

Animal Material Removal Action: Eastwind Parcel in the Troutdale Urban Renewal Area

Eastwind Development, LLC is working with the Oregon Department of Environmental Quality and the City of Troutdale to investigate and prepare for redevelopment a former industrial property located on the banks of the Sandy River, south and across railroad tracks from downtown Troutdale, Oregon.

Eastwind plans to revitalize this long-underutilized property and the adjacent parcel, a former public wastewater treatment facility, with a dynamic multi-use development, including a hotel, conference center, spa, retail stores, and a walking path along the Sandy River that will be part of the Portland Metropolitan Area's 40-mile loop trail system. The City of Troutdale obtained grant funding from the US Environmental Protection Agency to conduct environmental studies on the Eastwind parcel. The City has undertaken significant planning and urban renewal efforts for the area over the last ten years.

Background

The Eastwind property has a long history of industrial use. By the turn of the 20th century, the Union Meat Company rendering plant was operating at the site. In the 1920s, the Bissinger Wool Pullery relocated to the property from its former location in Sellwood. The water tower on the property, an iconic landmark of Troutdale's old town skyline, once served the wool pullery. The wool pullery closed in the late 1960s. Since then, the only activity at the property has been small-scale cabinet making and woodworking.

Environmental Sampling

Environmental sampling in 2006 and 2010 found buried animal material associated with the former rendering plant and wool pullery operations. In 2012, a backhoe was used to dig test pits to define the limits of the buried animal material. The animal material area was found to be approximately 15,000 square feet in size, and contain approximately 3,500 cubic yards of animal material. The material has a foul odor, but is not considered dangerous or a hazardous waste.



Architectural Rendering of Site

Animal Waste Removal

Eastwind has chosen to voluntarily remove the animal material, although it could be managed in-place. The removal will involve excavating all 3,500 cubic yards of animal material and transporting it to the Wasco Landfill in The Dalles, Oregon for disposal.

The buried animal material will be removed in a manner intended to minimize the amount of animal material exposed to the air as a means to minimize odors. Additionally, thousands of dollars will be spent to purchase a specialty foam material (Rusmar AC-645) that will be applied to the exposed animal material to further minimize odors during the removal action.

The animal material will be loaded into lined and covered trucks, and all loads will be carefully secured prior to exiting the site. Trucks will rigidly follow a pre-determined route to the landfill.

Health and Safety

The contractor conducting the removal will prepare a site-specific health and safety plan in consultation with the Oregon Health Authority to protect workers and the public during the removal action.

Removal Schedule

The animal material removal activities will be initiated by the middle of November. The exact start date will be selected in an attempt to conduct the removal during favorable weather conditions. It is anticipated that the removal will take approximately four weeks. Excavation work will be conducted from 6AM to 5PM, Monday through Friday.

For more information:

To review the site history, see DEQ's Environmental Cleanup Site Information database at: <http://www.deq.state.or.us/Webdocs/Forms/Output/FPControlle r.aspx?SourceId=5224&SourceI dType=11>

For additional information regarding the removal of animal waste, contact:

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