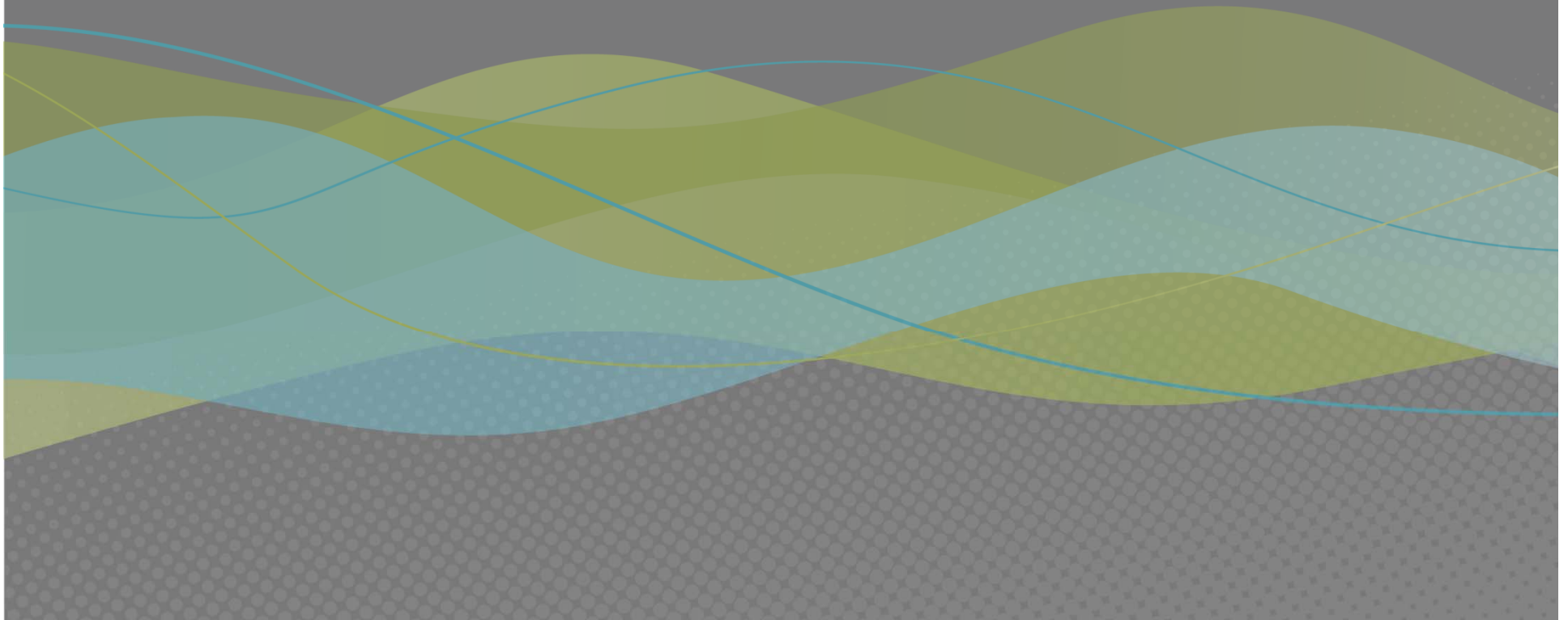




St. Helens Waterfront Area-Wide Plan

Community Meeting
February 06, 2019



Agenda

1. Welcome
2. Brownfields 101
3. Brownfield Planning in St. Helens
4. The CWA Grant and the Role of the Community
5. Site Selection Process
6. Next Steps
7. Adjourn

Brownfields 101

Brownfields 101



*A **brownfield** is defined as real property, the expansion, redevelopment, or reuse of which may be **complicated by the presence or potential presence** of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.*

Brownfields 101

DEFINITIONS

Contamination: hazardous materials and petroleum

Clean up: (aka. remediation) depends on the future use of the property. There are three main ways that a property is cleaned up:

- Dig & Haul
- Treat in Place
- Cap

Breaking the pathways of exposure: ensuring that any contamination that remains on-site will not come into contact with humans or other species.

Brownfields 101

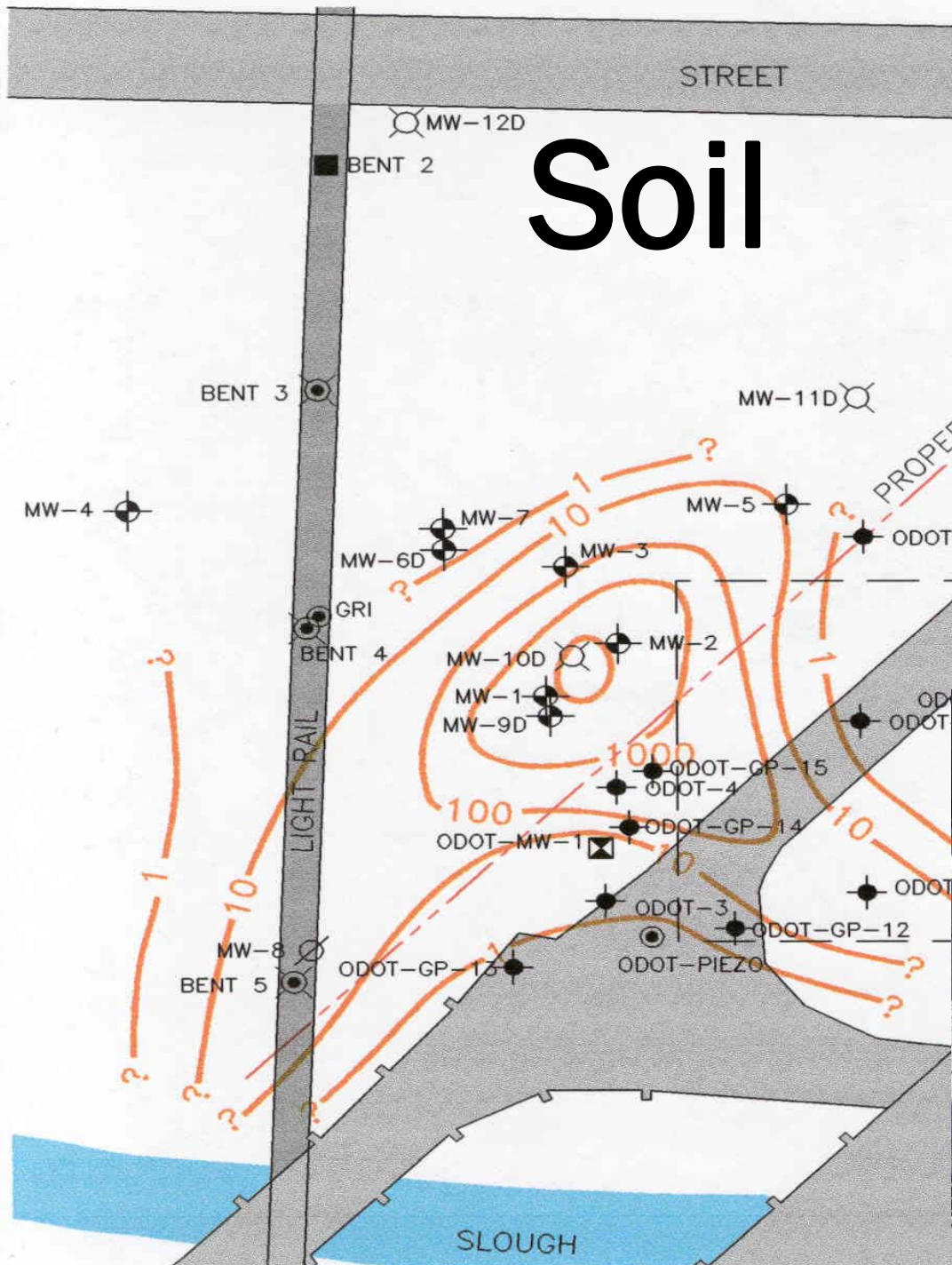
What types of properties are brownfield?

Why do these sites require outside/federal funding?

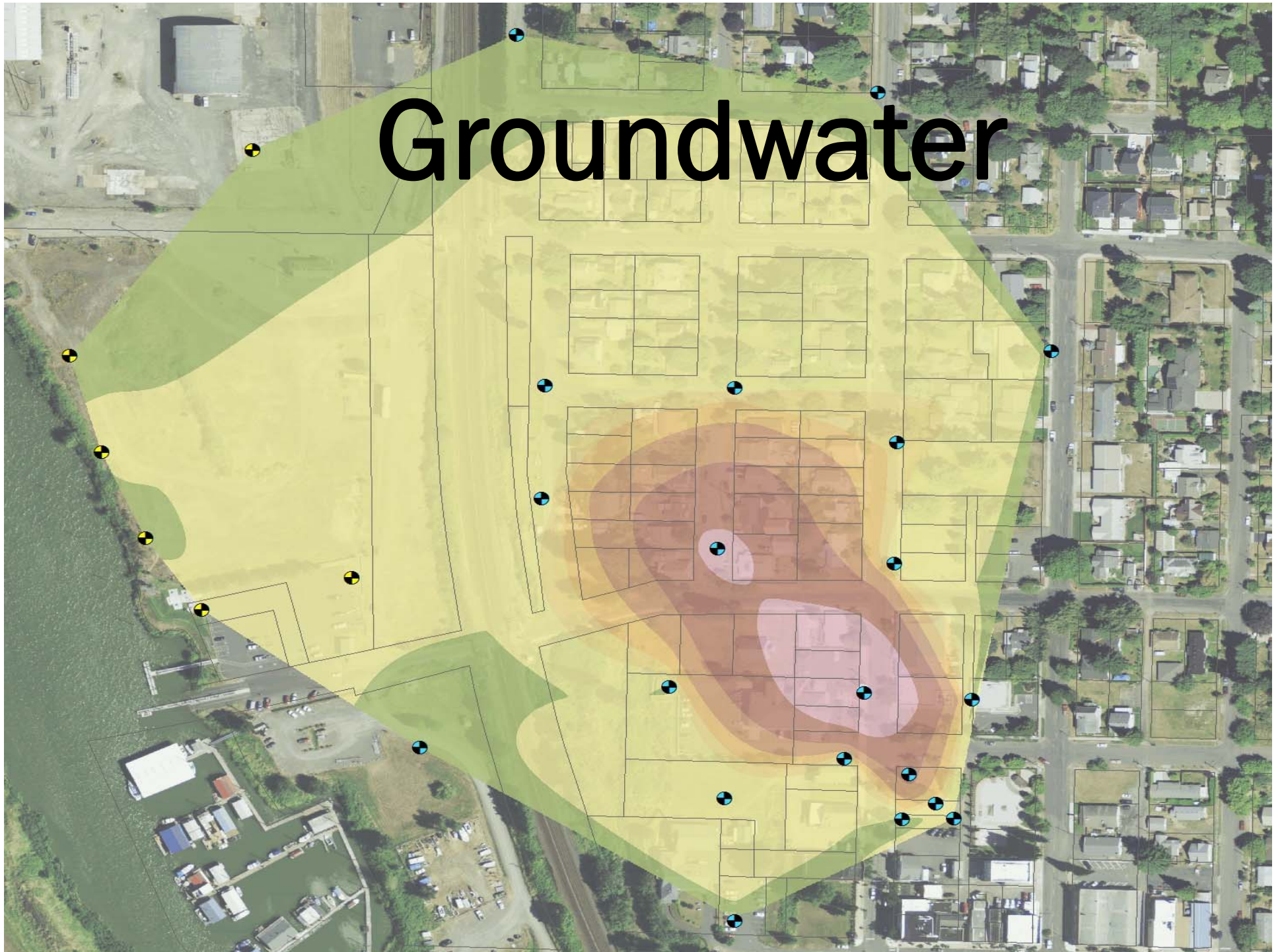
What sort of impacts can assessment/remediation of brownfields?

What does a contaminated property mean for the property owner?

Soil



Groundwater



Hazardous Building Materials



Sediment



ASSESSMENT TO CLEANUP

Environmental Assessment

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment

Analysis of Cleanup Options

- Feasibility Study
- Analysis of Brownfield Cleanup Alternatives

Cleanup Action Plan

- Administrative Pathways (NFA)
- Prospective Purchaser Agreement



PURPOSE OF A PHASE I ESA

- Liability Defense—All Appropriate Inquiry (AAI)
- Support go/no go decision making
- Lender requirement
- EPA Brownfield Grant requirement
- Not usually a requirement of state Cleanup Process



ELEMENTS OF A PHASE I ESA

- Environmental Records Review
- Review of Historical Land Use Sources
- Site Reconnaissance
- Interviews
- Report



Figure 14: Morning Milk Co. as recorded on a 1944 Sanborn Map georeferenced to a 2011 Bing Maps airphoto (Sanborn Map courtesy of Maul Foster Alongi, Inc., 2012).

PHASE I ESA OUTCOMES

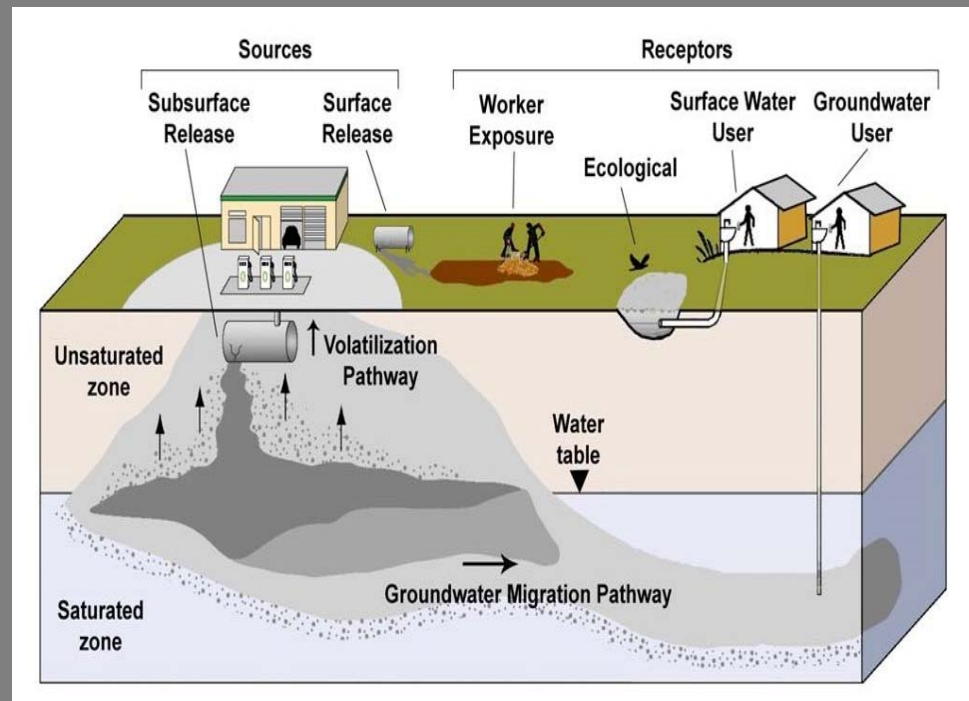
- Recognized Environmental Conditions
- Controlled Recognized Environmental Conditions
- Historical Recognized Environmental Conditions



MAUL FOSTER ALONG I

PHASE II ESA

- Sampling and data analysis to evaluate Recommended Environmental Conditions
- Assess exposure pathways and cleanup scenarios



FEASIBILITY STUDY (ABCA)

- Purpose—To develop and evaluate cleanup action alternatives to enable a cleanup action to be selected for the site
- Minimum requirements
 - Long-term risk
 - Short-term risk
- Disproportionate cost analysis



CLEANUP ACTION PLAN

- Purpose—To outline the preferred cleanup approach
- Engineering Design Report
- Plan Set & Specifications



REMEDY IMPLEMENTATION



MAUL FOSTER ALONGI

INTEGRATING REMEDY & REDEVELOPMENT

- Future Use Drives the Cleanup
 - Unrestricted Standards
 - Industrial Standards
- Preventing Exposure vs. "Clean"
- Redevelopment can be the Remedy





Brownfields Planning in St. Helens

USEPA Community-Wide Assessment Grant

What is the CWA Grant?

- **CWA = Community-Wide Assessment**
- USEPA-funded program
- Provides funding for:
 - Brownfield inventory
 - Environmental investigations
 - Cleanup planning
 - Community engagement
 - Market study
 - Area-wide planning

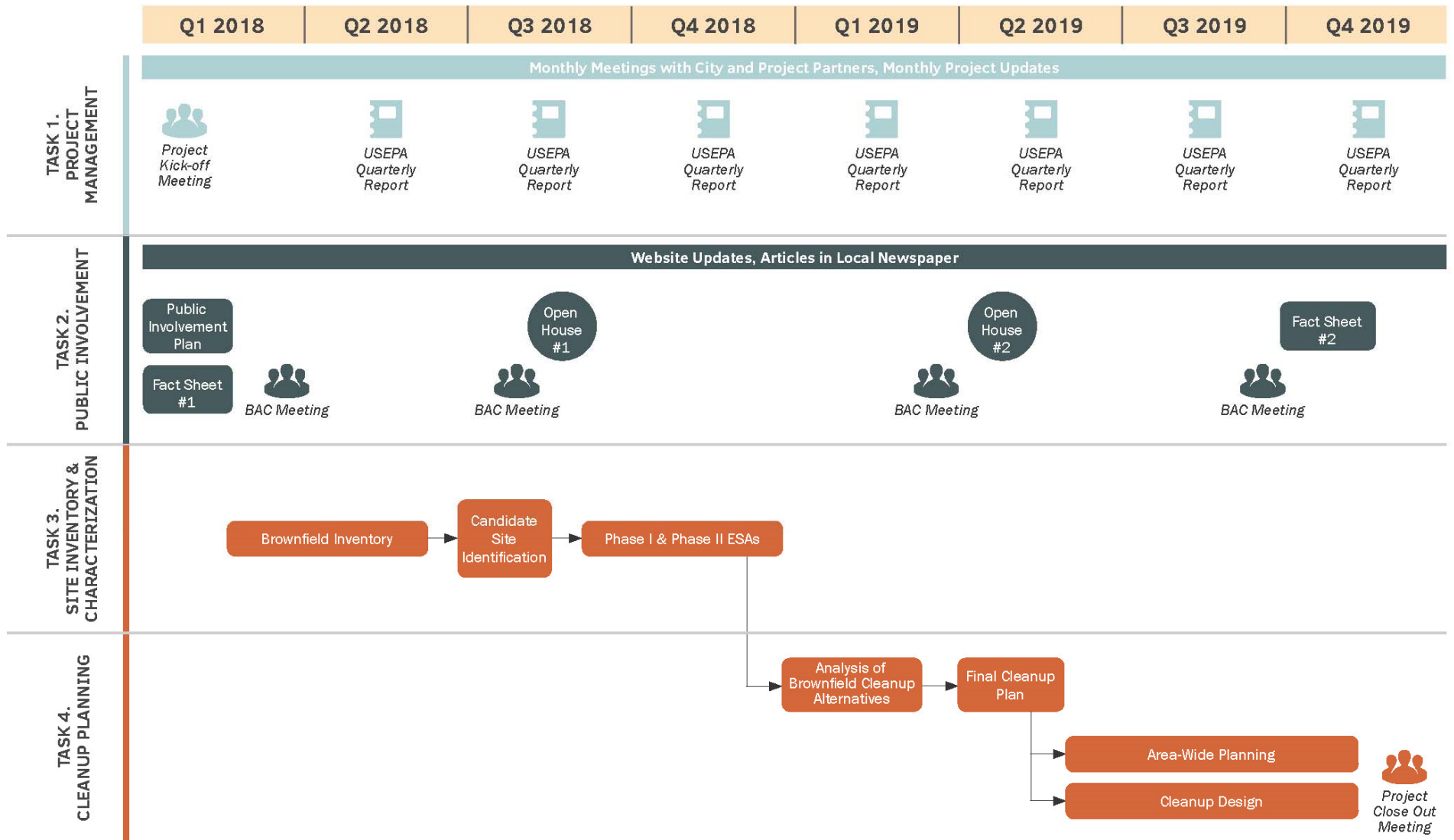
Project Purpose

The primary objective of the St. Helens Brownfield Assessment Program is to identify and assess priority sites in the target area to remove the barriers to redevelopment created by their brownfield status.

CWA Target Area



ST. HELENS BROWNFIELD ASSESSMENT PROGRAM WORK PLAN



Role of the Community

To participate in identifying priority targets and outcomes for the use of EPA funds

- Meeting 1: Community Open House
- Meeting 2: Business and Property Owners
- Area-Wide Planning

Brownfield Advisory Committee

To represent the community and key stakeholders on decisions regarding important project milestones

- City of St. Helens Planning & Public Works
- Columbia County
- Port of St. Helens
- Public Health Foundation of Columbia County
- Columbia County Economic Team
- Citizen-at-Large

Brownfield Advisory Committee

To represent the community and key stakeholders on decisions regarding important project milestones

- Meeting 1: Kickoff
- Meeting 2: Property Selection
- Meeting 3: Assessment Results Briefing
- Meeting 4: Area-Wide Planning Results

Public Involvement Plan

KEY MESSAGES

- The City will be thoughtful in how it uses this grant funding and will **prioritize the projects that will have the biggest impact.**
- The work done as a part of this CWA project will **contribute to the Urban Renewal and waterfront redevelopment projects** the City has been working on.
- There are **properties in St. Helens that are underutilized and face barriers to redevelopment** because of known or suspected contamination. These properties **need funding support** to help understand the presence, character, and extent of contamination; and to help identify a clear path to remediation.
- By dispelling incorrect perceptions of contamination or creating clear paths to remediation, these properties can be moved toward redevelopment, which will **promote economic development and create new jobs in St. Helens.**
- The CWA program will **create a clear path to remediation** for property owners that participate

Public Involvement Materials

- Brownfield FAQ
 - Fact Sheets
 - Community Open Houses
 - Educational Materials
 - Project-Specific Webpage
 - Social Media
-
- Anything we missed?

Site Selection Process

Site Selection Process

- **BAC:** Develop evaluation criteria
- Brownfield Inventory
- Disperse educational and promotional materials
- Develop list of interested property owners
- **BAC:** prioritize sites for Phase I and Phase II Environmental Site Assessments

CWA Target Area



Inventory Results

Classification	TOTAL
Known (DEQ)	43
Suspect	114
Unknown	181
Central Residential	155
Non-suspect	393
TOTAL	886

Developing evaluation criteria

WHAT MAKES A PROPERTY ELIGIBLE?

- an innocent landowner;
- a bona fide prospective purchaser (BFPP);
- a contiguous property owner; or
- a local or state government entity that acquired the property involuntarily through bankruptcy, tax delinquency, or abandonment, or by exercising its power of eminent domain.

Evaluation Criteria

BAC priorities:

- High-profile, visible properties in commercial corridors and employment areas
- Pose a threat to public health due to contamination
- Potential for future public access and/or transportation improvements
- Willingness of property owner to participate
- Demonstrable outcomes and return on investment

Developing
Evaluation
Criteria:
What else is
important to
you?



Current Project

Boise White Paper



South 80 Landfill

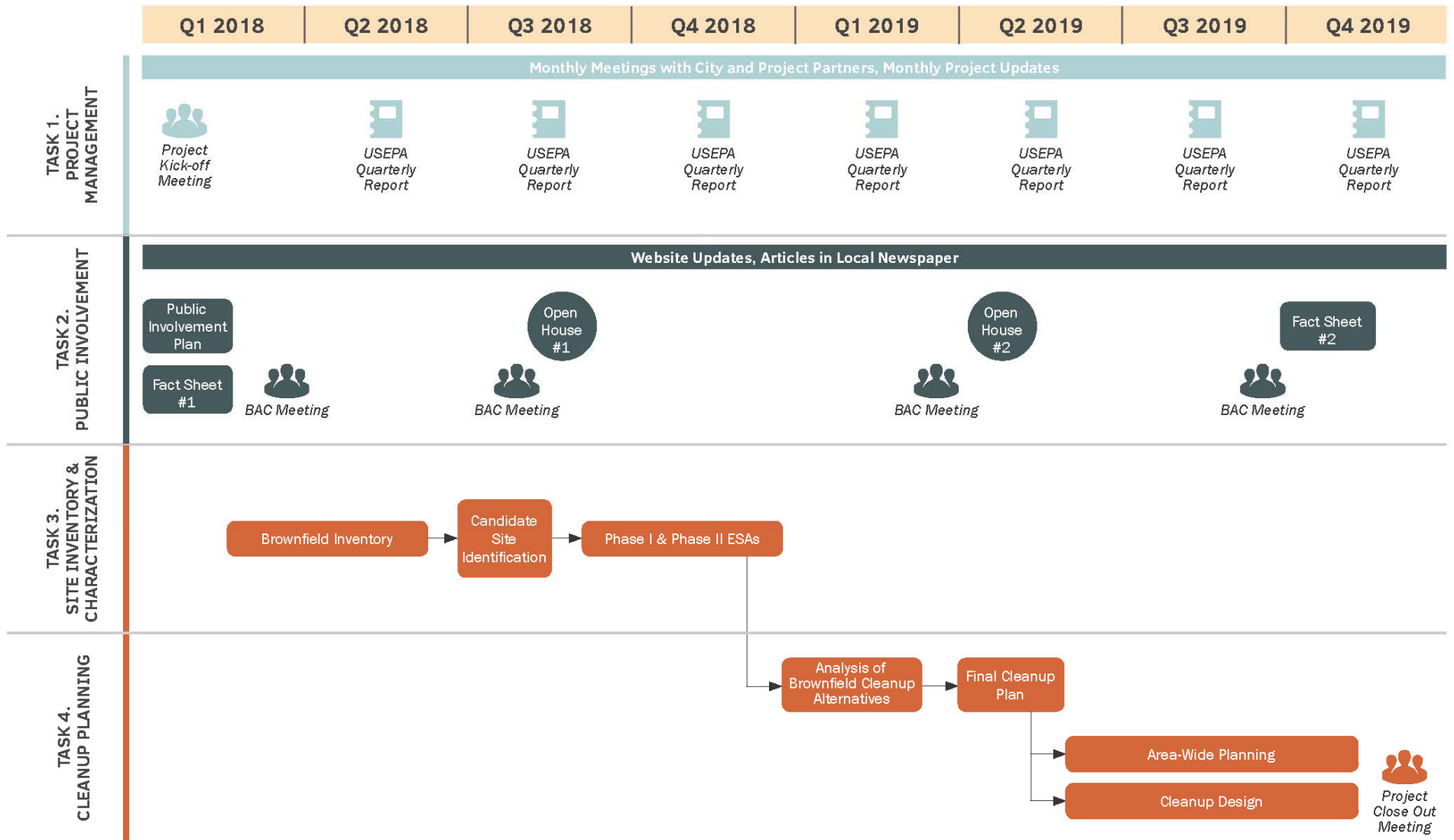
Project Scope

- Subsurface Conditions
- Sub-slab Gas and Indoor Air Study
- Exterior Landfill Gas Evaluation



Next Steps

ST. HELENS BROWNFIELD ASSESSMENT PROGRAM WORK PLAN



Thank you!
