



Public Lands Advisory Committee

Land Acquisition

Presented by: ODOT, Facilities Services Branch

July 25, 2019



ODOT Facilities Service Branch

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Oregon Department of Transportation (ODOT)

Proposes acquisition of property for the

ODOT/ ODF Lincoln County Co-Location Facility (LCCF)

Newport, Oregon



Agenda

- Project Background/Purpose
- Site Location Criteria
- Sites Considered
- Site Selected
- Intent to Purchase
- Next Steps



Project Background/Purpose

- Project is one of three ODOT Seismic Resiliency sites identified on the Oregon coast (north, central, and south)
- Facility will support the re-establishment of the transportation system following a Cascadia Subduction Zone earthquake
- Seismic Resiliency is a priority for the State of Oregon and ODOT
- Facility will be co-located with the Oregon Department of Forestry for efficiency and to share resources
- ODF intends to purchase a portion of the site from ODOT
- Project has CPAB and legislative approval authorized by Senate Bill 5506 & HB 5006
- Facility will replace the current Ona Beach Maintenance Station which will be sold to Oregon Parks & Recreation Department
- Search for suitable land has been ongoing since 2016



Site Location Criteria

- Must be stable after a seismic event
- Located north of the Yaquina Bay Bridge
- Outside of tsunami inundation zone and 100 year flood plain
- Meets both ODOT and ODF acceptable location criteria
- Adequately sized to provide area for co-location requirements now and in the future
- Site can be zoned for the proposed use
- Compatible with surrounding uses now and in the future
- Suitable utilities are available or can be developed
- Site topography is viable for development
- Supported by local community

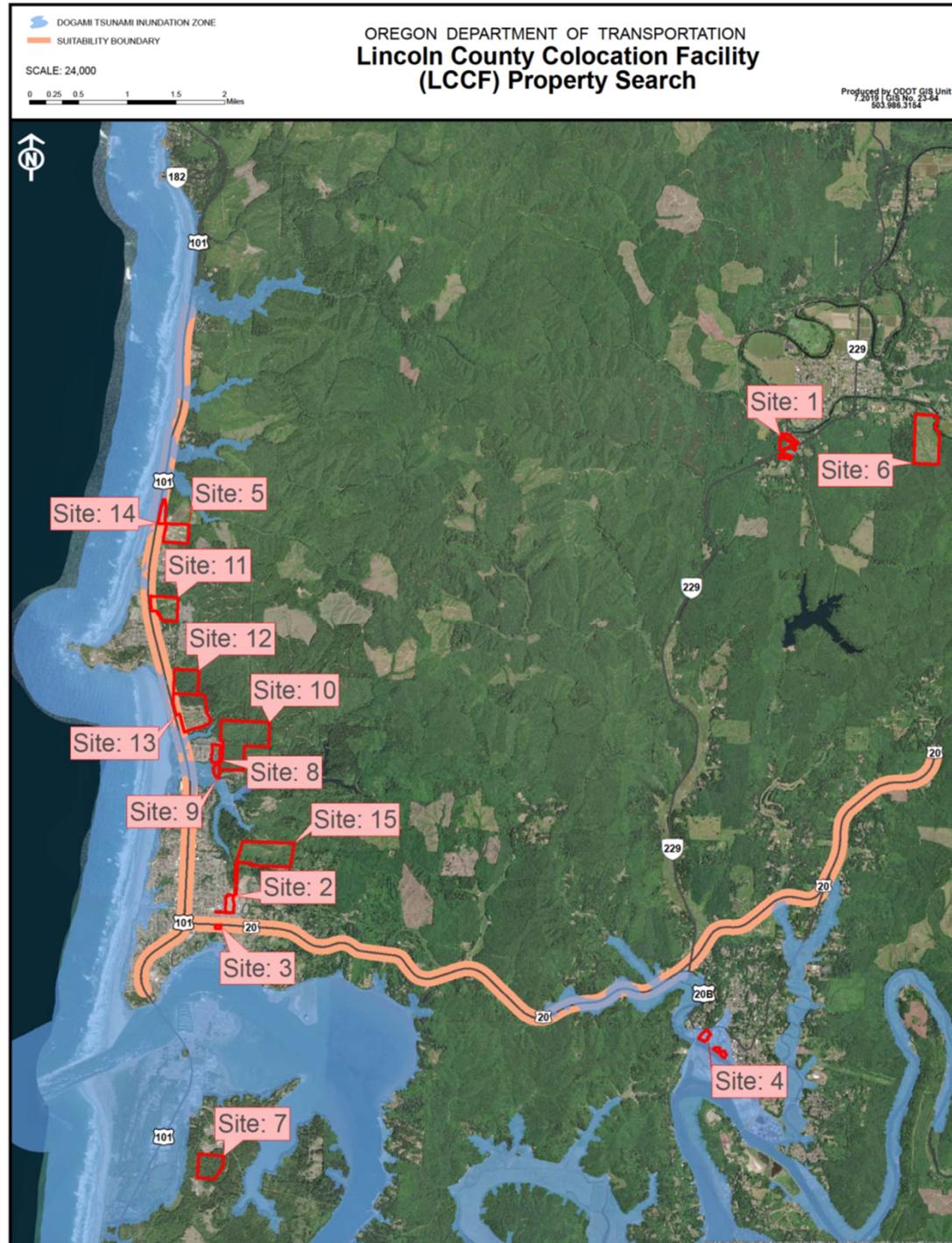


Sites Considered

- Feasibility study first investigated potential sites in 2016
- Formal site search began in 2017
- All properties within the acceptable siting area have been considered including properties not on the market
- 15 Properties were considered for evaluation
- Only one available site met the critical selection criteria
- Two additional available sites are potentially adequate but are outside of ODOT's acceptable location area (in Siletz)
- Property search continues



Sites Considered



Partial List of Sites Considered

ODOT LCCF MAINTENANCE FACILITY COMPARISON OF FINAL CONSIDERED SITES AND MAJOR RISK FACTORS

Site ID	Tax Lot Information	Site Owner Name	Name/ General Location	Available for Purchase	Acceptable Location	Schedule Risk	Zoning Risk	Adequate Size	Adequate Topography	Adequate Access	Geotechnical Risk	Tsunami Inundation/ Flood Plain	Sanitary Sewer Available	Domestic water available	Hazmat Risk	Environmental Risk	Fatal Flaw
1	T105 R10W08dd 700, 2000	Weyerhaeuser Company	Just west of Siletz	Yes	Poor	Property owner is one of ODF landowners and is expected to be available.	Zoned EFU, would require re-zoning.	12-14 acres	Would require moderate to significant grading	Local access is adequate, regional access to highways is poor	No studies at this time	Site is out of tsunami inundation zone and 100 year flood plain	No municipal systems available, septic approval is likely	No existing water supply, there are private residential low producing wells in the area	No hazmat studies have taken place	Site has to be adjacent to the West side Starbuck Road on the area to the North and the east border HWY 229 No environmental studies at this time	Location is unacceptable
2	T115 R11W 05dd 4200	Publicly owned	Old fairgrounds site/ in Newport city limits	Not for sale	Good	NA	Would require re-zoning	Less than 10 acres	Relatively level	Good	No studies at this time	Site is out of tsunami inundation zone and 100 year flood plain	Municipal service is available	Municipal service is available	No hazmat studies have taken place	None known	Not available for sale
3	T115 R11W 08a 5200, 5300, 5400, 5500, 5600, 5700, 5800	Unknown	City block on US20	No longer for sale, is being developed	Good	NA	Would require re-zoning	Less than 3 acres	Relatively level	Good	No studies at this time	Site is out of tsunami inundation zone and 100 year flood plain	Municipal service is available	Municipal service is available	No hazmat studies have taken place	None known	Not available for sale
4	T115 R10W 18a 1900, 2200, 2300, 3600, 3700	Port of Toledo	Water front property/ Toledo city limits	Unknown	Good	NA	Zoned Industrial	Less than 10 acres	Level	Good	Site investigation is needed, potential liquefaction	Site is in the Tsunami inundation zone and 100 Year Flood Plain.	Unknown	Unknown	No hazmat studies have taken place	Directly adjacent to the Yaquina River	In inundation zone
5	T105 R11W 20 200, 300, 301, 400	Paul Lawson	Lawson Property/ Avery	Yes	Good	Property acquisition is imminent	Zoned Industrial	22 or more useable acres are available with grading	Relatively level, minimal cutting and filling expected	Good	Similar site to CAPUD at the Avery's street. It expected to be vacant developments.	Site is out of tsunami inundation zone and 100 year flood plain	Sanitary Sewer is available and is currently a HP system	Municipal service is available	None known or expected.	Some known area east and will be unacceptable for development	None known
6	T105 R10W 10 1500, 1501	Nicholas & Megan Dahl	Clear cut SE of Siletz	Yes	Poor	Unknown	Would require re-zoning	70+ acres. Maybe 15 usable. Some in the 100yr flood plain	Would require moderate to significant grading	Local access is adequate, regional access to highways is poor	No studies at this time	Site is out of tsunami inundation zone, but partially in the 100 year flood plain.	No municipal systems available, septic approval is likely	No existing water supply, there are private residential low producing wells in the area	No hazmat studies have taken place	Additional study required	Location is unacceptable
7	T115 R11W 20 2590, 2600, 3500	BGB LLC	Industrial site south of bridge	Yes	Poor	Unknown	Zoned SBNB, S162, would require re-zoning	36.5+ acres	Would require moderate to significant grading	Semi adequate	No studies at this time	Site is out of tsunami inundation zone and 100 year flood plain	Sanitary Sewer is available	city water available	No hazmat studies have taken place	Additional study required	South of bridge, location is unacceptable
8	T105 R11W 32ad 100	Slayden Construction	Harney Street North, Sub station site	Unknown	Good	Unknown	Zoned Residential	942 acres	Would require moderate to significant grading	Adequate access	No studies at this time	Site is out of tsunami inundation zone and 100 year flood plain	Sanitary Sewer is available	City water available	No hazmat studies have taken place	Additional study required	Size is unacceptable
9	T105 R11W 32 327	Wyndhaven Ridge LLC	Harney Street South	Unknown	Good	Unknown	Zoned Residential	466 acres	Would require moderate to significant grading	Adequate access	No studies at this time	Site is out of tsunami inundation zone and 100 year flood plain	Sanitary Sewer is available	City water available	No hazmat studies have taken place	Additional study required	Size is unacceptable



Site Selected

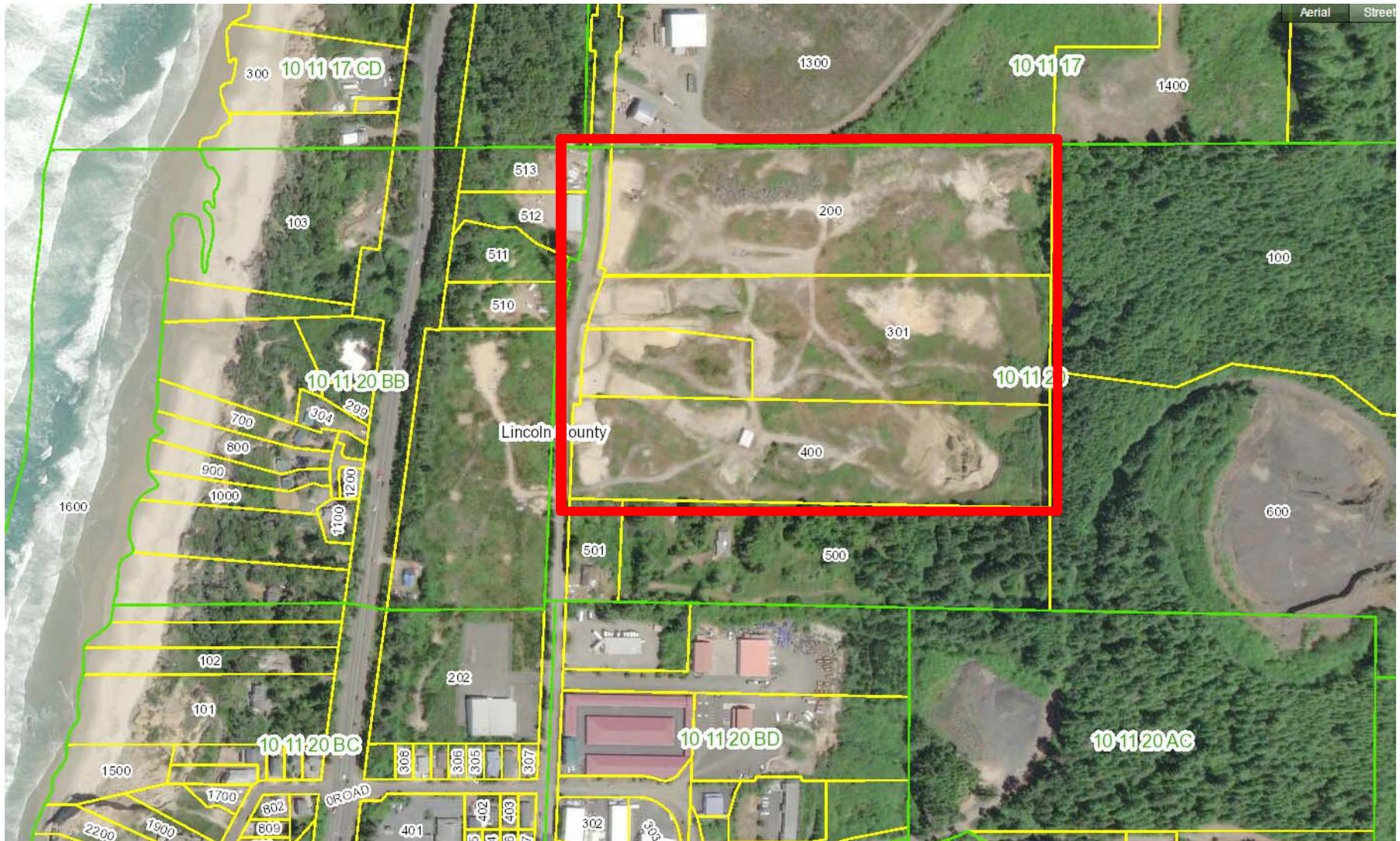
- Site met **all** critical selection criteria
- Site meets operational needs and provides sufficient response times for ODOT and ODF crews
- Site is currently zoned for the proposed use
- Site has city services available (communications, power, water, sewer and gas)
- Adjacent to the CLPUD (Central Lincoln People's Utility District)
- Good access to Highway 101 and Highway 20
- Initial due diligence study results are acceptable



Acceptable Site Location For ODOT Facility



Site Selected



Proposed Site (upper right)



Intent to Purchase

- ODOT is requesting PLAC support to enter into a Purchase Option Agreement with owner
- Option will hold property to allow completion of additional site geotechnical and environmental investigations prior to purchase
- Negotiations have been difficult and tenuous, owner initially valued property at over \$5 M
- Initial offer was made based on ODOT appraisal at \$2.25 M
- Desk review of appraisal was conducted by 3rd party
- Owner's appraisal valued property at \$4.22 M
- Negotiated with owner on terms and sales price at \$4.2 M
- Site location and suitability justify purchase price
- Owner will continue fill activities on site if agreement is not signed



Next Steps

- Owner is pressing to sign the initial agreement
- Approval from PLAC needed to proceed
- A&E procurement process has started
- Additional Due Diligence for Site and Environmental
- Final determination to purchase based on results of additional site investigations
- Purchase property, Design, Construction



Thank you