City of Palouse

Former Palouse Producer Site Integrated Planning for Cleanup and Reuse

The Palouse Producers site is bounded by Main Street and the Palouse River.

Former bulk fuel facility, service station and agricultural chemical distribution facility.

Petroleum and pesticide contaminants have been detected in soil and groundwater on the property.

Blighted property within the downtown core , adjacent to historic buildings.

The City has teamed with EPA Ecology and Maul Foster Alongi to develop a cleanup and reuse Strategy

Assessment

Former Palouse Producer Site Integrated Planning for Cleanup and Reuse

- 1984-5: Ecology Interim Action to stop the release of petroleum products into the river.

- 1992,94, 99: Soil groundwater samples were collected.

- 2006: The EPA in cooperation with the city conducted a Targeted Brownfield (TBA grant).

- 2009 Ecology Awarded the city an Integrated Planning Grant to plan acquisition, cleanup and reuse.

- 2009 The city contracted with Maul Foster Alongi to evaluate environmental conditions and re-development opportunities

- 2009 Ecology and E.D. Hovee will pilot Economic Forecasting Model to evaluate reuse alternatives

OBJECTIVES

Former Palouse Producer Site Integrated Planning

- Create a consensus vision for redevelopment of the Palouse Producers property and the continued revitalization of the City.

- Position the Palouse Producers site for acquisition by the City and cleanup of environmental contamination.

- Develop strategies for economic development related to the Palouse Producers property and the downtown.

- Develop plans to enhance the Palouse riverfront through improved connectivity with downtown, public access, and habitat restoration.

- Provide logical step-by-step process and tools to achieve the vision.

GUIDING PRINCIPLES

Former Palouse Producer Site
Integrated Planning for Cleanup and Reuse

- Integrate environmental, community, and economic aspects of redevelopment of the site.
- Address both site specific issues and the broader contexts of the City of Palouse and the region.
- Build on the intrinsic values of the City of Palouse.
- Actively engage the community and other stakeholders to develop plans that have broad support and generate excitement.
- Develop win-win partnerships (City, Ecology, Port of Whitman County, universities, private businesses, high school, and others).

GUIDING PRINCIPLES

Former Palouse Producer Site
Integrated Planning for Cleanup and Reuse

- Integrate environmental, community, and economic aspects of redevelopment of the site.
- Address both site specific issues and the broader contexts of the City of Palouse and the region.
- Build on the intrinsic values of the City of Palouse.
- Actively engage the community and other stakeholders to develop plans that have broad support and generate excitement.
- Develop win-win partnerships (City, Ecology, Port of Whitman County, universities, private businesses, high school, and others).

Economic Development

Former Palouse Producer Site
Integrated Planning for Cleanup and Reuse

- Compile economic and demographic data at local and regional scale.

- Integrate with other efforts such as the Palouse Economic Development Council's Economic Development Strategy, and assess regional and local market and trends.

- Conduct interviews with key stakeholders to discuss the strengths, weaknesses, opportunities, and threats in the local and regional economy.

- Work in collaboration with Economic Forecasting Model team to evaluate reuse alternatives

Community Planning

Former Palouse Producer Site
Integrated Planning for Cleanup and Reuse

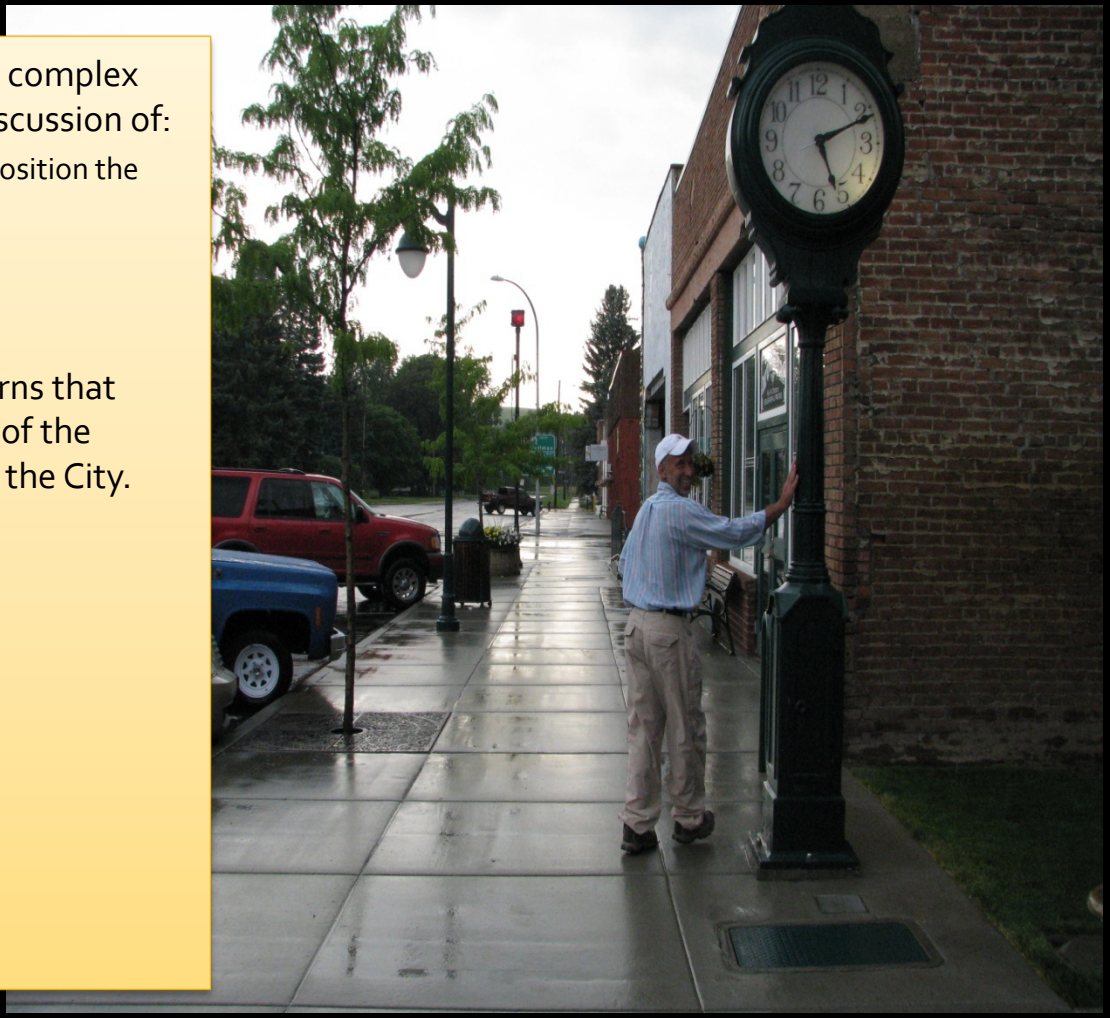
- Compile and review existing plans and land use information, including:
  - Comprehensive Plan,
  - Shoreline Master Program, Local flood plain ordinances.
- Assess current land use patterns, development trends, and regulatory framework for redevelopment

- Conduct interviews with key stakeholders to discuss the needs and concerns of the community related to future development of the site and continued redevelopment of the City.

- Assess opportunities to restore Habitat along the North Fork Palouse River.

- Site analysis graphics and conceptual diagrams depicting elements of potential future uses including plan views and cross sections.

Findings of Existing Conditions Analysis

Former Palouse Producer Site
Integrated Planning for Cleanup and Reuse

- Prepare briefing reports using graphics to convey complex information and potential future uses including discussion of:
  - Environmental issues and potential strategies to position the Palouse Producers site.
  - Economic and market analysis
  - Land use and community analysis
- Summary of public comments – issues and concerns that need to be addressed in vision for redevelopment of the Palouse Producers and continued revitalization of the City.
- Present findings at a Community Open House
- Use the above information in Phase II
  - Vision development
  - Due Diligence
  - Financial structuring