



Overview



Administrative



Environmental



Early Outreach



Market Surveys



Social/Economic



Homeless Service



Land/Facilities



Alternative Reuse



Infrastructure



The PLAN

“Bringing “Solutions Planning” to the changing environment of the Umatilla Chemical Depot...”



Task 1: Administrative



1.1 Human Interface

Brian full-time public liaison

1.2 Functional Website



6 pages of easy access information



1.3 Full Administrative Support

Kim full-time executive level administration

1.4 Documentation

All LRA Activities fully documented to-date



1.5 Communication with LRA

Minutes, monthly reports, website



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Task 2: Initial Planning/Early Outreach

2.1 BRAC Process

BRAC Requirements Workshop for LRA

2.2 Vision Process

Values Mapping Workshop for LRA
Report Delivered

2.3 Outreach Workshops

2.3 (a) Workshop for HSPs and PBCs
2.3 (b) Workshop for Private Interests
w/VM Report Delivered

2.4 NOI Evaluation

Decision Tree

2.5 Personal Property

Communications w/Army delays
Site Contractor Inventory scope req.
23000 line item assessment

2.6 Personal Interviews

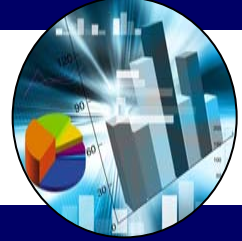
Brian/Dick S: Report Delivered

2.7 Two Focus Groups

Dick/Brian/Kim: Report Delivered

2.8 Other Outreach Suggestions

Secure website for FOUO
distribution and other important
information



Task 3: Social/Economic in Umatilla/Morrow

3.1 Economic development assets

Real estate market trends and pressures

3.2 Economic trends

Opportunities and constraints

3.3 Conditions beyond the UMCD Boundary

Local/regional transportation facilities

Existing/needed infrastructure

Existing/planned industrial property

Land use plans/zoning

Competing development conditions

3.4 Job Creation

Offsetting impacts of closure

3.5 Current Maintenance Costs

UMCD facility

3.6 Applications

Economic reliance on UMCD by communities

Further closure impact economy/employment

Short-term impact on tax revenues

Mitigating the negative impacts in the short term



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Task 4: Land/Facilities Assessments

4.(a) Land Use Assessment

General: NE Oregon, 25 miles south of Tri-Cities, WA, 188 miles east of Portland, 3 miles south of Columbia River. Divided by Umatilla and Morrow Counties w/ nearest urban concentrations at Hermiston, Umatilla, and Irrigon

17,054 acres of fee simple ownership w/2,677 acres of restrictive easement. Total interests = 19,731 acres

UMCD hosts 1,411 structures w/apx. 3.6M sq.ft. of Army owned facilities on base. 5 fully inactive landfills, 1 semi-closed landfill used for clean/remediated soil. Landfills certified by Army, USEPA, & ODEQ as posing no unacceptable risk to human health or the environment. 7 water wells w/established water rights, but only the AA is served by a piped sanitary sewer system.

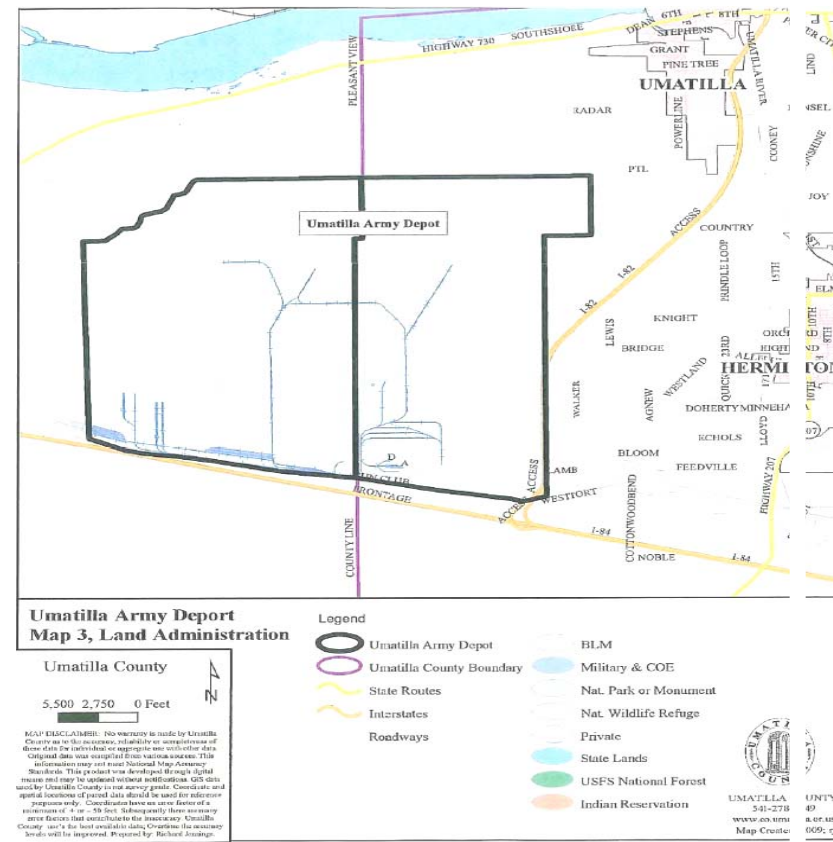


Figure 1: General Overview of Property



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Task 4: Land/Facilities Assessments

Land area semi-arid desert. Land cover, largely drought-adapted steppe w/native shrub-steppe vegetation type. Elevations range from 400 – 677 feet above sea level. General topography is largely flat to gently rolling terrain w/slopes from 0% - 7% incline. Exception: Coyote Coulee w/slope range from 5% - 10% along western edge to 30% - 45% along eastern edge of escarpment.

Terrain generally does not pose a land use constraint for any major land use.

UMCD has excellent access to road, rail, and river transport. The depot contains apx. 196 miles of internal roadway, of which 160 miles are paved. SE corner is adjacent to I-82 & I-84. Immediately adjacent to the depot the Union Pacific Railroad operates one of the principle east-west rail line networks. The depot has an internal rail network of apx. 50 miles of track. Rail loading facilities are available to and from Columbia River barges.



Task 4: Land/Facilities Assessment

4 (b) Facilities Assessment

UMCDF



Constructed to code



Highest value facility on the Depot > \$700M jobs loss or save opportunity



Recommend Industrial Users Survey

- Personnel & Maintenance Building (PMB) 20,550 ft²
- Personnel Support Building (PSB) 12,567 ft²
- Medical Clinic
- UMCDF Laboratory- (LAB) 9,475 ft²
- Maintenance Support Building (MSB) 12,000 ft²
- Container Handling Building (CHB) 27,550 ft²
- Non-toxic Maintenance Area Building (NMA) 17,600 ft²
- Munitions Demilitarization Building (MDB) 4 level ft²
- Pollution Abatement System (PAS) large multi-story
- Utility Building (PUB) 24,285 ft²
- Process Support Building – 12,567 ft²
- Admin Support Building- 7,500 ft²
- 4 Connected Modules 10,800 ft² each
- Other small structures



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Task 4: Land/Facilities Assessment

Admin Area



- Roofs & siding marginal
- Electrical & plumbing out of code
- Cementitious asbestos throughout
- Consider environmental insurance
- Similar re-use to old use grandfathers the code
- Present safety & liability issues if sold for reuse
- Updates required for fire protection & handicap
- Potential historical value



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Task 4: Land/Facilities Assessment

100 & 200 Series Warehouses



- Aprox 250,000 square feet of storage space
- Redo electrical, lighting, fire protection, siding, roof repairs
- Decon pigeon contamination
- Structural analysis & cost estimates
- Replace all doors & frames
- Insulation



Task 4: Land/Facilities Assessment

400 Series Warehouses & Other Structures

400 Series

➤ 400 Series Warehouses

➤ Building 450

➤ Other 400 Structures

- Continued storage as-is, OR
- Upgrade electrical, lighting, roll up doors, insulation similar to bldg. 402
- Looped railroad access
- Reuse 450 for storage
- Other uses require greater investment
- Install lights & exit signs
- Update fire protection
- Tear down other 400 Series Operations Structures



Task 4: Land/Facilities Assessment

600 Series - K Block

- **654 Ammo Maintenance Building**
- **655 Dress-Out/Mask Fit Building**
- **656 K Block Lab**
- **659 Ammo Mustard Shed Warehouse**

- 6000 ft² metal bldg, industrial only, no insulation, special H&V and fire deluge systems
- Possible maintenance shop
- Large 21,240 ft² built to code w/multiple restrooms/showers, additional warehouse & pump house
- Large lunchroom – potential conference room
- Small cheap metal building, poor ventilation/lighting, 1 restroom w/sink
- 46,800 ft², decontaminated, vehicle storage, no lighting, no fire protection, not to code



Task 4: Land/Facilities Assessment

Igloos



- Multiple storage potential
- Certify Decontamination before use
- Most w/out power
- Rebuild door seals; rodents, otherwise dry & sealed
- Unit measurements = 80'l x 26'w x 13'h and 60'l x 26'w x 13'h



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Task 5: Infrastructure Assessment

Potable Water Supply

Adequate for existing use, 7 wells w/5 functional, 3 elevated water towers & chlorination, 2 UMCD tanks, ground reservoir 1M gallons not used, old piping will require replacement

Road Conditions

High use roadways are 24' wide, no shoulders, roads will eventually require survey/upgrading, recommend core drills to determine condition, developers could finance road condition, developers could finance road improvements, very limited street lighting

Railway

Union Pacific switch needs to be connected to UMCD, existing yard upgrade requires detailed study, variety of track weights in use, estimated 50 miles of track, ties need replacements





Task 5: Infrastructure Assessment



Sanitary Waste Water

Combination of many septic tanks, drain fields & Imhoff system; vitrified clay sewage lines are gravity flow; sewage piping condition is unknown/scheduled TV Inspection; Imhoff systems (146k gal – 3k person - & 200 person); very infrequent pump-out of sludge; greater reuse will require replacement of Imhoff system



Natural Gas

4” Natural gas line access to UMCDF; pressures reduced from 800 psi; capacity to meet needs of a small town 216M BTU/Hr; admin area uses entirely propane tanks; Lamb Weston line could be extended under freeway; costly to extend lines to West Warehouses; estimated \$100k/mile to extend lines + \$5k per building



Runway

Not currently usable, possible to restore runway – apx. \$50k, FAA approvals



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Task 5: Infrastructure Assessment

UMCDF INFRASTRUCTURE

■ Electrical Distribution

- Two feeds – 12.5 KVA (Boardman/Umatilla)
- Transformers: 4160V-460V-240V-120V

■ Storm/waste water & Septic

■ 5 Parking lots

■ Fire Alarm & Security

- Smoke/heat sensing systems – all main buildings
- Other dry sprinkler systems
- Fire systems radio communications back to UMCDF

■ Telephone

- Data interconnects at the UMCD communications building
- Fiber optics cable between UMCD Admin and UMCDF
- Currently apx. 1000 phone/data lines
- Upgrade capable to 60,000 phone/data lines
- Could be interconnected w/Umatilla and Boardman data banks

■ Other UMCDF Communications

- Communications tower at UMCDF and north operations centers



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Task 6: Environmental Assessment

Environmental Status of the UMCD

- Historical conditions are documented in the CERFA report (Earth Technology Corporation, 1994), while early stages of sitewide cleanup are documented in the BRAC Cleanup Plan (US Army, 1995)
- Post – 1995 remediation activities are presently documented in the CERCLA Five Year Reviews (US EPA, 1999 and 2004) plus recent Installation Action Plan (US Army, 2009)
- Current status will be documented in the forthcoming 2009 FYR and Environmental Condition of Property (ECP) report (Draft expected in January?)



Task 6: Environmental Assessment

Known Environmental Conditions

- RDX/TNT contaminated groundwater below the historic washout lagoons (Operable Unit No. 3)...existing pumps and track system may not be able to meet the PQL/HA of 2.1 mg/L for RDX or risk-based (LEIC $\leq 1 \times 10^{-6}$) level of 2.8 mg/L for TNT
- MEC in ADA soils (OU No. 4) removal to 4 ft bgs would allow agricultural reuse and/or shrub-steppe restoration. The remainder of chemically contaminated soils will be cleared up to levels appropriate to final land use, once set by the redevelopment plan.
- Response to elevated se levels in groundwater at the Active Landfill site (OU No. 5) will be documented in the forthcoming FYR; the effect on future land use in the area will then be determined



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Task 6: Environmental Assessment

Known Environmental Conditions (cont'd)

- The potential effects of emissions from the UMCDF on residential, agricultural or tribal subsistence reuse – especially in the area northeast (downwind) of the facility – will be resolved by multimedia sampling under the CMP and as proposed by the CTUIR (2009)
- Building – or parcel – specific issues (eg., asbestos, lead-based paint, radon) and consequent effects on reuse will become more clear upon review of the (DRAFT) ECP



Task 6: Environmental Assessment

Background on Environmental Condition of Property Report

- Represents the outcome of the Environmental Baseline Survey process (ASTM D6009-96)
- Applies the environmental site assessment process (ASTM E 1527) to classify real property into one of 7 standard ECP Types, and may also satisfy the “uncontaminated property” identification requirements of CERFA [CERCLA Section 130(h)]
- Standard ECP Types
 - Condition 1: CERFA “uncontaminated”;
 - Conditions 2-4: Suitable for property transfer (FOST) or lease (FOSL);
 - Condition 5: Remediation not fully operational or Condition 6: Remediation not start
 - Condition 7: Areas are insufficiently characterized and thus, are not suitable for transfer



Task 6: Environmental Assessment

ECP Reports, Background (cont'd)

- EBS Process Limitations (ASTM D6008-96, Section 4.4)
 - The actual presence of a “recognized environmental condition” may not be identified)
 - “Appropriate inquiry” does not mean performing an exhaustive assessment of an uncontaminated property
 - The level of inquiry is subject to professional judgment and therefore, may vary between parcels
 - Must evaluate the usefulness of the results based on the “reasonableness of judgments made at the time and under the circumstances in which they were made”
- The final ECP for the Kansas Army Ammunition Plant (URS, 2006) is probably very similar to the forthcoming document for UMCD, and is posted on-line



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Task 6: Environmental Assessment

Follow on Remediation Needs

- Most of cleanup to date will support industrial/commercial reuse of UMCD and often be acceptable for agricultural and residential reuse scenarios
- It is less clear as to whether existing cleanup will support tribal subsistence exposure scenarios...will need to review residual contaminant of concern levels in those areas identified for such use in the Redevelopment Plan (see Section 3.2 of the DMST Task 6 report)
- Viable reuse scenarios could require additional cleanup of certain tracts of land, if such proposals are found by the US Army to be reasonable. The magnitude of response would be determined by results of risk assessment, and follow-on response actions would be documented in modifications to existing RODs by EPA/ODEQ (Section 3.1 of the DMST Task 6 report)



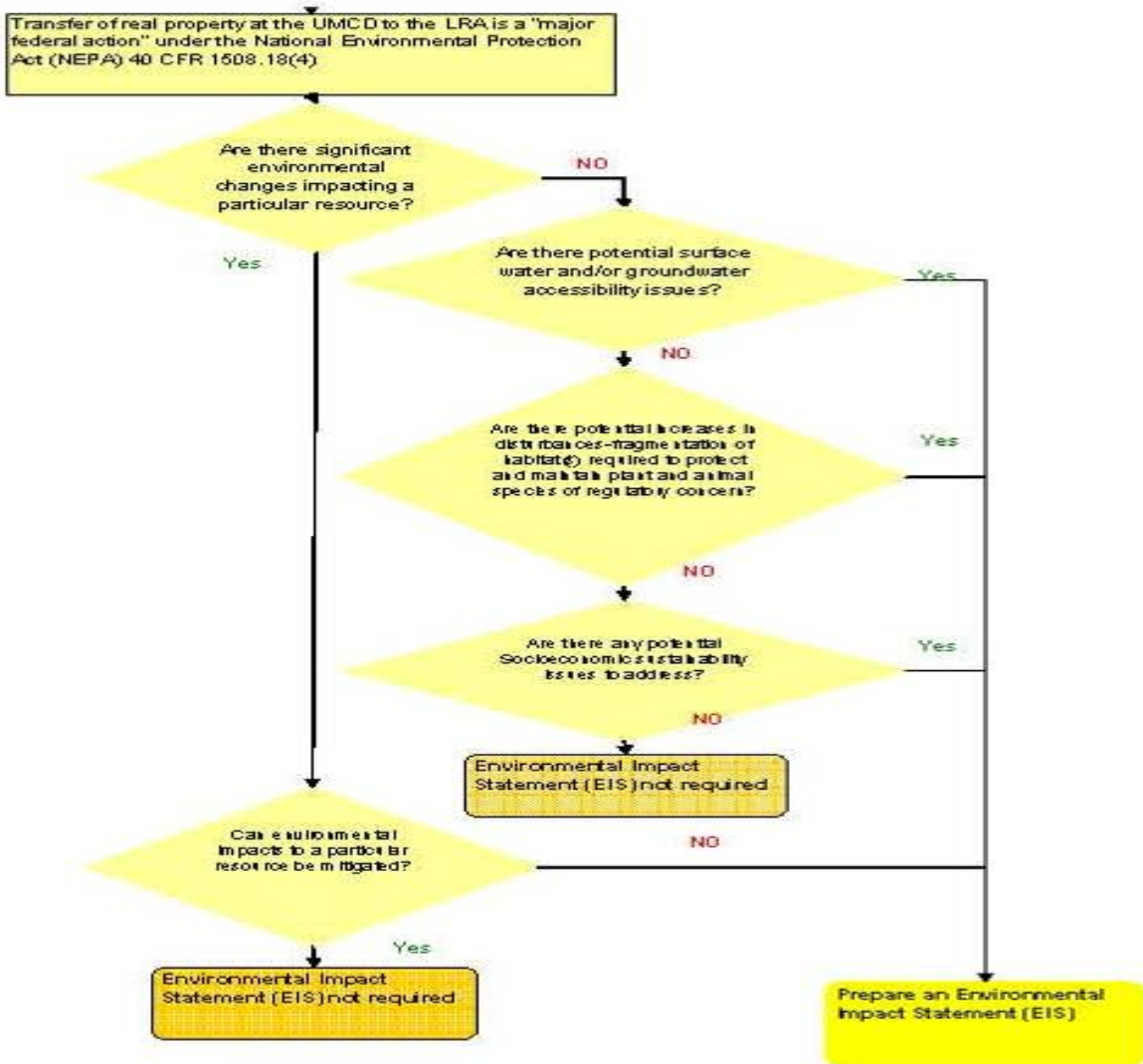
Task 6: Environmental Assessment

Redevelopment of the UMCD by LRA

- Quality (nitrate/other contaminants) and availability (Critical Groundwater Area) issues preclude use of the shallow aquifer...off-site surface water sources may be available
- Parcel- or building- specific conditions will become evident upon review of the draft ECP. No foreseen "show stoppers"...development of ECP condition types 1-6 should be feasible once UMCDF operations are completed
- Anticipation/subsequent mitigation of potential impacts by LRA, once site-specific redevelopment activities are identified, will simplify compliance with the NEPA process...and increase the chance of Plan acceptance by the Army and regulators (Section 3.3.2 of the DMST Task 6 report)



Task 6: Environmental Assessment





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Task 6: Environmental Assessment

NEPA Considerations

- The Low Intensity Reuse scenario (ie., maximum of 2000 employees and use of 2.8 million square feet of building space) described in the final EA for the KSAAP (USACE, 2008) appears to be highly relevant to reuse of the UMCD...and is posted online
- Thus, an EA appears to be adequate (certainly initially) for NEPA compliance at UMCD... Especially if impact mitigation is build into the reuse proposals as they are being developed. Such effort should culminate in an Army FONSI document
- Consultation with members of the Great Plains Industrial Park (eg. Dan Goddard; Chairman for the KSAAP LRA) should expedite preparation fo the Redevelopment Plan for UMCD



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Task 7: Market Surveys

National, State, and Regional Economic Context

Oregon Impacts

Regional Assessment – Morrow/Umatilla Counties



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Task 7: Market Surveys

Potential Land Use Types

Obstacles and Challenges

Matching Land to Opportunities

Forecast of Market Demand

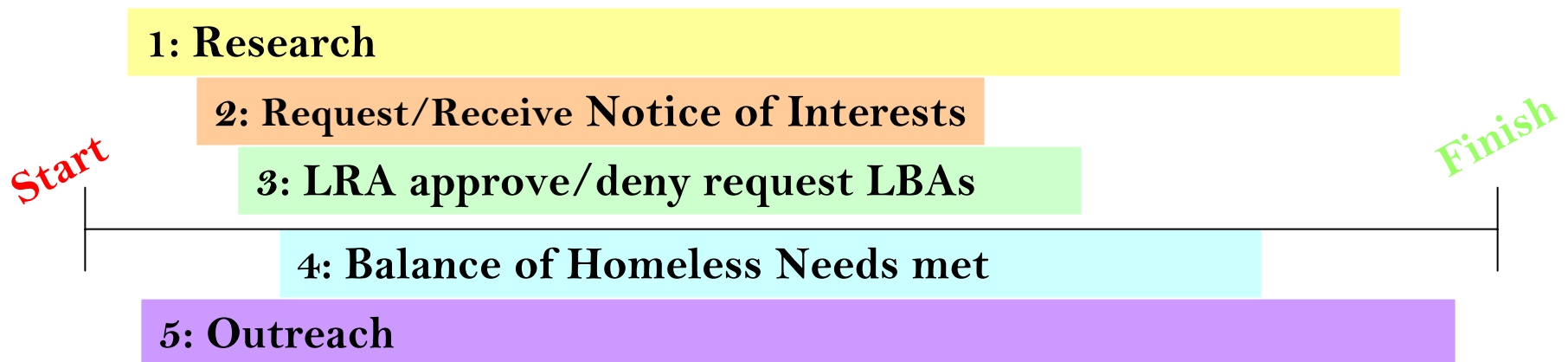
Recommendations



Task 8: Homeless Service Assessment

Three Mandatory Submittals w/Final Plan

- 1 Redevelopment Plan
- 2 Homeless Assistance Submission**
- 3 Public Comments





Task 8: Homeless Service Assessment

1: Research: Homeless Services/needs of local region

One Night Overview

Umatilla County 2008 One Night Count	
Total Homeless Households	77
Total Homeless Population	109
Total in Emergency Shelter	14
Total in Transitional Housing	58
Total Turnaway & Street Count	37
Chronically Homeless Population	15
Unaccompanied Pregnant Youth	0
Households with Children	15
Stated Causes of Homelessness:**	

One Night Overview

Morrow County 2008 One Night Count	
Total Homeless Households	57
Total Homeless Population	150
Total in Emergency Shelter	0
Total in Transitional Housing	150
Total Turnaway & Street Count	0
Chronically Homeless Population	1
Unaccompanied Pregnant Youth	0
Households with Children	40
Stated Causes of Homelessness:**	

2: Request/Receive Notice of Interests

3: LRA approve/deny request LBAs

4: Balance of Homeless Needs met

5: Outreach

Start

Finish



Task 8: Homeless Service Assessment

1: Research: Homeless Services/needs of local region

2: Request/Receive Notice of Interests

- NOI Packages Developed
- Workshops conducted to explain process
- Requests submitted by Nov. 23 deadline
- Nov. 23 begins 270 day clock to submit complete Plan to DoD/HUD
- 2 HSPs submitted requests: CAPECO and AGAPE House

Start

3: LRA to approve/deny & request LBAs

Finish

4: Balance of Homeless Needs met

5: Outreach



Task 8: Homeless Service Assessment

1: Research: Homeless Services/needs of local region

2: Request/Receive Notice of Interests

3: LRA to approve/deny & request LBAs

- Currently: LRA to identify review team
- LRA to determine if HSP NOI requests are feasible
 - CAPECO: 2 igloos/personal property
 - AGAPE House: Personal property only
- If approved – notify agencies for Legal Binding Agreements to be negotiated

Start

Finish

4: Balance of Homeless Needs met

5: Outreach



Task 8: Homeless Service Assessment

1: Research: Homeless Services/needs of local region

2: Request/Receive Notice of Interests

3: LRA to approve/deny & request LBAs

4: Balance of Homeless Needs met

Finish

- After determinations from LRA answer:
 - Have the needs of the local Homeless been considered?
 - Have we balanced the needs identified with the social/economic needs of the plan?
- DMST to complete Assessment Report for submittal to DoD/HUD

5: Outreach



Task 8: Homeless Service Assessment

1: Research: Homeless Services/needs of local region

2: Request/Receive Notice of Interests

3: LRA to approve/deny & request LBAs

4: Balance of Homeless Needs met

5: Outreach

- Homeless Service Providers contacted via phone, email, letter
- Workshops/tours provided for Homeless Service Providers
- Notices issued via letters, newspaper, local news, and website
- Follow-up calls made
- Public Comment period will be identified after final DRAFT plan is ready
- Public Comments will be compiled and included in submittal

Finish



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Task 9: Alternative Reuse Assessment

- Alternative Reuse ideas gathered from community, peers, and other interested parties throughout tasks 1 – 8
- Currently developing DRAFT Assessment Report



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Task 10: *the PLAN*

- Preliminary Outline has been developed and issued to LRA
- Part I: Overview – compilation of all report, stand-alone document
- Part II: Assessment Results
 - DRAFT Plan Reports for 75% of Part II have been delivered
 - Remaining DRAFT Plan Reports w/exception of Task 8: Homeless Service Assessment to be complete by end of year
- Part III: Land Use Plan – to begin early January
- Part IV: EcoSystem Status
 - Draft Plan Report delivered
- Part V: Prehistoric and Historic Cultural Resource – stand-alone document under compilation
- Part VI: Action Plan – to begin after remaining assessments complete₃₄