

State of Oregon Perspectives: Portland Harbor Superfund Site

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Governor's Natural Resources Office

Today's Presentation:

- ▶ Governor's Objectives
- ▶ Programmatic Approach:
 - ▶ Near-term
 - ▶ Mid-range
 - ▶ Long-term
- ▶ Revitalization of Harbor Economy/Job Growth

Governor Brown's Office:

- ▶ Healthy and Safe Communities
- ▶ Responsible Environmental Stewardship:
 - ▶ Diversity, Equity, Inclusion/Affirmative Action
 - ▶ Energy and Climate Change
 - ▶ *Natural Resources*
 - ▶ Seismic Resilience
- ▶ Seamless System of Education
- ▶ Thriving Statewide Economy

Governor Brown's Office

“Oregonians succeed in vibrant communities that offer opportunities for everyone to reach their full potential.”

A thriving Oregon is resilient and sustains the well-being of current and future generations.”

- ▶ Governor Supports:
 - ▶ Polluter pays principle
 - ▶ Each PRP pays its fair share
 - ▶ Cleanup initiated and completed as soon as practicable
- ▶ Challenges Posed by Portland Harbor Superfund Site:
 - ▶ Unacceptable Exposures
 - ▶ Threats to resilience and sustainability
 - ▶ Social equity issues
 - ▶ Under-utilized Industrial Lands
 - ▶ Need for family-wage job growth

State of Oregon: Many Hats in Regards to Portland Harbor:

► Regulatory/Authorities/Enforcement

Department of Environmental Quality	Occupational Safety and Health Division
Department of Fish and Wildlife	Oregon Marine Board
Oregon Health Authority	Land Conservation and Development
Water Resources Department	Department of Justice

► Potential Responsible Party

Department of State Lands	Department of Transportation
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► Fiduciary

Diversity/Social Equity	Housing
Financial	Healthcare
Human Services	Open and Accountable Government
Public Safety	Education

2000

2017

2035

Portland Metro: +400,000 people

Portland Metro Jobs: +100,000

Portland Industrial Jobs: +30,000

Near-Term Efforts/Goals

- ▶ DSL and DOT identified as Potential Responsible Parties
 - ▶ Continue active engagement with on-going allocation process
 - ▶ DSL requesting \$10-million in Lottery Bonds for sampling and infrastructure evaluation
 - ▶ Sampling needed to update site conditions presented in the ROD (e.g., which relied on data generated primarily from before 2008)
 - ▶ Actively solicit teaming and coordinating with other PRPs

Near-Term Efforts/Goals

- ▶ Harbor-wide sampling (first iteration of long-term monitoring):
 - ▶ Surface sediment
 - ▶ Surface water
 - ▶ Sediment Traps
 - ▶ Smallmouth Bass
- ▶ Design and conduct field investigations at one or more SMAs
- ▶ Evaluate infrastructure needs (e.g., transload facilities, upland treatment facilities...)
- ▶ Assist in development of a comprehensive data management system

Near Term Efforts/Goals

- ▶ Recognized challenges with Development of Comprehensive Implementation Plan:
 - ▶ Continued DEQ lead Source Control; Potential expanded DEQ role in-water cleanup
 - ▶ Project Schedule
 - ▶ Identified Adequate Resources
 - ▶ Project Approach (e.g., sequencing, manageable sub-areas of Harbor...)
- ▶ Update fish advisories (Oregon Health Authority)

Near-Term Efforts/Goals

- ▶ Data and information generated by these near-term efforts will:
 - ▶ Ensure progress on the cleanup
 - ▶ Provide valuable information to the allocation process
- ▶ Legislature currently considering request; determination by early July 2017
- ▶ Assuming approval of funding, initiate negotiation of order(s) with EPA

State Concurrence with Record of Decision

“...implementation of the selected remedy presents financial, technical, and administrative challenges.”

“EPA must...support innovative engineering solutions and flexibility during remedy design...”

“A comprehensive long-term monitoring plan and data management system will be necessary...”

Mid-Range Efforts/Goals

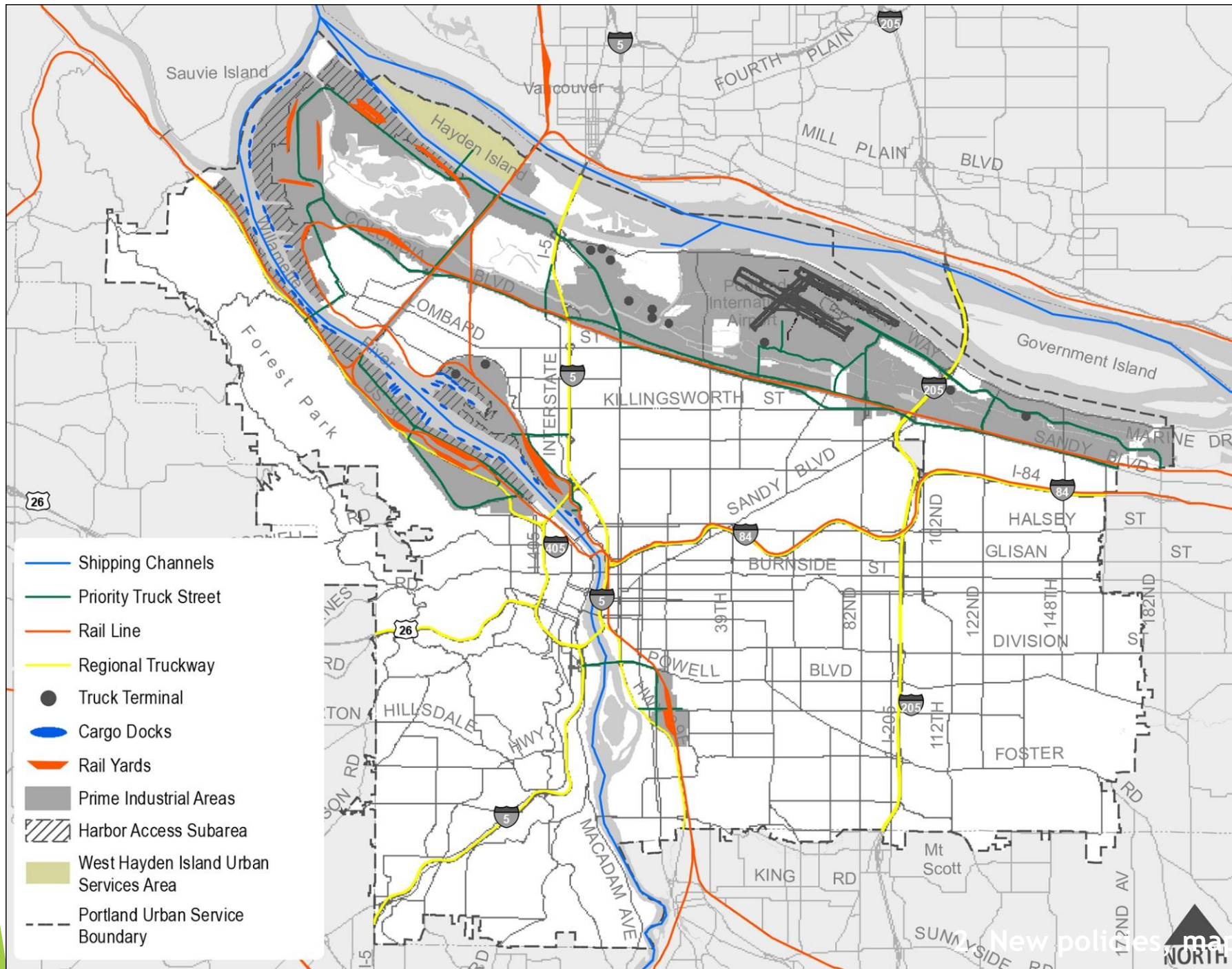
- ▶ Fair and timely closure of allocation
- ▶ Finalized comprehensive remedy implementation plan
- ▶ Leadership role in remedy implementation
- ▶ Leadership role in public engagement/communication
- ▶ Leadership role in addressing social equity issues
- ▶ Leadership role in ensuring comprehensive, transparent, and accessible harbor info/data

Mid-Range Efforts/Goals

- ▶ Cost-saving/cost control opportunities:
 - ▶ Fiduciary responsibility to manage public funds prudently/efficiently
 - ▶ Determine areas exceeding Remedial Action Levels (RALs) with new data
 - ▶ Assess SMA-specific innovative engineering solutions that adequately reduce risk
 - ▶ Pilot tests
 - ▶ Interim protective measures
 - ▶ Assess infrastructure improvements that reduce cost of sediment handling/transport
 - ▶ Assess environmental sound, permitted, low-cost disposal option(s)

Long-Term Efforts/Goals

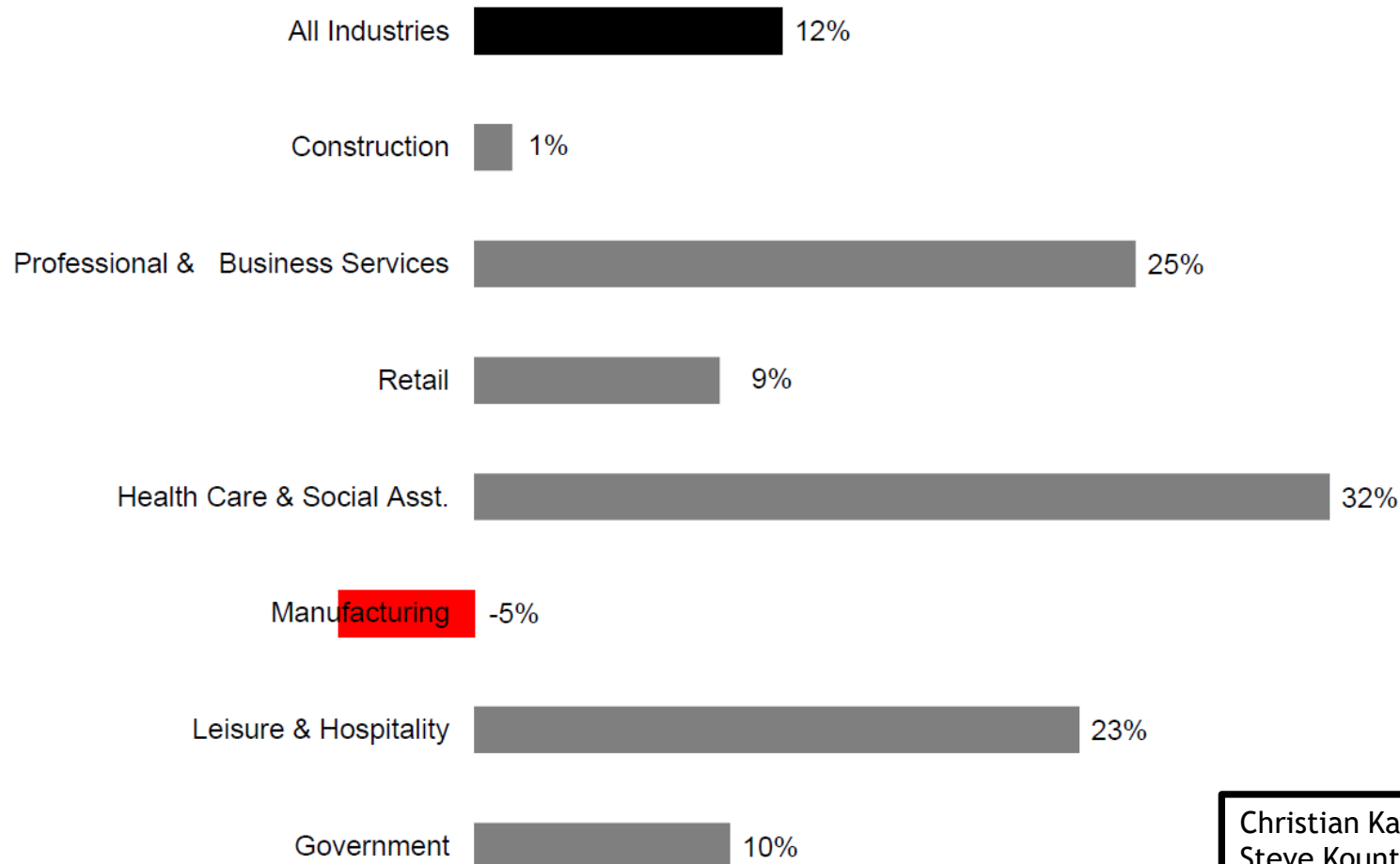
- ▶ Successful remedy; protection of human health and environment
- ▶ Vibrant, sustainable working harbor
 - ▶ Expand existing industries
 - ▶ Entice new industries
- ▶ Family wage jobs
- ▶ Social equity
- ▶ Monitor remedy progress
- ▶ Assess and monitor watershed health



Portland Harbor: Unique Confluence of Key Transportation Hubs

New policies, map and investments

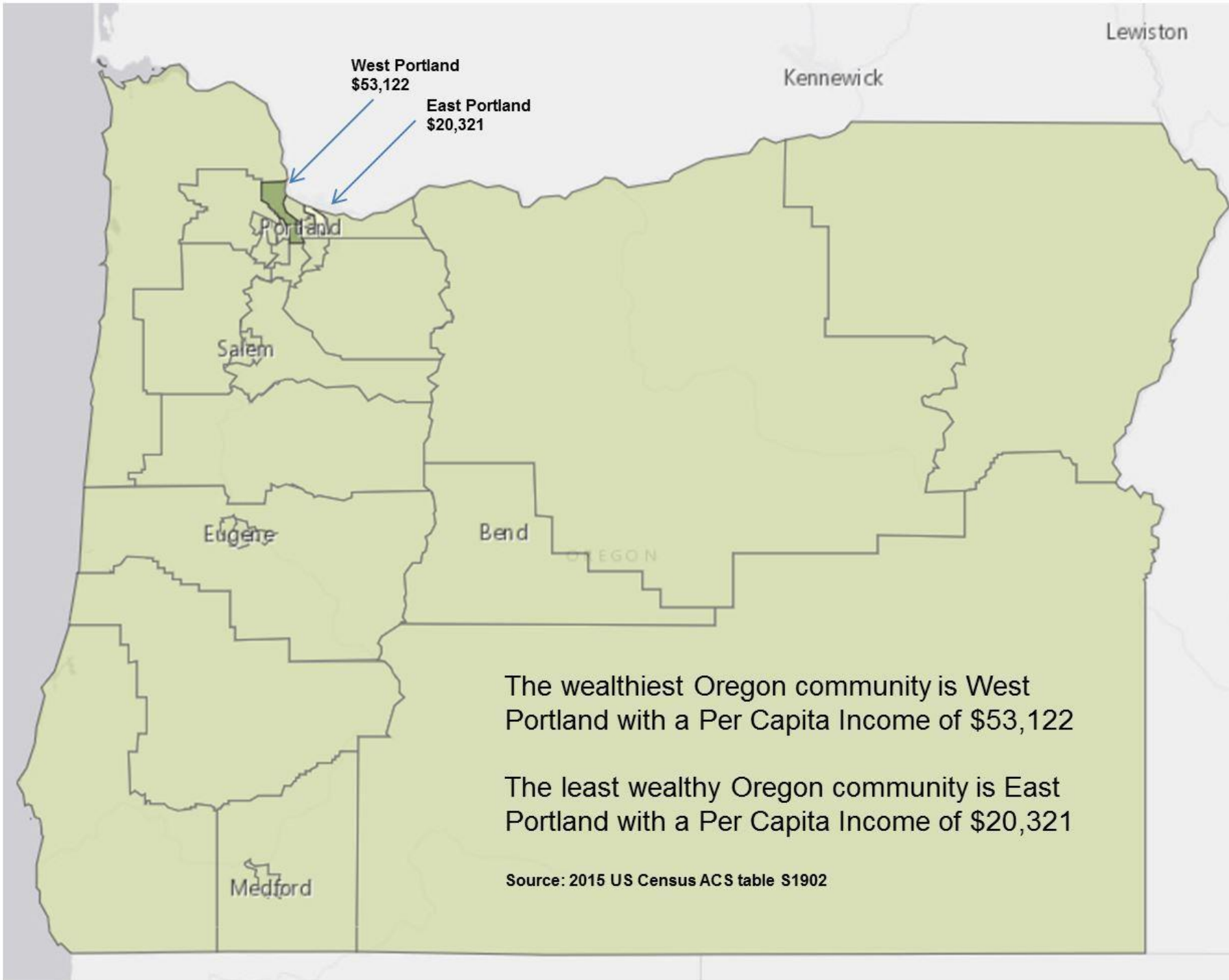
Portland Metro Industry Growth 10 Year Trend – Feb 2007 to Feb 2017



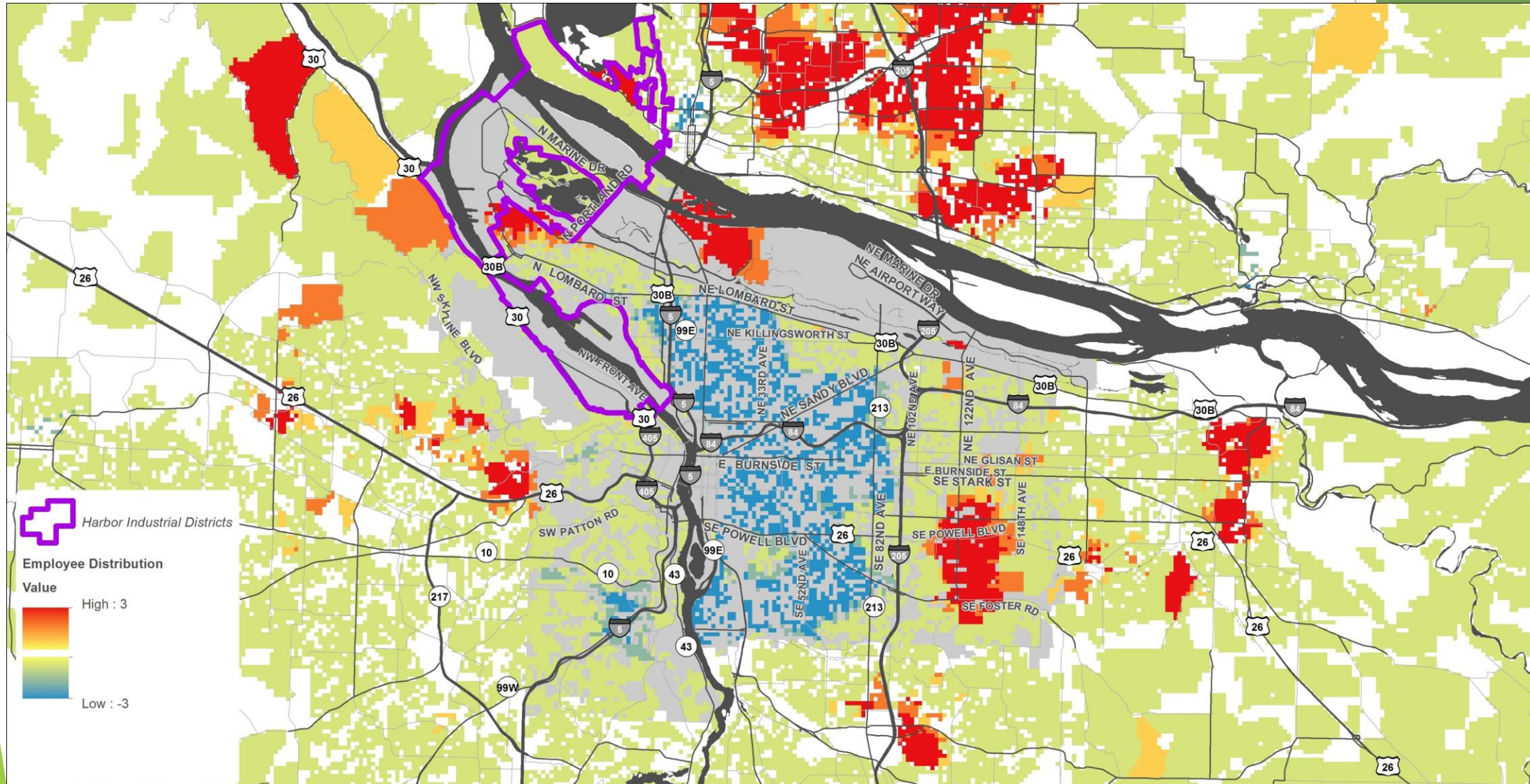
Christian Kaynor, Oregon Employment Department
Steve Kountz, City of Portland, Sr. Economic Planner

Multnomah County Economy Stats

- ▶ 20% of Oregon's population (790,294 in 2015)
- ▶ 0.5% of Oregon's area
- ▶ 27% of Oregon's jobs (506,700 in Nov. 2016)
- ▶ 29% of Oregon's payroll (\$27.2 Billion in 2016)
- ▶ 22% of Oregon's state personal income tax
- ▶ 40% of jobs created in Oregon in the last 10 years (52,200 jobs. 12% job growth versus 6% for Oregon)
- ▶ 20% of people in poverty in Oregon (121,764 in 2015)

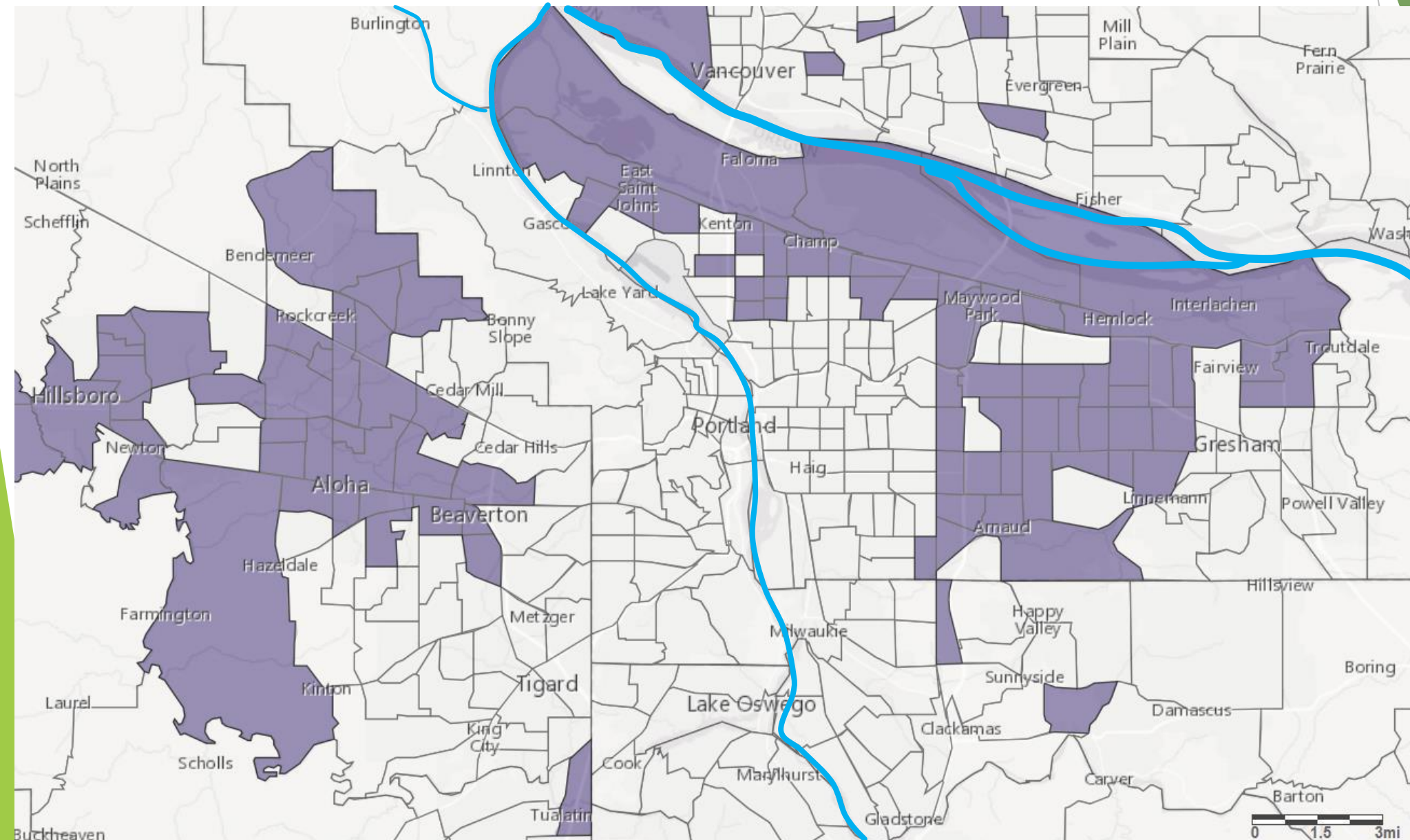


Where harbor industrial workers live



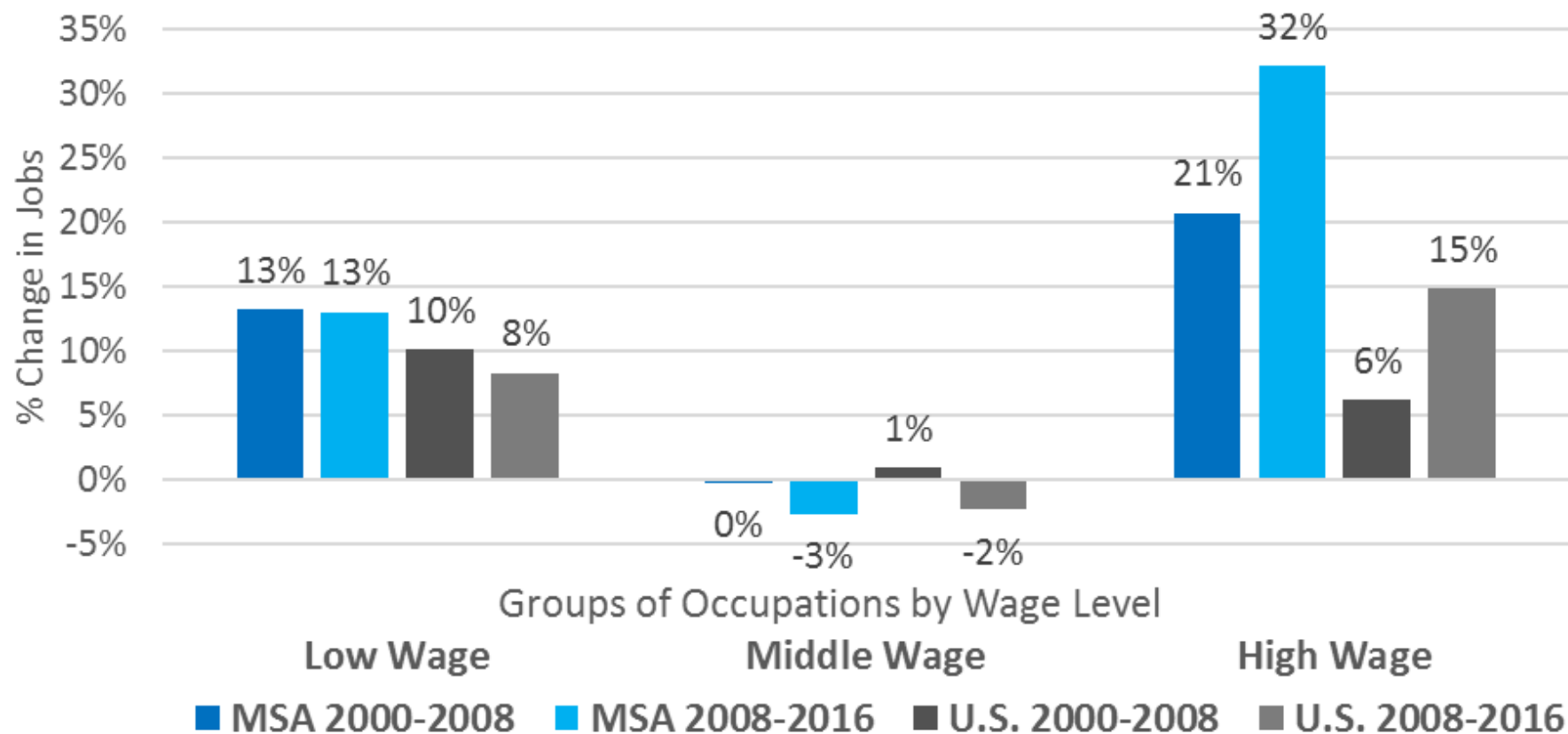
and residents

Where People of Color Live (33% or greater)



Regional and National Job Polarization

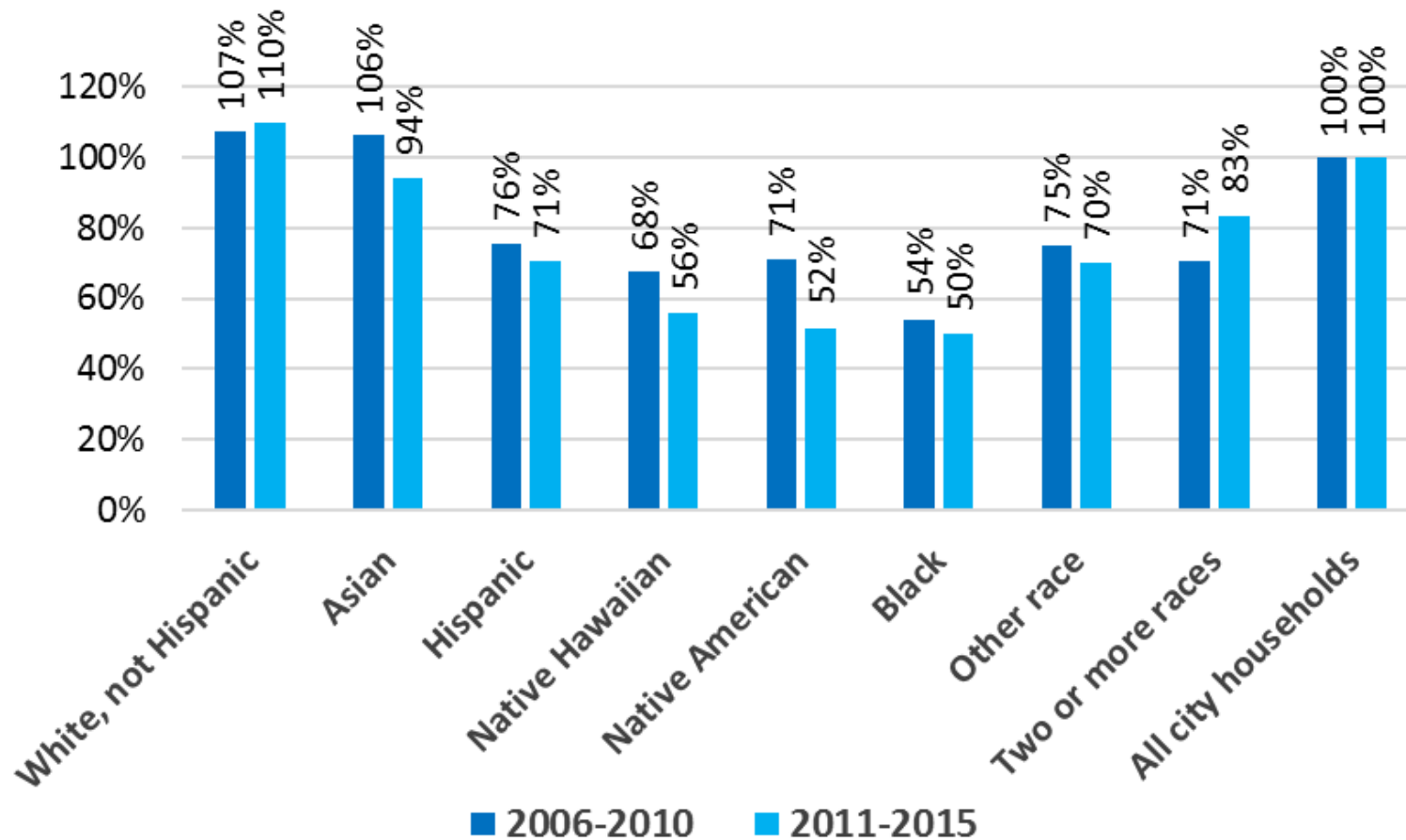
Changing distribution of new jobs by wage group,
Portland Vancouver Hillsboro MSA and U.S., 2000-2016



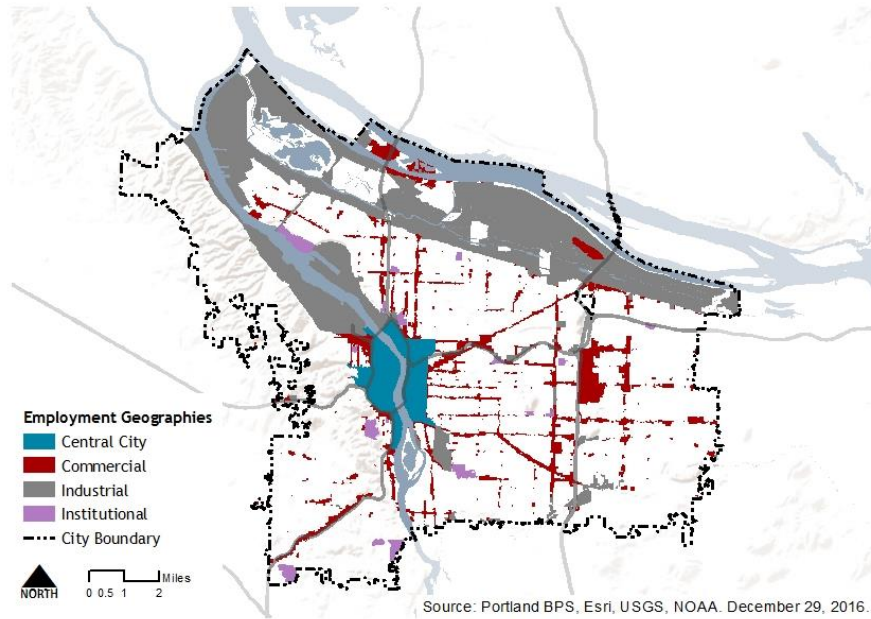
Source: BPS from OES data

Increasing racial income disparities

Race/ethnicity disparities in median household income relative to all city households, Portland



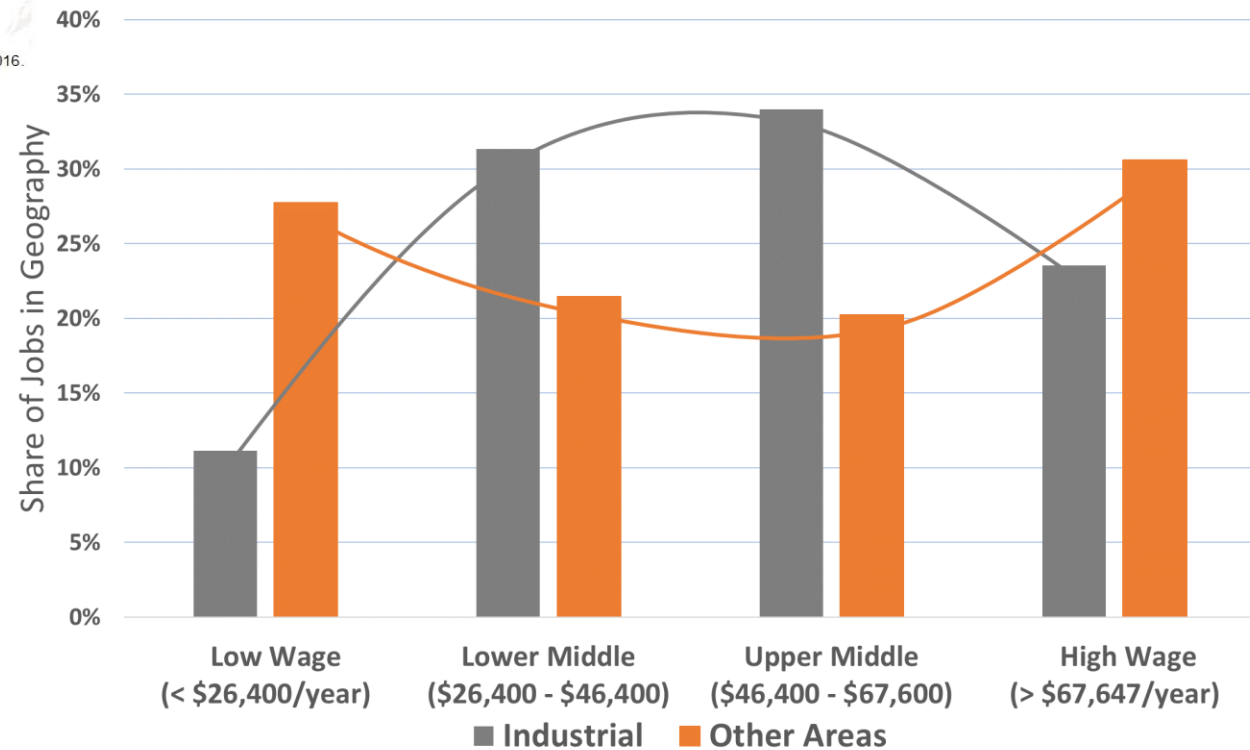
Source: BPS from OES data



Source: BPS from QCEW data

The middle-wage employment role of industrial districts

Wage Quartile Comparison of Portland Employment Geographies, 2012



Industrial Land Demand (2010 to 2035)

- ▶ 31,630 new jobs
- ▶ 22 million sf. of new building space
- ▶ 1,685 acres of land development

Portland's Brownfield Inventory

- ▶ 559 acres of industrially zoned brownfields (60% of city brownfield acres)
- ▶ 154 acres of Harbor Waterfront/Superfund brownfields (28% of industrial brownfield acres)

Typology/Zone/Site Type	Contamination Only	Multiple Constraints	Total Acres
Downtown High Density	42.9	51.5	94.4
Mixed Use Hub	31.8	26.2	58
Main Street Com E of 82nd	48	9.6	57.6
Main Street Com W of 82nd	87.6	49.5	137
Central City Industrial	3	1.1	4.2
Standard Industrial	249.2	76.7	325.9
Superfund Shadow	53.7	25.1	78.8
Portland Harbor Waterfront	37.5	116.4	153.9
Total Acres	553.7	356	909.7

Economic/Environmental Policies

Industrial Lands Strategies:

- ▶ Retention and protection of prime industrial land
- ▶ Intensification and reinvestment
- ▶ Brownfield redevelopment
- ▶ Map changes
- ▶ Capacity management

Long-Range Harbor Revitalization- A Team Effort:

- ▶ Governor's Office Leadership
- ▶ State of Oregon Resources
 - ▶ Governor's Natural Resources Office
 - ▶ Metro Regional Solutions Team
 - ▶ Business Oregon
- ▶ City of Portland
- ▶ Metro
- ▶ Business Community
- ▶ Neighborhoods/communities
- ▶ NGOs
- ▶ Academia

State of Oregon: Portland Harbor Perspectives

► Questions?