



CITY OF OREGON CITY

Staff Report

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To: Urban Renewal Commission
From: Executive Director Tony Konkol

Agenda Date: December 20, 2023

SUBJECT:

Stimson Property – Phase 1 Environmental Assessment – Final Report

STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission review the Phase 1 Environmental Assessment Report of the Stimson Property prepared by Environmental Works.

EXECUTIVE SUMMARY:

On September 12, 2023, the Urban Renewal Commission voted unanimously to enter into an Agreement with Environmental Works to conduct a Phase 1 environmental assessment of the Stimson Property. The Phase 1 Environmental Site Assessment (ESA), dated December 13, 2023 is attached. The executive summary of the ESA is found on pages 1 – 16 of the report. Page 16 of the report includes Section 1.5.2 - Opinions and Section 1.5.3 – Recommendations that are based on the findings of the ESA.

Environmental Works has documented that the Department of Environmental Quality (DEQ) investigative status of the Subject Property is “No Further Action Needed;” and the Subject Property appears to be generally ready for development. However, recognized environmental conditions have been identified on and/or near the Subject Property and select environmental site conditions could be further investigated to evaluate and/or confirm current subsurface soil, groundwater, and/or soil gas conditions.

It is Environmental Works opinion that the Subject Property may warrant some additional targeted environmental investigations in cooperation with DEQ Voluntary Cleanup Program (VCP) to evaluate and/or confirm current conditions in an effort to be protective of human health and the environment, and to facilitate any future development of the Subject Property. Environmental Works recommends the owner of the Subject Property engage with DEQ VCP to consider/develop a “Prospective Purchaser Agreement” for future site development and use.

BACKGROUND:

On July 5, 2023, the Urban Renewal Commission discussed the Stimson Property. Much of the discussion centered on historical environmental reports and analysis that had been conducted on the property. Commissioners concurred with the idea of obtaining a current

Phase I Environmental Study on the property in the event the Commission decided to sell the site. Staff obtained three proposals to conduct a Phase I Study.

During its meeting on September 12, 2023, the Urban Renewal Commission voted unanimously to enter into an Agreement with Environmental Works to conduct a Phase 1 environmental assessment of the Stimson Property.

On December 13, 2023, Environmental Works presented to staff its final report which is included with this staff report. Additional figures and appendices have not been attached to this report due to size.

OPTIONS:

1. Review and accept the final report from Environmental Works and direct the staff to undertake the next steps.
2. Do not accept the final report from Environmental Works and direct the staff to take the next steps.