City of Sherwood
PLANNING COMMISSION
Sherwood City Hall
22560 SW Pine Street
August 22, 2017
6:00 PM Work Session (Public welcome to attend but public comment will not be provided)
7:00 PM Public Work Session (Facilitated conversation between Commissioners and the public)

Work Session Agenda - 6:00 PM

1. **Comprehensive Plan Update Draft Work Program and Process** (Carrie Brennecke)

   The Planning Commission will discuss the work program and process for the Comprehensive Plan Update. Comprehensive planning is a process that determines community goals and aspirations in terms of community development. Once completed the updated Comprehensive Plan would dictate public policy in terms of transportation, utilities, land use, recreation, and housing. Work sessions do not typically receive public input.

Public Work Session - 7:00 PM

Public Work Sessions with Planning Commission members provide an opportunity for the public to discuss in a group format and provide comment regarding the topic discussed.

1. Tannery Site Assessment

The City is nearing the end of a grant from the Environmental Protection Agency (EPA) to assess and prepare a clean-up plan for the contaminated "Frontier Leather Tannery Site" property on Oregon Street. The assessment, completed in September 2016, shows that there is minimal risk to human health other than the occupational workers that might encounter the contamination while moving the dirt and there is an environmental risk to wildlife. The consultant team has analyzed several clean up options and wish to provide the public an opportunity to review and comment.

Sherwood Planning Commission Meeting

Date: August 22, 2017

☑ Meeting ~~Packet~~ Agenda

☑ Approved Minutes Date Approved: NOV. 14, 2017

☐ Request to Speak Forms N/A

Documents submitted at meeting:

Exhibit 1 - Comprehensive Plan presentation

Exhibit 2 - Former Frontier Leather Tannery Site Draft ABCA presentation

Exhibit 3 - ABCA Executive Summary, Aug 22

Exhibit 4 - Tannery Clean up Decision Process flow chart

City of Sherwood

COMPREHENSIVE PLAN

TODAY • TOMORROW • TOGETHER

PLANNING COMMISSION WORKSESSION

AUGUST 22, 2017

8-22-17
Date

PC WS
Gov. Body

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Exhibit #

What is a Comprehensive Plan?

A set of goals and policies which defines how a city grows over time.

In Oregon, Comprehensive Plans are locally developed, locally implemented, and locally maintained documents. They are an expression of a city's individual values and vision for the next 20 years and beyond.

TRANSPORTATION

A. INTRODUCTION

The purpose of the Transportation element of the Comprehensive Plan is to describe a multi-modal system which will serve the future transportation needs of Sherwood. The plan for the future transportation system should be capable of effective implementation, responsive to changing conditions and be consistent with plans of adjoining jurisdictions. The Plan seeks to foresee specific transportation needs and to respond to those needs as growth occurs. The original Transportation Network Plan was created in 1979. The original transportation policy element was created in 1980 as part of the first Comprehensive Plan acknowledged by the Oregon Department of Land Conservation and Development. The plan policies were updated in 1989 and a Transportation Plan Update was completed in 1991. The Transportation element was revised substantially to reflect updates in the Transportation System Plan (TSP) in 2005 and 2014. The current adopted TSP is attached as an appendix and technical reference to this Comprehensive Plan, including an analysis of the existing transportation system, changes to the functional classification of streets, an update of various inventory and plan maps, and changes to the street design standards.

NOTE: The following types of capital facilities are not present within the City: 1) air transportation, and 2) water transportation. Therefore, they are not addressed in this plan.

B. GOALS, POLICIES, AND STRATEGIES

Goal 1: Provide a supportive transportation network to the land use plan that provides opportunities for transportation choices and the use of alternative modes serving all neighborhoods and businesses.

Policy 1 **The City will ensure that public roads and streets are planned to provide safe, convenient, efficient and economic movement of persons, goods and services between and within the major land use activities.**

Policy 2 **Through traffic shall be provided with routes that do not congest local streets and impact residential areas. Outside traffic destined for Sherwood business and industrial areas shall have convenient and efficient access to commercial and industrial areas without the need to use residential streets.**

Policy 3 **Local traffic routes within Sherwood shall be planned to provide convenient circulation between home, school, worl recreation and shopping. Convenient access to major out-of-town routes shall be provided from all areas of the city.**

Policy 4 **The City shall encourage the use of more energy-efficient and environmentally-sound alternatives to the automobile by:**

- **The designation and construction of bike paths and pedestrian ways;**

Three vital elements to a Comprehensive Plan....

The **goals and policies** are broad statements of the community's long term desires, values, and preferred future directions related to how the city will grow over time. Goals describe the ideal future that would result if the Plan was fully realized, while policies are choices made to carry out the goals.

The **set of maps** depicts the community's desired future development pattern and how the city will accommodate growth. The maps show land use designations, which identify where and at what intensity particular uses (residential, commercial, industrial) are allowed.

The **list of capital projects** describes significant public facilities needed to support future development as shown on the map and described in the goals and policies.

Why do we need a Comprehensive Plan?

Under State Law, Oregon cities are required to have comprehensive plans that are consistent with the "Oregon Statewide Planning Goals"

Department of Land Conservation and Development

Sherwood is also required to have a Comprehensive Plan that is consistent with the Metro Growth Management Functional Plan"

Metro

The Oregon Statewide Planning Goals set broad statewide policies. They cover 19 elements…12 apply to Sherwood

Public Involvement

Growth Management

Natural Resources

Historic Resources

Natural Hazards

Open Spaces

Air and Water Quality

Parks and Recreation

Housing

Economic Development

Transportation

Public Facilities and Services

What do Comprehensive Plans Do?

Cities take these statewide policy goals and implement them at the local level, first in the city's comprehensive plan, then in more detailed documents and plans such as development codes, zoning maps, and capital improvement plans.

Statewide Planning Goals

Local Comprehensive Plan

Development Code, Zoning Map, Capital Improvement Plans, Specific Area Plans

When do Comprehensive Plans become the official plan for a city?

Plans are reviewed by Metro, Washington County and other affected partners and comments are provided.

Plans are reviewed by the State's Land Conservation and Development Commission for consistency with the Statewide Planning Goals –approves a local government's plan the plan is said to be 'acknowledged'.

The Plan becomes the controlling document for land use in the city.

Questions?

City of Sherwood's Comprehensive Plan

Evolution of Sherwood's Comprehensive Plan

The Original Sherwood Comprehensive Plan was drafted between 1973 at 1978 and adopted in 1980. It is rumored that it was the first city comprehensive plan acknowledged in Oregon.

The current Sherwood Comprehensive Plan is a document that represents a comprehensive plan update that began in 1989, adopted in 1991, and was required under the State's Periodic Review Process.

- NOTE: The State has suspended the enforcement Periodic Review. Sherwood is under no mandate to update the Comprehensive Plan at this time.

There are 13 ordinances that have amended the Comprehensive Plan since its adoption in 1991.

A full update of the Plan has not taken place in over 25 years.

Why Update the Comprehensive Plan Now?

The 20-year planning horizon for the current plan expired around 2010.

The plan's technical information that forms the foundation for the goals and policies is out-of-date and not usable

Changes to state and regional plans and requirements

Changes in local and regional trends

City of Sherwood's population has grown dramatically since the last comprehensive plan update.

1990 ⟹ 3,000 residents

2016 ⟹ 19,000 residents

Plan does not accurately reflect the vision and values of the current residents and business community given the dramatic growth of the community since the last update.

What needs to be updated in the plan?

Citizen Involvement Element

Citizen Involvement Program –Create and update Citizen Involvement Program for the 2040 Comprehensive Plan Update

Community Vision for Community Involvement- Update the community involvement goals, policies and strategies in the Comprehensive Plan

Next...

Growth Management Element

Coordinated Population and Employment Forecasts and Future Land Needs Projection

Buildable Lands Inventory (BLI)

Annexation

Growth Areas Mapping

Community Vision for Growth

Next...

Land Use Elements

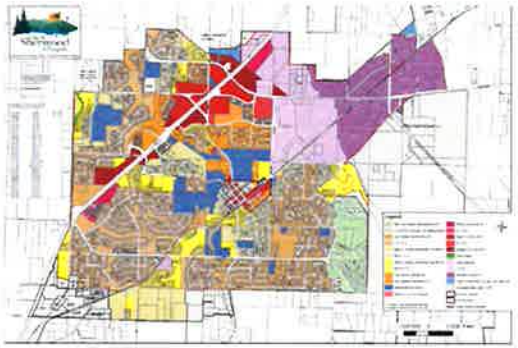
Housing Needs Analysis (HNA)

Economic Opportunities Analysis (EOA)

Comprehensive Plan Map and Land Use Designations

Community Vision for Housing, Economic Development and Urban Design

(Community Design Guidelines)



Next....

Environmental Resources, Historic Resources, Environmental Quality, and Recreation Elements

Parks, Recreation, Trails and Open Space Master Plan

Historic Resources Inventory and Community Vison for Historic Resources

Review and incorporation of the adopted Tualatin Basin Goal 5 Program

Adopt the Tualatin Basin Risk Map, Assessment, and Planning Program

Update Plan to address current Federal and Department of Environmental Quality regulations and standards for land, air and water quality

Community Vision for environmental resource protection, natural hazards mitigation, historic resource protection, air & water quality, energy conservation, open space and parks and recreation.





Next...

Transportation Element

Sherwood Transportation Systems Plan (TSP) was last updated in 2014 as was adopted into the Comprehensive Plan. No TSP update anticipated.

Community Vision for Transportation (as needed)

Next...

Public Facilities and Services Element

No major public facility plan updates anticipated:

- Sewer System Masterplan Update2016
- Water System Masterplan Update 2015
- Stormwater System Masterplan Update 2016

Community Vision for Public Facilities and Services..

Water	Sanitary Sewer
Stormwater	School Facilities
Libraries	Police and Fire
Solid Waste	Electric Power
Cable	Animal Control
Natural Gas	Telecommunications
And more....	

Lastly....

Possible topics to explore for inclusion or for more in-depth consideration in the Comprehensive Plan Update:

- "Missing Middle" housing and housing affordability
- Community health and local food systems
- Light management
- Sustainability planning
- Urban Forestry
- Energy and Climate Change
- Senior Citizen Housing, facilities and services
- Childcare facilities and services
- Urban farming
- Telecommunication facilities (Cell Phone Towers)
- Any other issues/concerns realized during the community visioning process

Questions?

2040 Comprehensive Plan Update- Preliminary Work Plan

The scope of work has five major phases:

Phase 1: Project Set-Up

Phase 2: Visioning (concurrent with Phase 3)

Phase 3: Background/Technical Research and Reports

Phase 4: Drafting the Plan Policies

Phase 5: Adoption

2040 Comprehensive Plan Update- Preliminary Work Plan

Phase 1: Project Set-Up

Task 1.1 Establish Project Funding Sources, Budget and Timeline

Task 1.2 Contracting

Task 1.3 Comprehensive Plan Assessment

Task 1.4 Appointment and Organization of Committees

Task 1.5 Existing Plans and Reports Research and Delivery

2040 Comprehensive Plan Update- Preliminary Work Plan

Task 1.1 Establish Project Funding Sources, Budget and Timeline

Needs	Resource	Funding Source
Project Manager	Senior Planner	FY 2017-2018 Budget
Visioning*	Consultant $55,000-$70,000	Not Funded
Housing Needs Analysis	Consultant	Funded through "UGB Ask Project"
Economic Opportunities Assessment	Consultant	Not Funded – seeking DLCD Technical Assistance Grant
Parks, Open Space, Trails and Recreation Master Plan	Consultant	FY 2017-2018 Budget
Comprehensive Plan Mapping	Consultant	Not Funded

2040 Comprehensive Plan Update- Preliminary Work Plan

Where do we start?

"UGB Ask" Project – currently in a contract with on-call consultant Cogan Owens Green to assist the City of Sherwood with our proposal for Metro's 2018 urban growth boundary (UGB) amendment process. Several comprehensive plan elements are addressed in this process: coordinated population projections, "acknowledged" housing needs analysis, mapping and sub-area planning for 20-year growth areas.

Visioning – engage on-call consultants and request proposals for visioning process (scope of services, budget, timeline). *

Appointment and Orientation of Citizen Advisory Committee (CAC)- We have 12 applications of a 16 person committee. Staff is activity recruiting for more applicants. We will need a PC liaison.

Goal 1 Citizen Involvement – Staff will being updating the Citizen Involvement element of the Comprehensive Plan with the help of the CAC.

Grant Proposals – Staff will work with DLCD staff to prepare a grant application for the 2017-2019 Technical Assistance Grant cycle. Grant request will be for HNA and EOA work.

*** critical path**

Questions?

Former Frontier Leather Tannery Site
Draft ABCA
August 22, 2017

8-22-17
Date

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Meeting Purpose & Agenda

Meeting Purpose:

Obtain public input on the cleanup options being considered

Agenda:

- Overview Presentation – 7:00-7:30 PM
- Workshop Discussions – 7:30- 8:15 PM
- Report Back – 8:15-8:30 PM

Review of Brownfield Grant Work & Next Steps

Brownfield Grant Activities – STATUS:

1. Assessment of contamination – COMPLETE
2. Define wetlands – COMPLETE
3. ATSDR model report – COMPLETE
4. Cleanup planning – IN PROCESS
5. Public outreach – IN PROCESS

Next Steps for the City:

- *Grant-related tasks*
  - Sep 2017 – Council work session to review selected alternative
  - Oct 2017 – Submit ABCA to DEQ
  - Jan 2018 – Finalize ABCA
- *Property acquisition (tentative dates)*
  - Oct/Nov 2017 – Council direction on continuing to pursue acquisition of property
  - Nov 2017/Jan 2018 – DEQ negotiation on prospective purchaser agreement (PPA)
  - Early 2018 – Finalize PPA; begin negotiations with County to acquire property
  - TBD – Public engagement to determine how best to develop the property
  - TBD – Develop funding packages to clean up and develop property

Outline

- Quick review of work completed to date

- Discuss proposed clean up alternatives
  - Evaluation of Seven Alternatives
  - Remedy Selection
  - Alternative Costing (Rough Order of Magnitude)
  - Major Cleanup Assumptions

- Public Input

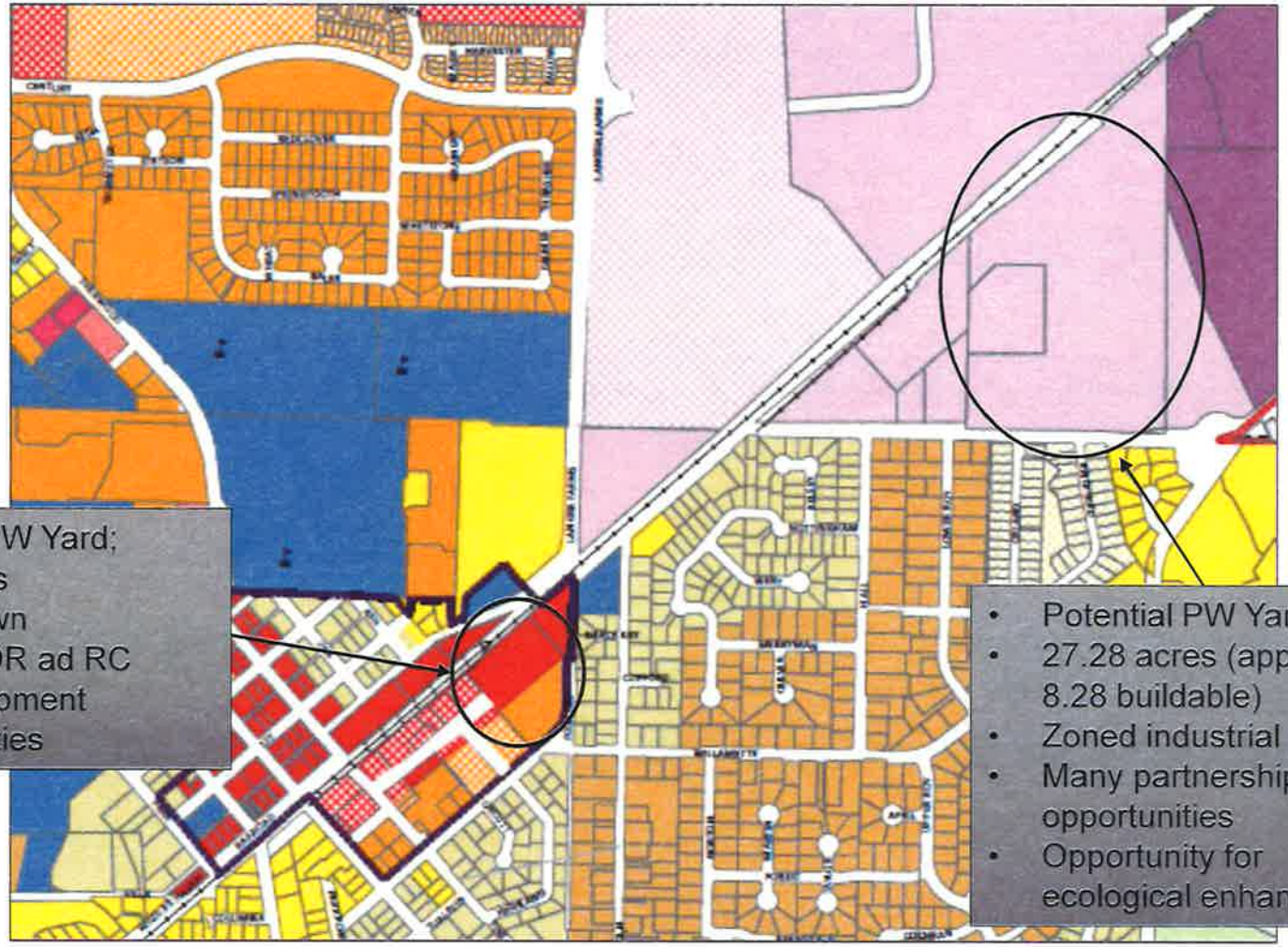
Site & Project Background

Why is the City Investigating This Site?

- Underused property
- Zoned for jobs
- Potential public works yard relocation
- EPA provided funding

- What does the City need to do prior to taking ownership of the property from
  - Need to understand issues and potential liability
  - Need to understand cleanup options and associated costs
  - Prospective Purchaser Agreement – Agreement with DEQ that defines limits of clean up responsibility

Larger Vision



- Existing PW Yard;
- 3.75 acres
- In Old Town
- Zoned HDR ad RC
- Redevelopment opportunities

- Potential PW Yard
- 27.28 acres (approx. 8.28 buildable)
- Zoned industrial
- Many partnership opportunities
- Opportunity for ecological enhancement

Lots of win-win opportunities!

- Relocate PW facility –
  - More space and more accessible
  - Ability to build to suit needs rather than work with existing building
- Re-develop existing PW site
  - Economic Development
  - Housing
  - Old Town
- Other possibilities
  - Cedar Creek trail parking
  - Wildlife refuge overlook/interpretive kiosk
- Wetland enhancements
- Clean-up of contamination
- Eliminate vacant eye-sore
- Partnerships

Defining the Problem

Summary of Environmental Issues Identified by Remedial Investigation

- **Chromium** concentrations greater than screening levels for ecological receptors are present in:
  - Upland soils,
  - Sedimentation lagoons,
  - Sediment downstream of the railroad ditch and breach in the northern sedimentation lagoon
  - Assumed to be throughout the hide-split landfill
- Other metals (**antimony, manganese, and mercury**) are generally co-located with the areas of highest chromium concentrations.

Analysis of Brownfield Cleanup Alternatives

- **Define the Problem**
  - Contaminated soil
  - Contaminated sediment
  - Hides
- **Develop Remedial Action Objectives to address the problem**
- **Develop Cleanup Levels to allow remediation areas to be established:**
  - The volume of contaminated soil and sediment is significant.
  - DEQ allows for remediation of hot spots.
  - Hot spot soil cleanup level = 280 mg/kg x 10 = 2,800 mg/kg
  - Hot spot sediment cleanup level = 111 mg/kg x 10 = 1,110 mg/kg
- **Develop Cleanup Alternatives – Seven Distinct Options (including no action)**
- **Compare Each Alternative with Balancing Factors (such as effectiveness and long-term reliability) as required by DEQ rules (OAR 340-122-0090)**
- **Identify Preferred Alternative**

Analysis of Brownfield Cleanup Alternatives

Remediation Areas:

ABCA Alternatives

- **Alternative 1** – No Action
- **Alternative 2** – Removal and Disposal of Contaminated Sediments and Hide Splits
- **Alternative 3** – Placement of Contaminated Sediments and Hide Splits Within HDPE-Lined On-Site Containment Cell
- **Alternative 4** – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell
- **Alternative 5** – Placement of Contaminated Sediments Within Chemically Stabilized On-Site Containment Cell; Removal and Disposal of Hide Splits
- **Alternative 6** – Placement of Contaminated Sediments Within Chemically Stabilized On-Site Containment Cell; Hide-Split Landfill Managed In Place
- **Alternative 7** – Removal and Disposal of Contaminated Sediments; Hide-Split Landfill Managed In-Place

Alternative Costs

	Alternative Number and Title	Cost	Rank (higher score = more desirable)
5	Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Removal and Disposal of Hides	$2,540,000	16
2	Removal and Disposal of Contaminated Soils and Hide	$2,490,000	19
3	Placement of Contaminated Soils and Hides in (HDPE)-Lined On-Site Containment Cell	$1,780,000	14
4	Placement of Contaminated Soils and Hides in Chemically Stabilized On-Site Containment Cell	$1,600,000	17
6	Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Hides Managed In Place	$1,590,000	16
7	Removal and Disposal of Contaminated Soils; Hides Managed In-Place	$1,370,000	19
1	No Action	$0	9

Selected Alternative

Alt 4 – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell

Why?

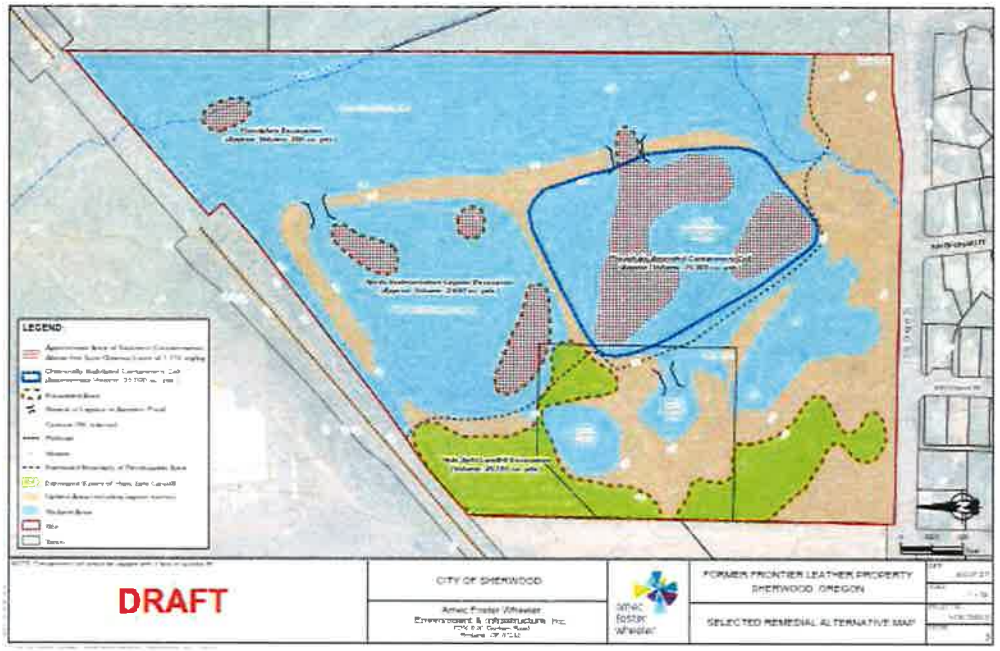
Best balance of remediation and cost that preserves upland land for redevelopment

Selected Alternative

Alt 4 – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell

Primary Steps

1. Site Prep (tree removal, grubbing, grading)
2. Chemical stabilization of lagoon floor
3. Construction of containment cell
4. Excavation and placement of contaminated sediment into containment cell
5. Excavation and placement of hide-split landfill into containment cell
6. Cover containment cell with HDPE Liner and three feet of soil from berm areas
7. Site Restoration – Wetland enhancement or conversion of disturbed areas



Major Assumptions

- **Remediation Areas Defined using Hot Spot Cleanup Levels**
- **Wastes are Classified as Non-Hazardous**
- **An On-Site Containment Cell Can be Constructed in a Wetland**
- **Preservation of Upland Area for Redevelopment**
- **Wetland Mitigation**

Discussion


water
wetland
parking
contamination
funding
KFF
safety
amphibians
traffic
health
fire
subdivisions
appearance

Discussion

1. **What are your concerns about the cleanup in terms of cost, ecology, economy, health)? What are the potential benefits?**
2. **Does the proposed cleanup alternative address your concerns / achieve your desired benefits?**
3. **Is there another alternative you'd prefer? Why?**
4. **How should a successful cleanup be measured/monitored?**

ABCA EXECUTIVE SUMMARY
CITY OF SHERWOOD PUBLIC MEETING
AUGUST 22, 2017

Amec Foster Wheeler prepared an Analysis of Brownfield Cleanup Alternatives (ABCA) for two vacant tax lots (Tax Lots 600 and 602) at the Former Frontier Leather Property (Site) located at 1210 SW Oregon Street in Sherwood, Oregon (Figure 1). The Site consists of approximately 24 acres with 17.36 acres identified as wetland areas. The Site is surrounded by industrially zoned land on the west, north, and east with a residential neighborhood located south of the Site. Washington County currently owns the property as a result of property tax foreclosure.

BACKGROUND

Historically, the Site was part of a large tannery operation that existed from the late 1940s through the early 1990s and was used for landfilling of hide-splits (the non-valued part of the hide) and for processing various tannery wastes. Site soil and sediment are contaminated with metals, primarily chromium, associated with the tanning process and waste treatment. The hide-split landfill remains on-Site, as do remnants of two aeration ponds and two sedimentation lagoons used for waste treatment.

REMEDIAL ACTION OBJECTIVES

Remedial action objectives (RAOs) are written statements that guide how cleanup alternatives are developed because they define what requires remediation using the outcome of the remedial investigations. The RAOs below were developed for the Site to address the issues of contamination identified by remedial investigations conducted in 2003-2004 and 2015. The Oregon Department of Environmental Quality (DEQ) was provided a preview of these RAOs to obtain early input prior to preparing the ABCA:

1. RAO #1 – Prevent ecological receptors from exposure to soil or sediments containing chromium, or other metals, at concentrations in excess of appropriate cleanup levels determined to be protective of sensitive Site receptors.
2. RAO #2 – Prevent migration of soil or sediments in stormwater or surface water runoff that could result in an adverse effect to the beneficial water uses of Rock Creek for aquatic life.
3. RAO #3 – Source control of materials in historical features that are not being addressed by RAO #1 or RAO #2 (i.e. the two aeration ponds, hides on the ground surface outside the footprint of the hide-split landfill).
4. RAO #4 - Remediate soil or sediment hot spots of contamination to the extent feasible.

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Portland, Oregon
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These RAOs were used to develop a series of remedial action alternatives to address contaminated soil, contaminated sediment, and the hide-split landfill.

Proposed Cleanup Levels

DEQ was also provided a preview of proposed cleanup levels and their application in identifying areas for remediation. Chromium was previously found to be the chemical of greatest concern for ecological receptors and therefore the selection of cleanup levels focused on addressing chromium in soil and sediment. In consultation with DEQ, the following cleanup levels for chromium were identified as relevant and appropriate for this Site:

- Site-specific risk-based concentration (RBC) of 280 mg/kg for soil – This value was developed based on bioaccumulation to the America Robin from consumption of worms (as previously established in the 2003-2004 remedial investigation).
- Probable Effect Concentration (PEC) of 111 mg/kg for sediment – The PEC is a consensus-based sediment guideline that approximates a level above which harmful effects are likely to be observed. The PEC also considers the effects of multiple chemicals.
- Soil Hot Spot Cleanup Level of 2,800 mg/kg – DEQ rules provide a preference for treatment of hot spots for areas contributing the greatest amount of unacceptable risk. A 10-fold multiplier is applied to the site-specific RBC to calculate the soil hot spot cleanup level.
- Sediment Hot Spot Cleanup Level of 1,110 mg/kg – As for soil, DEQ rules provide a preference for treatment of hot spots with a 10-fold multiplier applied to calculate the sediment hot spot cleanup level.

Hot spot cleanup levels were used to identify remediation areas that contribute the greatest level of unacceptable risk to ecological receptors. Additionally, hot spot cleanup levels were used to define soil and sediment remediation areas so that a smaller volume of soil could be considered in the development of remedial alternatives, reducing the cost of remediation.

No areas of soil contamination outside the footprint of the hide-split landfill exceeded the hot spot level of 2,800 mg/kg in the upland portion of the Site. Therefore, no soil remediation areas were identified in the upland portion of the Site, except for the hide-split landfill. Multiple areas of sediment contamination in the wetland portion of the Site did exceed the hot spot level of 1,110 mg/kg (Figure 2).

Remedial Alternatives

Seven cleanup alternatives were developed for evaluation in the ABCA. Each was developed within the context of Site redevelopment as the future city public works facility and possibly with park space to provide access to the Tualatin River National Wildlife Refuge. Re-locating the public works facilities to the Site puts out-of-use industrial land back into productive service for the community while moving the facility away from the downtown core where public works activities are in conflict with desired downtown development. The seven cleanup alternatives are:

1. Alternative 1 – No Action
2. Alternative 2 – Removal and Disposal of Contaminated Sediments and Hide Splits

3. Alternative 3 – Placement of Contaminated Sediments and Hide Splits Within High-Density Polyethylene (HDPE)-Lined On-Site Containment Cell
4. Alternative 4 – Placement of Contaminated Sediments and Hide Splits Within Chemically Stabilized On-Site Containment Cell
5. Alternative 5 – Placement of Contaminated Sediments Within Chemically Stabilized On-Site Containment Cell; Removal and Disposal of Hide Splits
6. Alternative 6 – Placement of Contaminated Sediments Within Chemically Stabilized On-Site Containment Cell; Hide-Split Landfill Managed In Place
7. Alternative 7 – Removal and Disposal of Contaminated Sediments; Hide-Split Landfill Managed In-Place

Each alternative was evaluated using the balancing factors required by DEQ, as well as evaluating sustainability and climate change concerns as required by the United States Environmental Protection Agency (US EPA) Brownfield program. The balancing factors include:

- protectiveness
- effectiveness
- long-term reliability
- implementability
- implementation risk
- sustainability
- climate change concerns
- cost

Table 1 presents a summary of the cleanup alternatives compared to the evaluation criteria. Table 2 provides a summary of the major redevelopment costs for each alternative.

MAJOR ASSUMPTIONS

The ABCA evaluates six remedial alternatives (excluding Alternative 1 which is "no action") within the context of five major assumptions:

1. Remediation Areas Defined using Hot Spot Cleanup Levels – All six remedial alternatives have remediation areas for soil and sediment defined based on the hot spot cleanup levels of 2,800 mg/kg and 1,110 mg/kg, respectively. Remediation to a lower and more stringent standard would increase the cost of all six alternatives.
2. Wastes are Classified as Non-Hazardous – Three alternatives include off-site disposal as part of the remedy, and assume contaminated materials are non-hazardous, based on assessment data. The costs for remediation for these three alternatives would increase if some or all of the contaminated materials must be handled as hazardous waste.
3. An On-Site Containment Cell Can be Constructed in a Wetland – Four of the six remedial alternatives rely on construction of an on-site containment cell in a wetland area (in the south sedimentation lagoon), where the water table is above the ground surface during the wet season. These four alternatives assume that major reconstruction of the sedimentation

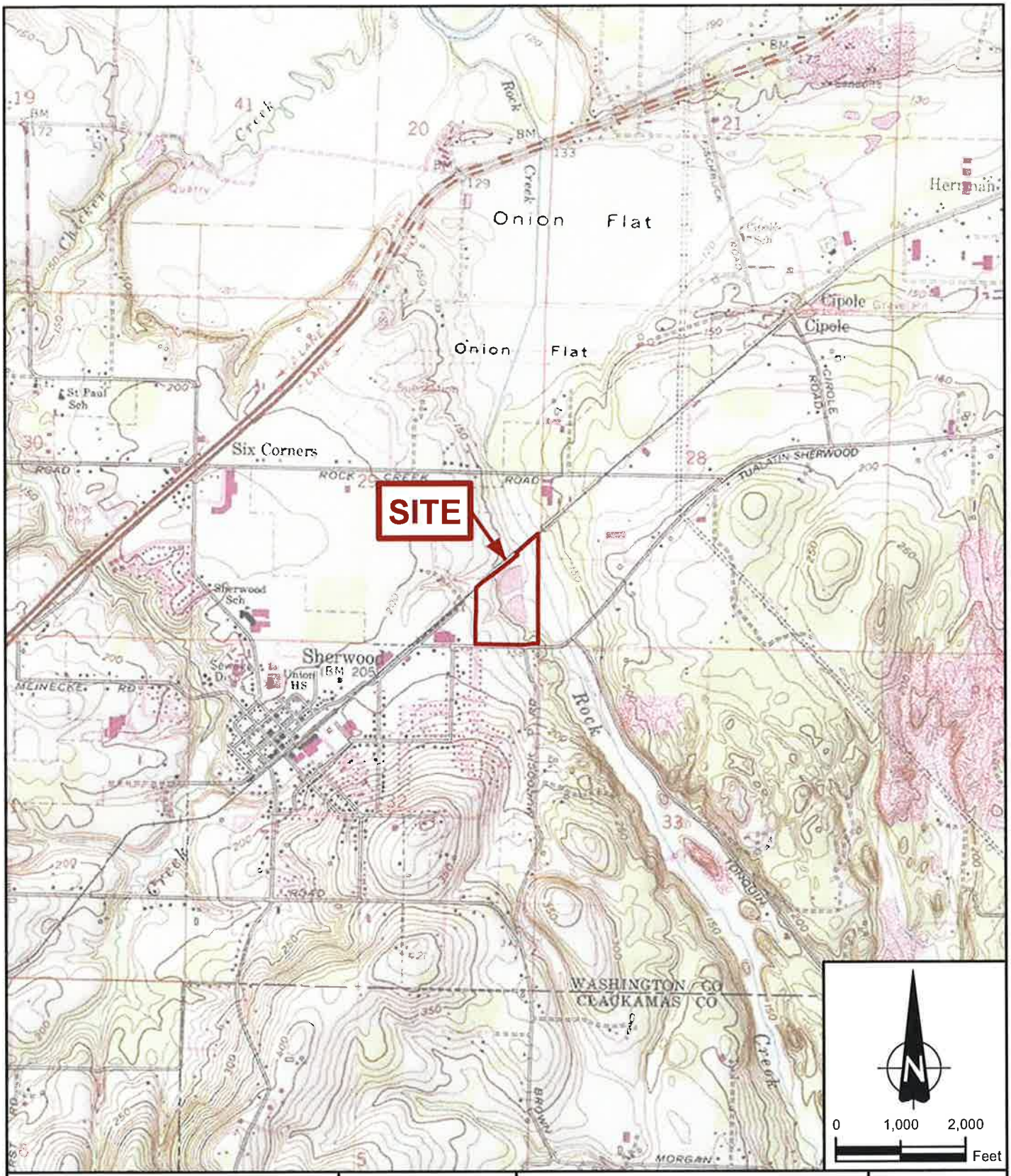
lagoon would not be required (other than addition of an engineered floor and cap) and that the regulatory agencies governing environmental cleanup and wetland areas will approve this approach. Additional planning and engineering design beyond that presented in this ABCA will be required if the selected alternative includes construction of an on-site containment cell.

4. Preservation of Upland Area for Redevelopment – Construction of an engineered on-Site containment cell in the upland portion of the Site was not evaluated to preserve the upland portion of the Site for future redevelopment. Managing the hides in place where they currently exist, however, is evaluated in two alternatives to provide a simplified evaluation of an upland management strategy.

5. Wetland Mitigation – All of the remedial alternatives will impact wetland areas, including a maximum elimination of 1.2 total acres of wetland from the Site. Loss of wetlands will require mitigation, so the ABCA incorporates a simplified assessment of the requirements for mitigation to capture estimated costs for this element of a cleanup. The simplified assessment assumes that the City will pay into a wetland bank for two alternatives (increasing remedy cost) and assumes the City would be willing to open and manage a wetland mitigation bank to sell wetland mitigation credits for three alternatives (decreasing remedy cost). However, there could be a variety of other solutions that will meet mitigation requirements, so additional planning and negotiations with key regulatory agencies will be required to design a final wetland mitigation plan that integrates with the selected remedy.

SELECTED ALTERNATIVE

Alternatives 2 and 7 ranked the highest, followed by Alternatives 4 and 5 which were closely ranked. When cost is considered, Alternatives 4 and 7 are the lowest, at $1.37M and $1.6M, respectively. However, the lowest cost alternative (Alternative 7) leaves hides in place in the upland portion of the Site, which is not a desired attribute for putting the property back in productive use. Therefore, Alternative 4 – *Placement of Contaminated Soils and Hides in a Chemically Stabilized On-Site Containment Cell* - is selected as the most appropriate cleanup action for the Site based on the balancing factors, including cost, and assuming preservation of the upland portion of the Site for redevelopment. The primary components of Alternative 4 are depicted on Figure 3 including the proposed excavation areas and the proposed location of the chemically-stabilized containment cell.



CITY OF SHERWOOD	amec foster wheeler	FORMER FRONTIER LEATHER PROPERTY SHERWOOD, OREGON	DATE: JULY 2017
			SCALE: 1" = 2,000'
Amec Foster Wheeler Environment & Infrastructure, Inc. 7376 S.W. Durham Road Portland, OR 97224		SITE LOCATION MAP	PROJECT NO.: 5-61M-130820-03
			FIGURE: 1

DRAWN BY: SD CHECKED BY: EH

K:\13000\13000\13082\DWG_ABCA\Figure 1 - Site Location Map.mxd - stephane.descombes - 7/25/2017 - 10:33:31 AM

Rock Creek

Rock Creek Floodplain

Taxlot 600

South Sedimentation Lagoon

North Sedimentation Lagoon

Taxlot 602

South Aeration Pond

North Aeration Pond

SW Brickyard Dr.

SW Oregon St.

SW Orland St.

LEGEND:

- Approximate Area of Sediment Contamination Above Hot Spot Cleanup Level of 1,110 mg/kg
- Breach in Lagoon or Aeration Pond
- Contour (5ft. interval)
- Railroad
- Stream
- Estimated Boundary of Developable Area
- Estimated Extent of Hide-Split Landfill
- Upland Area (including lagoon berms)
- Wetland Area
- Site
- Taxlot

N

0 62.5 125 Feet

DRAFT

DRAWN BY: SD CHECKED BY: EH

CITY OF SHERWOOD

Amec Foster Wheeler
Environment & Infrastructure, Inc.
7376 S.W. Durham Road
Portland, OR 97224

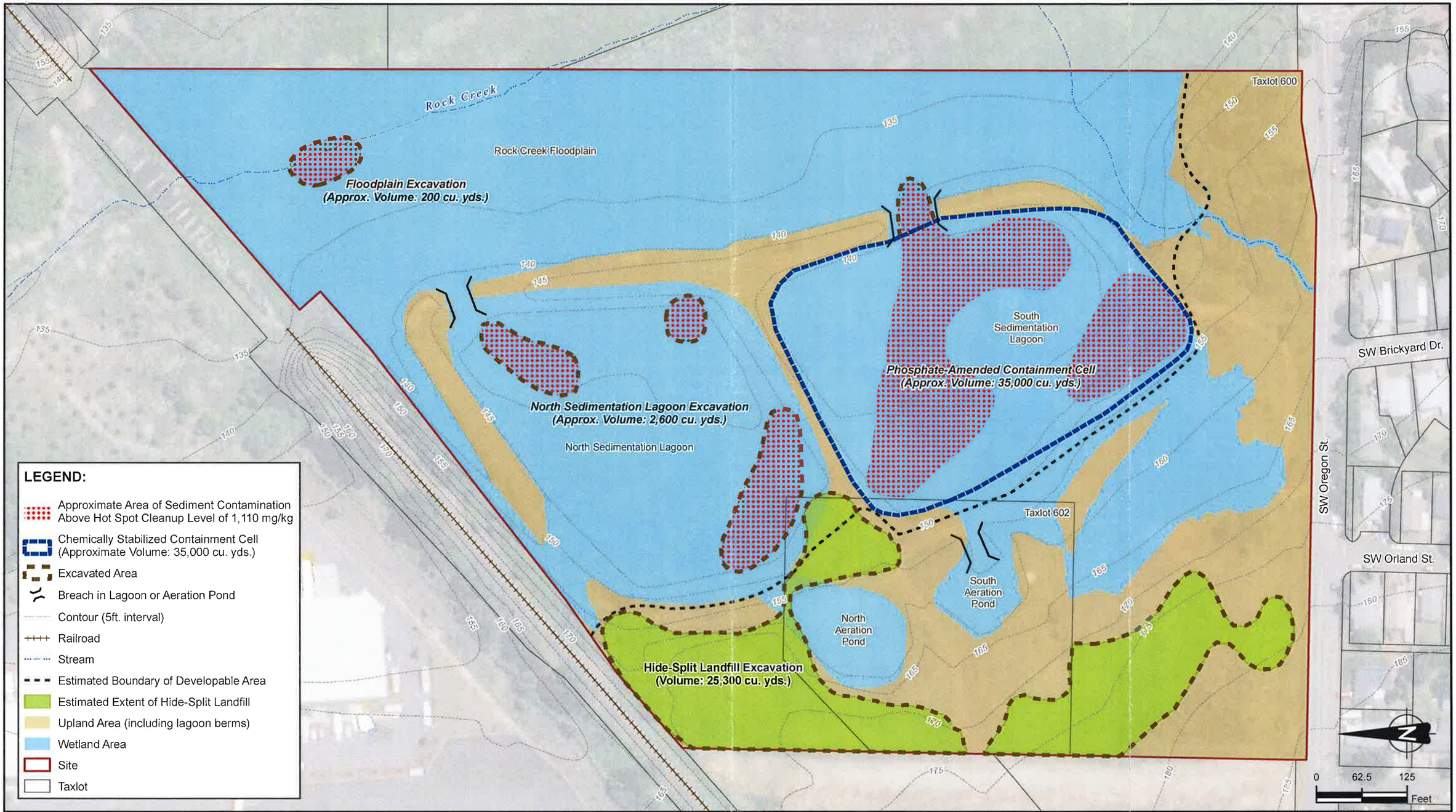
amec foster wheeler

FORMER FRONTIER LEATHER PROPERTY
SHERWOOD, OREGON

CLEANUP PLANNING MAP

DATE: AUGUST 2017
SCALE: 1 " = 125 '
PROJECT NO.: 5-61M-130820-03
FIGURE: 2

K:\13000\13000\130820\DWG_ABCA\Figure 2 - Cleanup Planning Map.mxd - stephane.descombes - 8/8/2017 - 11:24:14 AM



NOTE: Containment cell would be capped with 3 feet of suitable fill.

DRAFT

DRAWN BY: SD CHECKED BY: EH

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FORMER FRONTIER LEATHER PROPERTY
SHERWOOD, OREGON

SELECTED REMEDIAL ALTERNATIVE MAP

DATE	AUGUST 2017
SCALE	1 " = 125 '
PROJECT NO.	5-61M-130820-03
FIGURE	3

K:\13000\13000\13082\DWG_ABCA\Figure 3 - Selected Cleanup Alternative Map.mxd - stephane.descombes - 8/8/2017 - 11:26:18 AM

TABLE 1
Summary of Cleanup Alternatives Compared to Evaluation Criteria
Former Frontier Leather Tannery Property
Sherwood, Oregon

Alternative No. and Title	Protectiveness		Effectiveness		Long-term Reliability		Implementability		Implementation Risk			Sustainability		Climate Change Concerns		Rank (higher score = more desirable)	Cost
	Scoring		Scoring		Scoring		Scoring		Scoring			Scoring		Scoring			
	None 0 Low 1 Moderate 2 High 3		None 0 Low 1 Moderate 2 High 3		None 0 Low 1 Moderate 2 High 3		NA Difficult 1 Moderate 2 Easy 3		None 0 High 1 Moderate 2 Low 3		No. of Weeks	NA Low 1 Moderate 2 High 3		None 4 Low 3 Moderate 2 High 1			
Alternative 1 No Action	None	0	None	0	None	0	Easy	3	None	0	0	Moderate	2	None	4	9	$0
Alternative 2 Removal and Disposal of Contaminated Soils and Hide	High	3	High	3	High	3	Easy	3	High	1	13	Moderate	2	None	4	19	$2,490,000
Alternative 3 Placement of Contaminated Soils and Hides in (HDPE)-Lined On-Site Containment Cell	High	3	High	3	Low	1	Difficult	1	Moderate	2	12	Moderate	2	Moderate	2	14	$1,780,000
Alternative 4 Placement of Contaminated Soils and Hides in Chemically Stabilized On-Site Containment Cell	Moderate	2	High	3	Moderate	2	Easy	3	Moderate	2	10	High	3	Moderate	2	17	$1,600,000
Alternative 5 Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Removal and Disposal of Hides	Moderate	2	High	3	Moderate	2	Easy	3	Moderate	2	9	Moderate	2	Moderate	2	16	$2,540,000
Alternative 6 Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Hides Managed In Place	Moderate	2	High	3	Low to Moderate	2	Easy	3	Low	3	8	Low	1	Moderate	2	16	$1,590,000
Alternative 7 Removal and Disposal of Contaminated Soils; Hides Managed In-Place	Moderate	2	High	3	Moderate	2	Easy	3	Moderate	2	9	High	3	None	4	19	$1,370,000

Notes:
No. of weeks - total weeks estimated for construction
Green highlight identifies the remedial alternatives with the highest rank
Yellow highlight identifies the alternatives of similar score below the highest ranked alternatives

TABLE 2
Summary of Key Costs for Each Remedial Alternative
Former Frontier Leather Tannery Property
Sherwood, Oregon

Major Redevelopment Elements	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5	Alternative 6	Alternative 7
	No Action	Removal and Disposal of Contaminated Soils and Hide	Placement of Contaminated Soils and Hides in (HDPE)-Lined On-Site Containment Cell	Placement of Contaminated Soils and Hides in Chemically-Stabilized On-Site Containment Cell	Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Removal and Disposal of Hides	Placement of Contaminated Soils in Chemically-Stabilized On-Site Containment Cell; Hides Managed In Place	Removal and Disposal of Contaminated Soils; Hides Managed In-Place
Consultant Fees (Labor and Expenses)	$ -	$ 304,000	$ 296,000	$ 272,000	$ 264,000	$ 248,000	$ 259,000
Contractor Fees	$ -	$ 2,180,000	$ 1,482,000	$ 1,327,000	$ 2,269,000	$ 1,333,000	$ 1,110,000
Excavation/Grading	$ -	$ 501,000	$ 501,000	$ 501,000	$ 501,000	$ 341,000	$ 341,000
Transport/Disposal	$ -	$ 1,767,000	$ -	$ -	$ 1,218,000	$ -	$ 550,000
Site Prep	$ -	$ 87,000	$ 83,000	$ 75,000	$ 71,000	$ 67,000	$ 71,000
Liner/Phosphate Installation	$ -	$ -	$ 319,000	$ 193,000	$ 193,000	$ 193,000	$ -
Wetland Mitigation	$ -	$ (600,000)	$ 189,000	$ 189,000	$ (206,000)	$ -	$ (600,000)
Cap Cover/Backfill/Restoration	$ -	$ 142,000	$ 198,000	$ 198,000	$ 198,000	$ 765,000	$ 605,000
Contractor Markup	$ -	$ 285,000	$ 194,000	$ 174,000	$ 296,000	$ 174,000	$ 145,000
Total	$ -	$ 2,490,000	$ 1,780,000	$ 1,600,000	$ 2,540,000	$ 1,590,000	$ 1,370,000

Notes:
Negative wetland mitigation costs indicate a credit for wetland mitigation banking. Require restoration and sale of wetland credits.

APPROVED MINUTES

City of Sherwood, Oregon
Planning Commission Work Session
August 22, 2017

Planning Commissioners Present:
Chair Jean Simson
Vice Chair Russell Griffin
Commissioner Chris Flores
Commissioner Justin Kai
Commissioner Kara Repp

Staff Present:
Julia Hajduk, Community Development Director
Carrie Brennecke, Senior Planner
Kirsten Allen, Dept. Program Coordinator

Planning Commission Members Absent:
Commissioner Daniel Matzinger
Commissioner Rob Rettig

Council Members Present:
None

Work Session Agenda

1. Comprehensive Plan Update Draft Work Program and Process

Julia Hajduk, Community Development Director, convened the meeting at 6:05 pm and introduced Carrie Brennecke, Senior Planner.

Ms. Brennecke gave a presentation to the Commission on the Comprehensive Plan (see record, Exhibit 1) which outlined that a Comprehensive Plan was a set of goals and policies which would define how the City would grow over time. Comprehensive plans must adhere to the Oregon Statewide Planning Goals and are reviewed by the State, Metro, Washington County and other affected partners.

Sherwood's original Comprehensive Plan was adopted in 1980 and was updated in 1991. There have been thirteen ordinances which have amended the Comprehensive Plan since 1991. The current update would extend through 2040. There are three elements to a comprehensive plan; goals and policies, maps showing future development patterns, and a list of capital improvement projects. Staff would begin working on updating the citizen involvement elements and establishing a community advisory committee. Discussion followed.

Ms. Hajduk called a recess at 7:03 pm and convened the public work session at 7:05 pm.

Public Work Session

1. Tannery Site Assessment

Julia Hajduk, Community Development Director, introduced Michelle Peterson and Paul Stull with AMEC Foster Wheeler, the City's consultant contracted to assess the Former Frontier Leather Tannery Site for soil contamination.

Ms. Peterson gave a presentation of the Analysis of Brownfield Cleanup Alternative Report (ABCA) created by the consultant (see record, Exhibits 2-4). The report discussed the feasibility of cleanup, choices for alternative cleanup solutions, and showed Option 4: Placement of contaminated sediment and hide splits into a chemically stabilized containment cell on-site as the best fit for the needs of the City. At the end of the presentation, the group was asked to provide input on four questions:

1) What are your concerns about the clean-up in terms of cost, ecology, economy, and health? What

are the potential benefits?
2) Does the proposed clean up alternative address your concerns/achieve your desired benefits?
3) Is there another alternative you'd prefer? Why?
4) How should a successful cleanup be measured/monitored?

Discussion followed. The following comments were received from Commission members and the public:
1) What are your concerns about the clean-up in terms of cost, ecology, economy, and health? What are the potential benefits?

One participant felt that the preferred alternative was the "cheapest" option and questioned why we don't spend the money to get all the contamination gone. (Note that the analysis did not estimate the cost of 100% clean up, because that would be cost prohibitive; the alternatives analyzed cleaning up the "hot spots" only).

Others noted that while the preferred alternative was cheaper than some, it also had a lot of other benefits including a smaller carbon footprint.

A concern was expressed about what it would cost to repair a breach in the liner and whether that would have long term maintenance issues/concerns

The preferred alternative is the greenest option which is a benefit when applying for grants

2) Does the proposed clean up alternative address your concerns/achieve your desired benefits?

Most participants felt that the proposed alternative would address their concerns after learning more about the options and the site assessment.

One participant wanted all material gone and felt that a private developer would be better able to make that happen compared to the City and questioned why the City wasn't looking for private development investment.

3) Is there another alternative you'd prefer? Why?

One participant commented that they would like Consideration for total removal and disposal of contaminants instead of onsite containment; felt that it could be done by a private developer

Others felt that the preferred option was the better option because:

- It resulted in fewer trucks having to haul off site (and associated pollution, carbon footprint, possibility of accidents, etc.), and
- Didn't push our problem off to another location/facility
- Some liked the idea of containing on-site and saw opportunity to make that an amenity with grass, trail, interpretive signs, etc.

4) How should a successful cleanup be measured/monitored?

A successful cleanup depended on the goal;

- Redevelopment should be a net gain for the citizens with a better tax base

Net benefit to the community includes both clean site and economically useful site

Redevelopment opportunities include increase tax base, better location for public works, links to nature (views, overlooks, educational opportunities, etc.)

Development of a master plan for the site that guides development over time as funds and opportunities become available; develop what is developable and leave the remainder as open space

Long term liability of contamination should be moderate with little to no maintenance

Other comments/questions:

- A cost analysis could be done
- Other public options other than a PW yard
- Cost vs ecology
- Look at other properties that have has Prospective Purchaser Agreements (PPA) to see what issues from DEQ came up after purchase
- When do the assumptions in the ABCA become real and we can better rely on the cost estimates and ability to implement?
- If nothing happened on the site, how long would it take for nature to take its course?
- Have we looked at whether other off site issues have resulted in increased contamination showing up
- Have we explored private use of the property?

The meeting adjourned at 8:40 pm

Submitted by:

Kirsten Allen

Kirsten Allen, Planning Department Program Coordinator

Approval Date: Nov. 14, 2017

TANNERY CLEAN UP DECISION PROCESS

2017

Concept of Development needs/Assumptions:

- 7 acres needed
- 40,000 square feet of building space (office, maintenance shop, warehouse, workshop, and hazardous waste storage
- 45,000 square feet of paved surface (parking, fueling areas, storage bins, spoils, de-watering and vehicle wash areas)

Removal all contamination off-site (Option 1)

Leave all contamination on site (Option 2a & 2b)

Combination of on-site management and off-site removal (Option 3a & 3b)

Estimate of costs based on development assumption

Estimate of costs based on development assumption

Estimate of costs based on development assumption

Identification of funding/partnership opportunities

Identification of funding/partnership opportunities

Identification of funding/partnership opportunities

Draft ABCA Document

Public meeting; present ABCA and get feedback

Share results of public input with Council; Finalize ABCA clean up alternative ★

EPA and DEQ review and approval of ABCA

2018

Develop Prospective Purchase Agreement with DEQ ★

City decides to continue with property acquisition ★

Phase I ESA no more than 180 days before property is acquired

Enter into PPA ★

Acquire property

City commences extensive public engagement to determine how best to develop property:

- PW facility
- Trailhead parking
- Public park amenities
- Other potential economic development opportunities ★

2019

Develop funding packages to clean up and develop

★ =Council Decision Point

8-22-17
Date

PC
Gov. Body

1
Agenda Item

4
Exhibit #