone else to explain our proposal. Thanks for your consideration.

Sincerely,

/s/ Ken Thompson

1225 E. Newport Ave.
Hermiston, Oregon 97838
541-567-8185
Kthompso43@msn.com



Exhibit H: Local Citizen

UMATILLA ARMY DEPOT

REDEVELOPMENT ALTERNATIVE REPORT

PUBLIC COMMENT SHEET

This Form is for electronic submittal. Please download the form to your computer, complete the document, save your file and email it as an attachment to ks@missionumatilla.com . You may also print your completed copy and mail to:

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DMST Umatilla Project Site Office
P.O. Box 1059
Umatilla, OR 97882

1. Among the alternatives presented do you have a preferred alternative, and do you have specific suggestions or comments regarding that alternative or how you would prefer to see that alternative modified?

Alternative 2 with some features of Alternative 4. This process has not taken a sufficiently large regional view of all aspects surrounding the LRA footprint

2. Among the various alternatives are there specific features or considerations that you would like to see incorporated in some fashion with what may be your preferred alternative?

The process has failed to note large scale regional transmission planning and recent difficulty in siting/routing large 500KV transmission lines. The military bombing range to the south restricts routing options. The NWPP, WECC, and Columbia Grid planning process envisions a large scale electric hub called the NEO hub. (Northeast Oregon) in active planning documents. This hub will form another active market trading center in the northwest beyond MID-C. It will be a nexus of 500KV east west and north south lines expanding reliability and allowing further integration of local and regional renewable resources. Per plan mapping this hub is virtually shown right on or near the depot

3. Do you have a different alternative other than those that have been developed that you would like to suggest? Please provide as much detail as possible including a sketch map if appropriate.

Siting the NEO HUB in the depot has many advantages. It would allow short distance and low cost transmission interconnect to wholesale power on a large scale supporting large power users such as data centers, Cold storage, and other industrial development. This process of siting would have federal elements (FERC) involved. Since the depot is already a federal resource the permitting coordination would be a smoother process. Both Counties, ports, and the tribe could have influence on the design and features of the NEO hub relative to regional utility and COOP service territory and connections. The cost of this necessary infrastructure would be substantially reduced when compared to individual utilities serving respective loads on the Depot. This hub would also expand local utility or end user access to wholesale market

**UMATILLA ARMY DEPOT
REDEVELOPMENT ALTERNATIVE REPORT
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power. This is a critical business metric for long term project viability. Jobs associated with construction and maintaining the NEO hub itself would be considered high wage category for the area.

4. Do you have a particular concern or issue that you would like to see specifically addressed in the final plan? Is this concern or issue very important to you, somewhat important, or a passing consideration?

I have a hard time accepting the Oregon National guards request for training facilities. It will be of low economic value to the area with minimal lower wage jobs over time. There are already significant land use impacts involving the bombing range to the south, and there are sufficient training grounds in the region. Oregon's state budget and economy underpinnings don't support growth of Guard costs in my opinion. Their use will not grow any jobs and full scale use will be seasonal at best. I also think water is a huge issue and support recharge/impoundment where feasible. Most industrial development requires water and it is a limiting factor without enhancing supply alternatives.

5. Do you have any additional comments or suggestions that you would like to offer?

I believe there will be competitive conflict between Morrow, Umatilla, and Tribe going forward. Too bad you can make most of the depot an enterprise zone under a JPA. Have the state provide preferential tax treatment for economic development, and all entities could share benefit of coordinated marketing

Thank you for your time!



Exhibit I: Breazeale

kim.swentik@mse-ta.com

From: Kim Swentik [ks@missionumatilla.com]
Sent: Tuesday, April 13, 2010 1:25 PM
To: 'Gerald Breazeale'; 'Colonel Christian Rees'; 'Bill Hansell'; 'Bill Quaempts'; 'Carla Mclane'; 'CarlScheeler@ctuir.com'; 'FAIRLEY Scott G * Governor's Office'; 'Gary Neal'; 'George Anderson'; 'Joe Taylor'; 'Kim Puzy'; 'Rod Skeen'; 'Rosinda Shippentower'; 'Terry Tallman'
Cc: 'Brian D. Cole'; 'Donald Chance'; 'Erin Mills'; 'Heppner Gazette Times'; 'irrigator@eoni.com'; 'JR Cook'; 'North Morrow Times'; 'nate.rivera@umatillaelectric.com'; 'sidra_blake@fws.gov'; 'Dana Engineering, Inc.'; 'Ferguson, Phillip M CIV USA AMC'
Subject: RE: LRA Alternatives Maps

Thank you Jerry for your comments regarding the Alternatives Report and mapping,

I will make sure to record your comments for presentation to the LRA after the public comment period closes. Please be sure to see Nancy Ness at the Public Information Forum if you have further comments you would like to submit regarding the Alternatives or you can send them to me anytime before midnight April 27.

See you then!

"Solutions planning for the changing environment of the Umatilla Chemical Depot"

*Kim Swentik
 Dana Mission Support Team
 541.922.9339 (o)
 509.551.7411 (c)*

From: Gerald Breazeale [mailto:irrigon@oregontrail.net]
Sent: Tuesday, April 13, 2010 12:00 PM
To: Colonel Christian Rees; Bill Hansell; Bill Quaempts; Carla Mclane; CarlScheeler@ctuir.com; FAIRLEY Scott G * Governor's Office; Gary Neal; George Anderson; Joe Taylor; Kim Puzy; Rod Skeen; Rosinda Shippentower; Terry Tallman
Cc: Brian D. Cole; Donald Chance; Erin Mills; Heppner Gazette Times; irrigator@eoni.com; JR Cook; kim.swentik@mse-ta.com; North Morrow Times; nate.rivera@umatillaelectric.com; sidra_blake@fws.gov; Dana Engineering, Inc.; Ferguson, Phillip M CIV USA AMC
Subject: LRA Alternatives Maps

Dear LRA Members,

Before the public meeting on April 15th, I wanted to share with the LRA the thoughts I have regarding the alternatives maps that have been prepared. While the alternatives proposed appear to make sense initially, they don't hold up under close scrutiny. I discovered this fact when the map of the owl burrows on the Depot was released.

Much of the discussion on saving the shrub steppe habitat has centered on protecting the burrowing owls as a "species of concern". I think everyone understands that. It is important to save the remaining reservoirs of unique habitat and species when they are in trouble. Therefore there has not been much opposition to the proposal for the US Fish and Wildlife Service to own and maintain a large tract of the Umatilla Army Depot. The goal of protecting habitat has been a part of the LRA priorities for some time. In fact the LRA set the goal of 40% habitat preservation, 40% economic development, and 20% Oregon Army National Guard. These goals would necessarily reserve fairly large tracts for each use.

However, when you superimpose the location of the existing owl burrows on the maps, none of the proposed alternatives do much to protect the owls. In fact, they seem to place the existing burrows and owls in harms way. The owls are not in areas that would be managed by the US Fish and Wildlife Service. The areas that would be managed by the US Fish and Wildlife Service are areas that have seen the most intensive use and development. Would it not make more sense to recognize the areas that the owls are already using and protect that land, rather than to protect areas that the owls are not using?

The attached PowerPoint file shows the "Preferred Alternative". There is another map that shows where the owl burrows are. The final map, "The Irrigon Solution" is our idea for recognizing existing uses, existing owl habitat, and for protecting the least disturbed habitat. The Irrigon Solution would also allow a very large tract of land for use by the Oregon Army National Guard without running into problems with disturbing existing prime habitat. The same map allows sufficient area for industrial and commercial use in both Umatilla County and Morrow County. The Irrigon Solution also allows use of existing roads, water, and

4/13/2010

sewer systems as well as existing buildings. It allows the Oregon Army National Guard to use the existing administration area within the area that they would occupy.

The map with the Irrigon Solution is conceptual with adjustments in boundaries are likely and desirable. We believe that the existing uses should be considered however, before making huge changes in the use of the land.

It is our hope that the LRA will consider the benefits to be obtained from recognizing that we should preserve the owl habitat, provide for economic growth, and give the Oregon Army National Guard a place to operate without the problems associated with disturbing valuable wildlife habitat. I hope we can discuss this further at the LRA meeting on Thursday.

Jerry Breazeale
Irrigon City Manager
PO Box 428
Irrigon, OR 97844
irrigon@oregontrail.net
Phone: (541) 922-3047
Fax: (541) 922-9322
www.cityofirrigon.org

LRA Preferred Alternative Map



Location of Burrowing Owls

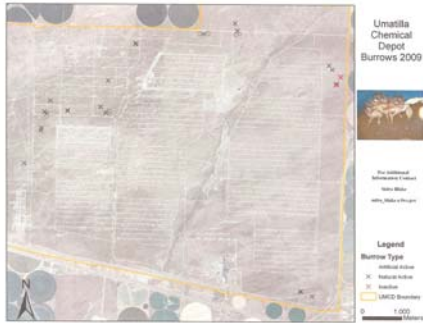


Figure 2: All burrows detected during Umatilla Chemical Depot during spring 2009 surveys (broadcast and systematic).

Insert Owls on Preferred Alternative



Problems With Preferred Solution

- Has National Guard doing maneuvers on relatively undisturbed habitat
- Does not provide protection for most existing owl burrows
- Does not provide sufficient land for industrial and commercial development
- Does not preserve existing infrastructure
- Costs more money for infrastructure development

Irrigon Solution



The Irrigon Solution

- Protects the owls by protecting existing burrows
- Provides for habitat protection of least disturbed ground
- Allows industrial and commercial development on existing developed ground
- Allows use of some of the igloos
- Provides for Oregon Army National Guard use
- Allows use of existing facilities in administration area
- Preserves existing infrastructure
- Reduces cost for infrastructure development
- Reduces cost to Army for cleanup of ADA



Exhibit J: Public Forum Open Floor Transcripts



UMADRA – LRA Public Forum on Plan Alternatives April 15, 2010

Time: 10:00 pm – 12:00 pm

**Hosted by the Confederated Tribes of the Umatilla
Indian Reservation (CTUIR)**

Meeting Address:

Umatilla Electric Co-op
750 West Elm Street
Hermiston, OR 97838
Public Meeting Room: Enter at east entrance

Thank you Nate Rivera and UEC for helping!

Public Forum 04/15/10

Reference: audio transcripts sides 1 – 2

Don Chance opened the floor to anyone who was present to speak.

Jerry Breazeale, City of Irrigon: When we were looking at the LRA preferred alternative we discovered some major flaws. I have a map here of the Irrigon Solution. Then there is the connection with the existing infrastructure, water, sewer, power, etc. this area as we talked about because it already has the water sewer power for the incinerator in order to access this to the east. This area doesn't have owl burrows presently and this area doesn't have owl burrows, so if you could reserve this area for industrial/commercial you could serve that purpose. Reserve this area where the burrows currently are for preservation. Our suggestion is we move this line up further (Morrow rail line) so that some of the igloos could be utilized. Rather than that be all put into a wildlife refuge where there really is no use for the igloos under that scenario. If you look at the preferred layout, the most intensive use where the National Guard would go is also where the most intensive use has historically been where the igloos are. These are roads that go through the facility. The areas that don't have as many roads are in the perimeter out here, there are no igloos and the ADA area would also serve as habitat area because it's probably not going to be used for anything else. We hope the LRA will look at those things. One of the advantages we see is the existing infrastructure is utilized; we don't need to move this road. It is a very nice road right now. The connection to Patterson Ferry is essential at some point in the future. Access from Irrigon through here would be possible if this gate was removed and you could go straight out to the existing interchange. We see that as some big advantages. We think somehow the existing owl burrows got missed in this whole discussion. Because I would think if you know where they are you would want to protect them in that location and not turn it into something else. It would be like cutting down the Redwoods and planting them somewhere else so they can move there. These are the thoughts we wanted to share with the LRA.

Don Chance: Anybody have questions or comments for the City of Irrigon?

Don Gillis: Is your sewer permitted industrial?

Jerry Breazeale: Our sewer is clear up here on the north and it is municipal so it can be used industrial, domestic, or commercial.



Don Gillis: Right now our sewers are all domestic.

Jerry Breazeale: We have industrial capability and our plant is way under capacity, our capacity is for a population of 5000 and we are serving less than 2000.

Don Gillis: Also there are 6 more burrows, 2 in the area to the west where you said there aren't any, just north of center road there.

Jerry Breazeale: So that would change that map then.

Don Gillis: I think an industry consideration on the owl is only one thing. There is 1100 listed species out there, Grasshopper Sparrows, Logger-headed Shrike, its not just owls. There are piles of Curlews; the thing with Curlews too, is that they nest on the ground.

Jerry Breazeale: I think that is a really important consideration. When we drew the lines, it wasn't this has to be the line, we were just trying to take the things we knew into consideration. There is bound to be adjustments to them all.

Carl Scheeler: The habitat considerations with the Guard are something that we have discussed with the Guard at length. They have assured us they have the ability and the desire to manage that piece of property for wildlife consistent with protection of those species. They are talking about changing operational activities seasonally to make sure they don't disturb breeding for those species, we've talked about their ability to provide fire suppression and other things they can do to protect or enhance the habitat. I'm comfortable with the Guard being a partner in helping protect the habitat out there. Another issue maybe you haven't thought about, they need the area for ranges. You can't very well have a firing range down in a bunker area.

Jerry Breazeale: Well, we thought maybe you could fire between the bunkers. I believe their range is in bunkers now, isn't this K-block? The National Guard if they so choose, you know they've been talking about removing some bunkers to make more habitat. This would be a great place to try out some explosives, maybe do some explosives training on the bunkers to see what works. That was the reasoning though, the area here is highly developed and the outlying areas not so.

LTC Rees: We couldn't fire between the bunkers, it isn't enough space and the risk for ricochets increases. And I appreciate the chance to do some demolition out there, I don't know if we have enough in our inventory to actually blow up one of those bunkers, but seriously. As we've gone through this process, again, I think the Guard has tried really hard to go out there and try to take some of the lowest valued terrain to work with the entities on the LRA. So we are sort of in the back of house terrain that really is less preferred for some of the other uses that are going to be on the site. So as we worked with the Tribes and other members of the LRA, this generally is the map that we came up with here, seemed, really, to be the best compromise as we move forward. We are required by law to have a natural resources plan on our training centers. So we are funded federally to support that management plan. When we work with agencies like the Fish and Wildlife Service, and they set parameters for the species that are out there, we are required by law to go manage those species. Again, if we end up on areas where there are burrowing owls that would become part of our charter. We have to maintain that and understand that species and allow for it no matter how our foot print ends up. The burrowing owl, they've had a lot of success at Gowen Field in Idaho which is the main maneuver center in Idaho. They have burrowing owls out there and they do heavier maneuvering than we are considering. Heavy tank maneuvers and that kind of thing. They've had a lot of success with the burrowing owls. The artificial nests out here, from what I understand have about a 90% success rate. So that is very encouraging to be able to set up additional artificial nests over the years and years to come, to help us manage the burrowing owls appropriately. It is a species of concern, but when I checked with our natural resources folks, the burrowing owl has habitat, really throughout North America. Although they are listed as a species of concern but they have a pretty broad foot print, I think we are looking at a small piece of land here so a few x's may make it seem a bit more



dramatic than when you look at it overall. We are definitely required by law to uphold those species that are part of that plan. The footprint that you see here would more than allow us to do that. I should also point out I guess, that the Oregon National Guard environmental record is exceedingly high. We were just awarded, two weeks ago, the Assistant Secretary of the Army came out to Oregon and awarded one of our environmental managers the top award in the Army for the restoration work that we are doing. So I think we are recognized for environmental success and we will continue to support that out here in Umatilla. Lastly, as Carl mentioned the ranges, it would really be an impediment to remove hundreds of bunkers in order to set ranges out here, it would be cost prohibitive. And the idea of firing down these lanes doesn't really work, because if you look at surface danger zones they're quite broad. So if you look at this area there're no bunkers, it's sort of out of the area of the city and the highway, it a good place to be. It is away from some of the other activities; it's buffered by agriculture and the proposed wildlife area so those are two good buffers. Overall, we felt this was the best compromise.

Don Chance: Jerry, I have a couple of questions. I just want to make sure we understand. The original NOI that you guys submitted, my sense was you wanted to extend the city limits up into that area. This proposal looks like that isn't the intention, and it may not have been the intention to begin with.

Jerry Breazeale: It was never the intention of the NOI, although it was something we talked about. If you look at where Irrigon sits right here, the developable land comes out to this area, this is all residential zone until you get out here and then it's EFU and it's just a little band of EFU. If the city grew out here, that Urban Growth Boundary could be extended, but that is way in the future. The city was looking at this as operating an industrial development area to serve the city but not be in the city limits.

Don Chance: The area you have identified in yellow in your plan for industrial development; is your thinking or does the City of Irrigon have a preference in ownership and management of that area? Do you care if it is Port of Morrow, or are you thinking it needs to be under ownership of the city or would be put up by the Army for private sale? What do you guys think?

Jerry Breazeale: The city's proposal is not just to own the land that was a part of it. The city's stand is we will own this if it is deeded to the city. The city would actually pursue purchase from the Army, if it became available for public sale and no-one else went after or wanted it. The city believes this area can be developed for industrial use and we believe it can be done in the short term. We believe that we could get, if the Army said, tomorrow this land is available to you for industrial use we could start getting somebody getting ready to move into that property. There is a lot of work that would have to be done, but the sooner you get started the sooner you can get somebody in there. There is a lot of advantage here, there is the rail, and there is 54 miles of it. Like you said, some of it cannot be used and that switch needs to be put in. It will probably be in Umatilla County, the first switch to go in. But we saw this as a regional activity, not only the city, but the city of Umatilla, Hermiston, would have interest in developing this. The city didn't want to be alone in trying to develop this site. We wanted to help and assist anyone who was interested in doing that, including the Port of Morrow the Port of Umatilla, Morrow County and Umatilla County. That's been our position all along. We have an idea of what we can do with this, we have people who want to develop it, give us a chance, work with us and we'll work with you; and we'll make something happen here. Our interest, like I say, is for jobs for our people who live in Irrigon.

Don Chance: I'm going to keep asking questions because I want to make sure I understand...

Jerry Breazeale: Sure

Don Chance: I think what I'm hearing is that, you all, the city doesn't really have a preference in terms of ownership there. The real concern is the potential speed for development of industrial there.

Jerry Breazeale: However that can be accomplished.

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Don Chance: This objective is most important to you, correct?

Jerry Breazeale: Yes

Don Chance: Also in your proposal, you identified the current industrial area, so the biggest change is the line up from the rail yard.

Jerry Breazeale: Yes, Carl pointed out in an earlier meeting that this is a huge tract of land here. You move that line even a little and it is a long ways on the ground. If you look at the potential for commercial/industrial development along the railway this has a lot of value and it would be a shame to have it permanently in a reserve that can't be touched. There's no reason you can't manage that habitat, like the Guard is going to do, with other uses. Certain times of year you can't do things, you identify certain species that you need to protect; there's a lot of things that can be done to work cooperatively with the environment. And that is what we are suggesting, we aren't saying move the owls and the grasshopper sparrows and everything out of there so we can move in. We say lets work with it so we can get some economic value for our citizens.

Don Chance: My last question is the potential extension of water/sewer. Your thinking is to extend it down the proposed industrial area, to that SW corner.

Jerry Breazeale: It's possible. The city's domestic water reservoir sits right here at the north gate. The reason it was put there was to get sufficient elevation so we could feed Irrigon by gravity. It's a 1.5M gallon tank it's got plenty of capacity for all the city use presently. It could also feed out the other direction. The beauty of that is there is a well that sits for the Army depot that has a pipeline that runs quite close to our pipeline which is a 16in main with a lot of capacity. For instance if you want to take water rights from the Columbia River, our wells sit right adjacent to that, you could pump it right up through that main and on into the area for the depot. This water line loops all the way through, including the 100 and 200 areas. There are valves in there and this area is separated from this, but there is no reason they can't be interconnected. So I think it is really important that you reserve all of those water rights on those pipelines that are there, so you have that ability to move water one way or the other through there. Those water rights, although they aren't sufficient for irrigation, they are plenty adequate for most general industrial. Not food processing that uses a whole lot of water, that wouldn't be appropriate there, but most other industrial uses that have domestic components.

LTC Rees: That is a good idea that the LRA needs consider as a back-up plan or primary plan on how to eventually get to Irrigon for some of these services. You are going to be taxed depending on some of the development out here for some of these resources. You will be facing limitations.

Don Chance: The looped water system that is in there right now, do you think it is potentially adequate for industrial development in the SW corner or would we have to run new water lines?

Jerry Breazeale: No, you wouldn't right now; there is a water reservoir right here, with a well. It services this area, and I believe it also services this area, Phil can correct me, but this is all interconnected; the best well on the property is not being used. That needs some more development, but there is plenty of water for industrial now. You currently have 1100 people using industrial in an intensive industrial operation that have water and sewer. And they have power so you have that capacity now, so why would you want to set that aside and not use that.

Speaker: Municipal doesn't do that

Don Chance: Under your vision, would the City of Irrigon become the eventual owner of the water capacity and have the management responsibility?

Jerry Breazeale: We proposed in our original NOI that the City would own and maintain the water/sewer systems. The reason for that is because of the proximity and someone needs to make DMST_UMADRA Alternatives Public Forum_041510



sure those system are up and functioning and continue to work if you are going to use this property for any other use besides wildlife habitat. There is a component talking about keeping this alive (SE), this alive (SW and AA), and this alive (facility) and those all need water and sewer services. The City is very knowledgeable and capable of doing water and sewer.

Don Chance: You would have to extend a brand new sewer line into that SW corner if you wanted to go directly.

Jerry Breazeale: This presently is served by septic tanks and that can be continued to a point, there is a sewer treatment facility some place out in here (Imhoff system) that services the existing administration area. It's old and antiquated, but it works. It meets permit. So it's been designed for the amount of use that's there and it can handle that. In order to service this with our sewer it would take an extension of quite a sewer line but it is possible. (SE corner) It's not out of the question at all. We've ran a couple of miles just to put the water tank up here.

LTC Rees: The IMHOFF system which feeds the administrative area certainly serves that area, but if you are going to have future development in there then you would need to upgrade for permitting.
Jerry Breazeale: Yes, it is a small and very old type treatment system. The City of Irrigon's system is about as good as you can get with new technology, and our problem is, it is underutilized. We don't have enough nutrients going in there to operate the plant properly for the size of a population of 5000; we have a population of 1800.

Don Chance: I keep asking and paraphrasing these questions because I think it is important we understand and are able to respond to the comments. We've made a number of modifications and adjustments based upon the information we have received from the City of Irrigon. It seems to me the two areas you are still concerned about; one is the potential speed in which that SW corner gets developed for industrial purposes.

Jerry Breazeale: Correct

Don Chance: Again any sort of management mechanism we can establish between the City of Irrigon, the Port of Morrow and the County of Morrow to ensure that whatever could be accomplished there as fast as possible...

Jerry Breazeale: Sure

Don Chance: That would meet yours, the City's, objectives?

Jerry Breazeale: Sure, we would be interested in a joint management agreement that allows us to bring a client in for instance if the Port of Morrow isn't interested in putting their resources in to developing this right now, these buildings need a lot of work. But there are people who are interested in occupying those buildings with some rehabilitation. And these buildings could be partitioned so you could do a piece of it. Like you take a small start up business, set up a 100 feet of the building, wall it up and fix it up and they have a nice building. Those things can be done to meet the needs of the client, if you are looking at what are the needs of the client, there are things that you can do there. We have had a number of serious discussions with those who are interested in moving from another state, into this location.

Don Chance: When we look at this, the LRA is really going to have to wrestle with this at their next meeting and that is the conveyance mechanisms. The conveyance mechanisms that the Army has available, the one that is probably going to make the most sense for that SW corner for industrial development, is the Public Benefit Conveyance. It is the one mechanism that is there where it means there is not going to be any dollars changing hands. The Port wouldn't have to purchase it; the City of Irrigon wouldn't have to purchase it. The City of Irrigon could potentially be eligible for a public benefit conveyance, but from what we are reading and kind of being told at this point, its much more likely that the Maritime Administration because the Port already exist. But that doesn't sound like that is



necessarily a hurdle, or where the City is coming from. You don't really care that the Port of Morrow, that we get this from the Army in the hands in the Port by public benefit conveyance. It's really more a question about how quickly that area is potentially developed.

Jerry Breazeale: Yes, the City has applied for the PBC through the Ports, through the US Dept of Transportation, and they said yes we are eligible. But the ownership has never been the big issue, the big issue is use. We feel this could be developed right away and we don't want to hold the Army hostage to have to improve those buildings before we'll take them over. We'll take them over, we'll fix them up, and we'll get people in there.

Don Chance: Now, the other aspect of your proposal, again, not trying to speak for the City, just trying to clearly define, you want to expand the line further up from the rail because you see the value along that rail line for industrial development?

Jerry Breazeale: Right

Don Chance: That's all I have, people have anymore questions or comments?

Sam Nobles Umatilla citizen: I had a question for you guys. LTC Rees, looking at the Alternative 1, it looks like the area in green and your area would be compatible with the LRAs Option 2. And it is something that could be accomplished instantly, without a lot of, because there is no, Jerry's idea and the Ports are years down the road. Why can't we do something like that one and leave it under the LRA, do the Army's plans with wildlife plan, it just looks like that would be very compatible. It looks like if others were to come into that plan, if they are feasible, it could be done by doing the Option 2. Where if we do the other one, you are kind of locked in. It's kind of like Billy Gates, look what he's done by keeping his options open, everyone thought "what a geek" and now everyone is going to him wanting money. And the Umatilla Confederated Tribes look what they've done in the last 10 years. We have no idea what is going to happen in the next 10, 20, 30 years. So I'm leaning real heavily towards the options that give us the property without locking ourselves in. So that is my question, can't we do something that is still compatible with you that doesn't lock us in?

LTC Rees: As you are looking at these two alternatives, you're right they are very similar with the footprints. I think, speaking for the other users, as we went through the process, the goals of the LRA, for economic development, habitat preservation, and supporting the military that is where this (Alternative 1) sort of emerged as better suited than the other one.

Speaker: Economically, I understand we need to think out of the box like Billy Gates, I criticized him years ago...but the impact of a regional airport from the tourism point of it. Some of the trails as they fly in, coming from China or Japan, they go down to Thunder River or follow the Oregon Trail. The Pacific Northwest is a tourist magnet. We could bring a ton of people in here, we've got the fishing, the hunting, the...

LTC Rees: I think if you look at the map (Alt 1) as far as the regional airport, down in the SE corner here there is an old airstrip. There is enough land, as far as acreage wise, if the idea was to enhance that airstrip to actually make it a regional or even international airport. That corner alone would have enough to do something like that. We don't have to be limited.

Carl Scheeler: Don, not to confuse matters, but we are going to be bringing a proposal to the LRA this afternoon that will modify some of the lines. You know when you are walking the landscape you get a better idea than looking at the map. One of the Morrow concerns was the strip along the rail line was too narrow to do what they would like to do. As we walked it, we found, in fact, the strip wasn't too narrow, the rail lines bails off on the back side of the rail there. So having more land along that strip wouldn't solve the issue for loading and off-loading purposes. As you pointed out earlier, the trains now are much longer. So we talked about maintaining the ability to expand this railyard up into here [up from SE spur]. Another area they thought was of great importance was where the rail turns and goes north [off current classification yard]. There is good opportunity for off-loading structure there

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and additionally they would need some additional land. For zoning purposes if we follow the section lines, it would give them plenty of space to build and enhance rail use on both sides of the rail. We also talked about the bunker area. They could use the bunkers for storage opportunities with the agreement there would be no new development in order to protect the habitat there. So we would move the lines down on the interstate side of the rail, add the road and rail area that runs north and block this section of igloos for use. This industrial/commercial footprint is something we are going to bring forward to the LRA today. This would also help with some of the short term development opportunities that Jerry has talked about today. I don't know what the schedule would be to implement, but it would open up a lot of space on the Morrow side here.

Don Chance: That's excellent Carl; it sounds like we are really getting there. With those potential modifications Jerry, maybe we could work through some sort of agreement or memo of understanding or some sort of mechanism between the City, County and Port of Morrow, perhaps this modification would address all of the City of Irrigon's interests. The 640 acres of agricultural land on the Irrigon end in the north, the "land exchange" idea, I know the county and port are both very committed to this. They are really hoping to pull this off to open up the industrial acreage that is in the City right now. Are you guys supportive of that concept, or just want to see if it can actually happen?

Jerry Breazeale: Exactly. The City would be very interested in that proposal but we haven't seen anything in writing. We are very familiar with those 40 acres that is in the City and there are a number of obstacles to get through so we hope they can do it.

Don Rice: When you guys wrote off the options for agricultural, had you considered some of the other things that are going on in the area. For example the groundwater recharge and so forth that might make water more available for that region?

Don Chance: Yes, we did look at it and we know that there are people shopping for a site for dry-water recharge and the depot was considered for that. There are probably some pretty significant environmental constraints in that regard as a recharge area. There is concern about contamination of groundwater resource based on what has happened on the depot in the past. So it isn't considered the best location for recharge. The critical groundwater designation, we've gone around with the state water bureau folks a couple of times and we've even investigated getting additional water rights out of the Columbia. We've come to the conclusion that the best way, should we need more water is to go back to the City of Irrigon or the Port of Umatilla. I'm not sure if I fully answered your question, but we haven't ignored the issue, it has been a critical concern.

Don Rice: When you consider this areas agriculture as an economic base, to ignore agriculture in the plan is a little odd.

Don Chance: Yes, agreed. This is primarily because of the limitations on the critical groundwater sources are designated by the state. That section (pointing at map) would be agricultural.

Rod Skeen: That section in blue, the 640 acres, would be dedicated agricultural.

Don Rice: Yeah, but 640 acres out of 20, 000 is nothing.

Don Chance: Other comments or questions?

Richard Winter: What is going to happen with the Antelope?

Carl Scheeler: The animals on site are pretty bottle-necked. The Fish & Wildlife plan to capture and relocate individuals into other herds so hopefully they can breed the genetics out and create stronger herds.



Dana Mission Support Team - Project Site Office
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Don Gillis: The two drinking water systems both are non-transient, non-resident because they are too small. You would definitely have to revamp the water system if there is going to be any kind of residential out there.

Don Chance: Ok, I want to remind everyone on how you can submit your comments regarding the alternatives to us. We have comment sheets you can pick up here, you can go on line and download comment sheets or contact Kim and she will make sure you get one. We have Nancy here today to take verbal recordings for those who want to do it that way. You don't have to leave comment today; the comment period officially closes at the end of the month. We would like to get them as soon as possible though so we can get them into our system.

LTC Rees: I have one more comment Don. There were some sidebar comments on the reuse of the rail head. As far as our part, yes, we would encourage the reuse of the rail head, the National Guard could most likely assist with that. There were a couple of questions about the taxes. The National Guard doesn't pay taxes, but we off-set that by assisting with infrastructure and financing for roads and such, as well as, having an influx of soldiers who utilize the local economic venues, shopping, etc. The NG Training Centers help the local communities with training for police and fire and junior training programs. So I think you will be surprised at the amount of revenue we can bring in to support the local economy.