

Yakima City Council Briefing

Cascade Mill Redevelopment Project

November 26, 2013



Sequence,
Timing and
Task
Update

Yakima Avenue & I-82 Interchange Modification Update

- Public meeting held on October 24th – well attended and generated good public comments
- Preferred Alternative 2B was widely discussed and generally accepted, with some concern about maintaining access to Fair Avenue
- NEPA Review underway

Interchange Modification Working Option

Alternative 2B



Legend	
Freeway & Ramps	
Local Streets	
East-West Corridor	
Cascade Mills Parkway	
Railroad	
C/D Road	
New/Modified Ramps	
Auxiliary Lanes	
New Collector	
Ramp Removed	
New Roundabouts	

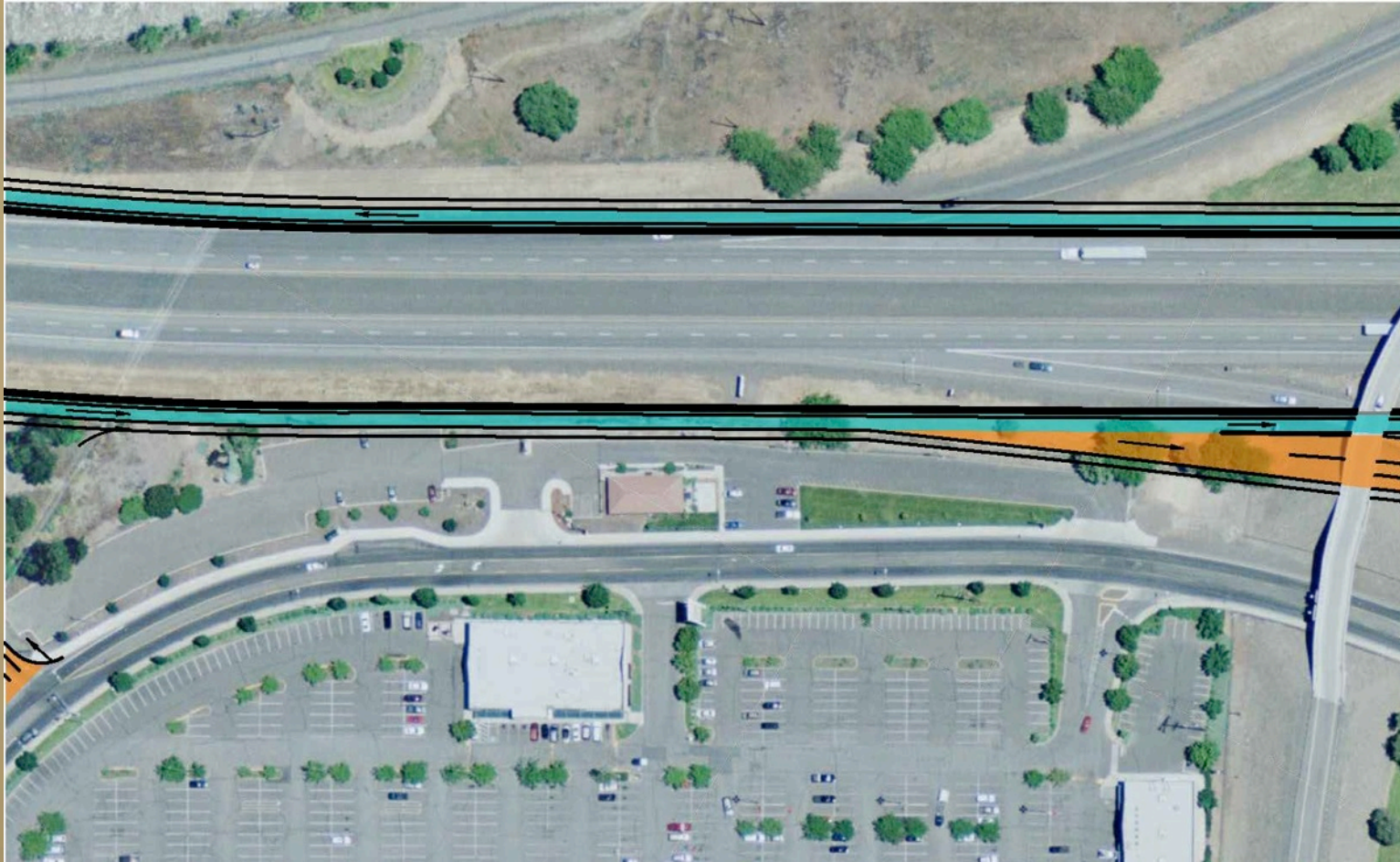
Proposed Solutions to Access Comments & Other Impacts

- Fair Avenue Ramp Access
- Wine Visitor's Center Possible Relocation
- Greenway Impacts
- Neighborhood Impacts

Alternative 2B – Interchange Section



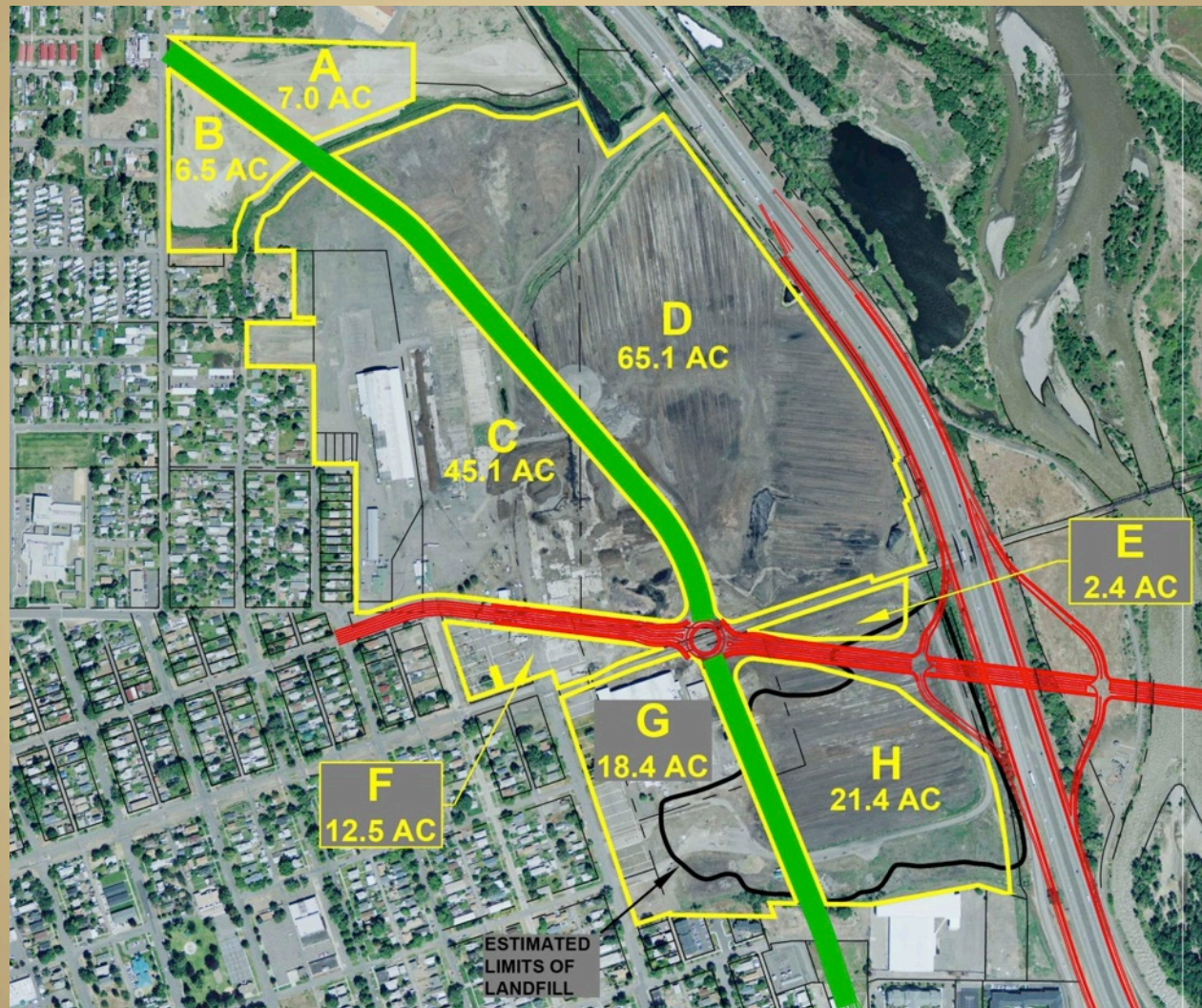
Impacts to Visitor's Center & Park & Ride Lot



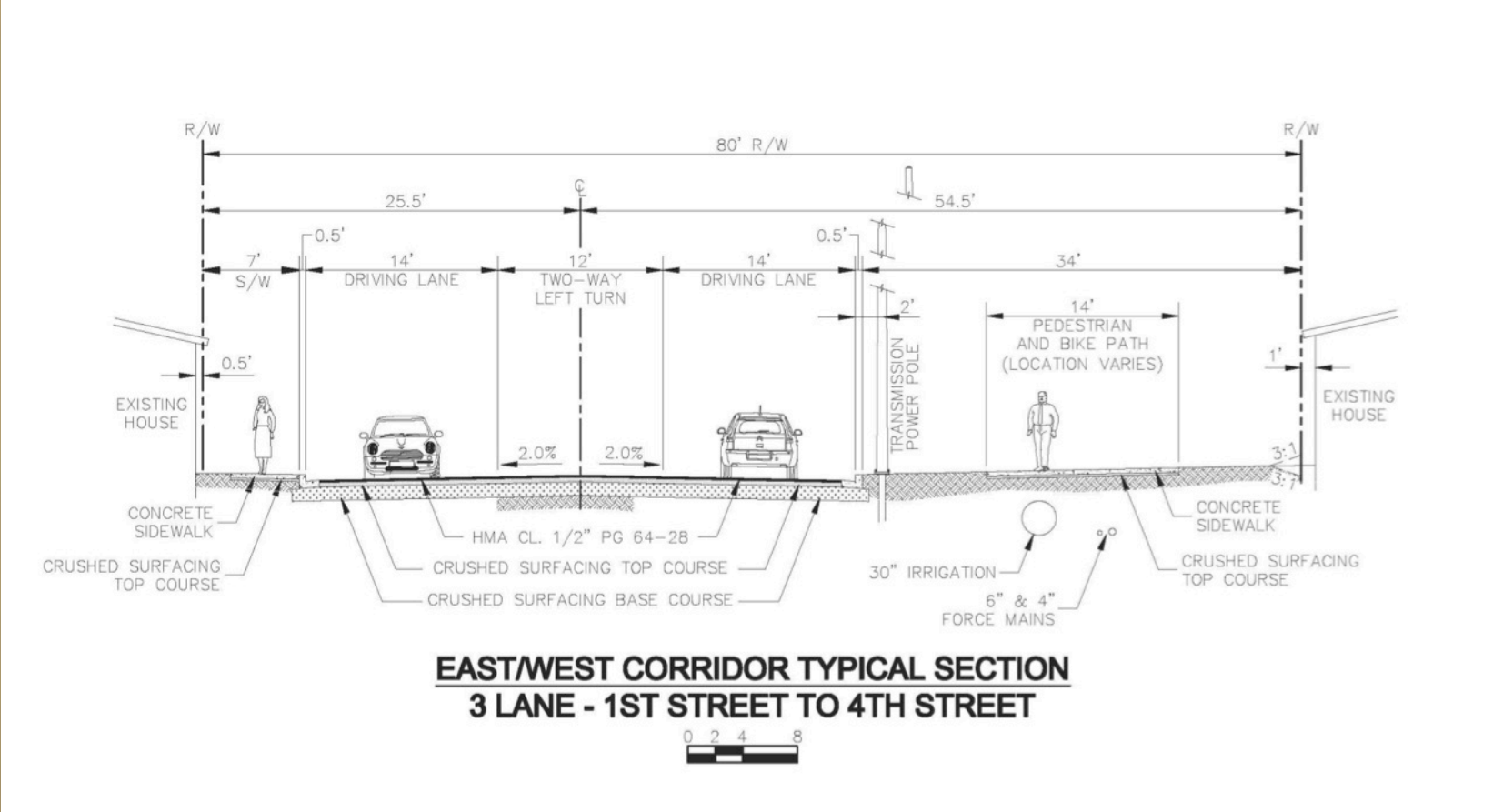
Draft Legislative Funding Package

- On Thursday November 21st, the Senate MCC transportation package is scheduled for a 4 hour hearing to review not only the transportation revenue package but the accompanying reforms. The hearing will be well attended by all interested in both the revenue package and the reforms.
- This revenue package includes both I-82 Yakima - Union Gap Economic Development Improvements and the East – West Corridor Overpass and Bridge project. I-82 project includes ramps and 6-lane work & begins in 2017 and totals \$56 million. The East – West Corridor is pushed out until 2023 and totals \$45 million (which now includes the Yakima River Bridge, as well as the bridge over I-82).

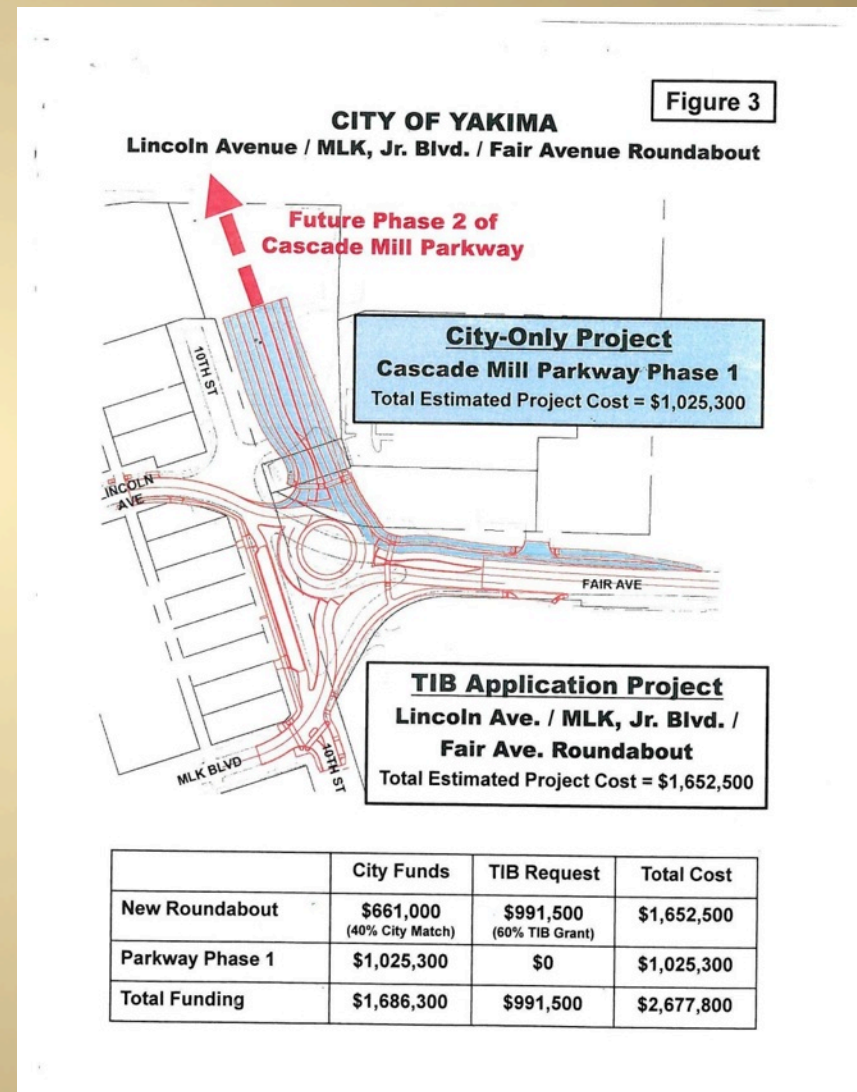
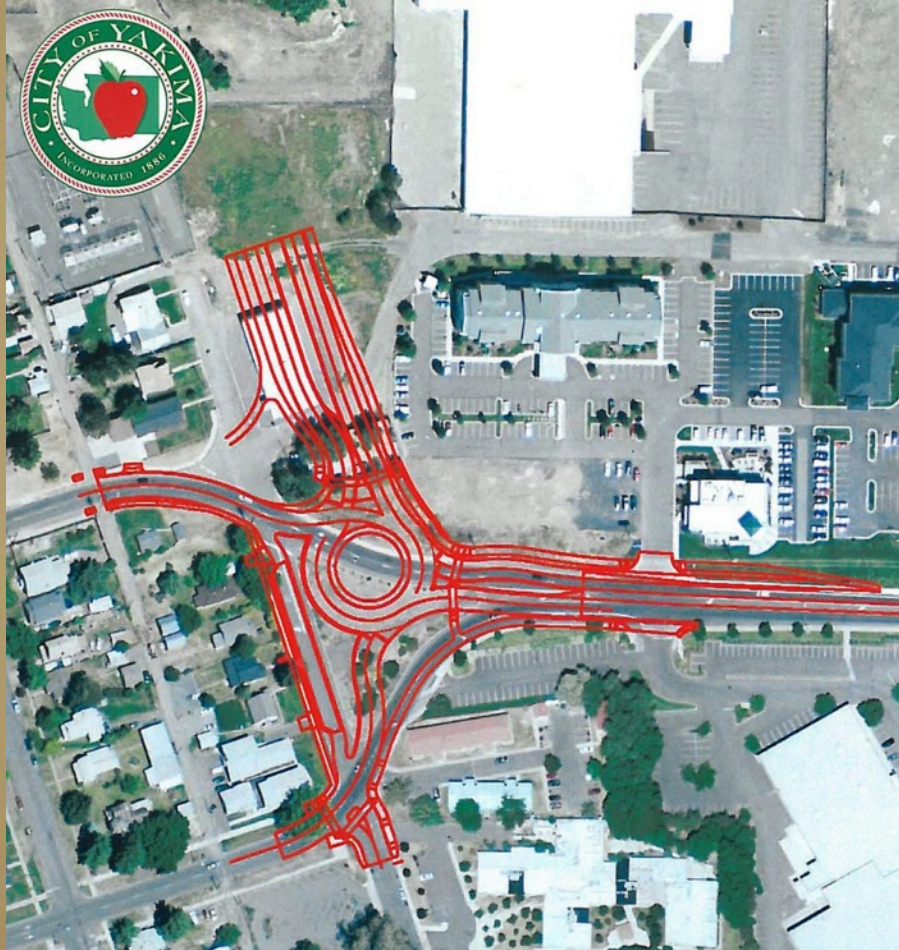
East-West Corridor



H Street Design Recommendations



Cascade Mill Parkway & Fair Ave Roundabout



Planned Roundabout at East-West Corridor and Cascade Mill Parkway, with Railroad Line



Example roundabout in Florida with railroad crossing

Columbia Basin Railroad

- City and County staff met with representatives of the Columbia Basin Railroad to share current street layout and site design plans.
- All design plans consider that the Moxee spur line will continue to function as an operating railroad facility and will plan accordingly.
- A commitment was made to involve the CBR staff in design options, as they develop related to the rail crossings.

Environmental Issues

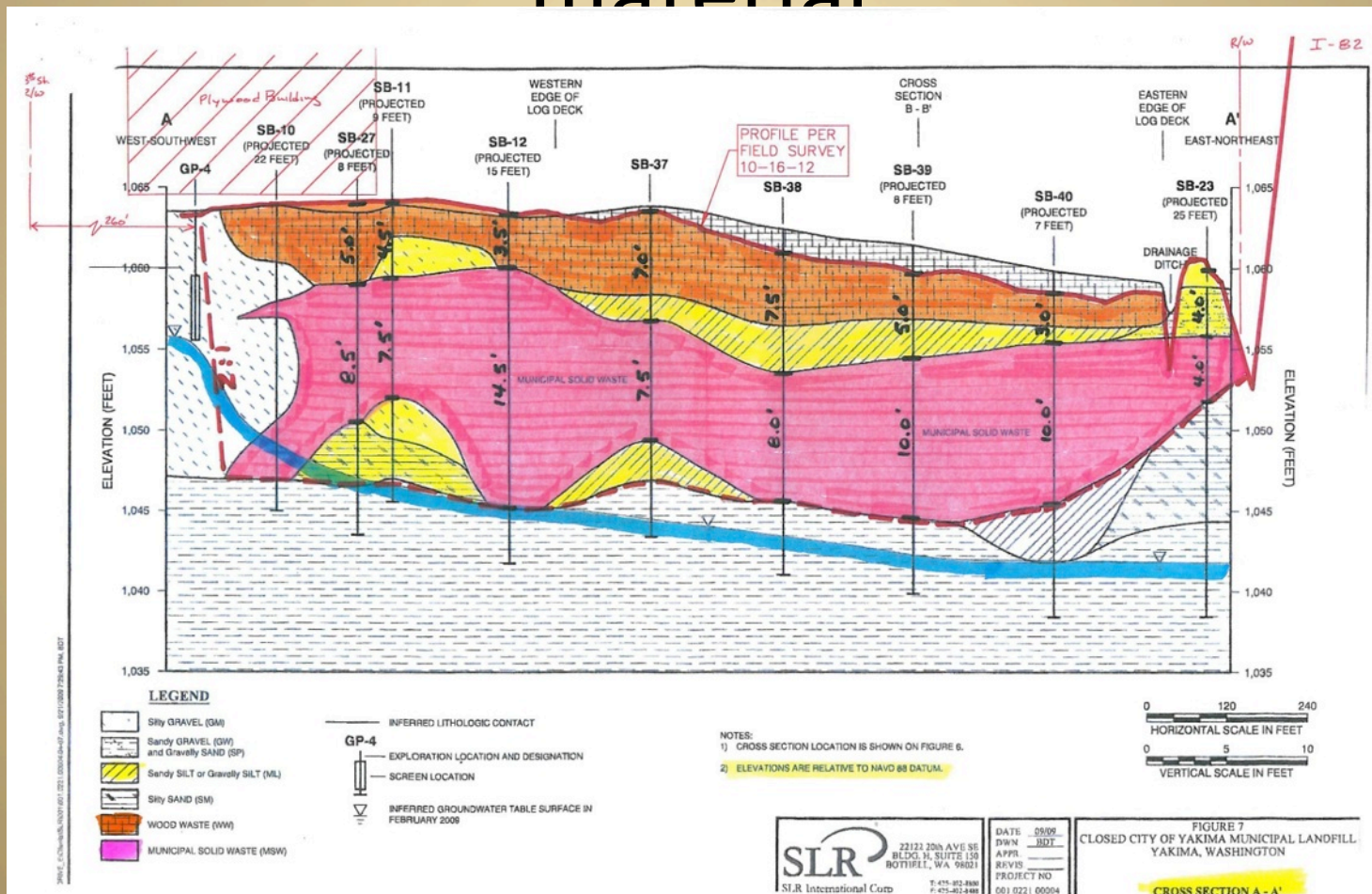
- Wood waste on top of landfill
- Landfill remediation and DOE permitting
- Clean-up issues on Plywood Plant site



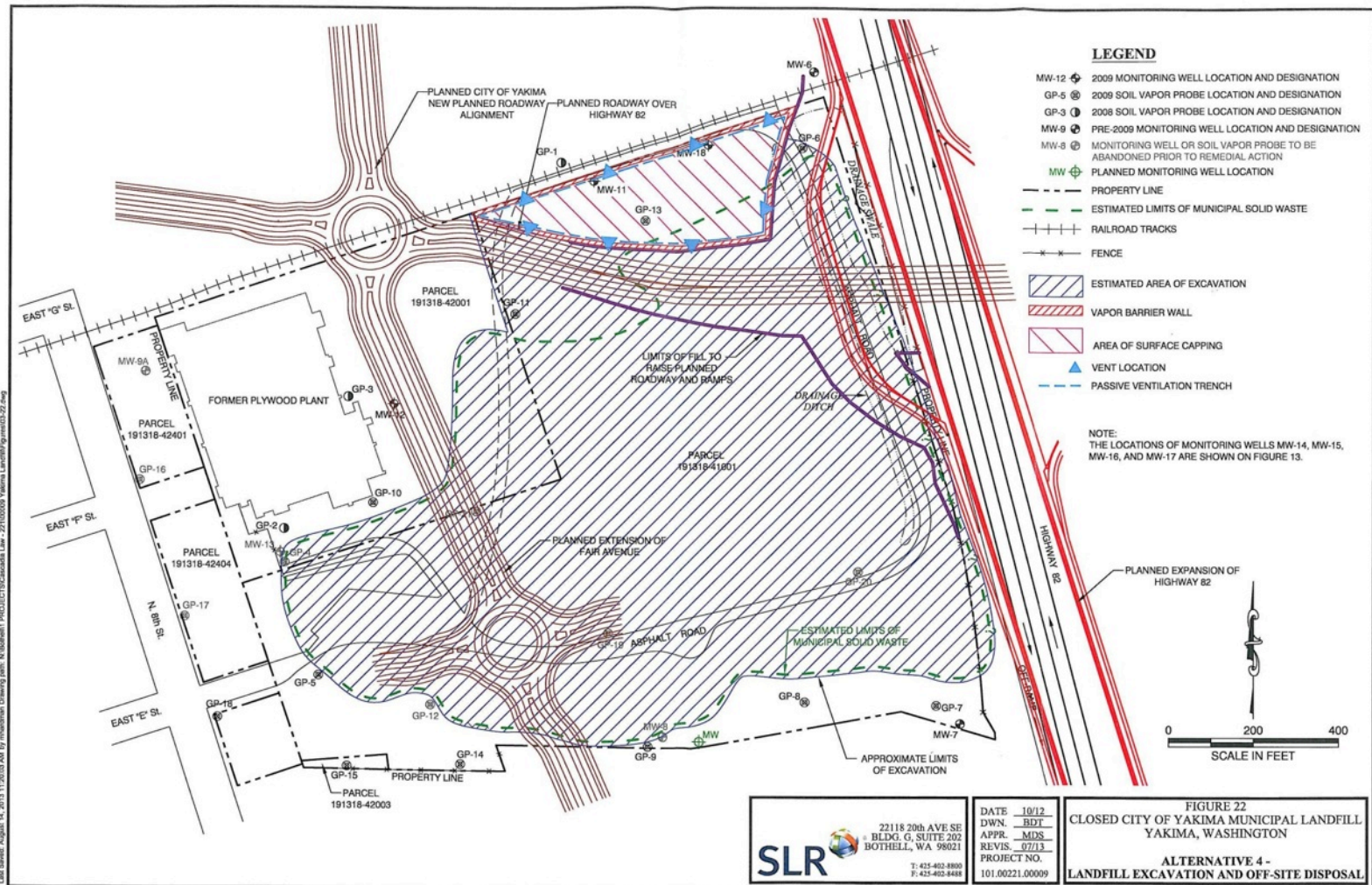
Wood Debris on Landfill



Approximately 220,000 c.y. of wood debris are located on top of the landfill which contains 440,000 c.y. of material



Potential scenario for full removal of landfill to maximize future site use



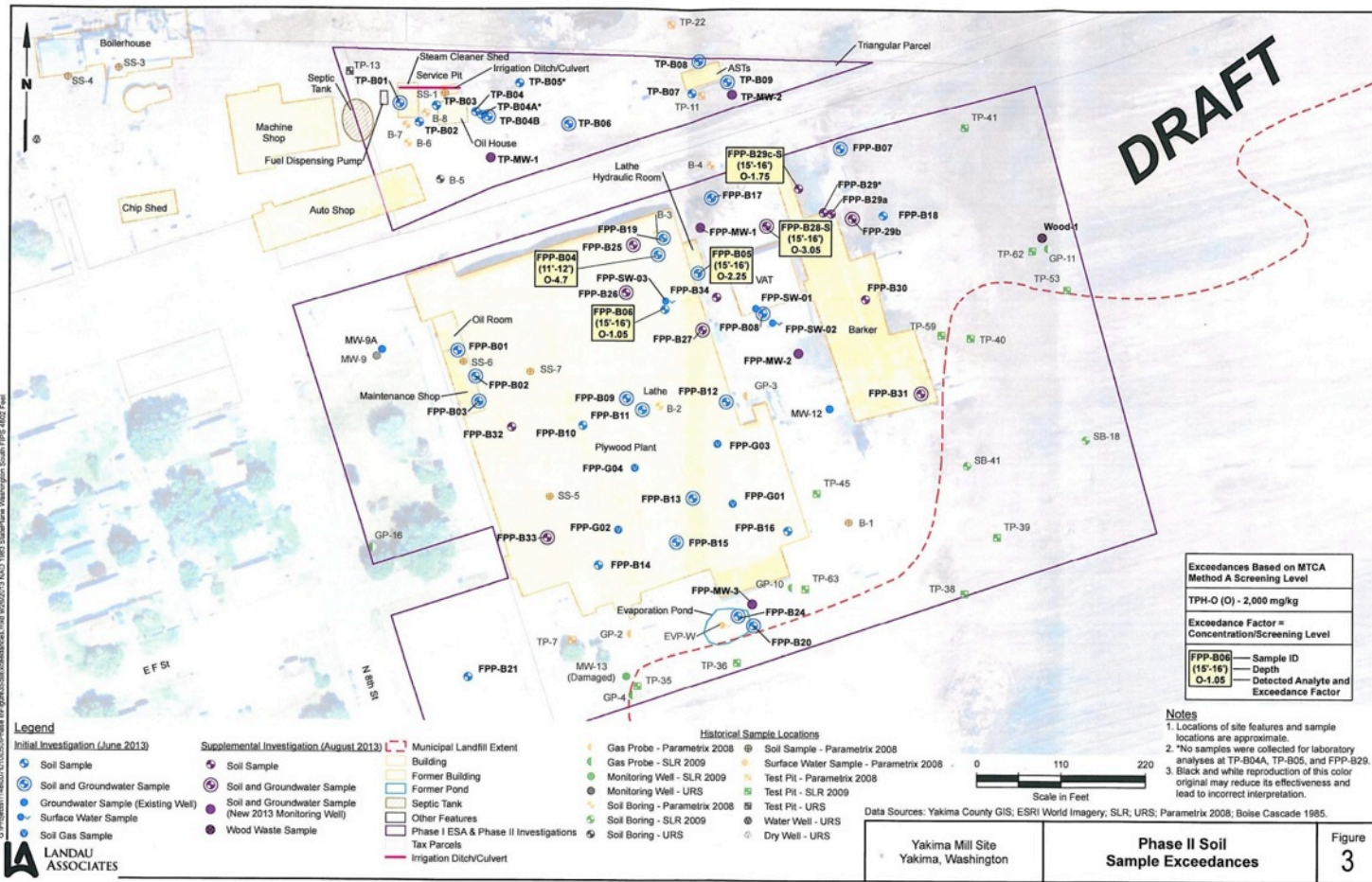
Remediation Approach

- Wood debris is not considered a “hazardous material”, but due to the location on top of the landfill, the remedial approach will need to consider both materials.
- Alternative approaches are under review regarding benefits, costs and funding options in order to develop and select the preferred remediation approach.
- Once selected, the Final Feasibility Study will be submitted to Dept. of Ecology for review. A Clean-up Action Plan will be developed in response to DOE input and comments.

Environmental Investigation of Plywood Plant Site

- In March 2013, the City contracted with Landau Associates to provide a Phase 1 Environmental Site Assessment (ESA) of the entire former Mill property, except the landfill parcel(170 acres), and a Phase 2 ESA for the Plywood Plant site.
- The purpose of the environmental analysis is a due diligence requirement for potential purchase of the plywood plant property by the City of Yakima. Active discussions with property owners are currently underway regarding purchase issues.

Landau Phase 2 Environmental Report on Plywood Plant Site



Plywood Plant Site – Environmental Findings

- Soil Analytics – 65 soil samples were collected at an average depth of 20 feet.
- Screening analysis used the MTCA criteria for groundwater or drinking water protection.
- Samples analyzed the presence of petroleum, dissolved metals and pH.
- None of the analytes of concern were detected at concentrations greater than the respective screening levels of the criteria.

Plywood Plant Groundwater Findings

- Thirty-five ground water samples were collected and analyzed from the site.
- Four of the 35 samples exceeded the criteria for total petroleum hydrocarbon (TPH) near the northern edge of the plywood plant.
- Three new monitoring wells were installed to collect additional data.

Economic Analysis of Land Use

- In 2014, the City will contract with an Urban Economist to conduct a focused Preliminary Market Assessment of the Cascade Mill redevelopment site to explore and recommend appropriate land uses for the site that will complement but not compete with the Downtown effort, and the market can support.
- This effort will work closely with Yakima County Development Association (YCDA), Lochner and staff, with a public involvement component.
- This task will be a sub-contract from Lochner to ECONorthwest and is anticipated to cost about \$40,000.

2014 Tasks to be Initiated

- Purchase land south of the railroad tracks - \$800,000
- Purchase land for right of way needed for Cascade Mill Parkway & Roundabout - \$180,000
- Urban Economist - \$40,000
- Wood Debris Handling - \$900,000
- Match for TIB grant of Fair Avenue roundabout and City construction of Cascade Mill Parkway - \$1,600,000
- Continue engineering and design contract with Lochner - \$500,000