

Parcel 8, RiverPlace, North Macadam Urban Renewal Area

Hazardous Materials Cleanup Public Participation Plan

Prepared for



Portland Development Commission

in coordination with

Oregon Department of Environmental Quality
U.S. Environmental Protection Agency – Region 10

Prepared by Parametrix
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Introduction

The Portland Development Commission (PDC) works in neighborhoods throughout Portland. Building and maintaining good relationships with these communities is critical to the success of PDC's revitalization efforts. This Public Participation Plan provides a guide for the Parcel 8 project team and the public to follow during the cleanup of the site. This plan is intended to help the public and project team understand the range of activities and key milestones where substantive public participation and outreach are needed. It is also the objective of PDC to be transparent, in not only the cleanup process through which these plans are developed, but also in the actions to be taken to respond to and engage affected communities in a timely manner. Therefore, this document also outlines the process that was used by the project team to create a public participation plan as well as the outreach tools to be implemented.

This plan was written and formatted using PDC's draft Public Participation Manual (March 2005) as well as guidelines for public outreach from the U.S. Environmental Protection Agency (EPA) and the Oregon Department of Environmental Quality (ODEQ). The manual was developed to create a consistent and efficient process for development of public participation goals and tools. This process will also ensure that the project meets the needs and expectations of the broader community.

The content of this public participation plan was developed with key members of the Parcel 8 team. Team members reviewed the context of the project, assessed the level of public concern and interest in the project, identified goals for public participation, and selected the appropriate level of public participation. Other sources of information, such as Urban Renewal Area Committee (URAC) meeting summaries and the North Macadam Urban Renewal Area (URA) Plan, were also used to provide context and serve as a basis for actions outlined in the plan.

Project Description

The purpose of this project is to cleanup asbestos-containing concrete demolition debris buried on-site to facilitate sale and redevelopment of Parcel 8 at RiverPlace within the North Macadam Urban Renewal Area.

Site Map



Parcel 8 is located in the RiverPlace community, immediately south of Portland's downtown core within the North Macadam Urban Renewal Area. The property is located on the corner of SW River Drive and SW River Parkway and is surrounded by a mix of residential, retail and office uses. To the north of the site is the Parcel 1 redevelopment project (called The Strand), which is currently under construction, and to the south of the site is the new Portland Streetcar stop. Parcel 8 is one of the last remaining undeveloped parcels in this highly visible riverfront community.

Parcel 8 was acquired by PDC pursuant to a property exchange agreement with Pacific Power & Light. The Portland City Council directed purchase and redevelopment of several properties in the South Waterfront Redevelopment Area, an area commonly known as RiverPlace.

Parcel 8 is currently vacant with asbestos-contaminated concrete buried on-site from demolition of the former Lincoln Steam and Buss Plants. From 1990-91 the riverfront Lincoln Steam and Buss Plants were demolished to allow for redevelopment of the South Waterfront Redevelopment Area.

The exterior walls of the Lincoln Steam and Buss Plants were painted with olive green masonry paint that contained greater than 1% asbestos by weight, thereby requiring management as asbestos-containing waste by ODEQ. In accordance with ODEQ oversight, the asbestos-contaminated demolition debris was stockpiled on land located south of the former steam plant location within the fenced enclosure of the former substation yard. An estimated 4,931 cubic yards of asbestos-contaminated debris was stockpiled on Parcel 8 and is a fraction of the total debris buried on-site. The 2-foot deep concrete stockpile was later capped within an approximately equal thickness of non-asbestos-contaminating concrete demolition debris and covered with 1-2 feet of clean soil. Buried asbestos-contaminated concrete does not pose a threat to human or environmental health and safety.

Remediation of the asbestos-contaminated concrete buried on Parcel 8 will be performed in close coordination with the ODEQ and EPA and in accordance with the preferred alternative for cleanup. Cleanup will be funded by Renewal Area funds and a \$200,000 grant from the EPA. The site is currently enrolled in ODEQ's Voluntary Cleanup Program (VCP) which allows for cleanup in coordination with ODEQ.

Project Scope

PDC will conduct an Alternatives Analysis to determine the best method for site remediation. PDC will prepare a plain language fact sheet on the cleanup alternatives and will solicit feedback from the public. The public will also be engaged in the cleanup planning, construction cleanup and the issuance of a no further action determination from ODEQ.

Budget and Funding

North Macadam Urban Renewal Area funds and a grant from EPA will be used to carry out the project scope. The total project budget is \$760,000. The EPA grant covers \$200,000 of the budget, with the remaining \$560,000 funds allocated from the Urban Renewal budget.

Applicable Policies and Plans

Cleanup of RiverPlace Parcel 8 is consistent with the goals and objectives of the North Macadam Urban Renewal Area Plan (1999) and the RiverPlace Development Strategy (1997). Urban Renewal Plan goals include utilization of vacant, contaminated properties; increasing opportunities for public transit; restoring wildlife habitat; and maximizing the area's riverfront location. The RiverPlace Development Strategy has guided a significant portion of the area's redevelopment with a mix of uses (hotel, residential, retail and office) including South Waterfront Park, the Marriott Residence Inn and the Parcel 1

redevelopment, now called The Strand. The Strategy calls for office uses on Parcel 8 however, since the RiverPlace community also strongly supports residential uses PDC remains flexible on the end use of the site; the developer selected for redevelopment of Parcel 8 will be asked to propose an end use for the site.

Community Profile

Parcel 8 is located on the southern edge of downtown Portland, within the RiverPlace neighborhood. RiverPlace includes almost 500 housing units and a small business district as well as office space. RiverPlace was developed in the 1980's and 1990's and has a housing density of approximately 90 units per acres. RiverPlace residents and many of its property owners are represented by the RiverPlace Planned Community Association and the RiverPlace Condominium Association. The RiverPlace development consists largely of middle to upper income residents, but the development does include some below-market rate housing. RiverPlace residents and business owners have indicated support for the cleanup and redevelopment of Parcel 8.

In addition to RiverPlace, the North Macadam Urban Renewal Area includes the Corbett Terwilliger Lair Hill (CTLH) Neighborhood Association. The CTLH neighborhood primarily consists of single family residents and many of the homes date to the late 1800's and early 1900's. Though separated by Interstate 5, this neighborhood association has been very active in the planning of the North Macadam Urban Renewal Area and in particular the planning area near Parcel 8, the South Waterfront District. However, this neighborhood association is less active with planning and projects in the RiverPlace area.

Other nearby neighborhoods include the Downtown Community Association and the Homestead Neighborhood. Building heights at RiverPlace are a concern within the Downtown Neighborhood Association, specifically the residents at the American Plaza Condominiums. Their primary concern is that the allowable height for Parcel 8 is maintained at 150 feet as per the City Code.

Parcel 8 is located in Census Tract 57, Block Group 1. This Block Group, which is the lowest geography that includes income data, includes a portion of downtown Portland and a portion of the CTLH neighborhood. According to the 2000 Census, within this Block Group there are 2,441 people. Of this total, 2,088 or 85% are white. According to the census there are 1,676 households. Of these, 402 households have a household income of less than \$25,000, 497 have an income between \$25,000 and \$50,000 and 777 have an income above \$50,000. The median household income for the Block Group was \$45,779 in 1999.

Previous Public Participation Activities

PDC has been actively involved in the area containing Parcel 8 since 1997. Public involvement activities conducted in the area have included monthly meetings of the North Macadam Urban Renewal Advisory Committee, multiple public open houses, regular updates to the PDC website, numerous newsletters and fact sheets and in-person presentations to the CTLH Neighborhood Association, the RiverPlace Planned Community and Condominium Associations, and the American Plaza Condominium Association. There have been numerous articles in the Oregonian describing the planning associated with both RiverPlace and the South Waterfront District.

PDC staff have briefed key project stakeholders and received feedback at several neighborhood meetings and Urban Renewal Advisory Committee (URAC) meetings. Since January 2005, a total of four neighborhood briefings and discussions have been held with the RiverPlace Planned Community, the RiverPlace Condominium Association and the American Plaza Condominium Association. To date, the URAC has had three project briefings and discussions on Parcel 8 this year at their January, February and April meetings.

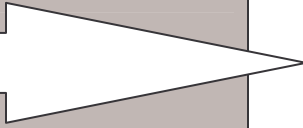
Assessing Community Concerns

A number of community concerns have been identified through stakeholder briefings and discussions with the American Plaza Condominium Association and RiverPlace Planned Community Association and Condominium Association. Those concerns include:

- Safe removal and disposal of contaminants
- Traffic associated with construction
- Building height
- Land use and development program
- Future parking availability
- Building design
- Construction noise

Spectrum of Public Participation

Based on the project team's assessment of public concern and interest in the Parcel 8 project, and the final average score of 2.2, the team has made a promise to the public that it will consult the public and solicit input during the developer solicitation and redevelopment stages of the project. The team will also regularly inform the public about the project's progress.

Increasing Level of Public Participation 			
Inform (Average = 1-2)	Solicit input / Consult (Average = 2-3)	Involve (Average = 3-4)	Collaborate (Average = 4-5)
<p><u>One-Way Communication</u> between PDC and the public to provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.</p>	<p>Seek public feedback on a proposal, analysis or alternatives.</p> <p>Requires a response from the public, but limited opportunity for public dialogue.</p>	<p><u>Work directly with the public</u> throughout the process to ensure that issues and concerns are consistently understood and considered. Includes elements of public information and outreach, but adds a third dimension of two-way communication.</p>	<p><u>Collaborate with the public</u> on some or all aspects of other planning or decision including the development of alternatives and the identification of the preferred solution.</p>
Promise to the Public			
<p>The project team will keep stakeholders informed.</p>	<p>The project team will keep stakeholders informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decisions.</p>	<p>The project team will work with stakeholders to ensure that their concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.</p>	<p>The project team will look to stakeholders for direct advice and innovation in formulating solutions and incorporate their recommendations into the decisions to the maximum extent possible.</p>
Example of Tools to Use			
<ul style="list-style-type: none"> ▪ Fact Sheets ▪ Press Releases ▪ Website 	<ul style="list-style-type: none"> ▪ Public Meetings ▪ Open House ▪ Questionnaires 	<ul style="list-style-type: none"> ▪ Workshops ▪ Design Charrettes ▪ Citizen Advisory Committees 	<ul style="list-style-type: none"> ▪ Working Group ▪ Joint Venture

Adapted from the International Association of Public Participation Spectrum

Public Participation Goals

This Public Participation Plan serves as a guide for PDC staff to inform and consult the public in a meaningful way throughout the course of the project. Based on evaluation of the project status and current level of neighborhood concern, the project team has determined that it is appropriate to continue to inform and solicit input from the public throughout the project. The specific public participation goals of the PDC project team are to:

- Goal 1: Provide the community and stakeholders with the necessary information and education about the project and offer convenient mechanisms for input on the cleanup alternatives;
- Goal 2: Identify issues or concerns of potentially affected interests, and ensure that they are addressed; and,
- Goal 3: Adjust the public involvement plan, as needed, to accommodate changing community attitudes and needs.

Project Stakeholders

Based on the above review and discussions with staff, the following stakeholders have been identified for this project.

Tier One

- PDC Board of Commissioners
- North Macadam Urban Renewal Advisory Committee
- RiverPlace Planned Community Association
- RiverPlace Condominium Association
- RiverPlace Businesses
- American Plaza Condominium Association
- Oregon Department of Environmental Quality (ODEQ)
- U.S. Environmental Protection Agency (EPA)

Tier Two

- Corbett Terwilliger Lair Hill (CTLH) Neighborhood Association
- Homestead Neighborhood Association
- Downtown Community Association
- Portland Business Alliance
- Media Outlets:
 - Daily Journal of Commerce
 - Business Journal
 - The Oregonian
 - Secretary of State Bulletin (for posting of fact sheets on the Alternatives Analysis and No Further Action determination)
- Brownfields Community Assistance Program
- Portland Brownfields Showcase

Stakeholder and Public Participation Tools

The following tools will be used to implement effective public and stakeholder participation for the cleanup of Parcel 8. These tools are focused on informing the public and stimulating input at key points during the project.

DEQ and EPA (Public Information & Input)

Quarterly grant reports will be sent to the EPA, as required per grant requirements, to maintain good communication with EPA on the progress of the project. The EPA and DEQ will review all project deliverables prior to being considered final. Deliverables will be sent to the EPA and DEQ for review via email.

North Macadam Urban Renewal Advisory Committee (URAC) (Public Information & Input)

The URAC meets on a monthly basis and includes representatives of private property, RiverPlace retail and residential property management, and institutions and neighborhoods, including the CTLH Neighborhood Association. These meetings are open to the public and announced in *The Oregonian* and on the PDC website. Public input at the meetings is encouraged. The URAC will not only serve as a means to disseminate information to the community, it also will provide valuable input on upcoming public information and involvement opportunities.

Plain Language Fact Sheet (Public Information & Input)

A Plain Language Fact Sheet will be developed to inform residents and key stakeholders about the analysis of clean-up alternatives, called the Alternatives Analysis. The Fact Sheet will be prepared and released to correspond with the 30-day public comment period for the cleanup alternatives. The fact sheet will clearly explain the pros and cons of each cleanup alternative and notify the public of the availability of the analysis document and how to make comments on the alternatives. A copy of the document will be made available at the PDC offices and on the PDC North Macadam Urban Renewal Area webpage at www.pdc.us/ura/sowa_n-macadam.asp. Notification of the documents available for review and comment will also be provided in *The Oregonian* and the *Secretary of State Bulletin*.

Public comments on the Alternatives Analysis will be collected and summarized for review by the URAC, PDC, EPA and ODEQ, and will be made available to the public on the PDC North Macadam Urban Renewal Area webpage. PDC will also prepare responses to all public comments submitted on the Alternatives Analysis and will post PDC responses on the webpage.

PDC Website Posting (Public Information)

The PDC website is well used by the public and updated on a regular basis. The North Macadam Urban Renewal District has a link directly from the PDC home page at www.pdc.us. The website is used to post notices for upcoming URAC meetings and will include the following items when they are ready for public review:

- Public Participation Plan
- Analysis of Brownfields Cleanup Alternatives
- Plain Language Fact Sheet for Cleanup Alternatives
- Summary of Public Comments on Cleanup Alternatives
- Responses to Public Comments on Cleanup Alternatives
- Notification of Preferred Alternative for Cleanup
- Copy of the Secretary of State Bulletin Public Notice for No Further Action Determination
- ODEQ Summary of Public Comments on No Further Action Determination
- ODEQ Responses to Public Comments on No Further Action Determination

Stakeholder Briefings (Public Information & Input)

PDC staff will brief and discuss the project with stakeholders at regularly scheduled North Macadam URAC meetings and at neighborhood meetings--URAC meetings are open to the public and are advertised in *The Oregonian* and posted on the North Macadam Urban Renewal Area webpage calendar at www.pdc.us. PDC staff expect to meet regularly with RiverPlace and American Plaza stakeholders as well as the North Macadam URAC. PDC staff also will provide updates to Schnitzer Northwest, the manager of the 2100 SW River Parkway Building (current home of David Evans and Associates), and the Marriot Residence Inn Hotel management. PDC staff will be available to meet with additional stakeholders upon request. PDC staff will consult with City Council Executive staff and provide project briefings upon request.

Media Outreach (Public Information)

Media outreach will include submitting calendar notices and press releases to *The Oregonian*, *Daily Journal of Commerce*, *Business Journal* and the *Secretary of State Bulletin*. These media releases will be used to provide notice of URAC meetings, advertise the 30-day notice for public comment, and notice any other supplemental public meetings that are scheduled as part of this process.

Briefings for PDC Board of Commissioners (Public Information)

The PDC Board will be provided with regular project updates through internal PDC communication systems including the Major Projects database and the monthly Director's report to the Executive Director. PDC Board approval will be requested for construction contracting.

Supplemental Public Events (Public Information)

There are a number of planning processes that are occurring in close proximity to the cleanup site, including the North Macadam Urban Renewal Open House, held on Tuesday, March 15 at PDC. Whenever possible, PDC will make information available about this project at other public events.

Project Schedule

Month/Year	Project Timeline	Public Participation Timeline	Responsible Party
April through July 2005	Alternatives Analysis	<ul style="list-style-type: none"> ▪ Develop Public Participation Plan. ▪ Brief URAC at regularly scheduled public meetings. ▪ Develop Plain Language Fact Sheet and post on PDC website. ▪ Issue media release on availability of Alternatives Analysis for cleanup. ▪ Conduct stakeholder briefings. ▪ Post summary of public comments on Alternatives Analysis for cleanup on PDC website. ▪ Post responses to public comments on Alternatives Analysis for cleanup on PDC website. ▪ Post preferred alternative for cleanup on PDC website. 	Kia Selley, Larry Brown, Christine Egan
May 2005 through March 2006	Cleanup Planning	<ul style="list-style-type: none"> ▪ Post project update on PDC website. ▪ Brief URAC at regularly scheduled public meetings. ▪ Brief stakeholders as invited. 	Kia Selley, Larry Brown, Christine Egan
January 2006 through December 2006	Construction Cleanup	<ul style="list-style-type: none"> ▪ Post project update on PDC website. ▪ Brief URAC at regularly scheduled public meetings. ▪ Conduct stakeholder briefings. ▪ Brief PDC Board and request authorization for construction contracting. 	Kia Selley, Larry Brown, Christine Egan
December 2006 through February 2007	No Further Action Determination	<ul style="list-style-type: none"> ▪ Post project update on PDC website. ▪ Brief URAC at regularly scheduled public meetings. ▪ ODEQ to issue Public Notice on No Further Action determination. ▪ ODEQ to issue media release on No Further Action determination. ▪ Post public comments on No Further Action determination on PDC website. ▪ Post ODEQ responses to public comments on No Further Action determination on PDC website. 	Kia Selley, Larry Brown, Christine Egan

Evaluation and Monitoring

As part of the commitment to inform and consult the public throughout the Parcel 8 cleanup project, the project team will engage in the following evaluation methods during the public participation process:

- Informal feedback – The team will talk with stakeholders on a routine basis to assess the project public participation process.
- Debriefs – After each public participation event, the PDC project team will meet to consider adjustments needed for future public participation activities.
- Website tracking – The project team will regularly monitor the project website to ensure that updated project information is available to the public.

Parcel 8 Cleanup Team

PDC

- Kia Selley, Project Manager, PDC Development Department, 503-823-0113
- Larry Brown, PDC Development Department
- Christine Egan, PDC Public Affairs
- Bob VanVickle, PDC Professional Services
- David Obern, PDC Professional Services
- Wendy Hain, PDC Legal Department

Parametrix

- Jason Franklin