

# Linnton Plywood Property

## Linnton Neighborhood Association

*Zoom Meeting | Dec. 1, 2021*



State of Oregon  
Department of Environmental Quality

# Who is Here

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- **Lauren Senkyr, NOAA & Natural Resource Trustee Council**
- **Jeff Schatz, Oregon DEQ**
- **Andy Gregg & Kari Dupler, RestorCap**
- **Tate White, City of Portland**

Sarah Greenfield, Oregon DEQ

Hunter Young, EPA

Laura Knudsen, EPA

Jessica Terlikowski, City of Portland

F. Dennis James, City of Portland



# What we'll discuss

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## Topics

- Linnton Plywood Restoration Project
- Office Building and Property
- River Viewpoint & Future Access
  
- Note - Q&A after each section!

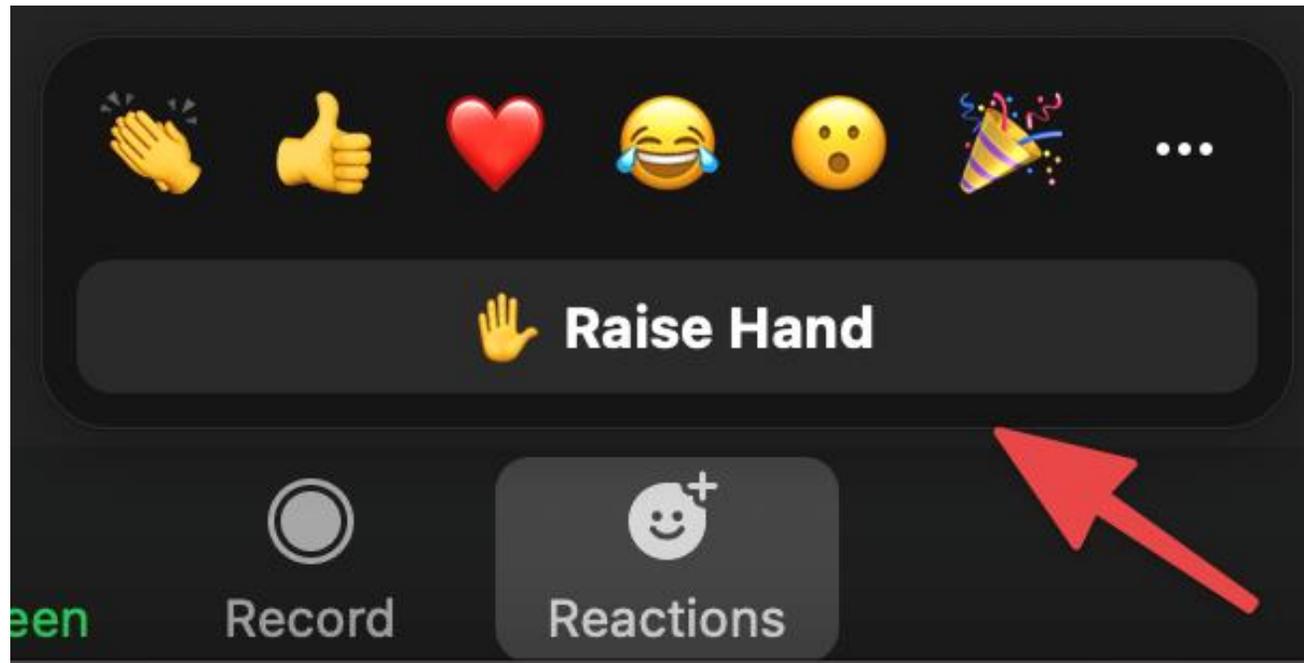
# Where we are



-  Linnton Restoration Site
-  Office Building & Property
-  River Overlook

# Asking a Question

- To ask a question: type it into the chat or raise your hand. (Raise hand with \*9 if on the phone)



# Linnton Plywood Restoration Project

Lauren Senkyr, NOAA



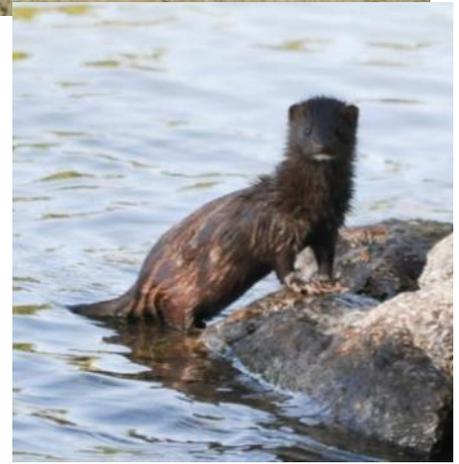
# PORTLAND HARBOR

## *Natural Resource Trustee Council*



Trustee Council members include:

- 5 Tribes
  - Grand Ronde
  - Nez Perce
  - Siletz
  - Umatilla
  - Warm Springs
  
- NOAA
- Oregon Department of Fish and Wildlife
- US Department of the Interior



# Linnton Mill Restoration Project Goals

- Remove industrial infrastructure
- Restore complex of habitats to benefit fish and wildlife species in Portland Harbor
  - Juvenile Chinook salmon
  - Pacific lamprey
  - Bald eagle
  - Mink
- Long-term success: monitoring, maintenance and stewardship
- Human enjoyment of the rec path
- Multi-purpose restoration bank
  - Portland Harbor NRDA
  - Clean Water Act

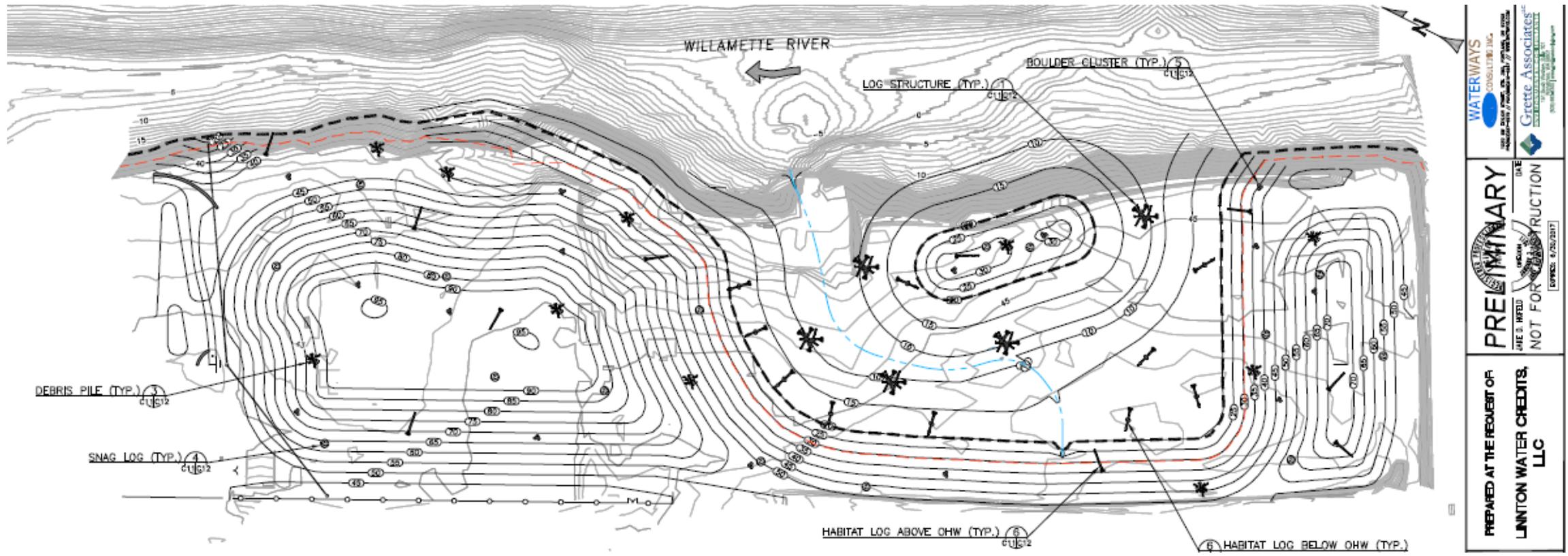


# Linnton Mill Restoration Design

PORTLAND HARBOR  
*Natural Resource Trustee Council*



- Demolition of buildings and pilings
- Restore aquatic, riparian, and upland habitat
- Native vegetation
- Habitat complexity
- Recreational path



# Trustee Council Oversight

- RestorCap is the project developer and landowner, responsible for construction and management
- Trustee Council provides oversight of:
  - Annual monitoring and reporting
  - Adaptive management framework
  - Credit release schedule
  - Financial assurances →
  - Long-term protection and stewardship of habitat



- Construction Bond
- Adaptive Management Escrow Account
- Interim Management and Contingency Security (IMCS) Bond
- Long-term stewardship funding

# Monitoring and Management

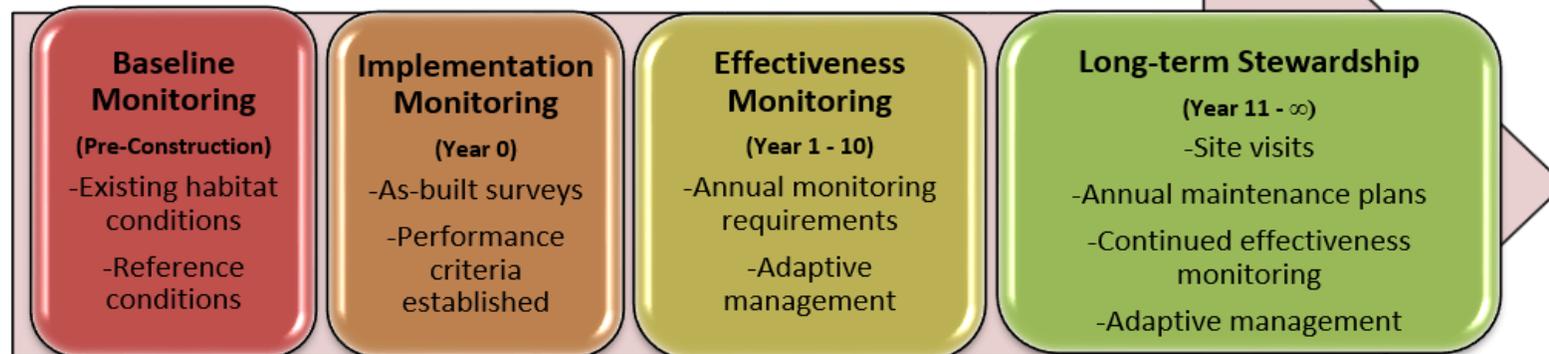
- 10+ years of monitoring
- Adaptive management issues currently being addressed:
  - Plantings
  - Ponding and berm on south side of off-channel habitat

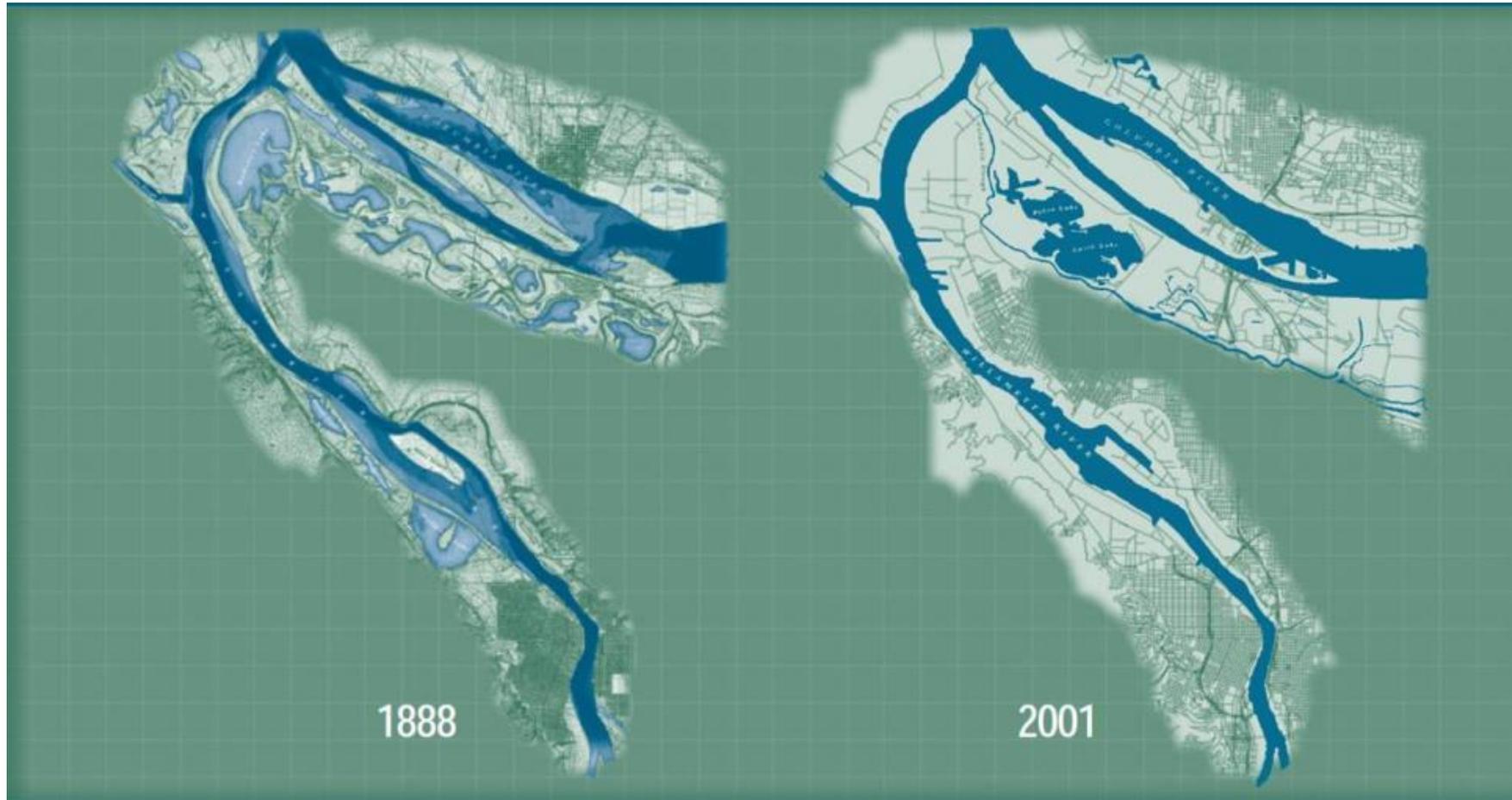
Monitoring Parameter	Perf. Std?	Base -line	Monitoring Year												
			As-Built/Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 15	Yr 20
Habitat complexity elements presence /retention	Yes		X	X		X		X		X			X		
Area/elevation of habitats	Yes		X	X		X		X <sup>2</sup>		X			X		
Fish passage/ accessibility	Yes		X	X	X	X	X	X	X	X	X	X	X		
Lateral extent of flooding	Yes			X		X				X			X		
Water level	Yes			X		X				X			X		
Vegetation	Yes		X	X	X	X	X	X		X			X		
Acreage of mink and eagle shoreline habitat restoration	No	X	X										X		
Water temperature	No			X	X	X	X	X	X	X	X	X	X		
Dissolved oxygen	No			X	X	X	X	X	X	X	X	X	X		
Fish presence	No			X		X		X		X			X		
Bird	No	X		X		X		X					X		
Bald eagle	No	X				X		X		X			X		
Mink	No	X				X		X		X			X		
Photo points	No	X	X	X	X	X	X	X	X	X	X	X	X		
Lamprey	No		X	X	X	X	X	X					X	X	X



# Protection and Long-term Stewardship

- Deed restrictions in place, conservation easements by Year 10
- Long-term stewardship fund established
- Trustee Council will select a long-term steward and stewardship fund manager





# Questions: Natural Resource Trustee Council

# Linnton Plywood Restoration Project

Jeff Schatz, DEQ Cleanup Project Manager

# LPA Timeline

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- Operated as lumber mill from 1894 to 1947
- Operated as plywood manufacturing mill 1951 to 2001
- Source Control Decision in May 2004
- No Further Action determination in July 2009
- Site purchased by RestorCap under PPA in 2015
- Construction completed in September 2019
- Plantings completed in January 2020

# What is in the “Mounds” at the Site?

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- Approximately 338,000 cubic yards of upland soil and fill excavated to create the off-channel feature and associated in-water habitat
- Approximately 1,600 cubic yards of near-shore sediment dredged to achieve design elevations and grades in the near-shore area.
- Crushed rock (quarry pit run) used as backfill in selected areas

# What Is Generally NOT in the Mounds?

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- Salvage and treated lumber
- Asphalt
- Metal
- Concrete debris
- Asbestos-containing materials
- Construction debris
- Treated and untreated wood piles

# How Was This Material Characterized?

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- Hazardous Building Materials Survey (2016)
- New Exposed Surface Investigation (2016)
- Sediment Investigation (2019)

# New Exposed Surface Investigation (2016)

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## **What the investigation would tell us:**

- Whether it's safe to re-grade the site or if soil removal is needed first

## **What is it:**

- Site divided into 50' x 50' cells
- Randomly selected cells to be sampled
- Samples analyzed for common Portland Harbor contaminants

## **Results:**

- Vast majority of site soil safe to use for regrading and habitat construction
- 2 cells had exceedances and DEQ required additional soil removal



# Sediment Investigation (2019)

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## **What the investigation would tell us:**

- Whether dredged material could be safely reused or needed to be disposed

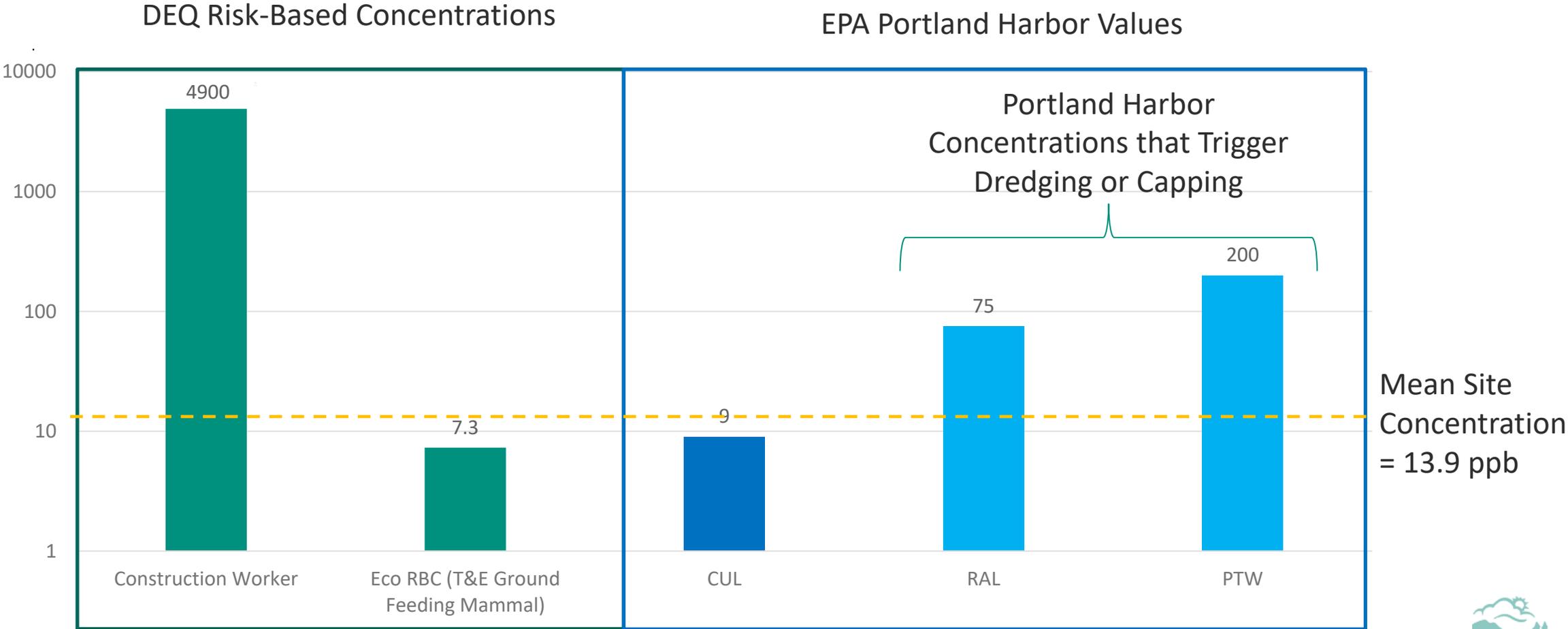
## **What is it:**

- Evaluating sediment conditions in the dredged material
- Collect several samples

## **Results:**

- Sediment contained low levels of contamination
- DEQ and EPA agreed that the dredge material could be placed in the piles if (1) cover with at least 3 feet clean material AND (2) locate on landward side of piles

# To Put in Perspective – PCBs in Dredge Spoils



# Other Key Questions

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## **“Are the mounds caps for contamination?”**

- Caps isolate contamination posing unacceptable risks to receptors
- Such levels of contamination not present in these mounds
- Contamination was evaluated very conservatively

## **“What is next for the site?”**

- Long-term monitoring (10 years)
- Annual reporting to DEQ and Trustees
- Data is publicly available [ordeq.org/ecsi-2373](https://ordeq.org/ecsi-2373)

# Reach Out

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Jeff Schatz, R.G.

Project Manager and Lead Worker

Northwest Region Cleanup Program

Office 503-422-6578

Cell 503-863-0810

[jeff.schatz@deq.state.or.us](mailto:jeff.schatz@deq.state.or.us)



# Questions: Linnton Plywood Restoration Project

More information available at [ordeq.org/ecsi-2373](https://ordeq.org/ecsi-2373)



RESTORCAP

CONNECTING CAPITAL  
WITH NATURE

## Linnton Office Building and Property

Andy Gregg, Partner  
Kari Dupler, Associate

# Linnton Mill Restoration Site and Office Building Parcel



## Office Building Parcel

- Office building is on a separate parcel
- Community members interested in building notified of intent to sell prior to listing
- Office building property sold September 2021
- There are no deed restrictions or encumbrances on the property

# Questions: Mill Building & Property



**PORTLAND PARKS & RECREATION**<sup>SM</sup>

Healthy Parks, Healthy Portland

# Portland Parks & Recreation

Tate White (Senior Planner)

F. Dennis James (Property Coordinator)





**PORTLAND PARKS & RECREATION™**

Healthy Parks, Healthy Portland

 **11,712**  
ACRES OF LAND

 **8,000**  
ACRES OF  
NATURAL AREAS

 **146**  
NEIGHBORHOOD  
PARKS

 **157**  
MILES OF TRAILS

 **2+ million**  
RECREATION VISITS

 **1.4**  
MILLION TREES

 **3,300+**  
EMPLOYEES  
FULL-TIME/PART-TIME

 **446,502**  
VOLUNTEER HOURS





## Access to parks



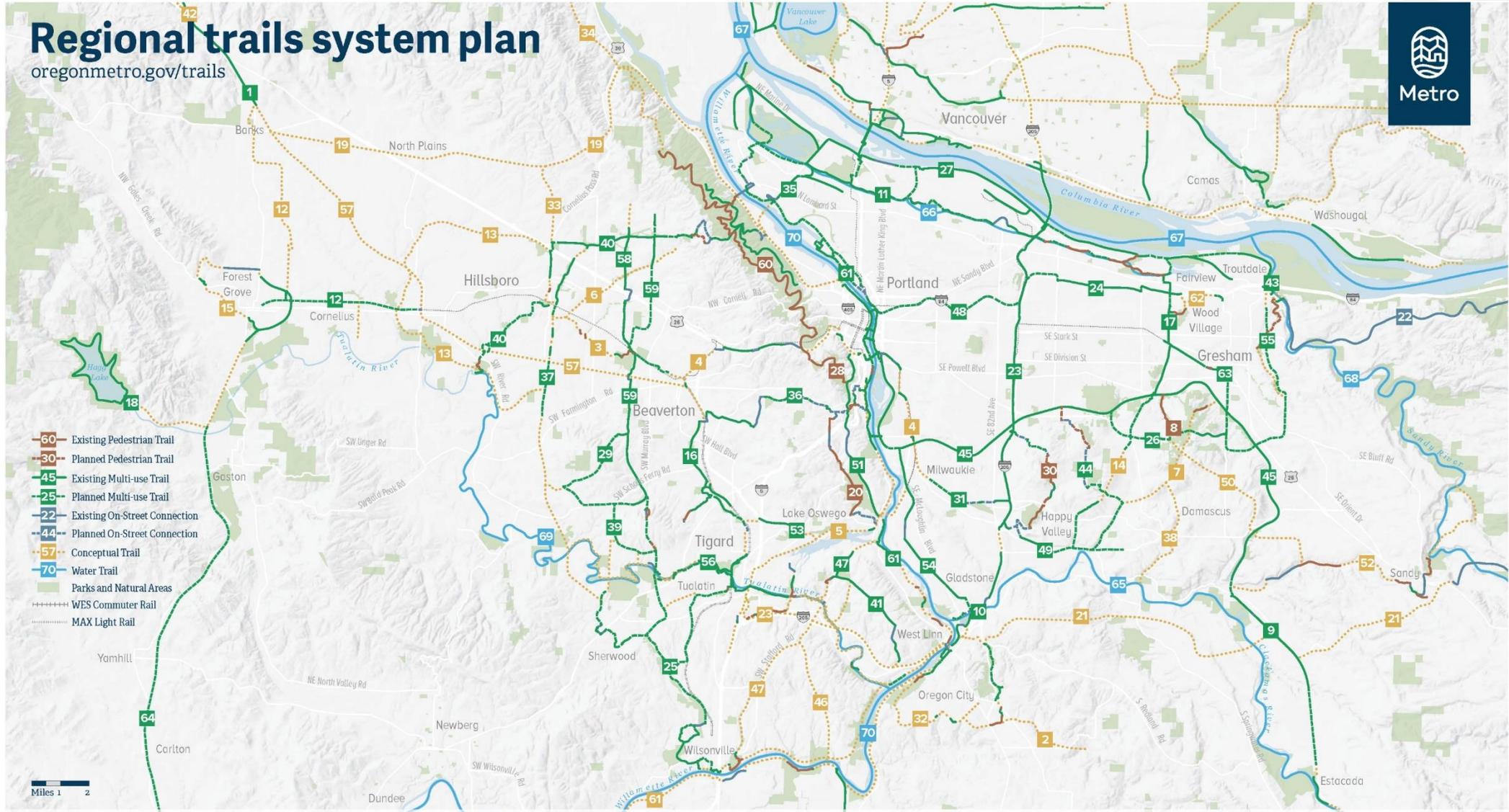
**Is there a park or natural area within 1/2 mile of your home?**

### CITY-WIDE



### EAST PORTLAND

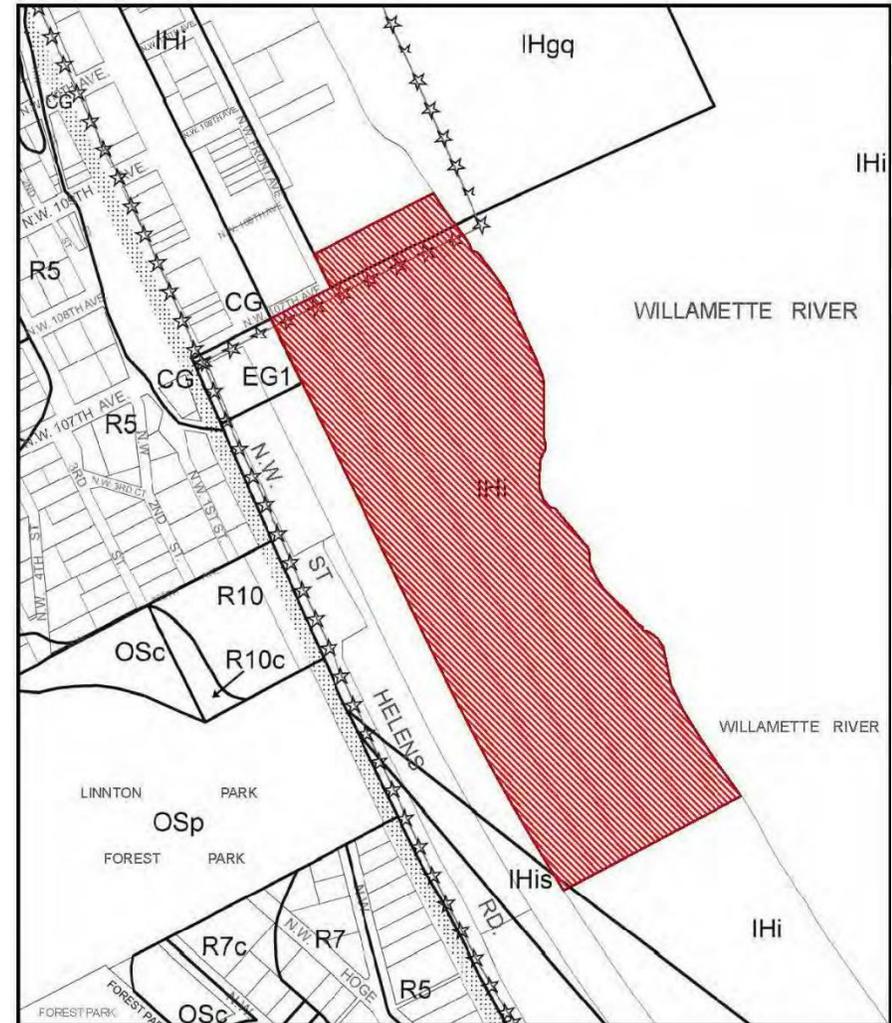






## Land Use Review

- Linnton Plywood Site Zoning Map
- Stars represent planned Major Regional Trails regulated by City Code
- Trail built by landowner/applicant RestorCap – thank you!
- 2015 Land Use Decision set out trail requirements to be met for permit approval



**ZONING**  Site



File No. LU 14-239831 GW  
1/4 Section 1919.2019  
Scale 1 inch = 300 feet  
State\_Id 1N1W02B 800  
Exhibit B (Nov. 21, 2014)



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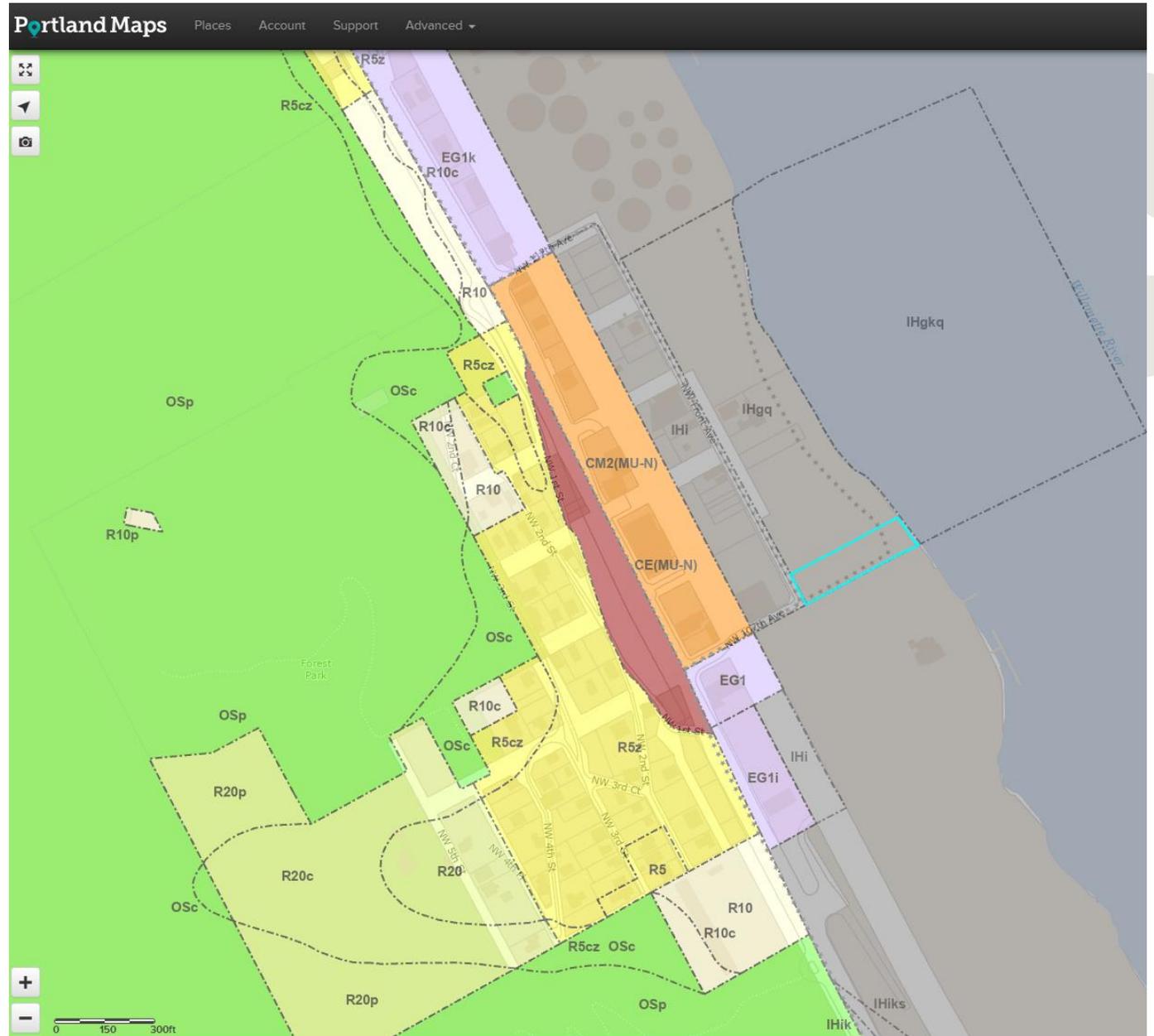
Healthy Parks, Healthy Portland





# PORTLAND PARKS & RECREATION <sup>SM</sup>

Healthy Parks, Healthy Portland





### Linnton Plywood / RestorCap site:



Mitigation-focus



Portion with trail and overlook

### Industrial Properties to north:



Planned trail





## A Path Forward:

- Property owner involvement and permission
- Understanding of
  - Scope of project and feasibility
  - Contamination and potential hazards
- Funding certainty and budget
  - Capital and ongoing maintenance and operations
  - Grant details and requirements

# Questions: River Overlook and Future Trail

**Thank you!**