Rogue Valley Site Reuse & Revitalization Program

February 7, 2023

CITY OF PHOENIX OREGON

ROGUE VALLEY COUNCIL OF GOVERNMENTS

CENTRAL POINT

JACKSON COUNTY Oregon

CITY OF TALENT 1910

Meeting Overview

- Introductions
- Brownfields Overview
- Grant Overview and Process
- *Tasks Completed (Integrated Planning Grant)*
- *Next Steps*

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What is a brownfield?

EPA definition:

"Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

Definition is very broad

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FY22 Grant Overview

- Funding amount of $500,000, $448,000 of which is available for projects
- Grant period is 4 years (ends September 30th, 2026)

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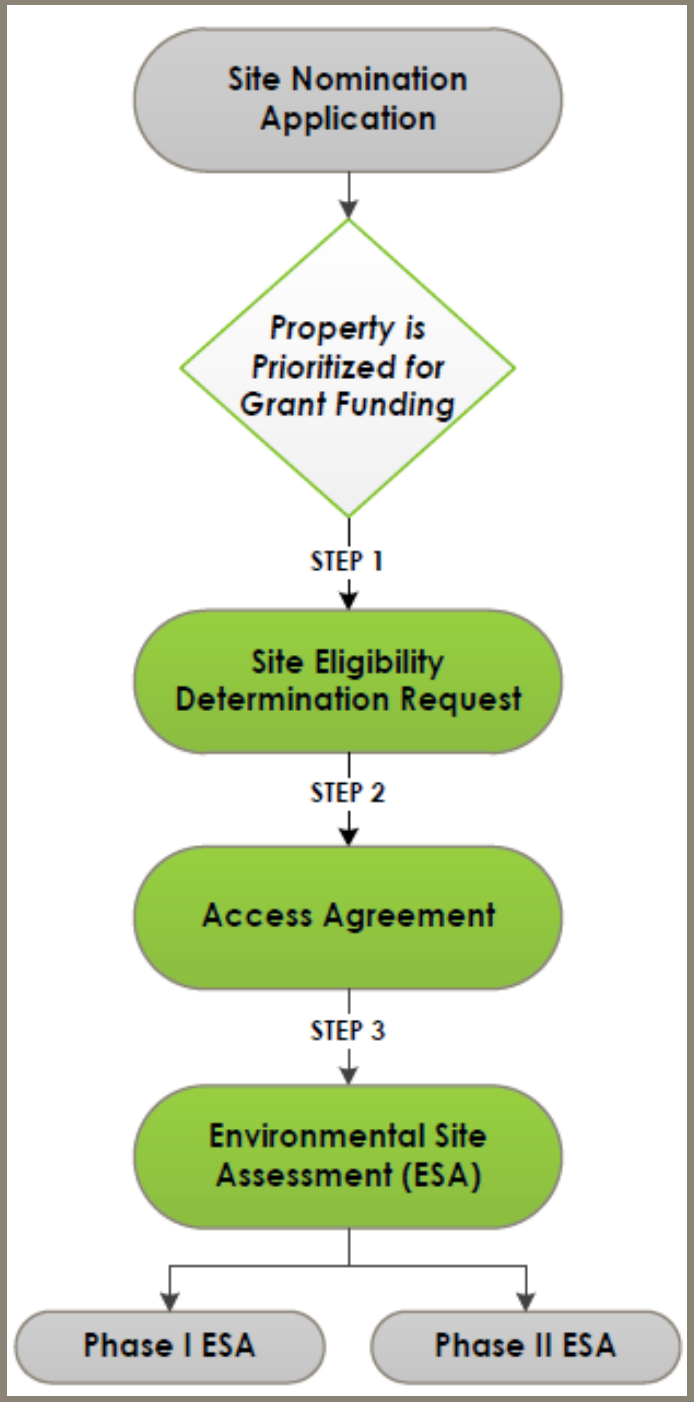
Process



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Environmental Site Assessment (ESA)

Phase I ESA:

- Research site use
- Review environmental records
- Conduct site inspection
- Deliver report on recognized environmental conditions
- *Est. Value: $4,500*
- *Est. Timeline: 1-2 months*

Phase II ESA:

- Collect soil and groundwater samples to evaluate nature, extent and concentration of contamination (if any), and estimate cleanup scope and costs
- *Est. Value: $21,000*
- *Est. Timeline: 2-3 months*

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Remediation & Re-Use Planning

Remediation:

- Evaluate remedial options and costs
- Eliminate cleanup as a fiscal unknown
- Prepare ABCA
- *Est. Value: $10,000*
- *Est. Timeline: 1-2 months*

Re-Use:

- Evaluate the highest and best use of property
  - Multi-family residential
  - Various Commercial
  - Mix-Use
- *Est. Value: $13,500*
- *Est. Timeline: 1-2 months*

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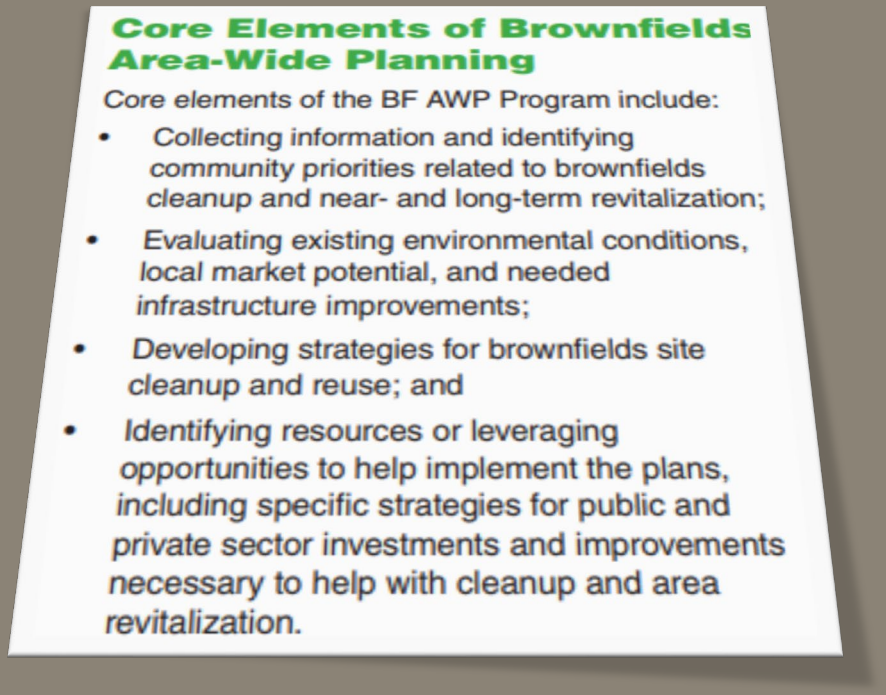
Area Wide Planning

- Identify brownfields including catalyst site
- Preliminary vision for area
- Identify redevelopment challenges
- *Est. Value: $30,000*
- *Est. Timeline: 3-6 months*



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Project Partners

- Greg Stabach
- Dawn Rittiman
- Matt Brinkley
- Eric Swanson
- Jordan Rooklyn
- Justin Gindlesperger

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Outputs

Table 1.3: Summary of Project Outputs

OUTPUTS	GOAL
Number of Phase I ESAs Completed	12
Master Programmatic Quality Assurance Project Plan	1
Number of Sampling and Analysis Plans/Phase II ESAs Completed	10
Number of Endangered Species Act compliance evaluations and National Historic Preservation Act (NHPA) compliance evaluations Completed	10
Number of Site-Specific Cleanup Plans & Re-Use Plans Completed	Up to 4
Number of Area-Wide Plans Completed	1
Number of Performance, Financial, and Disadvantaged Business Enterprise (DBE) Reports	16 quarterly progress reports 4 Federal Financial Reports (3 annual interim + 1 final) 4 DBE reports 1 project closeout report
Number of Partner Meetings	12
Number of Community Outreach Events	Up to 4

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Outcomes

- Number of Regulatory Closures Achieved
- Number of Properties/Acres Made Shovel-Ready for Reuse
- Square Feet of New/Renovated Commercial Buildings
- Square Feet of New/Renovated Market-Rate & Affordable Housing
- Number of Real Estate Transactions Facilitated
- Number of Permanent and Temporary Jobs Created
- Number of Properties where Blight was Eliminated
- Amount of Funding Leveraged

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FY2022 Target Area/Emphasis

- OR-99 Corridor through valley (**Almeda Wildfire footprint**)
- Projects that will result in the creation of new housing, particularly affordable housing

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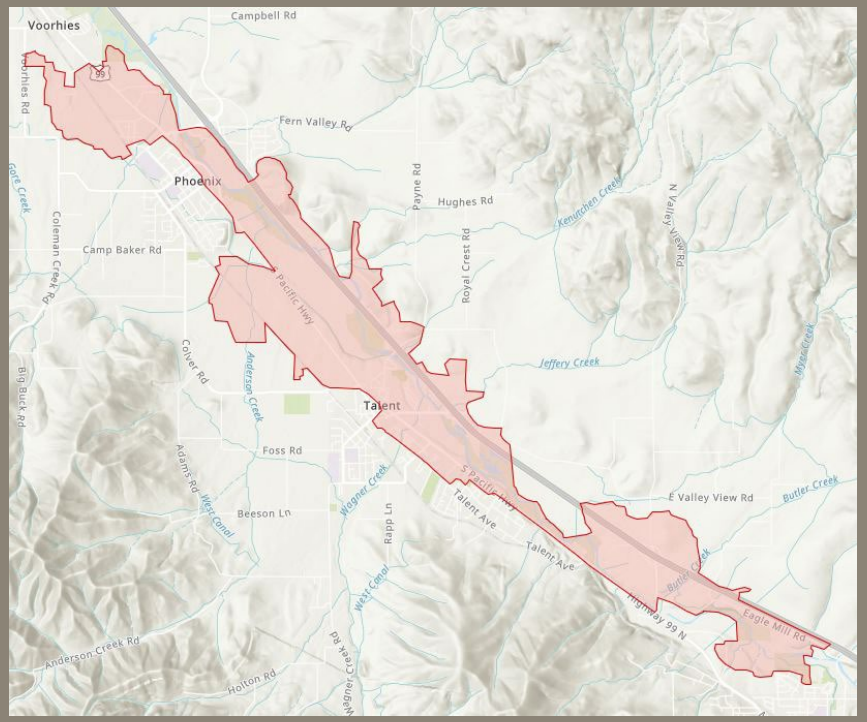
Site Identification (Env. Records)

- 101 businesses on 85 tax lots were severely impacted
- 98 tax lots have environmental records
- 28 tax lots with environmental records were severely impacted



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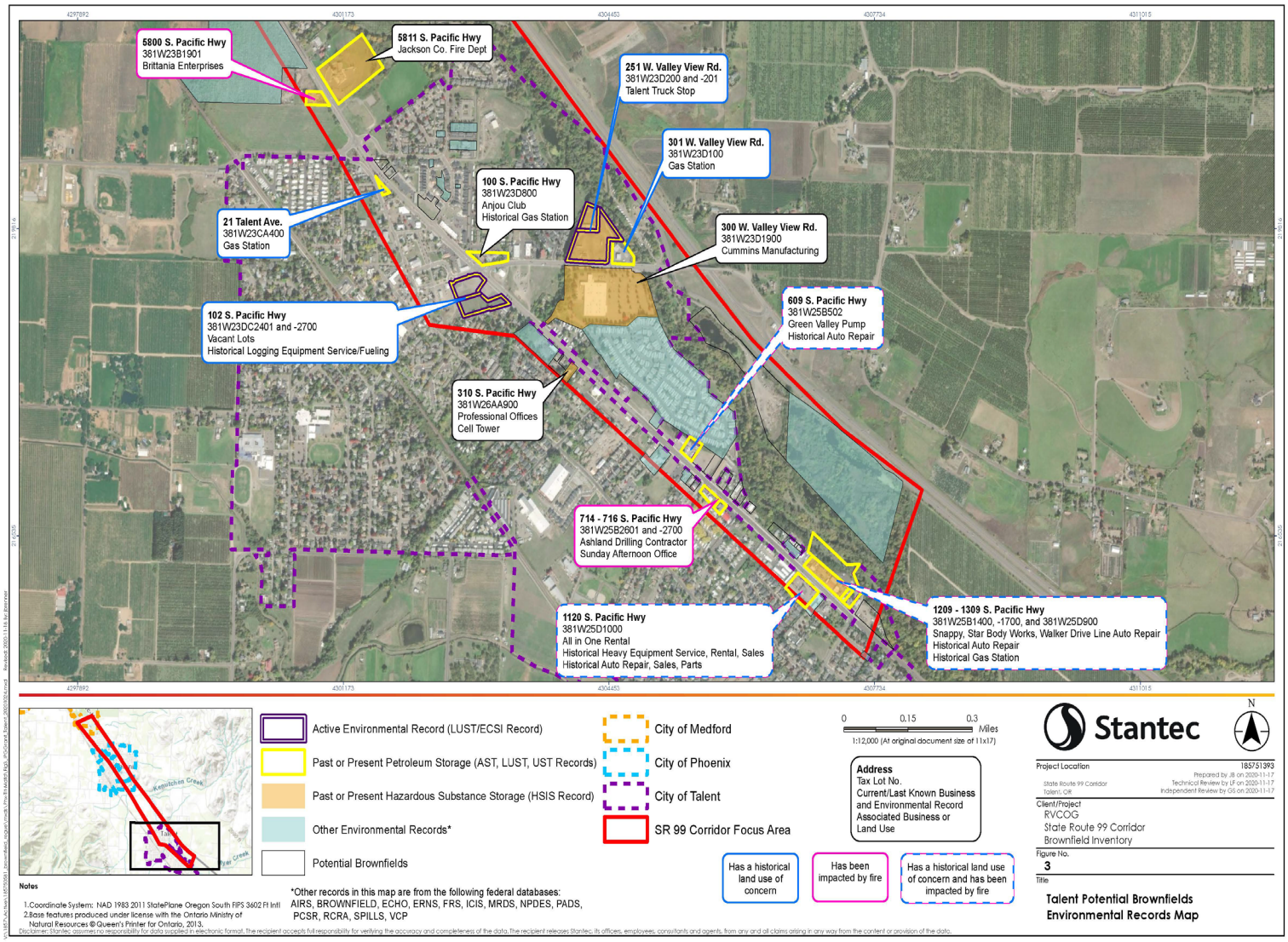
5800 S. Pacific Hwy
381W23B1901
Brittania Enterprises
5811 S. Pacific Hwy
Jackson Co. Fire Dept
251 W. Valley View Rd.
381W23D200 and -201
Talent Truck Stop
301 W. Valley View Rd.
381W23D100
Gas Station
100 S. Pacific Hwy
381W23D800
Anjou Club
Historical Gas Station
21 Talent Ave.
381W23CA400
Gas Station
300 W. Valley View Rd.
381W23D1900
Cummins Manufacturing
609 S. Pacific Hwy
381W25B502
Green Valley Pump
Historical Auto Repair
102 S. Pacific Hwy
381W23DC2401 and -2700
Vacant Lots
Historical Logging Equipment Service/Fueling
310 S. Pacific Hwy
381W26AA900
Professional Offices
Cell Tower
714 - 716 S. Pacific Hwy
381W25B2601 and -2700
Ashland Drilling Contractor
Sunday Afternoon Office
1120 S. Pacific Hwy
381W25D1000
All in One Rental
Historical Heavy Equipment Service, Rental, Sales
Historical Auto Repair, Sales, Parts
1209 - 1309 S. Pacific Hwy
381W25B1400, -1700, and 381W25D900
Snappy, Star Body Works, Walker Drive Line Auto Repair
Historical Auto Repair
Historical Gas Station
Active Environmental Record (LUST/ECSI Record)
Past or Present Petroleum Storage (AST, LUST, UST Records)
Past or Present Hazardous Substance Storage (HSIS Record)
Other Environmental Records*
Potential Brownfields
City of Medford
City of Phoenix
City of Talent
SR 99 Corridor Focus Area
0 0.15 0.3 Miles
1:12,000 (At original document size of 11x17)
Address
Tax Lot No.
Current/Last Known Business and Environmental Record Associated Business or Land Use
Has a historical land use of concern
Has been impacted by fire
Has a historical land use of concern and has been impacted by fire
Stantec
N
Project Location
185751393
State Route 99 Corridor
Talent, OR
Prepared by JB on 2020-11-17
Technical Review by LF on 2020-11-17
Independent Review by GS on 2020-11-17
Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory
Figure No.
3
Title
Talent Potential Brownfields
Environmental Records Map
Notes
1.Coordinate System: NAD 1983 2011 StatePlane Oregon South FIPS 3602 Ft Intl
2.Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2013.
*Other records in this map are from the following federal databases:
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Next Steps

- Public Meeting
- Partner Meetings
- Site Nominations

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Rogue Valley Site Reuse & Revitalization Program

Questions?

CITY OF PHOENIX OREGON

ROGUE VALLEY COUNCIL OF GOVERNMENTS

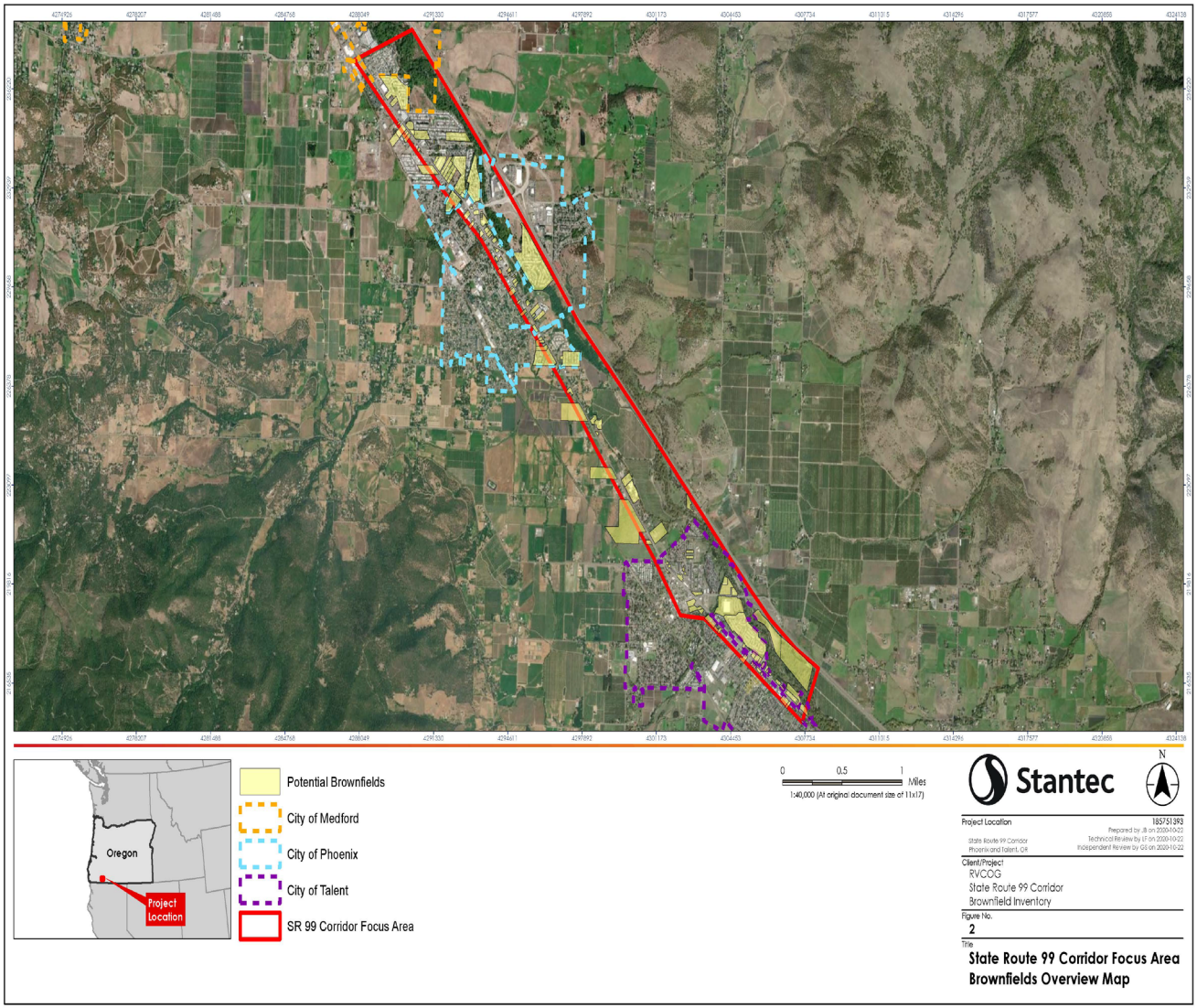
CENTRAL POINT

JACKSON COUNTY Oregon

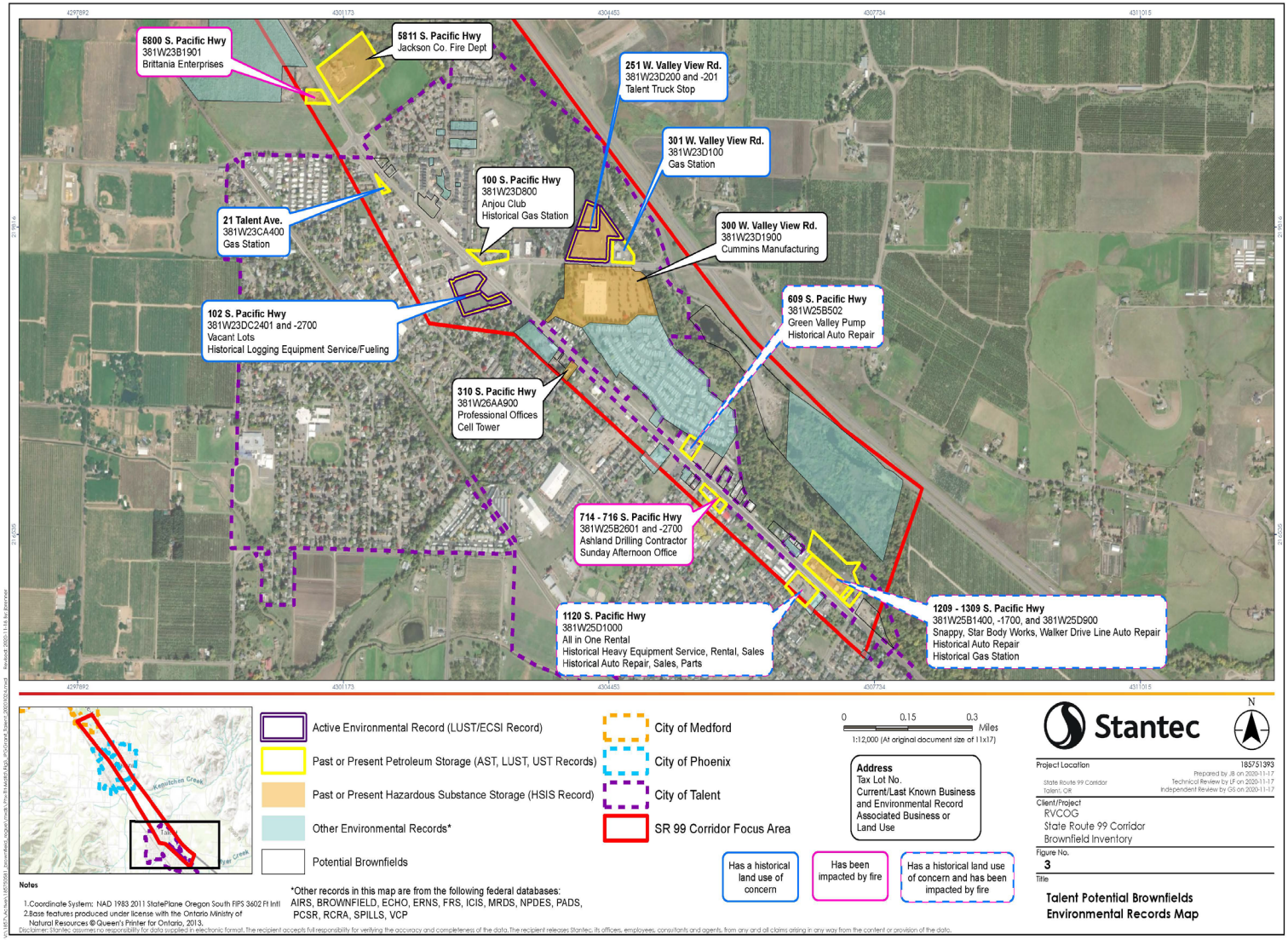
CITY OF TALENT 1910

Brownfield Identification

- Completed inventory of brownfields within wildfire footprint
  - Historical city directories
  - Historical aerial photographs
  - Historical maps
  - Environmental records
  - Windshield survey
  - Improved value to land value ratio (underutilized?)


Oregon
Project Location
Potential Brownfields
City of Medford
City of Phoenix
City of Talent
SR 99 Corridor Focus Area
0
0.5
1
Miles
1:40,000 (At original document size of 11x17)
N
Stantec
Project Location
State Route 99 Corridor
Phoenix and Talent, OR
185751393
Prepared by JB on 2020-10-22
Technical Review by LT on 2020-10-22
Independent Review by GS on 2020-10-22
Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory
Figure No.
2
Title
State Route 99 Corridor Focus Area
Brownfields Overview Map

tantec



Active Environmental Record (LUST/ECSI Record)

Past or Present Petroleum Storage (AST, LUST, UST Records)

Past or Present Hazardous Substance Storage (HSIS Record)

Other Environmental Records*

Potential Brownfields

City of Medford

City of Phoenix

City of Talent

SR 99 Corridor Focus Area

0 0.15 0.3 Miles

1:12,000 (At original document size of 11x17)

Address
Tax Lot No.
Current/Last Known Business and Environmental Record Associated Business or Land Use

Has a historical land use of concern

Has been impacted by fire

Has a historical land use of concern and has been impacted by fire

Notes

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N

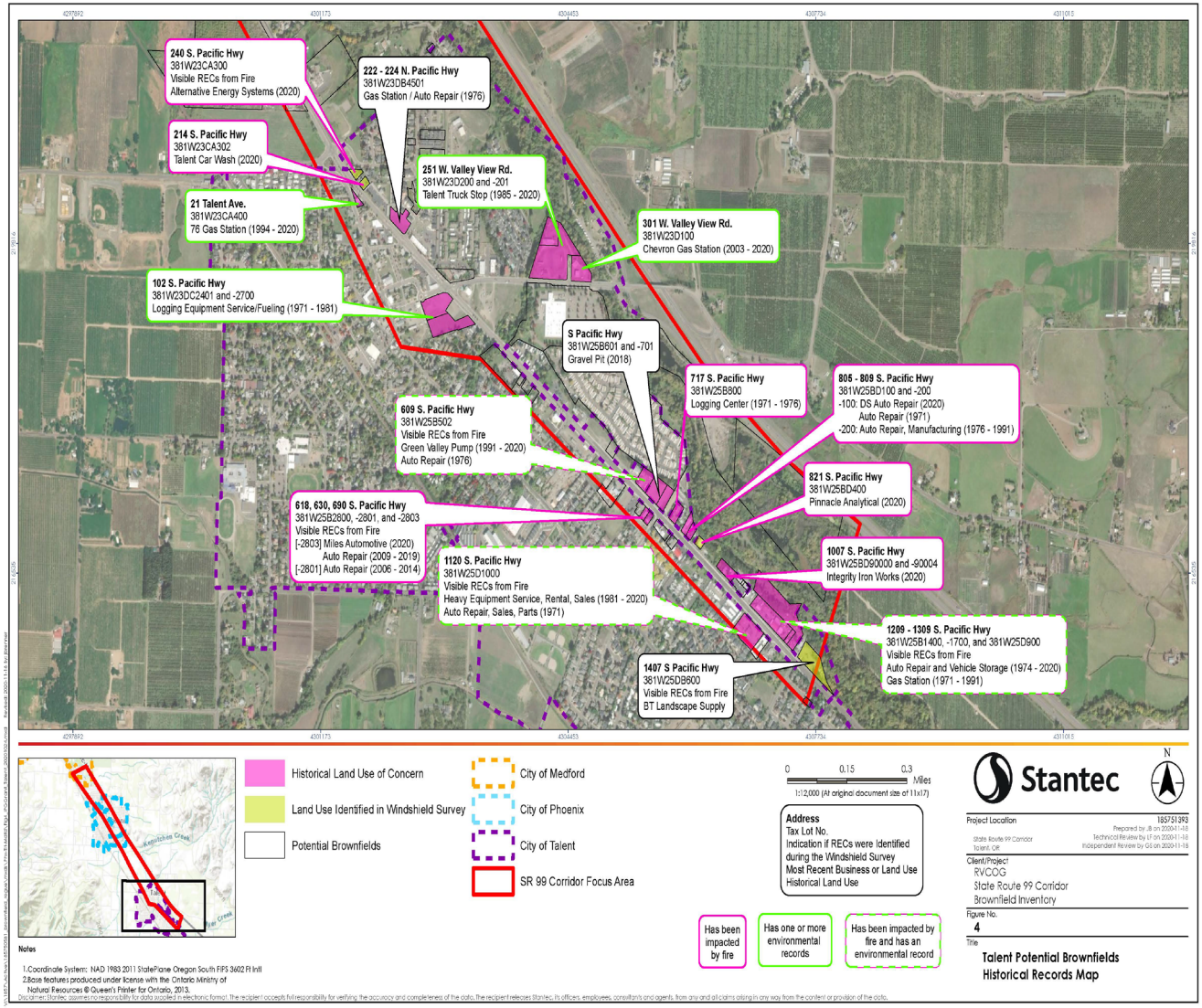
Project Location
185751393
State Route 99 Corridor
Talent, OR

Prepared by JB on 2020-11-17
Technical Review by LF on 2020-11-17
Independent Review by GS on 2020-11-17

Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory

Figure No.
3

Title
Talent Potential Brownfields Environmental Records Map


240 S. Pacific Hwy
381W23CA300
Visible RECs from Fire
Alternative Energy Systems (2020)
222 - 224 N. Pacific Hwy
381W23DB4501
Gas Station / Auto Repair (1976)
214 S. Pacific Hwy
381W23CA302
Talent Car Wash (2020)
251 W. Valley View Rd.
381W23D200 and -201
Talent Truck Stop (1985 - 2020)
21 Talent Ave.
381W23CA400
76 Gas Station (1994 - 2020)
301 W. Valley View Rd.
381W23D100
Chevron Gas Station (2003 - 2020)
102 S. Pacific Hwy
381W23DC2401 and -2700
Logging Equipment Service/Fueling (1971 - 1981)
S Pacific Hwy
381W25B601 and -701
Gravel Pit (2018)
717 S. Pacific Hwy
381W25B800
Logging Center (1971 - 1976)
805 - 809 S. Pacific Hwy
381W25BD100 and -200
-100: DS Auto Repair (2020)
Auto Repair (1971)
-200: Auto Repair, Manufacturing (1976 - 1991)
609 S. Pacific Hwy
381W25B502
Visible RECs from Fire
Green Valley Pump (1991 - 2020)
Auto Repair (1976)
821 S. Pacific Hwy
381W25BD400
Pinnacle Analytical (2020)
618, 630, 690 S. Pacific Hwy
381W25B2800, -2801, and -2803
Visible RECs from Fire
[-2803] Miles Automotive (2020)
Auto Repair (2009 - 2019)
[-2801] Auto Repair (2006 - 2014)
1120 S. Pacific Hwy
381W25D1000
Visible RECs from Fire
Heavy Equipment Service, Rental, Sales (1981 - 2020)
Auto Repair, Sales, Parts (1971)
1007 S. Pacific Hwy
381W25BD90000 and -90004
Integrity Iron Works (2020)
1209 - 1309 S. Pacific Hwy
381W25B1400, -1700, and 381W25D900
Visible RECs from Fire
Auto Repair and Vehicle Storage (1974 - 2020)
Gas Station (1971 - 1991)
1407 S Pacific Hwy
381W25DB600
Visible RECs from Fire
BT Landscape Supply
4297892
4301173
4304453
4307734
4311015
Historical Land Use of Concern
Land Use Identified in Windshield Survey
Potential Brownfields
City of Medford
City of Phoenix
City of Talent
SR 99 Corridor Focus Area
0
0.15
0.3
Miles
1:12,000 (At original document size of 11x17)
Address
Tax Lot No.
Indication if RECs were Identified during the Windshield Survey
Most Recent Business or Land Use
Historical Land Use
Has been impacted by fire
Has one or more environmental records
Has been impacted by fire and has an environmental record
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N
Project Location
185751393
State Route 99 Corridor
Talent, OR
Prepared by JB on 2020-11-18
Technical Review by LT on 2020-11-18
Independent Review by GS on 2020-11-18
Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory
Figure No.
4
Title
Talent Potential Brownfields
Historical Records Map
Notes
1.Coordinate System: NAD 1983 2011 StatePlane Oregon South FIPS 3602 Ft Intl
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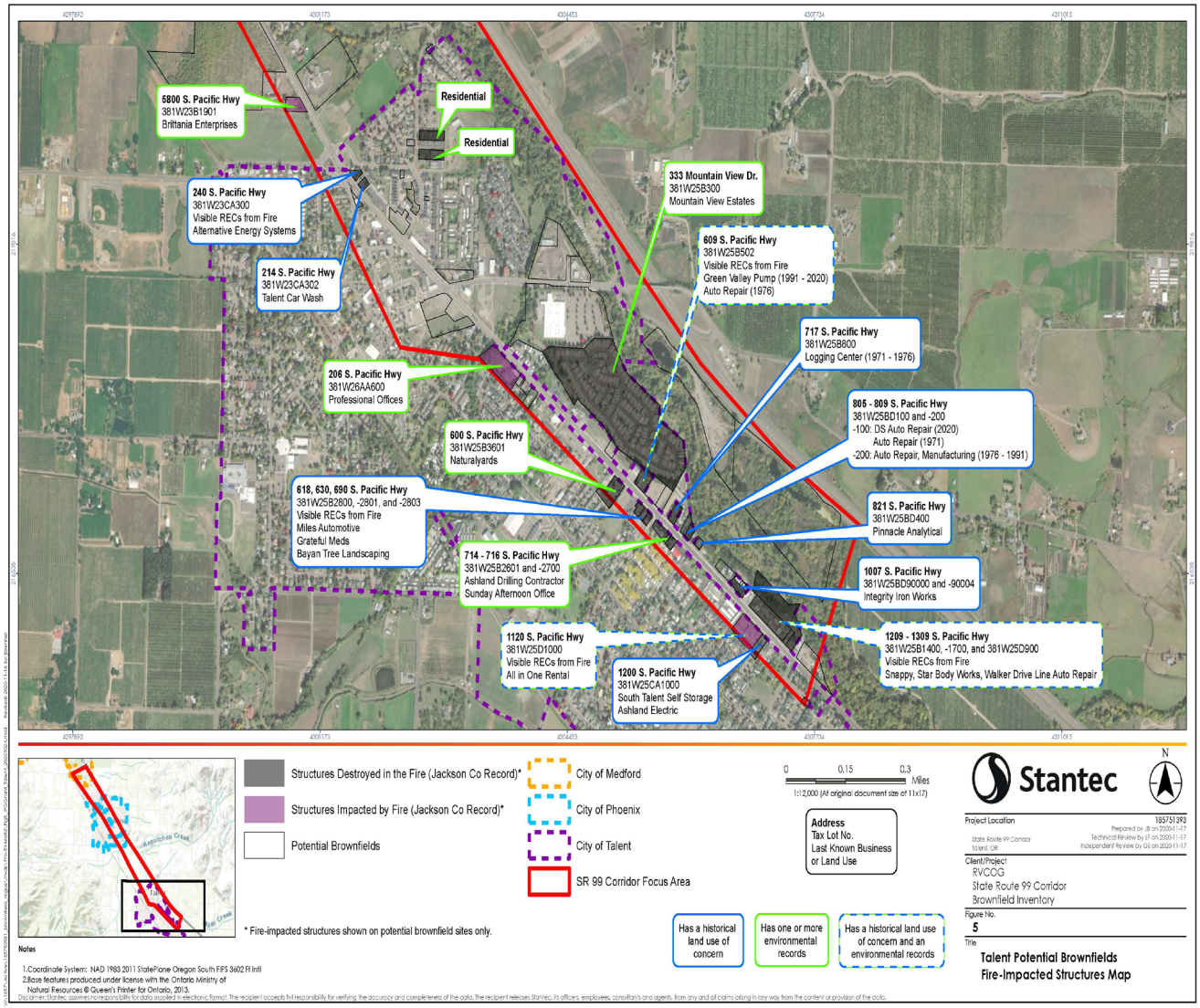
5800 S. Pacific Hwy
381W23B1901
Brittania Enterprises
Residential
Residential
240 S. Pacific Hwy
381W23CA300
Visible RECs from Fire
Alternative Energy Systems
214 S. Pacific Hwy
381W23CA302
Talent Car Wash
333 Mountain View Dr.
381W25B300
Mountain View Estates
609 S. Pacific Hwy
381W25B502
Visible RECs from Fire
Green Valley Pump (1991 - 2020)
Auto Repair (1976)
717 S. Pacific Hwy
381W25B800
Logging Center (1971 - 1976)
206 S. Pacific Hwy
381W26AA600
Professional Offices
805 - 809 S. Pacific Hwy
381W25BD100 and -200
-100: DS Auto Repair (2020)
Auto Repair (1971)
-200: Auto Repair, Manufacturing (1976 - 1991)
600 S. Pacific Hwy
381W25B3601
Naturalyards
618, 630, 690 S. Pacific Hwy
381W25B2800, -2801, and -2803
Visible RECs from Fire
Miles Automotive
Grateful Meds
Bayan Tree Landscaping
821 S. Pacific Hwy
381W25BD400
Pinnacle Analytical
714 - 716 S. Pacific Hwy
381W25B2601 and -2700
Ashland Drilling Contractor
Sunday Afternoon Office
1007 S. Pacific Hwy
381W25BD90000 and -90004
Integrity Iron Works
1120 S. Pacific Hwy
381W25D1000
Visible RECs from Fire
All in One Rental
1200 S. Pacific Hwy
381W25CA1000
South Talent Self Storage
Ashland Electric
1209 - 1309 S. Pacific Hwy
381W25B1400, -1700, and 381W25D900
Visible RECs from Fire
Snappy, Star Body Works, Walker Drive Line Auto Repair
Structures Destroyed in the Fire (Jackson Co Record)*
Structures Impacted by Fire (Jackson Co Record)*
Potential Brownfields
City of Medford
City of Phoenix
City of Talent
SR 99 Corridor Focus Area
0 0.15 0.3 Miles
1:12,000 (At original document size of 11x17)
Address
Tax Lot No.
Last Known Business
or Land Use
* Fire-impacted structures shown on potential brownfield sites only.
Has a historical land use of concern
Has one or more environmental records
Has a historical land use of concern and an environmental records
Notes
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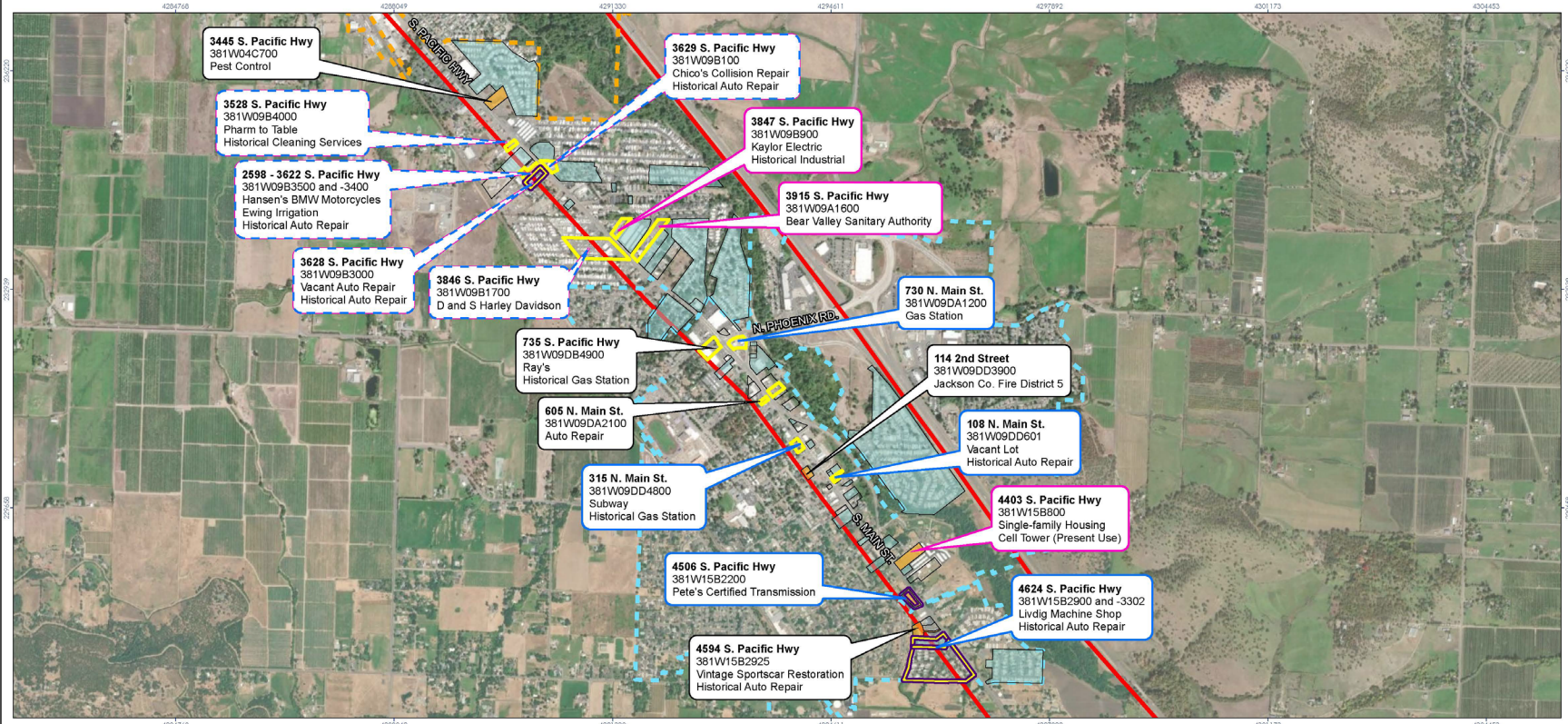
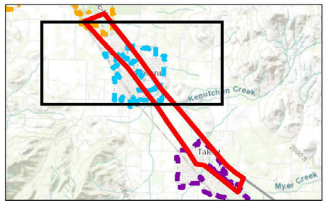
N
Project Location
State Route 99 Corridor
Talent, OR
185751393
Prepared by JB on 2020-11-17
Technical Review by LF on 2020-11-17
Independent Review by GS on 2020-11-17
Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory
Figure No.
5
Title
Talent Potential Brownfields
Fire-Impacted Structures Map





Active Environmental Record (LUST/ECSI Record)

Past or Present Petroleum Storage (AST, LUST, UST Records)

Past or Present Hazardous Substance Storage (HSIS Record)

Other Environmental Records*

Potential Brownfields

City of Medford

City of Phoenix

City of Talent

SR 99 Corridor Focus Area

0 0.2 0.4 Miles

1:18,000 (At original document size of 11x17)

Address
Tax Lot No.
Current/Last Known Business and Environmental Record Associated Business or Land Use

Has a historical land use of concern

Has been impacted by fire

Has a historical land use of concern and has been impacted by fire

Notes

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Project Location
185751393
State Route 99 Corridor
Phoenix, OR

Prepared by JB on 2020-11-17
Technical Review by LF on 2020-11-17
Independent Review by GS on 2020-11-17

Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory

Figure No.
6

Title
Phoenix Potential Brownfields Environmental Records Map

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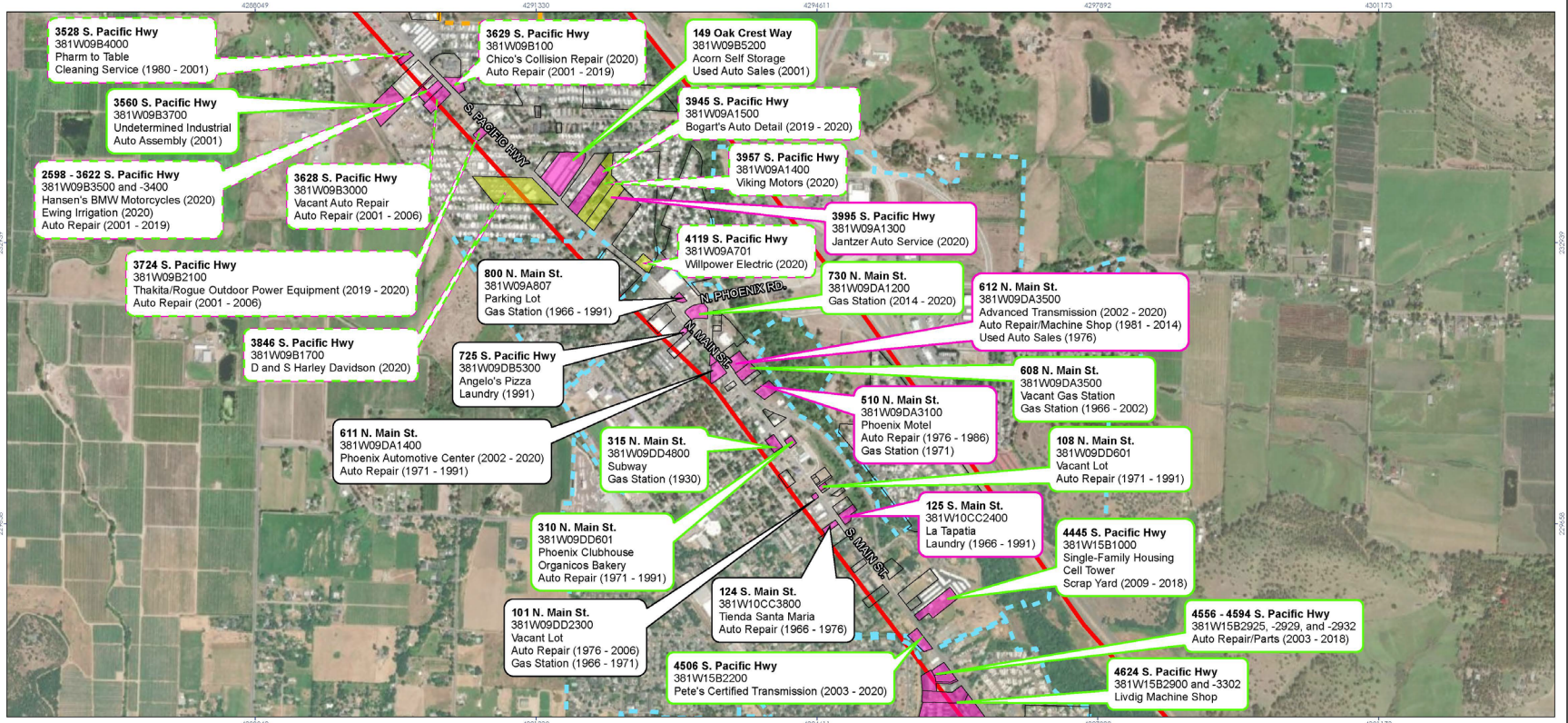

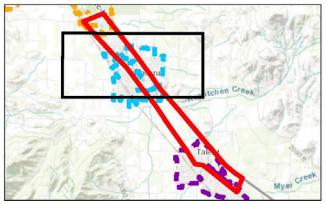

Historical Land Use of Concern

Land Use Identifed in Windshield Survey

Potential Brownfields

City of Medford

City of Phoenix

City of Talent

SR 99 Corridor Focus Area

0 0.15 0.3 Miles

1:14,000 (At original document size of 11x17)

Address
Tax Lot No.
Indication if RECs were Identified during the Windshield Survey
Most Recent Business or Land Use
Historical Land Use

Has been impacted by fire

Has one or more environmental records

Has been impacted by fire and has an environmental record

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N

Project Location
State Route 99 Corridor
Phoenix, OR

185751393
Prepared by JB on 2020-11-18
Technical Review by LF on 2020-11-18
Independent Review by GS on 2020-11-18

Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory

Figure No.
7

Title
Phoenix Potential Brownfields Land Use of Concern Map

Notes

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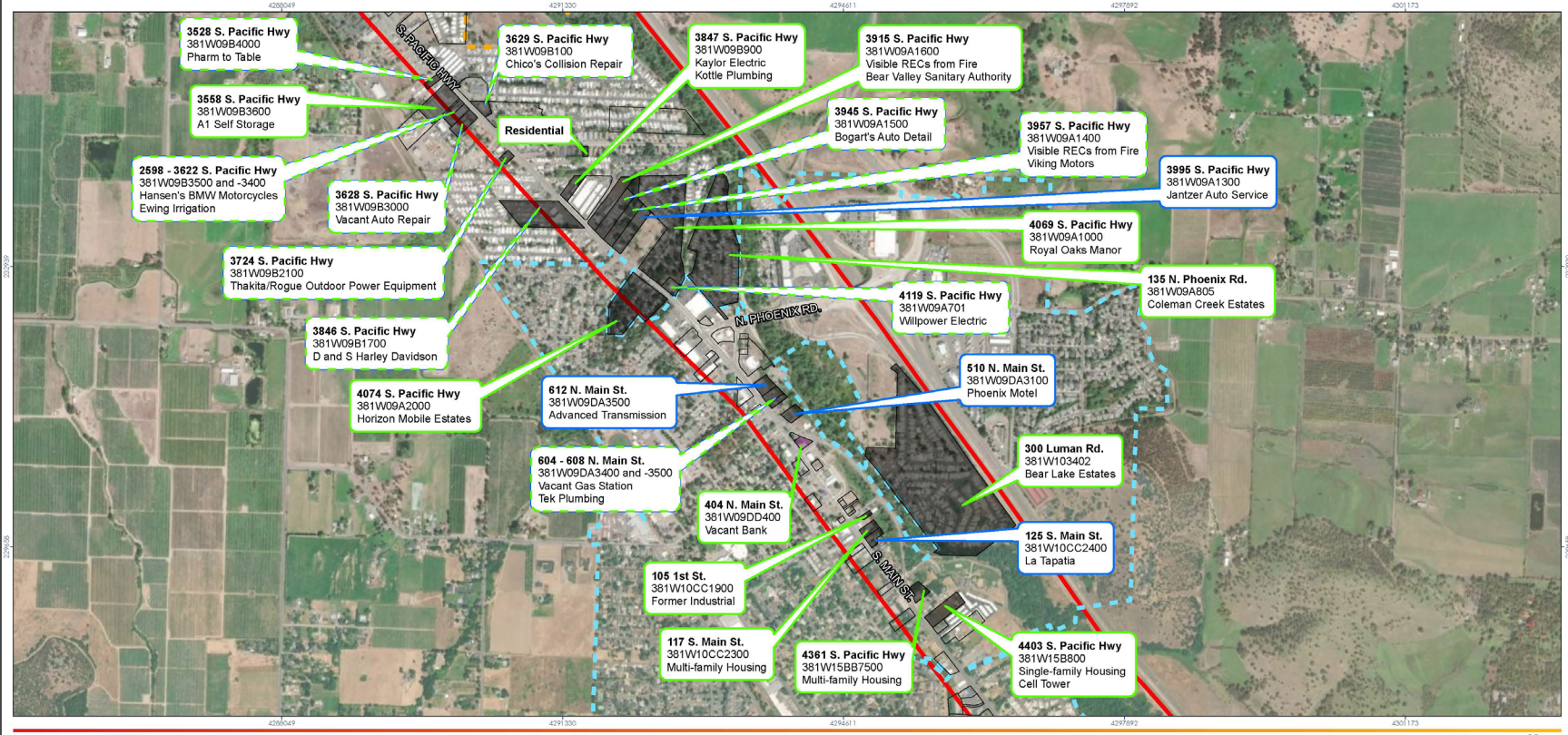

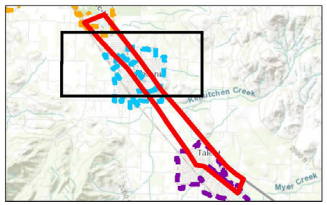

Structures Destroyed in the Fire (Jackson Co Record)*

Structures Impacted by Fire (Jackson Co Record)*

Potential Brownfields

City of Medford

City of Phoenix

City of Talent

SR 99 Corridor Focus Area

* Fire-impacted structures shown on potential brownfield sites only.

0 0.15 0.3 Miles

1:14,000 (At original document size of 11x17)

Address
Tax Lot No.
Last Known Business or Land Use

Has a historical land use of concern

Has one or more environmental records

Has a historical land use of concern and an environmental records

N

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Project Location
185751393
State Route 99 Corridor
Phoenix, OR

Prepared by JB on 2020-11-18
Technical Review by LF on 2020-11-18
Independent Review by GS on 2020-11-18

Client/Project
RVCOG
State Route 99 Corridor
Brownfield Inventory

Figure No.
8

Title
Phoenix Potential Brownfields
Fire-Impacted Structures Map

Notes

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