


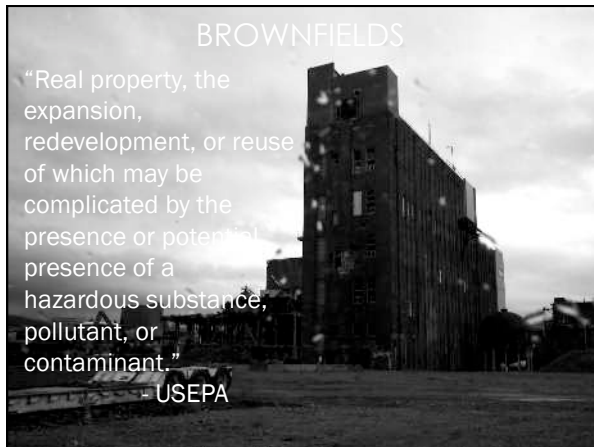
BROWNFIELDS 101
Oregon Brownfield Conference
Bend, Oregon
May 15, 2016

Seth Otto, AICP, LEED AP
Maul Foster & Alongi, Inc.



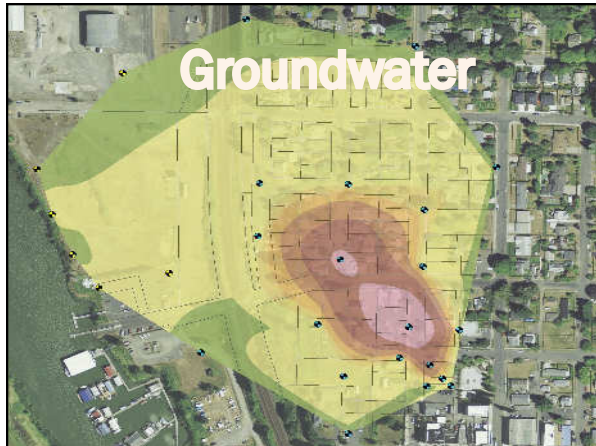
BROWNFIELDS

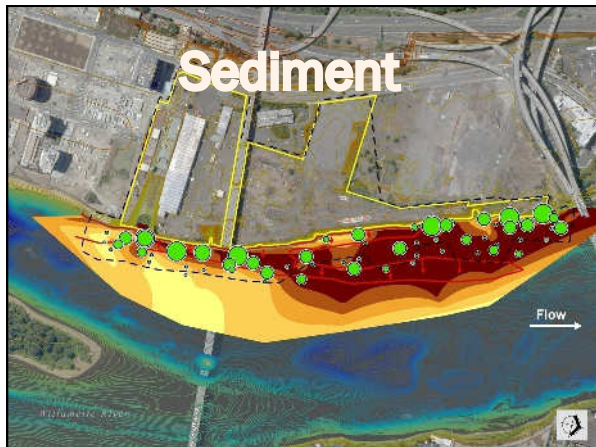
“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”
- USEPA



Soil





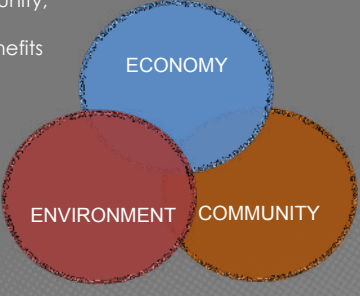


EVOLUTION OF BROWNFIELDS

- 1.0 – 1980's – early 90's
 - Federal Superfund Law and similar State Laws
 - Focused on liability and cleanup
 - Created anxiety about risk and uncertainty in investors, often pushing them away from urban sites.
- 2.0 – Mid-1990's to early 2000's
 - Liability reforms, Voluntary Cleanup Programs
 - Focused on economic development and cleanup

EVOLUTION OF BROWNFIELDS

- 3.0 – Now
 - Integrating community, economic, and environmental benefits
 - Public-private partnerships
 - Leverage funding



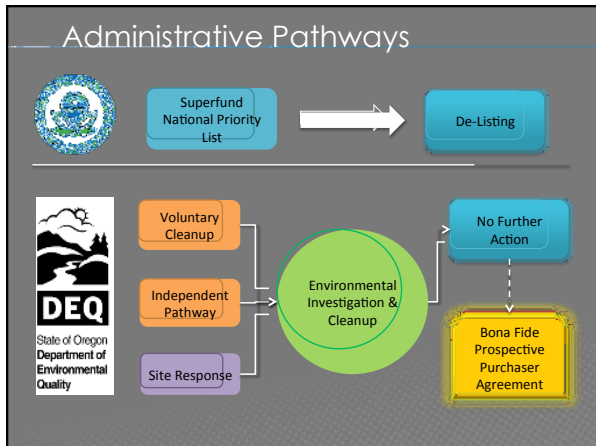
Harnessing real estate market forces to drive cleanups and revitalize communities

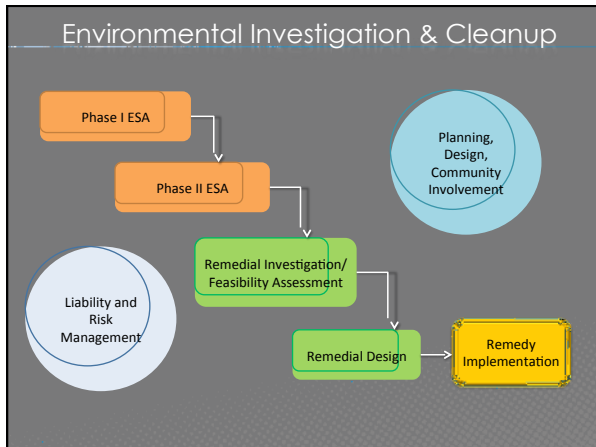


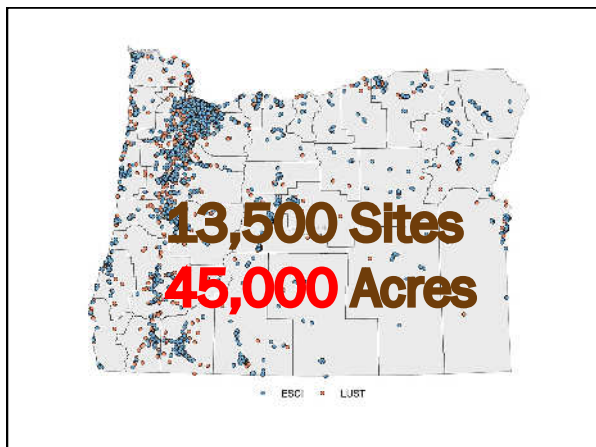
REDEVELOPMENT BARRIERS

CATEGORY	DESCRIPTION	RESULT
●	Market value exceeds costs	Private market completes cleanup & redevelopment
●	Value close to covering development and cleanup costs	Targeted public investment can make feasible
●	Environmental liability far exceeds property value	Requires significant public investment or change in market

- Uncertainty of Cost
- Fear of Liability








Official Brownfield Sites

ECSI 4,979

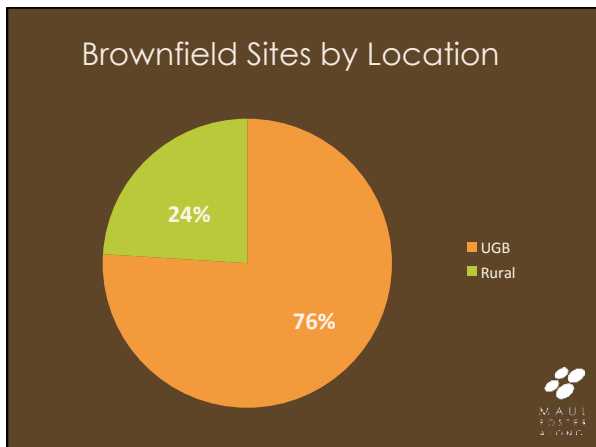
LUST* 8,503

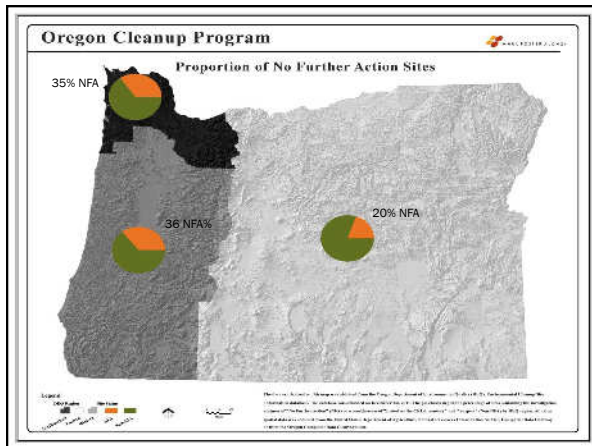
TOTAL 13,482

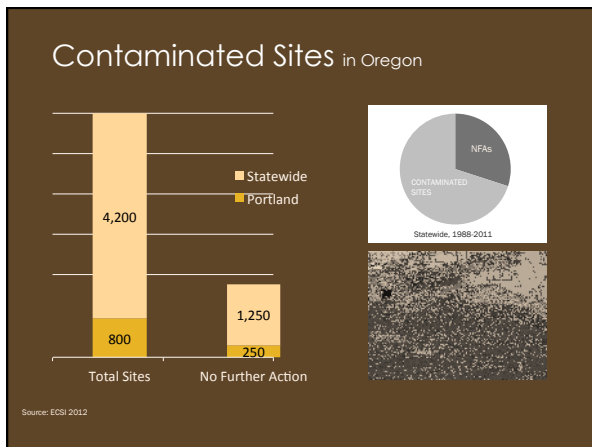


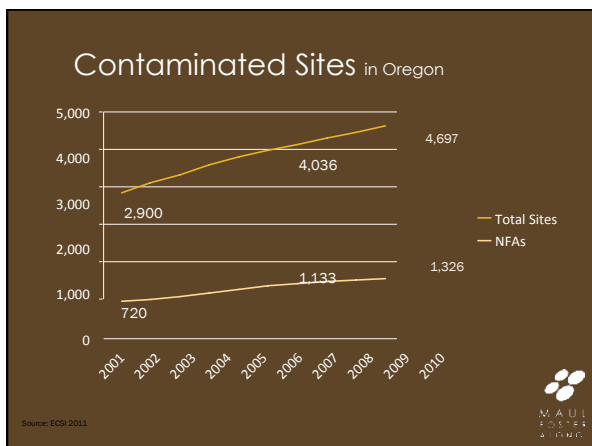
Sites by County

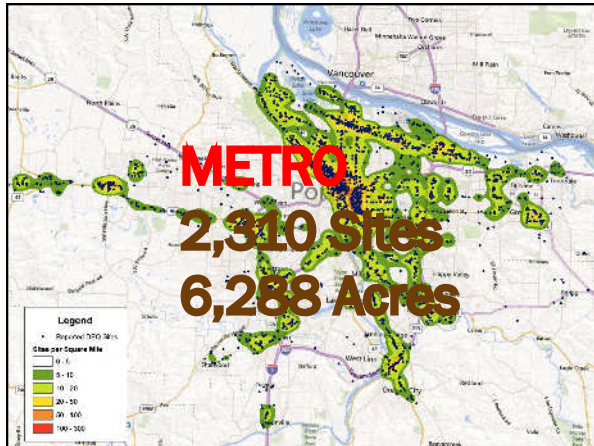
Number of ECSI Sites by County				Number of LUST Sites by County			
Baker	163	Lake	75	Baker	55	Lake	42
Benton	67	Lane	306	Benton	162	Lane	867
Clackamas	306	Lincoln	50	Clackamas	689	Lincoln	155
Clatsop	76	Linn	153	Clatsop	110	Linn	273
Columbia	71	Malheur	175	Columbia	88	Malheur	113
Coos	88	Marion	207	Coos	160	Marion	696
Crook	87	Morrow	38	Crook	44	Morrow	27
Curry	27	Multnomah	868	Curry	60	Multnomah	1780
Deschutes	208	Polk	63	Deschutes	201	Polk	111
Douglas	119	Sherman	25	Douglas	325	Sherman	20
Gilliam	37	Tillamook	42	Gilliam	10	Tillamook	87
Grant	106	Umatilla	204	Grant	37	Umatilla	192
Harney	66	Union	137	Harney	35	Union	69
Hood River	107	Wallowa	50	Hood River	67	Wallowa	34
Jackson	163	Wasco	129	Jackson	457	Wasco	80
Jefferson	50	Washington	256	Jefferson	38	Washington	762
Josephine	61	Wheeler	23	Josephine	166	Wheeler	18
Klamath	309	Yamhill	67	Klamath	222	Yamhill	231

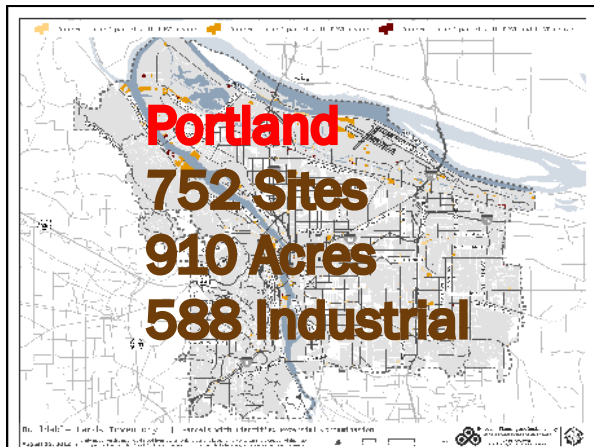
















71 million square feet



X 173




Represent a lost opportunity for job creation, economic development, and smart growth.

- Full build out of all brownfields in the Portland Metropolitan region would create 69,000 jobs on those sites, generating \$1.4 billion in additional wages.
- 71 million square feet of new development, generating \$324 million to \$427 million in new property tax revenue.
- Equates to between 18% to 59% of total 20 year employment demand identified in Metro UGR; 45% of Portland's industrial land need identified in EOA



Exacerbate health, social equity, and environmental justice issues, especially in underserved communities.

- 65% of Metro area brownfield sites are within a census tract with above or significantly above average underserved population.
- Statewide, 54% of cleanup sites are located in economically distressed counties
- Full build-out of the Portland inventory of potential brownfields would represent a reduction of 39,000 metric tons of CO2 annually—the equivalent of taking 9,200 cars off the road every year.



Return on Investment –
Outcome From \$1m Invested –
Metro Study

	Acres/\$m	Total SF/ \$m	New Jobs/\$m	Dwelling Units/\$m	Property Tax	Annual Tax Revenue/\$m
						Personal Income Tax
Remediation Tax Credit	7.8	763,500	160	600	\$1,218,500	\$326,600
Property Tax Abatement	5.6	544,500	110	430	\$869,000	\$232,900
Cleanup Fund	3.9	153,500	40	90	\$243,600	\$113,300
Land Bank	3.5	74,800	30	30	\$123,400	\$94,500

Economic Impact of
Existing State
Programs

Between 1990 and 2013, **\$1** of state investment in brownfield cleanup leveraged **\$116** in other funds generating 8,900 on-site and indirect jobs.





