Narrative Information Sheet

1. Applicant Identification Provide the name and full address of the entity applying for funds.
   Oregon Museum of Science and Industry (OMSI)
   1945 SE Water Avenue
   Portland Oregon 97214

2. Funding Requested
   a. Assessment Grant Type: Site-specific
   b. Federal Funds Requested
      i. $350,00
      ii. OMSI is requesting $350,000 in assessment funding for the site. A one-page justification for a waiver of the $200,000 limit is provided as Attachment A.

3. Location Provide the a) city, b) county, and c) state or reservation, tribally owned lands, tribal fee lands, etc., of the community(ies) that you propose to serve.
   Portland, Multnomah County, Oregon

4. Target Area and Priority Site/Property Information
   Oregon Museum of Science and Industry (OMSI)
   1945 SE Water Avenue
   Portland Oregon 97214

5. Contacts
   a. Project Director:
      Preston Greene, Vice President of Real Estate
      1945 SE Water Avenue, Portland Oregon 97214
      503.797.4528
      pgreene@omsi.edu

   b. Chief Executive/Highest Ranking Elected Official
      Erin Graham, President & CEO,
      1945 SE Water Avenue, Portland Oregon 97214
      503.797.4600
      egraham@omsi.edu

7. Other Factors

Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.

Sample Format for Providing Information on the Other Factors

<table>
<thead>
<tr>
<th>Description</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>The priority site(s) is adjacent to a body of water</td>
<td>1</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>3</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>3</td>
</tr>
</tbody>
</table>

8. Letter from the State see attached from the Department of Environmental Quality Attachment B

9. Releasing Copies of Applications: N/A
November 19, 2021

via electronic delivery

United States Environmental Protection Agency
Office of Brownfields and Land Revitalization (MC 5105-T)
1200 Pennsylvania Avenue, NW
Washington DC 20460

Re: DEQ Support for the Oregon Museum of Science and Industry’s Application for a Site-Specific Brownfield Assessment Grant

Dear EPA Brownfield Grant Manager:

The Oregon Department of Environmental Quality supports the Oregon Museum of Science and Industry’s (OMSI) application for a site-specific assessment grant. If awarded, grant funds will support the completion of a Phase I Environmental Site Assessment (ESA), a Source Control Decision (SCD), and a riverbank assessment. The Phase I ESA will summarize previous environmental investigations and cleanups, and the SCD and riverbank assessment will evaluate current site conditions to determine what (if any) additional cleanup is needed prior to site redevelopment.

The OMSI campus is located on the east bank of the Willamette River in downtown Portland. Previous use included railyard operations, power generation, a landfill, and other industrial activities that contaminated soil and groundwater. While the majority of the site is currently capped with buildings, parking lots, and roads, and does not pose a current risk to people or wildlife, characterization of environmental media such as soil and groundwater is needed to ensure site conditions are protective for future users of the property.

OMSI is planning to redevelop the campus in parallel with the City of Portland’s 20-year urban sustainable growth strategy. Future amenities will include gathering areas in the upland and along the riverbank, and will honor and restore the Tribal presence on the Willamette River. EPA grant funds will assist with site characterization in preparation for the redevelopment of the OMSI campus.

DEQ is pleased to support OMSI’s EPA brownfield grant application. Please feel free to contact Rebecca Wells-Albers, DEQ Brownfield Coordinator at 503-229-5585 with any questions.

Sincerely,

Nina DeConcini
Administrator, DEQ Northwest Region

ecc: Blair Paulik, NWR/DEQ
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Founded 1944 in Portland, OR (pop. 652,503), the Oregon Museum of Science and Industry (OMSI) is a nation-leading museum. OMSI’s 23-acre property is in the SW quadrant of the Central Eastside Industrial District (CEID). Portland General Electric Company (PGE) donated land from Market Street to SE 2nd Pl in 1987 and in 2004 OMSI purchased in fee from SE 2nd Pl to the Tilikum Crossing Bridge centerline (portions were later sold to transit agencies for bridge construction and streetcar alignment). Established 1977 as an industrial sanctuary, CEID spans 681-acres from I-84 south to Powell Blvd and from the Willamette River east to SE 12th Ave (¼ of the Portland Central City area) and is primarily zoned for industrial and employment uses. OMSI’s property includes roughly ½ mile of river frontage (the Site) as a western boundary and lies adjacent to the Union Pacific railroad to the east. CEID is emerging as a hotspot for innovation, sustainable industry, and entrepreneurship and supports close-in industrial, commercial, and multi-family development in the area around the museum with a mixture of new multi-story and historic industrial buildings. The OMSI property’s census block has a population of 830, with 27% people of color and 58% low income.\(^1\) Within a mile, the population is over 20,000, with 29% people of color and 36% low income.\(^2\) OMSI has a long-range vision and strategic plan to develop its property in concert with Portland’s 20-year urban growth strategy. Reenvisioned as the "OMSI District," the property will provide market driven land parcels supported by green infrastructure and complemented by the river frontage of the Site. The OMSI District is adjacent to a major transit hub, including streetcar, light rail, major bus lines, the confluence of major bike trails, and the Tilikum Crossing pedestrian and transit bridge, which opened in 2015 creating a key connection of Portland’s south central waterfronts. Future tenants will create a campus environment supporting sustainable growth and market diversity. Once fully developed, the OMSI District will be a playful, immersive community destination and inclusive neighborhood centered in creativity and innovation, educational opportunities, and public access to the river.

1.a.ii. Description of the Priority Brownfield Site(s): The Site is the 7½ acres of the property directly adjacent to the river, and will catalyze OMSI District redevelopment because of the Site’s size and strategic location on Portland’s central waterfront. Underdeveloped because of its industrial legacy and geographic separation due to topography, highways, and rail lines, the Site retains good connectivity to the city via river pathways. The Willamette Greenway Trail currently runs through the Site, connecting several high use bicycle and pedestrian commuter routes including the Vera Katz Eastbank Esplanade and Springwater Corridor. Recent transportation infrastructure upgrades also support access to the Site. Assessment of soil conditions along the river is an essential first step to facilitate development. The property historically held a sawdust-fired power generation plant, “Station L.” The original structure was incorporated into the main museum building as the “Turbine Hall,” home to design exhibits and on the National Historic Registry. Another historic building, “PEPCO,” houses OMSI’s exhibit fabrication shop. The property also has several small buildings and ancillary structures, including a radio tower within the Site. Prior to the 1987 property donation, PGE conducted numerous remedial actions in compliance with EPA standards in place at the time. Activities included oil tank removal, soil clean up, treatment and removal of soil hot spots, and capping the site (the 2004-purchased tract was also cleaned and capped). PGE’s receipt of a no further action determination from the Oregon Department of Environmental Quality (DEQ) paved the way for opening OMSI’s new facility in 1991. However, standards have changed since that time and construction activities to develop the Site will likely necessitate work below PGE’s original site cap, potentially exposing contaminants. Development planning cannot proceed without assessment data.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The Site will become a key feature of the OMSI District vision: a new Waterfront Education Park (WEP) that will honor and restore tribal presence on the
Willamette in Portland. The WEP will include public green space, plazas, restored wetlands and habitats, and interpretation that affirms Indigenous knowledge and cultural connection to the river. Portland’s Central City Master Plan (CCMP) establishes a strategy for significant redevelopment sites. CCMP parameters include supporting a prosperous, healthy, equitable, and resilient regional center; fostering more connections with the river; and creating a fully connected public realm of streets, parks, plazas, and trails. The OMSI District vision similarly outlines a safe and vibrant public realm, supported by active open and event spaces along the river. The WEP will therefore be the first phase of District development and activate the riverfront, including an improved trail system, access ways, and design elements to encourage public enjoyment of the river. The OMSI District uniquely does not connect to the surrounding CEID block structure—open space developed along the river trail system will provide connections to surrounding neighborhoods. The WEP will include public gathering and green spaces; outdoor hands-on science, technology, engineering, art, and mathematics (STEAM) programs and play spaces; and interpretation, demonstration projects, and digital experiences that develop youth and public understanding of climate action. Built on work with OMSI District partners, a vision statement guides early planning: “The WEP reconnects us to the land and nourishes our relationships and connection to place. The site unites regional Indigenous communities, tribal and local governments, and OMSI to provide science education and experiences based on traditional ecological knowledge (TEK). By creating a place to explore and experience the river and land through a lens of science and culture, this park will weave new or expanded connections to our shared home and the Native peoples of the region.” The WEP is key to the Center for Tribal Nations (CTN) concept, which seeks to leverage OMSI District redevelopment to model a new partnership between OMSI, tribal and intertribal organizations, and the City. Envisioned as an integrated package of buildings, infrastructure, and riverfront restoration, the CTN seeks to meaningfully restore Native peoples’ connection to the Willamette while modeling a new collaborative relationship that promotes innovative solutions to shared challenges of sustainability, resilience, and inclusion. The concept is anchored by 21st century office and community gathering space for Native people and organizations.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Development of the Site will support a local STEAM learning ecosystem and eliminate barriers to high-quality science education for diverse audiences. The new WEP will anchor the OMSI District as a vibrant neighborhood and expand OMSI’s audience outside museum walls. OMSI anticipates that long-term OMSI District ground leases will provide a concrete endowment for OMSI, helping it provide services and programming for generations to come. The OMSI District neighborhood will offer 3Mft² of new transit-oriented development over the equivalent of 10 Portland city blocks and include 1,000 units of new housing with a minimum of 200 affordable units. Given the CTN’s regional significance, planning will include preliminary site selection and massing for a mix of hotel, education, and housing to complement the office and gathering space to be co-located within the OMSI District. A hotel could serve Native customers coming to the CTN for inter-governmental, business, and cultural events, as well as all visitors to the OMSI District and the Oregon Health Sciences University (OHSU). Educational partnerships between OMSI, Portland State University, Portland Community College, and OHSU could provide culturally appropriate STEAM programs and internships that incorporate TEK and prepare students for well-paying jobs in the 21st century economy. Poverty rates amongst Native people in Multnomah County are triple those in White communities at an average of 34.0%.

Incomes amongst Native Americans in our region are typically half those of Whites, with unemployment rates up to 70% higher, and more than half of Native students not graduating high school (53.4%). Once built, we anticipate the WEP, CTN, and tribal-associated buildings and open space will: strengthen the Native American community within the region; respond to the history of displacement, disenfranchisement, and cultural erasure; create new jobs for tribal community members; enhance future prospects of Native residents of the District; leverage and expand OMSI’s educational mission and cultural relevance; model new approaches to sustainable buildings and infrastructure; and restore health and accessibility of the urban Willamette. OMSI serves the

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Portland region and engages with smaller, rural areas of Oregon, Washington, and Idaho, providing STEAM educational experiences to underserved communities and tribal organizations. OMSI District development, launched with creation of the WEP, will provide economic stimulation to the surrounding aging industrial district and the City of Portland. Within this historic industrial place, the OMSI plan includes strategic reuse of a former power plant that operated since the early 1900’s. As part of the museum’s interests in engineering and technology, the development strategy includes renewable energy systems and efficiency measures, a gray water system, ground water management systems, and green roofs. Assessment funds will lay groundwork for deeper public and private investments in redevelopment that will enhance the museum’s ability to continue and expand its outreach to disadvantaged and underserved audiences. As part of our commitment to accessibility and diversity, OMSI works to reach priority audiences through multi-tiered partnerships, institutional practices and training, and financial aid. We partner with agencies, community organizations, and schools across the state to reach minority and economically disadvantaged children and families and increase access to the museum and our programs. For example, in 2020, OMSI distributed $238,843 in financial aid, impacting 20,889 students from Title I schools. The WEP will provide one more valuable tool for reaching priority audiences, acting itself as a culturally-responsive teaching tool while also serving as showpiece and OMSI District anchor that will attract new donors and funding in support of financial aid and other strategies that bring low-income and disadvantaged populations to the museum.  

1.c. Strategy for Leveraging Resources  

1.c.i. Resources Needed for Site Reuse: OMSI expects this assessment will unlock many sources of additional public and private remediation, planning, and construction funding for which it is eligible. Assessment will inform a mitigation plan allowing OMSI to proceed to full development of the WEP at the Site, launching broader OMSI District redevelopment efforts. A fundraising target for full WEP buildout is estimated at $10–20 million. Coupled with initial design targets, the mitigation plan will allow for investor recruitment, and will be complemented by substantial funding from Portland’s Bureau of Environmental Services (BES) for the river restoration to be planned in concert with the WEP. This will also complement conceptual work on sustainability systems which will be multiplied by InfraCenters LLC, a new partnership of SERA Architects, and Long Haul Capital Group specifically to bring impact investment into OMSI District systems. With over two dozen potential donors, including, but not limited to, the Kresge, Bloomberg, McKnight, and Rockefeller Foundations, OMSI has strong relationships with various philanthropic partners to help it achieve its groundbreaking work.  

1.c.ii. Use of Existing Infrastructure: The WEP will complement recent CEID road and transit upgrades. The Tilikum Crossing bridge opening has placed the Site adjacent to mass transit options facilitating access for new audiences—the largest transit station in the city is now located at the south entrance to OMSI’s property. WEP planning will build on the City’s Eastbank Crescent Riverfront Plan4 (ECRP), which establishes a concept for riverfront redevelopment between the Hawthorne and Marquam bridges, including 79,000ft2 of the Site. The recommended design concept includes improvements to in-water and riparian habitat as well as recreation facilities. The Site includes easements for the Marquam Bridge (Interstate 5) columns and drainage and Portland Parks and Recreation trails. The relative isolation of the OMSI District and the Site has also meant that infrastructure needed for denser development is presently undersized and OMSI is therefore exploring more sustainable District systems and green infrastructure programs rather than traditional solutions for full OMSI District buildout. A natural wastewater and hybrid system is being planned, which mimics wetland vegetation, soils, and microbial assemblages to improve water quality. Photovoltaics are also included in the OMSI District implementation strategy for scalable on-site renewable energy paired with green roofs included in the City’s zoning code and development parameters. A microgrid is planned to support critical loads through ‘islanding’—the ability to separate from a central electricity grid if that power supply is interrupted.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

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2.a. Community Need

2.a.i. The Community's Need for Funding: OMSI needs grant funding for assessment of the Site because such funds are not available from donors or other sources. Grants are a strong foundation for planning efforts already underway and completed environmental assessment will allow OMSI and partners to attract the capital needed to break ground on the WEP, broader CTN, and other elements of the revitalized OMSI District. Within CCMP parameters, the City anticipates significant public and private investment, enhanced by zoning and policy, to develop an active and safe OMSI District area with higher density employment and population centers that support transit ridership, investment capital that can be unlocked with initial development of the WEP. The WEP, as part of the greater OMSI District and CTN, would help create equity and inclusion for Indigenous people in the region and would be a showcase for urban communities throughout the US. There are currently over ten tribal and intertribal organizations in the Portland area with over 300 employees. These organizations provide local, regional, and national services and programs in salmon restoration, health care, tribal business development, education, environmental protection, child welfare, and family and youth services. However, there are few if any opportunities or resources available for Native Americans to have a common location to work, enjoy affordable and market rate housing, develop business, recreate, conduct cultural activities, and showcase their remarkable history, resilience, and future. A variety of potential investors and supporters can provide the funding needed to develop the WEP and broader CTN, creating these needed resources, but OMSI first must identify and address lingering environmental challenges on the Site.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations: The OMSI District is unique in currently having no residents (830 are in the surrounding census tract5 and over 20,000 within a mile radius6), but redevelopment plans include a minimum of 20% new affordable housing as well as cultural elements that will attract diverse visitors. The Site, transformed into the District-anchoring WEP, can provide much needed green space and educational resources within a former industrial area. OMSI serves nearly one million visitors annually, largely children and families, from across the state and country but primarily from the Portland Metropolitan Area. Extrapolations of Bureau of Transportation bicycle counter data in the surrounding area suggest an additional 3,500 people pass through the Site via the current trail daily, a number likely to increase with purposeful redevelopment. The WEP, much like the existing museum, will attract families with young children and will be a critical resource in efforts to be accessible to minority and low-income communities. The riverfront park space will itself be freely accessible, but also will offer programming and opportunities to promote museum access programs. As described above under 1.b.ii., OMSI works proactively to provide low-income and disadvantaged children and families access to the museum and our science education programs. In developing the Site to create the WEP, it is essential that the safety of these populations be at the forefront of all project actions. Assessment of soil conditions is necessary before full design and construction can proceed.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: OMSI and the planned WEP serve diverse regional populations. Specific regional and target audience health concerns include: (1) the Site location’s EJ Index for Hazardous Waste Proximity is in the 96th percentile statewide and 82nd percentile nationally6; (2) Multnomah County’s NATA Cancer risk is in the 79th percentile statewide and 70-80th percentile nationally and the county’s NATA Respiratory Hazard Index is in the 78th percentile statewide and 80-90th percentile nationally7; and (3) 11.6% of Oregon adults have asthma compared to 7.0% nationally.8

2.a.ii.(3) Promoting Environmental Justice: The CTN initiative will leverage OMSI District redevelopment to model a new partnership between OMSI, tribal and intertribal organizations, and the City to restore the Native community’s presence on the Willamette River and address our shared challenges of sustainability, resilience, and inclusion. There are nine tribes in Oregon with over 25,000 enrolled citizens (those with formally established

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5 EJSCREEN Report for Blockgroup: 410510011011, OREGON, EPA Region 10 (Nov. 12, 2021).
6 EJSCREEN Report for 1 mile Ring Centered at 45.508256,-122.665801, OREGON, EPA Region 10 (Oct. 12, 2021).
7 EJSCREEN Report for County: Multnomah, OREGON, EPA Region 10 (Oct. 12, 2021).
tribal membership). EJSCREEN shows an American Indian population of 4,760 within Portland⁹ and 7,093 in Multnomah County¹⁰. However, census conventions have perpetuated undercounts. Community-validated counting suggests a Native American population of over 40,000 in Multnomah county¹¹. After systematic exclusion of Native peoples from what is now Portland, today the community is highly dispersed and marginalized, with the overwhelming majority unable to afford to live within city limits. Over the last 40 years, the Native community has expressed a deep desire to transform this situation and create a new focal point for their community in Greater Portland. Envisioned as an integrated package of buildings, infrastructure, and riverfront restoration, the CTN seeks to meaningfully restore Native peoples’ connection to the Willamette while modeling a new relationship focused on collaboration to promote innovative solutions to challenges shared by Native and non-Native peoples. The CTN concept is anchored by 21st-century office and community gathering space for Native people and tribal and intertribal organizations who live, work or visit in the Portland metropolitan region. Initial planning envisions a robust mix of uses, such as ceremonial space for cultural and family events, an educational embassy, a commercial community kitchen, tribal retail and business services, dining, and child care. The WEP forms a key element of this vision, with TEK deeply embedded in the restoration of the OMSI District’s ½-mile riverfront, and spaces and uses designed to affirm and sustain Native people’s connection to the river, and provide educational, cultural, and recreational opportunities for all.

2.b. Community Engagement

2.b.i/i. Project Involvement/Roles: A WEP Planning Team committee guides early concept planning and works closely with the dedicated CTN Advisory Committee (CTNAC)—a cross-generational group trusted and empowered to represent the Indigenous community by providing answers to practical and philosophical questions and input on tribal needs, engaging in discussions with OMSI and Edlen & Co, the master developer for the OMSI District. CTNAC includes representation from seven of the nine federally recognized Tribes in Oregon (Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians; Confederated Tribes of Grand Ronde; Confederated Tribes of Umatilla Reservation; Confederated Tribes of Warm Springs; Cow Creek Band of Umpqua Indians; Coquille Indian Tribe; and Klamath Tribes), the urban Native community, and the City of Portland Tribal Liaison. The WEP Planning Team currently meets in full one week after CTNAC monthly meetings and in smaller groups as needed. Early work has focused on WEP visioning and planning for tribal and other public (e.g., biking and swimming communities) engagement. As engagement is implemented and Site assessment proceeds and informs planning, meetings will increase to biweekly or more.

WEP Planning Team and Key CTNAC Participants

<table>
<thead>
<tr>
<th>Organization</th>
<th>Point(s) of Contact</th>
<th>Project Role</th>
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<tbody>
<tr>
<td>OMSI</td>
<td>Andrew Haight, Director of Guest Engagement</td>
<td>WEP Planning Team Co-Chair</td>
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<td></td>
<td>(<a href="mailto:ahaight@omsi.edu">ahaight@omsi.edu</a>)</td>
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<tr>
<td></td>
<td>Cecilia Nguyen, Exhibit Developer</td>
<td>WEP concept developer</td>
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<td></td>
<td>(<a href="mailto:cnguyen@omsi.edu">cnguyen@omsi.edu</a>)</td>
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<tr>
<td></td>
<td>Carol Gossett, Property Development Specialist</td>
<td>Lead campus planner</td>
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<td></td>
<td>(<a href="mailto:cgossett@omsi.edu">cgossett@omsi.edu</a>)</td>
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<td></td>
<td>Nancy Stueber, President Emeritus</td>
<td>OMSI District vision and relationship continuity</td>
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<td></td>
<td>(<a href="mailto:nstueber@omsi.edu">nstueber@omsi.edu</a>)</td>
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<td>Columbia River Intertribal Fish</td>
<td>Aja DeCoteau, Executive Director (<a href="mailto:deca@critfc.org">deca@critfc.org</a>)</td>
<td>WEP Planning Team Co-Chair</td>
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<td></td>
<td>Jeremy FiveCrows, Public Affairs Specialist</td>
<td>WEP Planning Team member</td>
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<td></td>
<td>(<a href="mailto:jfivecrows@omsi.edu">jfivecrows@omsi.edu</a>)</td>
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¹⁰ EJSCREEN ACS Summary Report for Multnomah County (Nov. 12, 2021).
¹¹ Ann Curry-Stevens, Amanda Cross-Hemmer, and Coalition of Communities of Color, The Native American Community in Multnomah County: A Unsettling Profile (Portland State University, 2011).
The overall OMSI District Master Plan process has also included a variety of public and private entities that support and contribute to planning through ongoing community outreach. Many act as advisors and others are area stakeholders who must be kept informed. Quarterly meetings are held to inform, update, and seek ideas and observations from the community. These partners will continue to be integral to WEP development.

### Example Additional OMSI District Advisors and Stakeholders

<table>
<thead>
<tr>
<th>OMSI District Area</th>
<th>City of Portland</th>
<th>State of Oregon</th>
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<tr>
<td>Portland Community College</td>
<td>Mayor's Office</td>
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<td>Oregon Department of Transportation</td>
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<td>1800 SE Water Avenue Partners, LLC</td>
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<td>Hosford-Abernathy Neighborhood Association</td>
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<td>Central Eastside Industrial Council (CEIC)</td>
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**2.b.iii. Incorporating Community Input:** Master planning for the OMSI District is heavily reliant on community listening. The OMSI District is incorporated into the City’s 2035 Comprehensive Plan and has full support of Portland’s Mayor and Prosper Portland (the City’s economic development agency). OMSI staff meet monthly with City Transportation, Environmental Services, Planning and Sustainability, and Parks agencies, as well as with Oregon Metro (a Portland metropolitan area intergovernmental agency). Annual updates are given to the CEIC board and planning is supported by over 60 cross sector partnerships throughout the community, including tribal representatives, CEID neighbors, local NGOs and businesses, and regional universities, many of which are integral to planning and development of the WEP. During the past 5 years, quarterly meetings have been held to inform, update, and seek ideas and observations from the surrounding community and various bureaus working together with OMSI. Moving forward, regular and assessment grant updates will be shared with all OMSI District partners through quarterly stakeholder meetings while the WEP Planning Team will be engaged in an in depth collaborative process through biweekly full team meetings and additional smaller sessions as
needed. The CTNAC also meets monthly, having formed following four engagement sessions held in early 2021 to introduce the CTN and WEP and garner enthusiasm amongst the tribal and Indigenous community. CTNAC serves as a sounding board for the project team and represents the broader Native community, distilling input gathered through the tribal engagement process into recommendations for the project development team and advising the team on the proposed programming, design, and development of the CTN and WEP. As Site assessment allows planning to proceed into development, fundraising strategy can provide another opportunity to further engage neighborhood stakeholders. For example, CEIC has indicated interest in deeper participation in OMSI District development and the WEP would be an excellent opportunity as the neighborhood associations have driven access to the river as a key talking point for planning. Commercial neighbors have also expressed interest in deeper participation in WEP development as well as potential parking garages within the OMSI District. The City of Portland is interested in possibly extending the riverfront development further north. Discussions around these subjects could include advocates for the entire riverfront area and open unique funding options. OMSI has successfully continued master planning processes during social distancing restrictions imposed at various points throughout the COVID-19 pandemic and is prepared to utilize a variety of alternate communication methods as needed moving forward. The project team will have full access to video conferencing equipment, multiple software options (e.g., Zoom, Microsoft Teams), and other resources as needed.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1: Community Engagement—i. Project Implementation: OMSI will integrate assessment grant activities with ongoing work with advisors and community stakeholders to refine and implement the OMSI District Master Plan, including WEP planning. This includes weekly meetings of OMSI’s internal team, monthly CTNAC meetings (may choose to meet more frequently in full or as subcommittees), quarterly stakeholder meetings, direct contact with individual partners and stakeholders as appropriate, and deep engagement with tribal stakeholders through CTNAC and other avenues to ensure a balance between tribal needs and City mitigation requirements and strategy recommendations. WEP Planning Team meetings will be biweekly at a minimum and weekly as needed. ii. Anticipated Project Schedule: Quarterly stakeholder meetings, monthly CTNAC meetings, and biweekly WEP Planning Team meetings throughout the three-year period of performance. iii. Task Lead: OMSI (part of ongoing OMSI District planning and collaboration with tribal partners via the CTNAC and WEP Planning Team). iv. Outputs: 12 quarterly stakeholder meetings, 36 monthly CTNAC meetings, 78 biweekly WEP Planning Team meetings, documentation as appropriate.

Task 2: Site Assessments—i. Project Implementation: OMSI will procure a Qualified Environmental Professional (QEP), in accordance with 2 CFR 200, for a Phase I Environmental Site Assessment (ESA) that includes data gap and remedial action evaluation of the former industrial property (hazardous substances), as well as to identify potential areas of existing concern. A Source Control Evaluation, including focused Riverbank Assessment, will be conducted per DEQ requirements for riverfront properties in anticipation of future riverbank reconstruction. The purpose of the Source Control Evaluation is to evaluate for potential contributing sources to sediment contamination in the Willamette River. ii. Anticipated Project Schedule: Phase I ESA (1–2 months, Q1 of Year 1); Source Control Evaluation (12–36 months, starting Q2 of Year 1); Riverbank Assessment (12–24 months, starting Q2 of Year 1). iii. Task Lead: QEP, with OMSI oversight (OMSI has no QEP on staff). iv. Outputs: 1 ASTM-standard Phase I ESA report; 1 Source Control Evaluation report in DEQ format; 1 Subsurface Investigation report; 1 Soil, Sediment, & Groundwater report; 1 Data Gaps report; 3 DEQ Workplans (1 for each assessment); other documentation as appropriate.

Task 3: Reuse Planning—i. Project Implementation: Using assessment data and mitigation recommendations, OMSI will continue planning for full development of the WEP, including creation of a new trail. OMSI is currently working with BES to enter a mitigation agreement and negotiate necessary easements. OMSI also anticipates conducting a feasibility study for the upland development, including a massing study for building and cost/benefit analysis of different tract options around the Site. Further coordination with various City agencies will be
necessary to determine what is possible along the river and an economic development study will focus on multi-
generational prosperity for Native partners and community. Each of these planning steps will require fundraising
as will the eventual WEP buildout. Much of this will take place beyond the period of performance, but will be
activated by the Site assessment results. ii. Anticipated Project Schedule: WEP Planning Team will meet at least
biweekly throughout the three-year period of performance. Additional actions may be determined by Task 2
results. iii. Task Lead: OMSI (with WEP Planning Team community partners). iv. Outputs: 78 biweekly WEP
Planning Team meetings, documentation as appropriate. Other planning documents may be produced and
made available as relevant to Site assessment.

Task 4: Grant Implementation—i. Project Implementation: Cooperative Agreement oversight activities,
including project scheduling, budget management, and required reporting. This will also include coordinating
with DEQ and appropriate City bureaus as needed to ensure Site assessments meet all regional requirements.
ii. Anticipated Project Schedule: Oversight activities, including quarterly and annual reporting, will be ongoing
throughout the three-year period of performance. iii. Task Lead: OMSI (in collaboration with QEP). iv. Outputs:
Quarterly and annual reports to EPA, ACRES input, meeting minutes, other documentation as appropriate.

3.b. Cost Estimates (exact sums may vary due to rounding)

<table>
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<tr>
<th>Budget Categories</th>
<th>(1) Community Engagement</th>
<th>(2) Site Assessments</th>
<th>(3) Reuse Planning</th>
<th>(4) Grant Implementation</th>
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<td>Other</td>
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Task 1—Community Engagement: Personnel includes 240 hours for the VP of Property and Real Estate
($18,361) and 288 hours for the Property Development Specialist ($11,457). Fringe for all tasks is calculated at
22%. Supplies include $684 for meeting expenses (e.g., food) and $500 for other office supplies. Stipends of
$5,000 each are included as Other costs for partners CRITFC and ATNI. Task 2—Site Assessments:
Contractual costs are estimated at $201,250 for a QEP ($8,500 for Phase 1 ESA and $192,750 for Source
Control Evaluation and focused Riverbank Assessment) and $27,105 for DEQ oversight. Task 3—Reuse
Planning: Personnel is 240 hours for VP of Property and Real Estate ($18,361) and 288 hours for Property
Development Specialist ($11,457). Supplies are $684 for meetings and $500 for other office supplies. Task 4—
Grant Implementation: Personnel is 600 hours for a Project Manager ($16,273).

3.c. Measuring Environmental Results: Project managers will create a detailed gantt chart to track project
milestones and progress toward completion. This will include monitoring progress toward all the specific outputs
detailed under point iv. for each task described in Section 3.a. and will ensure funds are expended appropriately
and efficiently. Project schedules will be updated as necessary and included in quarterly reporting to ensure
EPA is informed of progress. Development of the WEP and broader OMSI District will extend beyond the 3-year
grant period, but outcomes that will ultimately be measurable and can be reported in ACRES, as they become
available, include: 1. land redeveloped as parkland or open space (acres), 2. leveraged public and private
funding ($), 3. commercial space built (ft$^2$), and 4. housing built (units).

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability

4.a.i. Organizational Capacity: OMSI is a 501(c)(3) organization with a mission to inspire curiosity through engaging science learning experiences, foster experimentation and the exchange of ideas, and stimulate informed action. OMSI offers a vibrant array of educational experiences, engaging over one million people annually at the main museum campus, satellite outdoor education facilities, and outreach programs. OMSI’s flagship museum in Portland includes exhibit space, a 300-seat large-screen theater, a 200-seat planetarium, and hands-on labs. OMSI’s 25,000ft² exhibit fabrication shop is internationally known for creating quality science education exhibits for OMSI and other museums. OMSI staff have a wealth of experience managing and implementing large projects with diverse programmatic, administrative, and financial requirements. OMSI District visioning has been underway for many years, with formal master planning efforts launched in 2018 through selection of a consortium comprised of Edlen & Co as the master developer, along with SERA Architects, Urban Systems, the Farkas Group, and Long Haul Capital Group to advise OMSI during creation and approval of a City approved masterplan and execute on the development of the museum’s land.

4.a.ii. Organizational Structure: OMSI utilizes experienced project managers to oversee the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of major projects. Coordination and planning will occur through regular meetings and electronic communication throughout the project, facilitating synergies among project staff. Documentation will be accessible to OMSI staff online and will be communicated to external partners at regular intervals to collect feedback through Google Drive or a similar platform. Due to the scale and complexity of the planning process, OMSI Vice President of Real Estate, Preston Greene, is dedicated full time to leading OMSI District development and will soon hire an additional director dedicated to the effort. Both will be integral to oversight for this assessment project in addition to project manager Clair Friskey, as described below.

4.a.iii. Description of Key Staff: OMSI District planning is overseen by Preston Greene, Vice President of Real Estate, in close collaboration with President and CEO Erin Graham. Mr. Greene has 15+ years of commercial real estate experience, a BA and JD/MBA, and began his career in the general counsel’s office of Oregon’s largest public redevelopment agency. Ms. Graham has led OMSI since 2020, previously served as COO overseeing development of the 2020–2025 strategic plan and 2015–2020 implementation, and earlier served as VP of Development leading significant increases in annual contributions and launching OMSI’s first capital campaign in 20 years. OMSI District planning and development is also supported by Carol Gossett, Property Development Specialist. Ms. Gossett has 40 years of urban planning and redevelopment experience, with extensive collaboration with federal, state, and local agencies on large infrastructure projects, including the CCMP. Clair Friskey, Facilities Project Manager, will serve as project manager for the WEP Site assessment. Mr. Friskey manages capital construction projects at OMSI and has over 30 years project management experience, including 20+ overseeing Intel’s fabrication services. Andrew Haight, Director of Guest Engagement, co-chairs the WEP Planning Team. He has an MS and over 15 years of experience leading museum education programs and has managed execution of several major capital renovations at OMSI.

4.a.iv. Acquiring Additional Resources: OMSI regularly acquires additional expertise or resources to complete complex projects, working with a diverse array of contractors and suppliers. Staff are familiar with state and federal regulations and OMSI regularly conducts grants management training for new staff or those needing a refresh on policies. General procurement requirements include that the procured resources be necessary, full and open competition exists among potential vendors, and purchases are fully documented. Additional documented policies relate to the scale and type of procurement. Examples include: (1) micro purchases (up to $10K) must be spread equitably among vendors with preferred vendors re-evaluated regularly and purchases above $3.5K requiring a minimum of two verbal price quotes; (2) small purchases ($10K–$250K) require multiple written quotes; (3) both revenue and expense contracts below $50K require the approval of a vice president or the COO and those at or above $50K require the approval of the president; (4) independent contractor eligibility must be approved by human resources; and (5) any sole source procurements must require uniqueness or immediacy—the vendor must be the only option for obtaining goods or services required to carry out a project.
OMSI will comply with 2 CFR 200 and all other applicable regulations in selecting an appropriately qualified environmental professional to conduct the assessments described as Task 2 and any other resources needed to complete the project.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements: OMSI has a long history of successful federal and non-federal assistance agreements, including numerous grants from the National Science Foundation (NSF), Institute of Museum and Library Services (IMLS), National Aeronautics and Space Administration (NASA), National Institutes of Health (NIH), and others. OMSI staff including project managers, department directors, human resources, and accounting staff are all familiar with management of grant funds, reporting requirements, and federal regulations for awards of varied scope and amount, including many over $1M. OMSI’s has one of the largest internal museum evaluation teams in the country and has a wealth of successful experience reporting critically for NSF, IMLS, NASA, NIH, and other federal and private agencies.

4.b.ii.(1) Purpose and Accomplishments: Current and recent grant highlights include:

**Oregon Metro ($750K, 2020)**—Planning grant to collaborate and engage tribal communities to identify and plan for a robust mix of uses anchoring the CTN within the OMSI District, incorporate TEK into the District through initial WEP planning, and develop a preliminary District sustainability concept. **Output:** A conceptual study is planned for the WEP, integrated with the City’s river restoration design effort. Expected to be a 2-year effort, the project is now in Phase 1 of 5. **Outcome:** COVID-19 delays, but the team is adapting nimbly and anticipates that these early efforts will unlock further public and private funding for planning and development.

**Bullitt Foundation ($50K, 2019)**—Sustainability planning for the OMSI District. Funded early design work to identify specific concepts to be implemented, benefits, cost forecasts and funding strategies, diversity and inclusion strategies, and a specific phased implementation plan for a replicable system of integrated District infrastructure. **Output:** Adapting rapidly to COVID-19, the team hosted three virtual charrettes and a report out to stakeholders with average attendance of 65 people from over 55 organizations—much greater participation and diversity than anticipated due to removal of travel obligations. **Outcome:** The project was recently completed on time and reported on, highlighting potential application of the Bullitt Center’s system-of-systems design concept expanded to create shared infrastructure at a district scale.

**NIH ($1.2M, 2018)**—OMSI is in year four of five of the AlegreMENTE/Happy Brain exhibit project (award ID R25OD023738-01) which explores the importance of early brain development as the foundation for lifelong learning and wellness. **Output:** Construction of the 1,500ft² bilingual exhibition is wrapping up and it will be installed at OMSI before beginning its 8–10 year national tour in 2022. **Outcome:** The travelling exhibit will ultimately serve millions with experiences that foster playful interaction between young children and caregivers and communicate essential information about healthy brain development to adult visitors. AlegreMENTE and similar exhibit projects offer outstanding examples of OMSI’s commitment to utilizing culturally inclusive project teams and working with community advisory groups throughout all phases of a project.

4.b.ii.(2) Compliance with Grant Requirements: OMSI has always complied and will continue to comply with all work plan, schedule, reporting, and other terms and conditions requirements under the grants described above (current status of each is detailed above). OMSI project teams are experienced and familiar with requirements of grant funded projects and dedicated financial and project management staff help ensure OMSI completes projects on time (or a no-cost extension is appropriately requested under necessary circumstances) and on budget and a federal track record supports this. Project managers track progress toward achieving intended outcomes in detail, accounting staff track spending in compliance with award restrictions, and grants management staff ensure that all required reporting is completed on time. A decades-long history of successful projects supported by federal grants and other diverse funders has made OMSI a leader in the museum industry and informal science education field. This experience will inform successful Site assessment work and planning of the WEP, which will become a vibrant resource for Portland, CEID, and tribal communities.
Attachment C

Site-Specific Threshold Criteria Responses

a. A statement of applicant eligibility if a city, county, state, or tribe
   i. As a 501(c)3 nonprofit organization, OMSI (the applicant) is eligible to apply for a Brownfield Site-Specific Assessment grant.

b. Documentation of applicant eligibility if other than a city, county, state, or tribe; e.g., resolutions, statutes, documentation of 501(c)(3) tax-exempt status or qualified community development entity
   i. 501(c)3 status below

c. Description of Community Involvement
   i. The OMSI Master Plan process has included a variety of public and private entities that have supported and contributed to the planning of the OMSI District. Quarterly meetings have been held to inform, update, and to seek ideas and observations from the community and various bureaus working together with OMSI. These partners will continue to be integral to the development of the WEP and CTN.

d. Discussion on named contractors and subrecipients; or an affirmative statement that a contractor/subrecipient has not been procured/named
   i. No contract or subrecipient has been procured or named.

e. Documentation of the available balance on each open Assessment Grant and Multipurpose Grant; or an affirmative statement that the applicant does not have an open Assessment Grant or Multipurpose Grant
   i. OMSI (the applicant) does not have an open assessment grant or Multipurpose Grant.

f. Basic site information
   i. The OMSI property site is located at 1945 SE Water Avenue, Portland Oregon 97214. The site is owned by OMSI.

g. Status of history of contamination at the site
   i. From the early 1980s to the time of the property’s donation in late 1987, PGE conducted numerous remedial actions in compliance with EPA standards in place at the time. Activities included oil tank removal, soil clean up, treatment and removal of soil hot spots, and capping the site. The additional tract purchased in 2004 was also cleaned and capped. PGE’s receipt of a no further action determination from the Oregon Department of Environmental Quality (DEQ) paved the way for development of the OMSI buildings and opening of the museum’s new facility in 1991.

h. An affirmative statement that site meets the definition of a brownfield site
i. The OMSI property meets the definition of a brownfield under CERCLA § 101(39) as described in the “Information on Sites Eligible for Brownfields funding under CERCLA § 104(k)” as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

i. Information on enforcement or other actions or an affirmation that there are no enforcement or other actions

i. There are no known ongoing or anticipated environmental enforcement or other actions related to this site for which we are seeking Brownfields Grant funding.

j. Property-specific determination information or an affirmative statement that a Property specific determination is not required

i. This site does not require any property-specific determination.

k. Property ownership eligibility information for hazardous substances sites, if applicable (see Section III.C.6.a.)

i. Non-publicly owned sites acquired prior to January 11, 2002

1. OMSI, a 501c3 acquired the property in 1987 as a donation from Portland General Electric Company. From the early 1980s to the time of the property’s donation in late 1987, PGE conducted numerous remedial actions in compliance with EPA standards in place at the time. Activities included oil tank removal, soil clean up, treatment and removal of soil hot spots, and capping the site. PGE’s receipt of a no further action determination from the Oregon Department of Environmental Quality (DEQ) paved the way for development of the OMSI buildings and opening of the museum’s new facility in 1991.

l. Property ownership eligibility information for petroleum sites, if applicable (see Section III.C.6.b.)

i. Current and Immediate Past Owners

   Current Owner: OMSI, Immediate Past Owner: PGE prior owner, Prior Owner: Portland Railway Light and Power

ii. Acquisition of Site

   PGE donated the subject property to OMSI in 1987

iii. No Responsible Party for the Site

   PGE cleaned and capped the subject prior its donation to OMSI

iv. Assessed by a Person Not Potentially Liable

   OMSI is not the liable party and has not been required to clean the site

v. Judgments, Orders, or Third-Party Suits

   No responsible party (including the applicant) is identified for the site, through either:
• a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or
• an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or
• a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

vi. (6) Subject to RCRA Identify whether the site is subject to any order under § 9003(h) of the Solid Waste Disposal Act.
N/A

vii. Financial Viability of Responsible Parties
Yes

m. Waiver request of the $200,000 limit, if applicable (see Attachment A)