



ACME POWER PLANT SITE REUSE PLAN

May 22, 2023

REGIONALLY-DIRECTED TECHNICAL ASSISTANCE

The U.S. Environmental Protection Agency's (EPA) Office of Brownfields and Land Revitalization and U.S. EPA Region 8 provided technical assistance to the Sheridan County Conservation District by creating the Acme Power Plant Site Reuse Plan.

The project was supported by the dedicated staff of the Sheridan County Conservation District. Successful brownfields reuse and redevelopment often depends on early consideration of the range of potential future uses for each brownfields site. Local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances shape brownfield site reuse opportunities. Having this Brownfield Reuse Plan grounded in these local conditions will directly influence how that site is characterized, assessed, and cleaned up.

Previous support was provided to the ACME Power Plant Reclamation Project on behalf of the U.S. Environmental Protection Agency's Brownfields Program through a Visioning Process led by Kansas State University's Technical Assistance to Brownfields Program in 2017. The Sheridan County Conservation District was awarded a Brownfields Cleanup Grant in 2022 for asbestos removal in the ACME Power Plant Building, located on the subject site for this project. The ACME Power Plant Site has been entered into the Wyoming Department of Environmental Quality

(WDEQ) Voluntary Remediation Program (Site #58.220) and has received technical support from the WDEQ including a Surface Water and Groundwater Interaction Study, and a Phase II Environmental Site Assessment conducted on the Power Plant Building.



TA Recipient:
Sheridan County Conservation District



Site Address:
165 Acme Rd, Sheridan, WY 82801

Planning Activity:
Reuse plan for former Acme Power Plant Site

Disclaimer:

This report reflects Stromberg/Garrigan and Associates' analysis of data obtained from external data sources including open source GIS data, previous studies, and qualitative stakeholder input. The report was developed for the Sheridan County Conservation District under a contract EP-W-12-020 with the U.S. Environmental Protection Agency's Office of Brownfields and Land Revitalization. This is a contractor-prepared report and does not represent U.S. EPA's position. Any publication, distribution, or use of this report beyond the stated purpose is outside of the control of the U.S. EPA or the consultant team.

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Figure 1 - View of Fencing and the Power Plant Building from the South



DANGER
ASBESTOS
CANCER AND LUNG
DISEASE HAZARD
AUTHORIZED PERSONNEL ONLY

**DANGER
KEEP OUT**
Site Conditions Are Unstable and Hazardous
Site Under Environmental Review

PRIVATE PROPERTY
Call 307-672-6485 to report
Unauthorized activity or conditions

Under State Supervision

EXECUTIVE SUMMARY

The Acme Power Plant Site Reuse Plan (referenced herein as the Plan) outlines a strategy for reusing the former Acme Power Plant (the Site) as a park space, predominantly used for passive recreation. Originally developed in the early 1900's, the Site operated as a power plant until the 1970s and has since sat vacant between a few instances where different waste and salvage-related uses took place. Building materials and PCB contamination from the site's former use as a power plant, together with remnants of auto and battery salvage activities have resulted in substantial asbestos, PCB, and debris contamination throughout the site.

The Plan was created based on an analysis of available documents and data, site visits, and stakeholder engagement activities that were conducted as part of the reuse plan project. A Market Study, included as Appendix A, was completed in tandem with this plan to help inform proposed reuse options

and was based on the same background data and stakeholder engagement process described herein. A Financial and Funding Analysis was also developed in coordination with this Plan to verify fundability. The Plan is designed to work in coordination with current building materials remediation and future soils cleanup determined necessary. While the Plan anticipates that hazardous materials will be removed from the site and that capping or other remediation will need to occur, this Plan alone does not address all of the site remediation needs of the site and is not a remedial action plan.

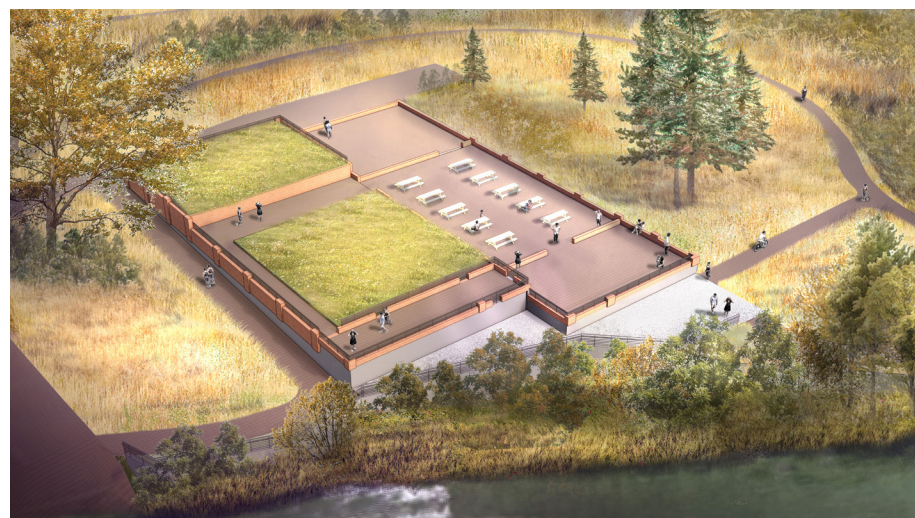
The design team learned through stakeholder engagement exercises that although there is much interest in recognizing the Site's history through its future uses, there is little interest in implementing the formal programming and maintenance that might be required to operate a museum or other type of indoor facility. Further, the Market Study indicates

that the site's remote location limits the relevance of the Site for many commercial uses and suggests a kayaking/whitewater park as a viable reuse option.

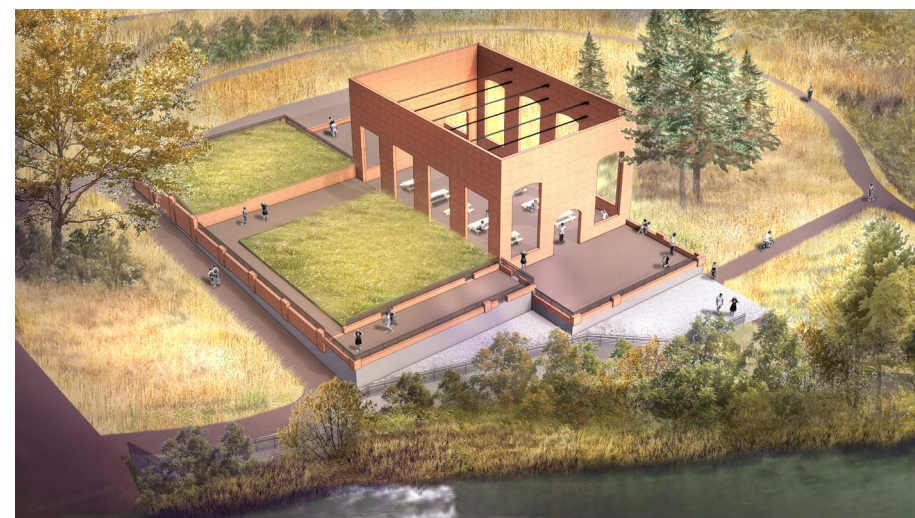
The Plan aims to pay homage to the site's previous uses and historic structures while providing a public park for passive land and water trail recreation. The Plan proposes that when debris and contamination are removed from the site, remaining structures could be demolished and removed, leaving behind the floor plate of the main power plant building. Three alternatives are presented, Alternative 1 is the most minimal alternative, with only the building floor plate remaining, Alternative 2 proposes that the shell remains on a portion of the structure, and Alternative 3 proposes that that shell be under roof. Each alternative proposes passive park amenities including: parking, a non-motorized boat launch, a restroom, walking paths, and a picnic area.

Given the site's location in an area frequented by recreational users and the potential for additional recreational development, implementation of the Plan will position the site to be a key recreational asset.

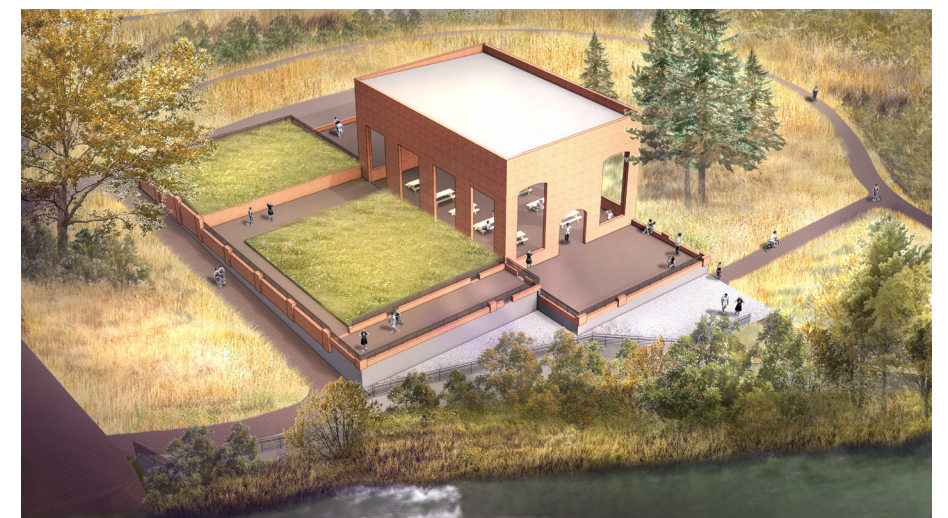
Refer to the Next Steps section on page 27, for initial steps necessary to pursue implementation of the Plan.



Alternative 1



Alternative 2



Alternative 3

Figure 2 - View of the remaining schoolhouse foundation in the former town of Acme.



PROJECT BACKGROUND

ACME POWER PLANT SITE

The subject site of this Reuse Plan is the former Acme Power Plant site (Acme site), located at 165 Acme Road in Sheridan County, Wyoming, approximately 10 miles north of the city of Sheridan. Built in 1910, the former power plant was initially owned and operated by the Sheridan County Electric Company. When Montana-Dakota Utilities Company (MDU) purchased the property in 1947, it performed upgrades to the steam turbines and constructed additions to the plant that year and then again in 1952. From March 1911 through August 1976, the power plant served the local coal mines, coal camps, the city of Sheridan, and the Sheridan Railway Company. It was powered by the coal from the mines it served and drew its water from the adjacent Tongue River.

Adjacent to the former Acme Power Plant are the remains of the town of Acme-- a 40-acre area that formerly was populated by approximately 100 homes, a school, a company store, and other community infrastructure. After the coal mines and power plant idled, the power plant and adjacent land, including the town of Acme, were transferred into private hands in 1977. At that time, residents of the town were



Figure 3 - Homes pictured here were relocated 10 miles south into Sheridan, when residents were forced to vacate the town of Acme

forced to vacate. Several of the homes were relocated to Sheridan, where they remain today. Visitors of the former town site will find a trees that once lined the streets of the town of Acme and a few building foundations, including the former schoolhouse.

In 1976, the power plant ceased operations after the U.S. Environmental Protection Agency informed MDU that the plant was not meeting air quality standards and would either need to be upgraded or decommissioned. There have since been periods of time that the site was unused between instances of it being used for auto salvage and car crushing, as well as battery recycling. There was also a period of time that the site served as a private residence for occupants of a mobile home that remains on the property. The Sheridan County Conservation District acquired the property in 2017 with plans to oversee site remediation and redevelopment and to develop partnerships with end user groups that could take long term ownership of the site.

RECENT PLANS AND STUDIES

In 2017 Kansas State University's Technical Assistance to Brownfields (TAB) completed a Site Reuse Visioning Process including a robust stakeholder and public engagement process attended by 56 members of the public, as well as several facilitators on behalf of local and regional organizations. The ACME Power Plant Reclamation Project Visioning Report, summarizing the public engagement process, outlined a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis discussion. The most popular Redevelopment Concept Ideas included in the Visioning Report were:

1. Outdoor Recreation Center with River Access,
2. Science/Teaching Center, and
3. Natural Park with Trails and Water Park,

Stakeholder input prioritized recreational reuse followed by local/community history and economic opportunity. These concepts and other qualitative details provided in the Visioning Report have provided a framework for the ACME Power Plant Site Reuse Plan.

Several additional studies have been conducted in coordination with the State of Wyoming's Department of Environmental Quality (DEQ) Voluntary Remediation Program (VRP) including:

- A Phase II Environmental Site Assessment-October 2017
- A Phase II Environmental Site Assessment focused on Hazardous Building Materials-October 2017
- Additional Assessment and Estimate of Hazardous Building Materials Remediation Costs – March 2018
- A VRP Public Participation Plan – December 2018
- Structural Evaluation – October 2020
- Historical Background and Personal Narratives – December 2020
- A Surface Water/Groundwater Interactions Study- June 2021
- A Site Assessment – Soils and Groundwater-September 2021
- A Debris Inventory- November 2021
- A Site Opportunity Analysis – December 2021

ABOUT THE BROWNFIELDS REUSE PROCESS

Successful brownfields reuse and redevelopment often depends on early consideration of the range of potential future uses for each brownfield site. Local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances shape brownfield site reuse opportunities. Having a site reuse plan grounded in these local conditions will directly influence how that site is characterized, assessed, and cleaned up.

General planning activities may be necessary to help determine the reuse options for redevelopment. Knowing the redevelopment reuse options for the site will inform the appropriate remedy selection, helping to ensure the site remains protective after it is redeveloped.

Envisioning how site reuse contributes to the community's revitalization vision, overall land use plans already in place, and determining feasible site reuse opportunities are critical planning steps in the brownfields redevelopment process. Examples of general brownfield planning activities include developing a reuse vision for a brownfield site or area; conducting a site reuse assessment, market evaluation/feasibility assessment, infrastructure evaluation, and/or land use assessment; and developing a disposition framework for a site. Please review the Planning Information Sheets on EPA's website for more details.

Figure 4 – A Tongue River Water Trail Access on Goose Creek, south of the site

Tongue River Water Trail – Goose Creek Culverts

Welcome, floaters! This project is made possible by community support.



Access Site Locations

- 1 Corner Bartlefield
- 2 Kleburn Recreation Area
- 3 Goose Creek Culverts (Goose Creek)
- 4 Welch Ranch Recreation Area

Access Site Amenities

	1	2	3	4	5
Restroom	•	•	•	•	•
Flagground	•	•	•	•	•
Picnic Area	•	•	•	•	•
Off-road parking area	•	•	•	•	•
Limited Public Access*	•	•	•	•	•
Distance to river access site downstream (miles)	16.0	4.0	3.5	8.5	-



*The access sites on this map include public lands and private lands where access permission has been granted. Please be respectful of all landowners. *Limited Public Access denotes private property. Stream banks and bottom are private land. Therefore, access is limited to river craft put-in areas only.*

"Take only pictures, leave only footprints"

Thanks for caring! Make trash bags a normal part of your gear, and pick up a little extra litter on each trip. Individual actions and Leave No Trace principles ensure a healthy watershed and positive community relationships.

CAUTION: Spring runoff creates hazardous conditions. Know the flow before you go, and wear a life jacket. **HAZARDS EXIST** at all flows: barbed wire fences, deep structures, and steep banks. Use caution. Plan ahead at sheridanct.org/rivertrip

sheridanct.org/rivertrip




SITE CONTEXT & CONDITIONS

LOCATION

165 Acme Rd, Sheridan, WY 82801

ZONING

The ACME Power Plant Site is zoned Industrial 1 (I-1). The intent of the Industrial 1 District is to allow for heavy industrial uses that require isolation from other uses due to sounds, glare, dust, and odor. Industrial 2, Light Industrial, and Commercial-1, wholesale and retail commercial, uses are allowable on I-1 zoned areas.

Properties surrounding the Site are zoned Agricultural.

The reuse of the ACME Power Plant Site is envisioned for passive recreation that would not require the isolation that heavy industrial uses require. Uses proposed in this Reuse Plan including open space, park playground, and recreational facility are not allowable uses in I-1 Zoning Districts. A variance or other action on behalf of the Sheridan County Commission may be required to pursue this Site Reuse Plan.

SITE OWNERSHIP

The site was acquired by the Sheridan County Conservation District (SCCD) in 2017 with support from the Sheridan County Land Trust and The Nature Conservancy.

SITE FEATURES

The site is located in a rural area approximately 10 miles north of Sheridan, WY and approximately 2 miles to the east of U.S. 14 on the Tongue River. The site is 5 acres in size, in an approximately square-shaped parcel spanning across the Tongue River. Approximately 4 acres of the parcel are located to the south of the Tongue River, and approximately 1 acre is located north of the river.

The Tongue River and surrounding land in Acme is a recreational asset that is locally appreciated by anglers and paddlers on the river as well as trail users and hunters on the land. The property is surrounded on all sides by land owned by the Padlock Ranch. Black Gold and the State of Wyoming are also nearby landowners. The Kleenburn Recreation Area, a county park with access to trails and a water trail is approximately 2 miles to the west and upstream of the site on the Tongue River which flows from west to east past the site.

The power plant building and auxiliary buildings on the site are on the south side of the river. A large pile of loose coal ash remains on the north side of the river. During site investigations, a weir spanned across the river midway across the site. A conveyor that once spanned across in the airspace above the weir is now situated along the southern bank of the river. The conveyor was used to transport coal ash to the north side of the river. The SCCD secured resources to plan and oversee the removal of the weir that was in poor condition. The weir was being

removed during the preparation of this report. A water-filled tunnel extends from the upstream side of the weir to underneath the building. A study [Appendix C] examining the relationship between the groundwater and the surface water indicated that the tunnel may flood during significant weather conditions, such as ice jams or high flows.

BROWNFIELD AND ENVIRONMENTAL CONDITIONS

Previous uses on the site including power generation and auto salvage have resulted in considerable brownfield contamination on the site. There is also remaining debris in and surrounding a mobile home near the east end of the site. The SCCD has been working to assess and remediate the site. There were previously 50-gallon drums near the rivers edge that were removed through an initial cleanup effort.

Brownfield assessments indicated that there is a considerable volume of asbestos throughout the building, PCB contamination covering much of the top 12" of soil throughout the site, and debris contamination throughout the site. Debris on the soil surface include scrap pieces of automobiles, materials that have fallen off of decaying buildings on the site, and residential waste material.

The SCCD is currently working to address contamination on the site, to develop redevelopment

plans for the site, and to identify end user groups that will partner in site development. The SCCD has directly secured U.S. EPA Brownfields Cleanup funding to remove asbestos in the building, as well as a subgrant from the State of Wyoming's U.S. EPA Revolving Loan Fund for soils cleanup and debris removal. Asbestos abatement and soil remediation will limit exposure pathways for contaminants in the building and in the soil to end users of the site. Site remediation that meets the State of Wyoming's Department of Environmental Quality's environmental requirements may involve removal and replacement of soil on the site and/or capping in contaminated areas. An analysis of brownfield cleanup alternatives that is based on the uses proposed in this reuse plan will determine the best strategy for remediating the soil.

RECREATIONAL AND TOURISM OPPORTUNITIES

The site and surrounding areas are in a remote location that is of interest for river and trail recreation. Nearby attractions include the Kleenburn Recreation and the Black Diamond Trail. Additional properties – the former Town of Acme and land owned by the State of Wyoming present opportunities for creating a larger tourist destination.

The Black Diamond Historic Mine Trail extends approximately 15 miles north of Sheridan and memorializes former communities and associated landmarks with historic markers containing photos and information about the areas rich coal mining history. The former Town of Acme is included in the Black Diamond Trail, which aligns to the south of the site along rural gravel roads shared by vehicles, bikes, and pedestrians. Site remediation and reuse as a passive recreational park will plug the site in to the existing recreational network by creating a destination at an endpoint of the Black Diamond Trail with informational signage explaining the history of the former Acme Power Plant.

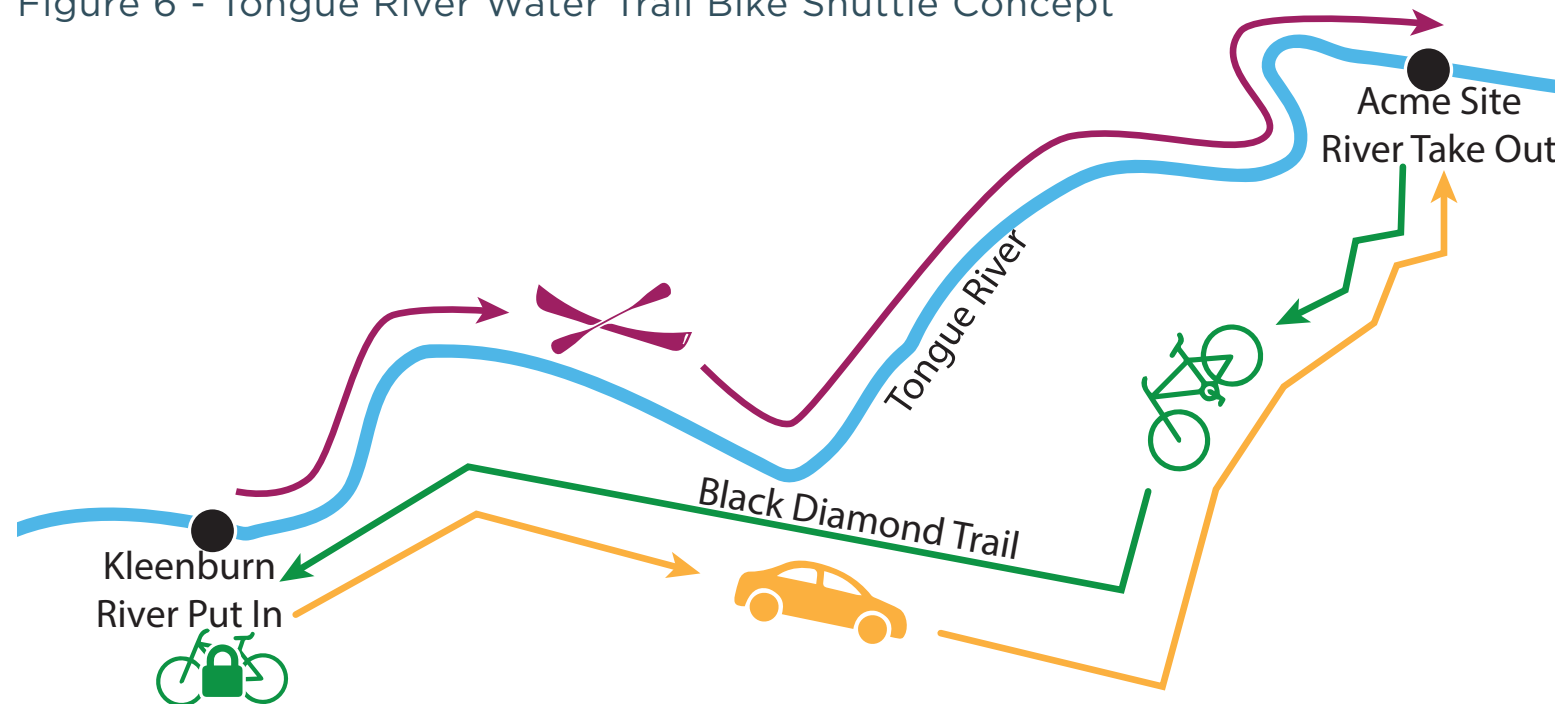
The site of former Town of Acme is located to the southeast of the Acme Power Plant site. After homes from the town had been removed, including several that were relocated to the City of Sheridan, not much remains of the town. There is a building foundation from the old schoolhouse, trees that formerly lined the town's streets, and a few small remnants. Although the town is currently located on private property, there is a marker along the Black Diamond Trail that recognizes the town's history. The reuse of the Acme Power Plant site may help position the former town site for reuse as additional recreational or other type of use.

Additionally, the State of Wyoming owns one square mile of land that is situated between the site and the Kleenburn Recreational area. This, together with other recreationally and historically interesting aspects of the area surrounding the site, presents many opportunities for the site to contribute to the area becoming a prominent recreational and tourist destination.



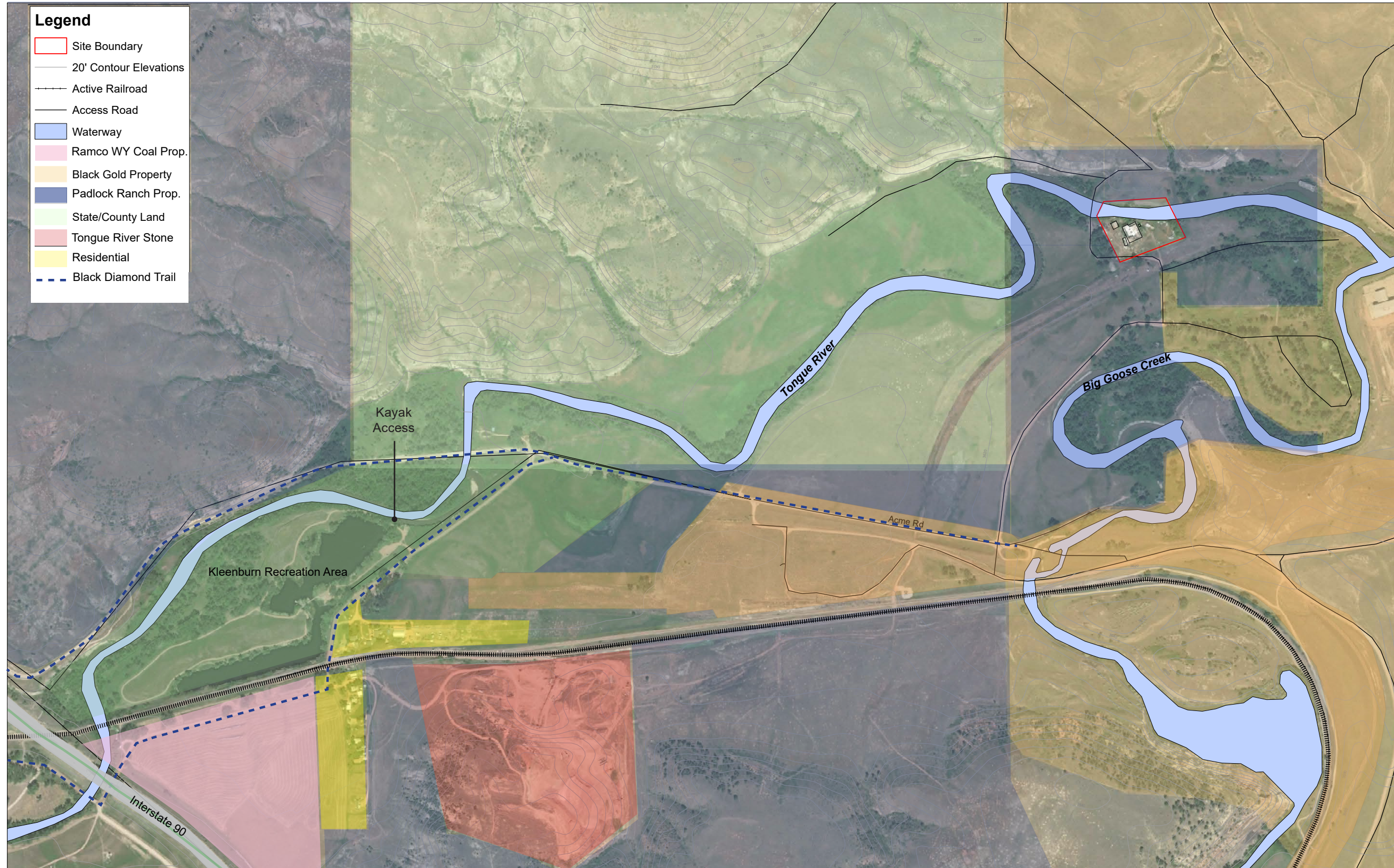
Figure 5 - Black Diamond Trail Marker near the Acme Power Plant site.

Figure 6 - Tongue River Water Trail Bike Shuttle Concept



The Kleenburn Recreation Area is an approximately 100-acre County-owned park with walking trails and a non-motorized boater access to the Tongue River. Having the Kleenburn Recreation Area located 1.75 miles upriver of the site and 1.5 miles away on the Black Diamond Historic Mine Trail, a river takeout at the site would provide an ideal opportunity for biking shuttle where river floaters could drop boats at the Kleenburn put-in, park shuttle vehicles at the Acme Power Plant site, and bike back to Kleenburn, leaving bikes to be picked up on the way out.

Figure 7 - Site Context and Property Ownership



NOT TO SCALE

Figure 8 - Site Aerial



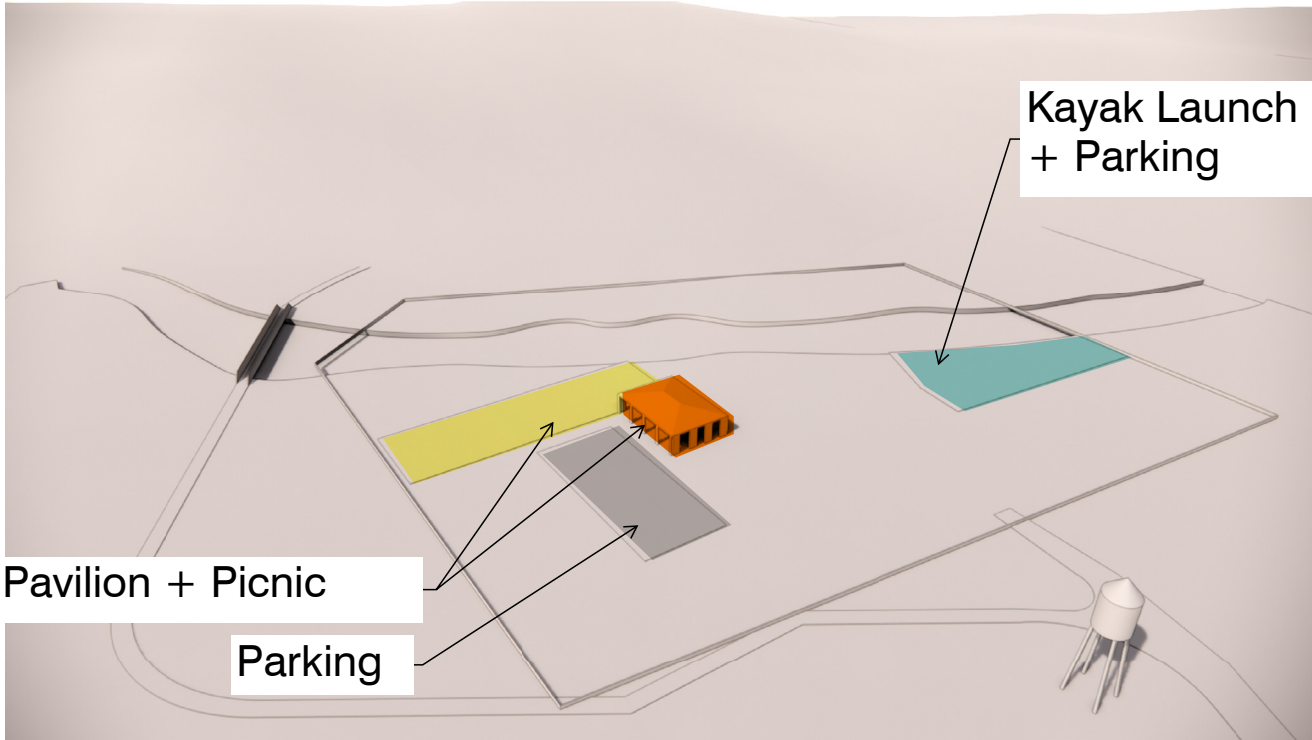
Figure 9 - Initial Concept 1A

INITIAL CONCEPTS

Initial concepts were developed by the design team, examining the potential for site buildout based on three distinct development tracks:

1. Primitive Site Development,
2. Medium-Intensity Site Development, and
3. Maximum Density Site Development.

The added consideration of whether to keep or remove the Acme Power Plant Building was considered with each potential development track, although the architectural program might vary greatly. The following initial concepts were developed based on perceived site attributes and details included in the 2017 Acme Power Plant Site Reuse Visioning Session Report. These development alternatives were used to guide discussions with project stakeholders about the site and architectural program for the site reuse plan.



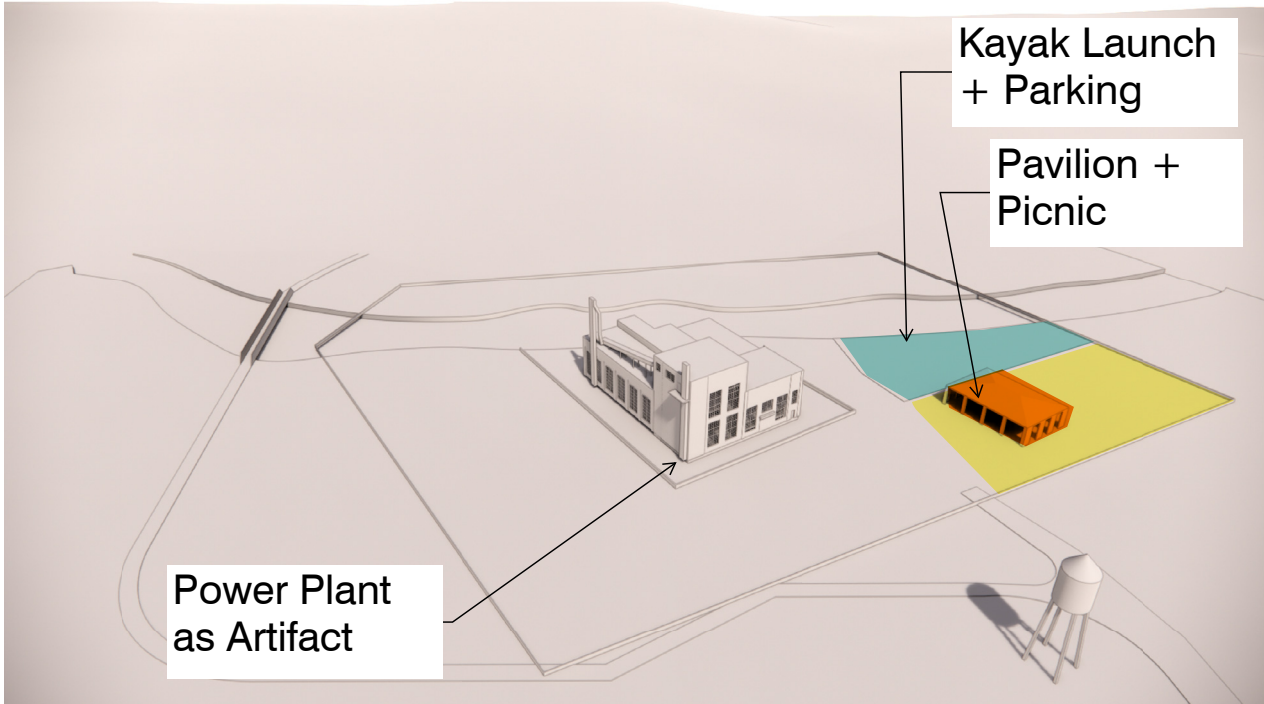
DEVELOPMENT ALTERNATIVE 1A - PRIMITIVE NATURE PARK WITH TRAILS

The first development alternative would involve completely removing the power plant buildings from the site. A new sheltered pavilion would then be constructed over a portion of the power plant's footprint, with an adjacent open-air picnic area on the river side of the pavilion. Recreational features would include a kayak launch with accompanying parking, and a primitive (composting or pit) toilet would be provided. Cleanup activities would include capping, soil removal, and soil replacement.



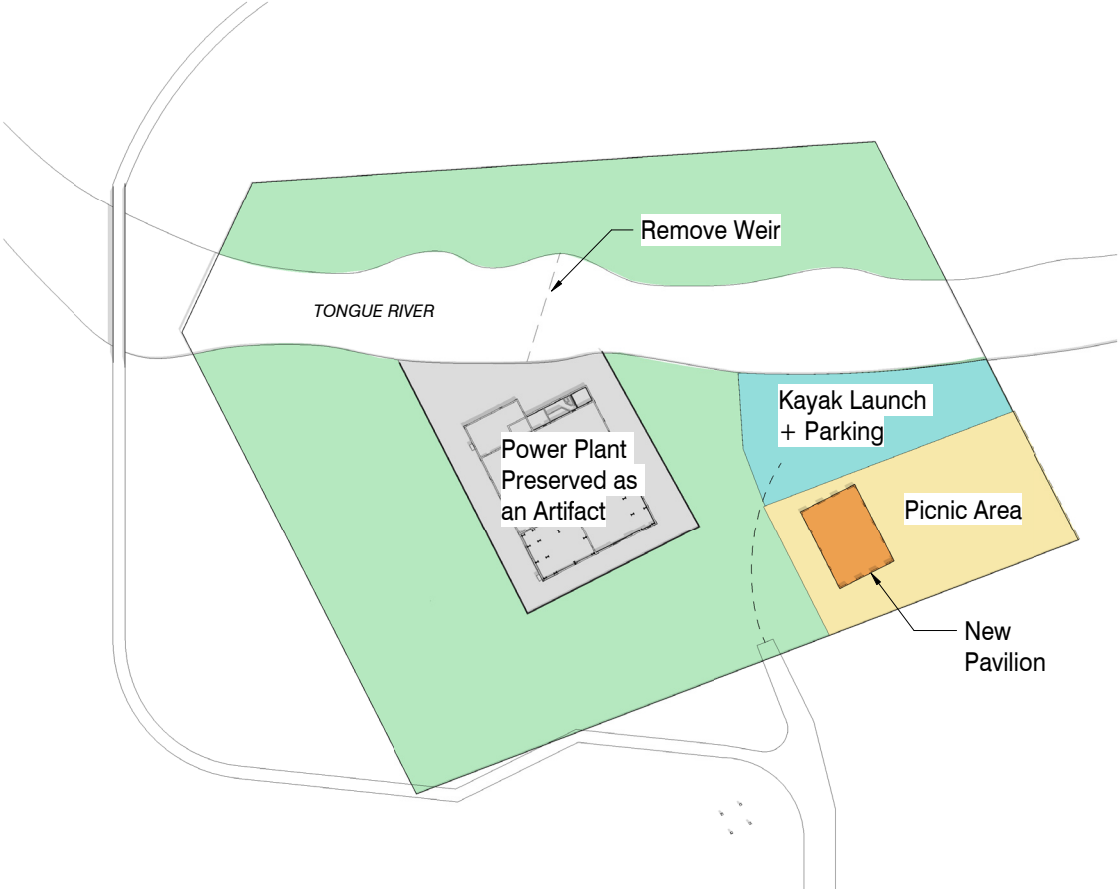
- Cleanup Site:** Capping, Soil Removal and Replacement
- Recreation:**
 - Kayak Launch
 - Picnic Space
 - Parking
- New Structure:**
 - Open Air Pavilion built over footprint of the power plant.
 - Design respects original building design
- Power Plant Treatment:**
 - Power plant buildings completely removed
- Utilities:**
 - Composting or Pit Toilet

Figure 10 - Initial Concept 1B



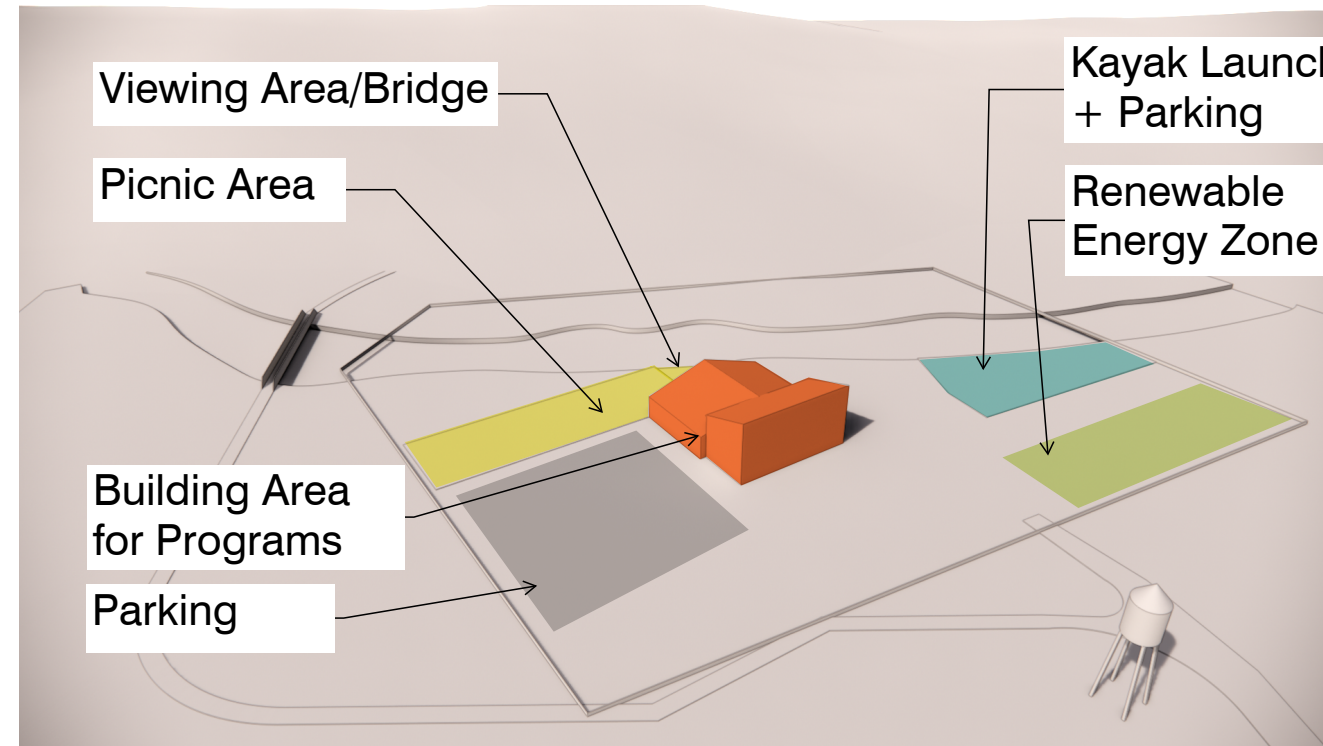
DEVELOPMENT ALTERNATIVE 1B - PRIMITIVE NATURE PARK WITH TRAILS AND POWER PLANT PRESERVED AS ARTIFACT

A second version of the primitive nature park concept would preserve the power plant buildings as an historic artifact. Instead of removing the buildings, they would be stabilized and secured. While the kayak launch and parking area would be in the same location as in Development Alternative 1A, the sheltered pavilion and picnic area would be located adjacent to the kayak launch and parking area rather than in the footprint of the former power plant.



- Cleanup Site:** Capping, Soil Removal and Replacement
- Recreation:**
 - Kayak Launch
 - Picnic Space
 - Parking
- New Structure:**
 - Open Air Pavilion built over footprint of the power plant
 - Design respects original building design
- Power Plant Treatment:**
 - Plant stabilized and secured to remain as an artifact
- Utilities:**
 - Composting or Pit Toilet

Figure 11 – Initial Concepts 2 & 3



DEVELOPMENT ALTERNATIVE 2 - OUTDOOR LEARNING CENTER

The outdoor learning center development alternative is focused on creating flexible spaces for events and programming. The power plant buildings could either be removed or reused for this alternative, as a replacement building would be constructed on the same footprint as the former power plant. Inside this reused or new building would be a closeable open-air pavilion and potentially a small concert venue, indoor flex event space, and commercial kitchen. As in Development Alternatives 1A and 1B, the kayak launch and parking area would be located at the east end of the site, downriver from the existing weir. A renewable energy field with a wind or solar installation would provide electric utility to the site and also serve as an educational component. As with Alternative 1, Alternative 2 also includes Options A and B, keeping the building or removing the building respectively.



DEVELOPMENT ALTERNATIVE 3 - OUTDOOR RECREATION AND EVENT CENTER

Development Alternative 3 Options A and B include very similar development elements as described in Alternative 2, with an emphasis on a more active site with more frequent and a higher volume of visitors to the site. In addition to an event space and open-air pavilion, this program also included equipment rental space, a rock climbing wall, and concessions.

OPTION 2: OUTDOOR LEARNING CENTER
OPTION 3: OUTDOOR RECREATION & EVENT CENTER

Cleanup Site: Capping, Soil Removal and Replacement

Recreation:

- Kayak Launch
- Picnic Space
- Parking
- Event Parking
- *Boat/Bike/Ski Rentals

Utilities:

- Composting or Pit Toilet
- Wind/Solar Energy
- Bathroom Trailer for Events

Power Plant Re-Use and/or New Structures:

- Open Air Pavilion (Closeable)
- *Small Concert Venue
- *Indoor Flex Event Space
- *Commercial Kitchen
- *Rock Climbing Wall in Tall Portion
- *Concessions

Figure 12 - View of Stakeholder Meeting Held in October of 2022



STAKEHOLDER ENGAGEMENT

A stakeholder engagement workshop was facilitated in October of 2022 with eighteen key project stakeholders. Please refer to Appendix D for the full summary, attendee list, and raw meeting notes from the 2-day site visit and stakeholder engagement process. Initial concepts, shown on pages 9-10, were presented and stakeholders were asked to share their preferred development alternative. Stakeholders overwhelmingly and almost unanimously preferred Alternative 1 – Primitive Nature Park with Trails with Building Removed.

FINDINGS AND RECOMMENDATIONS

End-Use Programming

- Sheridan Recreation District's summer programs could feasibly use the site for river access but would need restroom facilities.
- The Sheridan County YMCA's science camp could take place at the site. This would involve around 25 people per week for seven or eight weeks per summer. An outdoor classroom and restroom facility would be needed.
- The potentially limited programming on the site might not be frequent enough to merit an entity to manage reservations. Events might take place on a first come, first served basis.

Site Design

- Stakeholders strongly encouraged limiting the development program of the site and prioritizing a very low-maintenance end use.
- The remoteness of the site makes it very vulnerable to vandalism.
- Building materials could be reused in the site design if the power plant building were removed. A plaque, similar to those on the Black Diamond Trail, would help to memorialize the building. Even if the building were removed, the building footprint and foundation could be preserved, with a seat wall surrounding the building.
- Some SCCD board members who are close to the project spoke in favor of restoring the on-site maintenance building as a restroom, museum, and flexible event space. The majority of stakeholders, however, were not in favor of any type of indoor structure on the site, except for primitive restrooms.
- Based on the existing infrastructure and ownership issues on the Tongue River Water Trail, the Acme site could be a nonmotorized boating takeout point for boaters who launch at the Kleenburn Recreation Area or further upstream.
- Parking, a restroom facility, and a boat takeout would ideally be situated closely together.
- Removing the weir in the Tongue River would help with wildlife habitat and fish passage.

Market Demand and Ownership Structure

- SCCD does not want to retain long-term ownership of the site. An end user therefore needs to be identified. Sheridan County could be a potential site owner/end user, especially if considering joining this site together with the Kleenburn Recreation Area just upstream.
- Padlock Ranch, the owner of the 341-acre parcel surrounding the site, or the State of Wyoming, who also owns a large parcel of land near the site, was suggested as a potential site owner/end user.



Figure 13 - View of Stakeholder Meeting Held in October of 2022



TONGUE RIVER

PREVAILING WIND

PATIO VIEWING DECK
PAVILION (WOOD)

PICNIC TABLES

PLAYGROUND

MUSEUM

RR

MOUNDS

MOUNDS

PARKING

OVERFLOW

LAWNCHAIR

PERIMETER SENT WALL AT EXT WALLS

ACCESSIBLE PATH

MODEL TOWN?

TREES PROB NOT POSSIBLE - MOWED GRASS? CONCRETE

AND WATER BE AVAILABLE

Figure 14 - View of Sketch Created at Stakeholder Meeting

BROWNFIELD REUSE PLAN

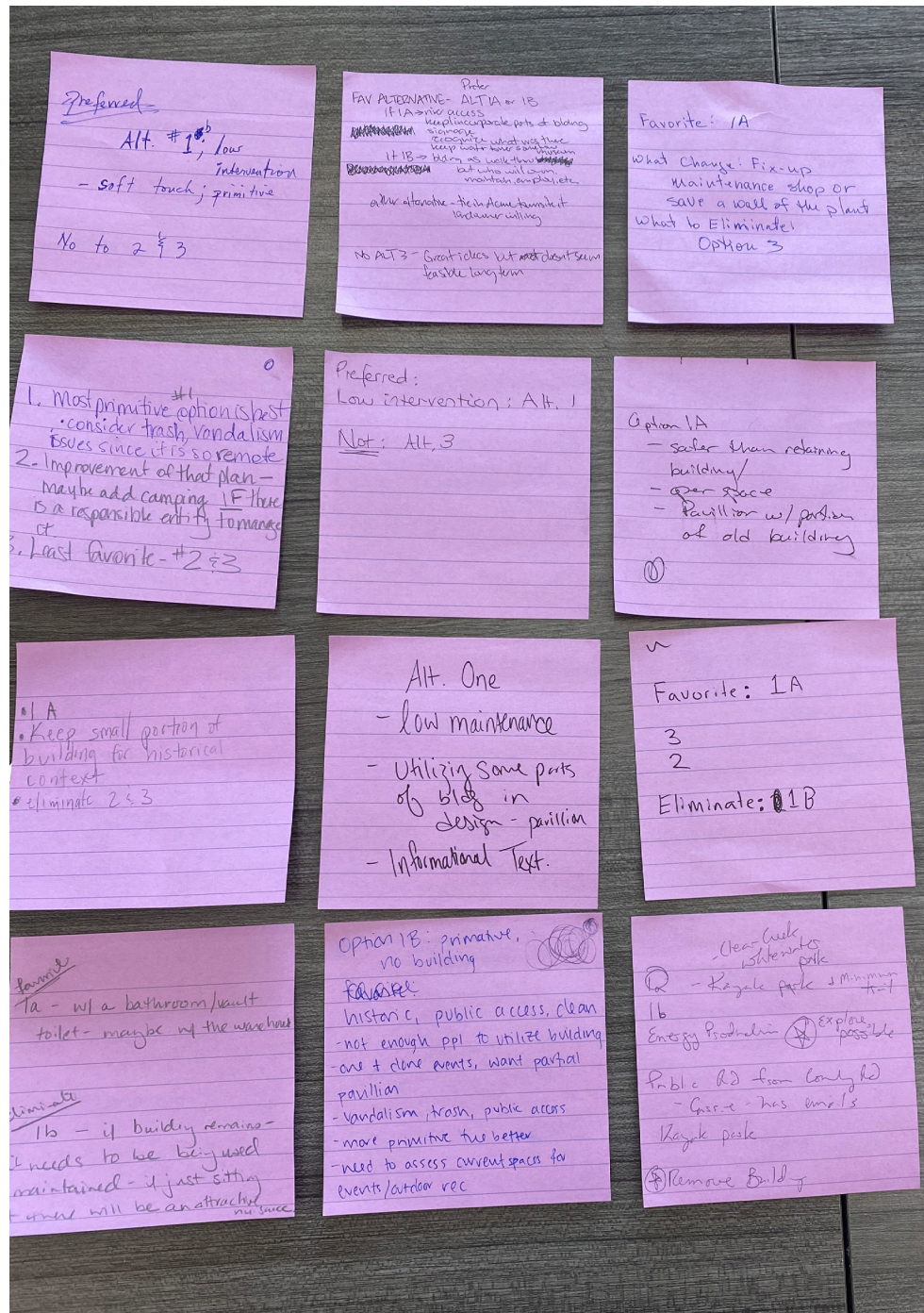


Figure 15 – View of Notes Collected at Stakeholder Meeting



Figure 16 – View of Precedent Project in Harpers Ferry, WV

Based on an analysis of the site, review of available documents, and input received through stakeholder engagement, the following site and building program is suggested:

SITE AND BUILDING PROGRAM

Within Acme Power Plant Foundation/Footprint

- Deconstruct Building
- Preserve Building Footprint
 - Pavilion
 - River Overlook Area
 - Unprogrammed Open-Space
 - ADA Access Throughout

Additional Site Developments

- Perimeter Walking Path
- Unprogrammed Open Space
- Parking Lot to Accommodate 22 Vehicles
- 2-Stall Pit Toilet

Note: It is assumed that all ground surfaces may double as a cap providing a barrier between site users and site contamination. Any capped areas may be subject to maintenance and/or land use restrictions in coordination with environmental remediation solutions to be determined through the brownfield cleanup process. Dependent on cleanup plan restrictions, Unprogrammed Open Space may take the form of native plantings, which may be preferred from an ecological and maintenance perspective, or mowed lawn space, which may be needed to maintain capping on the site.

Figure 17 - View of Project Team Site Recon in October of 2022



SITE PLAN

Implementation of the Acme Powerplant Site Reuse Plan will provide a passive nature park to be enjoyed by pedestrians, cyclists, motorists, and paddlers. Whether traveling from near or far, pedestrians, cyclists, and motorists who currently enjoy the Black Diamond Trail and the Tongue River Water Trail will enjoy a new stopping point along their route. Contaminants and debris that currently exist on the site will be removed, as will the existing buildings. The floor plate of the power plant building is proposed to be stabilized and to remain as a reminder of the site's industrial heritage. Parking, restrooms, and a boater access will promote day use and user comfort.

Although minimal organized activation is proposed on the site, small events such as picnics, concerts, and races are a possibility.

FIGURE 18 - BUILD-OUT YIELD TABLE

Program	Area/ Length	Notes
Architectrual		
Building foundation footprint	13,000 SF	Will require infill of basement and leveling of existing floor elevation.
Pavilion and/or Building Shell	1800 SF	
New Restroom Facility	144 SF	
Site		
Parking Area	6,300 SF	Parking for 24 vehicles
Walking paths	1100 FT	
Boater Takeout	N/A	
River Overlook	500 SF	
Capped Lawn/Native Planting Area	3.25 Acres	Excludes paved surfaces and building floor plate

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Figure 19 - Site Reuse Plan

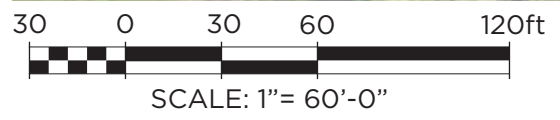
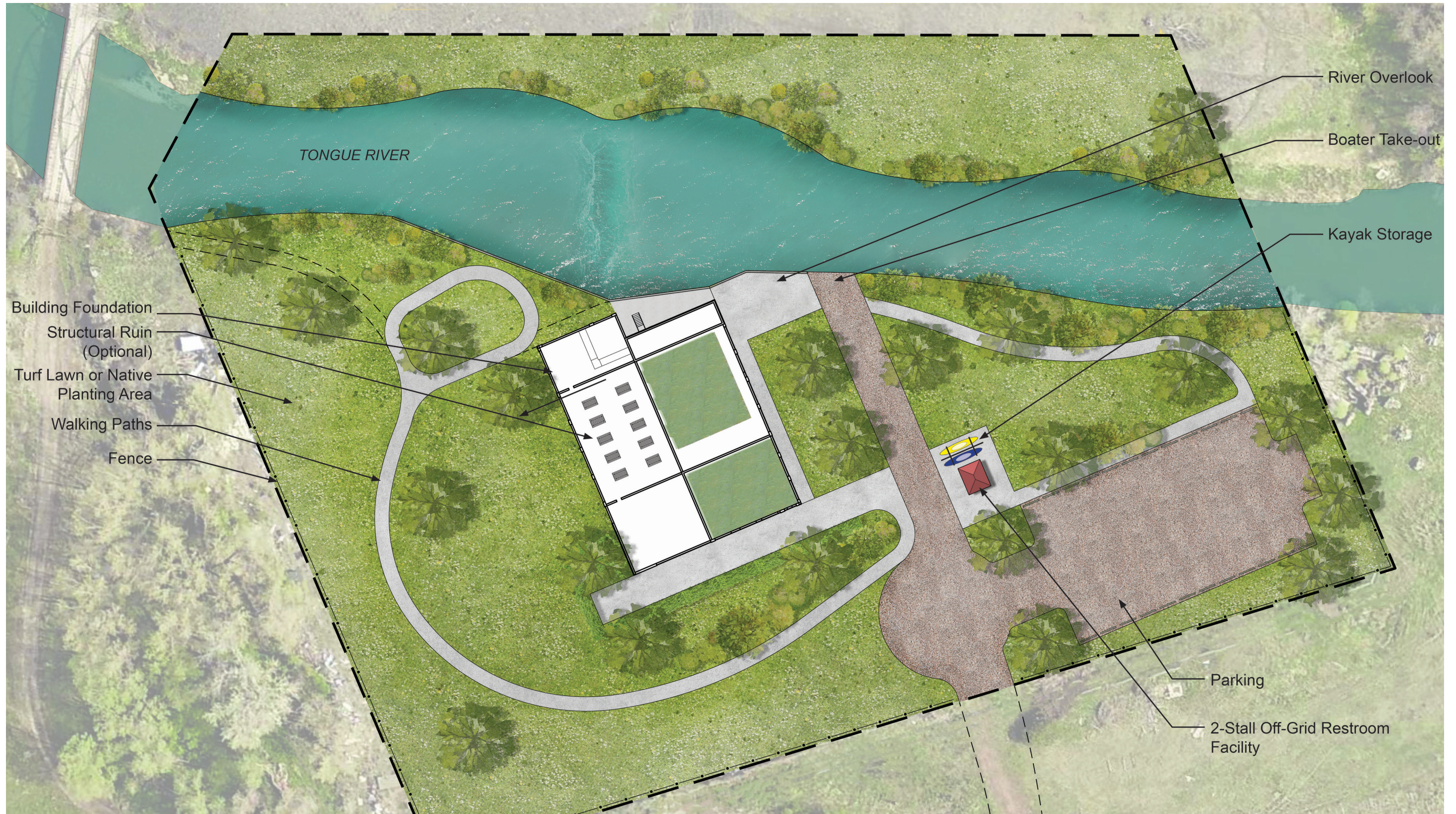
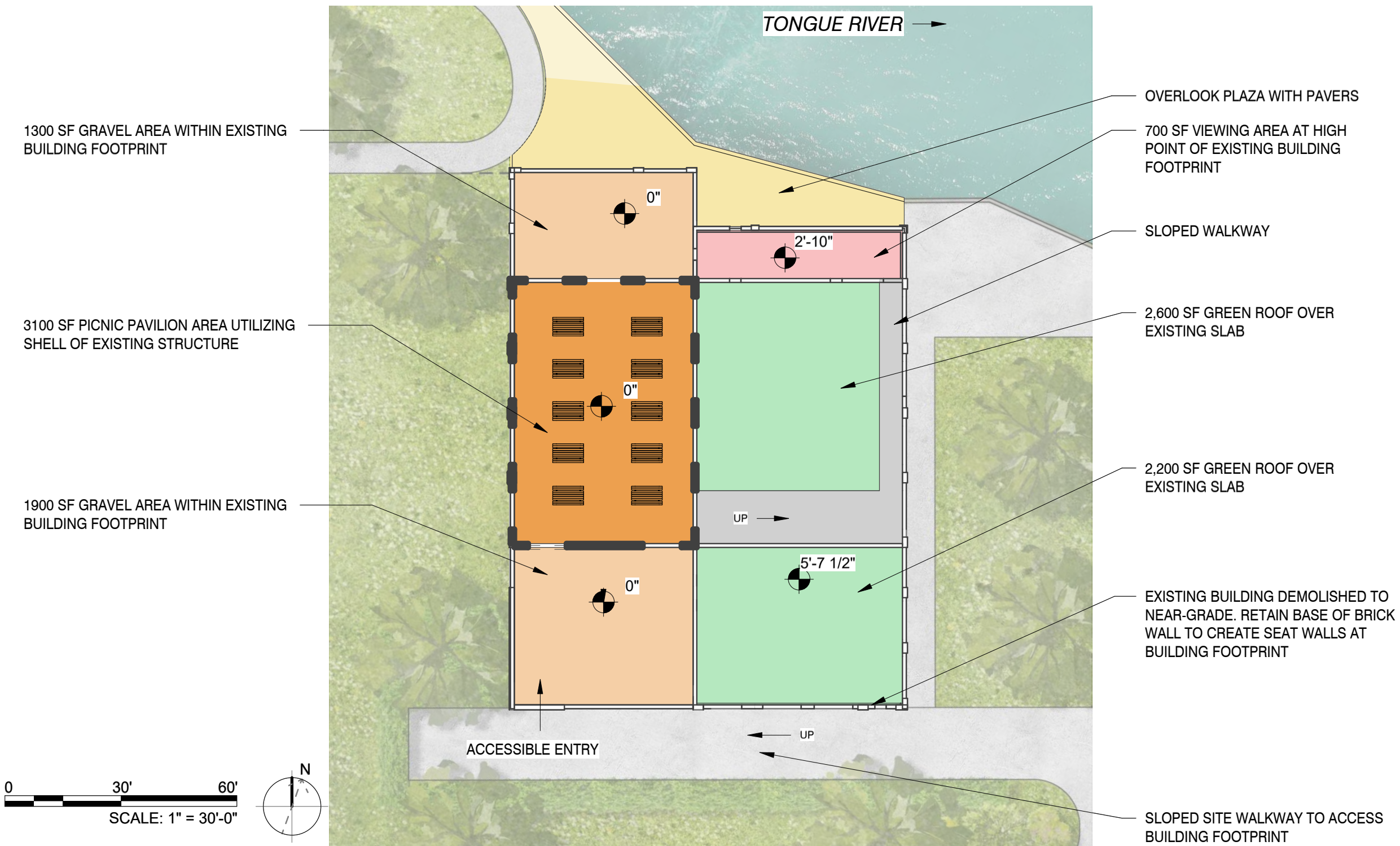


Figure 20 - View of Ash Pile, Tongue River, and Power Plant Site



ARCHITECTURAL SCHEMATIC FLOOR-PLAN

Figure 21 – Architectural Schematic Floor Plan



The building floor plate will remain at the various floor elevations which exist in the building today. Seat walls, extending 18" above the floor elevation of each space, are proposed to remain, which are connected by the building's existing doorways. A gently-sloped walkway will provide ADA access through the structure. Two large areas on the floor plate are proposed to support vegetation, similar to a green roof or planted landscape bed. The space may remain open. However, if additional programming is desired in the future, a playground can be installed on the floor plate.

A portion of the building could remain as a structural ruin on the site. The central space on the western side of the building is suggested as the preferred location for a potential ruin due to its condition, its form, and its orientation to the river and the viewshed.

Three alternatives are presented for the completed floor plate:

Alternative 1 – No Structural Ruin (aside from the floor plate and seat walls)

Alternative 2 – Structural Ruin with No Roof

Alternative 3 – Structural Ruin with Roof

BIRDSEYE PERSPECTIVE OF PROPOSED DEVELOPMENT

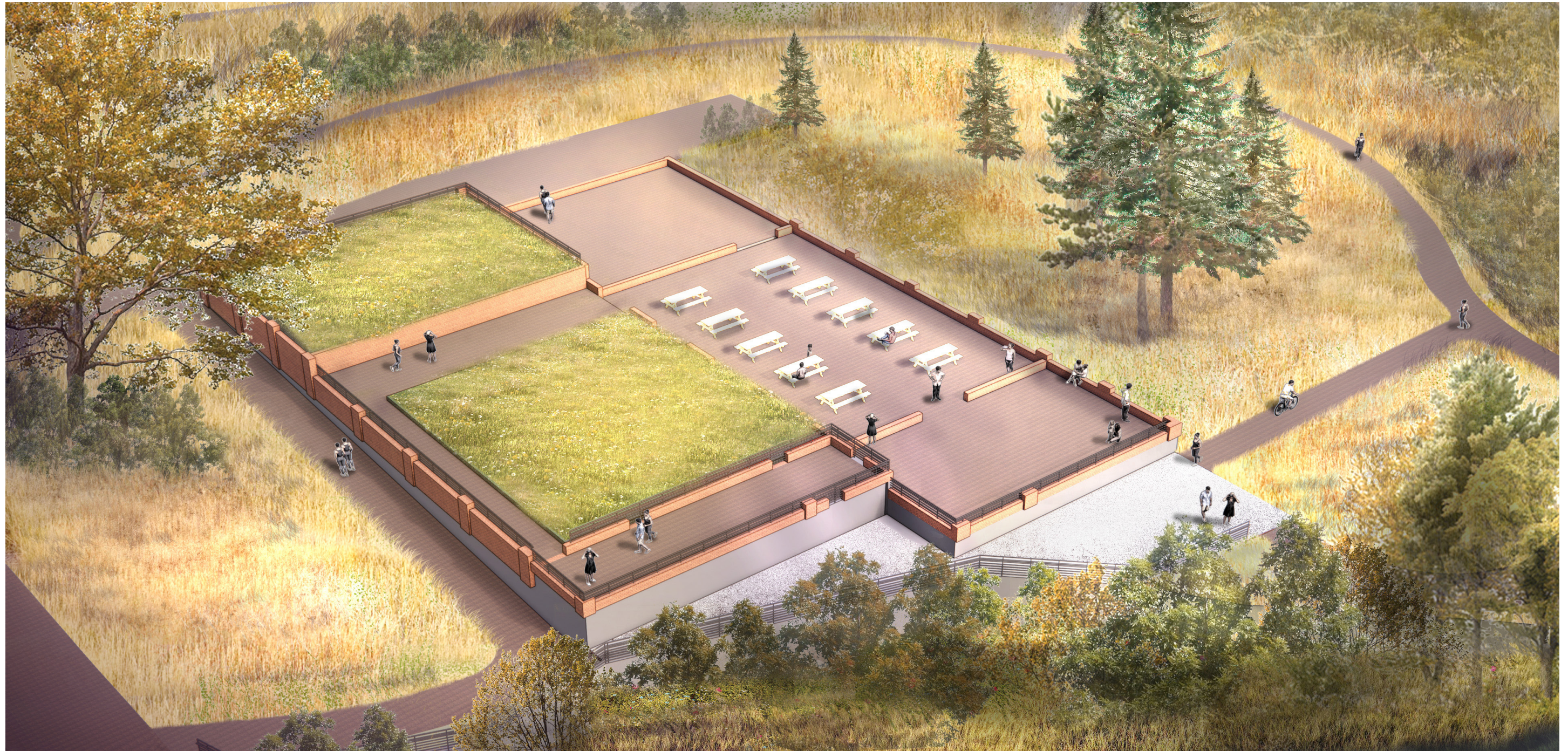


Figure 22 - Birdseye Rendering - Alternative 1

Acme Power Plant
Site Reuse Plan

Figure 23 - Birdseye Rendering - Alternative 2

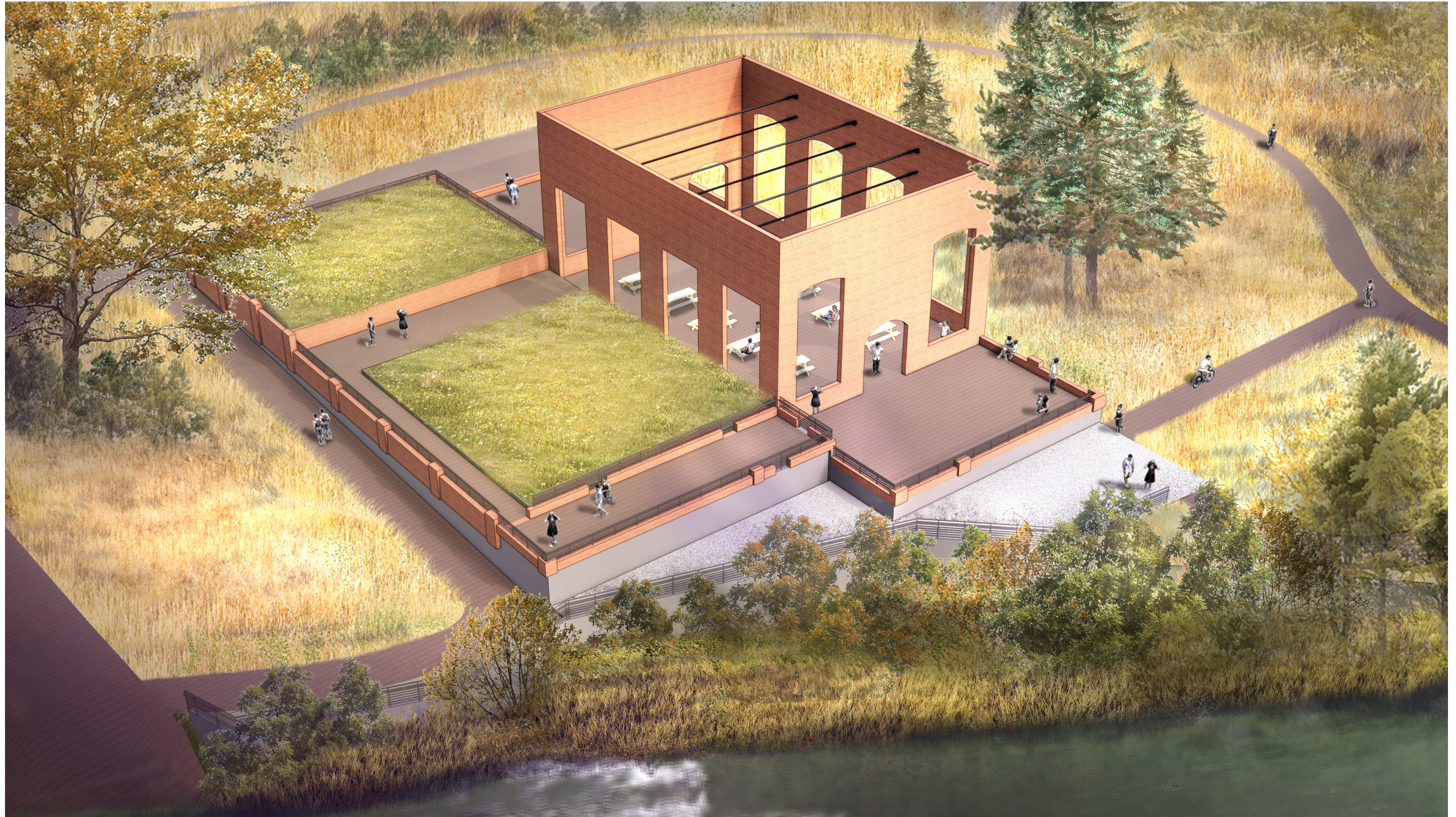
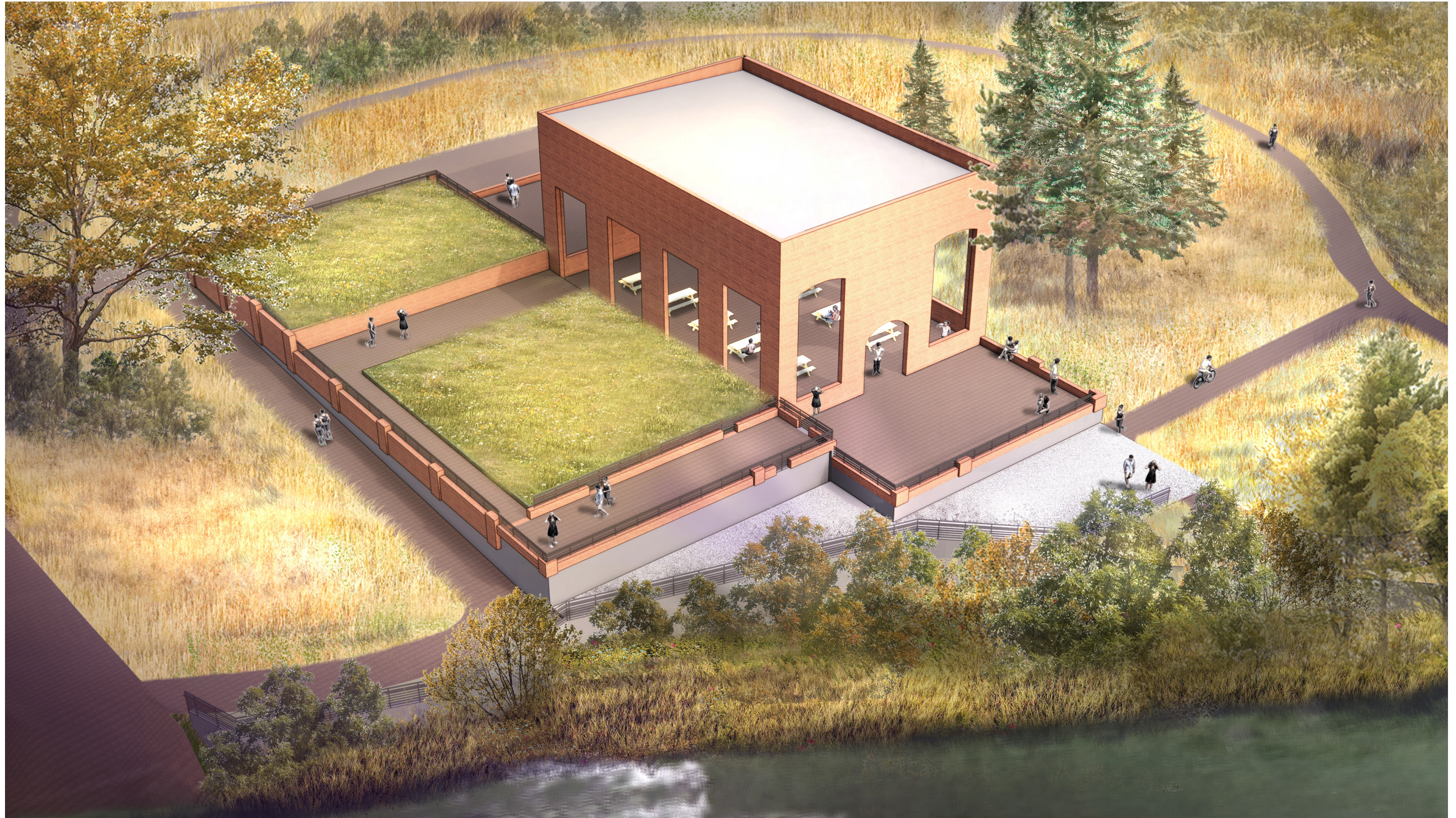


Figure 24 - Birdseye Rendering - Alternative 3



OPERATIONS & MAINTENANCE CONSIDERATIONS

When the reuse plan is fully implemented, a clear strategy for Operations and Maintenance (O&M) is needed. Not only will funding agencies likely require an O&M plan for elements of the park development project to be funded, developing a park space without an O&M plan will likely result in overgrown vegetation and broken infrastructure that is vulnerable to vandalism. The site's O&M plan will include:

- Facility Inspections – In accordance with product and/or custom design specifications
- Mowing/Weed Wacking – Weekly on a seasonal basis
- Vegetation Care – Although low-maintenance vegetation is likely to be installed in the long term, years 1 and 2 will require intensive weeding
- Tree and Shrub Care – To remove safety hazards
- Litter Control – Weekly
- Surfaces and Paths – Cleaned and/or repaired when appearance has been affected
- Repairs – When safety, appearance, or function is impacted
- Restrooms – Inspected at least once daily during peak season, more during special events, and less during non-peak seasons

Maintenance activities may be completed through a contractual agreement with financial support provided by park user groups. A structure for funding a portion of park maintenance can be incorporated

into Memorandum(s) of Understanding with park user groups. Additionally, space rental for pavilions and the community center as well as sponsorships may also contribute to the park's operations and maintenance.

In addition to planned park maintenance activities suggested above, the park requires cyclic maintenance repairs. Cyclic maintenance deals with the normal replacement of a capital item such as a roof. Cyclic repairs are a function of weather, use, and other circumstances such as natural events. Because the time frame is years away, projecting actual costs is not possible. The American Public Works Association recommends budgeting two to four percent of the development costs annually to establish as a capital reserve account for cyclic repairs. Advances in technology will also impact the future costs based upon changes in design and materials. Cyclic repair and replacement considerations include the following:

- Infrastructure: Roads, parking lots, trails, utility lines for water, sewer and electric. 10 – 30 years.
- Play Equipment: 10-15 years.
- Buildings and Structures: Roofs, furnishings, picnic tables and benches, shelters, bridges, and fencing. 10-30 years.
- Equipment: trucks, cars, tractors, trailers, and other large units based upon number of hours of operation, miles used, and repair costs.

OPINION OF LEVEL OF MAGNITUDE COSTS

Priority	Project	Estimate of Probable Costs	Description/Clarifications
Structural			
Phase 1	Building Demolition	\$104,000	This estimated cost is for deconstructing the structure and does not include removal or management of waste building materials.
Phase 1	Removal of Building Materials	\$120,000- \$340,000	The most substantial costs associated with demolishing the structure may be the hauling and disposal of building materials. These costs can be reduced by the scrap value of metals. They can be further reduced by burying clean hard fill, such as bricks, on the site or identifying a party to take the material. If some materials are buried, there will still be some materials, such as glass and metal, that will need to be removed from the site. This estimate does not include the removal of asbestos or other hazardous materials.
Phase 2/3	Foundation Stabilization	\$80,000	Infill of basement, surface stabilization
Phase 2/3	Foundation Finishing	\$160,000	Seat walls, pavilion, ADA access ramps, hardscaping, and furnishings
Phase 2/3	Alternative 1 - No Structural Ruin	\$50,000	If it is decided that no portion of the structure is to remain, there will be costs associated with demolishing this portion of the structure and removing the building materials.
Phase 2/3	Alternative 2- Structural Ruin with or without cover	\$60,000	A structural consultation should occur before the partial demolition of the structure. A follow up evaluation will ensure that the remaining structure is stable. The estimated costs would be to develop engineering strategies and implement solutions to stabilize the structure. Costs may vary.
Phase 2/3	Alternative 3 - Structural Ruin with Cover	\$100,000- 180,000	The same process described in Alternative 2 will be required. Alongside the evaluation of the structure, the structure's roof will need evaluated and repaired or rebuilt. Costs may vary.
Phase 2/3	Restroom	\$35,000	2-stall pit toilet
Site			
Phase 1	Hardscaping/ Gravel Pathways	\$75,000	Approximately 25,000 SF of hardscaping proposed - walking paths, parking lot, river access. Estimate is based on \$3 per square foot, which may vary.
Phase 2/3	Informational Signage (not illustrated)	\$25,000	Design and installation of signage explaining the site's history and current programming
Phase 2/3	Playground (not illustrated)	\$75,000	Optional
Approximate Probable Development Costs		\$649,000 - \$1,074,000	

Clarifications

1. This rough order of magnitude cost breakdown is intended to inform the client, design team, and other involved parties of the potential costs associated with site redevelopment. Opinions of probable costs provided are based on historical cost data. This cost evaluation represents the judgment of the design professional who does not guarantee that proposals, bids, or actual construction costs will not vary from his/her original opinion of the probable project costs.
2. Costs exclude soft costs, inclusive of design fees, permits and permit review, owner's construction contingency, and FF&E.
3. Soil Remediation will be required early in the redevelopment process alongside proposed Phase I activities. This may involve soil removal and replacement with clean fill and/or capping, contingent upon details included in Analysis of Brownfield Cleanup Alternatives. Soil remediation may be very costly, with the majority of costs associated with the removal and disposal of soil containing hazardous material in a hazardous material landfill.

Figure 25 – Opinion of Level of Magnitude Costs

NEXT STEPS

The SCCD has made large strides toward reusing the Acme Power Plant site and still has a lot of work to do to create the passive park space that the community would like to have. To advance the implementation of this plan, SCCD can work to advance efforts to 1) Remediate the Site, 2) Develop Partnerships with End Users, and 3) Raise Funds for Project Completion.

- Complete an Analysis of Brownfield Cleanup Alternatives (ABCA) for the Site that is based on the reuse plan for the site.

With cleanup funds in hand and a strategy in place to address the contamination in the building, an Analysis of Brownfield Cleanup Alternatives (ABCA) for soil remediation will compare the cost, timeline, and effectiveness of cleanup alternatives that could be implemented on the site and suggest a preferred alternative that can be used to guide brownfield remediation.

- Develop Formal Partnerships with End User Groups.

With a reuse plan in place, the SCCD can reach out to community organizations with the goal of discussing opportunities for partner entities to lead in developing park infrastructure and programming on the site. Formal Memorandums of Understanding can be developed that clearly outline organizational roles and expectations. Partner entities can play a leading role in raising redevelopment funding, managing construction, and more.

- Identifying and Securing Implementation Funding

SCCD can pursue additional support from the U.S. EPA Brownfields program to remediate the soil on the site. However, as outlined in the Opinion of Level of Magnitude Costs, additional funding will be needed to redevelop the site. The accompanying funding and financing study outlines several of the many large and small efforts to come that will be required to advance the project to completion.