

# YAQUINA BAY BROWNFIELD INITIATIVE

FEBRUARY 28, 2022



Yaquina Bay Brownfields Initiative  
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- Jenny Glass, Community and Economic Development Director
- Justin Peterson, Community and Economic Development Planner

## Project Coalition



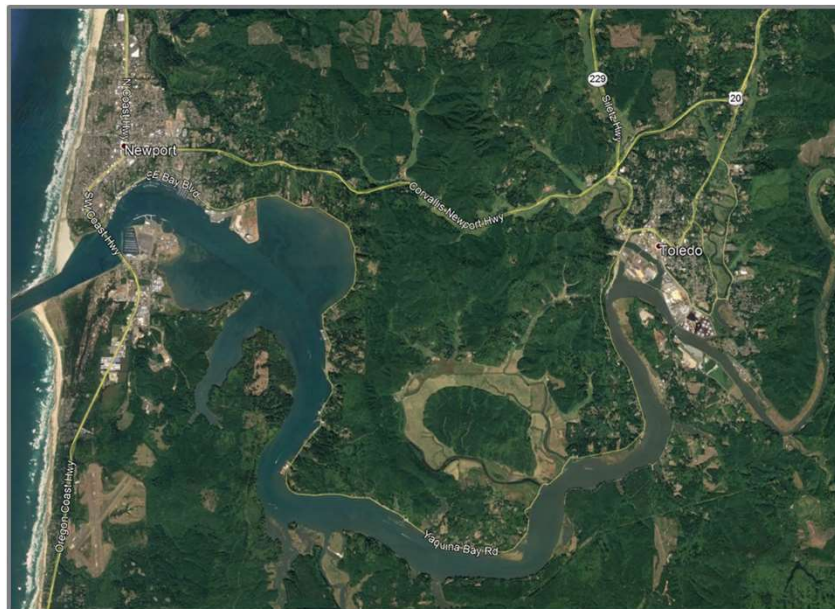
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# OVERVIEW



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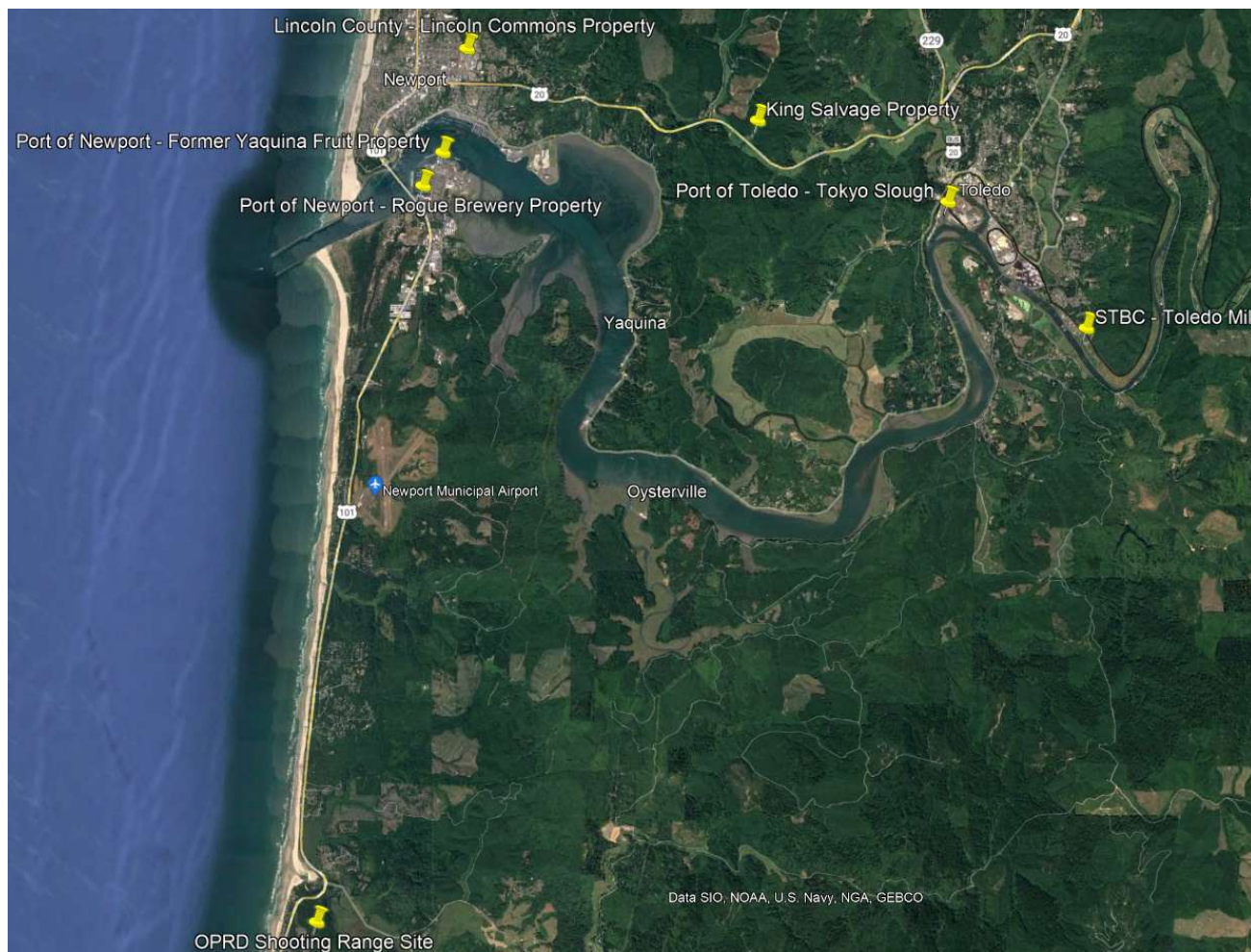
- Goals
- What is a Brownfield?
- Project History
- Project Area
- Project Sites
- Next Steps



# AGENDA



- 9am- Arrival and Snacks
- 9:15-10:30am- Presentation and Discussion
- 11-12:30- Toledo Mill Property Site Visit
- 12:30-1pm – Rogue Seawall Site Visit
- 1-2pm Lunch at Rogue for those that want to stay



# COMMUNITY WIDE ASSESSMENT SITES

# GOALS



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Turn underutilized “brownfield” sites from community blight to community benefit



Create Jobs



Spur economic development



Promote Social Equity



Protect Public Health



Restore the Environment



# WHAT IS A BROWNFIELD?



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- A "brownfield" is defined by the USEPA as:  
A property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
- The Definition can be broad
- Types of Brownfields
  - Petroleum – Former gas stations, bulk storage facilities, automotive repair shops, other former manufacturing/ industrial sites
  - Hazardous substances – Dry cleaners, mills, illegal dumps, landfills, salvage yards, foundries, buildings contaminated by asbestos/lead paint, other former manufacturing/ industrial sites



King Salvage Site

## PROJECT HISTORY



- In 2016, the Oregon Cascades West Council of Governments (OCWCOG) formed a brownfield coalition that included the Confederated Tribes of the Siletz Indians (CTSI), City of Newport, City of Toledo, and Lincoln County.
- In FY 2016 the Coalition applied for a \$600,000 EPA Community-Wide Assessment (CWA) Brownfield Grant – the Coalition was not funded. The CWA Grant is very competitive.
- After the 2016 grant decision the Coalition applied for and was awarded \$25k from Business Oregon's Integrated Planning Grant (IPG) to complete a Brownfield Inventory.
- In FY 2017 the Coalition applied again for the \$600,000 EPA CWA Brownfield Grant and was funded. This was a three-year grant period that was extended twice till March 2022 for a total grant period of 4.5 years.

## QUICK FACTS



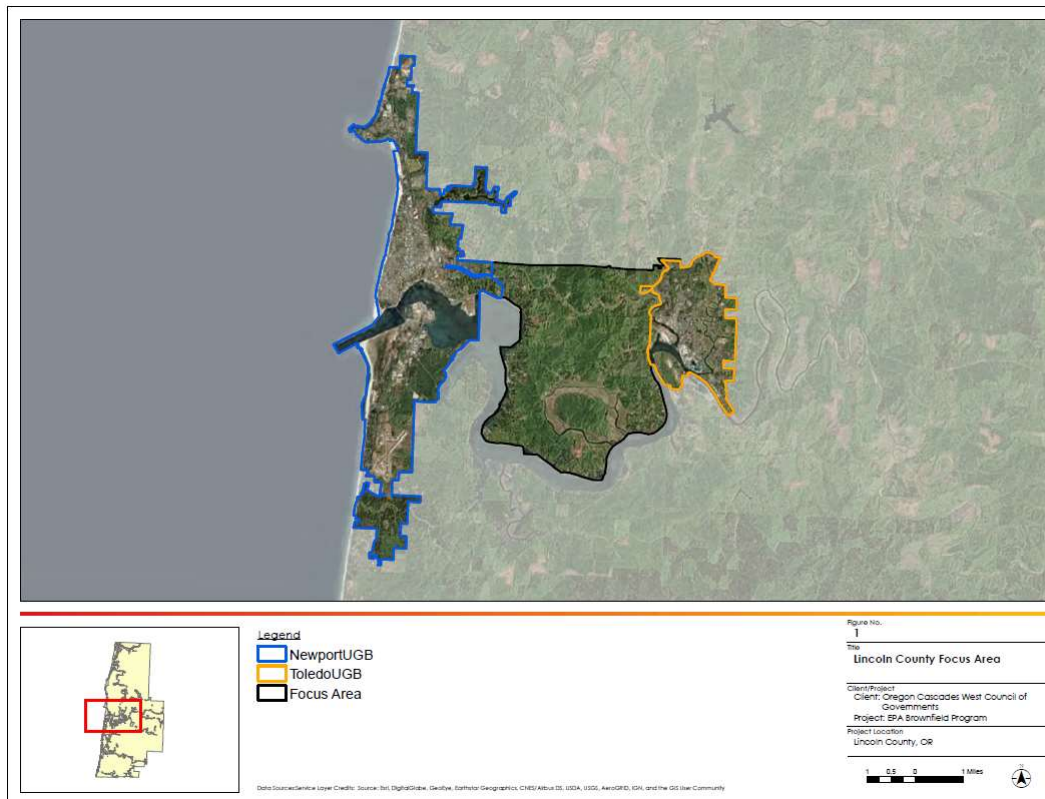
- The CWA Program did not include any money for site cleanup. Other programs (EPA and State of Oregon) are available for site cleanup funding.
- Public and private sites are eligible for funding using the CWA Grant
- Why are brownfields a Problem?
  - Direct costs to local government (response to fires, crime, illegal dumping, code enforcement, etc.)
  - Loss of tax base and reduced property values
  - Indirect lost opportunity costs (environmental liabilities may derail development plans)
  - Blight and impacts on neighboring properties
  - Threats to public health and the environment from known or undocumented contamination



# SITE INVENTORY PROJECT AREA (BIZ OREGON FUNDED)

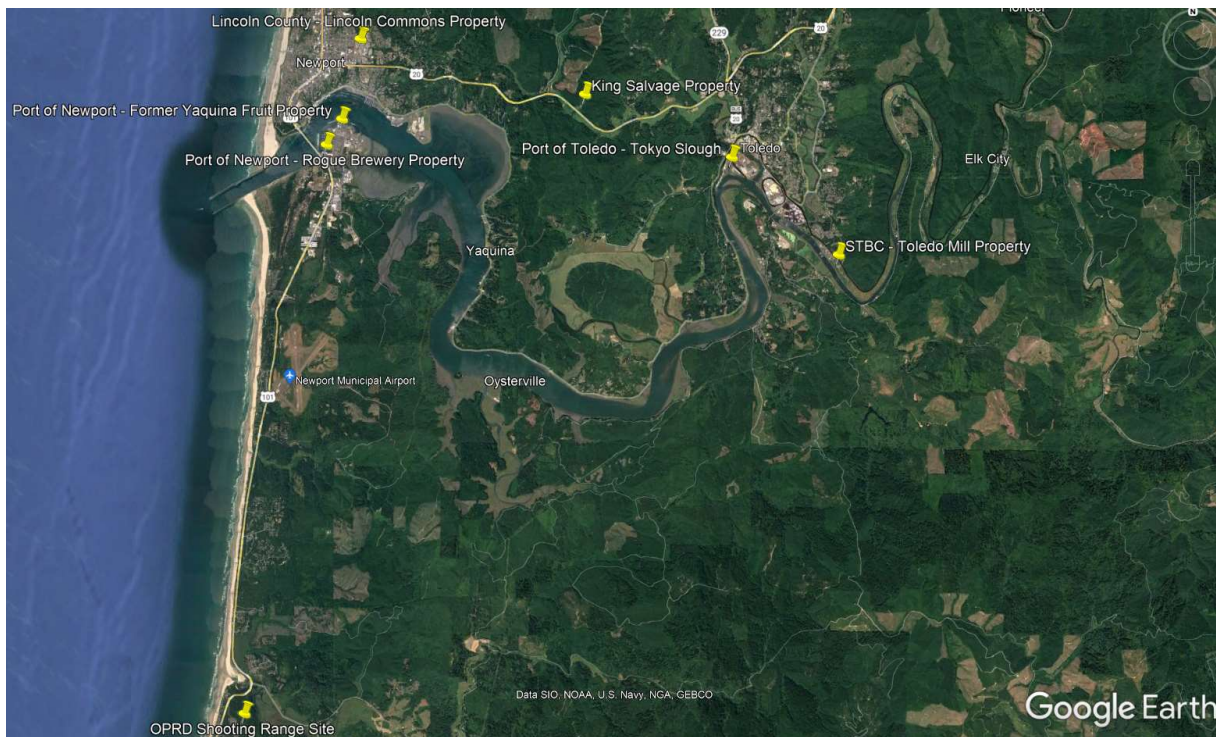


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- The brownfield opportunity site inventory study area included developed portions of the Yaquina Bay watershed including areas within the urban growth boundaries of the City of Newport and the City of Toledo, and an area of unincorporated Lincoln County between the two cities and bounded by the Yaquina River to the south.
- The inventory process included a survey that was sent out in 2017.
- Sites were identified using Lincoln County Tax Assessor Property Information, Environmental Regulatory Records, Sanborn Fire Insurance Maps, Visual Assessment, and some windshield surveys.

# YAQUINA BAY WATERSHED AREA – CWA GRANT

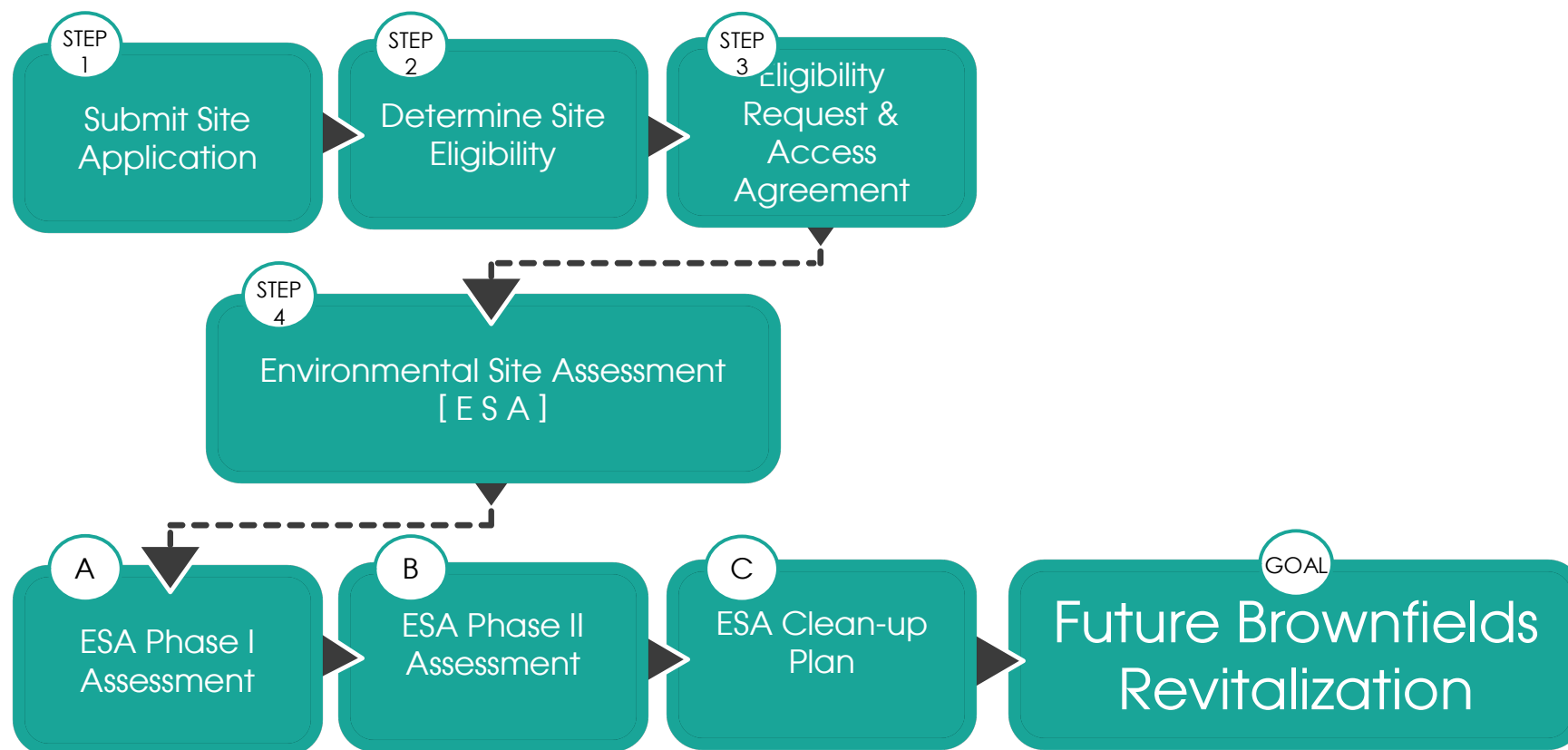


- Formation of the Yaquina Bay Brownfields Initiative
  - Newport
  - Toledo
  - Unincorporated Lincoln County

# OUTREACH AND SITE NOMINATION



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# ACRONYMS



- ABCA – Analysis of Brownfield Cleanup Alternatives
- AWP – Area-wide Plan
- Oregon DEQ – Oregon Department of Environmental Quality
- ESA – Environmental Site Assessment
- NHPA – National Historic Preservation Act
- RAP – Remedial Action Plan
- RBM – Regulated Building Materials
- SSSAP – Site Specific Sampling Analysis Plan
- QAPP – Quality Assurance Project Plan
- USEPA – United States Environmental Protection Agency

# ENVIRONMENTAL SITE ASSESSMENTS



- Characterize and assess sites – past/ existing conditions
- Phase I ESAs
  - Site-specific report that identifies historic land uses and potential issues that may impeded redevelopment
  - Often used to facilitate property transactions
- Phase II ESAs
  - Testing of soil, groundwater, building materials, etc.
  - Used to identify environmental impacts and development cleanup alternatives
  - All investigative work is conducted with property owner notifications and in compliance with NHPA Section 106 and the Endangered Species Act

# CLEANUP AND RESTORATION PLANNING



- Perform site-specific cleanup and restoration planning
  - Identify highest and best use of sites
  - Perform analysis of cleanup alternatives
  - Balance cleanup alternatives with reuse plans
  - Implement redevelopment strategy
- Conduct site-specific land-use & area-wide redevelopment planning
  - Identify opportunities and constraints
  - Connectivity analysis
  - Infrastructure assessment
  - Evaluate nexus between market conditions and vision
  - Identify potential implementation funding sources



Toledo Mill Site: Area-wide Planning

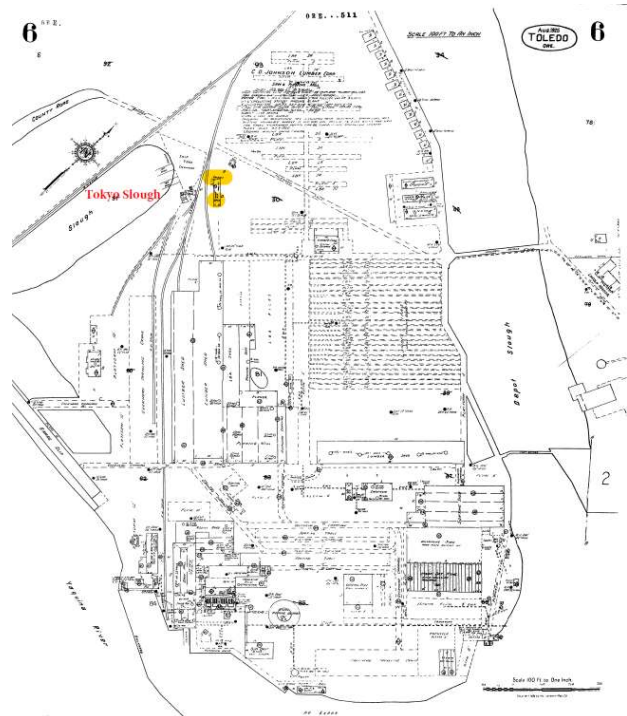


# COMMUNITY WIDE ASSESSMENT SITES

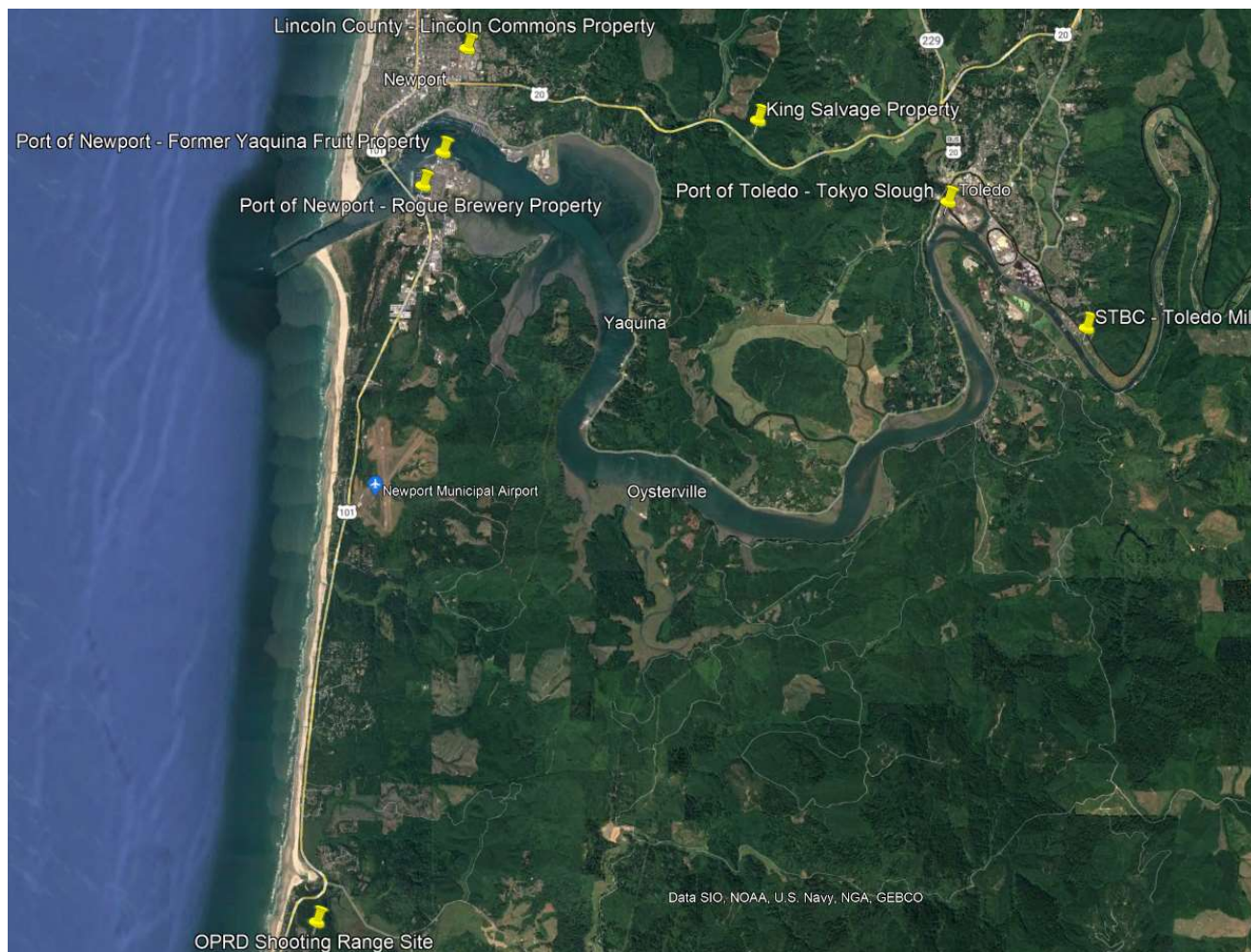


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- Tokyo Slough (Split Site)
- CTSI Toledo Mill (Hazardous Site)
- King Salvage (Petroleum Site)
- Former Yaquina Fruit Property (Hazardous Site)
- Rogue Brewery Seawall (Hazardous Site)
- Lincoln County Commons (Hazardous Site)
- OPRD Shooting Range (Hazardous Site)



CTSI Toledo Mill – Google Maps



# COMMUNITY WIDE ASSESSMENT SITES

# TOKYO SLOUGH

## ■ Property Facts

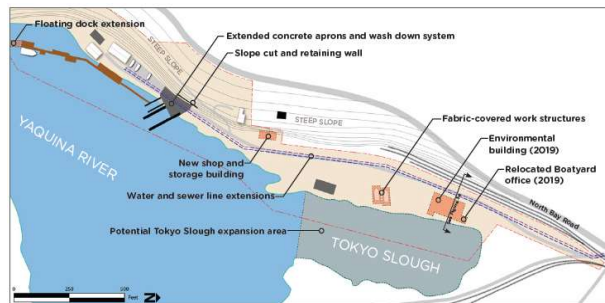
- Owner – Port of Toledo
- 7.4- acre boatyard
- Slough was manmade in the 1920s
- Site of the Toledo Incident of 1925

## ■ Reports

- Phase I ESA Report Completed April 22, 2021
- Permitting Assessment Plan Completed January 13, 2022
- Phase II ESA Report Expected March 2022

## ■ Potential Next Steps

- Port of Toledo is looking to expand the boatyard as outlined in the POT Strategic Business and Capital Investment Plan



Tokyo Slough – Google Maps



Date & Time: Thu, Apr 15, 2021 16:30:05 PDT  
Position: (004.604580, -123.923857, 1216.00)  
Altitude: 55.1131 ft  
Datum: WGS-84  
Azimuth Bearing: 10.5815, 3072m/s, True/43.1  
Elevation Angle: -0.10  
Horizon Angle: +00.6  
Zoom: 1.0X  
Location: Toledo Mill



## CTSI TOLEDO MILL

### ■ Property Facts

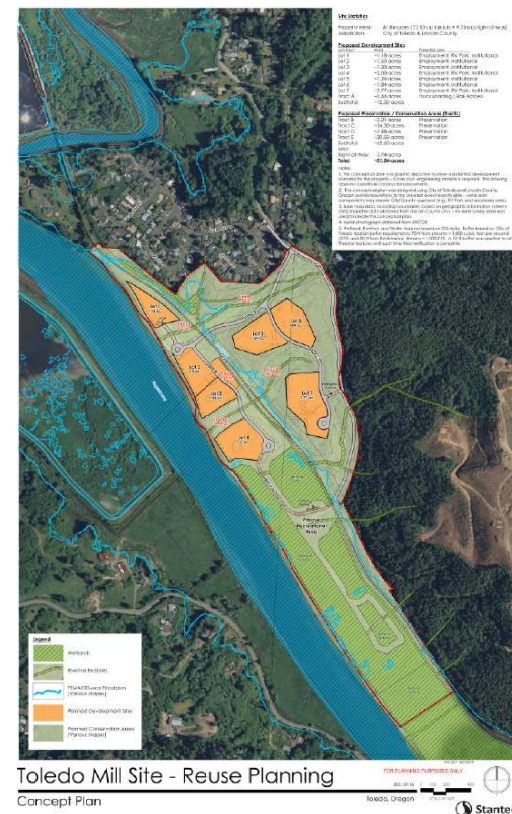
- Owner – Confederated Tribes of the Siletz Indians
- Site partially inside and partially outside city limits
- Former Wood Treating Mill – 81.5-acre site

### ■ Reports

- SSSAP Approved by USEPA November 19, 2018
- Phase II ESA Report Completed April 29, 2020 (CTSI 50% match – Leveraged Funds)
- Area Wide Plan Report Completed January 14, 2022

# CTSI AREA WIDE PLAN

- Master Planning for The Toledo Mill Site
- Review of 2005 Master Plan, Development Code and Reuse Planning Alternatives
- Property is 81.5 acres within City of Toledo and Lincoln County
  - Over 25 acres of wetland and riverine features
  - Would create 7 proposed development sites (12 acres) for employment, recreational or institutional uses
  - Would create 65 acres of restored conservation land
  - Project is backed by a preliminary Natural Capital Analysis
- Potential Next Steps
  - Natural Resource Assessments – e.g wetland delineation, habitat survey, floodplain analysis, etc.
  - Zoning and Land Use Strategy
  - Environmental Assessment/Cleanup – Consider additional brownfield grant funding from USEPA
  - Natural Capital Options – e.g conservation easements w/ tax credits, fee-simple sales, wetland banks, and carbon credits
  - Property Marketing
  - Design & Permitting
  - Redevelopment, Remediation, & Restoration



# KING SALVAGE



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## Property Facts

- Owner - Lincoln County
- 6.56 acre site – previous owner operated an automobile scrap yard since approx. 1963
- Zoned – Agricultural Conservation

## Reports

- SSSAP – Approved September 22, 2021
- Phase II ESA Report – expected March 2022
- Wetland Delineation completed July 28, 2020 (using planning dollars)
- Waste Inventory completed August 16, 2020 (using planning dollars)

## Potential Next Steps

- Continued Site Cleanup – DEQ and County Funding
- Agricultural Conservation or other allowed use





# FORMER YAQUINA FRUIT PROPERTY



- **Property facts**

- Owner - Port of Newport
- 3.19 acre site with 3 buildings

- **Reports**

- SSSAP Approved by the USEPA December 23, 2019
- Phase II (Regulated Building Report) completed February 10, 2020

- **Potential Next Steps**

- Hiring a licensed abatement contractor to facilitate demo or adaptive reuse of buildings



# ROGUE BREWERY PROPERTY



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## ■ Property Facts

- Owner – Port of Newport.
- Tenant – Rogue Brewery
- Seawall holding up the building is nearing end-of-life

## ■ Reports

- SSSAP Approved by the USEPA January 28, 2020
- Phase II ESA Report completed June 16, 2020.
  - Understanding of contaminants within the repair area
  - Collect soil index properties to evaluate geotechnical / structural composition of repair area.

## ■ Potential Next Steps

- Identify funding to complete structural repairs to the seawall



# LINCOLN COUNTY COMMONS



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## ■ Property Facts

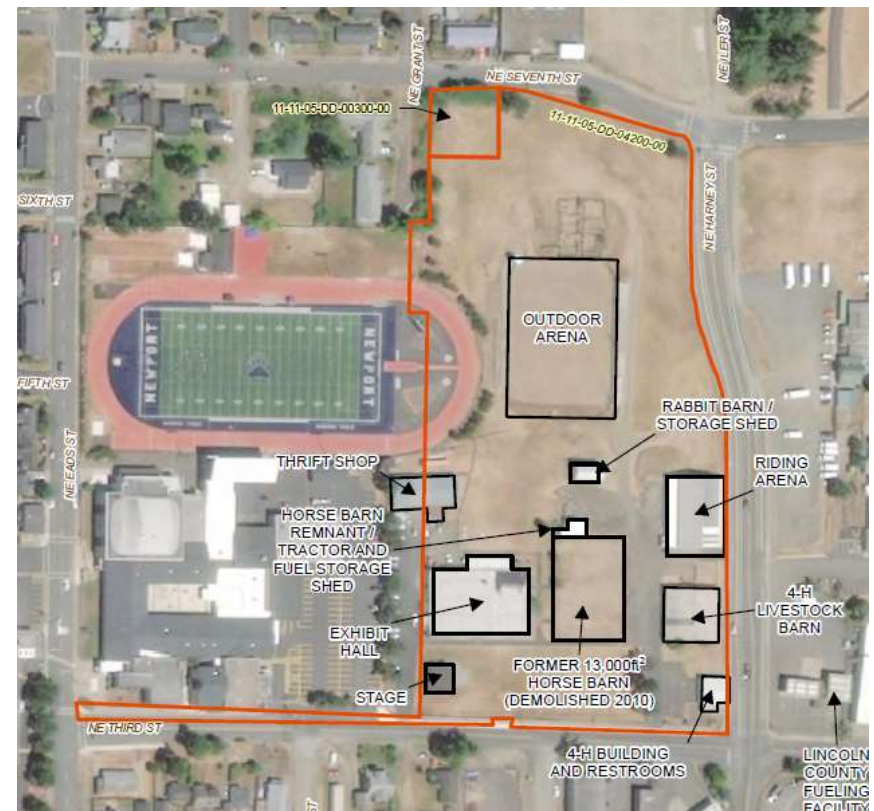
- Owner – Lincoln County
- Lincoln County Fairgrounds -Approximately 9.85 acres

## ■ Reports

- Phase I ESA Report October 28, 2020
- Phase II ESA (Regulated Building Materials) Report January 15, 2021

## ■ Potential Next Steps

- Redevelopment of the Fairgrounds
- Lincoln County issued a Master Plan (February 2019)





# OPRD SHOOTING RANGE



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## ■ Property facts

- Owner – Oregon Parks and Recreation Department
- 119-acre site. Adjacent to Brian Booth Park.
- Small former shooting range used by Oregon State Police

## ■ Reports

- Phase I ESA Report completed April 30, 2020
- SSSAP Approved by USEPA January 10, 2021
- Phase II ESA Report completed **August 25, 2021**
- Analysis of Brownfield Cleanup Alternatives (ABCA) expected March 2022

## ■ Potential Next Steps

- Site clean-up
- Rezoning of the property to Parks Master Plan from Agriculture Conservation and Timber Conservation. Previous rezoning effort in 2019/2020 was denied by Lincoln County Commissioners (Evidence of a substantial change in the character of the area required)
- If rezoning is approved site could support expansion of park facilities



## NEXT STEPS



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- The Community Wide Assessment Grant paved the way for clean-up of many brownfield properties in our community
- Clean-up grants –
  - [State of Oregon Brownfield Cleanup Grants and Loans](#)
  - [EPA – Brownfield Cleanup Grants](#)
  - Infrastructure Investment and Jobs Act
- Continue the YBBI and momentum on Brownfield projects
- Apply for additional brownfield grants from USEPA!! This is a historic investment in Brownfield infrastructure.



BIPARTISAN  
INFRASTRUCTURE  
LAW

### BIPARTISAN INFRASTRUCTURE LAW: A HISTORIC INVESTMENT IN BROWNFIELDS

President Biden's leadership and bipartisan Congressional action have delivered the single-largest investment in U.S. brownfields infrastructure ever. The Bipartisan Infrastructure Law invests more than **\$1.5 billion** through EPA's highly successful Brownfields Program.

**\$1.2 BILLION IN PROJECT GRANTS**  
**\$300 MILLION TO STATE AND TRIBAL RESPONSE PROGRAMS**

With EPA's funding and direct technical assistance, overburdened communities can begin to address the economic, social and environmental challenges caused by brownfields and **reposition these properties for investment and revitalization.**

A historic \$1.5 billion investment in EPA's Brownfields Program **will transform countless lives and spur life-changing revitalization in communities** large and small, urban and rural; all with the same desire to keep their neighborhoods healthy, sustainable and reflective of the people who call it home.

The funding will be used to:

- ▶ Remove barriers to brownfields reuse and spur new redevelopment to **transform communities into sustainable and environmentally just places.**
- ▶ **Align with the President's Environmental Justice Executive Order** by stimulating economic opportunity and environmental revitalization in more than **1,700 historically overburdened communities.**
- ▶ **Enhance climate resiliency** and promote equitable and sustainable redevelopment through expanded technical assistance for "Climate Smart Brownfields Redevelopment."
- ▶ Provide necessary funds to **states/territories and over 100 tribes**, as the lead agencies in ensuring **all brownfields** are safely cleaned up.
- ▶ Direct grants and technical assistance funded with the Brownfields Projects appropriation will cleanup hundreds of brownfields, assess **18,000 sites**, train **3,650**/place **2,550** people in environmental jobs and assist **hundreds of communities** in identifying equitable reuse options to cultivate healthy, resilient, livable neighborhoods.
- ▶ **Leverage 154,000 jobs and \$30.2 billion** in other public/private funding.

QUESTIONS?



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