

Umatilla Chemical Depot Redevelopment Plan and Implementation Strategy Support Services Contract

Deliverable Report Contract

Task 2.3(b):

Workshop #2: Early Community Outreach #2,
Public and Private Interests Values Mapping
Session

Attn: Rod Skeen, CTUIR
Contract Manager

Umatilla Project Site Office
PO Box 1059
Umatilla, OR 97882
541-922-9339

"SOLUTIONS PLANNING
FOR THE CHANGING
ENVIRONMENT OF THE
UMATILLA CHEMICAL
DEPOT"

Prepared by: Dennis Walters
Facilitator, Dana Mission Support Team
October 20, 2009, 2009
Final Submittal November 05, 2009

October 2009



November 5, 2009

Attn: LRA Board Members and Interested Parties
From: Dana Mission Support Team

RE: Early Public Outreach Workshop #2: Conducted during the Public and Private Interests Workshop on October 20, 2009

Deliverable Submittal: Contract Task 2.3 (b): Workshop #2: *Conduct an Outreach Meeting to area stakeholders and other participants. Present various possibilities of land use and obtain comment.*

The purpose of this letter is to formally transmit a contract deliverable to the UMADRA - LRA.

This document provides a complete summary of the minutes taken during the workshop and a report of the Values Mapping Workshop that followed. This report includes:

1. Letter to Participants
2. Results of the Values Mapping activity including Hierarchy chart of Public desires
3. Summary of minutes
4. Attendees Sign-In Sheet

Brian Cole

Executive Director
Dana Mission Support Team

CC:

Hansell	Neal	Fairley	Orr
Chilton	Mittelsdorf	Tallman	Headley
Minthorn	Taylor	Quaempts	Ferguson
Caldwell	Turner	Anderson	Dana
Scheeler	Puzey	Caplinger	Moravek
McLane	Skeen	Cathey	Swentik



October 22, 2009

Attn: Public and Private Interests Workshop Attendees
From: Dana Mission Support Team

Thank you for your participation in the DMST Public and Private Interest Workshop and Values Mapping Session at the Umatilla Chemical Depot in support of the UMADRA Land Reuse Authority (LRA).

The purpose of this letter is to solicit your comments on a draft copy of the results of the Values Mapping™ session that was held on 20 October, 2009. Your input will be used and incorporated to prepare a final report that will be formally submitted to the LRA.

It would be helpful to our commitments if you can complete your review and provide comments by 30 October, 2009.

If you would like to discuss the draft further, please feel free to contact me or any member of the Dana Missions Support Team.

Brian Cole

A handwritten signature in black ink, appearing to read 'B. Cole', is placed above the printed name.

Executive Director
Dana Mission Support Team

CC:



Characteristics of outstanding land use for the UMCD
Public Outreach, October 20, 2009

Section I

Results of the *Values Mapping*[™] Session

The following themes and characteristics of outstanding land use for the UMCD reflect the results of a public outreach session.

This information has been edited slightly to facilitate the understanding of the content of the discussions that took place during the *Values Mapping*[™] Session.

The results have been reviewed by the participants.

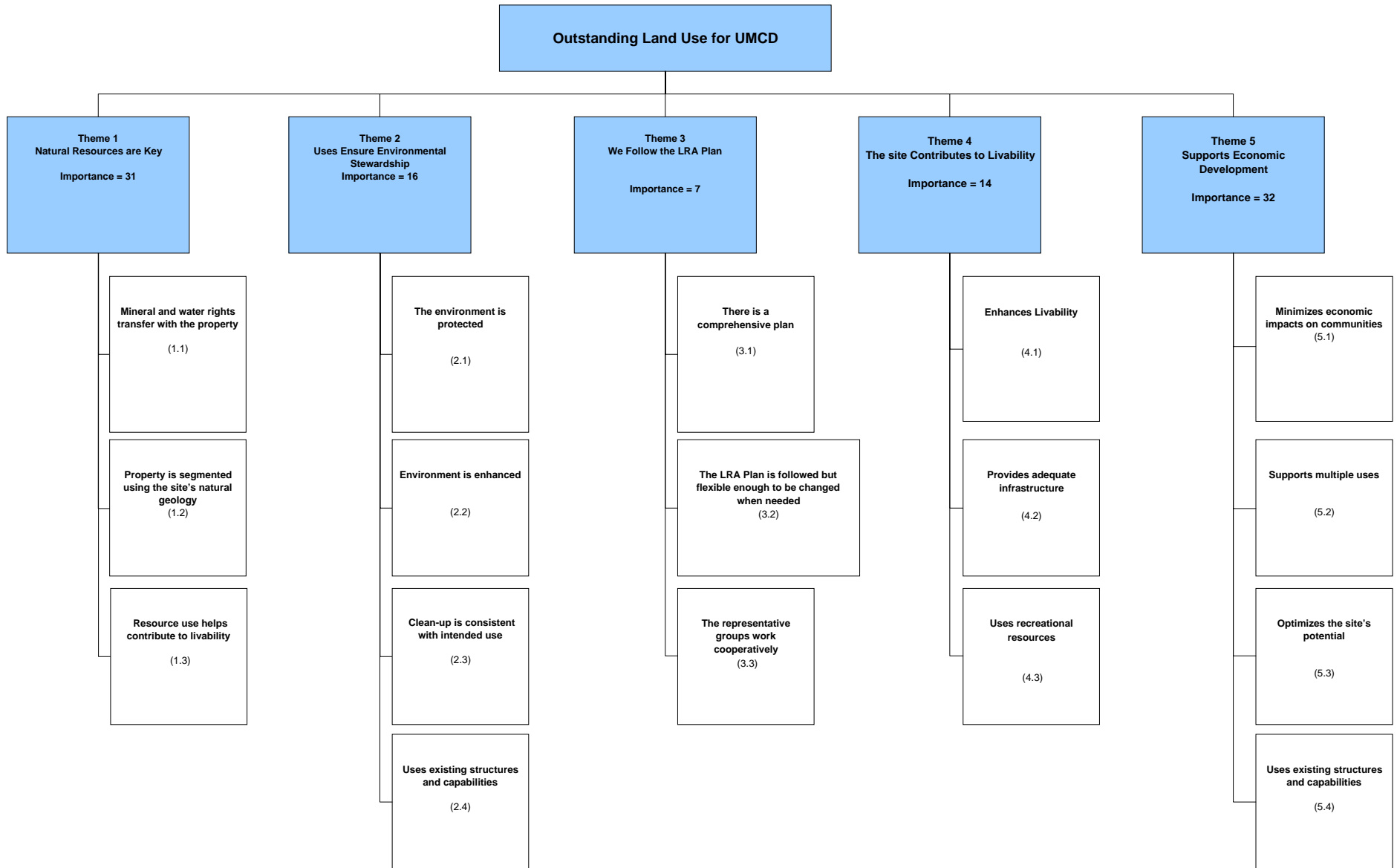
The purpose of the *Values Mapping*[™] session was to gather public input that will be considered by the Land Reuse Authority (LRA) in preparing the comprehensive land use plan for the Umatilla Military Chemical Depot (UMCD) site once its mission is completed.

The *Values Mapping*[™] provides themes and their weighted importance to achieving outstanding land use for the UMCD. The weighted importance reflects a simple average that is rounded off. The total weighted importance equals 100.

This input will provide public input to the LRA when considering alternative uses for the UMCD site.

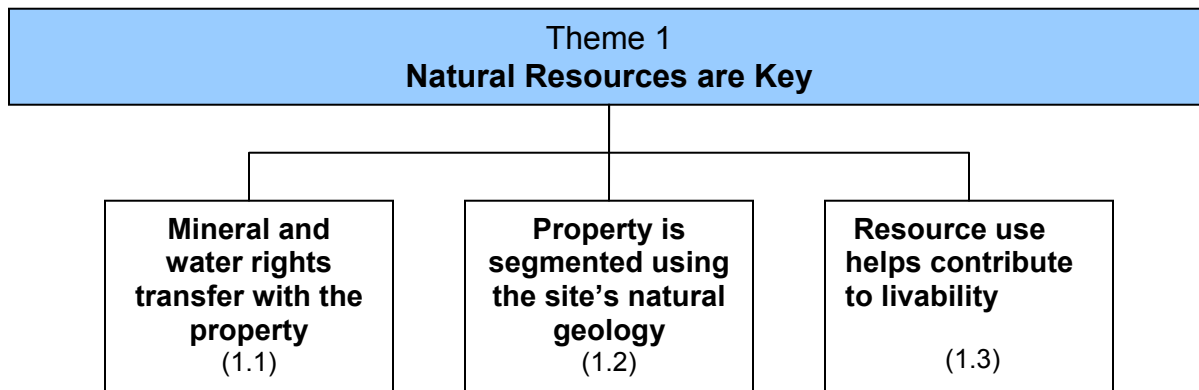
Figure 1 provides a summary level value hierarchy of the characteristics of outstanding land use for UMDC

Public and Private Interest Workshop
Values Mapping Session
Values Hierarchy Mapping



Theme 1**Natural Resources are Key
Importance = 31 out of the total of 100**

Having the right natural resources is a main element. The natural resources dictate all the rest. When changes are made to the site, they need to be compatible with the interests of the communities, counties and port districts.

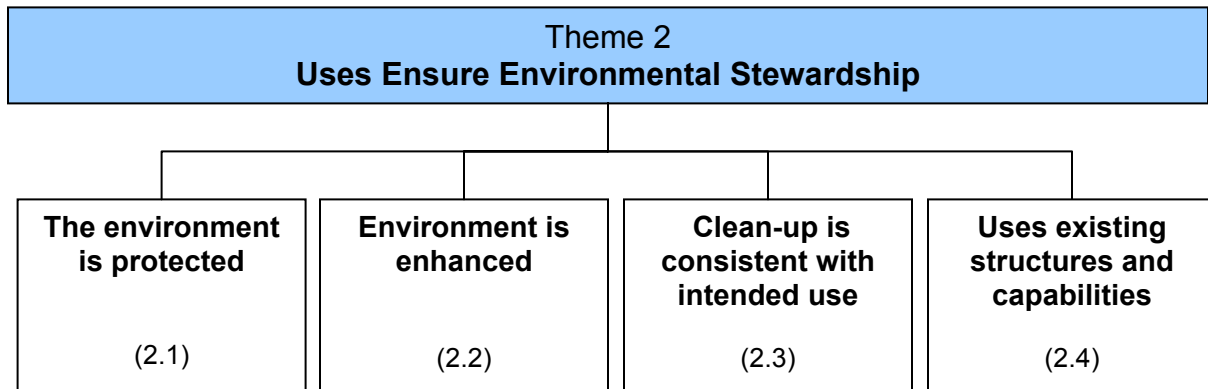
**1 Natural Resources are Key**

- 1.1** Mineral and water rights transfer with the property
 - Mineral Rights transfer to new owners
 - Water Rights for land are available for end use
 - There are other water rights available to users if needed
 - Natural resources are appropriate for the land
 - Water use controls dust creation
- 1.2** Property is segmented using the site's natural geology
 - Segments include housing, commercial, industrial, historical, and wildlife protected areas
 - Example - The Coyote Coulee is a natural divider on the property
- 1.3** Resource use helps contribute to livability
 - After development, there are areas with standing water, paths around lakes or ponds

Theme 2

Uses Ensure Environmental Stewardship Importance = 16 out of the total of 100

Natural resources are your platform. Your platform is going to crumble if you don't take care of it.



2 Uses Ensure Environmental Stewardship

2.1 The environment is protected

- Wildlife and Endangered species are protected
- Ground water is protected
- Dust is controlled
- Historical sites are protected

2.2 Environment is enhanced

- There are provisions for creating areas of standing water for small lakes or ponds on the site

2.3 Clean-up is consistent with intended use

- The military cleanup of the property is based on assumptions about clean-up that may not be compatible with the desired end use therefore, new owners may need to clean beyond the military standards

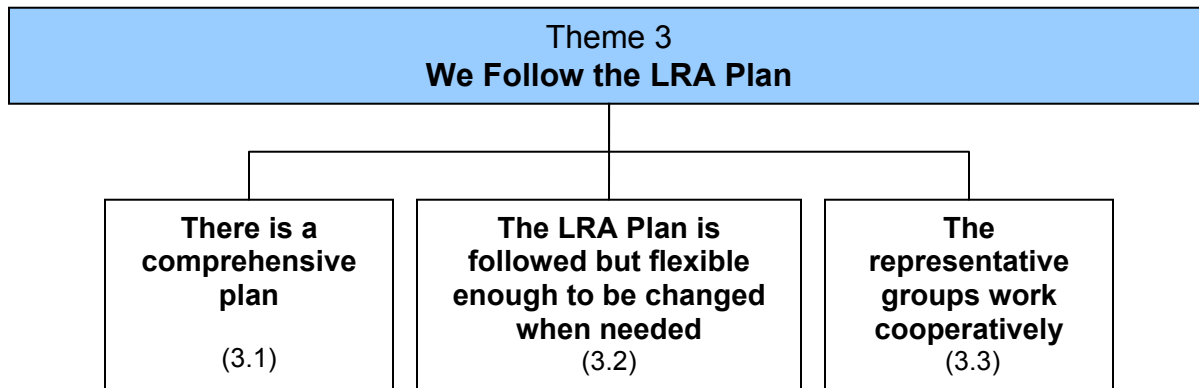
2.4 Uses existing structures and capabilities

- Uses existing infrastructure
- Uses existing storage facilities, igloos

Theme 3

We Follow the LRA Plan Importance = 7 out of the total of 100

Until we see the plan we don't know how to value it. We need to know more information throughout planning and decision making process. The plan must be flexible.



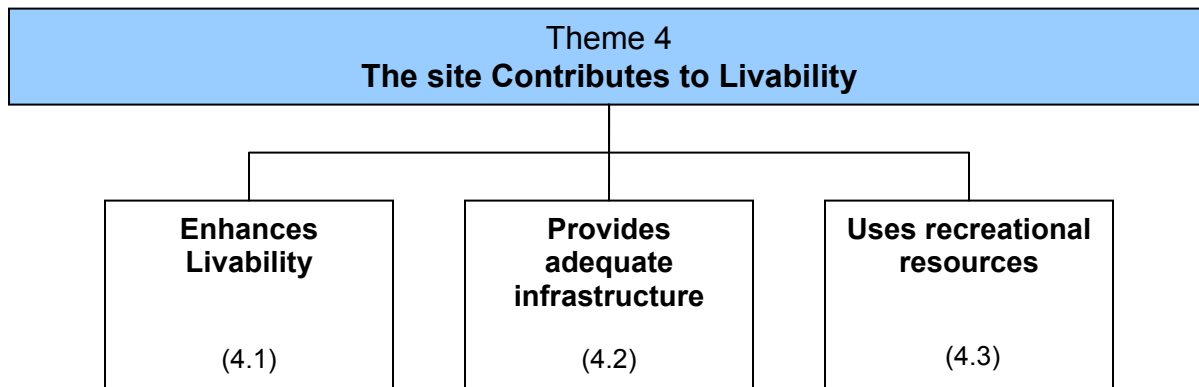
3 We Follow the LRA Plan

- 3.1 There is comprehensive plan
 - The site will make use of good land-use planning
- 3.2 The LRA plan is followed but flexible enough to be changed when needed
- 3.3 The representative groups work cooperatively
 - Benefits of land use (tax revenues) are shared by the communities, counties, and ports
 - Both counties cooperate in developing the infrastructure
 - This included sharing responsibility for funding development

Theme 4

The Site Contributes to Livability Importance = 14 out of the total of 100

This is the main item that will help us to recruit businesses. If we maintain a livable environment people will want to come live in our communities.



4 The site contributes to livability

4.1 Livable communities

- The use of the property preserves public safety
- The development creates a livable area
 - safe for families
 - plenty of open space
- Uses create recreational opportunities such as walking and biking trails

4.2 Provides adequate infrastructure

- There is sufficient infrastructure; water, sewer, fire, police

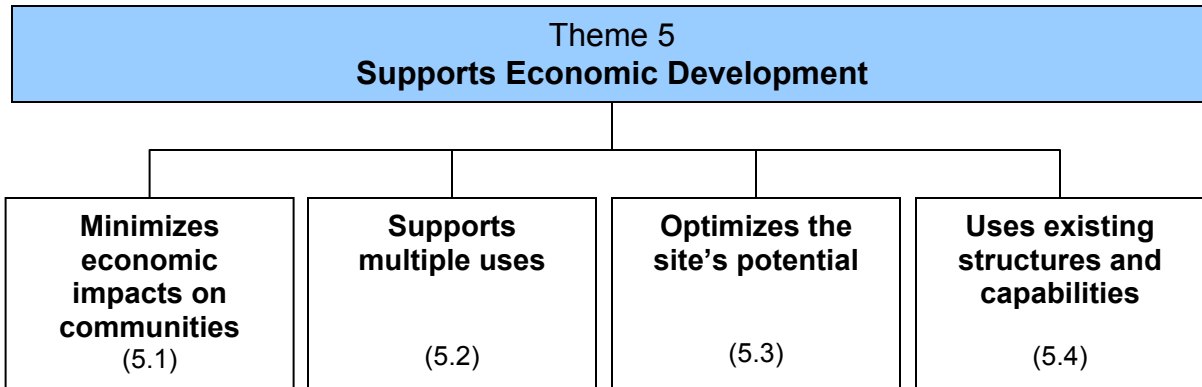
4.3 Uses recreational resources

- Existing recreational facilities are continued

Theme 5

Supports Economic Development Importance = 32 out of the total of 100

We need to maintain and retain jobs. The reuse can create additional revenue and opportunities for our communities. Economic development is needed to increase tax base. By creating living-wage jobs we improve the quality of life in our communities



5 Supports Economic Development

5.1 Minimizes economic impacts on communities

- The use create jobs that create jobs (clustering)
- As a minimum, the new uses replace the jobs lost in the closure
- Long term viability of the land-use (long-term is greater than 5 yrs)
- Provides living wage jobs (Living wage equals the median wage of the area)

5.2 Supports multiple uses

- There is room on the site for multiple uses
 - Commercial
 - Industrial,
 - Agricultural,
 - Army National Guard
- Protection of natural resources

5.3 Optimizes the site's potential

- Takes advantage of proximity to crossing of interstates (I-84 and I-82)
- The site provides ease of transportation
 - Transportation hub for river, rail and road assets
 - Uses rail lines with light industry zoning
- Land uses attract Businesses
- Uses are safe for community, peaceful,

5.4 The development is planned

- The infrastructure is integrated with the intended use
- Land is used as intended. End users assumes responsibility for improvements needed to meet the use

Section II

Specific Ideas Concerning the UMCD

The individuals that participated in the Values Mapping™ session were also asked to provide any ideas they might have for how the site could be used. The following notes are from this brainstorming session.

Potential uses:

- Interpretive Center to highlight and preserve the historical culture aspects of the site
- Igloos can be use for document/historical document storage
- Eastern Oregon State Fairgrounds
- Aquifer recharge systems or system that would benefit agriculture
- Wind Farms
- Other alternative energy such as biomass and CoGen plant.
- Interstates I-82 and I-84 create an ideal area for commercial development
- Distribution centers for regional businesses
- Agricultural uses
- Agriculture uses for igloos: mushrooms
- Igloos used as storage areas
- Homeless shelters
- Staging area for wind turbine farm equipment
- Aviation recreational use

In addition, Calvin Garton, provided the following input to the LRA:

- Need to include the mineral rights with the sale to add value. The site needs a clean fill pit to dispose of the old buildings.
- The site needs improved water rights from the state of Oregon. A lot of agricultural tax base can be added cost effectively. Not much value without water. The Port, Westland Dr, Hermiston irrigation districts etc.
- Can this site become an urban growth boundary? Especially the administrative area. The rail areas need to be zoned industrial & light industrial. Mostly irrigated farm lands and very little residential. 3000 people sewer capacity.
- Give the igloos and sage brush areas to the Confederated Tribes. High concentration of sage in igloo areas.
- Partition the entire project into affordable sizes. Add another Freeway off-ramp toward Morrow county line.
- Donate most of the property to the ports.
- The project can not afford to pay its real estate tax bill as is. The tax burden needs to be phased in.
- I am a person of interest for the residential and administrative areas. Or areas with H2O rights.



**Umatilla Army Depot Re-Use Authority
Public & Private Interests Workshop: UMCD
Workshop Summary: October 20, 2009**

LRA Members

LRA Chairman, Bill Hansell: Umatilla County
Commissioner
Connie Caplinger: Umatilla County

Dana Mission Support Team

Brian Cole: Exec Director
Dennis Walters: VM Facilitator
Dick Stone: Communications
Kim Swentik: Exec Admin
John Hanson: VM Assist

8:00 am Meeting Called to Order: Dick Stone

8:30 am Tour Begins

11:07 am: Tour Returns/Lunch

11: 15 am: Workshop Begins

Brian Cole: Team intro brief. Our task and how we are going to support the LRA. LRA Chairman, Bill Hansell on board since 1988. The group is now moving into full planning stage. The LRA is made up of representatives of Umatilla/Morrow Counties, Umatilla/Morrow Ports, and CTUIR. DMST is on schedule for the planning.

Kim Swentik: Executive Administrator who works full time in the Umatilla Project Site office; Dick Stone – Communications Specialist, Dennis Walters and John Hanson – Values Mapping session.

LRA came to a broad view for plan using the VM session in August. Their top 3 items: Economic Development, Environmental Preservation, National Guard.

ATTENDEES ROUND TABLE INTRODUCTION:

Bud Barnett: Umatilla, Local Church interested in land and facilities [missed HSP/PBC Workshop]

Erick Brubaker: Paster of local church. Check out local facilities. [missed HSP/PBC Workshop]

Ray McKee: Old Dominion Freight Lines

Larry Grames: Contractor Developer

Ray Lam: Silk Road Environmental, remanufacturer

Dean Brickey: East Oregonian, reporter

Nate Rivera: UEC

John Whitman: Whitman Enterprises, interested in alternative energy/biofuels alternatives (algae)



Gordon Breedmeier: Garton & Associates, Realtors
Kalvin Garton: Garton & Associates, Realtors
Lamonde Collier: Garton & Associates, Realtors/ Local Rancher
Connie Capplinger: Umatilla County
Dennis Doherty: Umatilla County Commissioner
Suzie Frederickson: Frederickson Farming
Diane Wolfe: Boardman Chamber
Bill Hansell: Umatilla County Commissioner
Virginia Miller: Miller Realty
Bruce Henrickson: PR for UMCDF
Leslie Hasse: ODOT
Jim Godfrey: ODOT

Phil Ferguson: Base transition coordinator/Planning for City of Hermiston: One of the challenges the Army faces is that there is no zoning on the property.

Brian Cole: procedure and how we put plan together and how input helps us.
Base closure process: We are aiming for this spring. There will be public opportunity for input prior to the LRA sending the plan to HUD/DoD. The plan will encompass all interests.
Process: Announcement by Army that base is closing. Notice to other federal agencies the property will be available.
The LRA is formed and accepted by the DoD: January 12, 2009 official
LRA advertises property, conducts outreach, accepts NOIs (Notice of Interest)
NOIs provide a level of interest to the government on what the public desires for the property.
NOIs due Nov. 23.
LRA evaluates NOIs, develops reuse plan, negotiates Legally Binding Agreements
LRA submits reuse plan to HUD and Army
HUD & Army evaluates/approves redevelopment plan; Army has 12 months to do an environmental impact analysis
LRA has legal obligations to homeless people and conducting outreach to those agencies that support them.
The LRA has legal obligations to the community. LRA must make draft Redevelopment Plans available to the public for review and comment
LRA must hold at least one public hearing on the Plan prior to submitting to HUD
DoD Disposal of Property: DoD proceeds after HUD approval. Removes property to assist the homeless
Remediates environmental contamination

Phil Ferguson: The Army will meet all [environmental] requirements in their current permits. Including: CERCLA, RCRA, water/soils and any other requirement currently in the permit. The Army is currently working on an



Environmental Condition of Property. The LRA will use the ECP to assist in some of the planning processes. All areas have different requirements.

LRA Chairman, Bill Hansell: It is my understanding the ODEQ and others have higher standards than the Army.

Phil Ferguson: Correct we will need to work with them to come to agreements on cleanup.

Brian Cole: back to presentation

Legal Timeline: NOIs deadline: Nov 23, 2009 5:00 pm

270 day period in which the LRA will submit the Plan (9 months)

HUD evaluates plan in 60 days. LRA has 90 days to revise if required

Resources and Support

www.missionumatilla.com

www.oea.gov

www.hqda.army.mil/acsimweb/brac/braco.htm

Brian Cole: Packet summary: available property (high level), NOI information, High-Level Property 30,000 level: summary, Land/ Buildings/ Infrastructure/ Property

Steppe-Sage areas; certain areas encumbered with munitions; no zoning. From a land-use planning this is somewhat exciting for a planner. This area is the largest unzoned area in Oregon. LRA and DMST are working with excellent planners from both counties.

Admin Area: mini city, self-functioning

UMCDF: The massive value of the facility is more than the county that encompasses Baker City. We could gain permit modifications to save some of the facilities.

Igloos: limited infrastructure support

Warehouses/Industrial buildings: many are deteriorated

Possible teaming with Port of Umatilla for water assets

20k acres is very unique for industrial development. Well place on Interstates 82 & 84

Road network

Rail network

10-15,000 foot level: Hand out

Dean Brickey: Was the planner you spoke about Jill ??

Brian Cole: Yes it was. There is a lot of capacity for re-build.

Buildings: info related to mechanical, structural, plumbing, electrical, civil, etc.
(See handout)

The DMST will produce a report of significant detail on the assessments currently underway.



QUESTIONS:

Bud Barnett: Our church is interested in an extensive undertaking. The undertaking would include buildings for homeless, homeless children, abuse victims and to take care of the needy in all areas. We would like to have enough area to farm and be self-sufficient. This area would be ideal for our ultimate goals.

Brian Cole: 2 thoughts; 1 - compared to a private sector you have a step forward as a Homeless Service Provider. It is important that you review the NOI for HSPs on the website and prepare your request accordingly. you need to take. 2 – I would like to table specific ideas for now.

Ray Lamb: How involved and teamed is the CTUIR in the environmental arena. If a public/private interest needs to compete with them we should know up front.

LRA Chairman, Bill Hansell: The CTUIR is very engaged and is part of the LRA. They will be working with the group to devise a plan that is agreeable to all concerns.

Commissioner, Dennis Doherty: I want to be clear on the NOI deadline. Is the deadline only for the PBC concerns?

Brian Cole: Yes, however, we highly encourage all interested parties to submit. The LRA cannot plan effectively if they are not aware of significant interest.

Ray McKee: What is the realistic outlook for time schedule of available property, 4 – 5 years?

Brian Cole: I believe if there is a significant interest you need to let the LRA know. It could increase interest. Not only that, but the LRA needs to define enough area in each category to accommodate the master plan.

Connie Caplinger: At the last LRA meeting it was my understanding that the OEAs goal for NOIs was so we can plan accordingly.

LRA Chairman, Bill Hansell: Ray, if we know that you are interested in 50 acres of industrial property we can plan appropriately.

Brian Cole: The counties are interested in all public/private business.

LRA Chairman, Bill Hansell: Especially if there are buildings you are interested in.

Eric Brubaker: Are there any plans to envelop the area within city limits?

Brian Cole: City of Irrigon is interested in supplying some of the area.



LRA Chairman, Bill Hansell: This is a challenge the LRA is facing. With no current zoning and the depot's infrastructure woven between the two counties, individual responsibilities of sectors are next to impossible at this point.

[missed speaker name]: Doesn't this area need its own UCB?

LRA Chairman, Bill Hansell: As Brian stated we haven't had a land mass this size turn-over from the feds. We've been told by LCDC that we should not have a problem with zoning.

Brian Cole: This is a new land use plan and everything is open to discussions. One area the LRA will face is the governance of this land. Will it be one entity? Will it be a group effort?

Ray Lam: What do you think the tax structure will look like? With the multiple areas, would the first comers be responsible for paying all the taxes on the property?

LRA Chairman, Bill Hansell: They would only have to pay taxes on what they own.

Ray Lam: So would the counties pull on reserves?

LRA Chairman, Bill Hansell: One of the challenges, we have no reserves and we need to face how we will work on this.

Eric Brubaker: What percentage of the property is taken by igloos.

Dean Brickey: UP has an interest in the property, does the LRA or DMST know what their interests are?

Brian Cole: we are in outreach with them

LRA Chairman, Bill Hansell: At one time we had interim lease prior to 9/11. I believe this will be returned and we are looking to see how we can work with them.

Phil Ferguson: The Army's position on leasing is nil while the chemicals destruction is underway. Once the chemicals are destroyed we may revisit it.

PERSONAL PROPERTY: PHIL FERGUSON

Real property=buildings, grounds, fence lines, etc. or deed and title properties. Personal property = all the furniture, equipment, vehicles the Army owns. We have a list of PP we need to give to the LRA. We gave them a coded list prior to availability. The Army is currently working on an updated listing with exception to military unique items. The Army gets first shot at any items on the list. It is currently in review to see if any other army bases that have need or desire for items. The LRA will receive a revised listing and do a personal property assessment. The difficulty is many years ago the Army determined inventories below a certain value were not listed. The LRA will identify all the items less than



the Army's value limit and determine if the LRA has need/want for it. Just because the Army desires the personal property, does not mean they automatically receive it. If the LRA can identify unique uses for the property and determine the property is best used in its mission the LRA can submit a request for it. The Army will then run the request up the flagpole until a decision is agreeable to both parties. Some times it may be agreed that, say a fire truck, currently on the property is needed by the Army in another location, but the LRA wants to keep it. The LRA can request it and if the Army still believes it has the best use it could bring in another or offer the LRA like trade. Or vise-versa.

Personal property will be sold at fair market value unless you qualify as a conveyance.

Conveyances cannot get property for resale. In other words a homeless service provider can not gain a building and all its personal property and turn around and sell it for profit.

The Army is really not interested in moving a bunch of property across country. Generally, LRAs request it all and sell it to raise money for development. It would be up to the LRA to dispose of items not used.

There is a large distinction between Real property and Personal property. We should make these decisions next month. If you want to submit in your NOI for property make sure you include all items you are interested in: Building and all supporting property for example.

Nate Rivera: Does the Nov 23 deadline pertain to Personal Property? How will the public know what is available if the ECP isn't even released until the November LRA meeting?

Phil Ferguson: The Nov 23 deadline pertains to PBCs and HSPs who are interested. The old listing is on line and inquiries can be reviewed. I suggest going on line and researching this document. We will get the new one out as soon as we can.

NOI: DICK STONE

Submitting a NOI will give an advantage to the submitter and the LRA for the desire of what the public needs/wants.

HSPs have preferences. A conveyance will not have to pay full value. Private for profit companies will need to pay fair market value.

Private Interest NOIs

Prepare plan:

Describe what you want

How you will use it

Describe the need



Rough estimate of funding/schedules
Info about your organization
Please supply a cover letter: provided in packet

We truly want to see NOIs from all individuals for planning

QUESTIONS BEFORE MOVING ON?

[missed speaker name] How do we know what our due diligence is for submittal?

Brian Cole: Part of our job is to try to forecast impacts of the closure and how it will affect the LRA decision making process.

Kalvin Garton: I would think the Army would be ahead of the game prior to closure.

Dean Brickey: Once Nov 24 arrives and the NOIs have been turned in will it become public information?

LRA Chairman, Bill Hansell: Yes with exception of financial information.

Eric Brubaker: Proposals need to be submitted by Nov 23.

VALUES MAPPING: DENNIS WALTERS/JOHN HANSON

VM session's purpose is to allow the public to give the LRA some input to what is important in developing outstanding land use. What makes what you want to do valuable to the LRA purposes. Dennis explained the process and how the group would proceed. (See 102009_Public/PrivateWorkshop#2_VM session report: Draft in process – Final to be submitted to the LRA by Nov. 03, 2009)

Note: Calvin Garton needed to leave shortly after VM session began. He left a list of 8 items he suggests. Listing is included in VM session notes under *specific ideas* from the group.

3:15 pm: Workshop Adjourned

Submitted to the UMADRA and other interested parties,

A handwritten signature in blue ink, appearing to read 'Kim Swentik'.

Kim Swentik
Executive Administrator
Dana Mission Support Team



Public and Private Interests Registration
October 20, 2009
Umatilla Chemical Depot

Public and Private Interests Registration

Organization	Name	Email address	Phone	Signature
	Eric Brubaker	ericbru@a.com	541-567-0602	<i>Eric Brubaker</i>
	Bud Barnett		541-922-0544	<i>Bud Barnett</i>
	Larry Grames	tmc@eotnet.net	541-667-7290	<i>Larry Grames</i>
	Dan Brammer			
Boardman Chamber of Commerce	Diane Wolfe, IOM	ceboardmanchamber@centurytel.net	541-481-3014	<i>Diane Wolfe</i>
CH2M Hill	John Miller	John.Miller@ch2m.com	617-523-2002x230	
East Oregonian	Dean Brickley	lbrickey@astoregonian.com	541-564-4536 W 541-571-5277 cell	<i>Dean W. Brickley</i>
East Oregonian	Skip Nichols (Cranz Nichols)	Snichols@eastoregonian.com	541-276-2211	<i>Skip Nichols</i>
Fredrickson Farming	Suzi Fredrickson	Suzifredrickson@hotmail.com	541-314-0185	<i>Suzi Fredrickson</i>
Garton & Assc. Realtors	LaMonde S. Collier		541-481-2049	<i>LaMonde S. Collier</i>
Garton & Assc. Realtors	Gordon Breedmeier	<i>Gordon Breedmeier</i>	541-922-7337	<i>Gordon Breedmeier</i>
Garton & Assc. Realtors	Kalvin Garton		541-443-2113	<i>Kalvin Garton</i>
Miller Realty	Virginia Miller	millerv@eotnet.net	541-667-2000	<i>Virginia Miller</i>



Public and Private Interests Registration
October 20, 2009
Umatilla Chemical Depot

Organization	Name	Email address	Phone	Signature
Miranda Mgmt.	Dean Maldonado	Smaldo9334@aol.com	509-987-2334	<i>Not</i>
Old Dominion Freight Lines	Ray McKee	Ray.mckee@odfl.com	503-240-26980	<i>[Signature]</i>
Right of Way	Leslie Hasse	Leslie.a.hasse@odot.state.or.us	541-963-1576	<i>[Signature]</i>
Right of Way	Jim Godfrey		541-963-1576 <i>1348</i>	<i>[Signature]</i>
Silk Road Environmental	Ray Lam	<i>of</i> Gardener@SilkRoadEnvironmental.com	509-460-3012	<i>[Signature]</i>
Stahl Farms	John Stahl	John_stahl@farms@me.com	509-760-2299	<i>[Signature]</i>
UEC	Nate Rivera	<i>Nate Rivera</i>	541-289-1523	<i>[Signature]</i>
Umatilla County	Connie Caplinger		<i>(C)</i> 541-379-4993 <i>Logan</i>	<i>[Signature]</i>
Umatilla County Commissioner	Dennis Doherty		541-561-8613	<i>Dennis D. Doherty</i>
Umatilla County Commissioner	Bill Hansell	Should be on file for LRA	<i>541-278-6201</i>	<i>Bill Hansell</i>
Whitman Enterprises	John Whitman	Will attend workshop only.	541-564-7355	<i>[Signature]</i>