

Brownfield Assessment and Cleanup

Astoria Heritage Square

Fact Sheet October 2015



Heritage Square Brownfield Grant

The City of Astoria was awarded a \$400,000 Brownfield Grant by the US Environmental Protection Agency in 2012. The grant funding allows the City to assess and clean up soil and groundwater beneath the Heritage Square Site, at the block between 11th and 12th and Duane and Exchange Streets.

The Heritage Square property historically has been the site of a variety of businesses, including auto repair, dry cleaning, and printing dating back to the 1920s. Soil and groundwater testing shows that these past uses resulted in releases of petroleum and solvents to the soil and groundwater beneath the Heritage Square block and adjacent streets.



Soil Stockpiles in former Safeway Basement Portion of Heritage Square

Environmental Assessment Results

Soil and groundwater samples were collected from the Heritage Square Site in 2014 and 2015. Impacts to soil and groundwater do not pose a risk to urban residential, occupational or park users if the Site is redeveloped at street level.

Soil

There are widespread, low-level impacts to soil from petroleum, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals.

Stockpiles in the former Safeway basement and most of the impacted soils beneath the parking deck have low levels of impact and will be transported to a City-owned (former quarry) site. A smaller soil stockpile and limited soil area beneath the parking deck have higher levels and will be transported to Arlington Landfill.

Groundwater

Low-level chlorinated solvents and metals have been detected beneath Heritage Square and Duane Street.

What is a Brownfield?

Brownfields are properties that are not being used to their full potential because of actual or potential environmental pollution.

Cleaning up and reinvesting in Brownfields protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

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Proposed Cleanup and Schedule

Environmental cleanup activities are expected to include: 1) removing petroleum-impacted soil (soil stockpiles and soils beneath the parking deck) and transporting the soils off-site, 2) installing a soil cap, if needed, over any remaining pockets of contaminated soil (cap would consist of a sheet of plastic covered by a couple feet of clean soil), and 3) installation and sampling of a groundwater monitoring well.

The first portion of this process, the soil removal, is expected to take less than one week, and will result in minimal disturbance to pedestrians, traffic, and parking areas adjacent to Heritage Square. Soil removal is scheduled for early November, 2015. Soils will be excavated, and based on laboratory test data, transported to either a City-owned site (former quarry) or a licensed landfill (located in Arlington, Oregon).

The installation of a limited soil cap may or may not be necessary, depending on if all contaminated soil can be accessed and removed. If pockets of contaminated soil remain (i.e. beneath water table or adjacent to structural supports for the parking deck) then a protective cap, consisting of a sheet of plastic with two to three feet of clean soil would be placed over the contaminated soil. Any capping would either be performed immediately following the contaminated soil removal, or during construction of the future building/structure.

The monitoring well will be installed along the shoulder of Duane Street next to the Heritage Square site. The drilling activity will be similar to what occurred in 2014, but on a much smaller scale. An approximately 40-foot section of the shoulder will be blocked off for a few hours to accommodate the drilling rig and one support vehicle. Drilling will be completed on a single day (date to be determined following soil removal activities). Development and sampling of the well will occur approximately three days following installation, and a second round of sampling will occur approximately six months later. Development and sampling activities will require blocking off a 15-foot section of the shoulder for a couple of hours.

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