



## Brownfields recycling program

### HOW YOU CAN HELP

Are you involved in the sale or purchase of a site with past petroleum uses? Do you know of a former gas station or a vacant property in need of restoration in your community? If so, submit an application or property referral form to Metro's Brownfields Recycling Program, available on Metro's website.

Metro also conducts informational meetings and workshops to address questions that property owners, developers, or community members may have. Contact us for more information or if you would like to be added to our mailing list for information and events.

**brownfields@oregonmetro.gov**

**www.oregonmetro.gov/brownfields**

**503-797-1817**

### Restoration

Many properties in communities throughout the Portland metropolitan region sit vacant because of real or perceived environmental contamination. Some of these properties are former petroleum-related businesses such as gas stations or auto dealers and repair shops.

### Reinvestment

Identifying and cleaning up contaminated sites improves the health of the community and returning land to useful development increases the number of jobs, housing, open spaces, and property values.

### Revitalization

Metro received a grant from the U.S. Environmental Protection Agency to identify and assess vacant or underutilized sites due to petroleum-based contamination. Metro can provide technical and financial assistance to property owners who may have land that is contaminated. Metro can also assist property owners in identifying funds to clean-up contaminated sites or can refer owners to other brownfield programs in the region.

#### METRO CAN:

- Finance environmental assessments
- Assess potential future uses for properties
- Remove underground storage tanks as needed to complete an assessment
- Discover and define existing soil and ground water conditions
- Reduce liability concerns for owners, buyers and lenders
- Help estimate potential cleanup costs
- Fund development of cleanup plans
- Recommend potential cleanup funds
- Leverage additional resources, including site cleanup
- Provide information and resources for environmental issues and property transactions
- Assist in preparing properties for sale or redevelopment
- Increase the marketability of properties
- Connect program participants with other regional programs and local resources
- Coordinate local efforts to expedite redevelopment
- Conduct outreach and education programs
- Provide information and technical assistance one-on-one and in larger workshops

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.

#### Your Metro representatives

Metro Council President – David Bragdon

Metro Councilors – Rod Park, District 1; Carlotta Collette, District 2; Carl Hosticka, District 3; Kathryn Harrington, District 4; Rex Burkholder, District 5; Robert Liberty, District 6.

Auditor – Suzanne Flynn

[www.oregonmetro.gov](http://www.oregonmetro.gov)

## Program site highlight: Sherwood

A property in the City of Sherwood received financial and technical assistance from Metro's Brownfields Recycling Program. The site is located in Sherwood's Old Town within the city's urban renewal area. Recent investments include street improvements and a new city hall and public library project. Adjacent properties, city-owned and privately held, are available or planned for sale or redevelopment, including Cannery Square, a 6.5 acre mixed-use, brownfield redevelopment project.

The owner of the property in downtown Sherwood wanted to sell the property, but found out it had been a gas station beginning in the 1930s and had no idea what type or how much contamination might be on the site. Metro provided grant funding to assess the types and amount of contamination at the site which allowed for the eventual removal of underground storage tanks. The assessment included three rounds of sampling to help define the sale price and redevelopment potential as well as the separation of on- and off-site contamination. Metro invested over \$50,000 to conduct this extensive environmental assessment. This investment reduced the costs for the buyer and seller, who are not the parties responsible for the contamination. It also helped restore this property in the overall effort of revitalizing downtown Sherwood.

The property is now on the market and, given its location in downtown and in an urban renewal district, has a high redevelopment potential for jobs, commercial uses, and housing. Metro's Brownfields Recycling Program remains engaged with the property owner and the City of Sherwood. Technical assistance is available to identify potential cleanup funds and provide information on liability management tools.



As part of the assessment under this grant, the extensive soil sampling included removal of four underground storage tanks.



A street view of the property in the City of Sherwood that received financial and technical assistance from the brownfields program.

This is just one example of how Metro's Brownfields Recycling Program has helped turn abandoned properties into community assets. For more examples of other success stories, and for more information on the Brownfields Recycling Program, go to [www.oregonmetro.gov/brownfields](http://www.oregonmetro.gov/brownfields).