



BEAVERTON BROWNFIELDS PROGRAM

Brownfields Assessment Project

Brownfield remediation and development benefits the environment, community and economy, and directly supports citywide economic development efforts.

Brownfield Remediation and Development in Beaverton

EPA ASSESSMENT GRANT

The City of Beaverton is working with a grant from the U.S. Environmental Protection Agency (EPA) to expand its existing brownfields program. The City has been awarded \$400,000 from the EPA to help property and business owners with site assessments and planning for reuse, job training opportunities and public engagement.

The City will begin activities in Spring 2015 including forums for property owners and local businesses, and a public open house for interested community members.

- **Public Open House** (*Spring 2015*)
- **Property and Business Owner Forum** (*Spring 2015*)
- **Site assessments and clean up planning** (*Spring 2015 – Summer 2016*)

For public meeting details, please go to BeavertonOregon.gov/Brownfields.

WHY BROWNFIELD DEVELOPMENT?

Community members, business owners and environmentalists agree that brownfield remediation and development are worth encouraging for a variety of reasons. Brownfield remediation and development benefits the environment, community and economy, and directly supports citywide economic development challenges.





WHAT ARE BROWNFIELDS?

Typically, a brownfield is land abandoned or underused because of real or perceived environmental contamination concerns. However, contamination is not always obvious. Many brownfield sites are in active use while the pollutants remain underground and out of sight. The presence or perception of contamination could impact nearby property, and hinder their sale or redevelopment. Brownfield properties can include gas stations, auto body shops, former dry cleaners, abandoned industrial facilities, and other types.

BEAVERTON BY THE NUMBERS

- Beaverton currently has 96 known brownfield sites, comprising 316 acres (14%) of the study area (Enterprise Zone Program boundary)
- Beaverton has a unique brownfield inventory ranging from vacant taxlots to industrial facilities and automotive dealerships

Benefits of Brownfield Remediation in Beaverton

Remediation offers many benefits including protecting human health, increasing investment potential, and creating a cleaner environment. In Beaverton, brownfield remediation and development can:

- Help the City address limited industrial and employment land within city limits,
- Address public health concerns, and
- Stimulate the local economy.

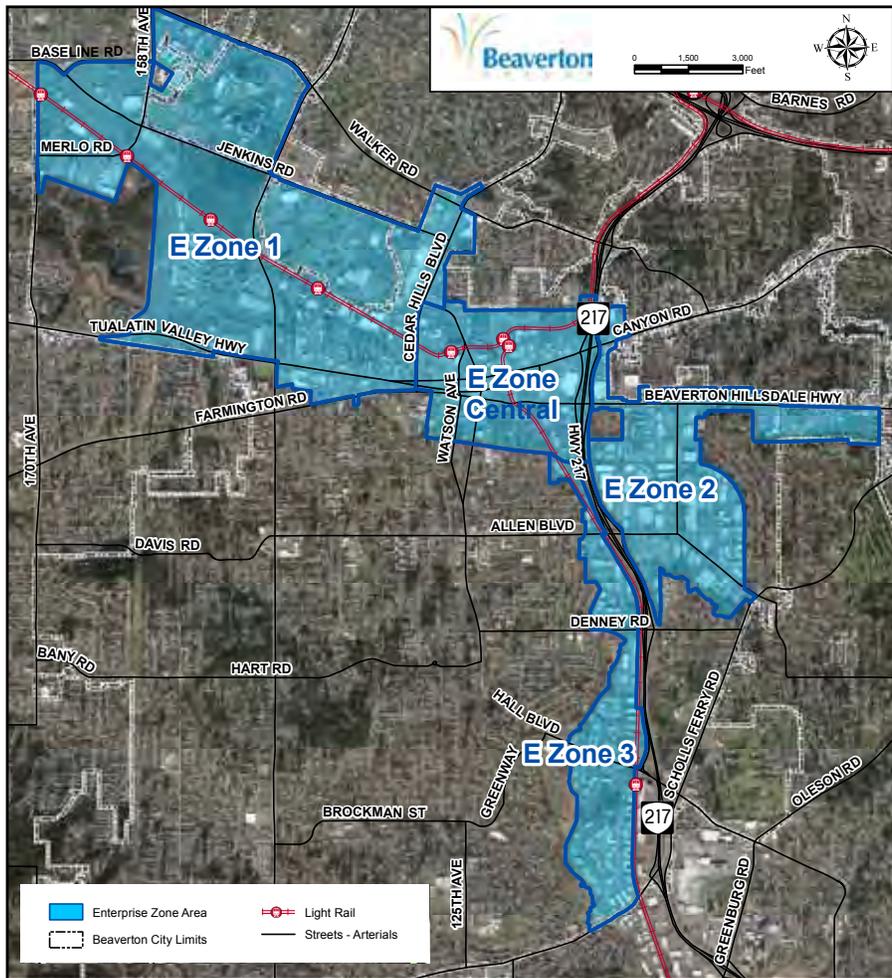
Many resources are available at the city, state and federal level to help accomplish remediation and development goals. **The City's Brownfields Program offers a set of tools for current and future property owners of known or suspected brownfield sites.**

These tools include:

- Phase I and II environmental site assessments
- Access to support and consultation on known or potential contamination issues
- Cleanup and redevelopment planning assistance
- Financial incentives, and information about federal, state and local assistance programs.

TAKE PART IN THE EPA-FUNDED PROJECT

The EPA Assessment Grant funds site assessments, outreach and potential cleanup planning for a range of qualifying properties. While cleanup costs are not currently a part of this funding, other resources may be available. For more information, go to BeavertonOregon.gov/Brownfields.



Beaverton Enterprise Zone

The City's Enterprise Zone Program was a driving force behind the Brownfields Program, as a majority of the known brownfield sites are located within its boundary. This boundary (see map to the right) forms the study area for the EPA Assessment Grant activities. The Enterprise Zone program allows 100% property tax abatement of up to five years on new investments for qualifying businesses. For more information, go to BeavertonOregon.gov/EZone.

Electronic Commerce Overlay

The city also provides an Electronic Commerce (E-commerce) overlay covering the Enterprise Zone. The E-Commerce program offers additional resources for eligible businesses in the Enterprise Zone who primarily conduct business via Internet-based transactions. Qualifying businesses may receive potential credit against their annual state income or corporate excise taxes, equaling 25% of the investment made in capital assets used in E-Commerce operations inside the Enterprise Zone. The overlay also allows for more readily movable items of new equipment and machinery to qualify, down to a minimum of \$1,000 per item used for E-Commerce operations.

REDEVELOPMENT IN ACTION

AVA ROASTERIA

Ava Roasteria in Downtown Beaverton is the quintessential example of a successful brownfield redevelopment. This coffee house opened in 2006 on the site of a former auto body shop and gas station.



BEAVERTON HONDA

Beaverton Honda occupies a 3.31 acre site at 10760 SW Canyon Road with approximately 200 employees that was renovated in 2009. Lanphere Enterprises conducted site assessments and cleanup along with a new bridge construction and a No Further Action letter was issued in 2012.



Considering development on a brownfield site?

BENEFITS FOR BEAVERTON

Brownfield remediation and development has proven to be an effective economic development strategy. **Nationally, the EPA Brownfields Program has resulted in great outcomes* across the country including:**

- Creating permanent local jobs and skilled training opportunities within the community;
- Protecting human, animal, and environmental health;
- Contributing to increases in commercial and residential property values;
- Increasing tax revenues;
- Increasing business investment; and
- Revitalizing neighborhoods

The community also benefits from brownfield remediation and development and has the opportunity to fulfill other community goals and services. For instance, during outreach activities, residents, business owners, and property owners can share ideas about potential reuse planning options. Additionally, the City offers other incentives for brownfield projects such as job training programs for Beaverton youth and under and unemployed people, property tax abatement and other resources.

UNDERSTANDING THE RISKS

Before making the final decision to purchase or develop a known or suspected brownfield site, certain risks need to be fully understood. Because remediation is not required by law, property owners of identified brownfield sites face risks associated with doing nothing, including exposure to chemicals, potential difficulty reselling the property and third-party liability. In most instances, the City believes that the opportunities and benefits of brownfield remediation and development outweigh these potential risks.

* According to the U.S. EPA, "Through fiscal year 2014, on average \$17.79 was leveraged for each EPA Brownfields dollar and 7.3 jobs were leveraged per \$100,000 of EPA Brownfields funds expended on Assessment, Cleanup, and Revolving Loan Fund cooperative agreements."

If you own or are thinking about buying a commercial or industrial property in Beaverton...

Additional services, resources and funding are available to commercial and industrial property owners looking to expand business, and create local jobs in Beaverton. Please contact the City's Economic Development Division for more information.



For more information, contact the City of Beaverton's Economic Development Division at 503-526-2631 or go online: BeavertonOregon.gov/Brownfields