

Former Frontier Leather Tannery Site Council Work Session Update

April 4, 2017



Purpose of work session

Quick review of work done to date

Review process and decision points

Discuss proposed clean up alternatives

- ▶ Rough order of magnitude costs
- ▶ Respond to questions from last work session

Get direction from Council for moving forward with clean up planning

Site & Project Background

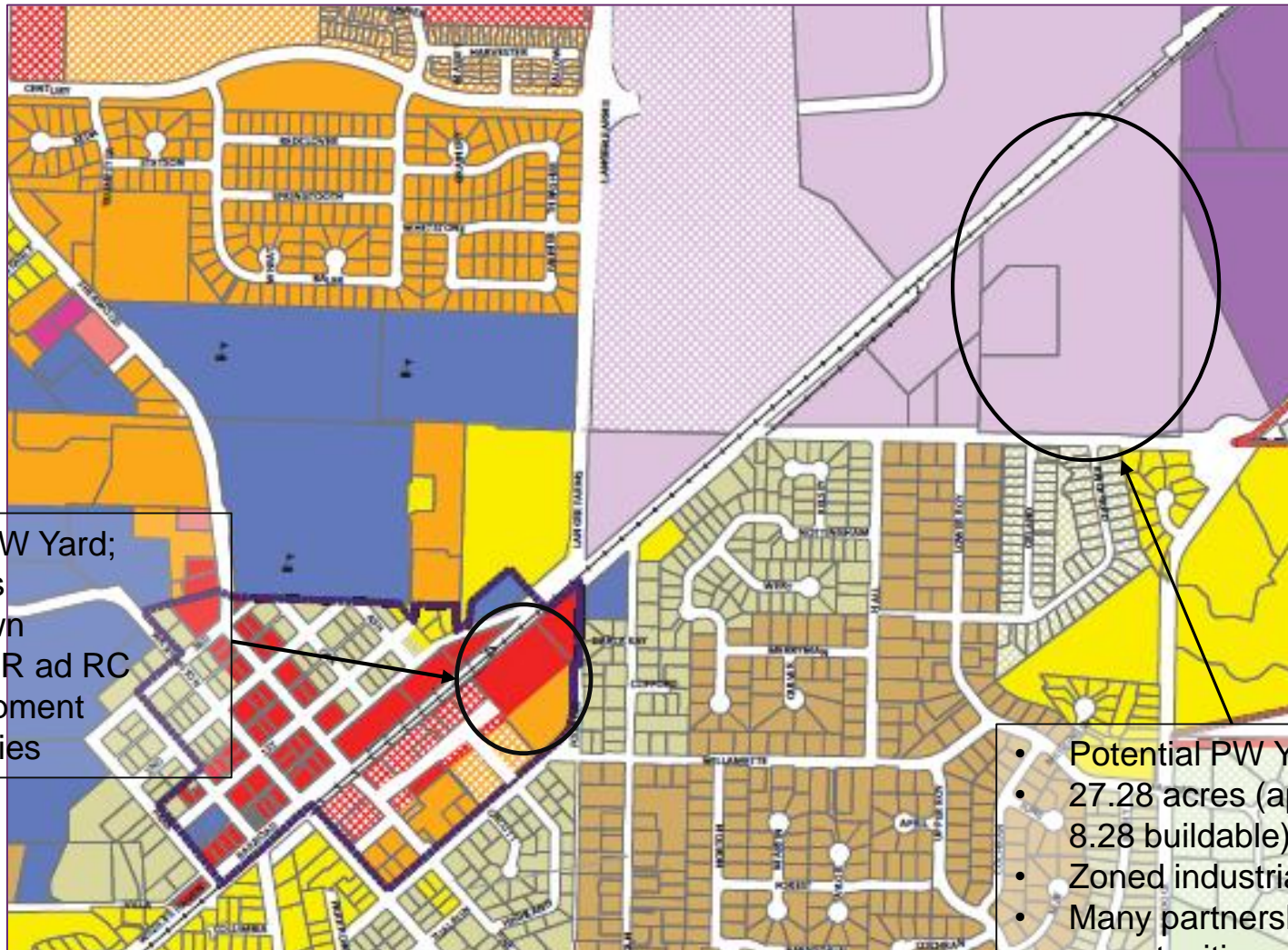


Why is the City investigating this Site?

- ▶ 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

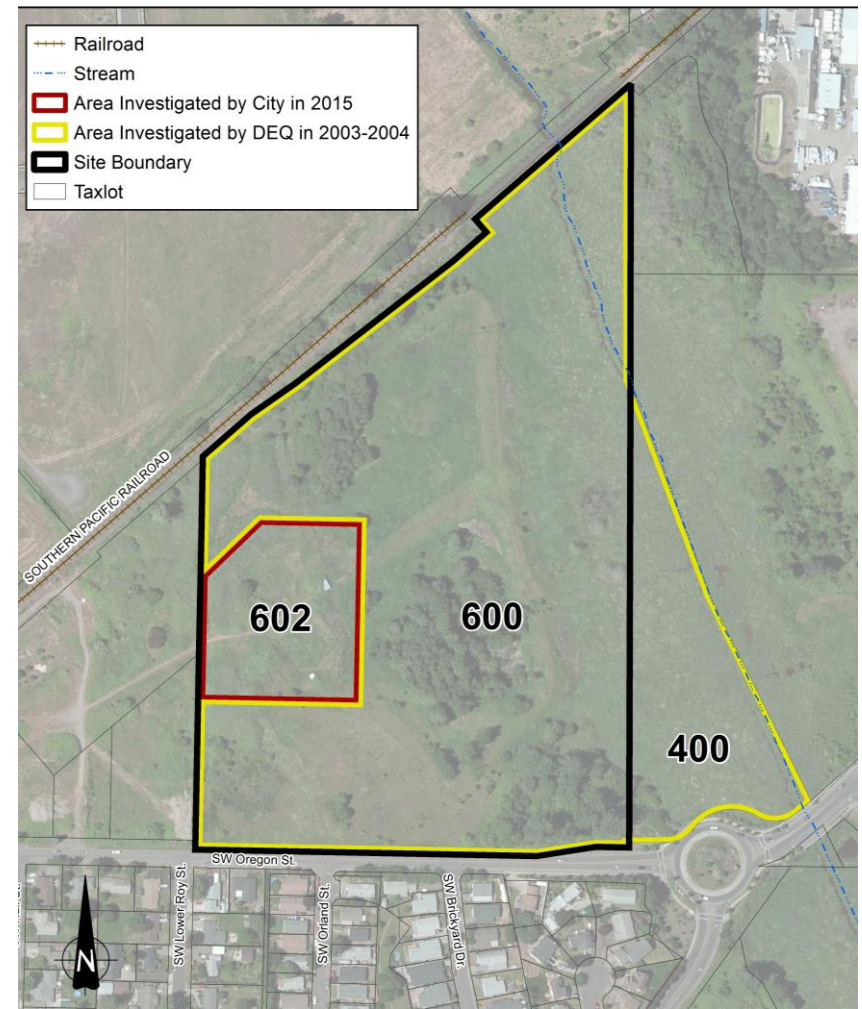
Lots of win-win opportunities!



- ▶ 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

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



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

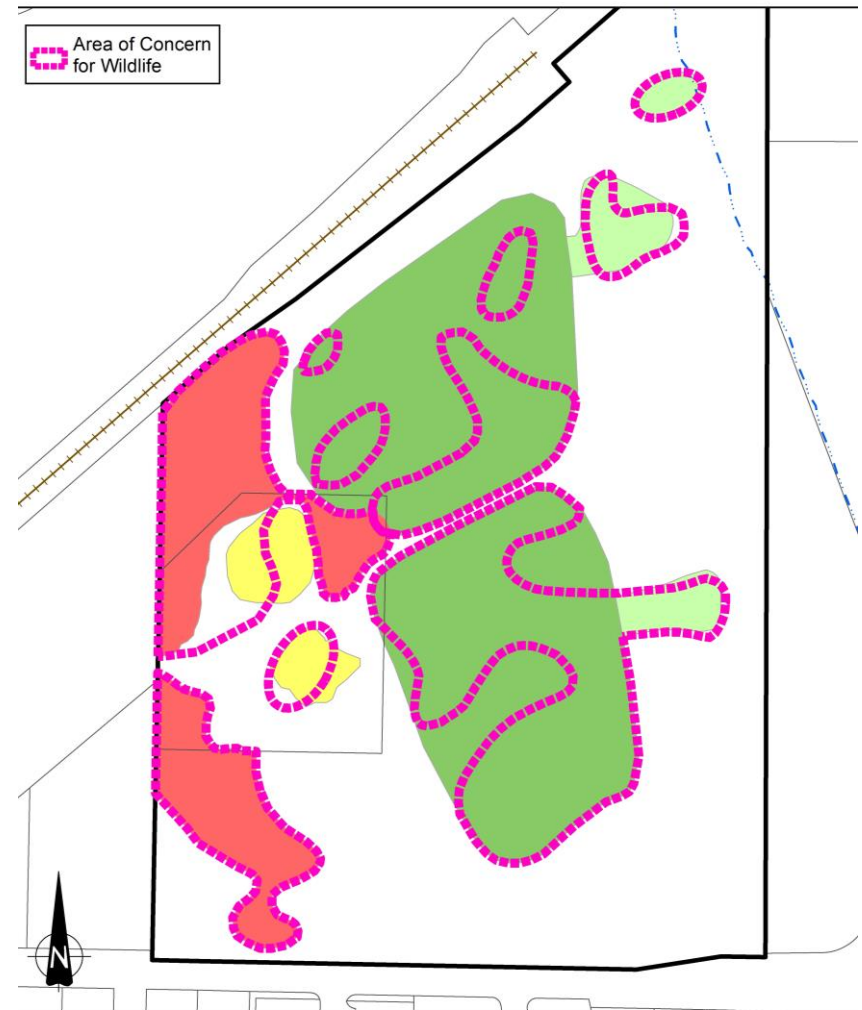
- ▶ No health risks



Site Assessment Results

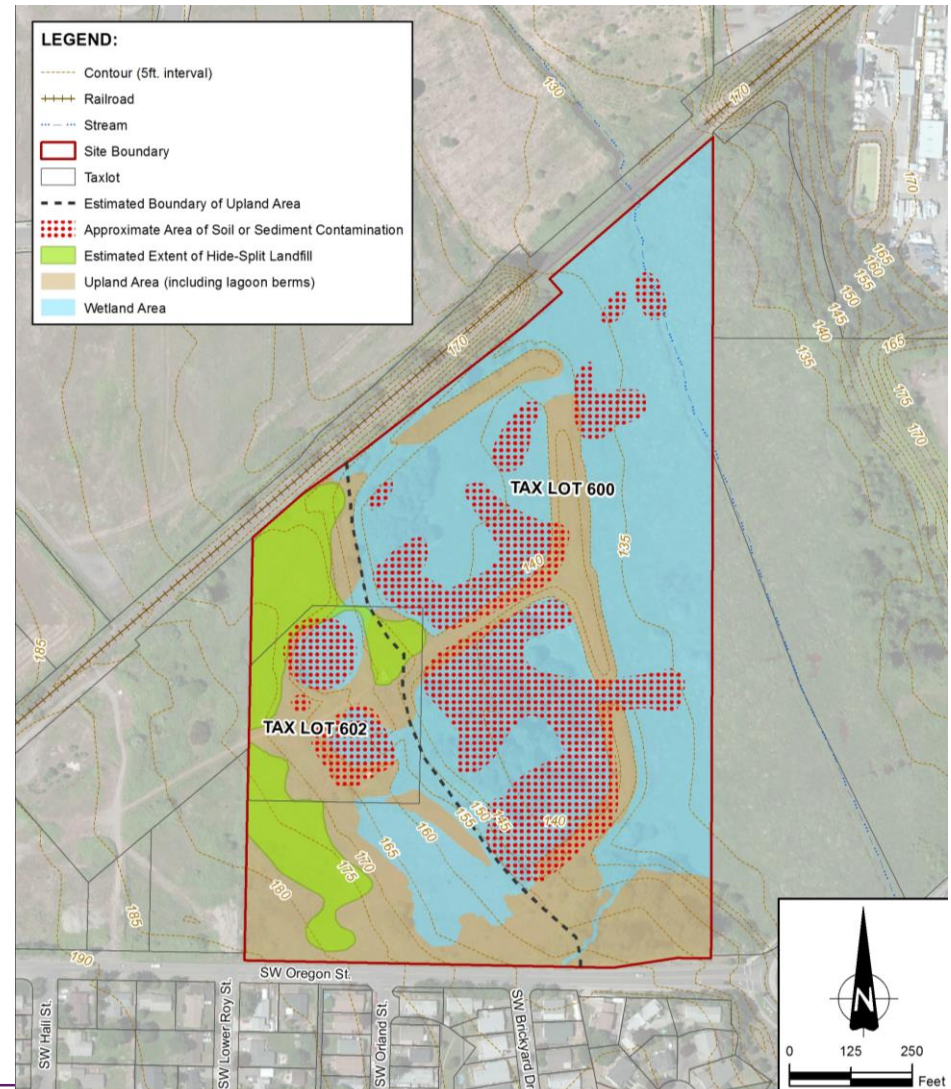
Ecological Risks – Previously evaluated by DEQ

- ▶ 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



Results - Overview

- ▶ 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
- ▶ Wetland delineation complete



Proposed alternatives for ABCA



Option 1 – All materials removed off site

Option 2 – On-site

- ▶ 2a – Soils and hides moved to south lagoon with parking and/or landscaping over it with a liner above and below
- ▶ 2b – soils and hides moved to south lagoon with parking and/or landscaping over it with phosphate mix below to augment soils

Option 3 – Combination of on-site and off-site removal

- ▶ 3a – Materials segregated by type; hides removed off-site, soils moved to south lagoon
- ▶ 3b – materials segregated by location; contaminants in north and south lagoon remain and capped, other materials moved off-site

Option 4 – Do nothing

What will ABCA do?

Analyze six (6) clean up alternatives

- **Identify remedial action objectives (RAOs)**
- **Evaluate each option using DEQ's remedy selection balancing factors**
 - Effectiveness
 - Long term reliability
 - Implementability
 - Implementation risk
 - Reasonableness of cost
- **Evaluate the sustainability/carbon footprint of each option**
- **Comparison of options**
- **Helps identify what will provide best long term solution**

Identify preferred alternative

Help guide future decisions

Does not commit City to specific solution

Overall EPA Funded Project Schedule



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

Direction Needed



- **Direction on options to move forward into the alternative brownfield cleanup analysis (ABCA)**
- **Additional questions, comments, concerns that need to be addressed as we move forward**

Schedule



	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							■

EPA grant work ends