



## Moving Toward the Downtown Vision

For some time, the City of Tigard and community members have envisioned a more vibrant and prosperous downtown. Progress has been made and some improvements are in place. However, a major challenge to redevelopment has been the need to assess some downtown properties for potential environmental issues. The city is undertaking the Tigard Brownfields Initiative to proactively address this key obstacle to achieving the downtown vision.

A grant from Business Oregon is funding the current work to inventory potential brownfield sites within the City Center Urban Renewal Area, organize two public workshops, and perform three Phase 1 environmental assessments for interested property owners.

Brownfields are defined as properties where a hazardous substance, pollutant or contaminant complicates the property's future expansion, development or reuse. Preliminary review shows there are about 60 sites of interest in downtown Tigard.

### Downtown Projects

Improvements from Tigard's downtown urban village vision that are in place or underway:

- ▶ Burnham Street improvements.
- ▶ Main Street Green Street.
- ▶ Fanno Creek Park and Fanno Creek Trail enhancements.
- ▶ Façade and Targeted Improvement Programs.
- ▶ The Knoll senior housing.
- ▶ Tigard Area Farmers Market's new downtown location.

Other elements of the vision that are in the works:

- ▶ Increased public open space.
- ▶ Tigard Street Trail.
- ▶ Potential high-capacity transit in the vicinity.
- ▶ More downtown residential options.

Understanding Brownfields	
MYTHS	FACTS
Brownfields exist only in major urban and industrial centers. They are normally abandoned inner-city sites.	Brownfields affect nearly every town, large or small.
Properties must be contaminated to be a brownfield.	A site is considered a brownfield even if contamination is only perceived, or if conditions are unknown.
Brownfields are only an environmental concern.	Challenges are complex and include environmental, economic, health and land use. The whole community benefits from being proactive about brownfields.
If contamination is found on my property, I will be forced to clean it up.	Site assessments are only for the purposes of knowing whether or not an environmental issue exists. Property owners are not under any obligation to cleanup unless they plan to renovate or redevelop the property.
Brownfield remediation is extremely costly.	New cleanup techniques are more cost-effective, and federal/state grant funds are often available to help with costs. On the other hand, the cost of not knowing, or doing nothing, can mean not getting the full value out of your property.

### How the Brownfields Initiative Benefits Tigard

#### Our Community —

By eliminating a barrier to achieving our mixed-use urban village vision, Tigard will see many economic, health and lifestyle benefits such as:

- ▶ More productive use of existing downtown infrastructure.
- ▶ Job opportunities.
- ▶ Improved property values and increased business investment.
- ▶ Land restored to sound environmental condition.
- ▶ More community facilities like parks, trails and open space.
- ▶ Public health benefits.

#### Downtown Properties —

The project will reduce uncertainty about brownfields in Downtown Tigard. That means property owners will have the facts and understand their options in planning for the future of their property.

Brownfields projects in other locales have resulted in increased property values and more productive uses of existing sites. A partnership can provide technical and financial assistance to address brownfield issues if you are considering future renovation or redevelopment of your property.

## Learn More at the Upcoming Workshops in October

The entire community is encouraged to participate in two workshops planned to further explain the project and answer questions like:

- ▶ What is this project trying to accomplish?
- ▶ How will this help our community?
- ▶ How do I find out if my property is a potential brownfield site?
- ▶ What do I have to do to participate?
- ▶ What is a Phase I environmental site assessment, and why should a property owner consider one?
- ▶ How would the Brownfields Initiative and partnering with the city benefit a property owner?

Panelists with a variety of backgrounds in the topic will share their brownfields experience and interact with the audience. We hope you will take advantage of this opportunity and attend these important events.

### WORKSHOP 1

## Downtown Vision and the Tigard Brownfields Initiative

Wednesday, October 9 | 6:30–7:30 p.m.

Tigard Public Library (13500 SW Hall Blvd.)

*Co-sponsored by the City Center Advisory Commission*

This one-hour meeting will provide an introduction to the Tigard Brownfields Initiative. We'll discuss how it fits with Tigard's downtown vision, the public health benefits of clean-up, and why community support is essential to future funding opportunities. Examples of successful brownfield redevelopment will be discussed.

### WORKSHOP 2

## Redevelopment and the Tigard Brownfields Initiative

Wednesday, October 23 | 5:30–7 p.m.

Tigard Area Chamber of Commerce (12345 SW Main St.)

This meeting will address the “nuts and bolts” of brownfield partnerships. Opportunities for partnerships and details for future funding possibilities will be covered.

*Spanish translation will be available at the meetings.*

**For more information, contact:**

*City of Tigard/City Center Development Agency*

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**Visit the project website to find out more: [www.tigard-or.gov/brownfields](http://www.tigard-or.gov/brownfields)**



City of Tigard

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