



# Portland Brownfield Redevelopment Assessment

December 12, 2013



Bureau of Planning and Sustainability  
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# Overview

1. Brownfields 101
2. Brownfield Inventory and Typologies
3. Financial Feasibility Analysis
4. Public Benefit Analysis
5. Policy and Tools Recommendations
6. Summary of Findings
7. Next Steps

# Brownfields 101

- What is a brownfield?
  - The term “brownfield” refers to real property, where the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances.



# Brownfields 101

- Why should we care about brownfields?
  - Economic development
  - Environmental health
  - Public health
  - Industrial land supply



# Barriers to Redevelopment

- **Financial**
- **Uncertainty and Risk**
- **Regulatory Process**

# Benefit to Multnomah County

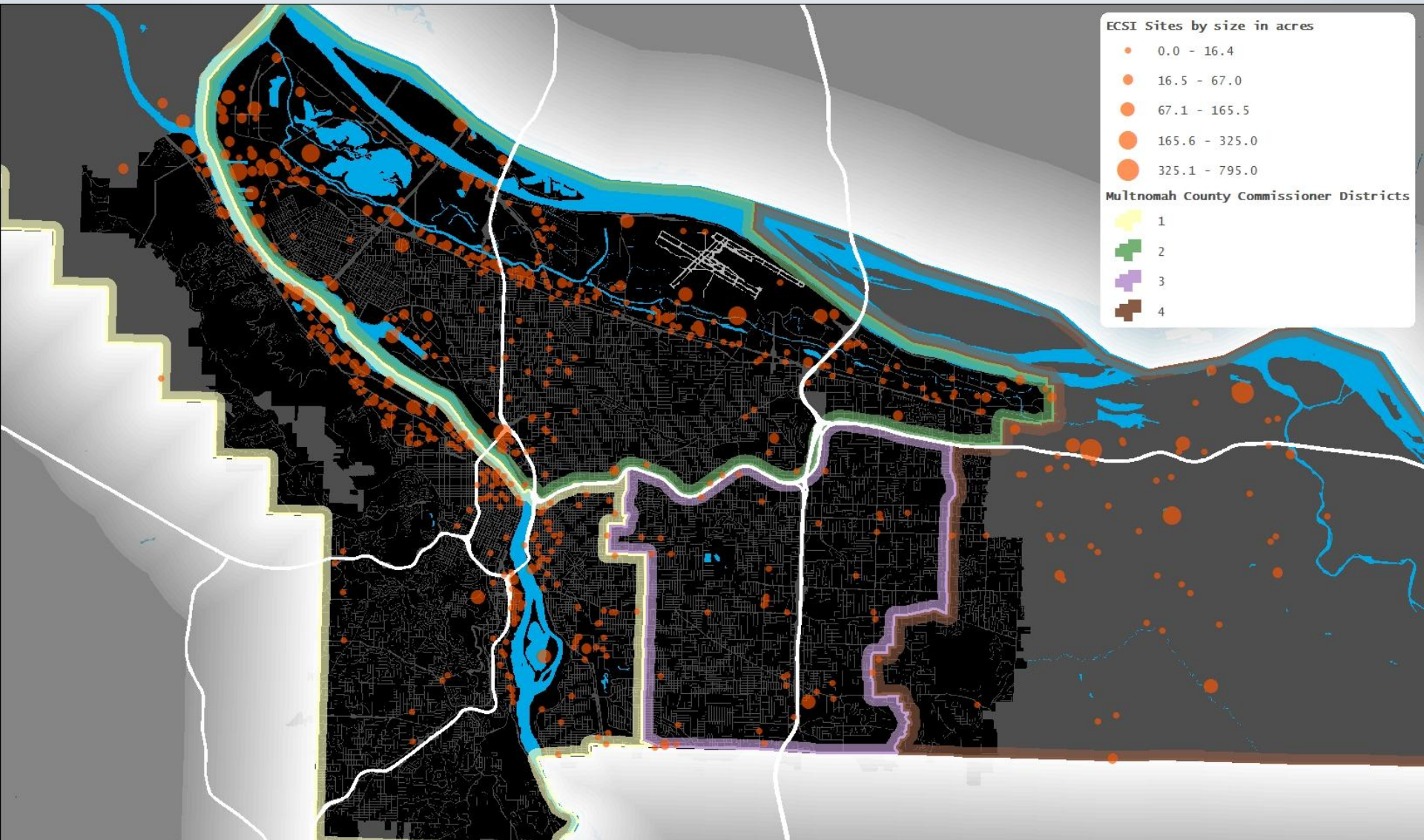
- Brownfields exist in every City throughout the county

DEQ ECSI Sites

	Multnomah County	City of Portland
Sites	857	652
Acres	9,460	5,900

- Utilizing existing regional land supply
- Support regional economic development

# Brownfields in Multnomah County



Multnomah County, Oregon | Oregon DEQ ECSI Sites by size in acres

City of Portland | Bureau of Planning and Sustainability | Geographic Information System

November 26, 2013

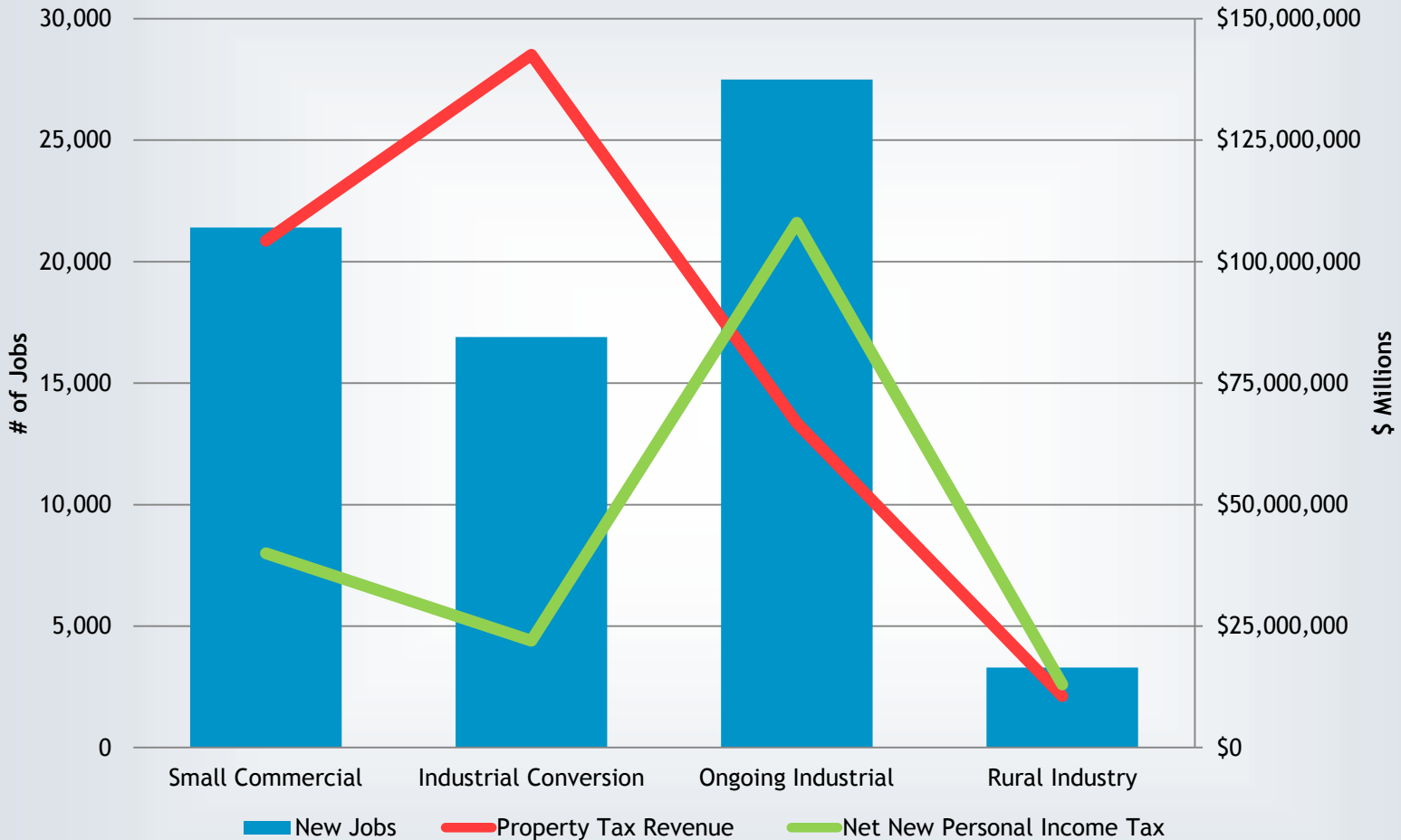
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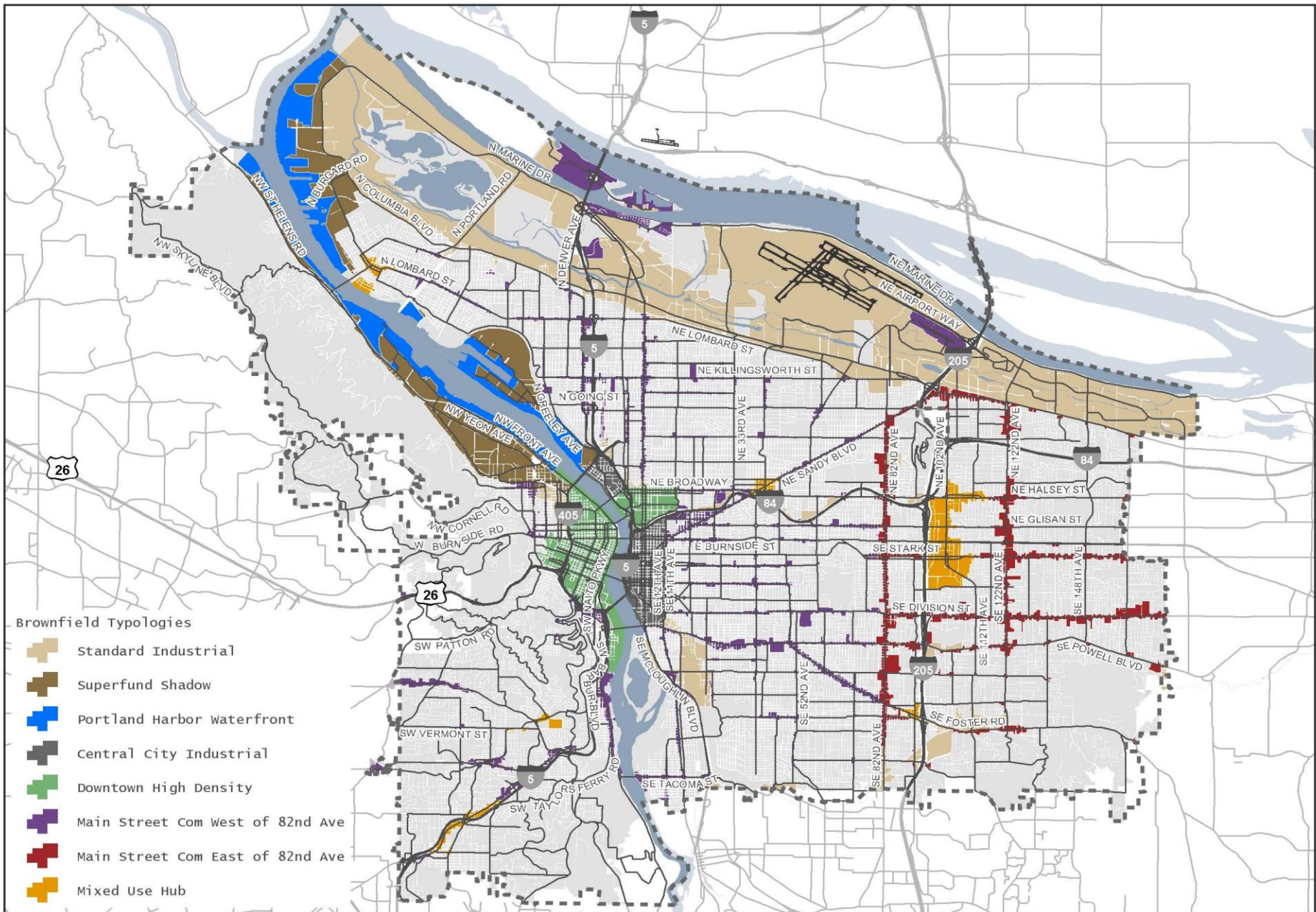


# Regional Revenue Potential



# Brownfield Inventory and Typologies





## Buildable Lands Inventory

August 15, 2012

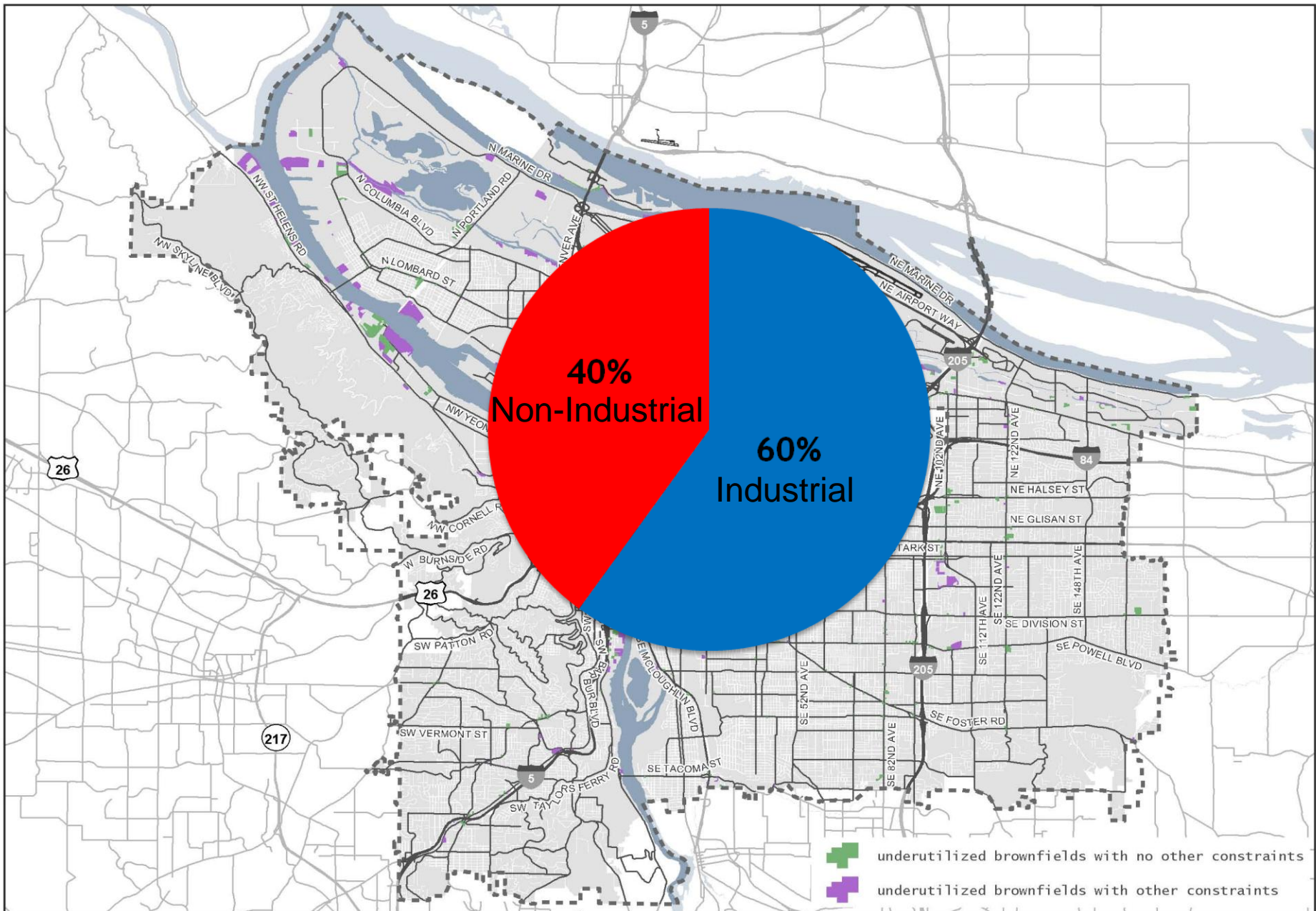
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## Buildable Lands Inventory | Parcels with Identified Potential Contamination

August 15, 2012

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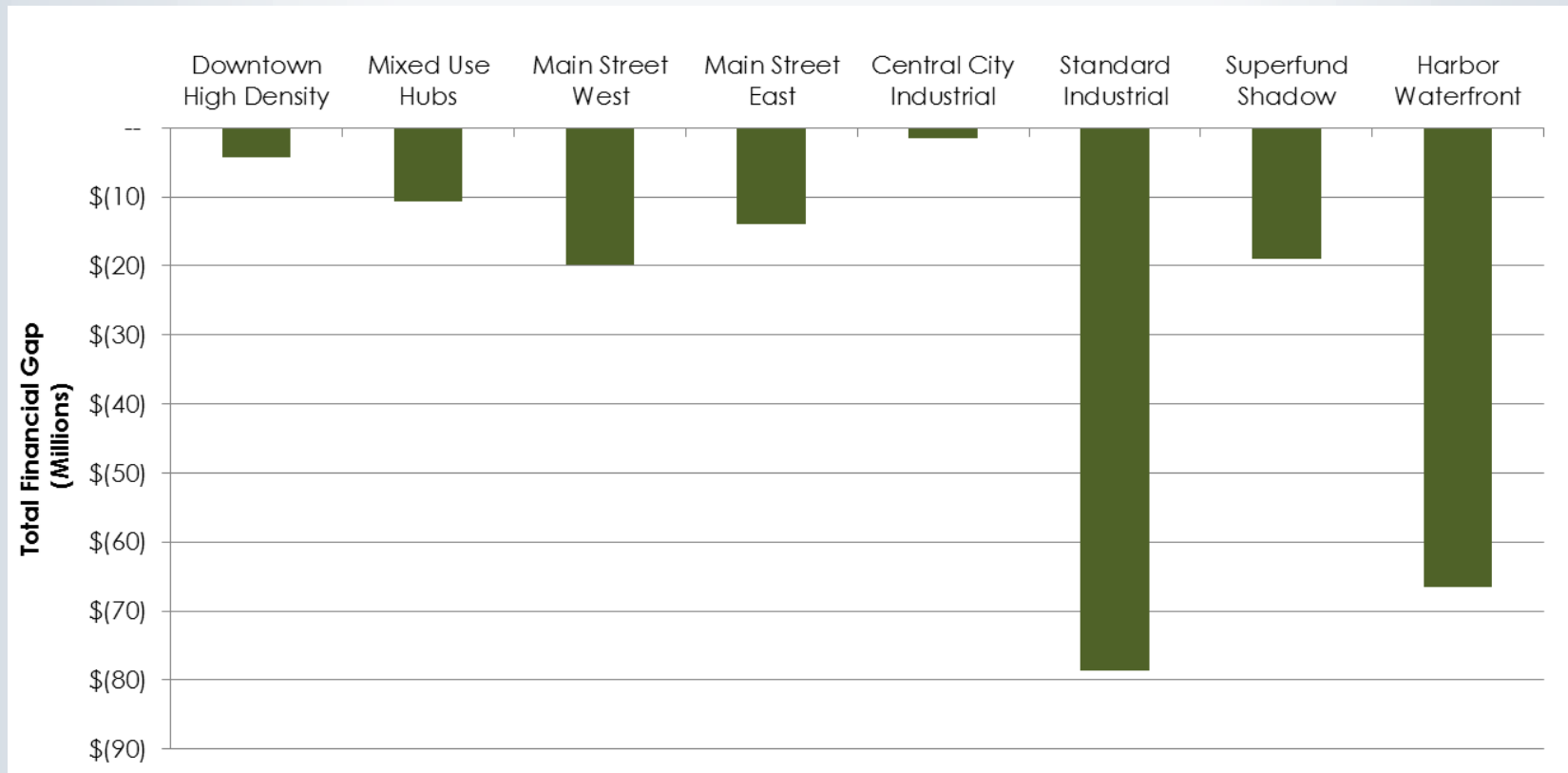
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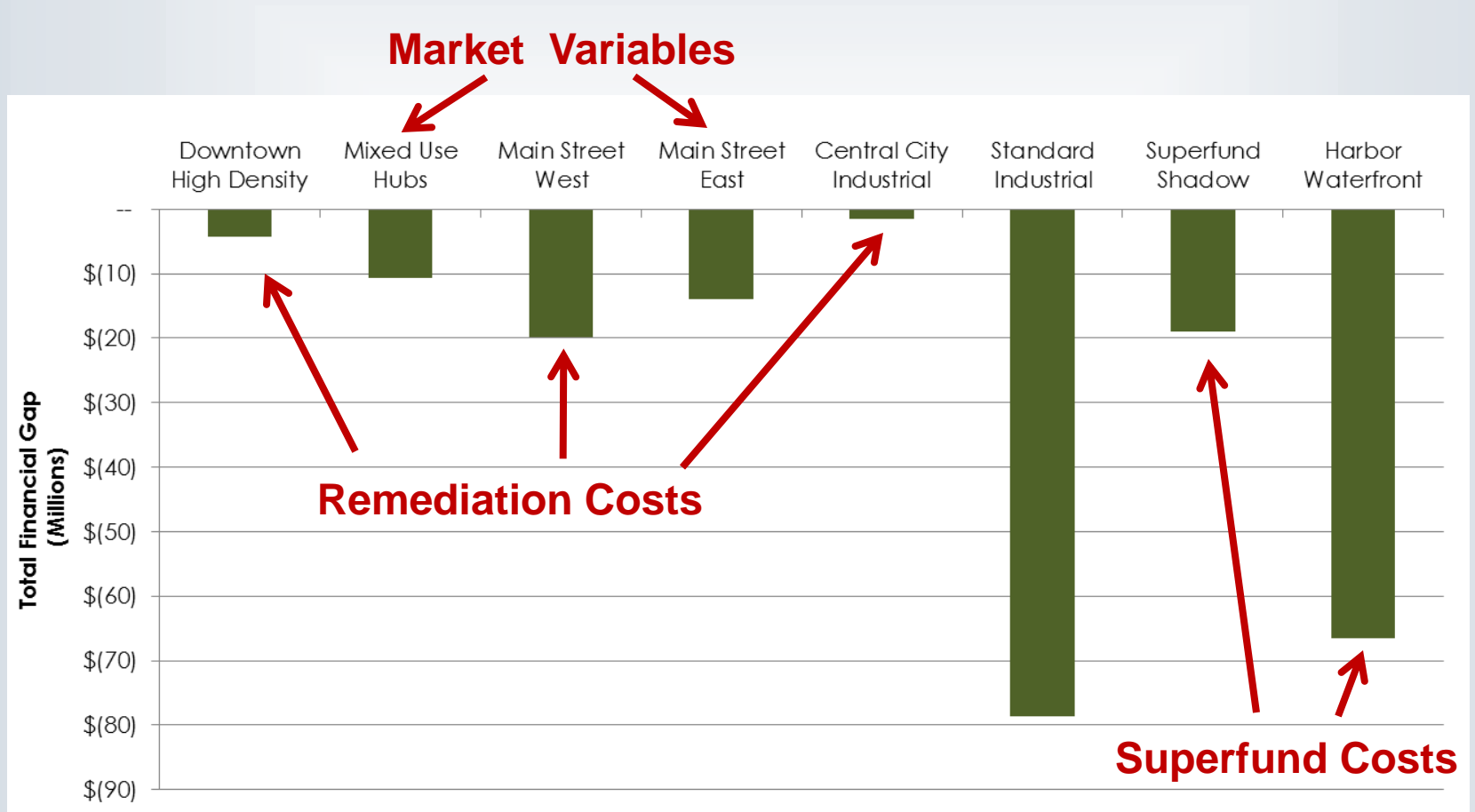
# Brownfield Inventory

Typology	Acres
Central City	94
Mixed Use Centers	58
Outer Main Streets (E of 82 <sup>nd</sup> )	57
Inner Main Streets (W of 82 <sup>nd</sup> )	137
Central City Industrial	4
Standard Industrial	326
Superfund Shadow	70
Portland Harbor Superfund	154
Total Acres	910

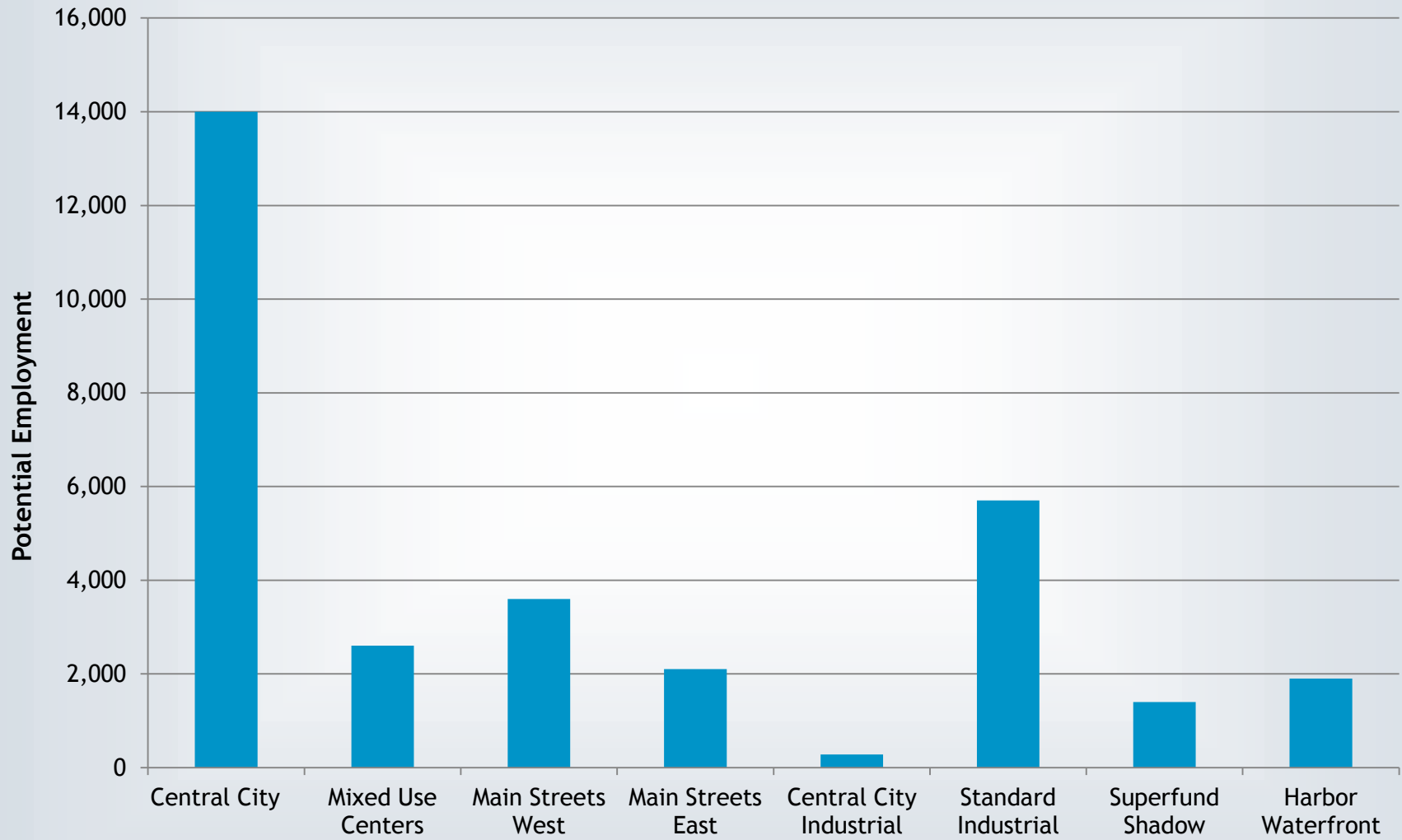
# Financial Feasibility Gap



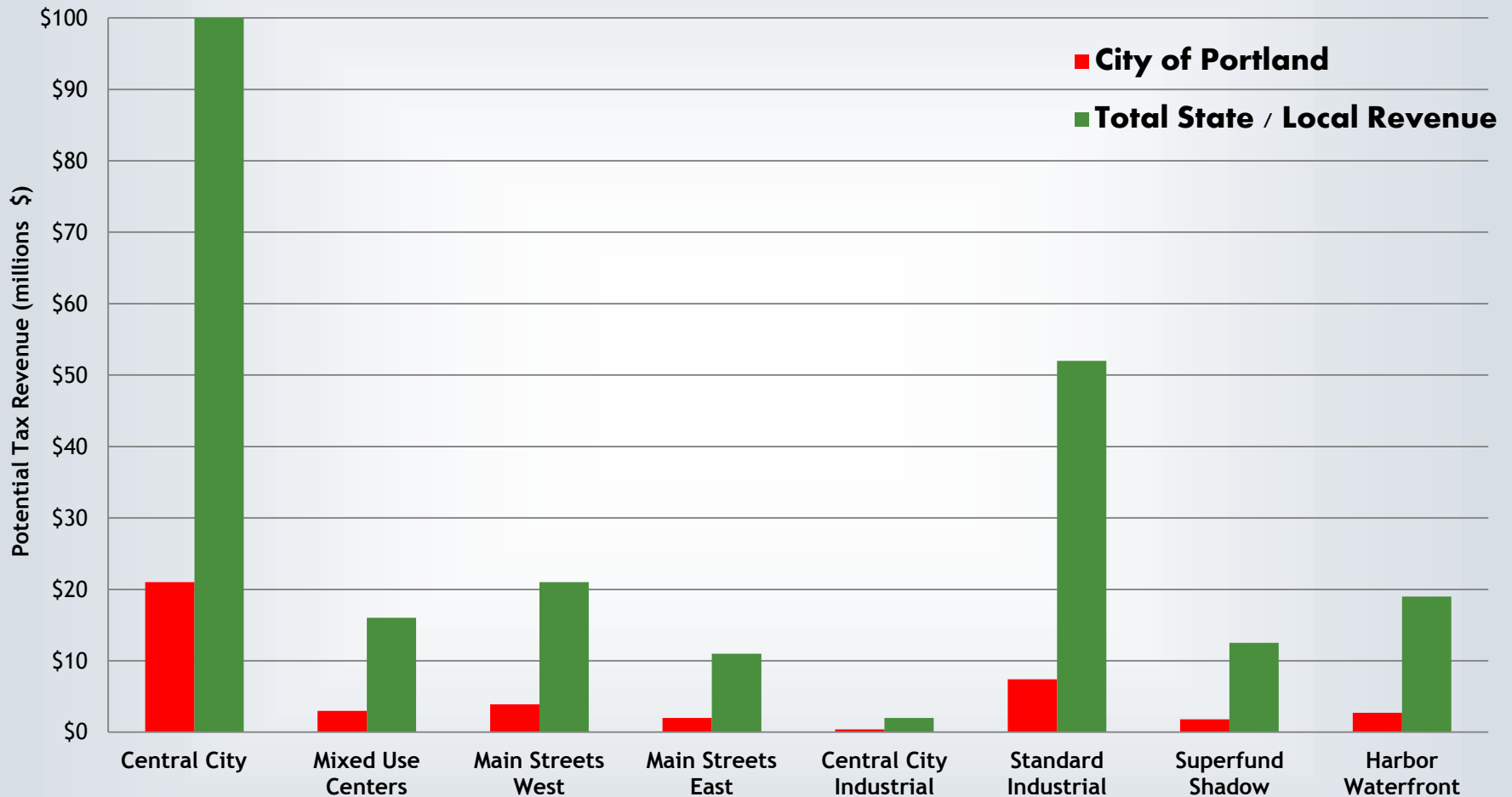
# Financial Feasibility Gap



# Employment Potential



# Revenue Potential



# Payback Period for Public Investment

TYPOLOGY	YEARS	
	PORTLAND TAX REVENUE	TOTAL STATE & LOCAL TAX REVENUE
Central City	< 1	< 1
Mixed Use Centers	4	< 1
Main Streets West	6	< 1
Main Streets East	9	2
Central City Industrial	4	< 1
Standard Industrial	13	2
Superfund Shadow	13	2
Portland Harbor Superfund	43	4

# Policy Tools

## Statewide Tax Incentives

- Remediation Cost Tax Credit
- Job Creation Tax Credit

## Regional-Local Programs

- Public Land Bank
- Pooled Environmental Insurance
- Historical Insurance Recovery
- Model Agreements

## Superfund

- Federal Prospective Purchaser Agreements
- *De Minimus* Settlements

# Summary of Findings

- Brownfields are everywhere - all types, all areas.
- Portland has 910 acres of potential brownfields - 540 acres in industrial areas.
- The primary barrier is financial feasibility - \$215 million gap.
- Redevelopment of brownfields could generate \$42 million in annually for the City of Portland.
- The State of Oregon receives the most benefit (\$196 million).
- All of the Above Strategy

# Next Steps

- City Incentive Program
- SB 246 Rulemaking
- State Legislation Coordination
  - Tax Credits
  - Public Land Bank

# Questions?