

November 16, 2017

Ms. Susan Morales  
EPA Region 10  
1200 Sixth Avenue, Suite 900  
Mailstop: ECL-112  
Seattle, WA 98101

Dear Ms. Morales:

Enclosed please find the City of Beaverton's application for a \$200,000 Cleanup Grant Application for the Beaverton Activities Center (BAC) site located at 12500 SW Allen Blvd, Beaverton, OR 97005. The BAC, located in an economically distressed community, has been identified as the future site of the Beaverton Public Safety Center (PSC), an earthquake resistant police and emergency management building. Beaverton residents passed a \$35 million bond in 2016 to fund the new Public Safety Center. The PSC will be a community asset that is intended to spur additional development in the surrounding blighted area. Planning and design for the Public Safety Center building are underway and construction is expected to begin in 2019.

This cleanup application focuses on one of Beaverton's most distressed areas in need of revitalization, part of Beaverton's Allen Boulevard Corridor. The Allen Corridor suffers from higher unemployment and lower per capita income than the city as a whole. The petroleum contamination on site is already imposing health risks by penetrating groundwater and local streams. Timely action is needed now.

The implementation of this grant will be managed by the City of Beaverton with assistance from the Oregon Department of Environmental Quality (ODEQ) and EPA Brownfields staff. The following information responds to requests in the NOFA required in the cover letter:

- a. Applicant Identification: City of Beaverton, 12725 SW Millikan Way, Beaverton, OR 97076
- b. Funding Requested
  - i) Grant Type Indicate: Single Site Cleanup
  - ii) Federal Funds Requested \$200,000
  - iii) Contamination: Petroleum
- c. Location: City of Beaverton, Washington County, Oregon
- d. Property Information: Beaverton Activities Center, 12500 SW Allen Blvd, Beaverton, OR 97005, Tax Lot ID 1S121AA01700 and Tax Lot ID 1S121AA01800
- e. Contacts
  - i) Project Director: Captain Eric Oathes, (503) 526-2289, eoathes@beavertonoregon.gov, City of Beaverton, P.O. Box 4755, Beaverton, OR, 97076. The Project Director may be contacted if other information is needed.
  - ii) Chief Executive/Highest Ranking Elected Official: Mayor Denny Doyle, 503.526.2222, ddoyle@beavertonoregon.gov, 12725 SW Millikan Way, Beaverton, OR 97076.
- f. Population

i) Population for the City of Beaverton is 93,919

g. Other Factors Checklist: Attach the "Other Factors" Checklist in Appendix 3 to the Cover Letter identifying which, if any, of the items are applicable to your proposal. The "Other Factors" Checklist does not count towards the two-page limit for this section.

h. Letter from the State or Tribal Environmental Authority

For an applicant other than a state or tribal environmental authority, attach a current letter from the appropriate state or tribal environmental authority acknowledging that the applicant plans to conduct cleanup activities at one or more sites and is planning to apply for FY18 federal brownfields grant funds. Letters regarding proposals from prior years are not acceptable.

## **1. COMMUNITY NEED (16 Points)**

*This section of your proposal provides the context for your project. The needs defined in this section should provide the foundation for your later discussion of the brownfield project, planned community engagement and partnerships, and the ways the project will ultimately benefit your community.*

### **1.a Target Area and Brownfields (6 Points)**

1.a.i. Community and Target Area Descriptions (2 points)

*Include a brief description of your city, town, or geographic area to provide the proposal reviewers background on its cultural and industrial history that establishes the context for your brownfield challenges. Within this larger geographic area, identify and describe the specific target area(s) where you plan to perform site cleanup activities, such as a neighborhood, district, corridor, census tract, or other locality.*

A first-tier suburb in the Portland metro area, Beaverton is a community with a population of 93,919. Located within the Portland metropolitan area's Urban Growth Boundary, Metro (the region's Metropolitan Planning Organization) has designated Beaverton as one of seven Regional Centers that will absorb expected growth of housing and jobs in its Metro 2040 Growth Concept long-range plan. These Regional Centers will concentrate growth in dense, mixed-use, transit supportive development.

The City of Beaverton is a major hub in the local and regional economy, however, it is also an area in great need. With more than 90 different languages spoken in its school district, Beaverton is one of the most ethnically diverse cities in Oregon. Homeownership rates, particularly among minorities, are very low, while rates of rent relative to income are disproportionately high.

Beaverton is working with businesses to locate and expand existing uses on brownfields, including companies in the software development, scientific and medical device manufacturing, electronics manufacturing, and food processing sectors. Brownfield revitalization supported by the EPA Brownfields Assessment Program have made these sites more attractive for development, boosted economic development potential, increased property values and tax revenues, and protected public health and

the environment. EPA Cleanup support will build on Beaverton's sustainability strengths, including a HUD Sustainable Communities Challenge Grant to revitalize the Creekside District and Round redevelopment areas, as well as a CDC Community Transformation Grant for a new community health clinic in the Round redevelopment area that will improve medical access for low-income populations.

The City of Beaverton faces broad health disparities. Beaverton is one of a small handful of cities in Oregon that has been designated by HHS as a Medically Underserved Area, which includes neighborhoods identified as having too few primary care providers, high infant mortality, high poverty, and a high elderly population. The Census tracts that define the Medically Underserved Area, which contain the brownfield cleanup site, have historically experienced some of the highest levels of criminal activity.

As Beaverton prepares for the construction of a Public Safety Facility, site assessments identified the Beaverton Activities Center at Allen Blvd and Hall Blvd as the best location. Central to three major patrol districts, the site will enhance emergency response time and public safety services for the community. But, the site does come with challenges as a brownfield. Brownfields have produced a negative psychological impact on Beaverton's residents by delaying investment and contributing to blight. Many of these properties have disconnected downtown neighborhoods as they remained vacant or underutilized. Abandoned properties have also attracted crime, and for years new development has bypassed downtown and Allen Boulevard for undeveloped greenspace.

Beaverton secured an EPA Brownfields Assessment grant in 2013 to determine the level of contamination and resources needed to redevelop nine identified sites. These sites ranged from less than 0.5 acres to over 45 acres, include a mix of previous industrial uses, including food processing, paper milling, rubber/silicone/plastic manufacturing, electronics manufacturing, window manufacturing, battery production, carpet recycling, auto sales, and gas stations.

This cleanup application focuses on one of Beaverton's most distressed areas in need of revitalization, part of Beaverton's Allen Boulevard Corridor. The Allen Corridor suffers from higher unemployment and lower per capita income. The petroleum contamination on site is already imposing health risks by penetrating groundwater and local streams. Timely action is needed now. Beaverton wants to work closely with EPA and DEQ to build upon the community's long-term commitment to redeveloping brownfield sites for reuse, ensure a safe and healthy environment and attract investment in the city's most distressed area.

1.a.ii. Demographic Information and Indicators of Need (2 points)

*Provide and compare census-based demographic data as requested in the table below. Use additional rows or text, as needed, to include other data or information, which provide a compelling explanation for why you selected the target area(s). Responses should clearly identify sources of information used.*

Demographic data for our Target Area, the City of Beaverton, State of Oregon and United States of America are summarized below. These data demonstrate the significant level of economic and social distress within the Target Area, providing a compelling basis for Target Area Selection and project focus.

<b>Data Type</b>	<b>Target Area<sup>1</sup></b>	<b>Beaverton</b>	<b>State of Oregon</b>	<b>United States</b>
Population	5,953	93,919	3,900,343	316,127,513
Unemployment Rate	10.28%	8.70%	5.60%	8.30%
Poverty Rate	22.50%	15.40%	16.70%	15.50%
Child Poverty	33.63%	21.60%	21.70%	21.70%
% Minority Population	46.13%	39.13%	14.90%	37.80%
Median Household Income	\$48,893	\$56,882	\$50,521	\$53,889
< High School Education	16.34%	10.19%	10.50%	13.70%
Land Area (sq. mi.)	3.38	19.63	95,988.01	3,531,905.43

The City of Beaverton, like the rest of the US, has finally seen a decrease from double-digit unemployment rates over the last several years. However, the Target Area of the Allen Boulevard Corridor continues to lag behind the rest of the City, state and country in unemployment, poverty and job growth (see Target Area demographic data in table above).

As evidenced by the demographic table, the Target Area has a poverty rate 7 percentage points higher than the national average, and the median income in the Target Area is 14% less than the City of

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<sup>1</sup> The Target Area is defined by Census Tracts 310.03, 310.05, 311, and 312. All data for the Target Area are averages of Census Bureau data for each Census Tract. Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2011-2015.

Beaverton's median income. Unfortunately, the consequences of these statistics are not contained to adults in the workforce. One out of ten children in the Beaverton School District lives below the poverty line and more than 37% of students (over 13,000 children) receive free or reduced lunch benefits, an increase of 4 percentage points from the previous year. Beaverton School District's tally of 1,580 homeless students during the last school year is the highest number ever recorded in Oregon. As an area of concentrated poverty, students from the Target Area are more likely to be at risk for homelessness.

1.a.iii. Description of the Brownfields (2 points)

*Describe the brownfield property(ies) to be cleaned up under this grant, as well as its proximity to, and its adverse impact on the residents in the target area. If there are other brownfield sites nearby which may also be affecting the target area(s), provide similar information about those brownfields as well in order to give the proposal reviewers an understanding of the overall brownfields challenges being faced. Provide information about the nature and extent of your brownfield(s) such as past land uses and site activities, potentially related environmental contaminants, and current conditions. Discuss the real or perceived negative environmental impacts associated with the brownfield site(s).*

The site identified for cleanup, the Beaverton Activities Center (BAC), is located downtown in Beaverton's Allen Boulevard Corridor, an economically distressed community. The City of Beaverton has identified the BAC as the future site of the Beaverton Public Safety Center (PSC), an earthquake resistant police and emergency management building. The Public Safety Center will be a community asset that is intended to spur additional development in the surrounding blighted area. Planning and design for the Public Safety building are underway and construction is expected to begin in 2019. The Public Safety Center will consolidate police services, move existing police and emergency management facilities out of a flood zone, and help keep Beaverton residents safe for the next 30 years.

However, the PSC site is adjacent to an active Shell retail gasoline station (Bill's Shell Station) owned and operated by PacWest Energy LLC (PacWest). The site consists of the station building and dispenser islands located east of the station building. The underground storage tanks (USTs) are located on the southern portion of the site.

The Shell site has a history of petroleum contamination issues dating back to 1994 when the first release of petroleum occurred. There have been two DEQ LUST files associated with this property; the first LUST (DEQLUST File No. 34-94-0030) closed in 2004 and the second LUST (DEQ LUST File No. 34-06-0149) has been open since 2006. In both cases, the contamination was attributed to petroleum spillage as the result of an overfill and missing spill bucket, not a malfunction of the UST. All five USTs were installed in 1983 and none of the five have since been decommissioned and removed from the property.

A June 2012 report, titled *Offsite Groundwater and Soil Gas Monitoring Well Installation Report*, prepared by AECOM, entailed the installation of off-site groundwater monitoring wells on the City of Beaverton's Activity Center property. The report's analysis confirmed that the petroleum contamination (petroleum hydrocarbon compounds) from the Shell site has migrated west to the City of Beaverton's Activity Center property. According to the DEQ's assigned Project Manager for this site, Robert Hood,

Shell is liable for the contamination that has occurred on both sites and for any costs associated with the remediation work that is to be completed on both properties. However, Oregon DEQ's Off-Site Contaminant Migration Policy indicates that any activity that exacerbates the release of hazardous substances is liable for an environmental degradation that occurs. As a result, the City of Beaverton cannot proceed with any redevelopment work, including the Public Safety Center, or action that could potentially be a threat to disturbing the soil at the Beaverton Activities Center site until remediation or removal work is completed per the DEQ's approved cleanup plan. Though the timeline for this project will not allow the additional delay, negotiations continue with PacWest and Shell for acquisition and cleanup of the Shell site to remove the source of existing contamination.

Therefore, in order for the Public Safety Center project to move forward, the City of Beaverton must properly clean up the site and set up a barrier to prevent construction activity from having a negative impact on the spread of hazardous substances.

### **1.b. Welfare, Environmental, and Public Health Impacts (6 points)**

#### 1.b.i. Welfare Impacts (2 points)

*Discuss the welfare issues experienced by the target area(s). (For example: blight, safety concerns, lack of access to community services, lack of transportation services, etc.) Please provide information on the environmental and public health impacts in your community(ies).*

The area around the Beaverton Activities Center site is not just blighted, it contains some of our neediest and most vulnerable populations from a human welfare perspective. For instance, the area has a high rate of minority populations that have lower incomes and are more likely to be renters than homeowners. These sensitive populations are often living in older, substandard housing and at a higher risk of being impacted by our brownfields. They need jobs that are close to where they live, and desire a strong sense of place in the Allen Blvd. area including added businesses, greenspace, and connectivity between where they live, work, and play.

The nearby intersection of Allen Blvd & Erickson Street has the 3<sup>rd</sup> highest crash rate in Washington County. While there are existing sidewalks, the pedestrian experience is not pleasant or convenient due to the long distance between crosswalks, segments with curb tight crosswalks and driving speed. This project will create an opportunity to improve the transportation facilities in the area by adding turn lanes for vehicles and a dedicated bicycle lane. New construction jobs for the Public Safety Center will reduce combined housing and transportation costs for some of Beaverton's lowest-income residents.

The median household income of the area is \$48,893, as compared to a median income of \$56,275 for the Portland Metro area. The Allen Blvd area also has a high percentage at 51.66% of renter occupied households spending 30% or more of their income on rent. There is an urgency for affordable housing throughout the Portland metropolitan area. Shortage of affordable housing is estimated to be impacting close to 40% of the population in the region. Affordable housing is a difficult road to pave in Beaverton. Lack of buildable land and the additional costs associated with going vertical contributes to this.

This proposal is Beaverton's second request for EPA revitalization support. In 2013, the City was awarded a \$400,000 assessment grant to inventory nine brownfield sites in the community. This cleanup grant is a continuation of the 2013 grant and will allow the City to follow through on its vision to identify, assess, cleanup and reuse critical sites in our urban corridor. EPA funding will provide needed support to Beaverton's brownfields revitalization efforts and will spur significant economic development in a distressed community.

1.b.ii. Cumulative Environmental Issues (2 points)

*Excluding the brownfield site(s) discussed earlier, provide a summary (using available information) of other various cumulative environmental issues (e.g. siting of power plants, incinerators, industry, landfills, congested highways, or other sources of air, water and land pollution) or other environmental justice concerns which may be present (such as existing sources of pollution which overburden the residents within the target area).*

Downtown brownfields pose a number of risks to the community. Nine initial sites, ranging from less than 0.5 acres to over 45 acres, have been identified for brownfields revitalization in Beaverton. These sites include a mix of previous industrial uses, including food processing, paper milling, rubber/silicone/plastic manufacturing, electronics manufacturing, window manufacturing, battery production, carpet recycling, auto sales, and gas stations. Phase I assessments already conducted on these sites have identified potential hazardous materials and petroleum contamination in the soil, groundwater and surface water, including:

- 1,1-Dichloroethane (DCA): Animal studies have shown that 1,1-DCA can cause kidney disease after long-term exposure. When pregnant animals breathed a high level of the chemical, their babies grew more slowly. 1,1-DCA has also been demonstrated to cause cancer in rats.
- 1,1-Dichloroethylene (DCE): EPA regulates 1,1-DCE in drinking water to protect public health. The effects from exposure to 1,1-DCE are primarily on the central nervous system. People who drink water containing high levels of 1,1-DCE could experience problems with their liver.
- Trans-1,2-DCE: Studies have identified a range of effects associated with Trans-1,2-DCE exposure, including decreased body weight, effects on organ weights (liver, kidney, thymus, and lung), changes in liver function, and decreases in hematological parameters.
- Methyl Ethyl Ketone (MEK): Studies of animals that have breathed or swallowed high levels of MEK have shown serious health effects, including birth defects, fainting and death. Animals that drank water with low levels of MEK for a short time had mild kidney damage.
- Dichloromethane (DCM): Short-term DCM inhalation can cause decreased visual, auditory and motor functions. Long-term DCM exposure can lead to central nervous system damage. Animal studies have shown increases in liver, pancreas and lung cancer following DCM inhalation.
- Polychlorinated Biphenyl (PCB): PCBs can cause cancer, as well as other adverse health effects on the immune system, reproductive system, nervous system, and endocrine system. Maternal exposure occurring prior to pregnancy can result in brain damage to the developing fetus. Pentachlorophenol (PCP): Short-term exposure to high levels of PCP can cause harmful effects on the liver, kidneys, blood, lungs, nervous system, immune system, and gastrointestinal tract. Long-term exposure to low levels of

PCP can cause damage to the liver, kidneys, blood, and nervous system. PCP is also associated with carcinogenic, renal and neurological effects.

- Perchloroethylene (PERC): Short-term exposure to high levels of PERC causes dizziness, sleepiness, confusion, headache, and eye, nose and throat irritation. Exposure to high PERC levels for a short time can be deadly. PERC is classified as a carcinogen. Studies have also shown that PERC exposure increases the risk of developing Parkinson's disease.
- Trichloroethylene (TCE): EPA identifies TCE as a human carcinogen. TCE exposure affects the central nervous system, immune system, secretion system, organs such as the liver and kidney, and fetal development. Sensitive populations, including children, and those with certain diseases (e.g., diabetes) or lifestyle factors (e.g., alcohol consumption), are more at risk to TCE exposure.
- Polycyclic Aromatic Hydrocarbons (PAH): High prenatal exposure to PAH is associated with lower IQ and childhood asthma. PAH exposure during pregnancy is related to adverse birth outcomes, including low birth weight, premature delivery and heart malformations. Cord blood of babies exposed to PAH pollution has been linked to cancer.
- Cadmium: Long-term exposure to low levels of cadmium may cause kidney disease. Other long-term effects are lung damage and fragile bones. Animal studies have shown that cadmium can cause high blood pressure, iron-poor blood, liver disease, and nerve or brain damage. Cadmium may also cause cancer.
- Chromium: While chromium is an essential nutrient, too much chromium can cause health problems, including skin rashes, upset stomachs and ulcers, respiratory problems, weakened immune systems, kidney and liver damage, alteration of genetic material, lung cancer, and death.
- Copper: Copper is vital to the health of all living things. However, excess copper intake causes stomach upset, nausea and diarrhea and can lead to tissue injury and disease.
- Lead: Lead interferes with a variety of body processes and is toxic to many organs and tissues, including the heart, bones, intestines, kidneys, and reproductive and nervous systems. Lead poisoning is the leading environmentally induced illness in children. At greatest risk are children under the age of six because they are undergoing rapid neurological and physical development.
- Nickel: Studies show that eating or drinking high levels of nickel can produce lung disease in dogs and rats and affect the stomach, blood, liver, kidneys, and immune system in rats and mice, as well as their reproduction and development.
- Zinc: The short-term effects of ingesting high levels of zinc include stomach cramps, nausea and vomiting. Taken longer, zinc can cause anemia and decrease the levels of good cholesterol. Studies have also shown that rats fed large amounts of zinc became infertile.
- Diesel Fuel and Other Petroleum Hydrocarbons: Petroleum contains a number of toxic compounds, including solvents such as benzene, toluene and xylene, and additives such as ethylene dibromide and organic lead compounds. EPA has classified benzene as known human carcinogen. Studies have also found ethylene dibromide to cause cancer in laboratory animals.

The existence of these contaminants at the 9 initial sites targeted for Phase II assessments pose significant health concerns. Many of the hazardous substances identified have been designated by EPA as priority pollutants. As such, they are highly carcinogenic, mutagenic and teratogenic.

Beaverton actively engaged the community before, during and after the 5 environmental assessments completed at downtown sites. These sites include auto repair shops and retailers, properties impacted by contamination from gas stations, and former industrial properties. Environmental contamination at all of these sites, and others like them, would threaten the low-income areas of the Vose, Highland and Central Beaverton neighborhoods. Pregnant women and children are particularly at risk.

Oregon DEQ monitors for certain air quality pollutants, specifically fine particulate matter, also known as PM2.5 throughout the Portland Metro region<sup>2</sup>. Recent monitoring data has shown high particulate levels at the DEQ air monitor located in Hillsboro, Beaverton’s neighboring city. While the region is not currently over the federal health standard for PM2.5, it is getting close and poor air quality could result in adverse health and economic impacts to the region and beyond.

PM2.5 is a mixture of extremely small particles and liquid droplets found in the air. PM2.5 can be inhaled deep into the lungs and can lodge there for weeks and months, aggravating asthma, heart disease, and other respiratory and heart conditions. The primary source of PM2.5 is from woodstoves, although cars, backyard burning, industry, and commercial activities can also contribute to PM2.5 levels. More specific poor air quality in our Allen Blvd. target area is documented by the US EPA’s Environmental Justice Screen (EJScreen) Tool (see table below).

Environmental Indicators	State Percentile	EPA Region 10 Percentile	US Percentile
Air Particulates (PM 2.5 in ug/m3)	90	94	77
NATA Diesel Particulate Matter (ug/m3)	76	60-700th	70-80th
NATA Air Toxics Cancer Risk (risk per MM)	76	70-80th	70-80th
NATA Respiratory Hazard Index	72	80-90th	95-100th
Traffic Proximity and Volume	77	78	76
Wastewater Discharge Indicator	86	80	69

1 mile Ring Centered at 45.475536,-122.805951, OREGON, EPA Region 10  
 Data obtained using EJScreen (<http://www.epa.gov/ejscreen>) on 10/30/17.

1.b.iii. Cumulative Public Health Impacts (2 points)

- Discuss the public health impacts from cumulative sources, including brownfield site(s) discussed earlier.
- Provide information describing the threats to sensitive populations who are potentially subject to environmental exposures, including exposures from brownfields. (Please refer to FAQs for information on sensitive populations at [www.epa.gov/sites/production/files/2017-07/documents/fy18-arc-faqs.pdf](http://www.epa.gov/sites/production/files/2017-07/documents/fy18-arc-faqs.pdf).)

<sup>2</sup> <http://www.oregon.gov/deq/aq/Pages/AQ-Washington-County.aspx>

Communities with many brownfields tend to have a multitude of public health issues. Common public health issues include 1) increased potential for exposures to harmful chemicals sourced from brownfields, 2) increased crime rates associated with mental illness and substance abuse derived from feelings of hopelessness to which brownfields/blight are contributing factors, and 3) poor air quality resulting from climatic conditions and exacerbated by particulate material sourced from brownfields leading to elevated blood levels, asthma prevalence, etc.<sup>3</sup>

The City faces broad health disparities. Beaverton is one of a small handful of cities in Oregon that has been designated by HHS as a Medically Underserved Area, which includes neighborhoods identified as having too few primary care providers, high infant mortality, high poverty, and a high elderly population.

Public health challenges disproportionately impact sensitive populations, including children, the elderly, and the poor. The brownfield in the Target Area is a large part of this equation. For example, the Beaverton Activities Center brownfield is situated in between a nearby a preschool/daycare center and a preschool - 8th grade private school. This brownfield may be directly impacting public health through exposure of residents to contaminants sourced from this site.

Environmental contamination also poses a risk to aquatic life in Beaverton Creek and other area waterways. Cleaning up brownfields near the creek will safeguard fish and fowl, and protect vulnerable populations in Beaverton who utilize Beaverton Creek to provide food for their tables.

Washington County, where Beaverton is located, also suffers from other environmental and health issues. Twelve percent of Washington County's population is considered to be in poor or fair health, compared to 10% nationally. Oregon DEQ monitors for certain air quality pollutants, specifically fine particulate matter, also known as PM2.5 throughout the Portland Metro region<sup>4</sup>. Recent monitoring data has shown high particulate levels at the DEQ air monitor located in nearby Hillsboro. While the region is not currently over the federal health standard for PM2.5, it is getting close and poor air quality could result in adverse health and economic impacts to the region and beyond. Approximately 14% of Washington County's population does not carry health insurance.

### **1.c. Financial Need (4 points)**

#### 1.c.i. Economic Conditions (2 points)

*Describe why you, as the applicant, need this funding and are unable to draw on other sources of funding. Explain how a small population, low income, or other factors of the target area prevent you from funding this work. Describe how local economic conditions may have been made worse due to industrial decline, plant closures, natural disasters, or other significant economic disruptions.*

The City is limited in its ability to remediate the property without EPA's assistance. The EPA Cleanup Grant would support a more thorough cleanup of the site and contribute to a more community-facing

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<sup>3</sup> An Indicator Framework to Measure Effect of Brownfields Redevelopment on Public Health: ATSDR, July/August 2013

<sup>4</sup> <http://www.oregon.gov/deq/ag/Pages/AQ-Washington-County.aspx>

development, improving walkability in the corridor and the integration of the Beaverton Police Department in the community.

Oregon's property tax structure caps tax payments and rate increases, eliminating the ability of local taxing authorities to perform periodic reassessments. As a result of this and other revenue shortfalls, Beaverton is less able to respond in a timely manner to many community concerns. Unemployment rates in the public and private sectors within the Target Area remain higher than in the state and nation. Unemployment in the area can largely be attributed to losses in the construction, manufacturing, retail, and tourism industries.

Beaverton's manufacturing sector has seen a steady decline. Approximately 26% of Beaverton's workforce was employed in manufacturing in 1980, compared to just over 10% in 2009. The recession further increased industrial and commercial vacancies. Vacancy rates for industrial and office space in Beaverton are above metro-wide averages. A critical first step in attracting business was Enterprise Zone designation for Beaverton's industrial core. Enterprise Zone designation enables the City to provide tax relief for up to 5 years to eligible businesses. However, while tax abatement provides an attractive incentive for businesses to locate and expand in Beaverton, the threat of environmental contamination on many prime sites poses an additional hurdle. In addition, Beaverton residents are impacted by the regional trend in the recovery of low-wage and high-wage jobs following the recession, but little return in middle-wage and family-wage employment. The Public Safety Center will create new workforce investment opportunities in this high unemployment target area.

With more than 90 different languages spoken in its schools, Beaverton is one of the most ethnically diverse cities in Oregon. The City has Hispanic, Asian and Black populations significantly higher than the state average. Washington County is also Oregon's most ethnically diverse county. Brownfields revitalization will be targeted at the City's most ethnically dense neighborhoods, and conducted in partnership with community organizations to ensure equitable development.

Beaverton households are somewhat smaller in size and more likely to be renters than is the case for the metro region as a whole. Incomes are below comparable regional figures. Brownfields cleanup downtown will particularly benefit the low-income Vose, Highland and Central Beaverton neighborhoods. More than 50% of households in these communities have incomes below 80% (\$45,020) of the median income of the metro area (\$56,275). Creating jobs near Beaverton's lowest-income residents will reduce combined housing and transportation costs, and the cleanup of this property will improve health and safety for nearby residents.

1.c.ii. Economic Effects of Brownfields (2 points)

*Describe the key economic effects of the brownfield sites(s) discussed earlier on the target area(s) (e.g. reduced tax base, lost business opportunities, depressed property values, burden on municipal services, etc.). To the extent that this discussion may include quantitative estimates and statistics, clearly cite the sources of such data.*

The presence of the Shell gas station and adjacent contaminated sites, including the Beaverton Activities Center, has had a significant impact on Beaverton in a number of ways which have drastically and negatively impacted the area. Allen Blvd has a high number of code enforcement cases due to un-kept property, graffiti, trash, and abandoned vehicles. The natural response to these issues was that area property owners deferred investments in their own properties and the neighborhood around it took on a run-down appearance. This pushed away new potential residents looking for well-kept housing opportunities. These conditions had a net negative impact for Beaverton because property values fell resulting in lower rents, and property investment stalled, resulting in reassessment and abatement requests and lower taxes collected. The unrealized taxes from this trend has slowed the City's investments in transportation and other improvements in the area. Allen Blvd has a concentration of small businesses, primarily minority-owned. We want to support and preserve the district's identity as welcoming and inclusive to all. Efforts are being made to mitigate displacement of existing businesses with public investments in storefront improvement grants, business incubators, and business mentorship programs. The cleanup effort as part of the construction of the Public Safety Center will help to kick start the revitalization effort of the area.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (30 points)**

*This section of your proposal describes your project and how it will be implemented. This section should demonstrate the feasibility of the project you will fund with this grant and the extent to which the grant will stimulate the availability of other funds for additional cleanup, the subsequent reuse of the brownfield site(s), and revitalization of the target area(s). Refer to Section VI.D., Brownfields Programmatic Requirements, for EPA's expectations of projects funded with Brownfields Cleanup Grants.*

### **2.a. Project Description (15 points)**

#### **2.a.i. Existing Conditions (2 points)**

*Describe the existing conditions of the subject property(ies), including the extent of contamination, current uses, and any buildings or structures on the site(s).*

The Public Safety Center will be built at the existing site of the Beaverton Activities Center (BAC), which is a city-owned property at the corner of SW Hall Blvd. and SW Allen Blvd. Contamination from the adjacent Shell gas station has reached the groundwater and has migrated west to the BAC. The BAC is confirmed to have petroleum contamination at the groundwater level on site. There are also vapor concerns at the site. Shell (one of the partners in the PacWest joint venture) has hired AECOM to be their consultant for monitoring both sites' contamination and to craft a remediation strategy.

The migration of contamination from the Shell site to the BAC site will affect any redevelopment effort that is planned on the city's property. Thus, any plans for the Public Safety Center cannot proceed until contamination levels meet DEQ standards.

The Beaverton Activities Center will remain open and operational through Dec. 2017 for public meeting use only. The city worked with Beaverton Activities Center tenants to find new locations for services currently being offered at the site. In July 2017, a presentation on this progress, including relocation of the Beaverton Police Activities League (PAL), was presented to City Council.

The outcomes of the construction plan are to facilitate significant re-investment in the existing nearby area with the Allen Blvd revitalization. This includes enhancing pedestrian and bicycle paths for improved safety, traffic calming, and greenspace.

2.a.ii. Proposed Cleanup Plan (8 points)

*Describe the proposed cleanup plan(s) and cleanup methods that are being considered for each site, such as contaminated soil removal, treatment, or containment. Note: This description can use the same language as submitted in the draft ABCA attachment or attachments, if applying for multiple sites.*

Remediation of the Beaverton Activities Center site will be consistent with the Analysis of Brownfields Cleanup Alternatives (ABCA) and consist of the excavation and proper disposal of petroleum contaminated soils that are required to be removed as part of the installation of new utilities and building foundations. The remaining residual contaminated soil will be remediated by the installation of an engineered barrier consisting of a mix of a soil, pavement, and concrete cover systems. Each remediation option will utilize standard construction techniques and can be implemented in a relatively short timeframe.

During construction, engineering controls will be utilized including dust suppression during excavation activities and the use of temporary fencing to protect the public during construction activities. Once remediation is completed, institutional controls will be placed through the use of Oregon's Uniform Environmental Covenant Act. A deed restriction will be implemented to prohibit the disturbance of the soil cover, the excavation of contaminated soil, and the extraction of groundwater from the Site. These restrictions will be documented through the Oregon DEQ Voluntary Cleanup Program, the state's voluntary cleanup program.

2.a.iii. Alignment with Revitalization Plans (5 points)

*Describe the overall project that will be funded by this grant, how it aligns with the target area's land use and revitalization plans, and how you will incorporate equitable development, sustainable practices, or environmental justice approaches as described in Section I.E. of these guidelines.*

*Describe the redevelopment strategy(ies), or projected redevelopment, of the subject property(ies), including specific redevelopment plans which are already in place. Also discuss how you will make use of existing infrastructure (water, sewer, transportation, etc.).*

Adopted in 2010 and updated in 2016, the Beaverton *Community Vision* is the product of the most extensive public engagement process ever undertaken in the city. More than 5,000 citizens shared their aspirations for the future (in 6 languages) through events, surveys, forums, and other venues. More than 100 community priorities comprise the plan, which 60 community organizations are helping to implement. A key priority of the *Community Vision* was the development of strategies that clarify Beaverton's role in an evolving economy, and take steps to create the infrastructure, workforce training and recruitment approaches necessary for success. In 2011, following additional public input and feedback, Beaverton adopted its *Civic Plan*, which operationalizes the *Community Vision* and establishes

clear actions to realize the City's goals. The revitalization of downtown Beaverton and the rebirth of advanced manufacturing are core components of that plan.

In 2011, Beaverton took the first of four steps necessary to actualize its downtown redevelopment ambitions when voters approved the establishment of a 997-acre urban renewal district. Urban renewal will use the difference in property tax revenue between a March 2012 base assessed value and projected rising values to fund essential improvements. Over the next 30 years, a series of bonds based on this tax increment (as much as \$150 million) will be issued to fund specific projects, including infrastructure such as streets, roadway improvements, sidewalks, utilities, public spaces, and plazas. These improvements will address declining areas, provide incentives to attract private business and housing, address traffic flow and public safety, and support private investment in the area. Using tax increment financing, the bonds will be paid back as tax revenues increased.

The second step of Beaverton's revitalization strategy occurred when it was awarded a \$1 million HUD Sustainable Communities Challenge Grant in 2011. The grant will support the implementation of the Beaverton Creekside District Master Plan. At just over 24 acres, the Creekside District is a small area located at the confluence of Beaverton's three creeks. Redevelopment of underutilized properties in the Creekside District, in conjunction with rehabilitation of the creek, integration of the area's energy and transportation systems, and establishment of a long-term housing strategy, will create a vibrant mixed-use center. The City is using the Challenge Grant to integrate affordable housing with efficient transportation, green infrastructure and public amenities.

The third critical step in Beaverton's road to community revitalization was the State's designation of a 1.55 square mile industrial core that surrounds and encompasses the Creekside District as an Enterprise Zone in 2012. The Public Safety Center brownfield site targeted with this grant coincides with the Enterprise Zone. Enterprise Zone designation enables Beaverton to provide property tax abatement to industries interested in locating or expanding in the city. This tool is already starting to pay off. In November 2012, Vernier Software & Technology, a Beaverton-based software manufacturer, committed to invest \$2.8 million to expand its current facility within the Enterprise Zone. Beaverton will achieve more success as the PSC and other brownfield site uncertainty can be removed.

The fourth important step that Beaverton is embarked upon was being awarded the Brownfield Assessment grant in 2013. Beaverton identified 9 initial properties where Phase I assessments had been conducted. These sites, located on or near light rail, represent prime redevelopment opportunities, and can help the City attract businesses that build upon its strengths in software development, scientific and medical device manufacturing, electronics manufacturing, and food processing. Beaverton has been and is still working with neighborhood associations, non-profit groups, businesses, and other stakeholders to target its EPA Brownfields funding to the assessment of properties that will provide the greatest community benefits. Evaluation criteria that was used to select appropriate properties for assessment resources included: removal of health hazards; ability to create quality jobs for neighborhood residents; capacity to build upon Beaverton's economic strengths, particularly advanced manufacturing; and potential to leverage other federal and state revitalization resources.

The Public Safety Center is one of the first properties ready for cleanup and redevelopment. The current police facility has become inadequate for the needs of police and emergency management personnel. As a converted office space, it was not designed with the security features required for public-safety facilities including earthquake resiliency. The current location also sits below the floodplain.

Passed by Beaverton voters in 2016, the \$35 million bond to construct the 90,000 square-foot Public Safety Center will position public safety resources in the middle of three service districts for enhanced response. The building will be more earthquake-resistant, flexible for future growth of the workforce, and welcoming and safe for the community than current facilities. If successful in our grant request, the City sees the Public Safety Center as an anchor to future development in the area. The PSC will serve as a safe and attractive facility that will bring more than 300 employees per day to the area. This will spur new restaurants and shops to open up in the area and encourage existing businesses to reinvest in their facilities and locations.

## **2.b. Task Descriptions and Budget Table (10 points)**

### **2.b.i. Task Descriptions (7 points)**

*List the tasks required to implement the proposed project, distinguishing between the work you and your contractors will be performing under each grant-funded task.*

*Describe and enumerate specific outputs from the project, which may include, but are not limited to, cleanup plans, community involvement plans, final Analysis of Brownfields Cleanup Alternative documents, administrative records, and cleanup completion report or letter. (Refer to Section I.D.1. for an explanation of outputs.)*

*Provide a cost estimate for each grant-funded task. Describe the basis for how each line item cost estimate was developed under each budget category shown in the table below. Applicants requesting hazardous substances and petroleum funding in the same proposal must distinguish hazardous substances related tasks from petroleum related tasks.*

*Where appropriate, present unit costs and quantify work products (e.g., Contractual Costs: five tank pulls at a cost of \$13,000 per tank for a total of \$65,000). Explain all costs, especially those costs that appear to be atypical (i.e., unusually high or low).*

*Discuss the specific activities and tasks that will be covered by the cost share. Cost share activities must be eligible activities under the grant. (Note: The cost share is calculated as 20 percent of the total federal cleanup funds requested.) Do not include tasks for activities that are ineligible uses of funds under EPA's Cleanup Grant (e.g., land acquisition; building demolition that is not necessary to clean up contamination at the site; or administrative costs, such as indirect costs). Please refer to the Brownfields FAQs at [www.epa.gov/sites/production/files/2017-07/documents/fy18-arc-faqs.pdf](http://www.epa.gov/sites/production/files/2017-07/documents/fy18-arc-faqs.pdf) for additional examples of ineligible uses of funds. For questions not covered by the FAQs, contact your Regional Brownfields Contact listed in Section VII.*

The scope of work for the project has been organized into four tasks.

#### Task I - Cooperative Agreement Oversight / Engineering:

This task includes costs for the planning, engineering, design, bidding, and oversight of cleanup activities as well as programmatic management of the grant and attendance at the EPA National Brownfields Conference. This budget is further broken down as follows:

1. \$1,000 for programmatic management of the grant including quarterly reports, and ACRES updates (14 hours at \$70 per hour staff)
2. \$1,000 for travel to the EPA Brownfields Conference
3. \$15,000 for planning, engineering, design, and bidding (150 hours at \$100 per hour QEP)
4. \$15,000 for on-site oversight and documentation (150 hours at \$100 per hour QEP)

It is estimated that Beaverton will provide grant management oversight and contractor coordination as an in-kind service at an estimated amount of \$7,000 (100 hours at \$70 per hour). Outputs for this include EPA Quarterly reports, quarterly ACRES updates, engineering bidding documents, and cleanup oversight field reports.

#### Task II - Public Meetings and Community Involvement:

Using its 2013 EPA Brownfield Assessment Grant, the City has already taken significant steps to engage the community. Beaverton has engaged residents, businesses and other stakeholders to discuss brownfields revitalization opportunities. Participants helped the City decide how and where to deploy EPA Assessment resources. Engaged citizens were involved in determining reuse options at the sites, including the Beaverton Activities Center. Beaverton connected with the community through public meetings, neighborhood association gatherings, church groups, speaker's bureaus, newsletter mailings, web sites, social media, and other communication vehicles. The City established a Community Engagement Team that includes representatives of the affected parties, including residents and business leaders. City staff, including the Public Information Program, and its environmental consultants managed the engagement process. EPA funds were used to produce brownfields educational information for residents, community groups, property owners, and businesses. Funding was also included to support limited meeting expenses such as promotional materials, facility costs and audio-visual equipment rentals. In a separate public engagement effort, the site of the future Public Safety Center was selected through a public process that incorporated community input and comments.

This task includes development of a Community Relations Plan and finalizing the Analysis of Brownfields Cleanup Alternatives / Remedial Action Plan (ABCA/RAP), submitting the quality assurance project plan (QAPP), and submitting a VRAP application and work plan. In addition, this task involves the public involvement activities described in **Section 3.a**. This task estimates the following:

1. \$3,000 for Beaverton personnel to prepare the Community Relations Plan, advertise and attend public meetings (42.5 hours at \$70 per hour)
2. \$9,000 for consultant time to finalize the ABCA/RAP and review the Community Relations Plan, prepare the QAPP and update VRAP documents, assist in the community outreach portion, and participate at the public meetings (90 hours at \$100/hour)
3. \$1,000 in supplies that will comprise newspaper advertising and presentation materials.

The City will provide substantial support for the Community Relations Plan and community outreach support outside of the public meetings through the Public Information Office as an in-kind service at an estimated amount of \$3,500 (50 hours at \$70 per hour).. Outputs for this task include the Community Relations Plan, ABCA/RAP, updated VRAP No Action Assurance Letter, handouts during public meetings, and meeting minutes.

#### Task III - Cleanup Activities:

This task includes contractor costs for soil removal and capping of remaining residual contaminated soil at the Site. This budget allocates all costs to contractual items to complete remediation activities at the Site and is further broken down as follows:

1. Approximately \$30,000 for the removal and disposal of contaminated soils
2. Approximately \$120,000 for the installation of the engineered soil, concrete and asphalt cover system.

Outputs for this task will include engineering oversight field reports that will be submitted to the Oregon DEQ for approval, and bills of lading and/or waste manifests.

#### Task IV - Coordination and Final Reporting:

Upon grant award, the Beaverton project team will develop a detailed work plan with clear milestones, including performance measures to track outputs and outcomes. Expected outputs of the project will include: site cleanup plan, community involvement plan and implementation strategy, final Analysis of Brownfields Cleanup Alternative documents, administrative records, and cleanup completion report in collaboration with Oregon DEQ.

The project team will also measure the following outcomes: number of jobs created; dollars leveraged; tax incentives utilized; acres redeveloped; health impacts avoided; increased accessibility; reduced transportation costs for low-income residents; green infrastructure created; and materials recycled.

A simple-to-read matrix will be developed that presents all project outputs and outcomes. Beaverton will work with businesses and the community at-large to collect relevant data through surveys, interviews, face-to-face meetings, and other research. The designated project manager will provide monthly reports to the Director of Community and Economic Development on project progress, as well as quarterly reports to EPA. Beaverton will also use the ACRES tool to report project progress, and promote the results publicly.

This task includes consultant costs for ongoing coordination with the EPA Brownfields Program and the Oregon DEQ. Subtasks will include communications, submission of status reports, and a remediation summary report. This task estimates \$5,000 for consultant time for preparing the remediation summary report (50 hours at \$100 per hour). Beaverton will provide coordination and communications with the EPA and DEQ as an in-kind service at an estimated amount of \$3,500 (50 hours at \$70 per hour). Outputs include the remediation summary report as well as a Certificate of Completion from the Oregon DEQ.

2.b.ii. Budget Table (3 points)

The table format below can be used to present how you plan to allocate EPA grant funds to the specific tasks described above. Specify the costs by budget category. **INCLUDE ONLY EPA GRANT FUNDS AND REQUIRED COST SHARE IN THIS TABLE.** Activities not supported by the grant (e.g. in-kind contributions) should not be included in the budget table.

<b>Budget Categories</b>	<b>Task 1 - Cooperative Agreement Oversight / Engineering</b>	<b>Task 2 - Public Meetings and Community Involvement</b>	<b>Task 3 - Cleanup Activities</b>	<b>Task 4 - Coordination and Final Reporting</b>	<b>Totals</b>
Personnel	\$1,000	\$3,000	\$0	\$0	<b>\$4,000</b>
Fringe Benefits	\$0	\$0	\$0	\$0	<b>\$0</b>
Travel	\$1,000	\$0	\$0	\$0	<b>\$1,000</b>
Equipment	\$0	\$0	\$0	\$0	<b>\$0</b>
Supplies	\$0	\$1,000	\$0	\$0	<b>\$1,000</b>
Contractual	\$30,000	\$9,000	\$150,000	\$5,000	<b>\$194,000</b>
<b>Total Federal Funding</b>	\$32,000	\$10,000	\$150,000	\$5,000	<b>\$200,000</b>
<b>Cost Share</b>	\$7,000	\$3,500	\$26,000	\$3,500	<b>\$40,000</b>
<b>Total Budget</b>					

Note: Task 2 Public Meetings and Community Involvement will be conducted by City Public Information Program staff. Allen Blvd planning activities to improve the district will also address the brownfield cleanup at the Public Safety Facility site.

**2.c. Ability to Leverage (5 points)**

List other sources of funding or resources that you have, or may be seeking, to leverage to ensure for each site:

1. the success of this grant (if any additional work or services are necessary to carry out the project, such as in-kind staff hours, during the 3-year period of performance); and
2. the revitalization of the property to be cleaned up with this funding (e.g., additional cleanup, demolition, and redevelopment activities).

Attach documentation that substantiate secured commitments of leveraged funding.

<b>Funds to Leverage/Source</b>	<b>How Funding Will Be Used</b>	<b>Amount (\$)</b>	<b>Status (documentation)</b>
<b>Two (2) EPA Brownfields Cleanup Grants (Lots x and x).</b>	Will fund the removal and proper disposal of petroleum contamination and installation of an engineered barrier	\$400,000	Application underway
<b>City of Beaverton</b>	Design, planning and construction of the 90,000 sq ft facility	\$35,000,000	Bond approved by voters and City Council- documentation attached
<b>Business Oregon Brownfields Redevelopment Program</b>	Assist in funding the removal and proper disposal of petroleum contamination and installation of an engineered barrier	Up to \$60,000 grant or greater for revolving loan fund resources	Application underway

An EPA Brownfields Cleanup grant will leverage several existing sources of federal, state, local and private sector funding, as well as help the City attract future investment into its downtown revitalization activities. Current resources that EPA funding will leverage include:

- Public Safety Center Bond: In 2016, Beaverton voters approved a \$35 million bond to construct the 90,000 square foot public safety center. The measure will not increase residents’ bond tax rate as it replaces the Beaverton library construction bond.
- Community Transformation Grant: Beaverton is using a \$1.6 million CDC Community Transformation Grant to improve health equity in the low-income Vose, Denney Whitford/Raleigh West and Central Beaverton neighborhoods – all within or near the targeted

brownfield area. The grant funded the Beaverton Community Health Partnership, an innovative, City-facilitated consortium of diverse health care providers that seeks to reduce chronic diseases, promote healthier lifestyles, eliminate health disparities, and control healthcare spending in a Medically Underserved Area of the community.

- Oregon Solutions: Improving health near Beaverton's industrial core also supports Beaverton's designation as an "Oregon Solutions" model. Former Governor John Kitzhaber recognized the Beaverton Community Health Partnership as an innovative health equity project. Brownfields cleanup will further improve the health and wellness of Beaverton's low-income neighborhoods.

EPA funding will also help the City to unlock several future leveraging opportunities, including:

- Smart Growth Technical Assistance: The City is seeking technical assistance from EPA's Building Blocks for Sustainable Communities program to help identify and deploy streetscape and urban development approaches that incorporate green infrastructure and other innovative technologies to minimize stormwater runoff to the Beaverton Creek.[DT7]
- Targeted Brownfields Assessments: Beaverton will continue to work with EPA Region 10 to pursue additional resources and support for brownfields assessments.
- Job Training Grant: Beaverton already works closely with local workforce development partners and manages a Workforce Training Assistance Program where eligible businesses may apply for up to 50% of employee training costs. To further this effort, Beaverton will work with local non-profits and Portland Community College to pursue EPA Environmental Workforce Development and Job Training resources in 2018 to provide opportunities for residents in area neighborhoods to develop skills in the environmental field.
- Business Oregon Brownfields RLFs: Beaverton is exploring opportunities to tap into two sources of brownfield cleanup funding from Business Oregon, the state's economic development agency: the Oregon Brownfields Redevelopment Fund, funded by proceeds from the sale of state revenue bonds; and the Oregon Coalition Brownfields Cleanup Fund, capitalized through a revolving loan grant from EPA.
- Cleanup Grant: Upon project completion, Beaverton will determine if it should acquire any additional properties and seek EPA Cleanup funds to help remediate and return those sites to reuse.
- Sustainable Transportation Grants: Beaverton plans to pursue other project funding from USDOT and the Oregon Department of Transportation, under the Transportation Alternatives program to help develop Complete Streets and promote walkability in the project area.
- Green Reserve Funding: Beaverton is working with Oregon Department of Environmental Quality to secure EPA Clean Water Revolving Loan Fund resources to implement green infrastructure improvements downtown.
- CDBG: The City uses CDBG funds to support housing rehabilitation, homeownership, infrastructure development, public facility development, economic development, and public services activities. Future CDBG investment will support EPA Brownfields funding downtown.
- Foundations: Beaverton is also pursuing funding from foundations to improve the quality of life in low-income communities downtown, including Wells Fargo and the National Fish and Wildlife Foundation's Environmental Solutions for Communities grants, and the Funders' Network for Smart Growth and Livable Communities' Local Sustainability Matching Fund.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS (20 points)**

*This section of your proposal explains how your proposed community engagement plan will meet the needs of the community in the target area identified in the Community Need (Section IV.C.3.1.) portion of your proposal. It identifies the stakeholders and coordination needed with partners to achieve the benefits discussed in the Project Benefits section (Section IV.C.3.4.).*

#### **3.a. Engaging the Community (8 points)**

*Discuss your plan for involving the community in the target area(s) and other stakeholders (such as neighborhood organizations, citizen groups, borrowers, and developers) in the planning and implementation of your project (which may include project planning, cleanup decisions and reuse planning).*

- Discuss how you will seek out and consider concerns that local residents may have with regard to health, safety, and community disruption potentially posed by the proposed cleanup activities.*
- Describe how you will ensure the proposed cleanup activities are conducted in a manner that is protective of the sensitive populations and nearby residents identified earlier.*
- Describe your plan for communicating the progress of your project to community members. Also, describe how the identified communication plans are appropriate and effective for the community(ies) in the target area(s).*

Beaverton has a long history of engaging a broad range of community stakeholders, including neighborhood groups, business leaders, financial institutions, government agencies, and non-profit organizations, in its community revitalization decision making. Specifically, the City has undertaken the following activities during the past decade to involve the affected community in Beaverton's revitalization:

- City staff meet monthly with members of the Vose Neighborhood Association Committee, Denney Whitford/Raleigh West Neighborhood Association Committee and Central Beaverton Neighborhood Association Committee to discuss ideas to improve these neighborhoods.
- In the preparation of its *Community Vision*, Beaverton gathered feedback and input from more than 5,000 citizens through events, surveys, forums and other venues. The City is working with 60 community organizations to implement more than 100 community priorities in the plan.
- Beaverton gathered significant public input before it adopted its *Civic Plan*, which operationalizes the *Community Vision* and establishes clear actions to realize the City's revitalization goals.
- Beaverton is already working with area businesses, including Bimbo Bakeries, International Paper and Vernier Software and Technology, to explore opportunities to cleanup brownfields, expand facilities and grow jobs in the community. Based on the responses from businesses, the Economic Development Division may offer financial support to develop a business association to represent the interests of Allen Blvd Corridor businesses.
- Beaverton recently expanded its Cultural Inclusion program with increased staffing to enhance current outreach programming like Welcoming Week, BOLD program, and coordinating the volunteer led Diversity Advisory Board to strengthen relations with ethnic communities.
- The City's Community Development Department has dedicated staff time for the past 7 years to assisting with the formation of the non-profit Beaverton Downtown Association and has

recently assisted in hiring an Executive Director. The mission of the Beaverton Downtown Association is to enhance the community identity and foster a center of activity and ensure economic stability.

- As the Public Safety Center moves forward with planning, community engagement activity will continue through regular meetings with the area neighborhood associations to gather input. Strategies are also in place with guidance from the Cultural Inclusion Program staff on engagement efforts with minority communities in the area.
- The Allen Boulevard District Plan will engage residents and businesses throughout the target area to learn the priorities the community has for this area, with a particular goal of working with the area's vulnerable diverse and low-income residents. The District Plan will work with community residents and organizations to further develop actions the City and its partners can take to meet those community goals.

Throughout the project period, Beaverton will communicate with the community through public meetings, neighborhood association gatherings, church groups, speaker's bureaus, newsletter mailings, web sites, social media, and other communication vehicles. All written outreach materials will be made available in English, Spanish, Chinese, Japanese, Korean, Somali, Russian and Arabic.

A multimedia approach is being employed to advertise meetings, encourage community participation, and respond to community concerns, including announcements via local newspaper, e-mail and Beaverton's website. In addition, Beaverton uses Facebook and Twitter to get out instant news about the project including meeting dates and times. All public forums/meetings will be held in the Beaverton City Hall and be held at a time where the working public will have opportunity to participate. The meetings will also be recorded and aired on Beaverton's public access television channel and rebroadcast online so that the public which cannot attend may be kept informed of the progress of the grant and activities at the site.

### **3.b. Partnerships with Government Agencies (5 points)**

*Identify and provide information on the agency that oversees the relevant brownfields, voluntary cleanup or similar program at the local/state/tribal level (i.e., the environmental agency and/or health agency), and describe the role(s) they will have to ensure your cleanup meets applicable standards or otherwise is protective of human health and the environment. If applicable, discuss the role(s) the state or local health agencies will play in your project.*

Beaverton is working cooperatively with ODEQ to identify appropriate sites for brownfield cleanup. Gil Wilstar, ODEQ's Brownfields Coordinator, and Rebecca Wells-Albers, ODEQ's Northwest Region Brownfields Coordinator, have been invited to participate on the project team. In addition, the City has begun conversations with Business Oregon, the state's economic development agency, to explore opportunities to tap into two additional sources of brownfields cleanup funding: the Oregon Brownfields Redevelopment Fund, funded by proceeds from the sale of state revenue bonds; and the Oregon Coalition Brownfields Cleanup Fund, capitalized through a revolving loan grant from EPA.

Beaverton is working with the Washington County Health Department and the Oregon Health Authority to improve health disparities in low-income neighborhoods and to promote community health during our brownfield project. In 2012, Governor Kitzhaber recognized the Beaverton Community Health Partnership as an innovative health equity project. The City also recently received a \$1.6 million CDC Community Transformation Grant to help reduce chronic diseases, promote healthier lifestyles, eliminate health disparities, and control healthcare spending in a Medically Underserved Area. Representatives from the Washington County Health Department and Oregon Health Authority will be included on the City's Technical Team.

The City has engaged Portland Community College to explore opportunities to train area residents for environmental careers that could help them assess and cleanup brownfields in their neighborhoods.

The City will also encourage its contractors and developers to recruit and hire low-income residents.

### **3.c. Partnerships with Community Organizations (5 points)**

#### **3.c.i. Community Organization Descriptions & Roles (3 points)**

*Include a description of each community organization involved in your project, as well as their role in and commitments to the planning and implementation of the project.*

Beaverton is actively engaging and coordinating with the following community-based organization on the project:

- Members of the Highland Neighborhood Association Committee and area residents will be engaged to conduct outreach and gather input within their communities and share ideas as the planning phase continues.
- Non-profit brownfields experts like Groundwork Portland could help educate the City on brownfields revitalization best practices and opportunities to leverage EPA resources.
- Local health and policy organizations like Upstream Public Health and the Beaverton Community Health Partnership could help ensure that the communities receive the health benefits of brownfields cleanup.

#### **3.c.ii. Letters of Commitment (2 points)**

*Attach to the proposal current letters from all of the community organizations you have discussed. These letters must discuss their support for the project, and describe and affirm their roles and commitments to the planning and implementation of the project.*

The City has received three letters of support from stakeholders and community organizations.

Letters of support to be included with the final draft.

### **3.d. Partnerships with Workforce Development Programs (2 points)**

Workforce development organizations such as WorkSource Oregon, Work Systems, Adelante Mujeres, the Beaverton Hispanic Center, Micro Enterprise Services of Oregon, and Portland YouthBuilders will work with the City to ensure that employers hire people of color and people with disabilities from the surrounding neighborhoods for remediation of the property and construction of the Public Safety Center.

Civic organizations such as the Center for Intercultural Organizing and the Muslim Educational Trust will ensure that the City's outreach is penetrating all segments of the community.

Educational institutions such as Portland Community College will help the City explore opportunities to provide environmental job training to neighborhoods impacted by brownfields.

### **4. PROJECT BENEFITS (14 points)**

*This section of your proposal describes the anticipated outcomes and benefits expected from your project(s) in the context of the needs you discussed in the Community Need section (Section IV.C.3.1.).*

#### **a. Welfare, Environmental, and Public Health Benefits (8 points)**

*Describe the future welfare, environmental, and public health benefits anticipated from this grant (or broader project), and how these benefits will address the challenges and sensitive populations discussed in the Community Need section of your narrative (Section IV.C.3.1.).*

Target Area welfare challenges include blight, lack of affordable housing and public safety concerns. These issues are disproportionately impacting sensitive and minority populations in and around our Target Area. Due to the proximity of our Target Area other nearby brownfields to residents, site cleanup will provide public health benefits (reduced exposure to toxic substances) to those living near and amongst brownfields. Brownfield redevelopment will reduce blight, help attract private investment leading to better housing and transportation options and family wage jobs which will positively impact public health by improving mental health and increasing household incomes.

While our revitalization effort will most benefit the underserved and sensitive populations, all within the Target Area and Beaverton as a whole will benefit in a number of ways. Specific expected benefits include:

- It will enable Beaverton to cleanup and redevelop a community asset in the heart of Allen Blvd., improving a distressed neighborhood.
- Create a desperately-needed public safety facility that can effectively serve our community's safety needs. As our population moves closer to 100,000, Beaverton has outgrown the existing police facility.
- Reduce the risk of petroleum contamination to the local water supply.
- Benefit downtown Beaverton's Medically Underserved Area, which includes neighborhoods identified by HHS as having too few primary care providers, high infant mortality, high poverty, and a high elderly population.

- Remove blight and increase community pride.
- Lead to new job training and community capacity building opportunities through coordination with Portland Community College, WorkSource Oregon, Beaverton School District, Center for Intercultural Organizing, Adelante Mujeres, Microenterprise Services of Oregon, Beaverton Hispanic Center, BESThq, Portland YouthBuilders, and local employers.
- An advocacy committee will be created to establish a process for training and hiring disadvantaged members of the community.
- The City's Cultural Inclusion Coordinator will engage community organizations representing the Vose, Denney Whitford/Raleigh West and Central Beaverton neighborhoods to improve social, economic and environmental opportunities and ensure that brownfield redevelopment provides increased employment opportunities for local community members and does not displace long-time residents in these neighborhoods.

b. Economic and Community Benefits (6 points)

*Relative to challenges identified in the Community Need section and your project proposed in the Project Description section, discuss potential outcomes and the economic benefits, non-economic benefits, and other community benefits (be specific and provide quantitative estimates when possible), which may be achieved through the redevelopment of sites cleaned up under this grant, and how these benefits align with community revitalization plans. Economic benefits may include increased employment and expanded tax base. Noneconomic and community benefits may include areas redeveloped for uses such as parks, recreation areas, greenways, environmental buffers and other not-for-profit, governmental or charitable organization spaces.*

The primary economic benefits from brownfield redevelopment are 1) added employment, both short term construction employment and long term employment associated with new industry, and 2) increases in tax revenue from both new jobs (income tax) and new development (property tax). EPA estimates that 8.5 jobs are created per \$100,000 in EPA Brownfield funds expended<sup>5</sup>. Thus, with a \$400,000 grant, this project will create 34 jobs in the Target Area. Assuming an income of \$40,000/job, and with Oregon's income tax rate of 9%, these jobs would generate \$122,400 in state/local income taxes annually.

The Public Safety Center will improve the safety and stability of the target area, as well as bringing increased visits to local businesses from police and city staff. On the corner of two high traffic routes, the development will become an anchor around which property owners and businesses can rally to revitalize their community.

Enterprise Zone designation is attracting serious developer interest in Beaverton. Assessment activities will also lead to planned greenspace in all of the targeted areas. Green infrastructure, vegetation and open space are integral components of redevelopment vision for the targeted areas.

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<sup>5</sup> <http://www2.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>

By attracting new industry and entrepreneurial ventures, brownfield redevelopment will reduce vacancy rates, mitigating community response costs and bolstering property tax revenues. Redevelopment will generate new tax revenue, allowing Coalition partners to better support community programs and social services.

**5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE** (20 points)

*This section of your proposal demonstrates that your organization (“the applicant”) has programmatic capability (experience, knowledge and resources, or ability to obtain them) and a reasonable approach necessary to ensure successful completion of all required aspects of this project and grant.*

**a. Audit Findings (2 points)**

*Describe any adverse audit findings. If you have had problems with the administration of any grants (e.g., compliance reporting, expenditure of funds), please describe how you have corrected, or are correcting, the problems. If you have not, please affirm that you have not had any adverse audit findings.*

Beaverton has an exemplary record of managing federal grants, having received numerous EPA, HUD, CDC, DOT, and other federal grants over the years. Beaverton has never been cited for any adverse audit findings from an OMB Circular A-133 audit or any other audit. The City has also never been required to comply with special “high risk” terms or conditions under OMB Circular A-102.

**b. Programmatic Capability (10 points)**

*Describe the organizational structure you will utilize to ensure the timely and successful expenditure of funds and completion of all technical, administrative and financial requirements of the project and grant. Include a brief discussion of the key staff including their roles, expertise, qualifications and experience.*

The City of Beaverton has the staff and expertise necessary to manage the EPA Assessment project. Captain Eric Oathes of the Beaverton Police Department has been with the department in a number of leadership roles for more than 17 years, including the Community Policing Division. Currently, he is the project manager leading the planning and development of the Public Safety Center. He will lead the project teams and ensure that all grant requirements are followed.

Two project teams will be established to design and implement the EPA Cleanup project. A Community Engagement Team will be created to develop and implement strategies to enhance the involvement of citizens. The Community Engagement Team will be composed of members of various City departments, as well as members of community associations, the business community, education sector, non-profit field, and other stakeholders. A second Technical Team will be formed to support the cleanup of the Beaverton Activities Center site.

Expertise, Qualifications, and Experience of Project Manager and Staff – The EPA Brownfields Cleanup project will be supervised by Cheryl Twete, the City’s Community Development Director. Cheryl has over 30 years of experience working at the regional and local level in community and real estate development. She will oversee Community Development staff working on the project.

Day-to-day project management will be assigned to remain with Captain Eric Oathes, and will be supported by a qualified team of interdepartmental staff, including:

- Michael Williams, the Economic Development Division Manager, has over 25 year of experience in planning, economic development and real estate. Michael will serve as a liaison between EPA Region 10 and Beaverton, and will be responsible for assuring compliance with the administrative and reporting requirements of the agreement. He will coordinate with the City of Beaverton's Public Information Office in implementing the community engagement activities associated with the grant, and will be responsible for hiring and managing paid consultants.

- David Tetrick, the Economic Development Project Coordinator, manages Beaverton's EPA Brownfields Assessment Grant, works closely with small business assistance programs, and assists in implementing the City's Housing Strategy to provide a range of housing options at all income levels. David previously served as Emergency Manager Santa Barbara County and managed federal funds for bio-hazard response.

- Floyd Harrington, City Engineer, manages the Public Works Engineering Division, which is comprised of the traffic, utilities (water, sewer and storm) and survey groups. Engineering also administers the City's capital improvements program. The utility engineering group provides utility master planning, and the design and project management for capital improvement projects. The land surveying group provides surveys for engineering design and legal descriptions for acquisition and conveyance of City properties, rights-of-way and utility easements.

- Alexis Ball is Beaverton's Cultural Inclusion Program Manager, and helps the City strengthen its outreach to ethnic communities. Alexis is fluent in Spanish and has developed tools to improve outreach with all of the city's residents, treating everyone with respect and dignity in the provision of city services regardless of English proficiency.

- Patrick O'Claire is the City's Finance Director, and oversees financial reporting and federal grant compliance under the Single Audit Act and OMB Circular A-133.

- Bill Kirby serves as Beaverton's City Attorney. His legal experience focuses on public contracts, real estate transactions, litigation, and compliance with open records and meetings laws.

### **5.c Measuring Environmental Results: Anticipated Outputs and Outcomes (2 points)**

*Anticipated Outputs/Outcomes Discuss how you plan to track, measure and evaluate your progress in achieving project outcomes, outputs and project results. (Refer to Section I.D.1. for an explanation of outputs.)*

Beaverton has a long track record of successfully managing community projects. Key to this effort is the development of a detailed work plan with clear milestones and responsibilities. This will be developed at an initial meeting, including participation from Mayor Denny Doyle, the City's Community Development Director, the Economic Development Manager, the Economic Development Project Coordinator, the Sustainability Director, and other key City staff. Gil Wilstar, ODEQ's Brownfields Coordinator, and Rebecca Wells-Albers, ODEQ's Northwest Brownfields Coordinator, will also be invited to participate. The meeting will identify project goals and strategies, and responsibilities within the work plan will be well-defined and delineated. Performance measures will be established in order to track progress.

To ensure that the project is on schedule, status updates will be incorporated into the City's existing reporting structure. Monthly reports will be provided to the Community Development Director on project progress. In addition, Beaverton staff will meet regularly with key partners, including representatives from the three neighborhood associations, the business community, the Beaverton Hispanic Center, Micro Enterprise Services of Oregon, the Center for Intercultural Organizing, Adelante Mujeres, and other stakeholders, to discuss progress on project goals.

**5.d. Past Performance and Accomplishments (6 points)**

*If you have ever received an EPA Brownfields Grant (including Assessment, Cleanup, Revolving Loan Fund, and 128(a) grants, but excluding Targeted Brownfields Assessments, Area-Wide Planning grants, Environmental Workforce Development & Job Training grants, and subawards from another Brownfields grantee), please respond to item i. below.*

**5.d.i. Currently or Has Ever Received an EPA Brownfields Grant (6 points)**

*Identify and provide information regarding each of your current and most recent EPA brownfields grant(s) (but no more than five). Demonstrate how you successfully managed the grant(s), and successfully performed all phases of work under each grant by providing information on the items listed below.*

**5.d.i.1. Accomplishments (3 points)**

Describe the accomplishments (including specific outputs and outcomes) of your grant funded program, including at minimum, the number of sites assessed and/or cleaned up. Discuss whether these outputs and outcomes were accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES) at the time of this proposal submission, and if not, please explain why.

The City was awarded a Community-Wide Assessment grant in 2012. As a result, six Phase I ESAs and four Phase II ESAs were completed, or are currently in the process of being completed, in the targeted area. In addition, the city convened a group of community stakeholders to develop and oversee the implementation of a Public Involvement Plan (PIP). The PIP outlined goals and objectives for outreach, and helped the City commit to a proactive approach to engaging with the target area community. Two large public meetings were held: one to educate community members about brownfields generally and another targeted specifically to Beaverton property and business owners that might seek to utilize the brownfield assessment program. The public involvement program also included educational materials developed for broad distribution and translated into multiple languages. In addition to the assessments and public involvement accomplishments outlined above, the City was able to negotiate two Community Benefit Agreements with one of the parties receiving assessment assistance. The grant program is concluding its term on December 31, 2017, with an Analysis of Brownfield Cleanup Alternatives (ABCA) in support of an EPA Cleanup Grant for a high-profile property that will house a new police station and community service center.

**5.d.i.2. Compliance with Grant Requirements (3 points)**

*Discuss your compliance with the workplan, schedule and terms and conditions. Include whether you have made, or are making, progress towards achieving the expected results of the grant in a timely*

*manner. If not, discuss what corrective measures you took, or are taking, and how the corrective measures were effective, documented and communicated.*

The work plan focused on completing assessments in targeted employment districts within the central city. As such, assessment work completed through the grant has focused on high-priority redevelopment opportunities that helped advance City objectives of addressing contamination, generating economic development, and providing community benefit. In general, the City brownfield program complied with the work plan. The main exceptions being that more grant resources were dedicated to Phase II assessments, and that there was less interest in Phase I assessments than anticipated. Due to staffing changes and delays in targeted projects, the City requested and received a one-year extension to the grant program. Current activities in support of the ABCA and this Cleanup grant application will complete the grant period with all funds expired.