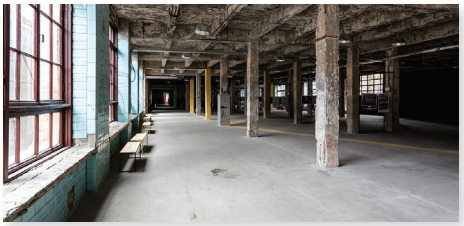
City of Tigard Brownfields Initiative

FACT SHEET



Brownfield redevelopment is an important strategy to implement Tigard's vision to be *"the most walkable community in the Pacific Northwest where people of all ages and abilities enjoy healthy and interconnected lives."*

The Tigard Brownfields Initiative is a program to identify potentially contaminated sites in the city for development, cleanup and reuse. Brownfields are properties that are underutilized due to the presence or potential presence of contamination that makes reuse of the property more complicated.

Brownfields may make you think of dirty, blighted, abandoned industrial property, but that image is too narrow. Though some brownfields are old industrial sites, others are commercial buildings with little or no obvious environmental contamination. Brownfields could be former service stations, warehouses, abandoned rail rights of way or residential properties.

How can the Tigard Brownfields Initiative assist me?

If contamination is interfering with the property's reuse, an environmental site assessment (ESA) can provide information about the history and current condition of the property to help you make an informed economic investment decision.

The Tigard Brownfields Initiative can potentially provide technical and financial assistance to private businesses and landowners, prospective buyers, community members, and/or community-based and nonprofit organizations. Financial assistance can include assistance with ESAs. Low-interest loans for cleanup of eligible properties may be available through the state of Oregon.

This initiative is funded by a grant from the U.S. Environmental Protection Agency and builds on the work of a previous project funded by a grant from Business Oregon.

City *of* Tigard
COMMUNITY DEVELOPMENT
13125 SW Hall Blvd., Tigard, OR 97223
www.tigard-or.gov

Sean Farrelly
Redevelopment Project Manager
503-718-2420
sean@tigard-or.gov

What is a brownfield?

Contaminated sites, also known as Brownfields, can harm the environment, contribute to blight and hinder economic development. The Environmental Protection Agency defines brownfields as “abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination.”

What does the Tigard Brownfields Initiative do?

The Tigard Brownfields Initiative provides assistance to qualified private individuals, businesses, and nonprofit organizations to assess and clean up contaminated sites or brownfields.

How long does it take for the process to be completed?

A full environmental assessment can take several months depending on the situation. However it is well worth the investment of your time compared to the risk of buying a site with unknown contamination, or locating contamination on your property after construction has started.

What are the benefits of brownfield redevelopment to Tigard property owners?

In addition to providing benefits to surrounding communities, Tigard property owners that clean up and reuse their brownfield properties may benefit directly by:

- Realizing an enhanced return from the property by making it more valuable and marketable.
- Creating goodwill within the community.
- Reducing the likelihood that contamination from the property will migrate off-site or into the groundwater.
- Reducing the potential need to address liabilities associated with the poperty.

A variety of private and public sector guidance and incentives have been developed to encourage brownfield redevelopment. Brownfield redevelopment is seldom easy or risk-free. But if done right, redevelopment can bring rewards: jobs, peace of mind, income and a cleaner environment.

How does a community benefit from brownfield redevelopment?

Brownfield redevelopment can help Tigard residents and communities in many ways. Cleanup and redevelopment of the sites can encourage higher property values and create jobs, as well as positively impact the local economy by creating a safer, healthier place for businesses and residences. Community benefits include:

- More community facilities like parks, trails and open space.
- Bringing new jobs into the community.
- Bringing new investment into the community.
- Eliminating health and safety hazards.
- Eliminating eyesores.
- Enhanced public health.
- Improved property values and increased business investment.
- Increasing the productivity of the land.
- More productive use of existing infrastructure.

When brownfields sit idle, everyone in Tigard loses. Neighbors face environmental worries and reduced property values. New businesses seek out pristine “greenfields” or undeveloped land, promoting sprawl, usually in less walkable areas.

To learn more about the services provided by this initiative for your property, contact Tigard Redevelopment Project Manager Sean Farrelly at 503-718-2420, sean@tigard-or.gov or visit http://www.tigard-or.gov/brownfields.