

## **Brownfield Assessment and Remediation in the McLoughlin Investment Area**

Draft Concepts for EPA grant funds, November 10, 2015

Brownfields are sites where contamination - or the perception of contamination - create barriers to productive use or redevelopment. A significant amount of land within the Metro area urban growth boundary is currently sitting vacant or underutilized based on real or perceived contamination issues. Many of our local governments do not have the staff or funds necessary to address brownfields in their community. Metro, Clackamas County, Oregon City and other stakeholders are developing a proposal for three years of EPA funds to addresses brownfield assessment and remediation in the McLoughlin Investment Area.

The primary target area for this application is the McLoughlin Investment Area along the 99E corridor. With the recent opening of the MAX Orange Line on the northern edge of the corridor and the collective investment to provide public access to the Willamette Falls site, this area is well positioned for brownfield assessment and remediation that can spur economic investment, access to jobs, improve health outcomes and provide opportunities for additional natural areas along the corridor.

In this draft concept, grant funds would be used for 4 main activities:

- Conduct full site assessments on 20 sites within the study area.
- Work with community members and potential developers to create redevelopment plans that define remediation needs and development opportunities on sites identified with contamination. EPA funds do not pay for remediation activities.
- Build local stakeholder's capacity to understand and engage in local brownfield redevelopment activities.
- Provide technical assistance to property owners who need guidance on how to address contaminated sites.

Since 2013, Metro has led a statewide Brownfields Coalition that represents diverse interests in the brownfield field. The coalition successfully advocated for land bank legislation and a \$7 million recapitalization of the statewide brownfield redevelopment program in the 2015 legislative session. Coalition members will be active in grant activities by serving on advisory committees and supporting community outreach and capacity building activities.

Community outreach, education and capacity building are important outcomes of this project. Metro intends to contract with external partners to co-develop and co-lead community education, outreach and capacity building activities. Project partners envision multiple ways that external stakeholders can be engaged with the project, including:

### Advisory

Participate on project advisory committee. The AC will be responsible for providing ongoing feedback to project staff on implementation of grant activities, identifying priority sites to be selected for assessment, clean-up and re-use planning.

Present findings and stakeholder input from the project to Oregon Brownfield Coalition and regional decision makers.

### Outreach

Disseminate project information and notice of opportunities for public input to their organizational or community networks.

Partners already engaged in local efforts can help leverage opportunities to connect with local stakeholders (ie: North Milwaukie Industrial Project, Blue Heron site, Gladstone CPDG).

Engage with local stakeholders during early grant scoping period to solicit qualitative information that will inform advisory selection of priority project sites.

### Capacity Building

Support project capacity building activities such as site field trips; community education on brownfield remediation and redevelopment issues; seminar with technical experts to learn about jobs in the field; youth development cohort, etc.

Build understanding of how decisions such as brownfield clean up and redevelopment that affect communities are made at Metro and through local jurisdictions and community planning organizations.

Build capacity of youth and local leaders to understand and engage in local brownfield redevelopment efforts.

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