

Former Frontier Leather Tannery Site Council Work Session Update

February 21, 2017



Purpose of work session



Bring Council up to speed on the project

Get input from Council on direction for moving forward with clean up planning

Site & Project Background



Site & Project Background



- ▶ 1947 Tannery operations begin west of Site
- ▶ Mid 1960s Sedimentation lagoons constructed on-Site
- ▶ 1967 First sedimentation lagoon discharge
- ▶ 1985 Second sedimentation lagoon discharge
- ▶ Late 1980s Lagoons breached
- ▶ 1990 Cleanup activities begin west of the Site
- ▶ Early 1990s Tannery operations end
- ▶ 2003-2004 DEQ investigation of sedimentation lagoon property
- ▶ 2008 Cleanup activities complete west of the Site
- ▶ 2010-2014 Washington County acquires property - tax foreclosure
- ▶ 2014 City receives EPA Brownfields Grant

Site & Project Background

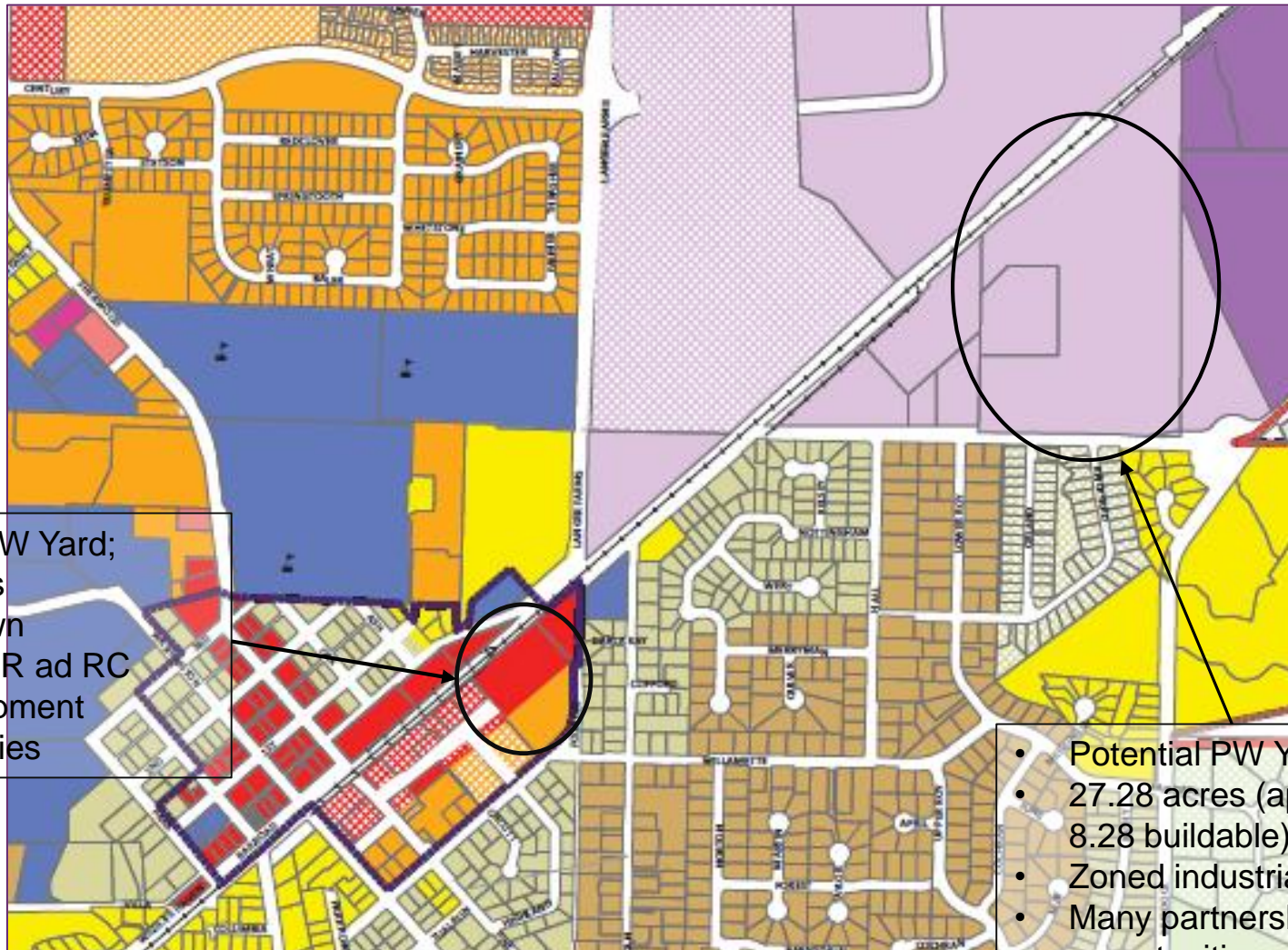


Why is the City investigating this Site?

- ▶ Underused property
- ▶ Zoned for jobs
- ▶ Potential public works yard relocation
- ▶ EPA provided funding

- ▶ Need to understand issues and potential liability prior to taking property from Washington County
 - ▶ Prospective Purchaser Agreement – Agreement with DEQ that defines limits of our clean up responsibility

Larger Vision

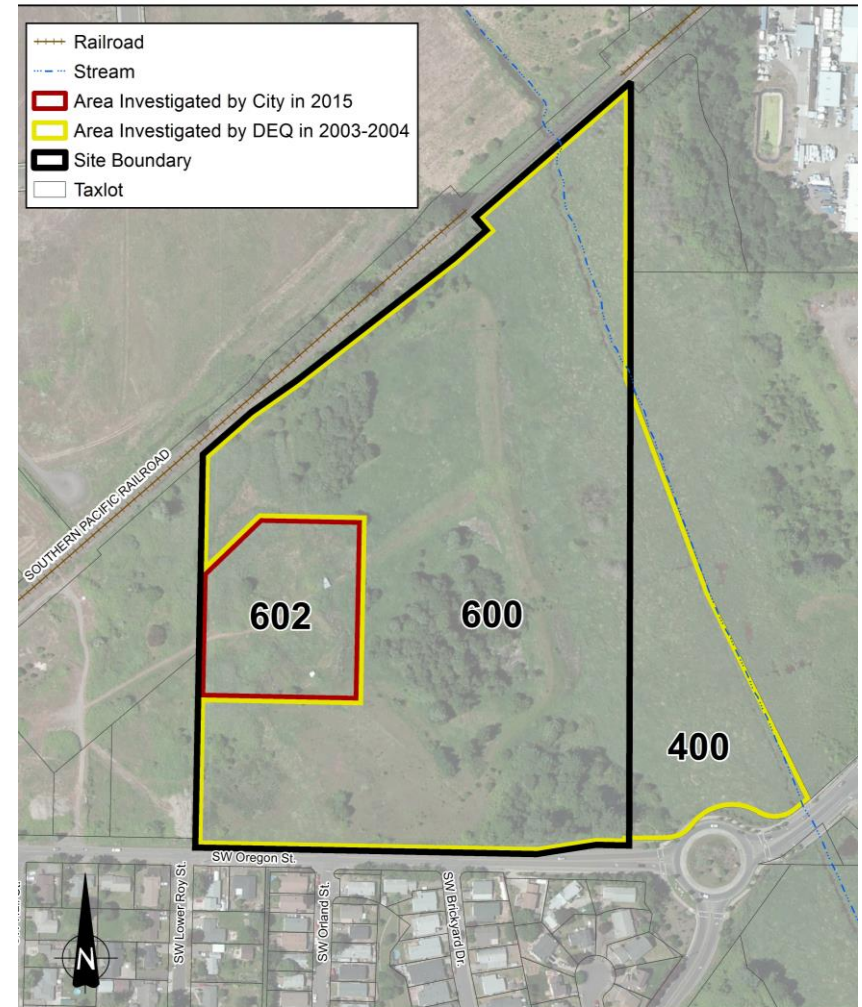


- Existing PW Yard;
- 3.75 acres
- In Old Town
- Zoned HDR ad RC
- Redevelopment opportunities

- Potential PW Yard
- 27.28 acres (approx. 8.28 buildable)
- Zoned industrial
- Many partnership opportunities

Sampling Plan Preparation

- ▶ Complete the assessment started by DEQ in 2003-2004
- ▶ Define the extent of the hide-split landfill on Tax Lot 602
- ▶ Investigate soil and groundwater on Tax Lot 602

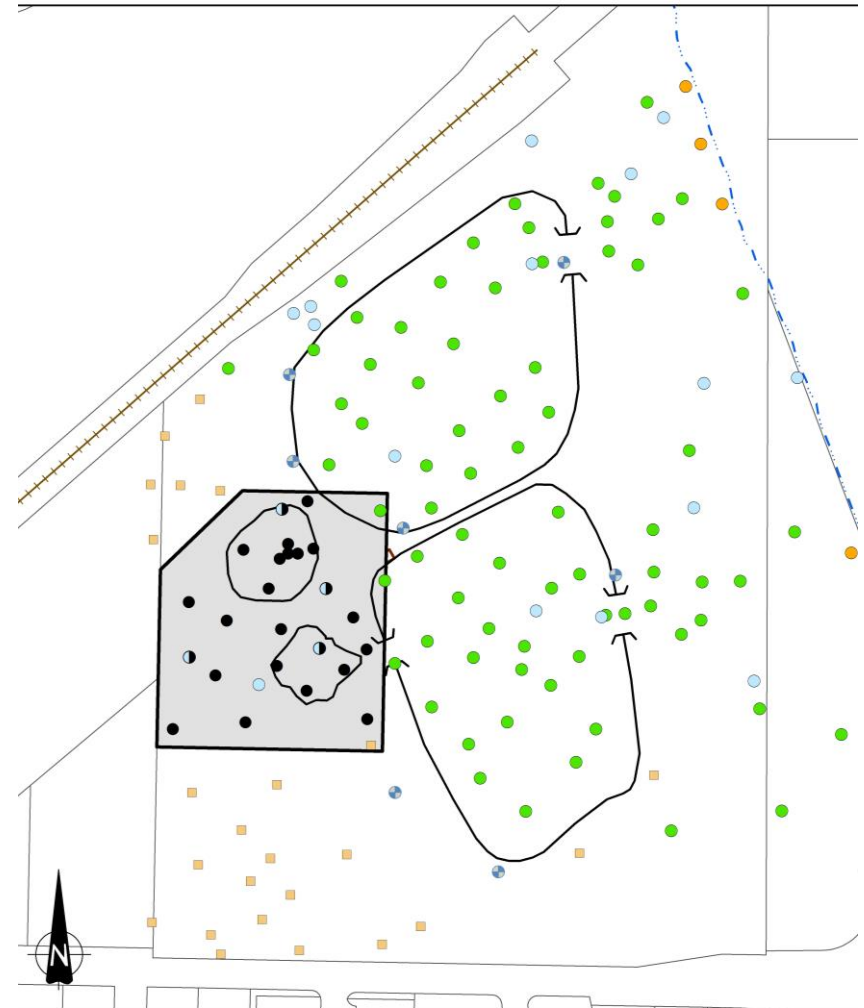


Sampling Plan Preparation



- ▶ **DEQ's Assessment**
 - ▶ 24 test pits
 - ▶ 73 soil sampling locations
 - ▶ 7 monitoring wells
 - ▶ 7 upland seep locations
 - ▶ 9 sediment sample locations
 - ▶ 4 surface water sample locations
 - ▶ Tested for VOCs, SVOCs, metals, pesticides, and PCBs

- ▶ **Brownfield Assessment**
 - ▶ Geophysical survey
 - ▶ 21 soil borings
 - ▶ 4 grab groundwater samples
 - ▶ Tested for metals and VOCs



K:\1000\1000\1000\1000_Presentation\Figure 4 - Sampling Locations and Estimated Extent of High-Spot Landfill.mxd - September December - 1/6/2016 - 1:25:14

Site Assessment Results

Evaluating Potential Human Health Risks

► Soil

- Arsenic – potential health risk to occupational worker
- Lead – potential health risk to excavation worker
- Risk from both metals is controlled by exposure at a single sample location
- No health risks from copper or hexavalent chromium

► Groundwater

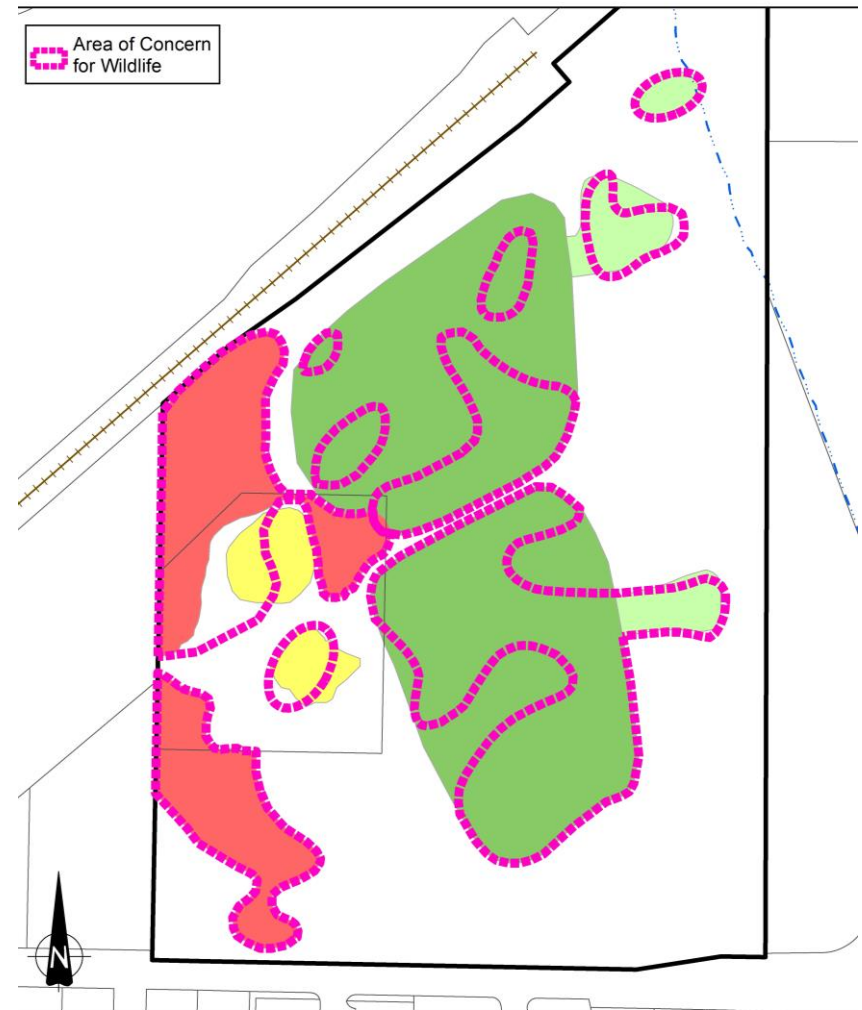
- No health risks



Site Assessment Results

Ecological Risks – Previously evaluated by DEQ

- ▶ Streamlined Level III Results
 - ▶ Two RBCs were developed
 1. Non-T&E RBC – population level
 2. T&E RBC – individual level
 - ▶ A “chromium management area” (CMA) established
 - ▶ CMA covers areas of concern for most other metals



Project Status



- ▶ Site assessment of contamination is complete
 - ▶ We know the extent of the contamination and the risks to human health and ecological receptors
 - ▶ We've shared these initial results with the public
- ▶ Two public meetings discussing the project
 - ▶ Washington County Public Health Division (WCPH), in partnership with the City of Sherwood, utilized the Agency for Toxic Substances and Disease Registry (ATSDR) Action Model to solicit community input during these meetings.
 - ▶ Report completed December 2016
- ▶ Initial conversations with DEQ about PPA
- ▶ EPA grant funds project through clean-up plan

Next Steps



- ▶ Cleanup planning can begin
 - ▶ Develop a series of cleanup alternatives
 - ▶ Evaluate each alternative
 - ▶ Identify the preferred alternative
 - ▶ Submit a draft cleanup plan to DEQ and EPA
 - ▶ Present draft cleanup plan at a future public meeting
- ▶ Enter into Prospective Purchaser Agreement
 - ▶ If we take property

Lots of win-win opportunities!



- ▶ Relocate PW facility –
 - ▶ More space and more accessible
 - ▶ Ability to build to suit needs rather than work with existing building
- ▶ Re-develop existing PW site
 - ▶ Economic Development
 - ▶ Housing
 - ▶ Old Town
- ▶ Other possibilities
 - ▶ Cedar Creek trail parking
 - ▶ Wildlife refuge overlook/interpretive kiosk
- ▶ Wetland enhancements
- ▶ Clean-up of contamination
- ▶ Eliminate vacant eye-sore
- ▶ Partnerships

Where do we go from here?



- ▶ Does the City want to continue pursuing this?
- ▶ Extent of clean-up identified prior to taking the property
 - Is City willing to enter into PPA without all funding options identified and secured?
 - Will City require full clean-up or clean up to acceptable levels?
 - Can on-site management be considered?
- ▶ Assumptions to be considered
 - Relocate PW facility; approximate needs=7 acres
 - Move field house?
 - Other amenities?
 - Does the City want or need a formal No Further Action determination from the Oregon Department of Environmental Quality (DEQ)?
- ▶ How much ecological enhancement does the City envision for the new development? Some mitigation for loss of wetlands is an anticipated requirement for cleanup and/or redevelopment
- ▶ Funding

Overall Project Schedule



	Spring 2015	Summer 2015	Fall 2015	Winter 2016	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017
Project kick-off									
Finalize work plan									
Field work									
Assessment report									
Draft clean-up plan									
Public outreach/engagement	★					★			★
Web page and news updates on-going									

Schedule for Grant Completion



	Feb-Mar	Apr-May	Jun-Jul	Aug-Sept	Oct-Nov	Dec/Jan	Future
Work session #1	█						
Additional data gathering	█	█					
Work session #2		█					
Prepare ABCA		█	█				
Present ABCA (work session #3)			█				
Submit to DEQ/EPA			█				
Negotiate PPA with DEQ				█	█	█	
Finalize ABCA					█	★	█
Acquire property							After PPA
Apply for clean up grants and other grant funding							█
Begin planning for PW move and redevelopment of existing facility							█

What Information Does Council Need?



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