



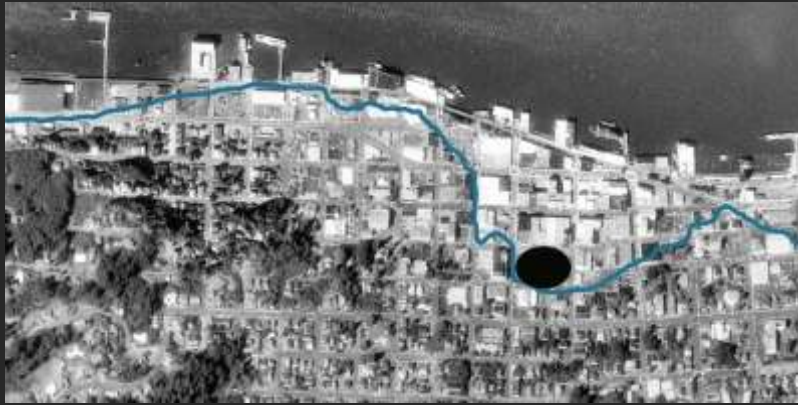
## Heritage Square Redevelopment Astoria, Oregon



## Background of Subject Site - 1897



## Blue Line Shows 1897 Riverbank



## All Development is Over Water





## Site After 1922 Fire...



# Post Fire Rebuild



## Site by 1923- 1924



## Printing Press...Later a Dry Cleaner



## Auto Repair



## 1941 Safeway Relocates to Block



## 1957 – Most Buildings on Block Demolished and New Safeway Built



## Aerial of Site with Safeway 1957-2003



## Safeway 1957 - 2003

- Plans to relocate started in 1979
- 1990 to 2000 – Increased conversations about relocation



## Planning / Community Involvement

- 1998 ODOT TGM (Transportation Growth Management) Quick Response Team – Hired consultant to study relocation / redevelopment
- Community College Considers Relocation to Site
- 2002-2003 Safeway Relocated and Downtown Site Acquired by City of Astoria through Community Development Incentive Fund Program – grant / loan \$750,000



## 2003 - 2004

- Study for site reuse – preferred option included mixed use with open space; however, 100% open space was a strong second



## Preferred Option



## Early Environmental Studies

- Phase I Site Assessment – January 2003
- Phase II Site Assessment – April 2003
- Safeway decommissioned several underground storage tanks
- Subsurface Investigation Report – December 2003
- City Entered into DEQ Voluntary Cleanup Program - 2004



## Investigation Results

- Petroleum hydrocarbons, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and lead at elevated levels
- Groundwater testing appear to indicate two chlorinated solvent plumes (one possibly off side and one on southern side)



## 2005 - Demolition



## Site Post Demolition



# Interim Use



# Interim Use



## 2010 Collapse



## 2010 Collapse



## Astoria's Chinese Heritage



## Garden of Surging Waves



## Garden of Surging Waves



## Astoria's Bicentennial 2011





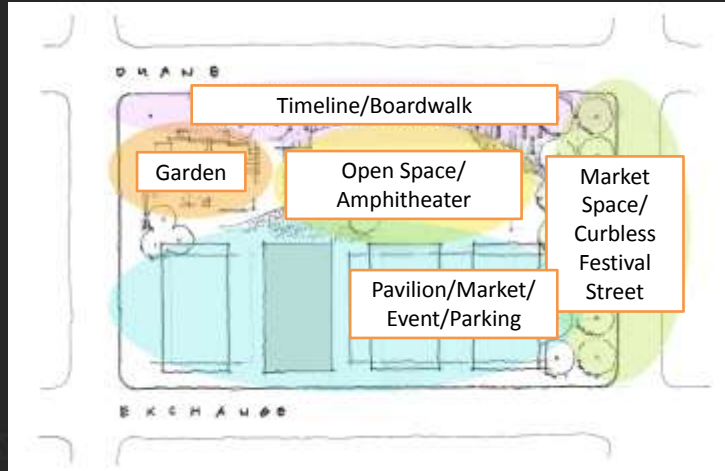
# The Solution – Bicentennial Legacy



THE GARDEN OF SURGING WAVES



# Phased Development



## Groundbreaking – April 2012



## Approximately \$12,000 of \$50 Bricks Purchased at Groundbreaking



## 2012 DEQ Brownfield Assistance Grant

- Soil investigation to delineate contamination vertically and laterally
- Groundwater investigation to delineate contamination
- Soil gas investigation
- Testing has occurred in recent months and awaiting report



## EPA Multi-Purpose Brownfields Grant

- Applied in early 2012
- Project would build upon the assessment work completed with the DEQ Brownfields Assistance findings
- \$400,000 request (\$200,000 for assessment; \$200,000 for remediation)
- Project funding was recently approved





THE GARDEN OF SURGING WAVES

Thanks!

