

St. Helens Brownfields Assessment

PROJECT SUMMARY
SEPTEMBER 16, 2020

Agenda

- Background
- Site Inventory
- Community Engagement
- Environmental Site Assessments
- Next Steps



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.

CWA Grant

- **CWA = Community-Wide Assessment**
- Provides funding for:
 - Brownfield inventory
 - Community engagement
 - Environmental investigations
 - Cleanup planning
 - 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.

ST. HELENS BROWNFIELD ASSESSMENT PROGRAM WORK PLAN

2020

Q1 2018

Q2 2018

Q3 2018

Q4 2018

Q1 2019

Q2 2019

Q3 2019

Q4 ~~2019~~

Monthly Meetings with City and Project Partners, Monthly Project Updates

TASK 1.
PROJECT
MANAGEMENT



Project
Kick-off
Meeting



USEPA
Quarterly
Report



USEPA
Quarterly
Report



USEPA
Quarterly
Report



USEPA
Quarterly
Report



USEPA
Quarterly
Report



USEPA
Quarterly
Report



USEPA
Quarterly
Report

TASK 2.
PUBLIC INVOLVEMENT

Website Updates, Articles in Local Newspaper

Public
Involvement
Plan

Fact Sheet
#1



BAC Meeting

Open
House
#1



BAC Meeting

Open
House
#2



BAC Meeting

Fact Sheet
#2



BAC Meeting

TASK 3.
SITE INVENTORY &
CHARACTERIZATION

Brownfield Inventory

Candidate
Site
Identification

Phase I & Phase II ESAs

TASK 4.
CLEANUP PLANNING

Analysis of
Brownfield Cleanup
Alternatives

Final Cleanup
Plan

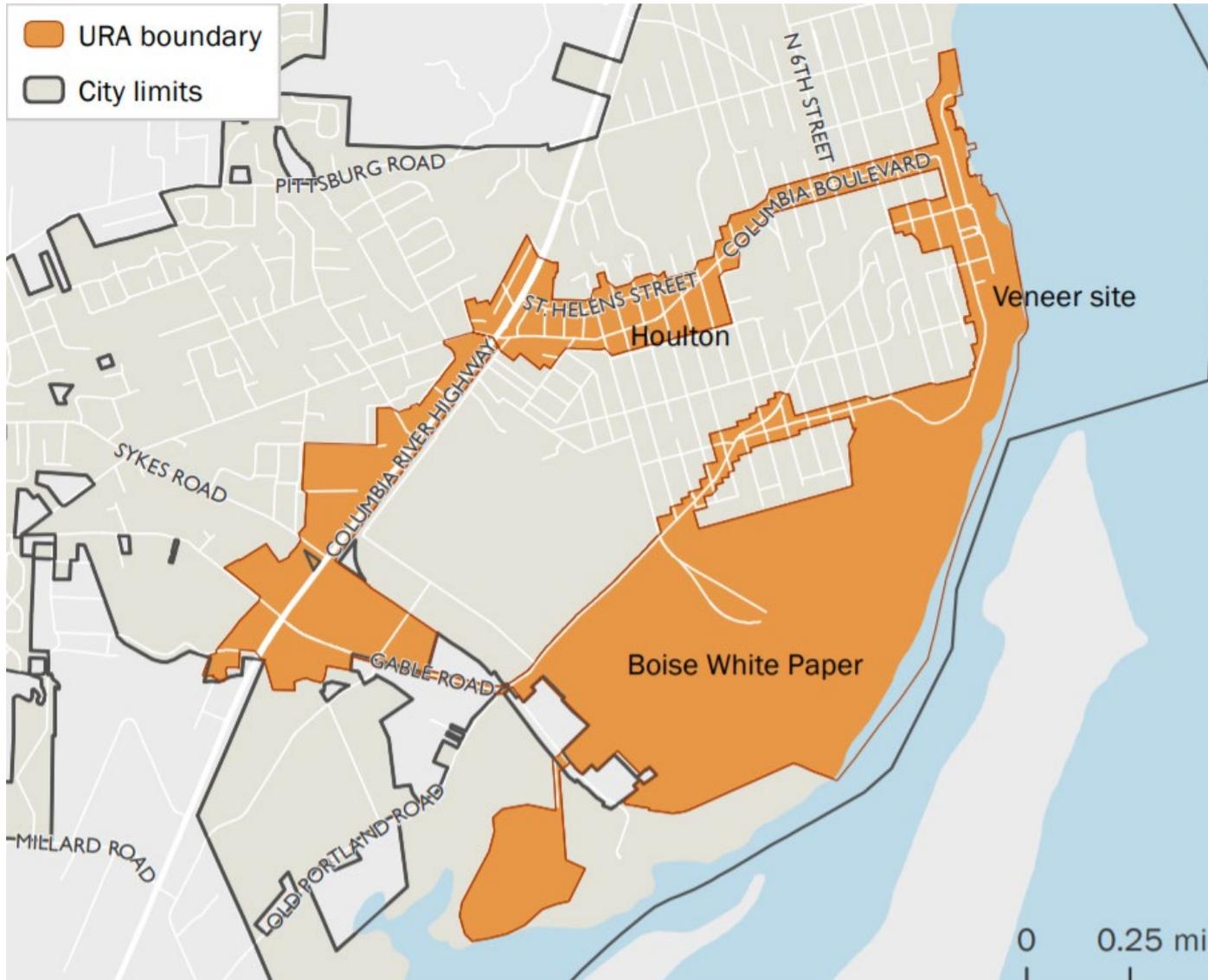
Area-Wide Planning

Cleanup Design



Project
Close Out
Meeting

Target Area



Inventory

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

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 Columbia County
- Columbia Health Services
- Columbia County Economic Team
- Citizen-at-Large

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

Environmental Site Assessments

50 Plaza Results

- Site investigation of heating oil contamination that had spread and impacted adjacent, government-owned properties.
- Decommissioning-in-place of heating oil tank and removal of source materials. Multiple rounds of site assessment resulted in risk-based resolution.
- In process of removing site from DEQ Leaking Underground Storage Tank site list.

Semling Property

Project: 0830.05
 Produced By: agsre
 Approved By:
 Print Date: 10/10/2019
 Path: X:\0830.05 City of St. Helens\01\Projects\Fig. Site Features Map.mxd

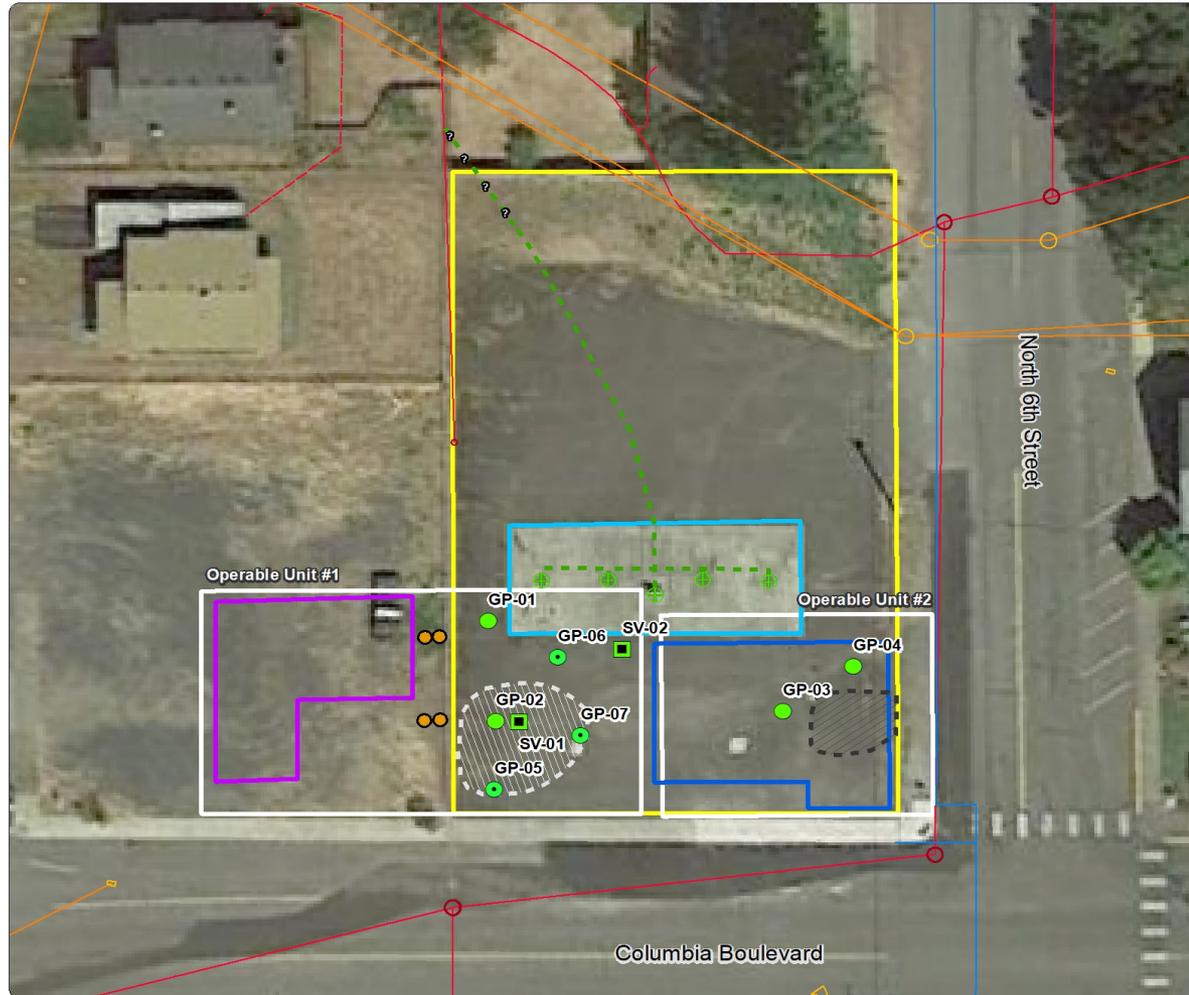
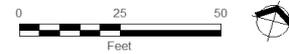


Figure 2
Site Features Map
 Semling Family LLC Property
 City of St. Helens

Legend

- Inferred Location of Removed UST's
- Catch Basins
- May 2019 Boring Location
- August 2019 Boring Locations
- August 2019 Soil Vapor Locations
- Drainage Pipes
- Stormwater Line
- Water Line
- Sanitary Sewer Line
- Approximate Area with Gasoline Detections
- Possible Disturbed Soil Zone
- Property Boundary
- Former Buildings**
- Car Wash
- Service Station
- Service Station



Source: Aerial photograph obtained from Google Earth Pro; Carwash drainage features and possible disturbed soil zone obtained from GPR Pacific Geophysics report.

Notes:
 UST = underground storage tank.

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Semling Phase II Results

- Multiple rounds of data collected
- Petroleum impacts from the adjacent former fueling station
- No risk of vapor intrusion to future buildings
- Soil management plan during redevelopment
- Property was transacted for redevelopment, as a result of the Phase II results

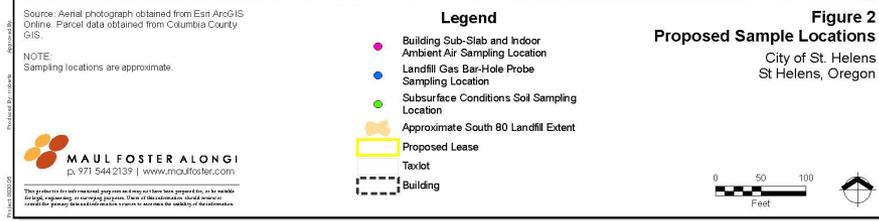
County Phase I Results

- No RECs were identified
- De minimis conditions: Historical vehicle storage and maintenance on site and adjacent properties
- Surface Soil sampling recommended during/prior to redevelopment to inform soil management
- Renewed interest in clean up and strengthened partnership with Columbia County Board of Commissioners

South 80 Landfill

Project Scope

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



South 80 Landfill Results

- Impacts discovered in soil. Current risk for soil direct contact is mitigated by the clean soil cap.
- No exceedances in groundwater.
- Methane and other landfill gases are being generated by the former landfill.
- Geotechnical considerations for future construction.
- Determination that gases not impacting current buildings and occupants.

Next Steps

- 2020 ARC (Assessment, Revolving Loan Fund, Cleanup) Grant Applications due October 28
- New Multipurpose Grant
 - Fund a range of eligible assessment and cleanup activities at one or more sites within a larger target area.
 - Up to \$800,000 for a range of assessment, cleanup and revitalization activities

Questions?

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