

City
of
Tigard



Respect and Care | Do the Right Thing | Get it Done

Tigard Brownfields Public Community Meeting

October 7, 2015



Agenda

6:00 Refreshments

6:10 Welcome

6:15 Brownfields Overview

6:20 Panel discussion/presentations

7:00 Q and A

7:30 Open House

8:00 Adjourn



Tigard Brownfields Initiative Overview

Sean Farrelly

Redevelopment Project Manger

City of Tigard



What is a Brownfield?

- A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
 - U.S. Environmental Protection Agency

City of Tigard Brownfields Initiative



Why did Tigard start a Brownfields initiative?

- Low supply of employment and industrial land
- Act as a problem-solver in readying private and public properties for redevelopment.
- Encourage implementation of strategic plan for a more walkable and interconnected city
- Create safer, healthier place for businesses and residences.

City of Tigard Brownfields Initiative



U.S. EPA Brownfields Assessment Grant

- Notified of \$400,000 award May, 2014
- 3 Year Work Plan
- \$200K for hazardous substances, \$200K for petroleum



City of Tigard Brownfields Initiative



Outreach activities:

- Formed Community Engagement Team (CET) to develop ranking criteria for inventory
- Economic Development lunch meeting with bankers, builders and brokers





Brownfields Assessment Project Scope

John Kuiper, RG
Principal Geologist
AMEC Foster Wheeler

Brownfields Assessment Process

(major components)

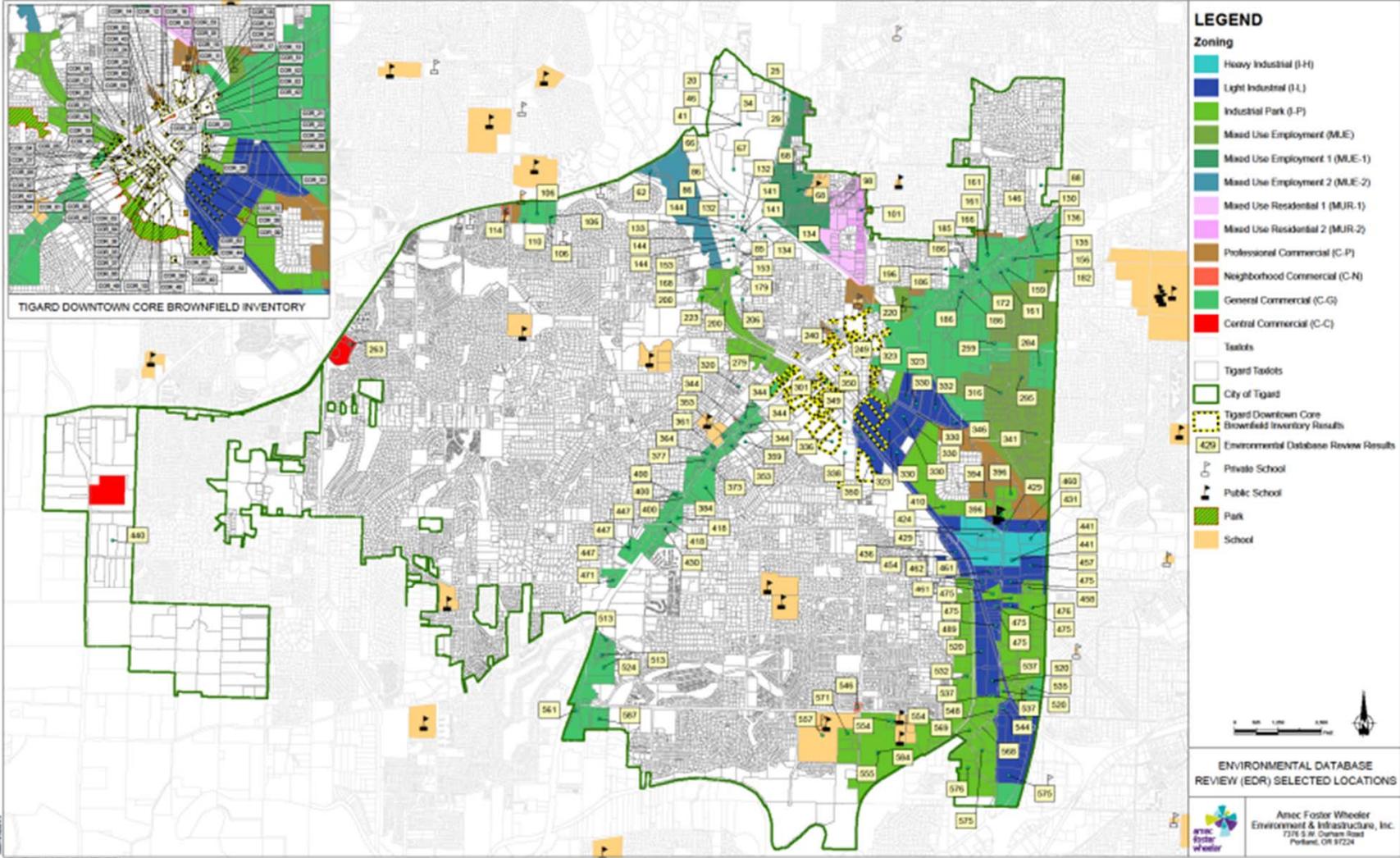
- Program Setup & Team Coordination
- Community Outreach
- Develop Inventory & Rank Sites
- Phase I ESA
- Phase 2 ESA
- Cleanup Planning
- Job Skills Training Opportunities



Develop Inventory and Rank Sites

- Develop Site Inventory
 - Recently Completed
 - (200 potential sites; a work in progress)
 - GIS Based
 - Source Data
 - Environmental Data Bases
 - State: ECSI, Leaking UST, Landfills
 - Federal: RCRA, CERCLIS
- Ranking of Sites
 - City worked with Community Engagement Team (CET)
 - Attributes used in ranking sites
 - Three main categories: Economic, Environmental, and Equity
 - Relative weights applied. I.E. more critical = greater weight
 - Ranking is one tool for City to use in prioritizing sites

Site Inventory



Phase I ESA

- Site Application from Interested Party
 - Determine Eligibility (Brownfield – yes/no; type of funds – Petroleum/Hazardous Substances)
 - Inventory Ranking Score (high vs low)
- Complete Phase I ESA
 - Complete All Appropriate Inquiry for CERCLA Protection
 - Evaluate potential for significant contamination which may affect property value, occupational safety, ease of development
 - Required by most lenders
- Components Include:
 - Historical Review (Fire Insurance Maps, City Directories)
 - Interviews
 - Site Reconnaissance
 - Environmental Records Review
- Results:
 - Determine whether Recognized Environmental Conditions (RECs) associated with site



Phase II ESA

- Addresses Phase I REC's
- Sample Collection/Testing
 - Soil, surface water, groundwater, sediment, soil gas
 - Prepare Project Plans for Regulatory Approval (Quality Assurance Project Plan, Sampling and Analysis Plan)
 - Comply with Endangered Species Act (ESA) and National Historic Preservation Act (NHPA)
 - Laboratory Analysis
- Report states if contamination exists, and if so, explains regulatory implications
- Process may be “Phased”

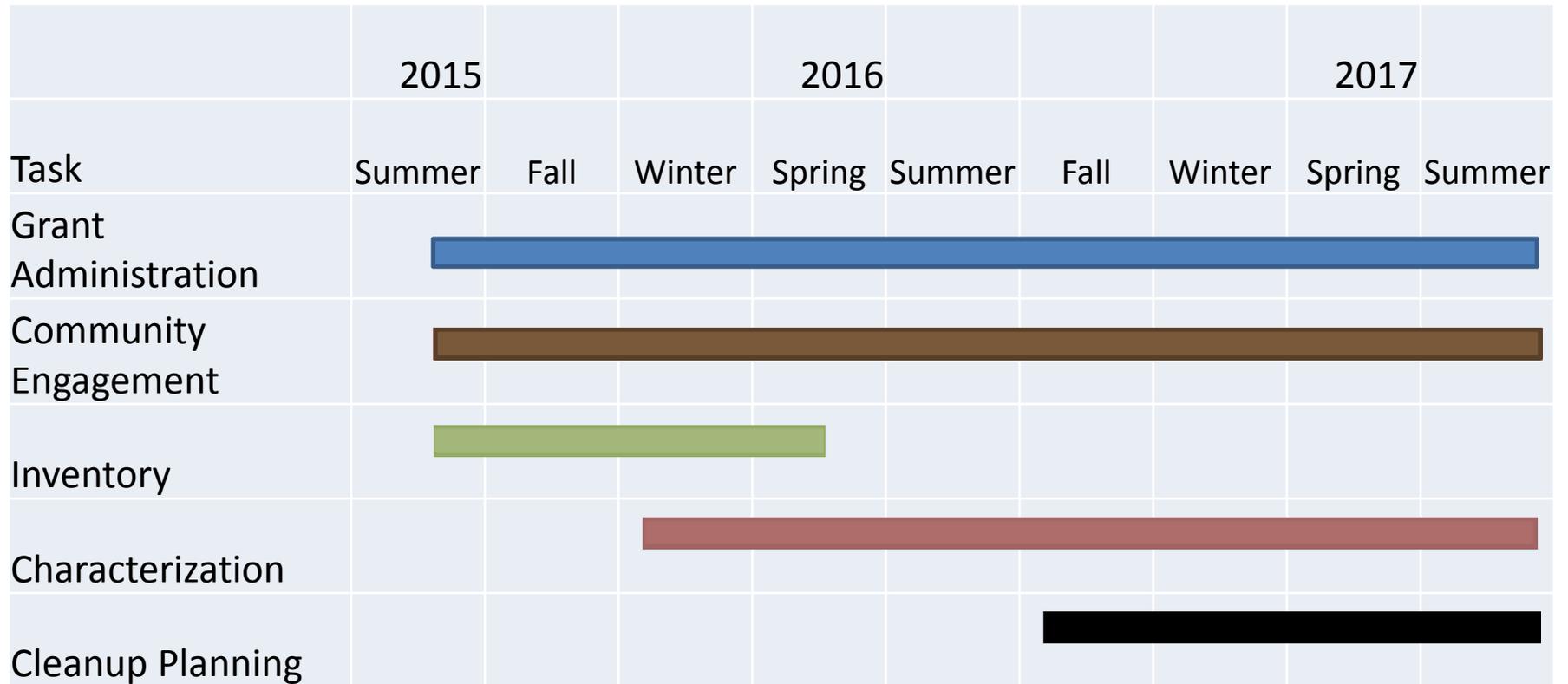


Training Opportunities

- Health and Safety (HAZWOPER) - 40 Hours
 - Up to 12 scholarships per year to candidates put forward by Oregon Tradeswomen and other organizations
 - Allows safety, health and environmental personnel, heavy equipment operators, and technicians involved with hazardous waste sites, to meet OSHA and EPA training requirements
 - Course requires a medical clearance for the wearing of PPE
- Phase I and II ESA job shadowing



Project Schedule



Panel Presentations / Discussion

Moderator: Edward Hill, Groundwork Portland

- Rebecca Well-Albers, Oregon DEQ
- Rose Sherwood, Washington County Health and Human Services
- Faduma Ali, Groundwork Portland
- Pam Phan, 1000 Friends of Oregon
- John Kuiper, AMEC Foster Wheeler
- Sean Farrelly, City of Tigard

City of Tigard
Brownfields Initiative



You're invited

Business and Property Owners

Wednesday, October 28 | 6–8 p.m.

City of Tigard Public Works Auditorium

(8777 SW Burnham St.)

This meeting will address the “nuts and bolts” of the Brownfields Initiative—how to determine whether a property is eligible and how to begin the process.



Sean Farrelly, Redevelopment Project Manager

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