

# REGIONAL WASTE ADVISORY COMMITTEE

## Meeting Worksheet

**PRESENTATION DATE:** 1/21/2021      **LENGTH:** 15-20 minutes

**PRESENTATION TITLE:** Update on Metro South: Purchase & Sale Agreement Signed for Potential Site

**DECISION TYPE:** Informational

**RELATED REGIONAL WASTE PLAN GOALS:** Goal 16, Action 16.6

**PRESENTER(S):** Estee Segal, Dan Blue

### PURPOSE OF PRESENTATION

- Update committee members on a Purchase and Sale Agreement that was signed on 11/24/20 for a 26 acre site on Jennifer Street (a.k.a. “Clackamas Concept” site) in the Clackamas Industrial District. Project team will consider this site as an option for a future facility to move some or all of the solid waste services currently offered at the Metro South Transfer Station in Oregon City.

### ACTION REQUESTED

- Informational, answer committee questions.

### BACKGROUND

- The 2030 Regional Waste Plan which includes goals related to improving solid waste transfer system infrastructure in the south and west parts of the region. Specifically, Goal 16.6 directs staff to: “Expand and improve access to services provided at Metro South Transfer Station.”
- After 30 years of operation, the current Metro South Transfer Station is stretched beyond capacity to functionally serve both user groups on the same site. The site lacks space to provide the comprehensive waste, recycling, recovery and transfer services that the region needs for the future. The need for a new facility has been documented for well over 10 years, with the most recent assessment completed in 2016 by HDR, including internal and external stakeholders. This assessment recommended that Metro move self-haul and household hazardous waste services to a new location, while maintaining the current facility for just commercial (garbage hauler) customers. More recently, staff received direction from Metro Council in late 2019 to identify potential site or sites for some or all services currently provided at Metro South, with specific support for moving all services offsite should a suitable alternative site (a site large enough) be identified.
- Since late 2018 Metro staff have been actively looking for properties in northern Clackamas County to build a new waste facility. Finding land that is for-sale, large enough for such a facility (at least 7 acres), and with the appropriate zoning (industrial), is extremely challenging in this part of the region. Because there are in-effect no sites on the market (for sale) that meet the size and zoning needs, staff worked with the Data Research Center to develop a set of “base” and “functional” criteria to identify and rank possible sites within an established siting area (detailed in “Siting Criteria Overview” document, available if interested). Staff identified 166 possible sites and ranked them, focusing outreach and investigation on the sites that ranked highest, to see if owners had interest in a future land

sale for the project use. The Clackamas Concept site ranked #6 after applying the siting criteria.

- Project team has provided updates to the RWAC about search for possible sites, siting criteria and community engagement work for South project over last 18 months.

## **QUESTIONS FOR CONSIDERATION**

- NA

## **NEXT STEPS**

- This purchase option allows Metro nine months (mid-August 2021) to investigate the suitability of the site for the project use – both from a technical standpoint (making sure the project is feasible to build and operate on this site) and a community standpoint (making sure users, customers and those that will be most impacted, generally support the project at this location). Metro will undertake extensive property investigation work during this time, including environmental testing, soil sampling, geotechnical investigations, surveying, and land-use research.
- At the same time, Metro will begin a new phase of community engagement, reaching out to a wide range of stakeholders and community members to gather input on the project and hear about opportunities and challenges related to the site under option. With guidance from the Regional Waste Plan, Metro is committed to plan, site and build a new facility in collaboration with community, actively including communities that have been historically marginalized from decision making processes. Part of this work will be to discuss and assess options for which waste and recycling services could move to the new site, and which might stay at the existing facility in Oregon City, based on variables like operational efficiency, site accessibility, location and cost (to construct and operate). At the end of the due diligence period in summer 2021, the Metro Council will determine whether to purchase the site.
- Staff would like to return to RWAC in February 2021 with a more detailed presentation on the site, our due diligence findings to date – including a summary of what staff has learned about the opportunities/risks related to the site - and a plan for the next phase of community engagement. Staff would seek RWAC input and guidance on these items and if/how to move forward.
- If further due diligence, community engagement and direction from the project Steering Team continue to support the possible acquisition of this site for a future facility, staff would return to RWAC in early-summer 2021, to present how RWAC input from February 2021 was incorporated in assessing the viability of the site – as well as present further due diligence outcomes and a summary of cost/benefits of proceeding with purchase of the site, prior to taking a recommendation on acquisition to Metro Council in August 2021.

## **ATTACHMENTS**

- “Metro South Recycling and Transfer Center Project: Communications on Jennifer Street Site Purchase and Sale Agreement” overview