

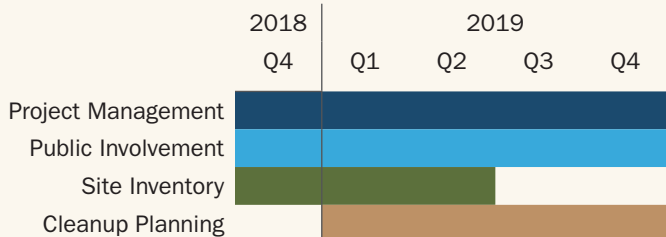
ST. HELENS BROWNFIELDS ASSESSMENT PROGRAM

Do you own property that is impacted by the real or suspected presence of environmental contamination? Are you interested in redeveloping this property?

The City of St. Helens would like to work with property owners who are concerned that the historic use of their property may have resulted in contamination. **The City currently has funding available to conduct environmental assessments at no cost to the property owner.**


These resources have been provided by a U.S. Environmental Protection Agency (EPA) Community-Wide Assessment grant, which supports Phase I Environmental Assessments (ESAs), Phase II ESAs, and cleanup planning. The resources offered through the EPA grant have a limited duration, so please do not delay if you are interested in the program.

SCHEDULE & OUTREACH



WANT TO LEARN MORE?

You can get more information about the St. Helens Brownfield Assessment Program by:

 Going to our website: <https://www.ci.st-helens.or.us/planning/page/epa-cwa-program-2017-2019>

Contact Jennifer Dimsho by:

 Phone: (503) 366-8207

Email: jdimsho@ci.st-helens.or.us 

WHAT RESOURCES ARE AVAILABLE TO ME?

Many resources are available at the local, state and federal level to help accomplish remediation and development goals. The St. Helens Brownfields Assessment Program offers a set of tools for current and future owners of known or suspected brownfield sites. These tools include:

- Phase I and II environmental site assessments
- Access to support and consultation on known or potential contamination issues
- Cleanup and redevelopment planning assistance
- Financial incentives and information about federal, state, and local assistance programs

The resources offered through the EPA grant funds have a limited duration, so please don't delay if you are interested in this program.

BENEFITS OF ENVIRONMENTAL ASSESSMENT TO PROPERTY OWNERS

Before the decision to sell, purchase, or develop a known or suspected brownfield site, certain risks need to be fully understood. Owners of identified brownfield sites face risks associated with doing nothing, including exposure to chemicals, potential difficulty reselling the property, and third-party liability. Purchasers can acquire liability for contaminated properties if they do not complete the appropriate due diligence. The City has resources available for property owners and purchasers to help address these risks and complete environmental assessments.



WHAT IS A BROWNFIELD?

Typically, a brownfield is underused or abandoned land because of real or perceived environmental contamination concerns. However, contamination is not always obvious. Many brownfield sites are in active use while the pollutants remain underground and out of sight. The presence or perception of contamination could impact nearby property and hinder their sale or redevelopment. Brownfield properties can include gas stations, auto body shops, former dry cleaners, abandoned industrial facilities, and other types of uses.

BENEFITS OF BROWNFIELD REMEDIATION IN ST. HELENS

Remediation offers many benefits, including protecting human health, increasing investment potential, and creating a cleaner, safer environment. In St. Helens, brownfield remediation and development can:

- Support job growth in our community by making land available for industrial and other employment uses
- Build on public planning and investment made in redeveloping the Waterfront Area and other areas targeted for urban renewal
- Address public health concerns related to historic industrial operations in our community

Brownfield remediation and development have proven to be an effective economic development strategy. Nationally, the EPA Brownfields Program has resulted in positive outcomes across the country, including:

- Protecting human, animal, and environmental health
- Contributing to increases in commercial and residential property values
- Increasing tax revenues
- Increasing business investment
- Revitalizing neighborhoods

KEY COMPONENTS OF THE ST. HELENS BROWNFIELDS ASSESSMENT PROGRAM



Property Assessment. A Phase I Environmental Site Assessment (ESA) is typically the first step of property assessment. The Phase I is a review of all historical documents that describe the ways in which the property was used over time. The outcome of a Phase I ESA is a professional determination of the potential for contamination, based on the historical information. If contamination is suspected, the next step is to conduct a Phase II ESA, during which soil and/or groundwater samples are taken to determine if contamination is present.

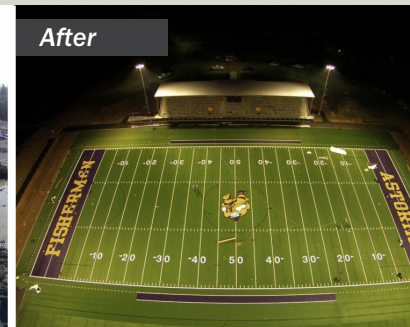


Cleanup Planning. Cleanup plans will be created for eligible sites following the assessment phase if necessary. For each site, the City will complete an analysis of cleanup alternatives and work with the property owner to develop a final cleanup plan that outlines the steps necessary to prepare the site for redevelopment.



Public Involvement. The City convenes the Brownfield Advisory Committee (BAC) on a quarterly basis. The BAC includes local stakeholders who support the project by providing their expertise to the City throughout the duration of the project. The BAC and the City engage with the St. Helens community through public events and the project webpage, where updated information is available (<https://www.ci.st-helens.or.us/planning/page/epa-cwa-program-2017-2019>).

BROWNFIELD SUCCESS STORIES



ASTORIA LANDFILL REDEVELOPMENT | ASTORIA, OR

A strategic approach to brownfield development by Columbia Memorial Hospital, the City of Astoria, and Astoria School District turned a municipal landfill into a new, 17-acre athletic field complex. The Astoria Landfill Redevelopment Project won the Phoenix Award, the EPA's highest recognition for brownfield reuse work.



LOWER GRAND EMPLOYMENT AREA ACTION PLAN | VANCOUVER, WA

An assessment, planning, and outreach process led to business expansion and improvements in this valuable employment center through a public-private partnership and new construction, including that of a Home Depot call center, which will lead to the creation of over 500 new, high paying jobs in the district.