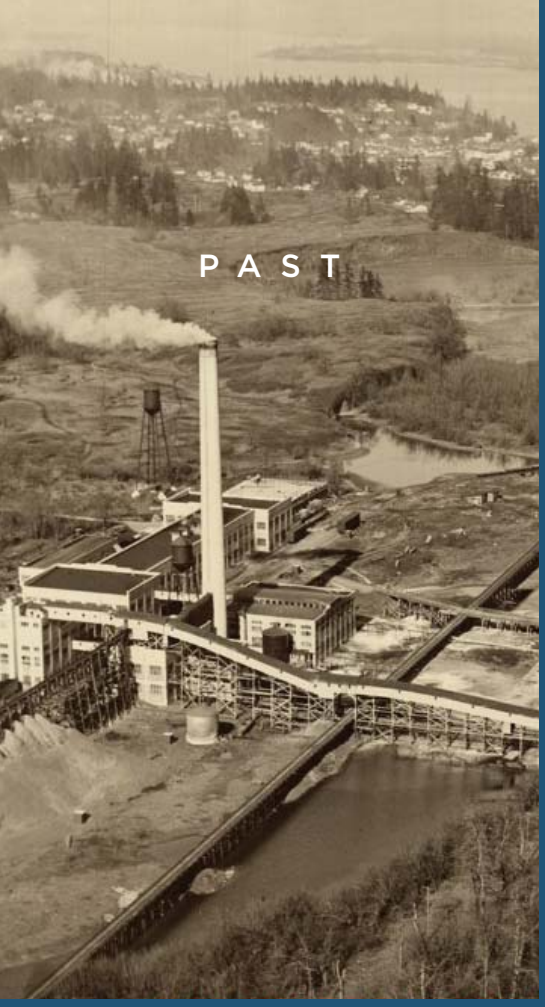
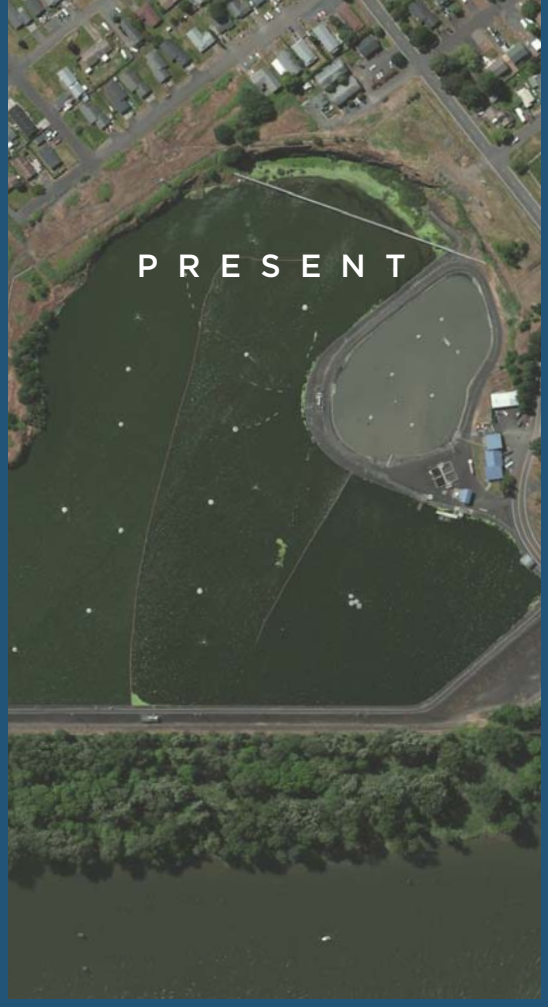




ST. HELENS WATERFRONT RECLAMATION PROJECT

The sustainable solution to the Portland Harbor cleanup

PROJECT DESCRIPTION AND OPPORTUNITY

The City of St. Helens is positioning itself to redevelop its waterfront to provide more public access and amenities, to create economic opportunities, and to do so with the least amount of fiscal impact on the City's resources. To that end, the City is proposing to fill in a portion or all of its wastewater treatment plant lagoon to create usable land, develop continuity between adjacent parcels, and provide the opportunity for significant redevelopment on the waterfront.

The lagoon is over 10 times larger than what is needed now or in the future. Using the site as a commercially-viable sediment and soil disposal facility will generate revenue to cover future redevelopment costs and could be used to support other City services. A market analysis report indicates there is a strong demand for a non-hazardous sediment disposal facility in the region, and shows repurposing the lagoon for sediment disposal and confinement is the most sustainable, lowest cost option for the Portland Harbor Superfund Site.

THIS SAFE SOLUTION IS:

- Cost Effective
- Community Building
- Predictable & Achievable
- Protective of the Environment

City of St. Helens
FOUNDED 1850

COST EFFECTIVE

Financial returns will be substantial and will provide the resources necessary for the City to undertake a broad range of capital investments in its waterfront, services, and traditional municipal facilities. Although capital investment in the facility is significant, surplus revenues well beyond those required for the project will be available for the City's use. The projected financial success of the effort is bolstered by very competitive disposal rates to serve the Portland Harbor cleanup.

Phase	Cost	Revenue	Funding Source
PHASE I			
Preliminary Feasibility Studies	$95K (Complete)		City (With grant funds)
Initial Feasibility Permitting and Proof of Concept	$1.54M		State of Oregon Capital Grant (Requested)
PHASE II			
Final Design and Permitting	$3.9M - $5.6M		Project Financed (Future)
Construction	$35M - $40M		Project Financed (Future)
PHASE III			
Expected Life: 13 - 20 years			
Annual Cost	$800K - $1.2M		Disposal Fee Revenues
Annual Gross Revenue		$11.7M - $20.7M	Disposal Fee Revenues
PHASE IV			
Closure	$27M - $30M		Disposal Fee Revenues
Annual Post-Closure	$110K		Trust-Held Disposal Fee Revenues

COMMUNITY BUILDING

Since 2014, the St. Helens community has been engaged in a planning process to reclaim and redevelop their waterfront. Throughout the planning process, public outreach events have been heavily attended. Most recently, using a USEPA Area-Wide Planning grant, St. Helens has created a Framework Plan for redevelopment on the former waterfront Veneer Plant property and the Boise White Paper industrial property. The lagoon is wedged between these two properties and its eventual redevelopment would create greater physical connectivity along the waterfront. The lagoon project will generate funds to support redevelopment efforts and turn the community's vision into a reality. This endeavor would also create local jobs lost due to mill closures that would support St. Helen's live and work initiative.

The St. Helens Waterfront Reclamation Project is instrumental in realizing the community's vision for the future.

PREDICTABLE AND ACHIEVABLE

The effort is designed in phases targeted to achieve clearly defined regulatory milestones that assure the community, the potential users, and the State's permitting agencies that the facility will be available in alignment with the need and within expected financial parameters. **On time and on budget!**

Conservative financial analyses forecast a user disposal fee that will be competitively attractive while simultaneously generating significant revenue for the City. Preliminary engineering demonstrated that the project will minimize transportation costs and avoid constructing duplicative infrastructure.

To build and operate the facility the City will create a City controlled, independent governmental entity that is firewalled from its traditional municipal financial structure, yet under the City's authority to assure the community's desired outcome. The City may competitively select a private facility operator to minimize risk and maximize return.

ADVANTAGES FOR THE PORTLAND HARBOR:

- Lowers Cost
- Provides Multi-Modal Flexibility
- Reduces Environmental Impacts
- Increases Safety
- Achieves Triple Bottom Line

PROTECTIVE OF THE ENVIRONMENT

Sediments placed in the lined lagoon would largely be dredged from riverways, though some soil from upland sources could be placed on the site as well. The Portland Harbor Superfund Site is one likely source of the material. The lagoon offers an alternative to trucking millions of tons of sediment to distant landfills.

No hazardous waste will be placed in this facility. All sediments deposited will be within the standards approved by DEQ, and will contain low level contaminants suitable for upland disposal. These materials will be fully contained and isolated from the environment. The DEQ permitting process for this facility will ensure that it is designed for groundwater and surface water protection, seismic stability, protection against flooding, and worker and neighborhood safety. Bottom and top liners made of a strong plastic-like material that does not degrade, is puncture-resistant, and can stretch will prevent any leaking.

FREQUENTLY ASKED QUESTIONS

Why would others be interested in sending sediment to this site? Dredged sediments come from ports, private docks and marinas, houseboat communities, and commercial and industrial waterfront properties. There is unmet demand for cost-effective places to safely dispose of these sediments. There are many reasons why the wastewater lagoon site is well suited for a disposal site, including:

1. Location within stable rock, which provides a solid foundation, even in the event of an earthquake.
2. River, road, and rail access, which would allow dredged sediments to be economically transported to the facility.
3. Central location relative to expected users.

Will the fill sediments smell? What about air emissions? Sediments are dredged from riverways and generally consist of sands and silts. The organic content, which can cause odors, is expected to be minimal. This is also true for the soils from cleanup sites. Odor controls can be applied, and the DEQ permit will stipulate that sediments may not contain contaminants that would volatilize into the atmosphere in large amounts.

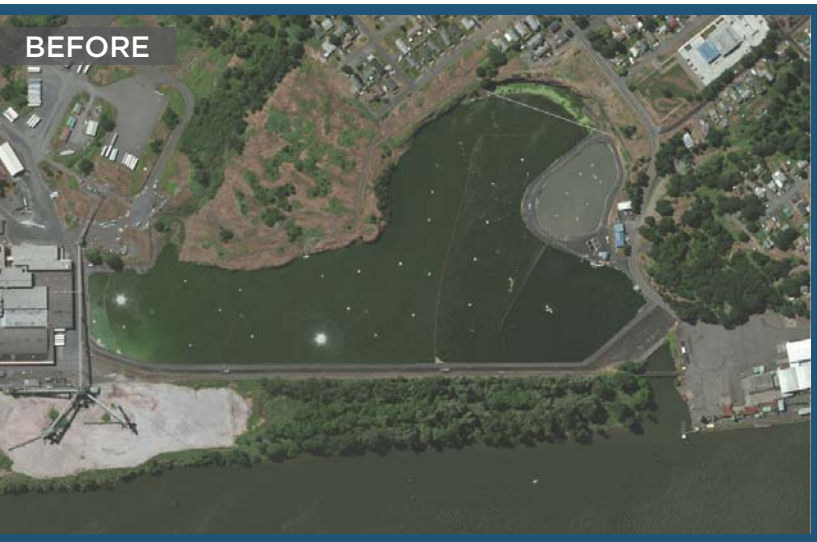
Will site construction or operations be noisy? No more so than industrial uses nearby. The DEQ permit will stipulate working hours and allowable noise levels.

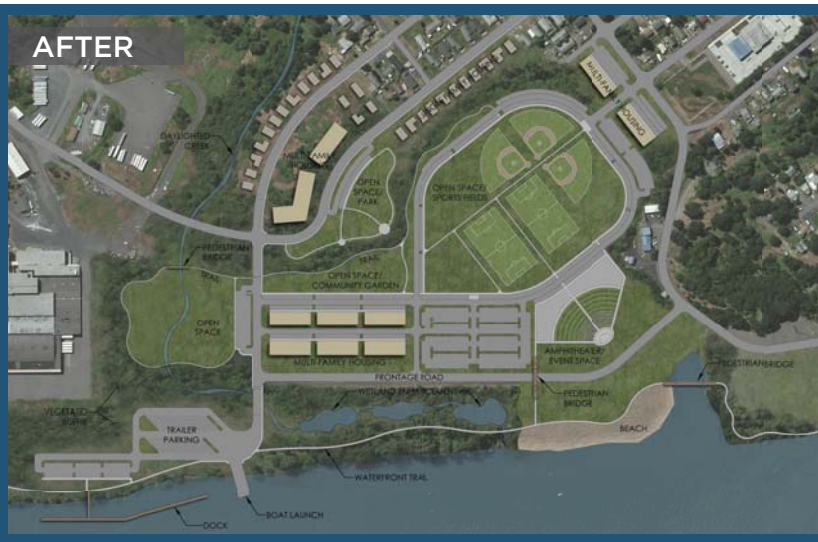
How is long-term facility integrity ensured? DEQ regulations require "financial assurance," which means that the City will set aside funds to close the site and monitor it for 30 years. Funds for maintenance and repair are included in this setaside. Before the end of the 30-year period, DEQ will work with the City to set ongoing requirements and financial assurance based on specific site conditions and needs.

Can you build structures on top of the filled lagoon? What are the limitations for future development? Generally, with proper preparation of the soil and sediment placed in the facility, the City can build a wide variety of structures, including multi-story buildings. At this point we do not anticipate being constrained in terms of building height or mass.

Would the waste water treatment facility need to be relocated? Where would it go? At this point, it is too early to know if the treatment facility would be relocated, but if it is moved, a likely location would be within the former Boise White Paper site, which is now owned by the City. The City is beginning a process to evaluate specific location options for the waste water treatment facility. This information will be shared and discussed with the public as it is developed. A decision will be made about whether to relocate the facility once options are evaluated and more information is known about site redevelopment.

What happens when the lagoon site is full? Closure will follow federal and state regulations and procedures. First, the facility will be closed with a DEQ-approved material designed to prevent rainwater infiltration (capped with a membrane liner) and covered with clean soil. After that it can be safely converted to another use. The location, near the water, makes it ideal for public access and open space. Parks, ballfields, an amphitheater or other amenities that are desired by the community are all possibilities. The City will gather significant public input as part of the "visioning" process for the highest and best reuse of the site.





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http://www.ci.st-helens.or.us/planning/page/waterfront-redevelopment-project