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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

| Site ID | Tax Lot Information | Site Owner Name | Address/General Location | Available Per Purchaser | Accessible Location | Scarcity Risk | Zoning Risk | Adequate Size | Adequate Topography | Adequate Access | General Technical Risk | Hazardous Materials Mandated/ Flood Plain | Sanitary Sewer Available | Domestic Water Available | Emergency Access | Cost Risk | Environmental Risk | Notes
|---------|---------------------|----------------|--------------------------|-------------------------|--------------------|---------------|-------------|-------------|-------------------|--------------------|---------------------|--------------------------------------------|--------------------------|--------------------------|------------------|-----------|------------------|------
| 1       | T105 R.48-38 7760, 8060 | Wayteachery Company | Just west of Silvis | Yes | Yes | high | low | Less than 40 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 2       | T115 R.40-40 4500 | Publicly owned Old Farm | Old Farm | Good | Good | High | High | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 3       | T125 R.40-40 3500 | Unknown | Unknown | Good | Good | High | High | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 4       | T125 R.40-40 1860, 1890, 2060 | Water Buss property/ Toledo city Boros | Toledo city Boros | Good | Good | Low | High | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 5       | T125 R.40-40 303, 305, 307 | Paul Lawson Jr. | Unknown | Good | Good | Low | High | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 6       | T125 R.40-40 450 | Nicholas & Megan Beth | Clear cut of Siltz | Yes | Good | Unknown | Unknown | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 7       | T125 R.40-40 1560, 1590 | Bekh LLC | Industrial site south of bridge | Yes | Yes | Unknown | Unknown | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 8       | T125 R.40-40 6200 | Snyder Construction | Snyder Construction | Unknown | Good | Unknown | Unknown | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed
| 9       | T125 R.40-40 137 | Wyndham Ridge LLC | Hamlet Street South | Unknown | Good | Unknown | Unknown | Less than 55 ac | Developed | Poor | Yes | No studies on house; must rely on your flood plain | No | No | Yes | Yes | Yes | No studies on house must rely on your flood plain | Developed

Notes:
- Sustainable - yum
- Developed - yum
- Good - yum
- Poor - yum
- Yes - yum
- No - yum
- High - yum
- Low - yum
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
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