

Former Frontier Leather Tannery Site Draft ABCA

August 22, 2017



Meeting Purpose & Agenda



Meeting Purpose:

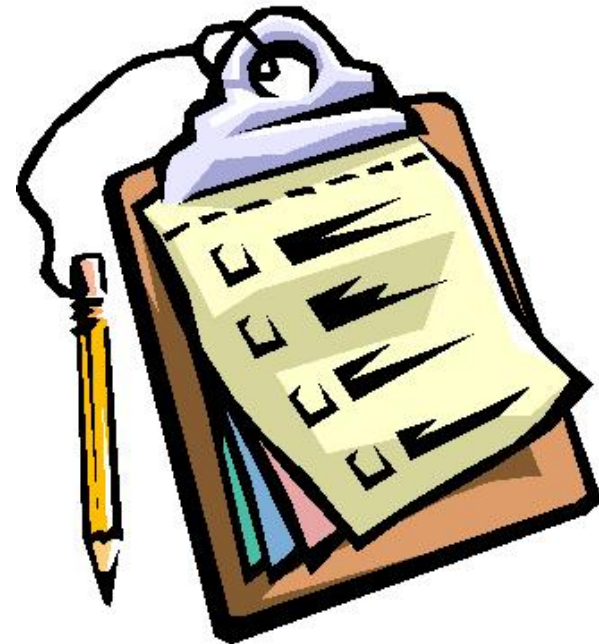
Obtain public input on the cleanup options being considered

Agenda:

Overview Presentation – 7:00-7:30 PM

Workshop Discussions – 7:30- 8:15 PM

Report Back – 8:15-8:30 PM



Review of Brownfield Grant Work & Next Steps



Brownfield Grant Activities – STATUS:

1. Assessment of contamination – COMPLETE
2. Define wetlands – COMPLETE
3. ATSDR model report – COMPLETE
4. Cleanup planning – IN PROCESS
5. Public outreach – IN PROCESS

Next Steps for the City:

❖ *Grant-related tasks*

- Sep 2017 – Council work session to review selected alternative
- Oct 2017 – Submit ABCA to DEQ
- Jan 2018 – Finalize ABCA

❖ *Property acquisition (tentative dates)*

- Oct/Nov 2017 – Council direction on continuing to pursue acquisition of property
- Nov 2017/Jan 2018 – DEQ negotiation on prospective purchaser agreement (PPA)
- Early 2018 – Finalize PPA; begin negotiations with County to acquire property
- TBD – Public engagement to determine how best to develop the property
- TBD – Develop funding packages to clean up and develop property

Outline



- Quick review of work completed to date
 - Discuss proposed clean up alternatives
 - Evaluation of Seven Alternatives
 - Remedy Selection
 - Alternative Costing (Rough Order of Magnitude)
 - Major Cleanup Assumptions
 - Public Input
-

Site & Project Background



Why is the City Investigating This Site?

Underused property

Zoned for jobs

Potential public works yard relocation

EPA provided funding

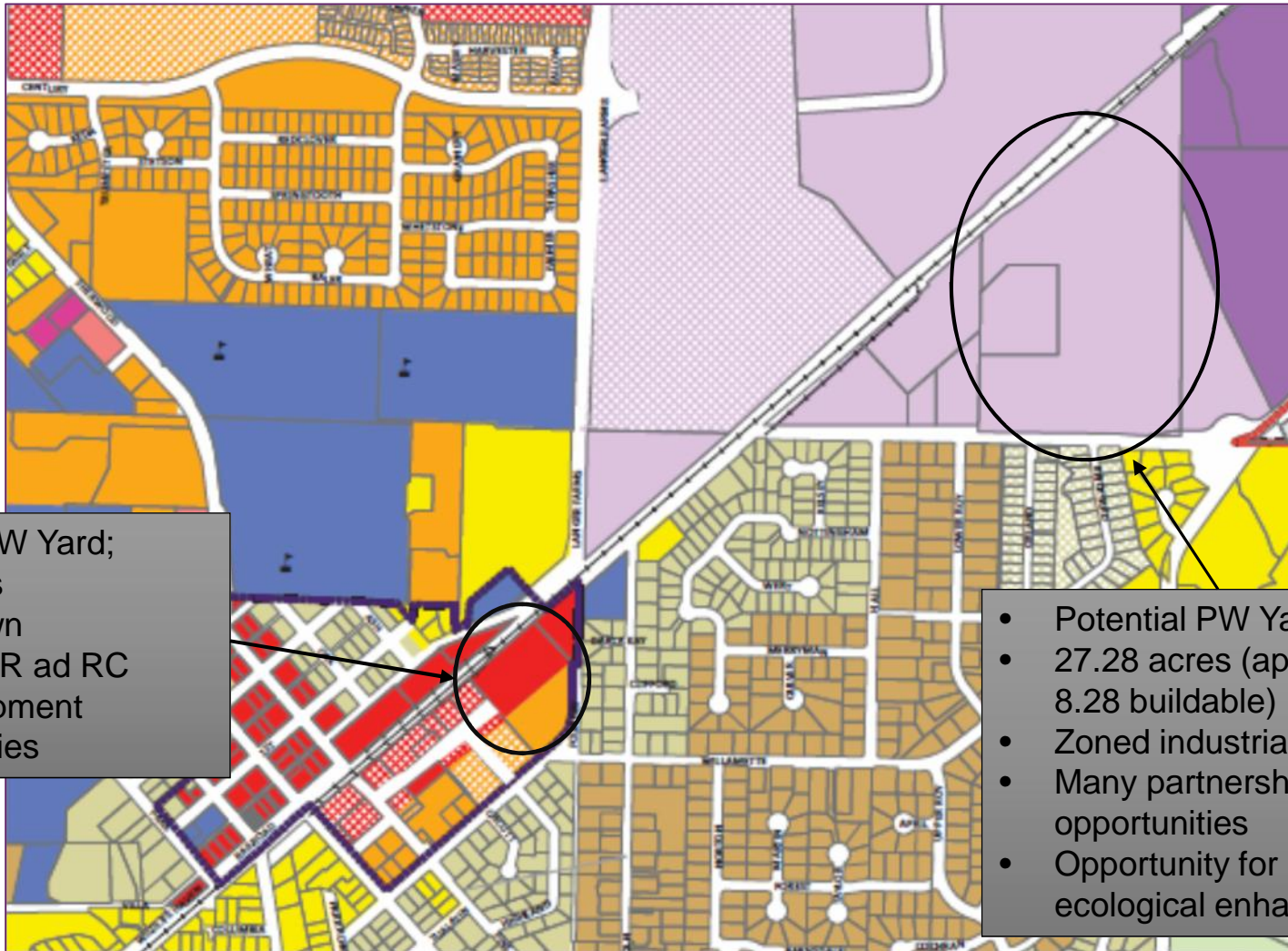
What does the City need to do prior to taking ownership of the property from

Need to understand issues and potential liability

Need to understand cleanup options and associated costs

Prospective Purchaser Agreement – Agreement with DEQ that defines limits of 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
- Opportunity for ecological enhancement

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

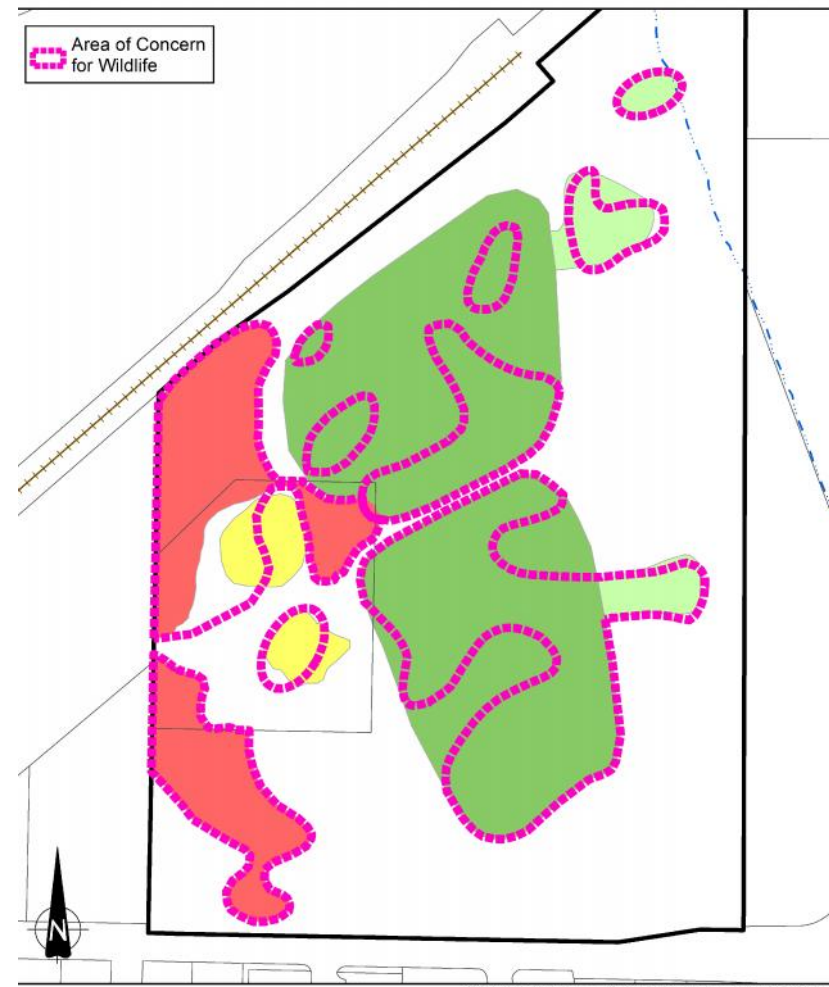
Defining the Problem

Summary of Environmental Issues Identified by Remedial Investigation

Chromium concentrations greater than screening levels for ecological receptors are present in:

- Upland soils,
- Sedimentation lagoons,
- Sediment downstream of the railroad ditch and breach in the northern sedimentation lagoon
- Assumed to be throughout the hide-split landfill

Other metals (**antimony, manganese, and mercury**) are generally co-located with the areas of highest chromium concentrations.





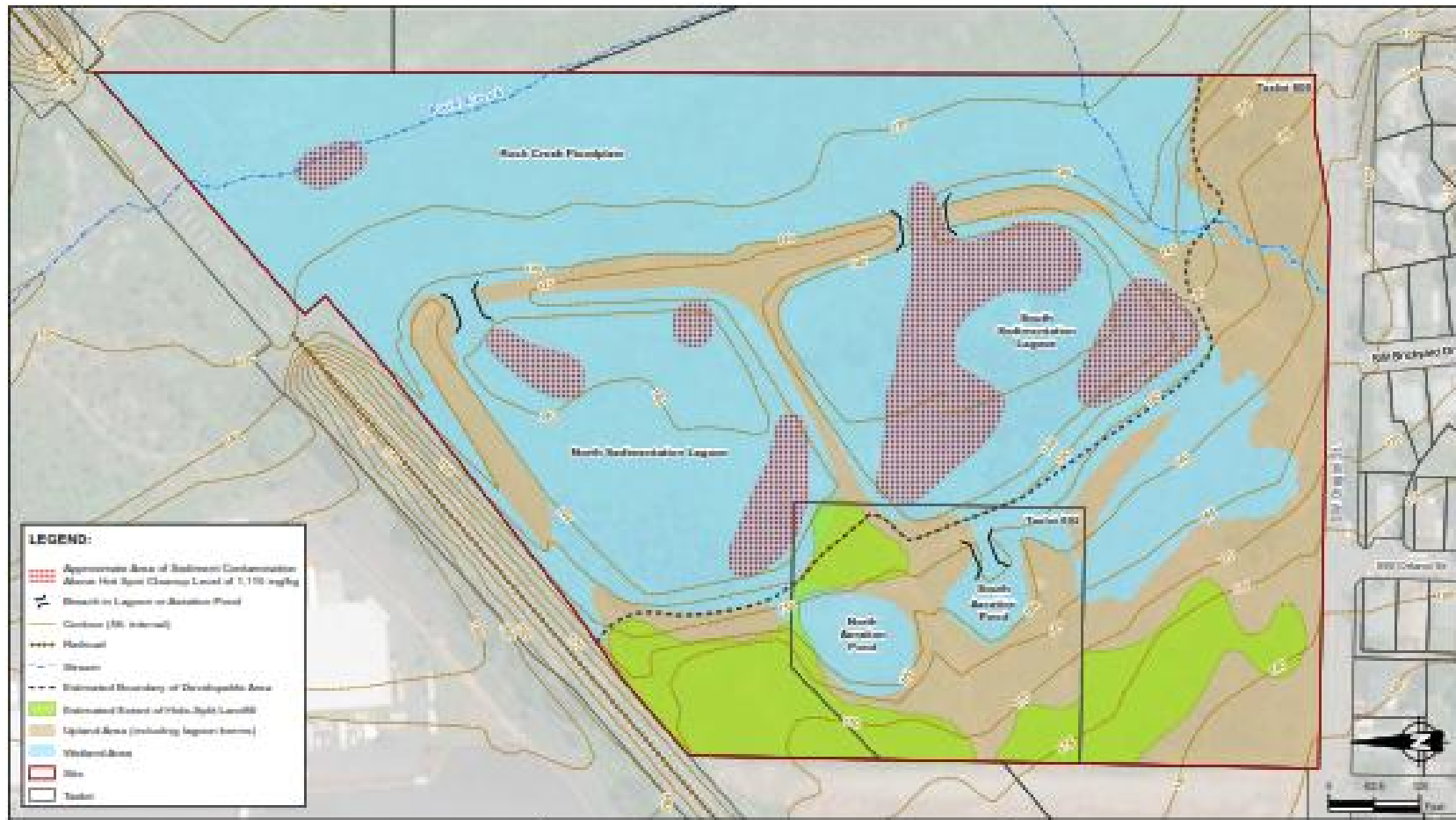
Analysis of Brownfield Cleanup Alternatives

- **Define the Problem**
 - Contaminated soil
 - Contaminated sediment
 - Hides
- **Develop Remedial Action Objectives to address the problem**
- **Develop Cleanup Levels to allow remediation areas to be established:**
 - The volume of contaminated soil and sediment is significant.
 - DEQ allows for remediation of hot spots.
 - Hot spot soil cleanup level = $280 \text{ mg/kg} \times 10 = 2,800 \text{ mg/kg}$
 - Hot spot sediment cleanup level = $111 \text{ mg/kg} \times 10 = 1,110 \text{ mg/kg}$
- **Develop Cleanup Alternatives – Seven Distinct Options (including no action)**
- **Compare Each Alternative with Balancing Factors (such as effectiveness and long-term reliability) as required by DEQ rules (OAR 340-122-0090)**
- **Identify Preferred Alternative**

Analysis of Brownfield Cleanup Alternatives



Remediation Areas:



ABCA Alternatives



- **Alternative 1** – No Action
- **Alternative 2** – Removal and Disposal of Contaminated Sediments and Hide Splits
- **Alternative 3** – Placement of Contaminated Sediments and Hide Splits Within HDPE-Lined On-Site Containment Cell
- **Alternative 4** – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell
- **Alternative 5** – Placement of Contaminated Sediments Within Chemically Stabilized On-Site Containment Cell; Removal and Disposal of Hide Splits
- **Alternative 6** – Placement of Contaminated Sediments Within Chemically Stabilized On-Site Containment Cell; Hide-Split Landfill Managed In Place
- **Alternative 7** – Removal and Disposal of Contaminated Sediments; Hide-Split Landfill Managed In-Place

Alternative Costs



	Alternative Number and Title	Cost	Rank (higher score = more desirable)
5	Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Removal and Disposal of Hides	\$2,540,000	16
2	Removal and Disposal of Contaminated Soils and Hide	\$2,490,000	19
3	Placement of Contaminated Soils and Hides in (HDPE)-Lined On-Site Containment Cell	\$1,780,000	14
4	Placement of Contaminated Soils and Hides in Chemically Stabilized On-Site Containment Cell	\$1,600,000	17
6	Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Hides Managed In Place	\$1,590,000	16
7	Removal and Disposal of Contaminated Soils; Hides Managed In-Place	\$1,370,000	19
1	No Action	\$0	9

Selected Alternative



Alt 4 – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell



Why?

**Best balance of remediation and cost that
preserves upland land for redevelopment**

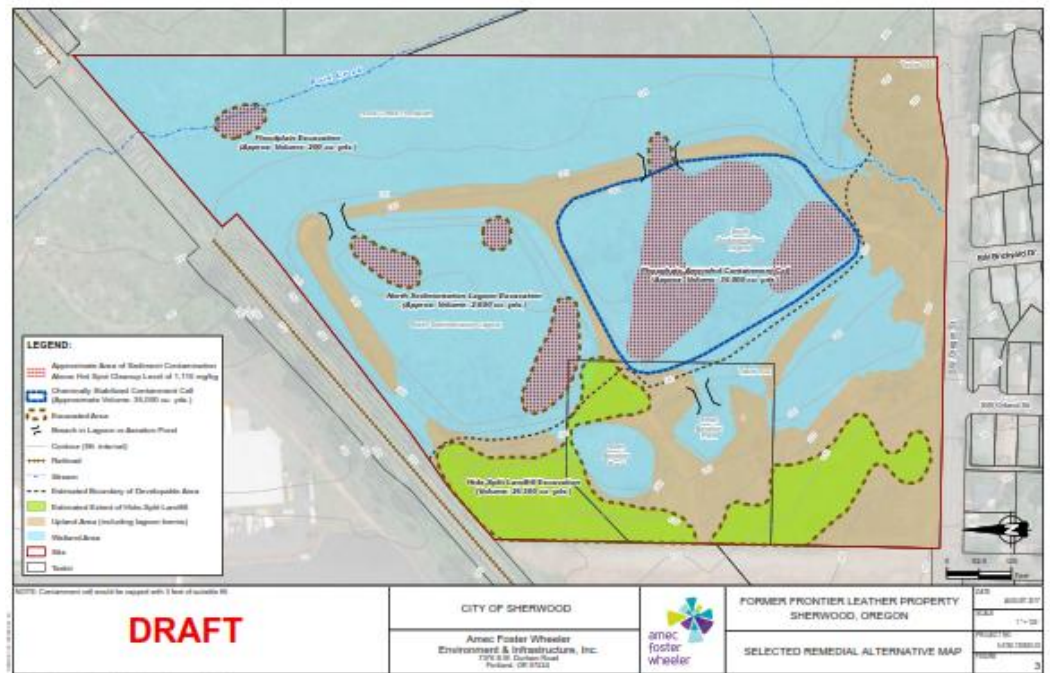
Selected Alternative



Alt 4 – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell

Primary Steps

1. Site Prep (tree removal, grubbing, grading)
2. Chemical stabilization of lagoon floor
3. Construction of containment cell
4. Excavation and placement of contaminated sediment into containment cell
5. Excavation and placement of hide-split landfill into containment cell
6. Cover containment cell with HDPE Liner and three feet of soil from berm areas
7. Site Restoration – Wetland enhancement or conversion of disturbed areas



Major Assumptions



- **Remediation Areas Defined using Hot Spot Cleanup Levels**
- **Wastes are Classified as Non-Hazardous**
- **An On-Site Containment Cell Can be Constructed in a Wetland**
- **Preservation of Upland Area for Redevelopment**
- **Wetland Mitigation**

Discussion



Discussion



- 1. What are your concerns about the cleanup in terms of cost, ecology, economy, health)? What are the potential benefits?**
- 2. Does the proposed cleanup alternative address your concerns / achieve your desired benefits?**
- 3. Is there another alternative you'd prefer? Why?**
- 4. How should a successful cleanup be measured/monitored?**