

FINAL PUBLIC INVOLVEMENT PLAN

BROWNFIELDS MULTIPURPOSE PILOT GRANT HERITAGE SQUARE - 1153 DUANE STREET, ASTORIA, OREGON



THE GARDEN OF SURGING WAVES

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Introduction

The City of Astoria has received a \$400,000 Brownfields Multi-Purpose Pilot Grant from the U.S. Environmental Protection Agency to conduct an environmental assessment and cleanup at the site of the future Heritage Square development located at 1153 Duane Street in downtown Astoria. This Public Involvement Plan (PIP) was prepared in accordance with EPA guidelines for public involvement on EPA-funded brownfields projects, and outlines the actions the City will take to involve the public in assessment and cleanup decision making and planning.

Project Description

The Heritage Square site is located in the City's historic downtown district. Past uses of the property included an automobile repair garage and paint shop, a car sales business, a dry cleaning establishment, a newspaper printing company, and a grocery store. Historical environmental investigations indicate that the past property use resulted in petroleum, metal, and chlorinated solvent impacts to soil and groundwater.

The goal of the Heritage Square project is to turn an underutilized piece of property in historic downtown Astoria into a beautiful multi-use community gathering place. Heritage Square will feature a plaza that will continue to accommodate the Sunday Market and an amphitheater for outdoor performances. Heritage Square is also home to the Garden of Surging Waves, a tribute to the contributions of the Chinese in Astoria's history. Construction of the Garden of Surging Waves began in early 2012, and was completed in early 2014.

Astoria has a long history of involving the community in City projects. In 2002 the City began its public outreach activities for the Heritage Square project. The City conducted surveys of business owners and residents, as well as public meetings, hearings, and public work sessions. The City had booths at community events like the Sunday Market to garner public input and also attended meetings of organizations in Astoria and as far away as Portland for fundraising purposes. Since purchasing the property, the City has conducted approximately 50 public meetings including work sessions, public hearings, and informative and interactive meetings. The City plans to continue the successful outreach mechanisms for gathering public input throughout the investigation and remediation phases of the Heritage Square project.

Soil and groundwater samples will be collected from Heritage Square in Spring/Summer 2014. Sampling is expected to take less than one week, and will result in minimal disturbance to pedestrians, traffic, and parking areas adjacent to Heritage Square. Environmental cleanup activities, which may include removing petroleum and solvent-impacted soil, and installing a cap to isolate remaining low level contamination in soil, are planned for late 2014, concurrent with construction of Heritage Square.

Public Participation Objectives

The proposed redevelopment of Heritage Square is a long-term, multi-step process. Keeping the public informed and participating will ensure that the project addresses stakeholder concerns and incorporates the goals of the community. Priorities for public involvement include:

- Identifying opportunities for public comment and engagement.
- Gaining an understanding of public concerns and desired outcomes.

- Explaining project objectives, activities, and processes to the local community and stakeholders.
- Soliciting community input on assessment, cleanup, and planning decisions.

Spokesperson and Administrative Record

Project Spokespersons:

Brett Estes, City of Astoria Community Development Director

Jeff Harrington, City Engineer

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Address:

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Site records will be made available to the public during normal working hours throughout the duration of the project. Records including site investigation reports, meeting notes, decision documents, public notices, summary of responses to public comments, etc. will be made available at Astoria City Hall.

Project Stakeholders

In order to plan for meaningful, comprehensive engagement with the community, we have identified stakeholders from various community and government sectors across the local area. This list is not intended to be exhaustive:

- Astoria Downtown Historic District Association
- Astoria-Warrenton Chamber of Commerce
- Clatsop County Historical Society
- Astoria Sunday Market
- Rotary Club of Astoria, Oregon
- Neighborhood Associations
- Oregon Department of Environmental Quality
- Business Oregon
- Clatsop County

The City will approach community groups to identify presentation and speaking opportunities at their meetings, and will invite members of these groups to attend City-hosted public meetings.

Outreach Meetings

The City anticipates hosting a minimum of two public meetings for the assessment phase of the project, and one meeting for the cleanup phase. The objectives of the meetings are outlined below:

- First public meeting: Announce award of the grant, describe assessment work completed to date, and plans to move forward with remaining assessment and moving on with cleanup.

- Second public meeting: Describe the findings of the completed assessment activities, and discuss how these findings may impact redevelopment.
- Third public meeting: Will be held once the draft Analysis of Brownfield Cleanup Alternatives (ABCA) report is prepared.

The City may hold additional public meetings, as necessary. The City will also discuss the project and status updates periodically at City Council meetings.

Public meetings will be publicized in advance using print and radio media. Press releases will be prepared and submitted to local newspapers, The Daily Astorian, HIPFISH monthly, and Coast River Business Journal. We will invite local reporters to meetings and other events. We will also use our local radio stations, KAST AM/FM and KMUN, to publicize meetings and events.

Public meetings will:

- Include written/graphical materials, including an agenda, to be distributed during the meeting (and in advance if possible);
- Include a sign-in sheet;
- Provide plenty of seating in a room that is of appropriate size;
- Include an open question and answer period;
- Be held at a location convenient to public transit users and allow parking near the meeting venue; and,
- Provide handicapped-accessible facilities.

Fact Sheets

The City will produce fact sheets about the Heritage Square project at key assessment and cleanup phases in the project. Fact sheets are proposed at the following project phases:

- Fact Sheet 1: Introduce project and project team (City and contractor); provide information on scope and initiation of assessment work;
- Fact Sheet 2: Summary of assessment results, and proposed cleanup scope and schedule;
- Fact Sheet 3: Summary of completed cleanup and redevelopment activity.

The fact sheets will be written using plain, clear language. The English language is predominantly used in Astoria, and materials will be developed in English. If a need is identified, we will arrange to accommodate additional languages. The City will distribute the fact sheets at public meetings to explain the assessment and cleanup work and how they factor in to redevelopment goals. The fact sheets will also be made available at the City offices.

Public Notice and Comment

The City will publish notice of availability of the draft ABCA report for a 30-day public comment period, and to summarize any significant comments received and how they are addressed in the Final Cleanup Plan.