



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

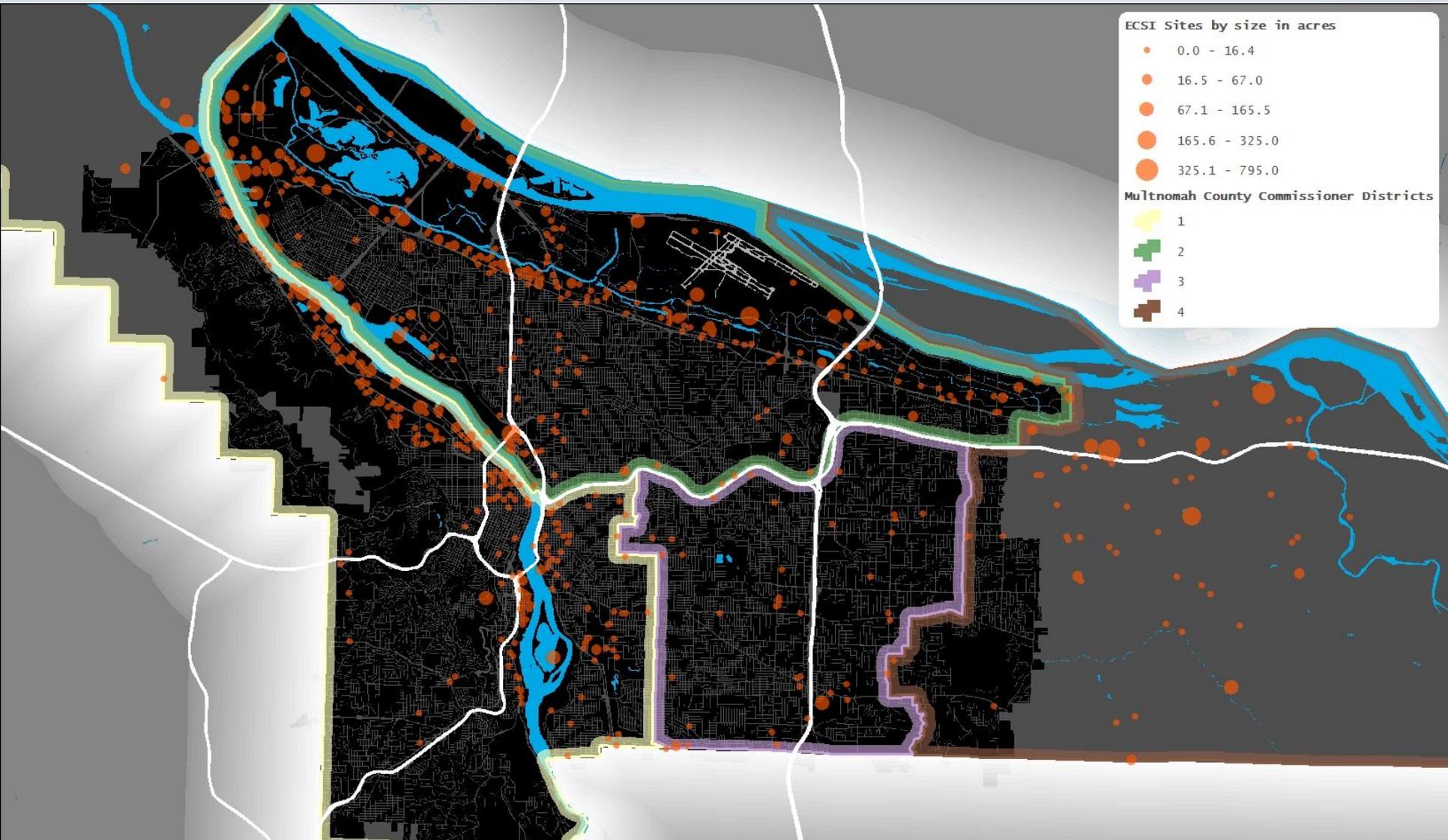
- Brownfields exist in every City throughout the county

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

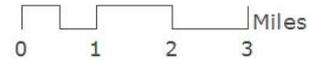


Multnomah County, Oregon | Oregon DEQ ECSI Sites by size in acres

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

November 26, 2013

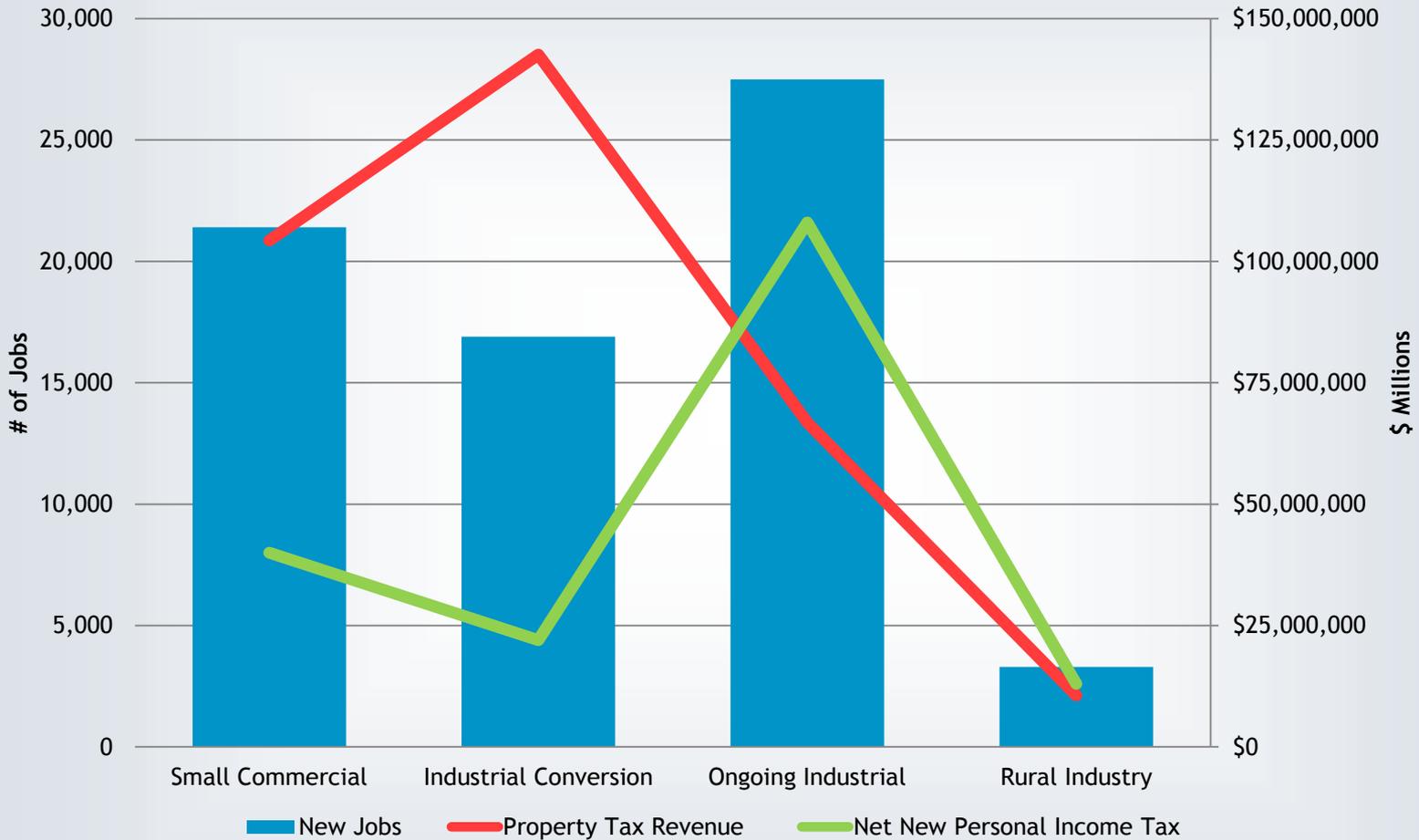
The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



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City of Portland, Oregon
Christie Elick, Manager - Street Analytics, Director

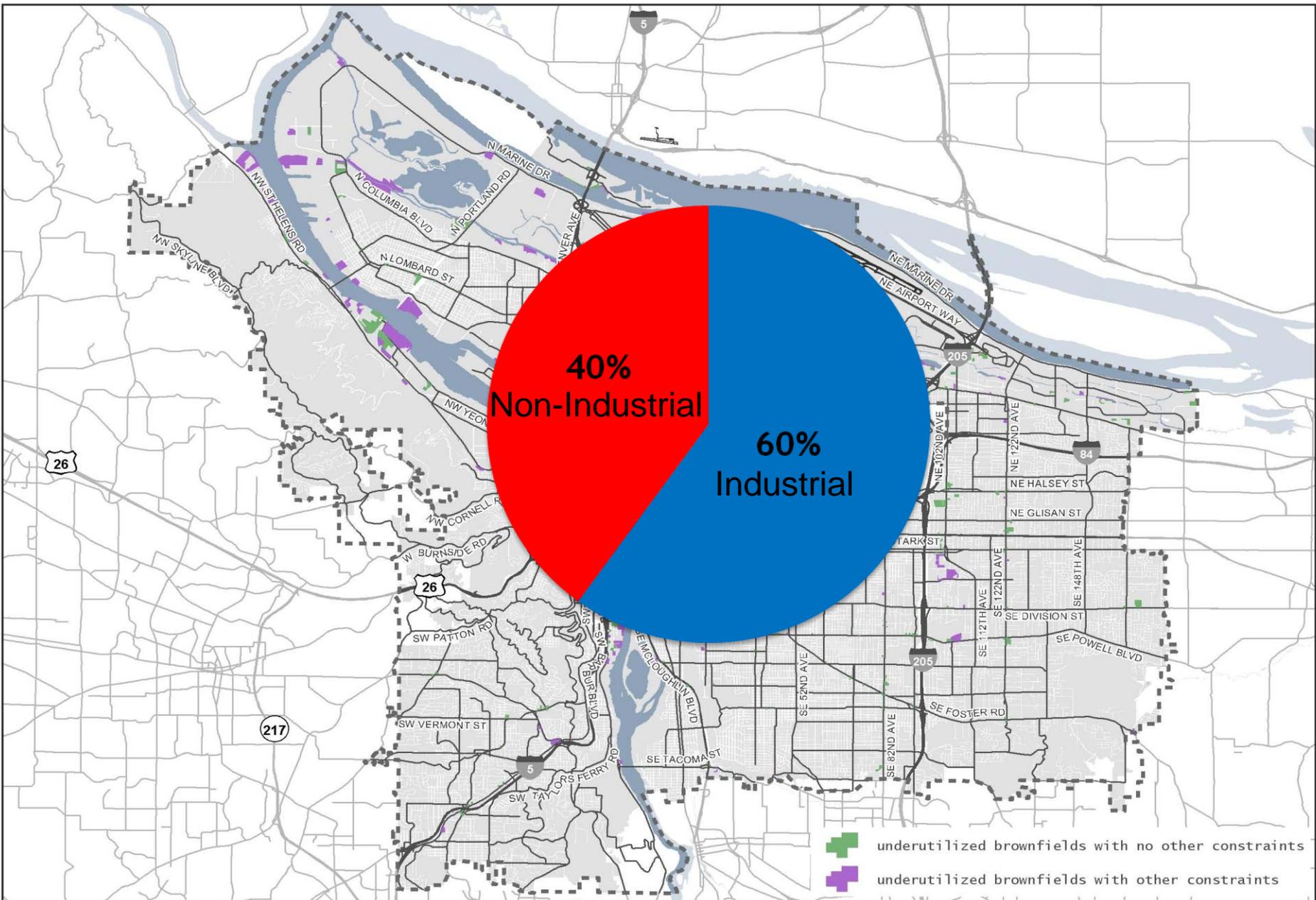


Regional Revenue Potential



Brownfield Inventory and Typologies





Buildable Lands Inventory | Parcels with Identified Potential Contamination

August 15, 2012

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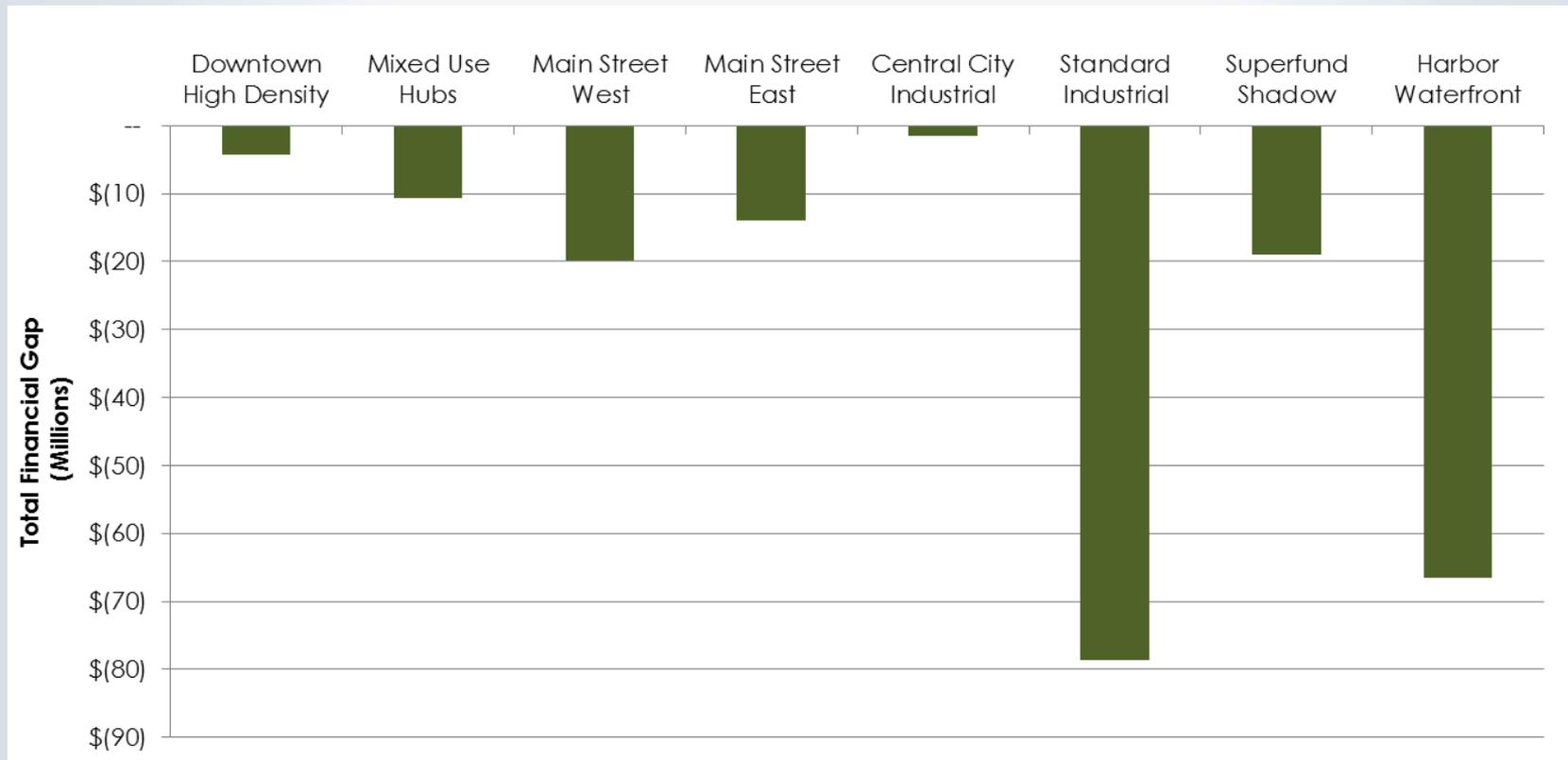
City of Portland, Oregon
Sam Adams, Mayor • Susan Anderson, Director



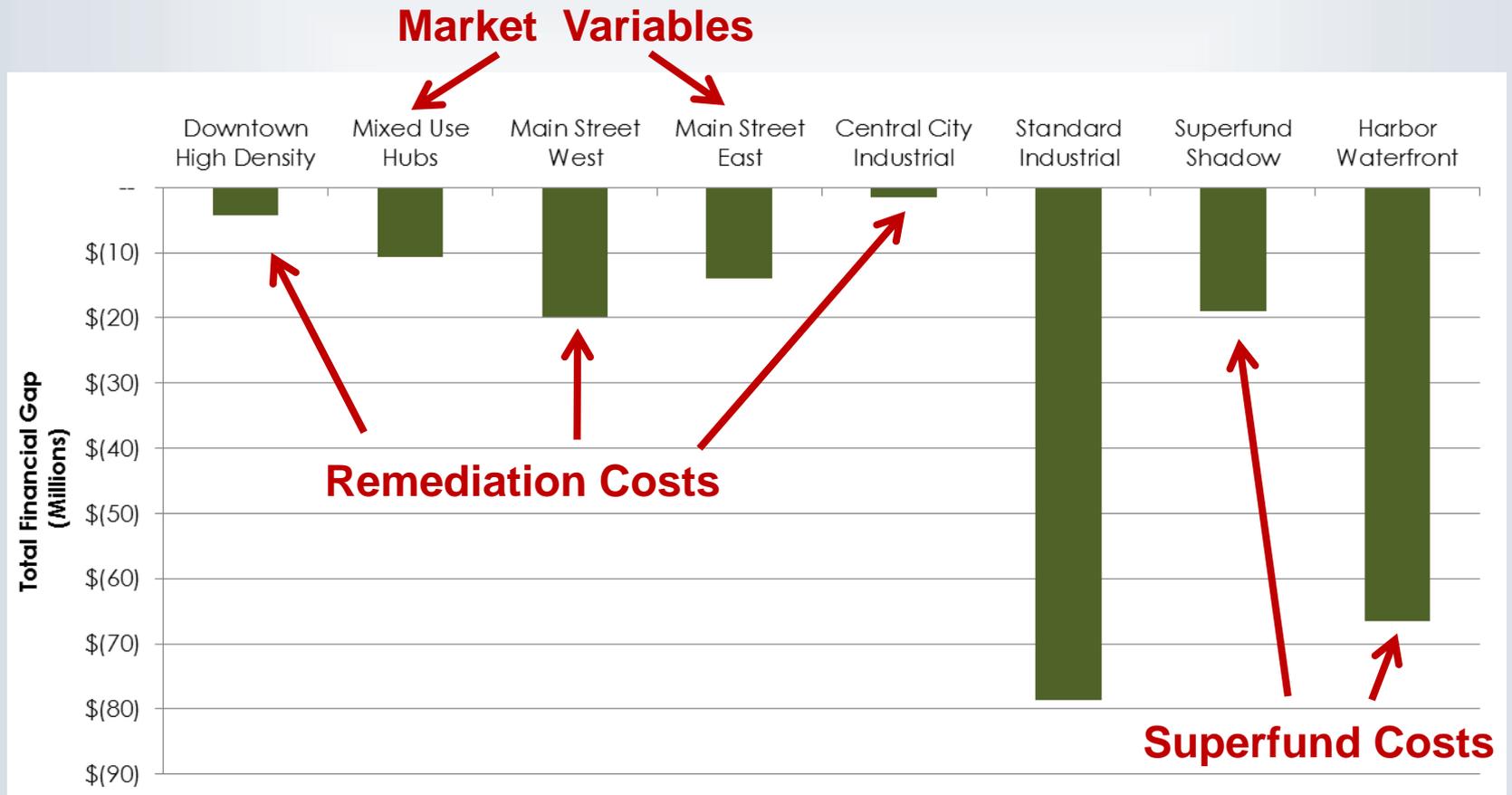
Brownfield Inventory

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

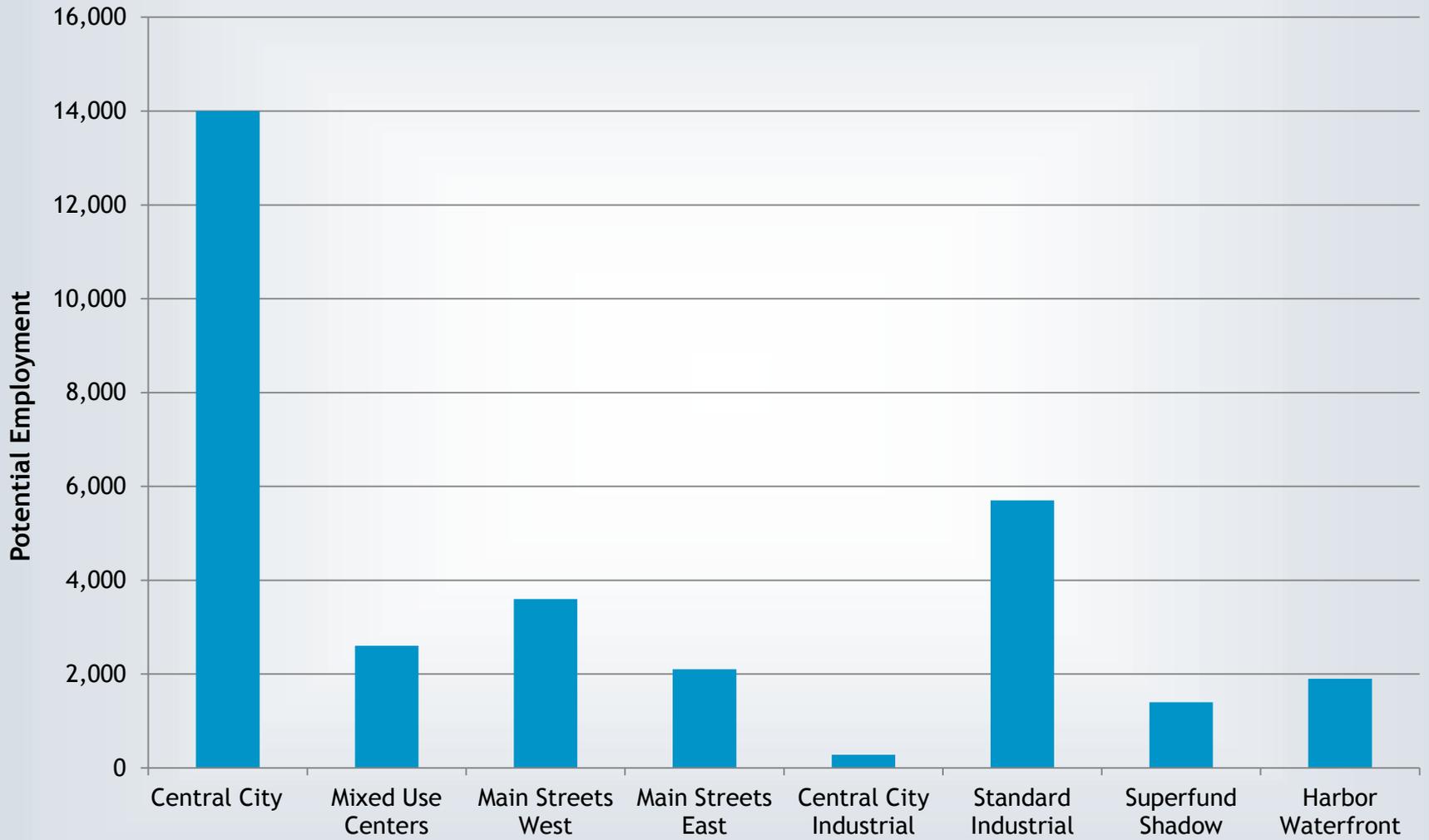
Financial Feasibility Gap



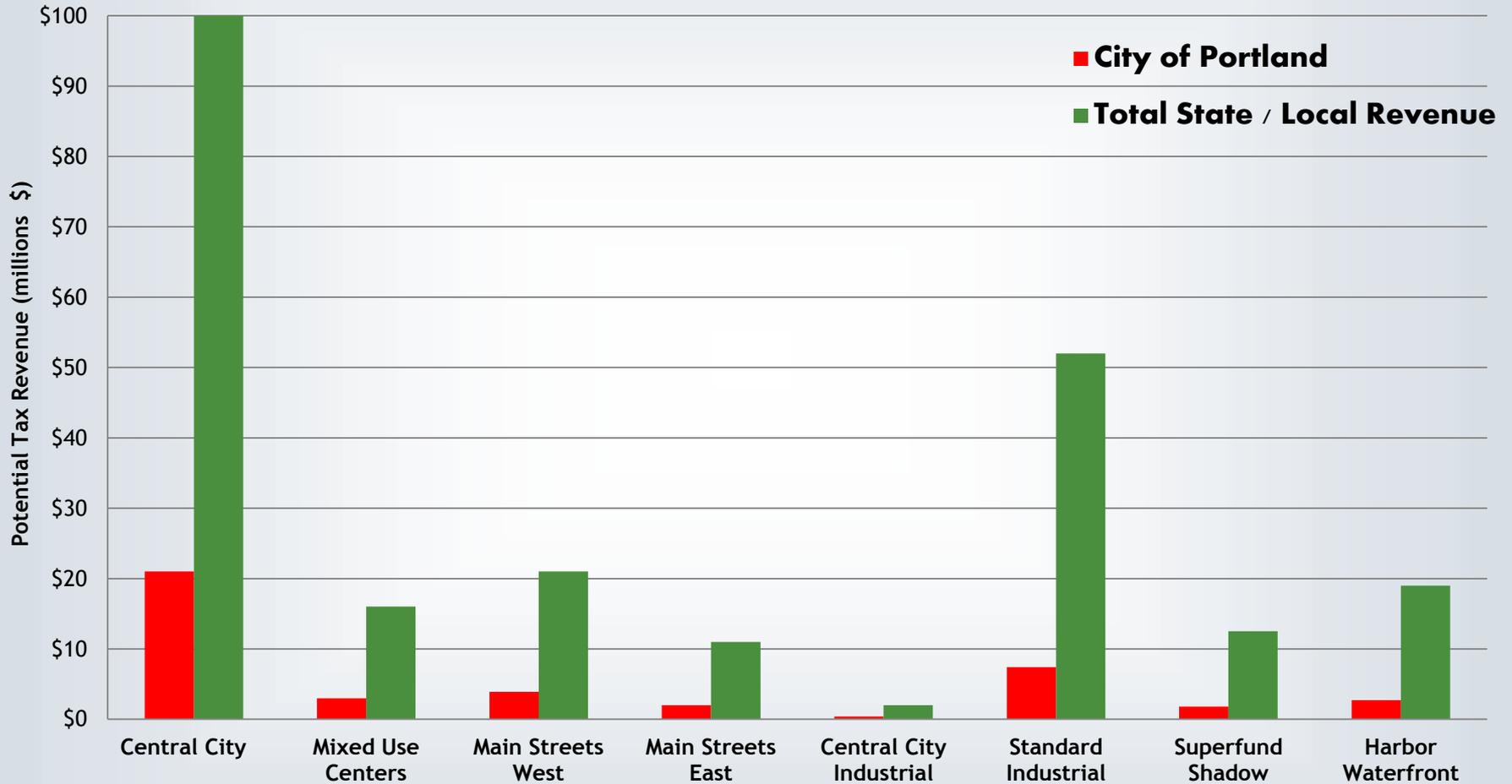
Financial Feasibility Gap



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?