February 18, 2026

Central Waterfront Redevelopment Update.

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INTRODUCTION.

Objective of the Work Session

- Summary of work completed to date
- Focus on findings and implications
- Review next steps for the project

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- BACKGROUND
- CURRENT STATUS
- REVISED CONCEPT
- NEXT STEPS


S 10TH ST
S 9TH ST
S 7TH ST
S 6TH ST
PLYMOUTH ST
SINGLE-FAMILY HOUSING
SINGLE-FAMILY HOUSING
MULTI-FAMILY HOUSING
MULTI-FAMILY HOUSING
DAYLIGHT CREEK
CONNECTION TO HWY 30
TRAIL
OVERLOOK PARK
SPORTS FIELDS/ OPEN SPACE
OPEN SPACE/ COMMUNITY GARDENS
OPEN SPACE
TRAIL
MULTI-FAMILY HOUSING
PARKING AREA
PLAZA/ EVENT SPACE
AMPHITHEATER
FRONTAGE ROAD
PEDESTRIAN BRIDGE
OPEN SPACE
PEDESTRIAN BRIDGE
STORMWATER POND
WETLAND MITIGATION
TRAIL
BEACH
TRAIL
MULTNOMAH CHANNEL
0'
250'
500'

CATALYSTS.

Compatibility with Current and Future Investments

Wastewater Treatment Plant Upgrade

Environmental Resilience

Portland Harbor Cleanup & Columbia River Maintenance

WHY?

'The City has the stated goal of redeveloping 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 financial resources.'

-St. Helens City Council 2016

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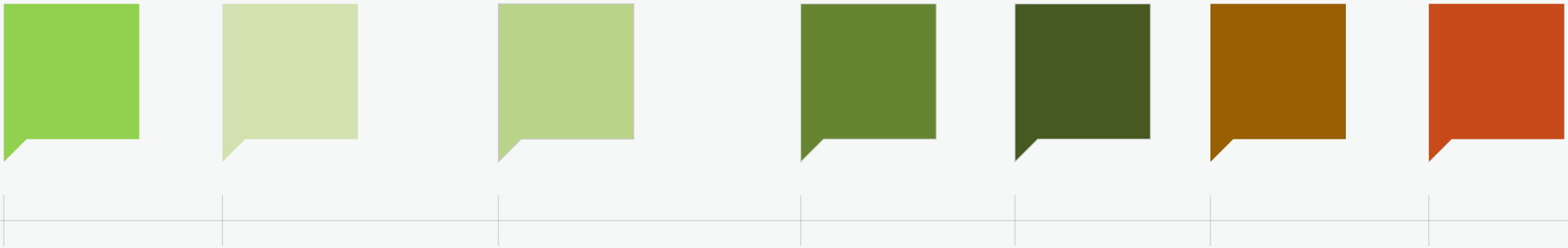
TIMELINE.



2015

- Riverfront Master Plan

2016

- Market Analysis
- First Public Meeting

2020

- Site Characterization
- Conceptual Design

2023

- Environmental Investigation

2024

- Market Analysis Update

2025

- WWTP Evaluation

2026

- Options Analysis

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2016: MARKET ANALYSIS FINDINGS.

Significant Demand for Disposal Facility

- High demand near Portland metro area

Unique Attributes of St. Helens Facility

- Flexibility in transport mode
- Landfill-adjacent barge-transfer infrastructure

Competitive Landscape

- No facilities can directly offload sediment from barges

Revenue Generation Potential

- Significant revenue to support City's redevelopment plans

Environmental Benefit

- Reduced GHG generation compared to alternatives

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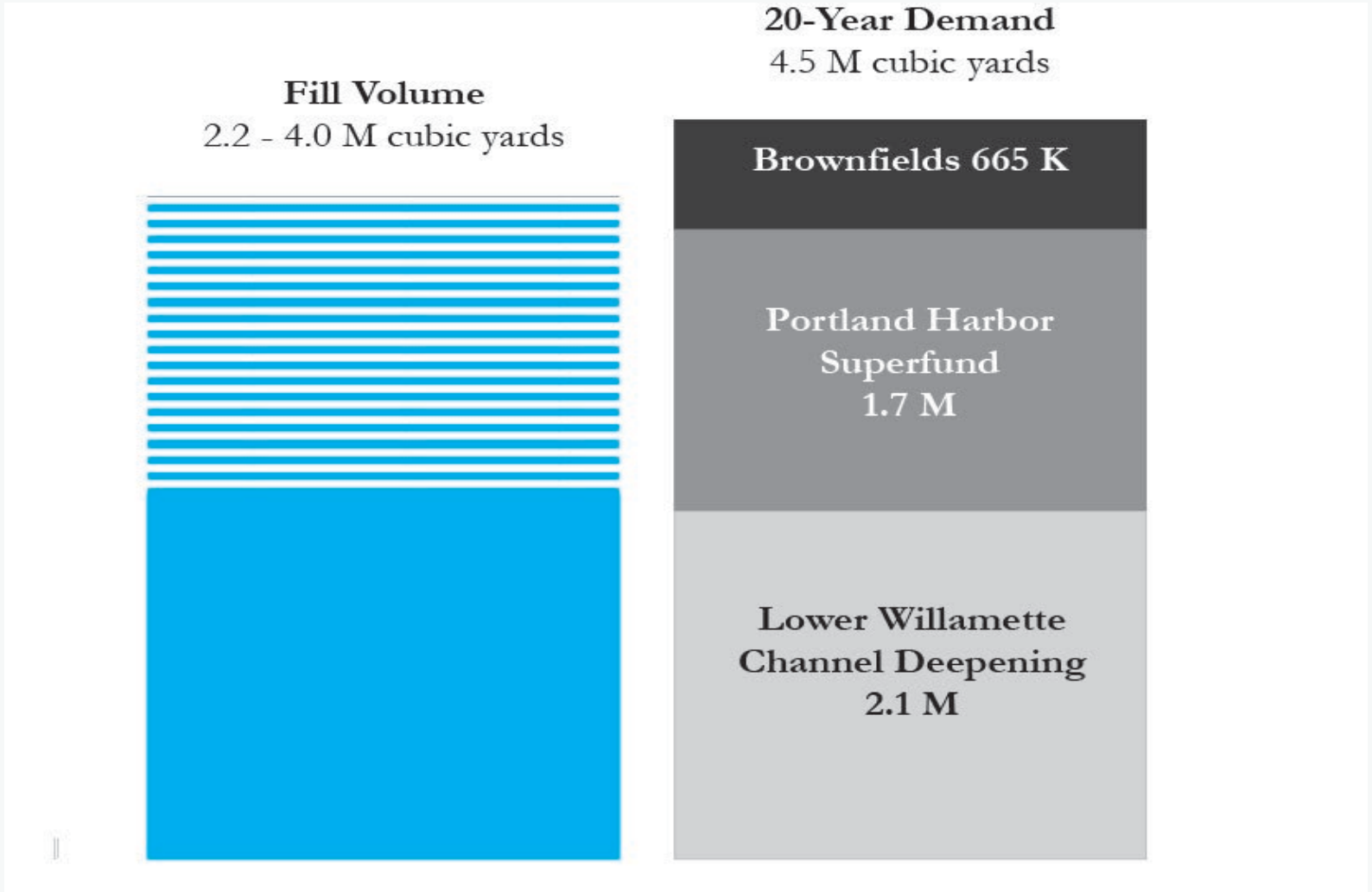
2016: MARKET ANALYSIS FINDINGS.



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2020: SITE CHARACTERIZATION.

- Establish preliminary framework for understanding site conditions
- Determine site suitability for landfill construction
- Provide baseline information for facility design, construction, operations, and environmental monitoring
- Submitted to DEQ in Spring 2020

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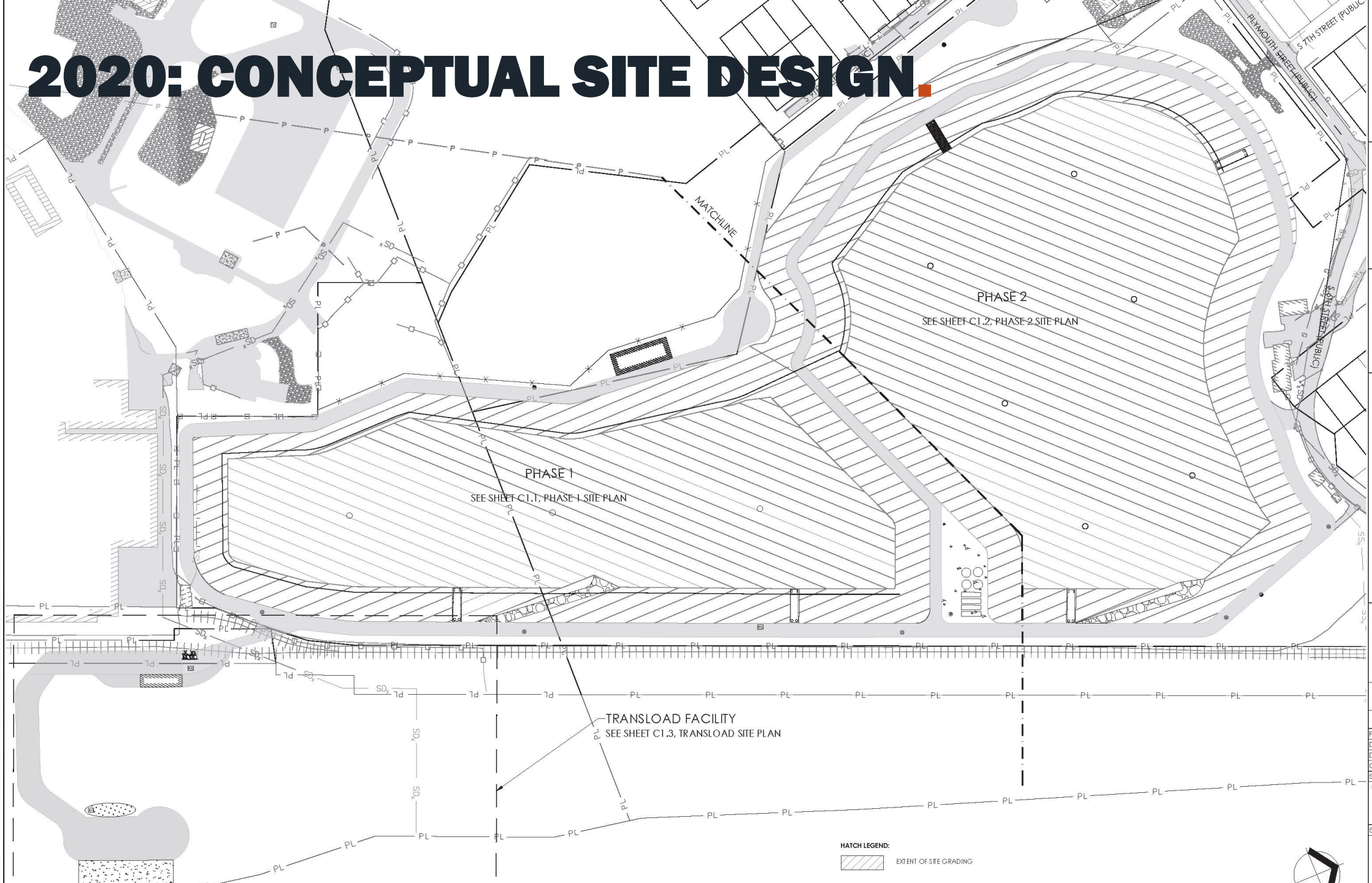
2020: CONCEPTUAL SITE DESIGN



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ST. HELENS LAND RECLAMATION
SITE CONCEPTUAL DESIGN

CITY OF ST. HELENS
ST. HELENS, OREGON

ISSUE	DATE	DESCRIPTION

PROJECT: 0630.03.04
DESIGNED: M. TARBERT
DRAWN: M. TARBERT
CHECKED: J. FAUST
SCALE
0 100' 200
NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE

OVERALL SITE PLAN

2023: ENVIRONMENTAL INVESTIGATION.

Environmental fieldwork and geotechnical investigation

Respond to DEQ comments & Address data gaps

- Better understand environmental conditions

Advance geotechnical investigation

- Better understand soil properties

Submitted to DEQ (January 2024)

- DEQ indicated most data gaps have been addressed
- Future work to focus on refining understanding of geotechnical conditions and challenges

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2023: TECHNICAL CONSTRAINTS.

Depth to Bedrock

- Lagoon underlain by hard basalt and compressible alluvial silt
- Up to 9 feet of settlement predicted in silt

Susceptibility to Liquefaction

- Alluvial silt prone to liquefaction during earthquakes
- Potential for lateral soil movements

Liner Risk at Flood Stage

- Landfill liner proposed below 100-year flood elevation
- Risk of liner floating up when river levels exceed fill levels

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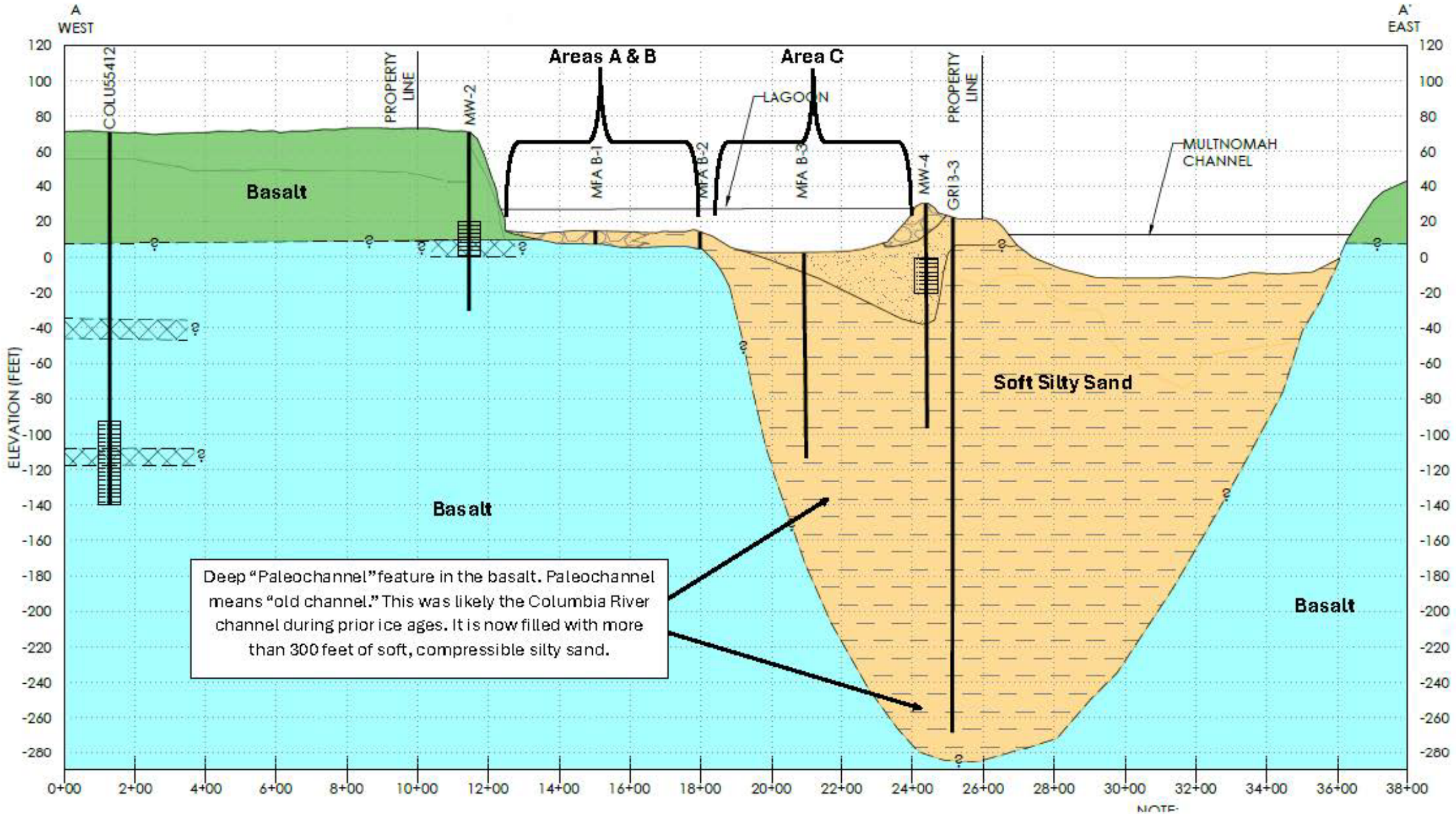
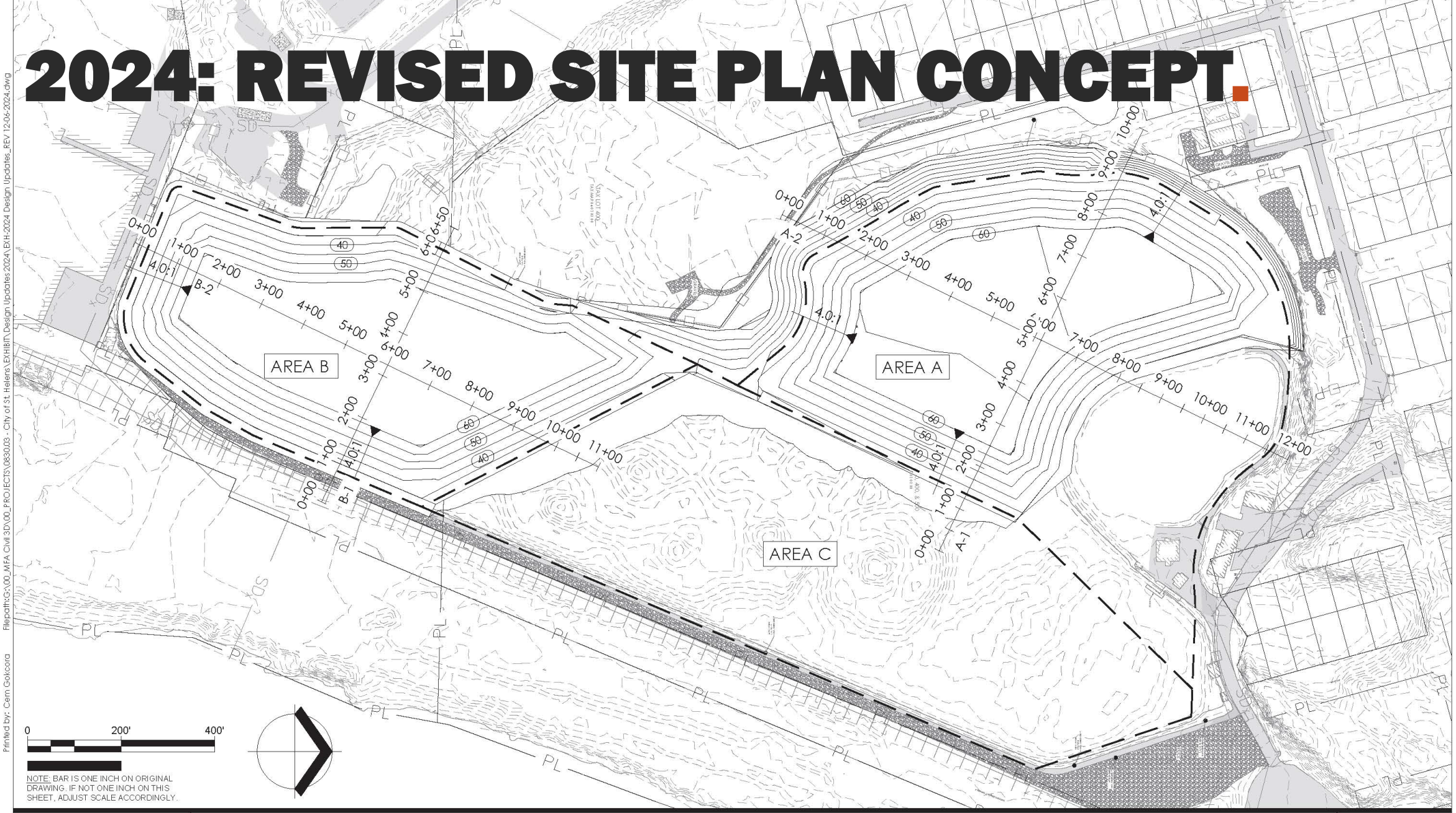

A
WEST
A'
EAST
COLU55412
PROPERTY LINE
MW-2
Areas A & B
Area C
LAGOON
PROPERTY LINE
MULTNOMAH CHANNEL
MFA B-1
MFA B-2
MFA B-3
MW-4
GRI 3-3
Basalt
Basalt
Soft Silty Sand
Basalt
ELEVATION (FEET)
Deep "Paleochannel" feature in the basalt. Paleochannel means "old channel." This was likely the Columbia River channel during prior ice ages. It is now filled with more than 300 feet of soft, compressible silty sand.
120
100
80
60
40
20
0
-20
-40
-60
-80
-100
-120
-140
-160
-180
-200
-220
-240
-260
-280
0+00
2+00
4+00
6+00
8+00
10+00
12+00
14+00
16+00
18+00
20+00
22+00
24+00
26+00
28+00
30+00
32+00
34+00
36+00
38+00

2024: REVISED SITE PLAN CONCEPT.



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MFA JOB #:	M0830.03.007
ISSUE DATE:	12/06/2024
CHECKED:	C. GOKCORA
DRAWN:	L. DANIEL

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FINAL GRADING PLAN FOR SCENARIO 1A–LAGOON PRESERVED, MAXIMUM FILL, SCENARIO 2A–LAGOON PRESERVED, MAXIMUM CLEAN FILL, SCENARIO 3A–LAGOON PRESERVED, MAXIMUM FILL, 100-YEAR FLOODPLAIN

ST. HELENS WATERFRONT REDEVELOPMENT–LAGOON REPURPOSING PROJECT–MARKET STUDY UPDATE

EXHIBIT C1.1

2024: MARKET ANALYSIS UPDATE.

Implications for feasibility of revised approach

- Physical geotechnical challenges result in changes to baseline assumptions

Impact on constructability and costs

- Volume available for soil and sediment disposal reduced

Viability of repurposing the lagoon

- Smaller soil- and sediment-disposal facility remains viable without subsidy
- Facility differs from the original vision

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2025: WWTP IMPACT ANALYSIS .

Baseline Condition Priorities

- Public safety
- Risk minimization
- Upgrade needs due to aging equipment
- Upcoming NPDES discharge permit limits adjustments

Evaluation Criteria

- Net Present Value
- System Performance
- Process Flexibility and Control
- Ease of Operation
- Footprint and Scalability

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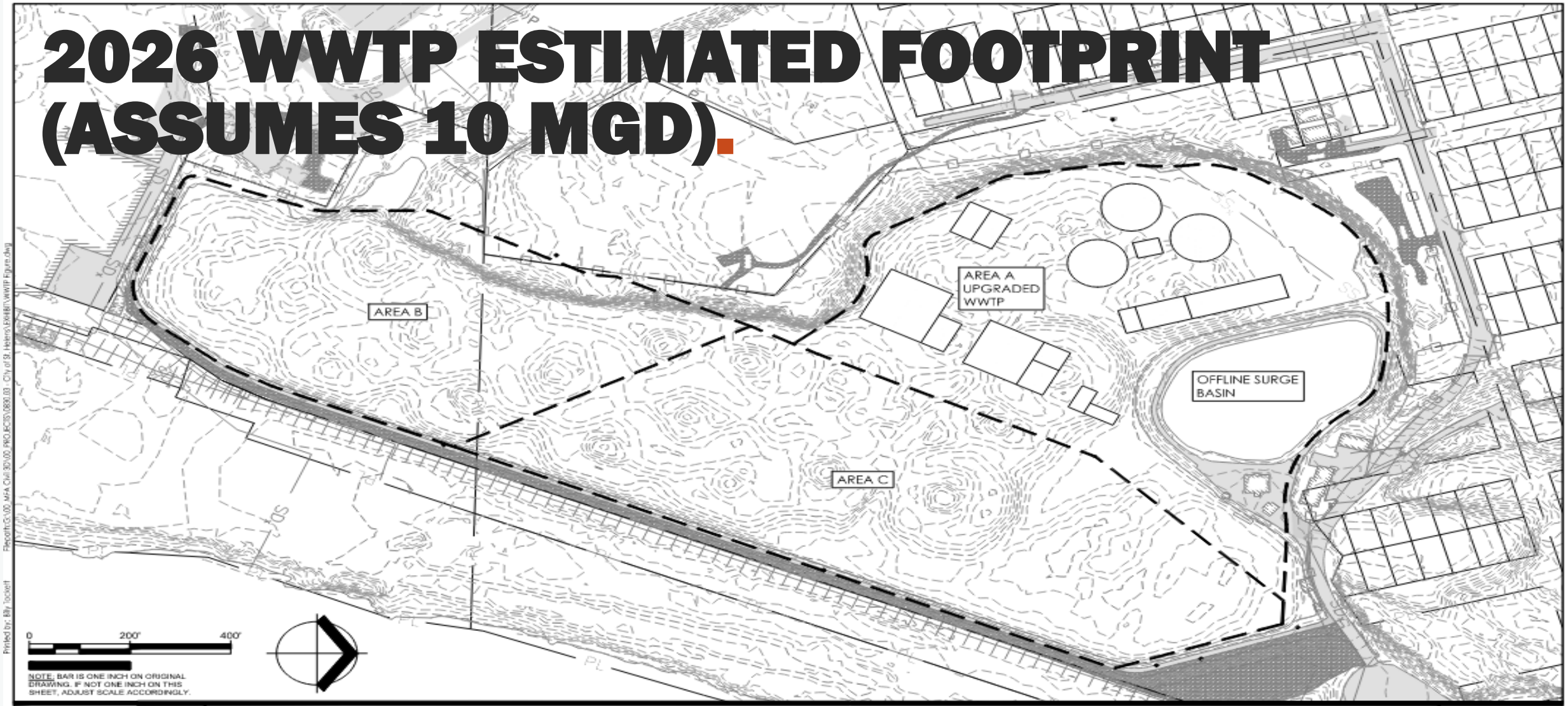
2026 WWTP ESTIMATED FOOTPRINT (ASSUMES 10 MGD).



2026: PROJECT CHALLENGES.

Waste Water Treatment Plant Upgrade

- Significant footprint expansion
- Cost

Timing of Portland Harbor

- Window closing to meet demand
- Emerging alternatives for sediment placement sites

Escalating Costs

- Geotechnical exploration and design
- Design and construction issues related to depth of bedrock

Funding Uncertainty

- Upfront capital costs
- Lack of private partner

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2025-2026: RE-EVALUATION OF OPTIONS.

Option 1. Solid Waste Landfill Accepting Portland Harbor Dredge Sediment

- The original concept for the project: permit and construct a Subtitle D landfill and transload facility to receive dredge sediment, including from the Portland Harbor Superfund site.
- Assumed Fill Volume: ~900,000 CY (Fill to top of bluff – Area B only).

Option 2. Facility Accepting Local Fill

- The lagoon is reconfigured to receive fill from sources that do not require a permitted solid waste facility. Quantity and availability of this material is not quantified, and tipping fees are significantly reduced from an option that accepts Portland Harbor sediment.
- Assumed Fill Volume: ~520,000 CY (Fill to top of berm).

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COST ELEMENTS SUMMARY.

Cost Item	Option 1: Solid Waste Landfill	Option 2: Local Fill
WWTP Upgrade – Design & Permitting & Construction	$95-$115M	$95-$115M
Lagoon Fill - Design & Permitting	$4.5M-$6.5M	$3.5M-$5.5M
Transload Facility Construction	$2M-$3M	-
Facility Construction and Placement of Fill	$35M-$45M	$25M-$35M
Annual O&M (including WWTP)	$5.5M-$6.5M/YR	$3.5M-$4.5M/YR
NPV	(-$50M) – (-$60M)	(-$70M) – (-$80M)
Estimated Tipping Fee	$75/ton	$45/ton

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OPTION 2 ELEMENTS.

Net Present Value

(-$70M) – (-$80M) (based on a $45/ton tipping fee).

Assumed Fill Volume

~520,000 CY; Fill to top of berm.

Shorter Term: Fill Area A

Contain and fill to facilitate WWTP upgrades

Ultimate Concept: Fill Areas B & C

Fill to the top of berm for potential light-use public amenity and/or natural area

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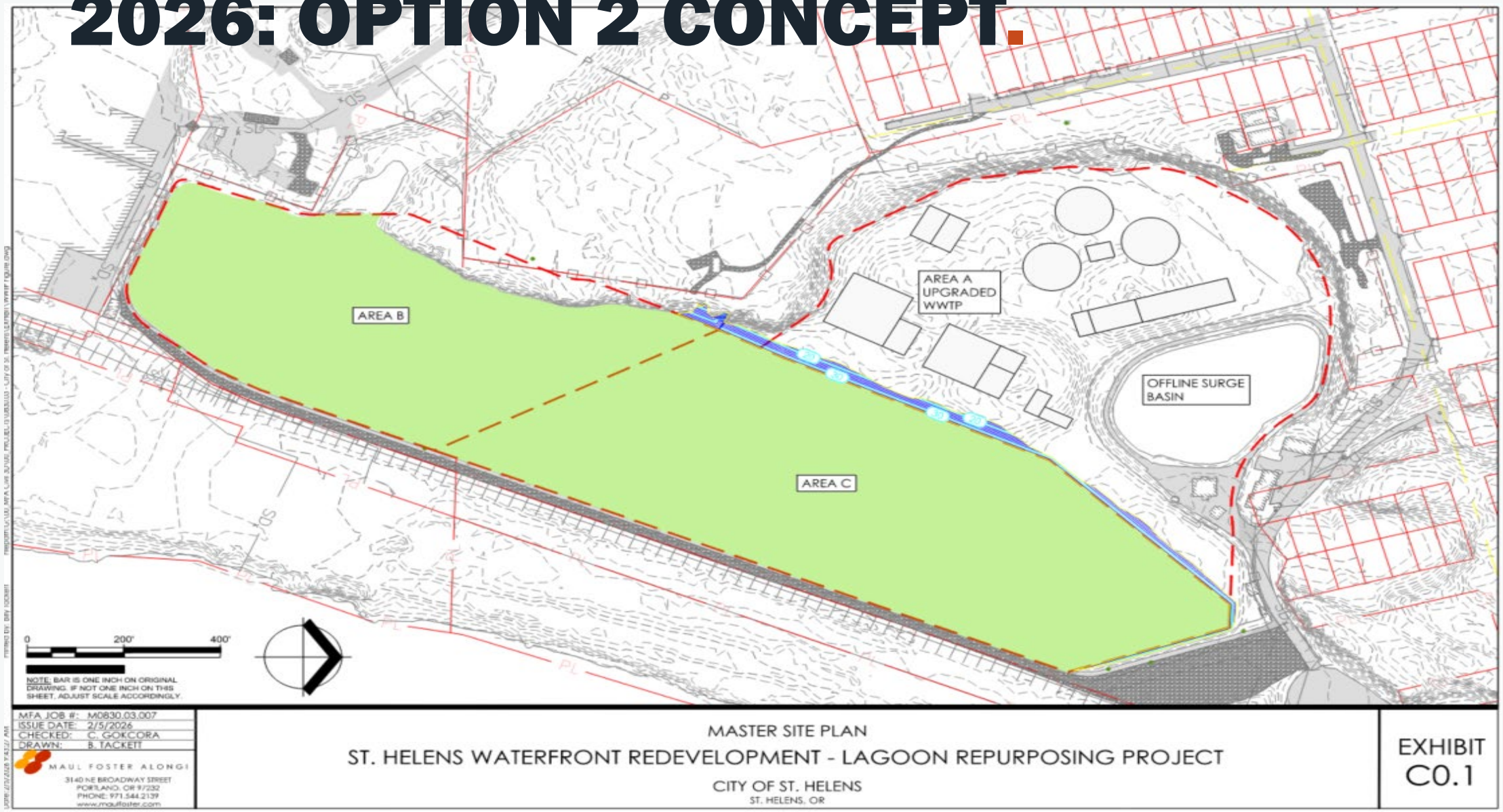
2026: OPTION 2 CONCEPT



RECOMMENDED NEXT STEPS.

These steps are intended to proceed concurrently to ensure consistency and compatibility

1. Develop Implementation Action Plan for Revised Concept

- Revised road map to design, permit, fund, and construct lagoon redevelopment
- Detailed timeline with key milestones and dependencies for short term, interim and long-term actions
- Communications strategy to inform St Helens community and build awareness with funding agencies
- Determine pathway and timeline for required permits

2. Design & Permitting

- Revise fill volume estimates and conceptual plan of lagoon area.
- Complete preliminary design of Area A cell construction in coordination with WWTP plan refinement
- Outline plan for interim WWTP operation during Area A cell construction
- Determine acceptable fill criteria and identify potential local fill sources

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QUESTIONS?

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