

N. Larsen TASS: Risk Assessment and Contaminated Media Management Plan

Northwest Region Cleanup Program

April 30, 2024

Virtual Public Information Meeting

Asking a Question

- You should see the following along the bottom of your screen.

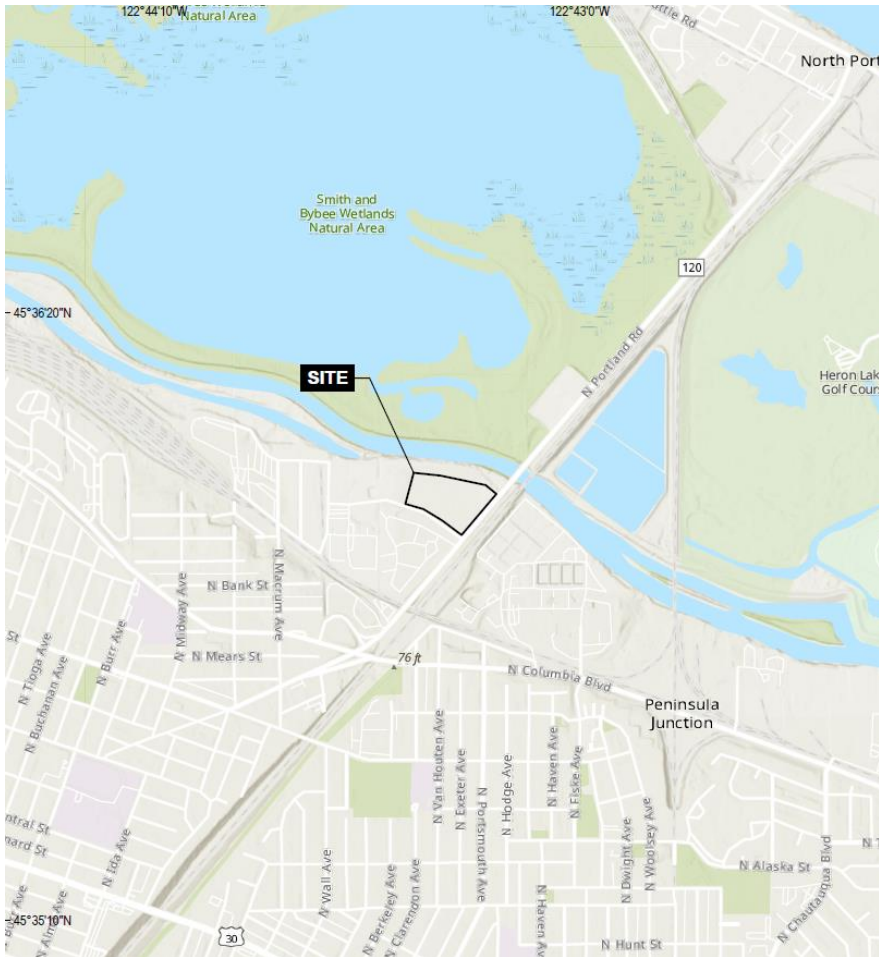


- To ask a question: type it into the Q&A or raise your hand and the host will un-mute you. (*9 if you're on the phone)
- Use chat if you're having technical difficulties.

Meeting purpose

- Discuss DEQ review of the N. Larsen site:
 - Draft Risk Assessment
 - Draft Contaminated Media Management Plan
 - Soil vapor sampling
 - Forthcoming Remedial Action Plan
- Share next steps.
- Answer community questions.

Background



Approx. 22.5-acre property located at 10505 N Portland Rd, between St. Johns and Columbia Slough



TASS 2 – Approx. 6-acre second Temporary Alternative Shelter Site planned by City of Portland



City bought site in 2001 for future expansion of Columbia Blvd Wastewater Treatment Plant

Historical uses of N. Larsen TASS



- Shingle mill
- Boat manufacture and repair facility
- Materials storage
- Diesel engine repair and rebuilding shop
- Truck washing facility

Environmental investigations

- Soil and groundwater sampling
- Onsite and offsite sources
- Contaminants include:
 - Petroleum products
 - Volatile compounds
 - Pesticides
 - Metals



Potential TASS Use - 2023

- Contacted by City of Portland
- Request for expedited review:
 - Contaminated media management plan
 - Risk assessment
 - Remedial action plan



Source: <https://www.portland.gov/wheeler/shelter-sites>

Land Use

- DEQ considers all current and future land uses when evaluating protectiveness, regardless of zoning

Decisions on how the property is used are the responsibility of the City of Portland.



Contaminated Media Management Plan

- Describes how the city and its contractors will identify and manage potentially contaminated soil encountered during site development to protect site workers.
- Requires:
 - Health & Safety Plan (HASP) outlining PPE and training requirements for site workers.
 - All material treated as contaminated unless sampled and determined otherwise.
 - Excavated soils disposed of at Solid Waste landfill.
 - Notifications if unanticipated contamination found.
- DEQ approval allows work to begin.



TASS - risk assessment

- Evaluates risks to TASS occupants/workers. Considers:
 - People, plants and animals.
 - Length of exposure.
 - Ways of being exposed.
- Informs need for cleanup actions.



TASS - risk evaluation



Human health pathways

- Contact with surface and subsurface soil
- Groundwater in excavations
- Volatilization from soil and groundwater



Plants and animals

- Evaluated in future site-wide risk assessment

Risk assessment conclusions



Soil – Petroleum compounds and metals exceed DEQ risk-based concentrations for occupational, construction worker, and long-term residential uses.



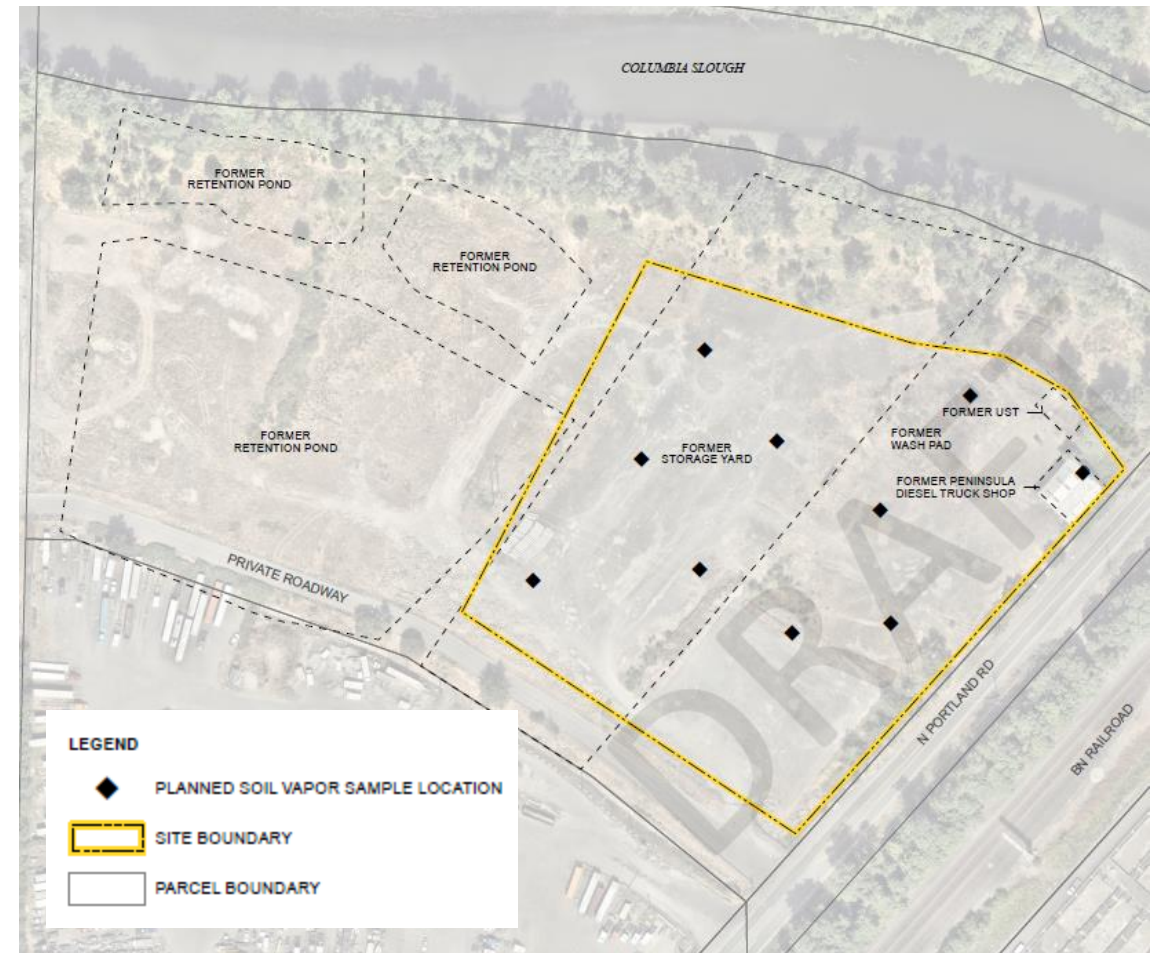
Groundwater – Does not pose a risk to human health.



Volatilization to Air – Data gap. Additional data being collected to confirm pathway does not pose a risk.

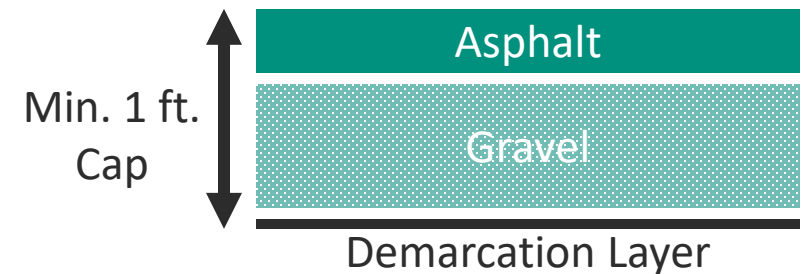
Soil vapor sampling

- Sampling event April 22-24
 - 10 soil vapor samples.
 - Collected five feet below ground.
 - Analyzed for petroleum compounds and solvents.
- Results anticipated mid-May



Remedial action plan

- Identifies cleanup actions to address risks identified in the risk assessment.
- Cleanup actions identified so far:
 - Protective cap with stormwater management
 - Inspection and maintenance
- A vapor barrier or other action may be selected to address volatilization, if needed.



Next Steps



CMMP is finalized and approved by DEQ. Allows city to begin site work.



Soil vapor sampling results expected mid-May. Will be evaluated in the Risk Assessment.



Remedial Action Plan likely approved in mid-May, depending on soil vapor test results.



Documents and updates posted on DEQ's TASS web page

Discussion



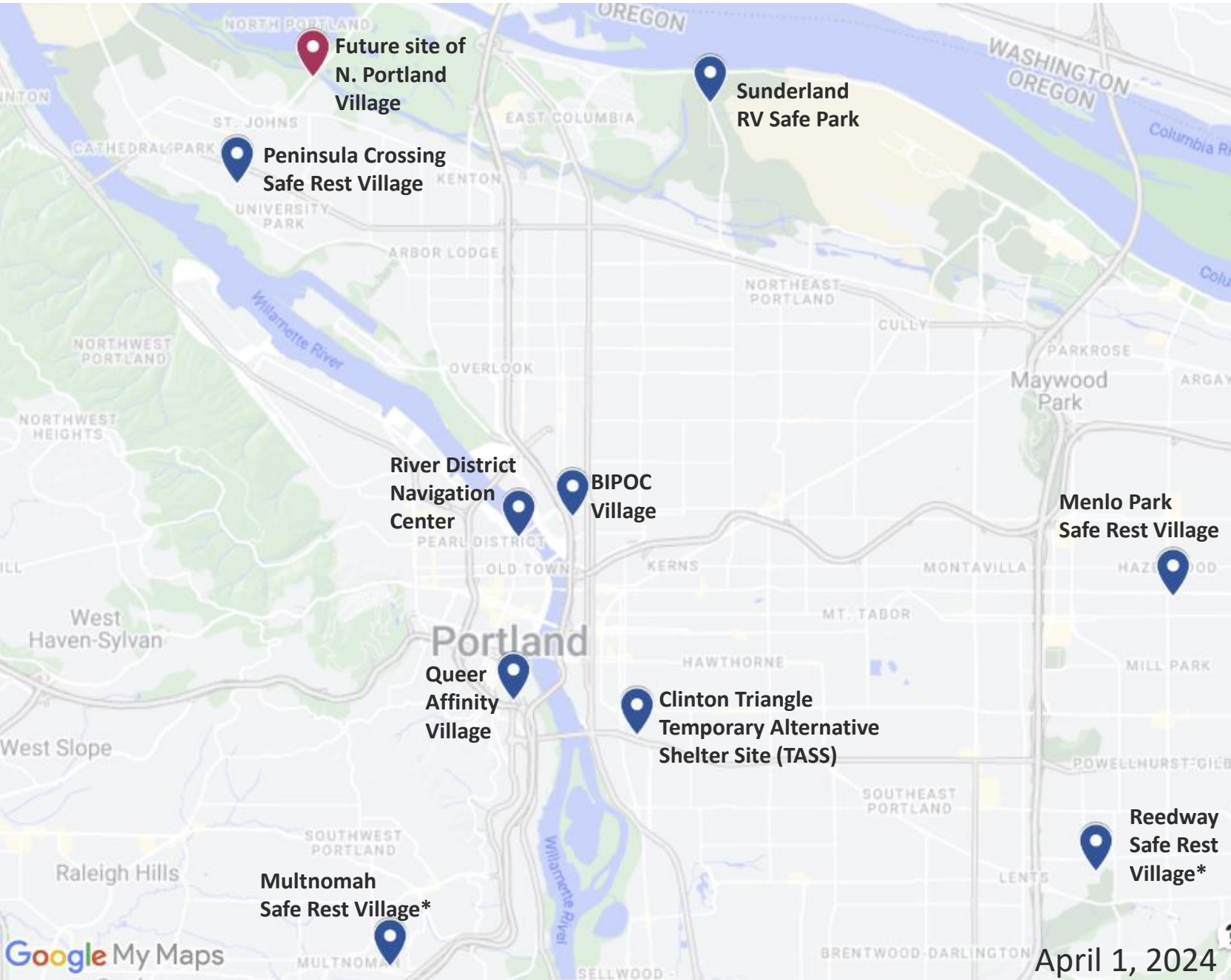
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City of Portland managed shelters



Existing Shelters

* Site expanding soon

Site in development

Site	Operator	Sleeping Units (current)	Sleeping Units (planned)	Status
BIPOC	All Good NW	38		Opened July 2021
Clinton Triangle	Urban Alchemy	160		Opened July 2023
Menlo Park	Cultivate Initiatives	50		Opened Dec. 2022
Multnomah	All Good NW	28	100	Opened June 2022 Expanding Spring/Summer 2024
N. Portland Road	Urban Alchemy		160 (70 RV spots, 90 pods)	Planned development Summer/Fall 2024
Peninsula Crossing	Urban Alchemy	60		Opened May 2023
Queer Affinity	All Good NW	35		Opened June 2022
Reedway	Urban Alchemy	60	120	Opened July 2023 Expanding Summer 2024
River District Navigation Center	Transition Projects	90		Opened 2019 Entered City portfolio Jan. 2024
Sunderland RV Safe Park	The Salvation Army	55		Opened July 2023
		Current Total:	Planned Total:	
		576	868	

City of Portland Shelter Services By the Numbers

*Note: with pod & RV capacity for couples, we've been publicly saying the City's shelters will have space to shelter **~1,000 people** on any night by end of 2024.