CITY OF KELSO
FORMER AUTO SALVAGE YARD CLEANUP & REDEVELOPMENT
BROWNFIELD FACT SHEET

OCTOBER 15, 2012

Contacts

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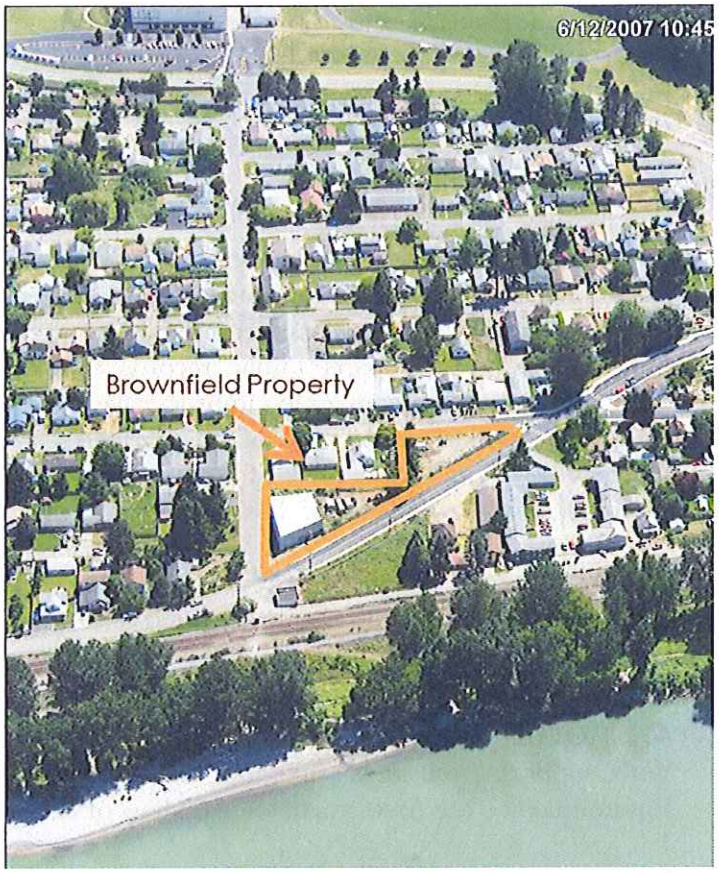
Context

The City of Kelso has taken a leadership role in cleaning up the former Terry Salvage Auto Salvage Yard. The City used grant funds to remove tire piles, auto parts, and the garage building from the property. The City is now in the process of studying potential environmental contamination, cleanup, and redevelopment of the site.



Aerial Photo of Property in 2007.

Goals for Redevelopment

In keeping with its commitment to public welfare and community development, the City is studying the potential for putting the former auto salvage yard brownfield property back into productive use by redeveloping the site into 8-10 units of cottage style single family affordable housing units.

The redevelopment plan is intended to

- promote home ownership,
- improve the community, and
- restore the environment.

1. Property Information

Location: 1124 North Pacific Avenue, Kelso, Corner of Redpath Street and North Pacific Avenue

Property Size: Approximately ¾ acre

Zoning: Multi-family Housing

Ownership / Use

- Previous: Terry's Salvage, former automobile repair and scrap yard
- Current: The City of Kelso acquired the property through tax foreclosure in 2012, property is now clear and vacant

2. Current Condition of Property

The Former Auto Salvage Yard is a blighted and contaminated property adjacent to residential development at the northern end of the City of Kelso. With funds from the Neighborhood Stabilization Program, the City has cleared the property, removing over 3,000 tires along with scrap cars and the garage building. In its current condition the Property is a cleared and empty lot. This effort represents an approximately $50,000 investment the City has already made in the redevelopment of the Property. The Neighborhood Stabilization Program focuses on identified foreclosed and dilapidated properties and either refurbishing or demolishing the structures. It is funded by a federal Housing and Urban Development (HUD) grant.

Above. Photo of Property in 2004.
Below. Photo of Property in 2011.

3. History of Property

The Property has been used as an auto salvage yard since the 1950s. The operations left the Property in a degraded condition with stockpiles of old tires, scrap cars, and automotive parts Public records exhibit a history of complaints concerning improper handling of hazardous materials and waste on the Property. The Washington State Department of Ecology conducted an Initial Investigation of the Property in 1990 and a Site Hazard Assessment in 2004, resulting in a hazard ranking of 2 (with 1 as the highest risk and 5 the lowest risk). The Property was subsequently listed on the state's Confirmed and Suspected Contaminated Sites list. Following that listing, operations at the Property ceased and the site was neglected.

4. Known Contaminants

With support from a Washington State Integrated Planning Grant, the City has conducted an Environmental Site Assessment and Analysis of Cleanup Alternatives.

Soil Concerns

Findings from the Environmental Assessment effort indicated that the primary contamination concerns are petroleum and metals in shallow soils (0-2 feet below ground surface). Petroleum hydrocarbon and likely related polycyclic aromatic hydrocarbons (PAH), benzene, and polychlorinated biphenyls (PCB) impacts were also limited to surface soil, but only were identified at concentrations exceeding their respective screening levels in the northern parcel of the Property. Samples exceeding state cleanup standards generally align with areas of past auto salvage activities.

Groundwater Concerns

No exceedances of state cleanup levels were observed in either shallow or deep groundwater samples collected from monitoring wells.

5. Cleanup Plan

The City is currently evaluating the feasibility and cost effectiveness of cleanup options including:

- Full Excavation—Excavation and off-site disposal of all contaminated soil at a permitted landfill. Soil excavation would mostly be limited to the top two feet, but would extend deeper in a few targeted locations.
- Targeted Excavation and Capping— This scenario would include targeted excavation to remove elevated levels of benzene and petroleum hydrocarbons that could be a concern for vapor intrusion into buildings or leaching into groundwater. The site could be capped with clean fill or building or paving as a barrier to contact with the soil.

The preliminary cost range for these cleanup options is approximately $280,000 to $600,000.

6. Redevelopment Potential

This project is an opportunity to have a positive impact on community-wide conditions by transforming a blighted property into affordable, owner-occupied housing. The City is prepared to take the lead in addressing the environmental concerns on the Property. Their project partner, Lower Columbia Community Action Program, a local non-profit that develops affordable housing and provides social programs, is working with the City to explore models for development of the Property.

Conceptual Development Plan

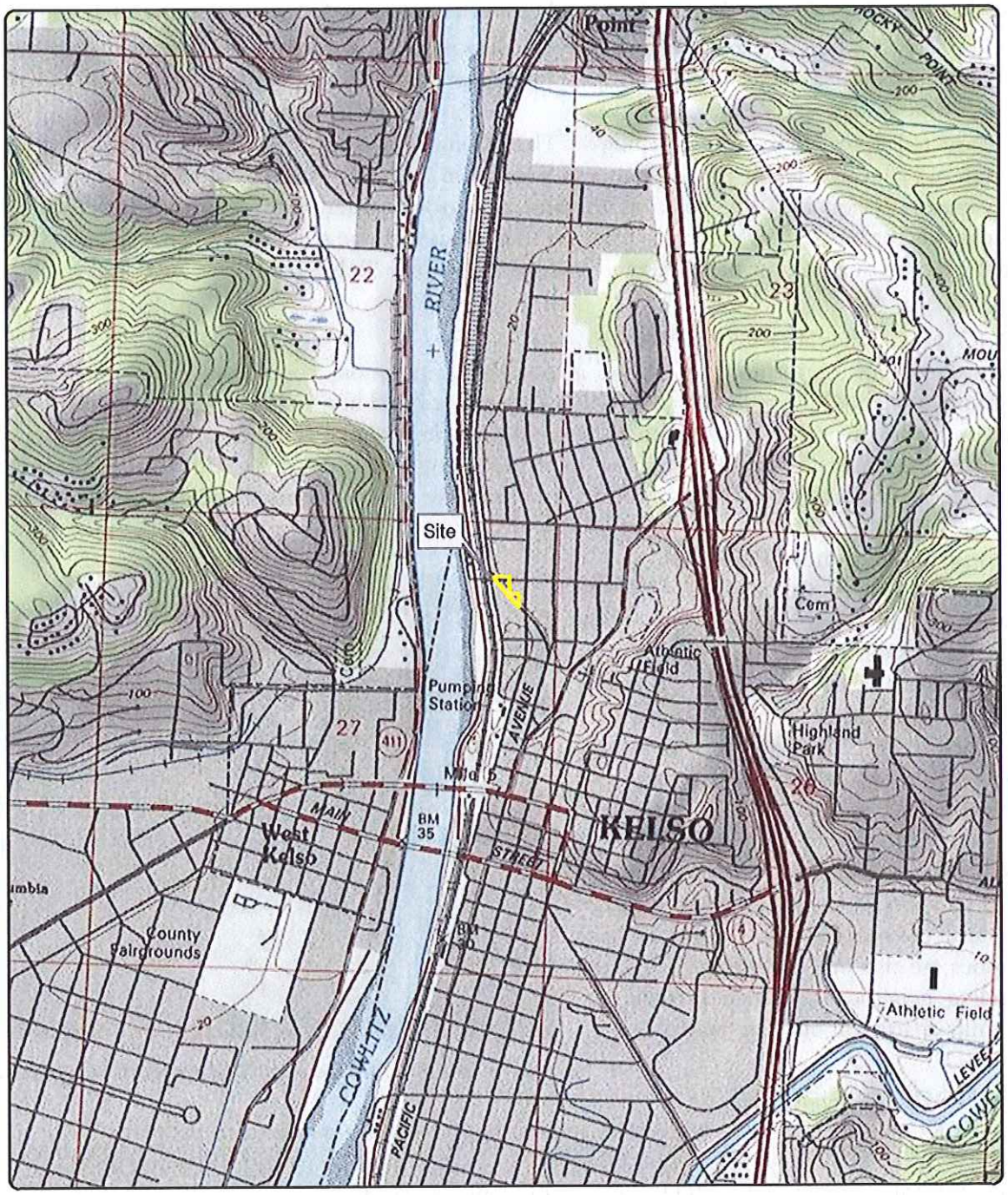
The City and Lower Columbia CAP have conducted an affordable housing programming assessment to inform the type of housing most needed in the community and to set appropriate pricing. There is a strong interest in "cottage style" affordable housing that creates 800 – 1,200 square foot single family dwellings oriented around shared green space. This model puts the dream of owning a house in reach by reducing the size and cost of a home and sharing the costs of owning and maintaining yard space. Cottage style homes are also more compatible with the surrounding neighborhood than a traditional multi-family apartment building model.

Example cottage family housing development.

7. Leveraging Funding

The City of Kelso is leveraging state, federal, and local resources to revitalize this property

Action	Funding Source	Amount
Clear property of derelict building, waste, and debris	US Housing and Urban Development Department (HUD)—Neighborhood Stabilization Program	$50,000 (approximately)
Conduct environmental assessment, cleanup planning & redevelopment planning	Washington State Department of Ecology—Integrated Planning Grant & US EPA - Site Assessment Grant	$300,000
Implement cleanup action	US EPA Cleanup Grant --*pending*	$200,000
Implement cleanup action	Department of Ecology—*pending*	$80,000 - $400,000



Site Address: 1124 North Pacific Avenue, Kelso, Washington
Source: US Geological Survey (1990) 7.5-minute topographic quadrangle: Kelso
Section 27, Township 8N, Range 2W

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Figure 1
Site Location

Terry's Auto Salvage
Kelso, Washington

Legend

Site

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Feet

Path: X:\0443.02\Projects\Fig1_Site Location.mxd
Print Date: 8/15/2012
Approved By: H. Hirsch
Produced By: Hines
Project: 0443.02.02