

Planned South Waterfront Neighborhood Park North Macadam Urban Renewal Area

Environmental Cleanup and Initial Park Improvements 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 Planned South Waterfront Neighborhood Park (Neighborhood Park) 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, not only in 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 plan also documents the process used by the project team to develop this plan as well as the outreach tools to be implemented.

This plan was written and formatted using PDC's Public Participation Manual (June 2005). 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 Neighborhood Park 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 remediate low-level contamination and complete initial park improvements on the future site of the South Waterfront Neighborhood Park.

Site Map



Cleanup of this land will facilitate redevelopment of the site as a public park by leveraging limited Urban Renewal Area finances and provide the environmental quality supported by stakeholders, including the City of Portland Bureau of Parks & Recreation and community stakeholders. Goals for site cleanup include facilitating redevelopment as a public park, leveraging of limited Urban Renewal Area finances, and providing a high level of environmental quality that is supported by stakeholders. The cleanup will include remediation (based on the Alternatives Analysis), demolition and site stabilization. Site stabilization will include grading, seeding and irrigation for interim use.

The Neighborhood Park site is located at 3508 SW Moody Avenue in Portland, Oregon. The site is bound by SW Moody Avenue, SW Bond Avenue, SW Curry Street, and SW Gaines Street and is located within the North Macadam Urban Renewal Area (URA). Public Storage of Oregon, LLC currently occupies the site. PDC has condemned the site for future use as a Neighborhood Park. PDC now owns the site. Public Storage is allowed to remain on the site until December 31, 2005.

Currently, the site is in use as a mini-storage facility and includes six buildings. The site has been impacted by low-level petroleum hydrocarbons and hazardous substances from historic filling of the site and/or historic land uses either on the site or adjacent to the parcel; uses included a machine shop and overhead door manufacturing. Existing buildings have also been found to contain asbestos and lead-containing paint.

Project Scope

The project will include a public review and comment on the proposed alternatives for environmental cleanup of the site ("Alternatives Analysis"), site demolition, environmental cleanup, construction of interim park improvements, and public review and comment on the issuance of a No Further Action determination from ODEQ.

PDC is required by the EPA to prepare an Alternatives Analysis for public review and comment to determine the best method for cleaning up the site. PDC, in coordination with the Oregon Department of Environmental Quality (DEQ) and EPA, will determine

the best cleanup alternative based on technical analysis and input from the public and key stakeholders.

Budget and Funding

North Macadam Urban Renewal Area funds and a grant from EPA will be used to complete the project. The total project budget is \$750,000. The EPA grant covers \$200,000 of the budget, with the remaining \$550,000 funds allocated from the Urban Renewal budget.

Applicable Policies and Plans

Cleanup of the Neighborhood Park is consistent with the goals and objectives of the North Macadam Urban Renewal Area Plan (1999) and the South Waterfront Plan (2002). Urban Renewal Plan goals include utilization of vacant, contaminated properties; providing opportunities for open space; and enhancing the natural environment. The South Waterfront Plan guides development in the area and calls for the creation of 10,000 jobs and up to 5,000 housing units by the year 2019. The Plan also includes an extensive open space network that encompasses the Willamette greenway, an urban plaza, Ross Island Bridge Park and a neighborhood park. Specific policy language calls for providing a variety of experiences for people living and working in the neighborhood and singles out a neighborhood park that will serve district residents.

Community Profile

The Neighborhood Park is located south of downtown Portland in the South Waterfront District of the Central City. The park is located within the Corbett Terwilliger Lair Hill (CTLH) Neighborhood. The CTLH neighborhood primarily consists of single-family residents and many of the homes date to the late 1800s and early 1900s. Though separated by Interstate 5, this neighborhood association has been very active in the planning of the South Waterfront District.

There currently a number of new developments occurring in the district, all of which are clustered in the central portion of the district. Developments under construction include two residential tower developments and an office tower for Oregon Health Sciences University (OHSU). The first 245-unit condominium tower, the Meriwether, opens in the Summer of 2006. Additional residential towers are programmed and are in various states of planning and construction. When fully built out the district is anticipated to have 10,000 jobs and up to 5,000 housing units. Currently there are no residences within the district; the nearest "neighbors" are located across Interstate 5 or ½ mile to the north at RiverPlace.

The Neighborhood Park is located in Census Tract 59, Block Group 1. This Block Group, which is the smallest geographic area that includes income data, includes a portion of the CTLH neighborhood. According to the 2000 Census, within this Block Group there are 1,120 people. Of this total, 1,029 or 92% are white. According to the census there are 634 households. Of these, 121 households have a household income of less than \$25,000, 192 have an income between \$25,000 and \$50,000 and 321 have an income above \$50,000. The median household income for the Block Group was \$53,125 in 1999.

Previous Public Participation Activities

PDC has been actively involved in the South Waterfront District since 1999. Public involvement activities conducted in the area have included monthly meetings of the North Macadam Urban Renewal Advisory Committee, extensive planning activities that lead to the completion of the South Waterfront Plan, regular updates to the PDC website, numerous newsletters and fact sheets and in-person presentations to the CTLH Neighborhood Association and other stakeholder groups. There have been numerous articles in the Oregonian describing the planning associated with the South Waterfront District.

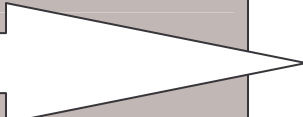
Though there has been considerable involvement and interest in the planning of the South Waterfront District, there has been relatively little public comment on the creation of the Neighborhood Park since development of the South Waterfront Plan. The URAC has been briefed on the creation of the park; and the condemnation of the Public Storage facilities was approved by the City Council and the Portland Development Commission. The City Council also discussed the use of public funds to acquire and construct the Neighborhood Park and an interest in permanent improvements to the Neighborhood Park.

Assessing Community Concerns

Few community concerns have been identified through stakeholder briefings and discussions the URAC. The main community concern is the safe removal and disposal of contaminants.

Spectrum of Public Participation

Based on the project team's assessment of public concern and interest in the Neighborhood Park project, and the final average score of 2.3, 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 <u>public feedback</u> 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.</p> <p>Includes elements of public information and outreach, but as 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
- 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
- City Council
- North Macadam Urban Renewal Advisory Committee
- North Macadam Development Council
- Oregon Health Sciences University (OHSU)
- Oregon Department of Environmental Quality (DEQ)
- U.S. Environmental Protection Agency (EPA)
- South Waterfront residents, businesses and property owners

Tier Two

- Corbett Terwilliger Lair Hill (CTLH) Neighborhood Association
- RiverPlace residents and businesses
- Media Outlets
 - 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 the Neighborhood Park. These tools are focused on informing the public and stimulating input at key points during the project.

North Macadam Urban Renewal Advisory Committee (URAC) and Stakeholder Briefings (Public Information and Input)

The URAC meets on a monthly basis and includes representatives of private property, 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, but also will provide valuable input on upcoming public information and involvement opportunities. PDC staff will be available to meet with stakeholders and neighborhood associations upon request. PDC staff will also consult with City Council Executive staff and provide project briefings upon request.

Fact Sheets (Public Information)

Two Fact Sheets will be developed to inform residents and key stakeholders about the Alternatives Analysis as well as the park development project. The first Fact Sheet for the Alternatives Analysis will be prepared and released to correspond with a 30-day public comment period. This 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 submit 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 document's availability for review and comment will also be provided in *The Oregonian*. Comments will be collected and summarized for review and made available to the public on the PDC webpage.

The second Fact Sheet will focus on the project and process for developing the initial and permanent improvements of the Neighborhood Park. In addition, the Fact Sheet will include information on the selected cleanup alternative and a summary of public comments. This Fact Sheet will follow the completion of the Alternative Analysis Fact Sheet and also will be made available at the PDC offices and web page as described above.

PDC Website Posting and Public Documents (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 items outlined below when they are ready for public review:

- Public Participation Plan
- Meeting notices on the North Macadam Calendar
- Project Fact Sheet
- Alternatives Analysis (for environmental cleanup)
- Alternatives Analysis Fact Sheet
- Summary of public comments on cleanup alternatives
- Responses to public comments on cleanup alternatives
- Notification of the preferred alternative for environmental cleanup

- ODEQ summary of public comments on No Further Action Determination
- ODEQ responses to public comments on No Further Action Determination

In addition to the PDC website, project documents and the administrative record may be reviewed at the information repository located at Portland Development Commission, 222 NW 5th Avenue. Please contact Kia Selley, Project Manager, for additional information.

Stakeholder Briefings (Public Information & Input)

PDC staff will be available to discuss the project with stakeholders at neighborhood meetings and events as invited.

Media Outreach (Public Information)

Media briefings will include submitting calendar notices and press releases to *The Oregonian*, a widely circulated paper in the Portland Metropolitan area. These media releases will be used to provide notice of URAC meetings, advertise the 30-day notice for public comment, announce the preferred alternative for cleanup, and notify the public of the open house that is scheduled as part of this process.

Briefings for PDC Board of Commissioners and City Council (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. In addition to the PDC Board, briefings will be provided to the City Council as needed or requested.

Public Open House (Public Information)

A public open house or similar event will be held in the South Waterfront District (most likely the Discovery Center; located on SW Bancroft). The open house will be an opportunity for the public and stakeholders to receive information on the cleanup and development of the Neighborhood Park and other development activities in the district.

Project Schedule

Month/Year	Project Timeline	Public Participation Activity	Responsible Party
November 2005 through February 2006	Public Participation & Cleanup Planning	<ul style="list-style-type: none"> ▪ Alternatives Analysis Fact Sheet and Project Fact Sheet posted on PDC website ▪ Public comments on Alternatives Analysis posted on PDC website ▪ Media release issued on availability of Alternative Analysis ▪ Brief URAC ▪ Brief City Council staff as needed or requested ▪ Brief stakeholders as invited ▪ Public Participation Plan posted on PDC website 	Kia Selley, Larry Brown, Christine Egan
March through June 2006	Environmental Cleanup & Initial Park Improvements	<ul style="list-style-type: none"> ▪ Brief URAC ▪ Brief stakeholders as invited ▪ Conduct Open House 	Kia Selley, Larry Brown, Christine Egan
July through September 2006	No Further Action Determination	<ul style="list-style-type: none"> ▪ Brief URAC ▪ Brief PDC Board of Commissioners ▪ Media release issued on project completion ▪ No Further Action determination information and public comments posted on PDC website ▪ Brief stakeholders as invited 	Kia Selley, Larry Brown, Christine Egan

Evaluation and Monitoring

As part of the commitment to inform and consult the public throughout the Neighborhood Park 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.

Neighborhood Park 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
- Richard Roche