

EYESORES TO EYE CANDY

New Partners for Smart Growth Conference

Portland, Oregon

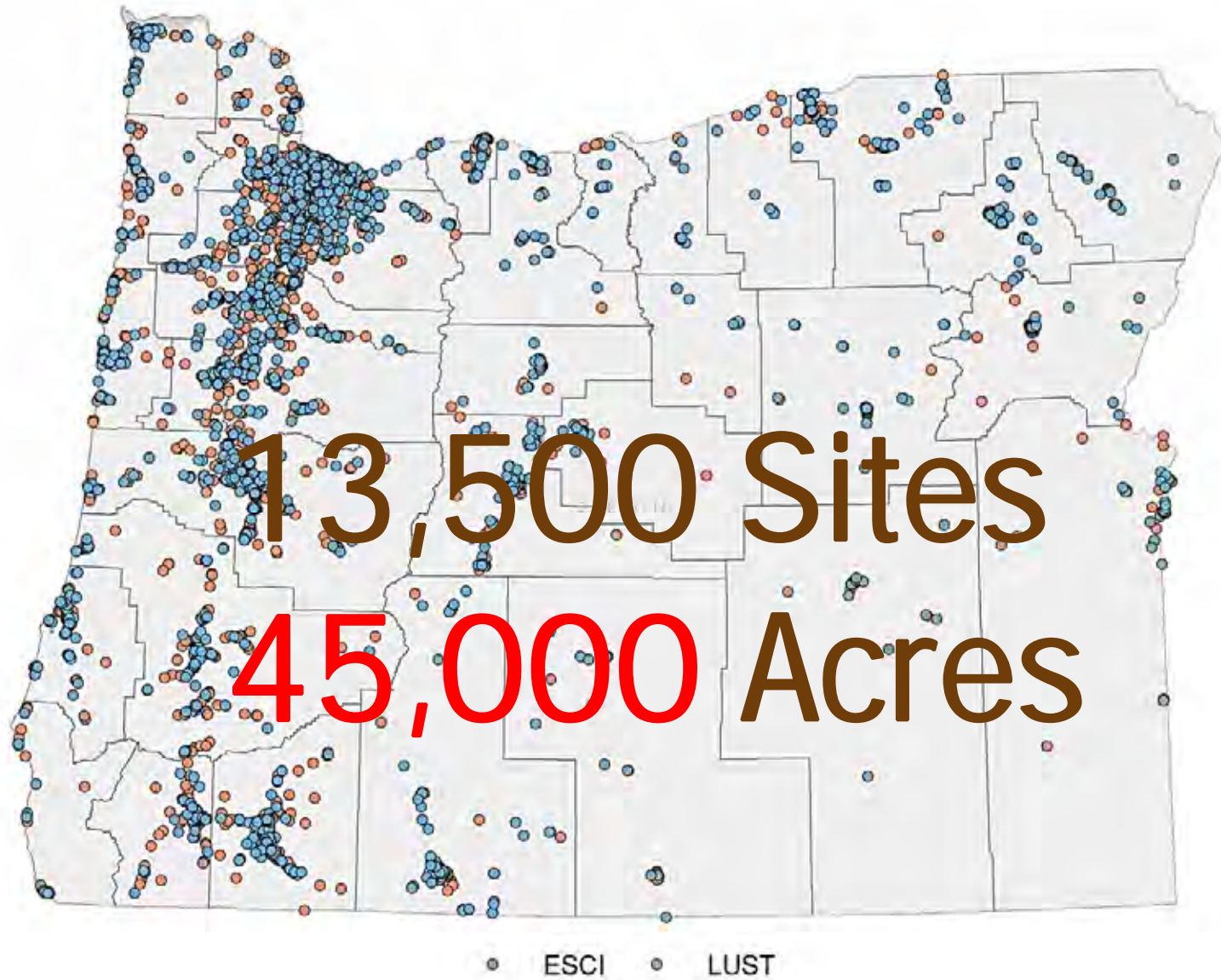
February 13, 2016

Seth Otto, AICP, LEED AP

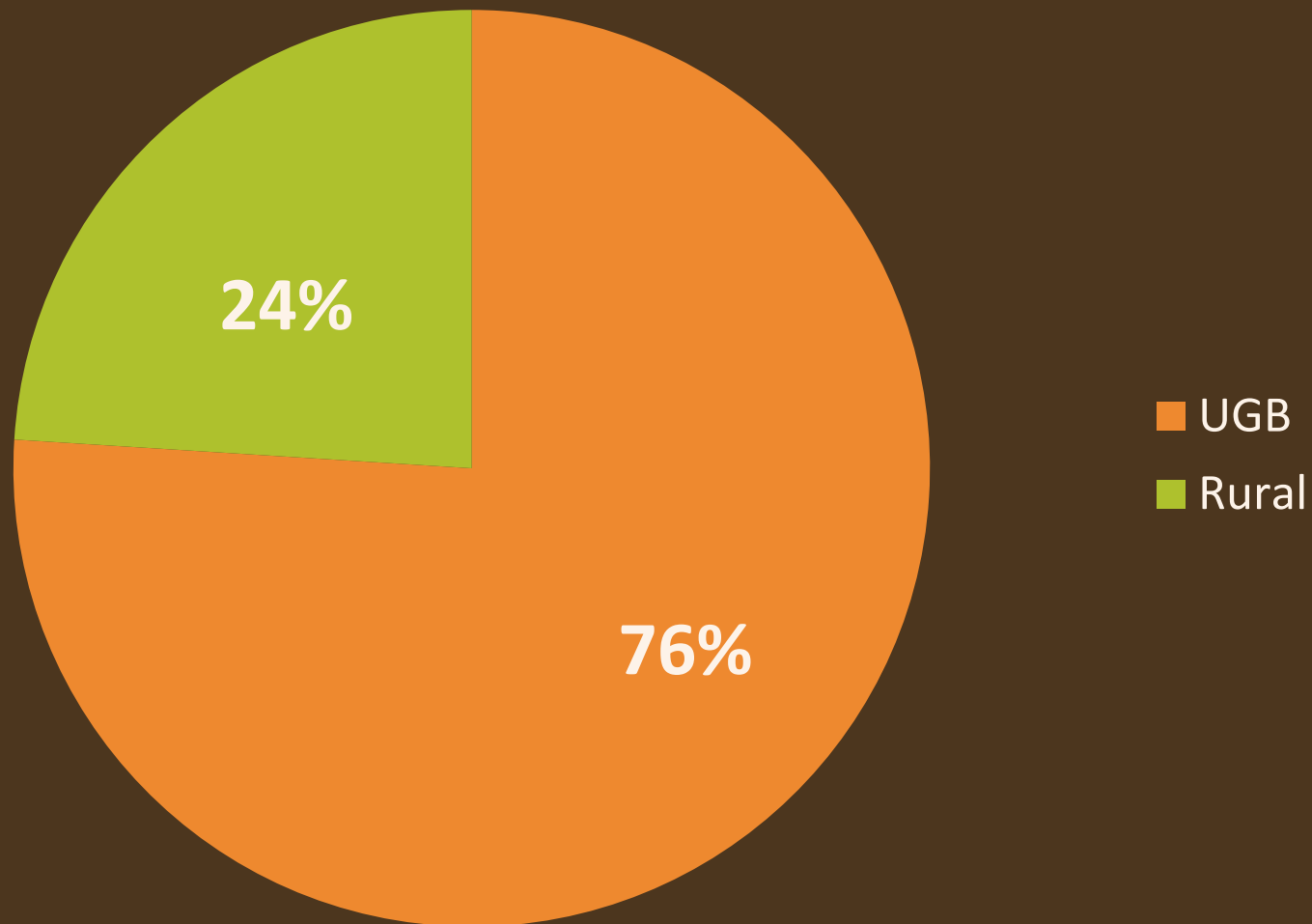
Maul Foster & Alongi, Inc.



MAUL FOSTER ALONGI

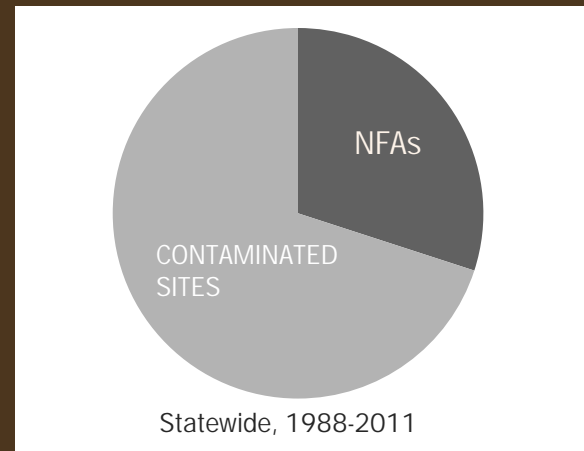
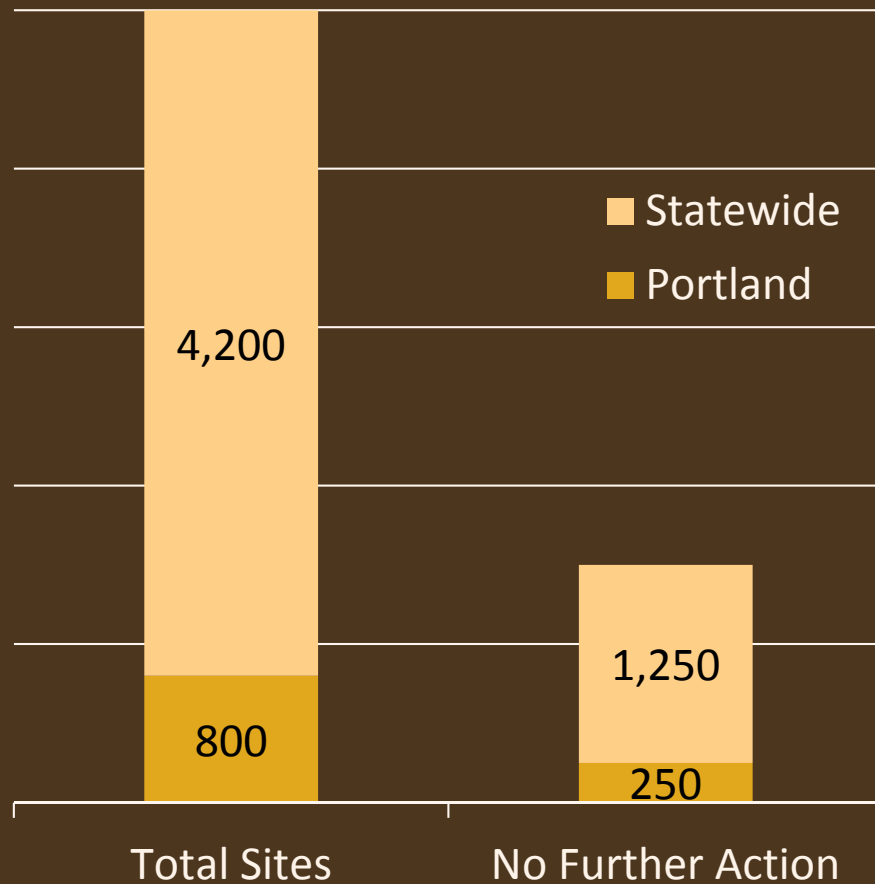


Brownfield Sites by Location

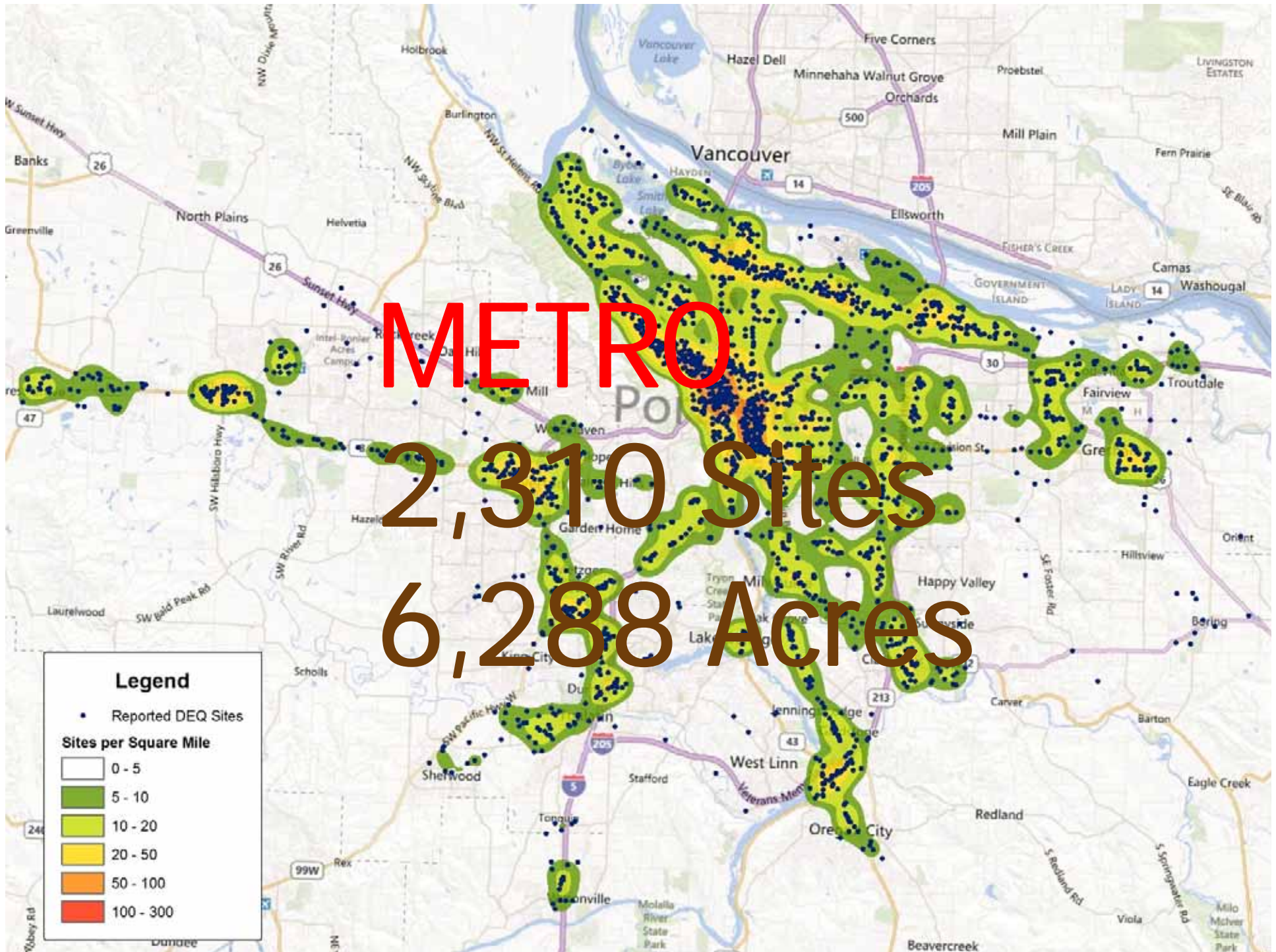


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Contaminated Sites in Oregon



Source: ECSI 2012



METRO BROWNFIELD TYPOLOGIES



BROWNFIELD TYPOLOGIES



SMALL COMMERCIAL SITE



INDUSTRIAL CONVERSION



ONGOING INDUSTRIAL



RURAL INDUSTRY

DESCRIPTION

Small sites such as gas stations and dry cleaners

Range of historical industrial uses in areas that have transitioned to commercial centers

Industrial sites in designated employment areas

Natural resource related sites near the edge of urban areas

METRO 2040 DESIGN TYPE

Cities, Town Centers & Corridors

Cities, Town & Neighborhood Centers

Employment Areas

Urban Fringe

TYPICAL SIZE

0-2 acres

1-20 acres

>5 acres

>10 acres

POTENTIAL RE-USE

Commercial, Multi-Family

Commercial, Mixed-Use

Industrial, Flex Space

Industrial, Agric.

PARCELS

1,798

77

300

135

ACRES

885

692

4078

633

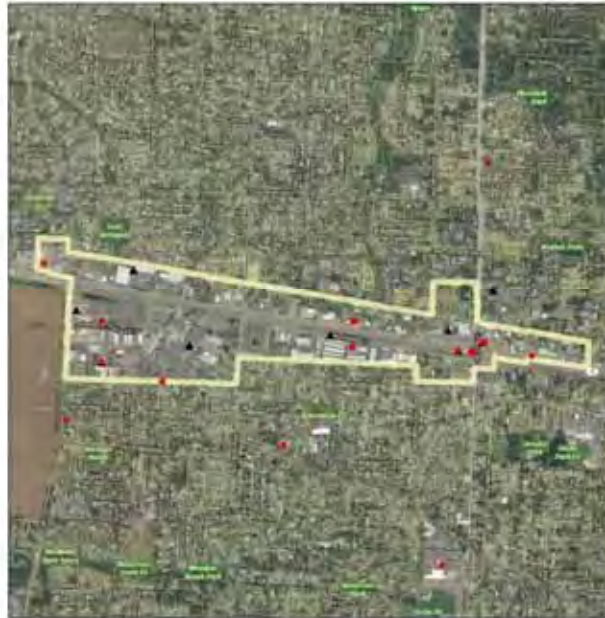


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Albina Study Area



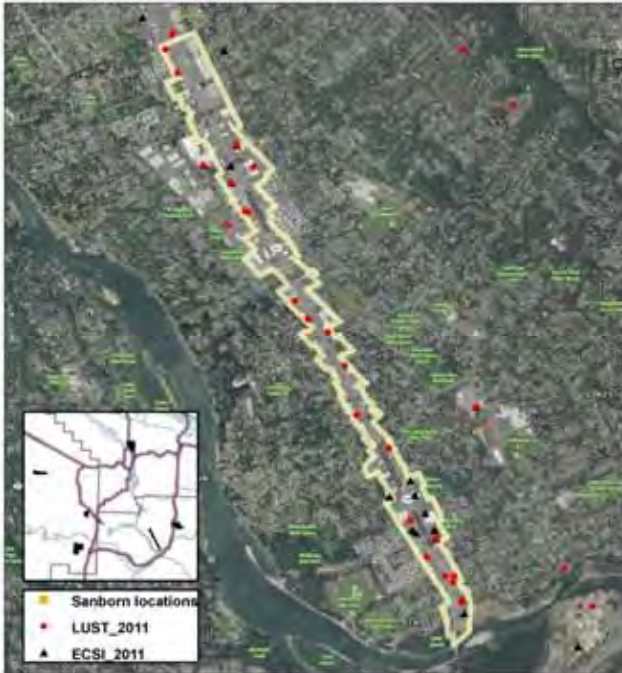
Aloha Study Area



Industrial Way Study Area



McLoughlin Corridor Study Area



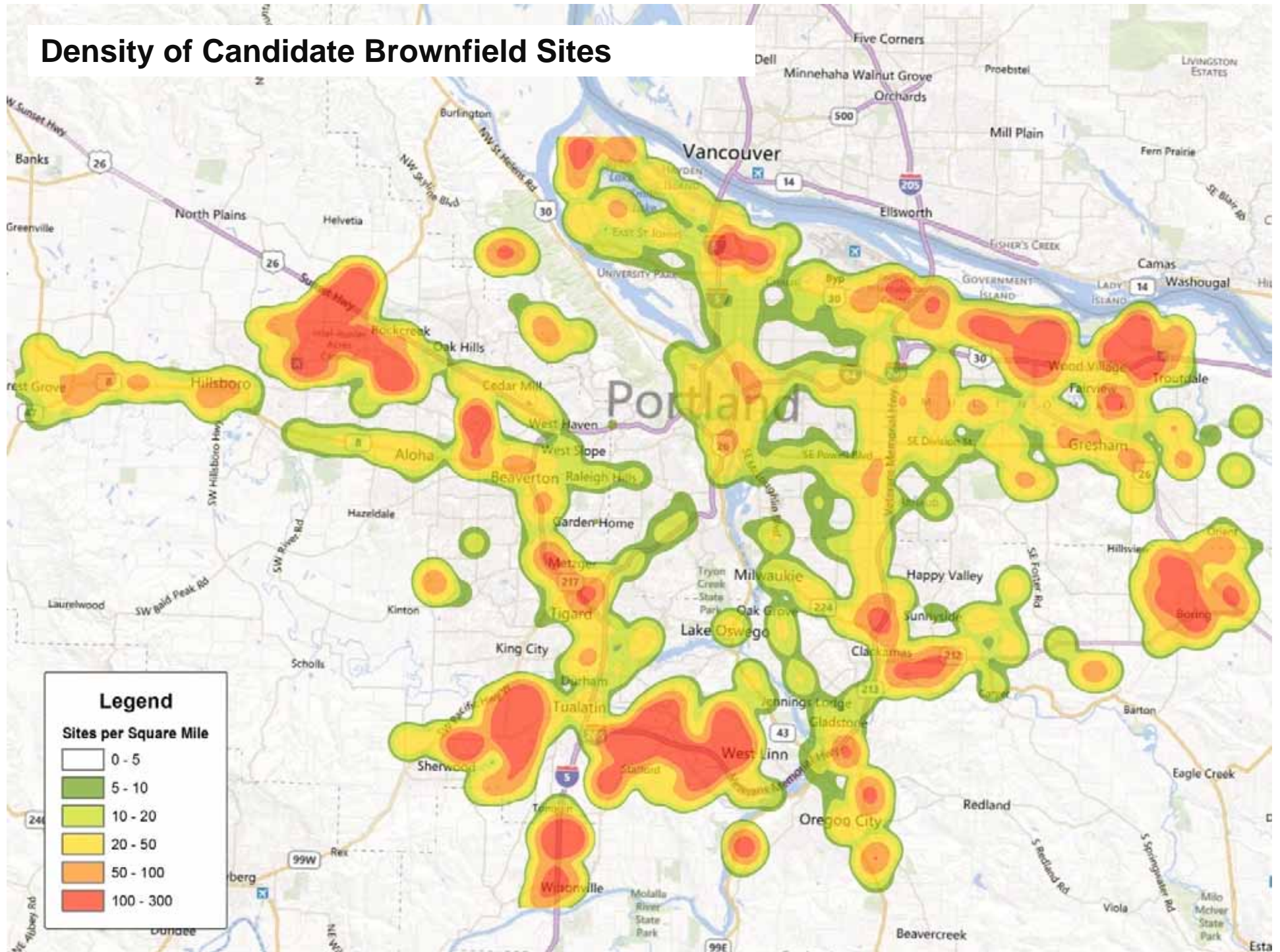
Tigard Study Area



Tualatin Study Area

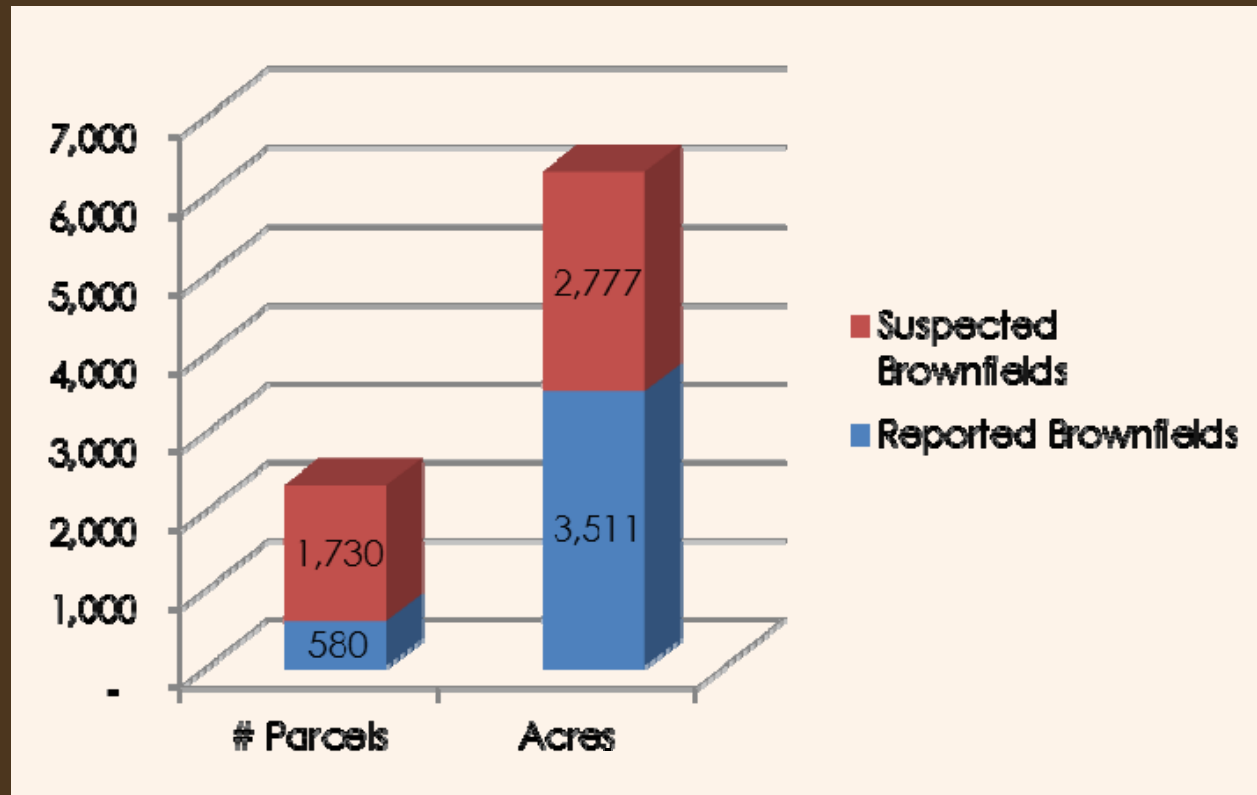


Density of Candidate Brownfield Sites



Total Brownfields

9



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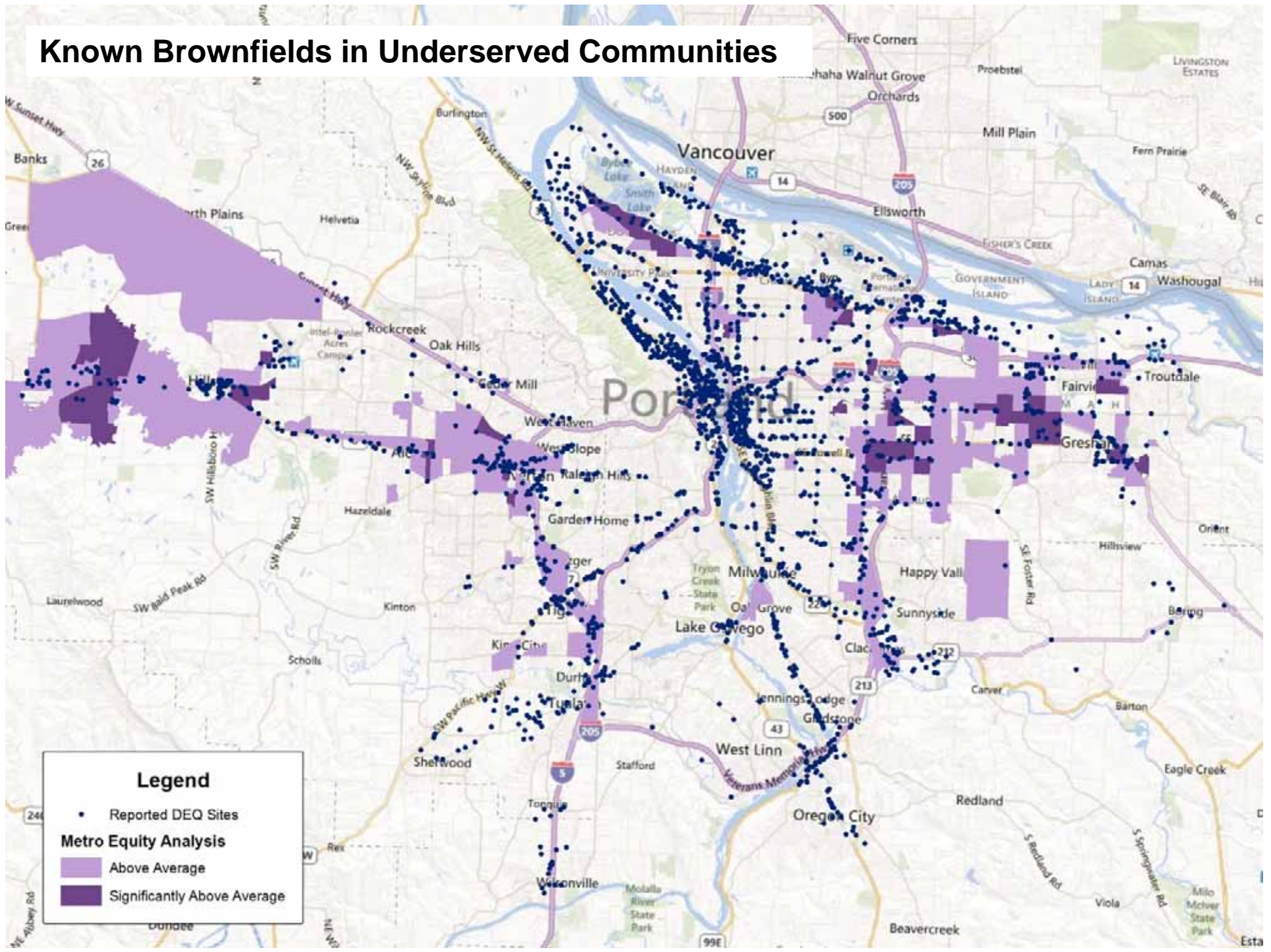
Total Potential Brownfield Sites by 2040 Design Types



Total Potential Brownfield Sites by General Zoning Class



Known Brownfields in Underserved Communities



■ "underutilized" parcel with LUST record ■ "underutilized" parcel with ECSI record ■ "underutilized" parcel with ECSI and LUST record

Portland
752 Sites
910 Acres
588 Industrial

Buildable Lands Inventory | Parcels with Identified Potential Contamination

August 15, 2012

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.
City of Portland, Oregon
Sara Adams, Mayor • Susan Anderson, Director





Why should we care?

Represent a lost opportunity for job creation and economic development.



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Represent a lost opportunity for job creation and economic development.

- Full build out of all brownfields in the Portland Metropolitan region would create 69,000 jobs on those sites, generating approximately \$1.4 billion in additional wages.



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- 71 million square feet of new development, generating approximately \$324 million to \$427 million in new property tax revenue.



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- 71 million square feet of new development, generating approximately \$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.



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- Statewide, 54% of cleanup sites are located in economically distressed counties



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- 65% of Metro area brownfield sites are within a census tract with above or significantly above average underserved population.
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- 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.



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- In the Portland Metro area, full build out of brownfields properties could accommodate 138,000 new dwelling units and save up to \$480 million in public infrastructure.



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- In the Portland Metro area, full build out of brownfields properties could accommodate 138,000 new dwelling units and save up to \$480 million in public infrastructure.
- 50% of sites listed in DEQ's ECSI database in the Portland Metro area were within 1,000 feet of sensitive environmental areas, such as wetlands and streams.



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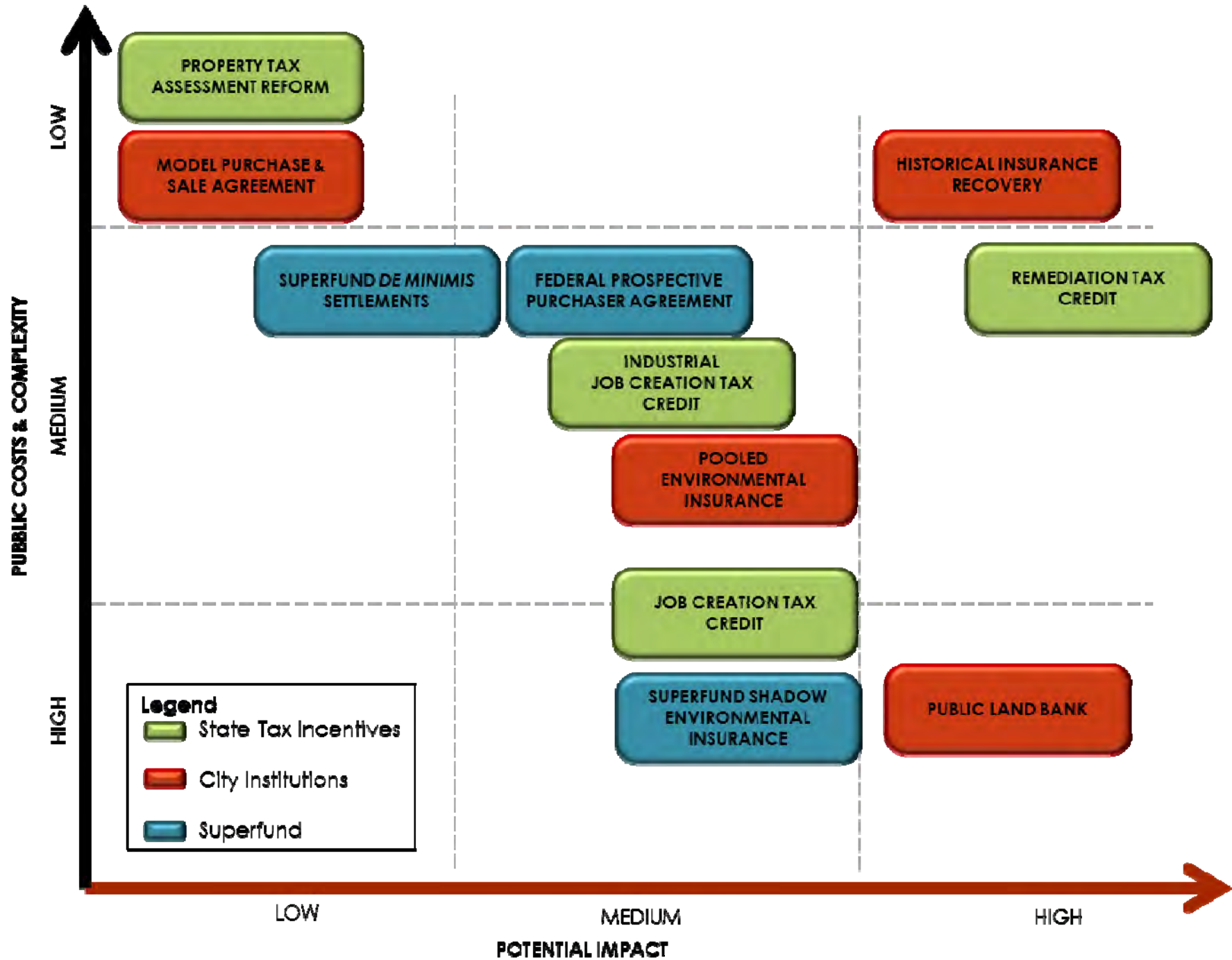
Challenges

- Financial Capacity
- Risk and Uncertainty
- Disconnect between Cleanup and Redevelopment
- Regulatory Process



Figure 4-3

PUBLIC BENEFIT & RETURN ON INVESTMENT SUMMARY ANALYSIS



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

	Acres/\$m	Total SF/\$m	New Jobs/\$m	Dwelling Units/\$m	Annual Tax Revenue/\$m	
					Property Tax	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	\$123,800	\$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.



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