

# Brownfields Redevelopment Program Benefits

We offer free services:

- Confidential consultation
- Ongoing financial and technical assistance
- Site assessments
- Property marketing and promotion
- Connecting property owners to prospective buyers

We can help you:

- Prepare your property for sale or redevelopment
- Create a roadmap for property cleanup
- Understand DEQ regulations
- Leverage cleanup loan and grant opportunities

## Contact us for a free, confidential consultation.

We help property owners assess and clean up their sites and find ways to maximize the value of their land.

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## Contact us for more information.

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[www.clackamas.us/business/toolbox.htm](http://www.clackamas.us/business/toolbox.htm)



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## Feeling frustrated by contamination on your property



## Brownfields Redevelopment Program



**“The County’s brownfields program saved me time and money. It’s as simple as that.”**

—Bill Avison, Avison Lumber Company  
Brownfields Redevelopment Program participant

## Brownfields Basics

- Brownfields are abandoned, unused, or underutilized properties where redevelopment is complicated by known or suspected environmental contamination.
- Brownfields result from past uses such as mill sites, auto wrecking yards, gas stations, dry cleaners or other industrial or agricultural activities.
- Soil and ground water contamination can significantly reduce your property value and limit its marketability.

## Untapped Resources

There are over 100 brownfield sites in Clackamas County encompassing at least 1,000 acres. We are facing a great imbalance countywide between employment and housing and a severe shortage of industrial land. Restored brownfields could create new jobs and housing, increase tax revenues, and further community development efforts. An old wrecking yard could become a mix of new industrial, commercial, and open space. A former lumber mill could become the site for a new industrial park.

### Learn More

- Clackamas County Brownfields Redevelopment Program: [www.clackamas.us/business/toolbox.htm](http://www.clackamas.us/business/toolbox.htm)
- Environmental Protection Agency: [www.epa.gov/brownfields](http://www.epa.gov/brownfields)
- U.S. Green Building Council: [www.usgbc.org](http://www.usgbc.org)

## Brownfields Redevelopment Program At Work

- Clackamas County received a \$200,000 U.S. Environmental Protection Agency grant to work with property owners and conduct environmental site assessments on industrial and commercial sites.
- The program aims to help property owners redevelop strategic employment sites, and in the process, create family wage jobs and increased tax revenues to support public services.
- The program has assisted dozens of property owners with a wide variety of soil and groundwater contamination issues on their property.

## From Liability to Asset: One Local Success Story

The Avison Lumber Company's historic mill site in Molalla is one recent success story. Business owner Bill Avison spent over a decade working through the site assessment process on his own and met with regulatory barriers and endless frustration. He turned to the Clackamas County Brownfields Redevelopment Program for technical and financial assistance, and is now ready to redevelop his property.

Within two years, the County assessed contamination on the 48-acre site and worked with Mr. Avison to develop a cleanup and redevelopment strategy. Program staff provided free confidential technical assistance throughout the process, advocated on behalf of Mr. Avison with the Oregon Department of Environmental Quality, and secured project funding through multiple sources. Restoration of this brownfields site has leveraged over \$100,000 in financial assistance.



“Without the County, I wouldn't be where I am today. They got the process moving after years of delays and helped me work through all the DEQ requirements so I can redevelop my property.”

—Bill Avison, Avison Lumber Company  
Brownfields Redevelopment Program participant

### Historic Avison Site



### Avison Redevelopment Plan

