



Pier B Development Story

IRRR Brownfield Conference

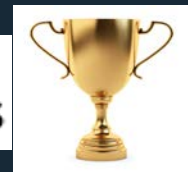
Sandy Hoff (F.I. Salter Company)

Heidi Timm-Bijold (HTB Project Navigation)

Ryan Erickson (Barr Engineering Co.)



April 3, 2025



*2016 Environmental Impact
Award Winning Project*



Agenda

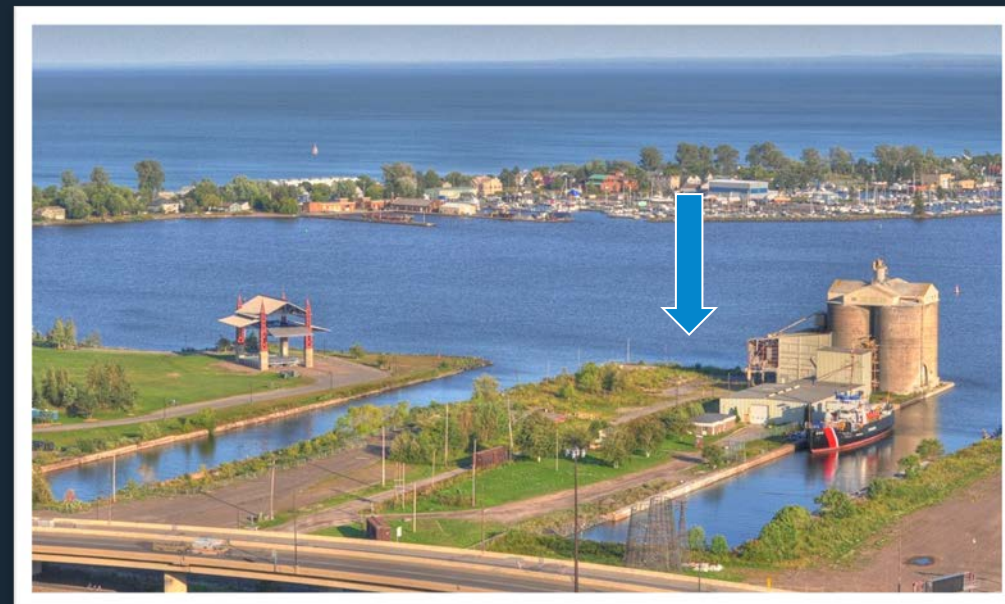
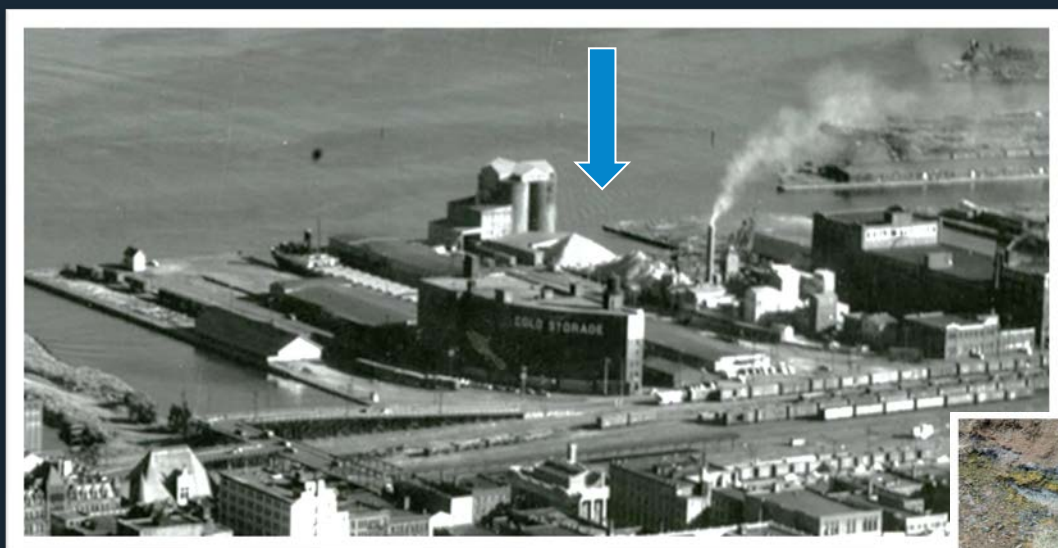
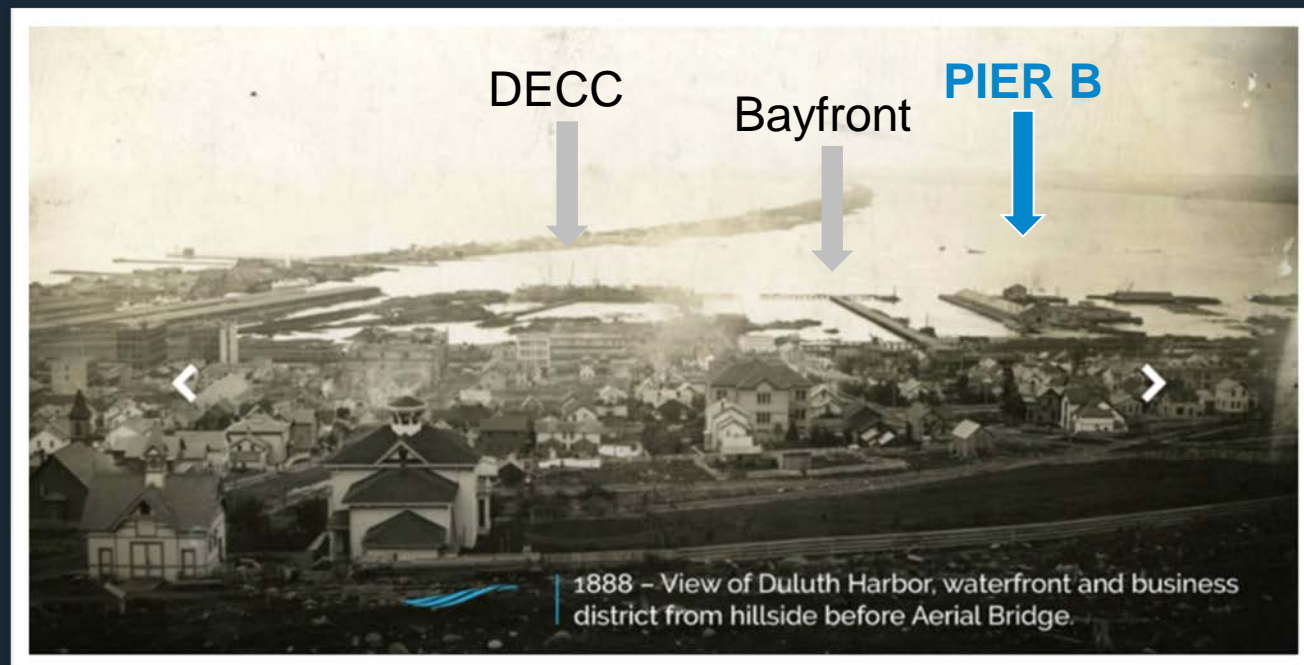


1. Site History and Developer Story (Sandy)
2. Municipal Story (Heidi)
3. Technical Story and Lessons Learned (Ryan)
4. Current and Future Plans (Sandy)

Site History



- Wetland area – filled in 1800's
- Commercial / industrial operations between late 1800's – 1990's
- DEDA purchased in 1990's



Brownfield Development Challenges and Opportunities

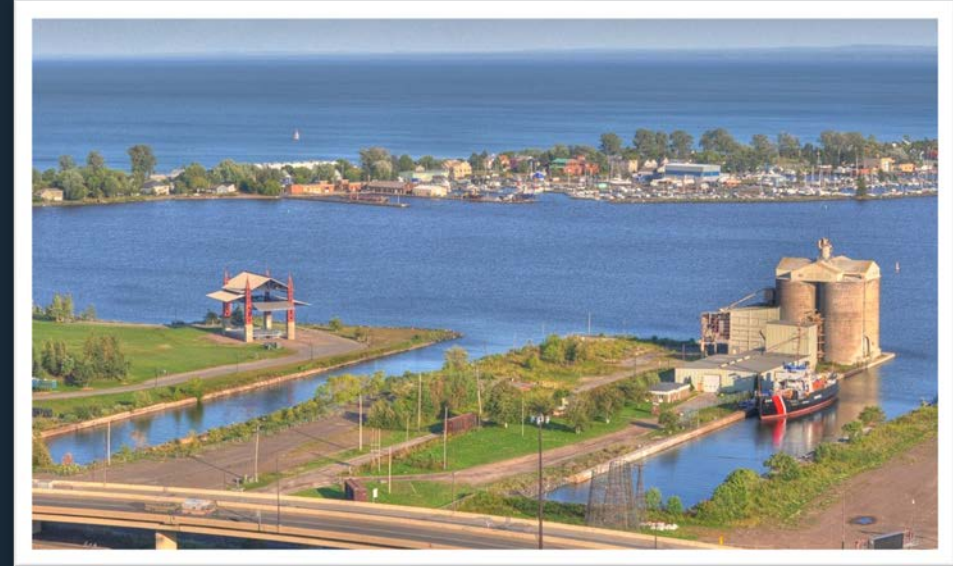


Challenges

- Permitting
- Aging infrastructure, dock walls
- Contaminated soil & slip sediment
- Geotechnical conditions
- Historical features

Opportunities

- Prime location
- Grant funding
- Environmental improvements
- Municipal support & experienced team



Municipal Story



City's role in helping navigate brownfield project process:

- Be open to developer's vision
- Awareness of economic development agency's role
- Identify internal point person
- Communicate with elected officials, funders, and community
- Advocate for project and community
- Celebrate with team and community!!!



Municipal Story – the Team



Local, county, state, federal
and private partners working
together toward shared
objectives.



Technical Story – Historical Fill

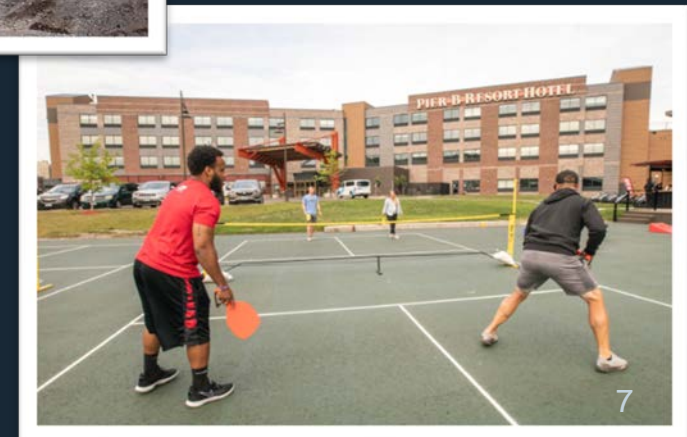


CHALLENGES:

- Historically filled wetland (debris, industrial material)
- Contamination
- Geotechnical challenges
- Historical artifacts

SOLUTIONS:

- Investigation and remedial soil excavation
- Off-site disposal and re-use under env. caps
- Geotechnical pilings
- SHPO assessment, documentation, artifact re-use, educational displays



Technical Story – Failing Dock Walls

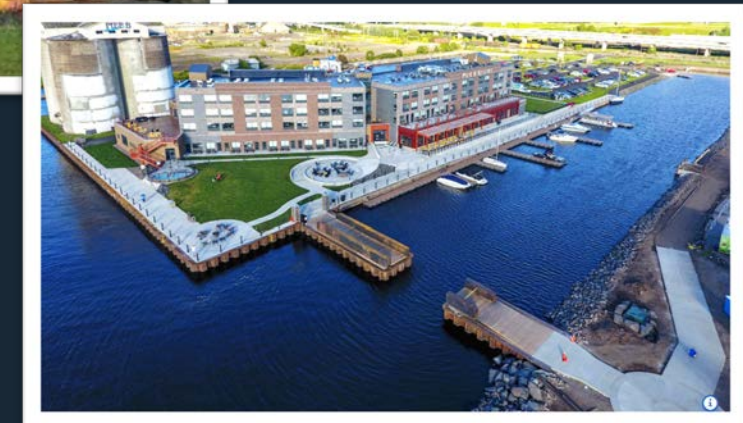


CHALLENGES:

- Geotechnical challenge to development
- Contaminated soil migrating into slip/river
- Contaminated sediment in slip
- Slip is a protected fish habitat

SOLUTIONS:

- Replaced dock wall
- Dredged and capped slip sediment
- Reused sediment as fill beneath a cap
- Created / improved 2-acres of fish habitat and recreational opportunities



Timeline of Events

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Environmental studies
and remediation

Construction

Pier B Resort
opens!

City land-use plan
revised, site rezoned
to "mixed-use"

DEED grants secured
(nearly \$2 million)

Multiple
development plans
merged

Investment
team formed

Local developers
tour Pier B

2016



2009

barr.com

Lessons Learned



Experienced teams lead to brownfield redevelopment success.
(developers, public partners, regulators, contractors, consultants).



Environmental investigation and planning can reduce project unknowns, delays, and costs.



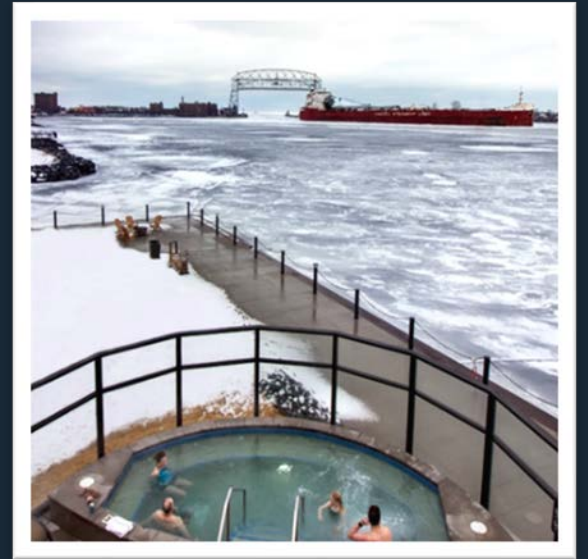
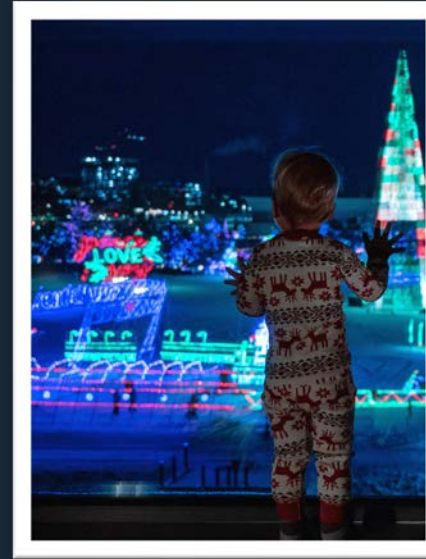
Environmental investigation and cleanup funding support is available for projects that follow the regulatory process.



Successful brownfield redevelopments benefit the developer, community, and environment.

Current and Future Site

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Questions

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