

Beaverton Park Reinvestment

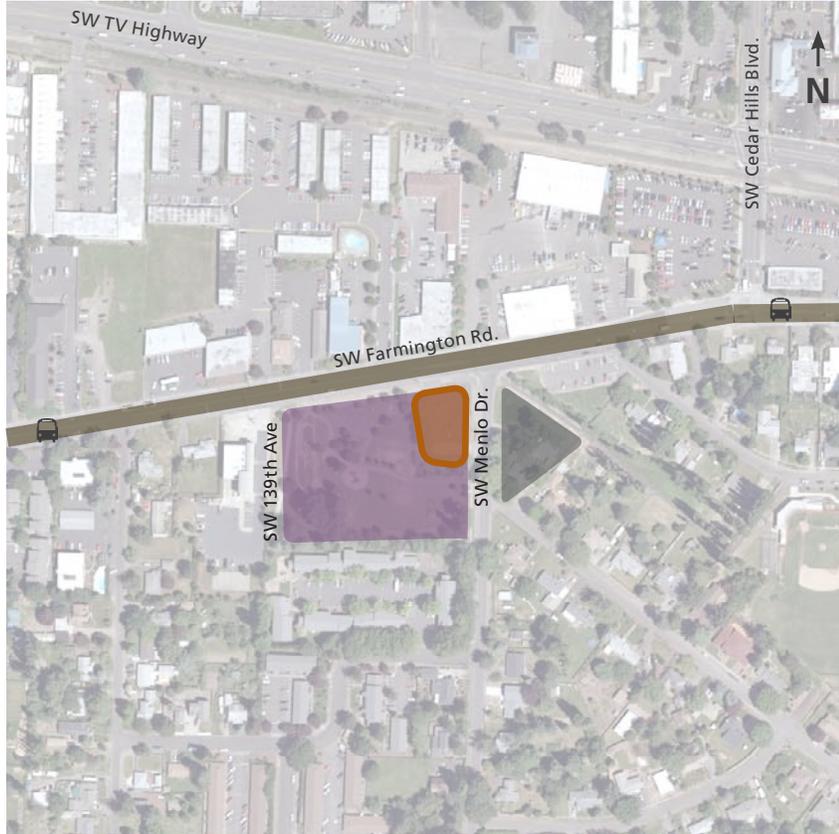
Tualatin Hills Park and Recreation District plans to expand its park facilities along a corridor targeted for higher densities of mixed residential and commercial uses.

What is the Metro Brownfields Recycling program?

Funded through Environmental Protection Agency grants, the Metro brownfields program helps find new life for property sites that might otherwise go undeveloped for years.

Metro works with local communities to identify potential brownfield sites that may have been contaminated by petroleum-based products – old gas stations, car dealerships and auto body shops are likely contenders. Metro staff facilitates environmental site assessments to determine the extent of any contamination and potential cleanup costs.

The program connects property owners and buyers to potential resources to finance cleanups and performs outreach with developers and nonprofit community development organizations to connect sites with those interested in cleaning them up for redevelopment purposes.



**13360 SW Farmington Rd.
Beaverton, Ore.
Washington County**

**8 miles from
downtown Portland**

**Past use:
gas station**

Site area: 0.64 acres

**Zoning: GC
(general commercial)**

Legend

-  Metro brownfields program site
-  Existing Park
-  Planned restoration project
-  Redevelopment corridor
-  Bus route



Metro brownfields program site: aerial view



Metro brownfields program site: street view

Site description

The site is located on Farmington Road, just minutes from downtown Beaverton. It is adjacent to an existing 2.5 acre park that includes a playground, basketball courts and BMX track. Tualatin Hills Park and Recreation District plans to clean up the site in order to expand the existing park. Located in a low- to moderate-income area with few open spaces, an expanded park will provide much needed space to support the planned increase of residential and commercial growth.

Metro Brownfields Recycling Program investment

- Phase II testing completed in 2010
- Identification and removal of existing underground storage tank and extent of soil contamination determined
- THPRD entered into a prospective purchasers agreement with DEQ in June, 2011, acquiring the property
- \$70,000 EPA grant funds and \$22,000 in local share from Metro's 2006 Natural Areas bond measure was invested in assessment of the property and cleanup planning
- \$126,000 awarded by the State of Oregon for clean up



Downtown fountain



The Round: Transit-Oriented Development



Cedar Hills Park



Beaverton Transit Center

Tualatin Hills Park and Recreation District and the City of Beaverton

The park district's mission is to provide natural areas, high quality park and recreational facilities and services, and programs that meet the needs of the diverse communities it serves.

- The city is well connected to the Portland metropolitan area by MAX light rail, TriMet buses and the highway system.
- Beaverton is the second-largest city in Washington County and the third-largest city in the region.
- There is an employment emphasis on a mix of industries including technology, manufacturing, apparel and export trade.
- Tualatin Hills Park and Recreation District provides year-round recreational and educational opportunities.
- The area has a 25-mile network of bike trails.
- A park is located within a half mile of every home.
- The district has more than 200 park sites, 60 miles of trails, and 1,300 acres of nature preserve in addition to eight swim centers and six recreation centers.



For further information

Department of Environmental Quality file
LUST 34-91-0083
<http://deq12.deq.state.or.us/fp20/>

Metro Brownfields Recycling Program
brownfields@oregonmetro.gov
503-797-1817
www.oregonmetro.gov/brownfields

Tualatin Hills Park and Recreation District
Hal Bergsma, Director of Planning
503-645-6433
www.thprd.org

Demographic information

	1-mile	2-mile	3-mile
Population, 2000	18,215	60,274	125,454
Population, 2009	20,040	65,647	142,862
Estimated population, 2014	21,012	68,927	152,378
Projected annual population growth, 2009-14	0.95%	0.98%	1.30%
Median household income, 2009	\$46,079	\$56,195	\$61,345
Median home value, 2009	\$250,277	\$290,456	\$319,699
Median age, 2009	32.8	34.2	34.3
Percent college graduate (adults over 25), 2009	29.6%	34.5%	37.8%

*Source: ESRI Business Analyst, population projections estimated using US census data of recent growth trends