

APPENDIX A
Port of Lewiston Waterfront
Planning Assistance to States
Scope of Work

1. Background

The Port of Lewiston owns approximately nine acres of property at river mile (RM) 0.2 of the Clearwater River. The Port of Lewiston requested assistance from the US Army Corps of Engineers Walla Walla District (Corps) for planning assistance with design and guidance for recreational and commercial development of the site. The project will provide a conceptual site plan and regulatory and permitting guide that will assist the Port of Lewiston with long-term shoreline planning.

The assistance will be provided under Section 22 of the Water Resources Development Act of 1974, as amended. This legislation authorizes the Corps to provide planning assistance to states (including cities and counties) and tribes. The Planning Assistance to States (PAS) program permits the Corps to use its technical planning expertise to supplement and support state and tribal efforts to undertake broad, statewide, comprehensive water resources planning. The PAS program provides 50-50 cost sharing (50% Federal to 50% non-Federal) for planning projects. The non-Federal sponsor may provide in-kind services up to 25% of the total study cost; however, for this project the sponsor will provide their share entirely in cash. The Corps is committed to complying with all environmental laws and preserving and enhancing natural and cultural resources to benefit present and future generations, while still providing public projects that integrate social, economic, and environmental considerations.

2. Goals

The proposed planning assistance will produce a conceptual waterfront site plan and report for the identified parcel which will support long-term shoreline planning efforts to be undertaken by the Port of Lewiston. The Plan will include a conceptual site plan, as well as environmental, regulatory, and real estate requirements for development of the parcel, as it has been communicated to the Corps.

3. Planning Team Structure

The Planning Team will include staff from the Corps District office in Walla Walla, and the Port of Lewiston. Planning team members include:

Name	Role	Affiliation	Location	Contact Information
Lisa Rodighiero	Project Manager	Corps	Walla Walla, WA	509-527-7333 Lisa.g.rodighiero@usace.army.mil
Jaynie Bentz	Port of Lewiston	Port of Lewiston	Lewiston, ID	208-743-5531 portjaynie@portoflewiston.com
David Doeringsfeld	Port Manager	Port of Lewiston	Lewiston, ID	208-743-5531 portdave@portoflewiston.com
Nolan Harper	Landscape Architect/Planner	Corps	Walla Walla, WA	509-527-7264 nolan.g.harper@usace.army.mil
Cindy Boen	Landscape Architect/Planner	Corps	Walla Walla, WA	509-527-7246 Cindy.a.boen@usace.army.mil
TBD	Civil Engineer	Corps	Walla Walla, WA	
Sean Redar	Corps GIS coordinator	Corps	Walla Walla, WA	509-527-7635 sean.p.redar@usace.army.mil
Nancy Herres	Real Estate Specialist	Corps	Walla Walla, WA	509-527-7331 nancy.j.herres@usace.army.mil
TBD	Environmental Resources Specialist	Corps	Walla Walla, WA	
TBD	Clarkston Office (for HMU issues)	Corps	Clarkston, WA	

The study team will meet a minimum of four times to discuss the kick-off, 30%, 60%, and 90% milestones. These meetings may be held in Walla Walla, WA or Lewiston, ID., unless inclement weather requires the meetings be conducted via conference call. In addition, the team may also meet as needed, either in person or via conference call, to discuss progress and issues. See Appendix B for project schedule.

4. Study Scope

The Port of Lewiston has identified a tract of land located at RM 0.2 on the Clearwater River as a site for waterfront development. The sponsor has requested assistance from the Corps for site planning, and a report that documents real estate, regulatory, and environmental compliance requirements for the future use of the site. The land was once owned by the Corps and is the site of an encapsulated landfill constructed by the Corps during construction of the Lewiston levees.

To assist the sponsor with future planning, the Corps will research and document information regarding the history of the site, review and comments by all appropriate internal COE departments and potentially acceptable development options. Information to be delivered includes:

- Real estate history and requirements
- Requirement and constraints regarding use of the encapsulated landfill area
- Potential public health, safety and welfare issues
- Location of existing utilities
- Requirement for new utilities
- Opportunities and Constraints associated with the adjacent Corps Habitat Management Unit (HMU).
- Other environmental and cultural issues

The Corps will also gather information regarding the technical requirements and feasibility of possible planned developments including;

- Marina development
- RV resort development
- Cruise ship berthing
- Commercial development
- Other identified development opportunities

The Corps will use the above data to prepare a conceptual site plan as well as a report that documents the information gathered

5. Deliverables

The Corps will deliver to Port of Lewiston a conceptual site plan as well as a report documenting the environmental, regulatory, and real estate requirements associated with the site.

The site plan will consist of conceptual drawings that address the desires of the port as well as the public desire for the site. The conceptual site plans will be delivered in a digital PDF version as well as hard copy prints.

The report will document the research and information gathered regarding the site. Future requirements and steps the Port must take before development of the site occurs will also be included. A digital file and hard copy of the report will be provided to the Port.

**Appendix B
Schedule**

Milestone	Date
Coordination Meeting	October 20, 2009
Sign Cost-share agreement	January, 2010
Receive sponsor funding	January, 2010
Kick-off meeting	January, 2010
30% Meeting	February, 2010
60% Meeting	May, 2010
90% Meeting	July, 2010
Deliver final product	September, 2010

**Appendix C
Budget**

Labor

Project Management	\$ 5,000.00
Environmental Compliance	\$ 4,000.00
Engineering (technical support)	\$ 2,000.00
Real Estate (reviewing, and document gathering)	\$ 1,000.00
GIS Support (mapping and technical information)	\$ 1,000.00

Non-Labor

Print Services (oversize scanning & printing)	\$ 500.00
Vehicles (4 days @\$60/day)	\$ 240.00
Contingency 10%	\$ 1,260.00

Total: \$15,000.00

Appendix D
Site Maps



Green line is project boundary
Yellow line is landfill location
Red lines are property boundaries