



Home of the Tualatin River National Wildlife Refuge

City of Sherwood  
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City Manager  
Joseph Gall, ICMA-CM

Assistant City Manager  
Tom Pessemier, P.E.



2009 Top Ten Selection



2007 18<sup>th</sup> Best Place to Live



January 22, 2014

Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Subject: EPA Site-Specific Brownfield Assessment Grant Proposal  
Former Frontier Leather Property, Sherwood, Oregon

Dear Mr. West:

The City of Sherwood, Oregon is submitting this Environmental Protection Agency Site-Specific Brownfield Assessment Grant proposal to assess and plan cleanup at the former Frontier Leather Tannery brownfield in Sherwood, Oregon. The former tannery historically covered 33 acres, and the City wants to address contamination on two orphaned parcels covering approximately 25 acres.

The City wants to acquire the orphaned portion of the former Frontier Leather Tannery in order to move its Public Works Yard from the growing and vibrant Old Town located in the center of town to the more appropriate industrially zoned property. The existing Public Works Yard is on 3.75 acres and in the Old Town overlay portion of the community adjacent to an existing urban renewal project that includes higher density, office, and a new public plaza. Freeing the existing space up for redevelopment more in line with the vision for the Old Town area will increase economic opportunities in the community. The former tannery is located across the street from a residential neighborhood, and near the sensitive Tualatin River National Wildlife Refuge.

The City has been working with Washington County, which acquired the two orphaned parcels through tax foreclosure. Once assessment is complete and remediation costs are estimated, the City plans to enter into a Prospective Purchaser's Agreement with the Oregon Department of Environmental Quality. The County will then transfer the property to the City. This grant funding is vital to the continuation of our efforts to protect human health and the environment, and promote economic vitality in our downtown core.

**a. Applicant Identification:** City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140

**b. DUNS Number:** 055329502

**c. Funding Requested:**

- i) Grant Type: Site-Specific Assessment
- ii) Federal Funds Requested: \$200,000
- iii) Contamination: Hazardous Substances
- iv) Site-specific

**d. Location:** Sherwood, Oregon

**e. Site Name:** Frontier Leather  
14647 SW Oregon Street  
Sherwood, Oregon

**f. Contacts:**

**Project Director:**

Julia Hajduk  
Community Development Director  
City of Sherwood  
22560 SW Pine Street  
Sherwood, OR 97140  
Phone: (503) 625-4204  
Fax: (503) 625-5524  
[hajdukj@sherwoodoregon.gov](mailto:hajdukj@sherwoodoregon.gov)

**Chief Executive:**

Joe Gall  
City Manager  
City of Sherwood  
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Phone: (503) 625-5522  
Fax: (503) 625-5524  
[gallj@sherwoodoregon.gov](mailto:gallj@sherwoodoregon.gov)

**g. Date Submitted:** January 22, 2014

**h. Project Period:** Three years

**i. Population:** 18,771

**j. Other Factors:** Appendix 3, Attached

If you should have any questions concerning this proposal, please do not hesitate to contact Julia Hajduk, Project Director, at (503) 625-4204.

Respectfully submitted,



Joseph Gall  
City Manager

Attachment: Other Factors Checklist & Sherwood Assessment Grant Proposal  
cc. Susan Morales, EPA Region 10

## Other Factors Checklist

Name of Applicant: **City of Sherwood, Oregon**

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	<u>Other Factor</u>	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	5-6
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation ( <i>The Oregon Health Authority has pledged in-kind services to support weaving community health into the public involvement component of the EPA grant-funded assessment project.</i> )	8, 9
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	

## RANKING CRITERIA

### 1. COMMUNITY NEED

#### 1.a. Targeted Community and Brownfields

**1.a.i Targeted Community:** The City of Sherwood is feeling the pressure of being one of Oregon's fastest growing cities, with a population that has grown from 3,080 in 1990 to over 18,000 today. Sherwood occupies 4.5 square miles of the Willamette Valley in Washington County, just a few miles southwest of Portland. Sherwood's industrial history dates back to the 1890s, and includes a former brickyard, cannery, and the Frontier Leather tannery. Today, the City is a primarily residential community, with 70% of our residents leaving Sherwood every day to commute to areas with more job opportunities in Portland and other metro area cities. With our small geographic footprint and urban growth boundary, Sherwood needs to capitalize on every opportunity for in-fill development, local job creation, and economic growth. We have identified such an opportunity at the former Frontier Leather tannery brownfield.

Sherwood is requesting an EPA Site-Specific Brownfields Assessment Grant for the former Frontier Leather tannery brownfield located near the northeastern edge of the City. Washington County acquired the orphaned tannery property through tax foreclosure, but neither the County nor the City have funds to assess conditions at the tannery and move it toward redevelopment. Meanwhile, the tannery property sits blighted, idle, and potentially impacting an adjacent residential neighborhood and the nearby Tualatin River National Wildlife Refuge. The City proposes to use grant funds to assess two of the six tax lots (tax lots 600 and 602) that comprise the former tannery. The two tax lots represent 25 acres of vacant industrial land with known contamination and wetland areas. The other four former tannery tax lots, which are privately owned and more desirable for development as they have fewer wetland areas, have been cleaned up to the Oregon Department of Environmental Quality's (DEQ's) satisfaction.

We are requesting funding to assess and plan cleanup of the former tannery property in order to relocate the City's public works yard to the tannery site, which is more appropriate given its zoning and location. The current location of the 3.75-acre public works yard is a condition of Sherwood's rapid growth, and a hindrance to in-fill development. The yard has been in its current location since 2003, and is now unsuitably located within the Old Town zoning overlay, which is developing into a thriving downtown commercial area. Moving the public works yard away from Old Town will allow the City to support sustainable in-fill development in our downtown core. We also anticipate that a portion of the former tannery property is covered by wetlands, making it unsuitable for public works operations. Taking over the tannery property will allow us to develop trail connections and observations points overlooking the Tualatin River national Wildlife Refuge. This plan fits in with our Parks Master Plan to preserve natural areas. The City of Sherwood sees our role in bringing this property back in to productive use as a critical part of our purpose.

**1.a.ii Demographic Information:** The table below shows demographic comparisons between the City of Sherwood, Washington County, Oregon, and the nation.

	<b>Sherwood</b>	<b>Washington County</b>	<b>Oregon</b>	<b>National</b>
<b>Population<sup>1</sup></b>	18,771	547,672	3,899,353	313,914,040
<b>Poverty Rate<sup>1</sup></b>	4.1%	9.5%	14%	13.8%
<b>Total % Minority<sup>1</sup></b>	11.5%	23.4%	16.4%	27.6%
<b>Children under 18 years old<sup>1</sup></b>	33.6%	25%	23.5%	23.5%

<sup>1</sup>2010 US Census and Subsequent 2012 American Community Survey 1-Year Estimates available at [www.census.gov](http://www.census.gov) (accessed January 2014)

<sup>2</sup>Bureau of Labor Statistics and is available at [www.bls.gov](http://www.bls.gov) (accessed January 2014)

While some of these numbers reflect the City's commitment to livability in our community, they mask the less visible, underserved populations living in Sherwood. For example, Sherwood's children are showing signs of changing demographics and increasing need. Children under the age of 18 make up 33.6% of Sherwood's population, much higher than the county, state, and national figures. The following statistics from the Oregon Department of Education and the Sherwood School district show that there are children in need in our community:

- The number of Sherwood School District students eligible for free lunch has doubled from 10% to 19.9% in the last five years, according to the Oregon Department of Education.
- The percentage of minority students in Sherwood public schools increased from 13.8% to 16.5% in the last five years.
- Hopkins Elementary is the elementary school closest to the tannery and the public works yard. In 2012-2013, Hopkins had the highest percentage of minority students in the district (20.9%), an increase of 20% over the last five years. Hopkins also had the highest proportion of students eligible for free/reduced lunch (37%).
- The Sherwood School District reported 93 homeless students in 2012-2013.

Sherwood's median home value also masks localized areas of depressed home values near the tannery property. The values of homes located in the neighborhood across the street from the tannery brownfield are well below the citywide median home value. For example, a home at 14706 SW Brickyard Drive, across the street from the tannery, recently sold for 50% of the city's median home value. Another home at 14658 SW Brickyard Drive was recently foreclosed and valued at 48% of the median home value.

The growing crime problem in Sherwood is another example of changes in our community over time. Drug complaints in 2012 rose by 40% (by both adults and juveniles) over the previous year according to the Sherwood Police Department. Based on growing crime rates, the Sherwood Police Department has identified domestic violence, drug activity, and substance abuse among young people as priority issues to focus on during the 2013-2014 fiscal year.

**1.a.iii Brownfields:** Our funding request focuses on the former tannery site, located across the street from a residential neighborhood and hydraulically connected to the Tualatin River National Wildlife Refuge. The tannery treated animal hides with chromium oxide from the 1940s through the 1990s. Hides were tanned using chromium, then split with the valuable halves of the hides being sold and the less valuable "hide splits" buried onsite. Tannery operations also included wastewater treatment in two 3.4-acre lagoons. Water treatment sludge was buried onsite with the hide splits. The DEQ added the tannery to its orphaned site list in 2002, as there is no viable responsible party, and has conducted assessments of the tannery property that identified chromium, lead, and other heavy metals in soil and buried hides. Exposed hides with a greenish-blue tint from chromium treating have been observed at the ground surface in landfill areas of the tannery property during previous investigations. Additional investigation is needed in order to fully understand the extent of impacts from the tannery's operations.

Frontier Leather is just one example of a brownfield site in Sherwood. DEQ reports that 10 environmental cleanup sites and 19 leaking underground storage tank sites are located in our small community. Contamination from these releases varies widely, and includes petroleum, metals, pesticides, herbicides, and chlorinated solvents. We also know of several buildings that contain asbestos and lead paint. Given Sherwood's small geographic footprint (4.5 square miles), our homes, schools, parks, and natural resources are frequently located near brownfields.

**1.a.iv Cumulative Environmental Issues:**

The tannery's legacy does not stop at the property boundary. In 2000, the City found hides buried in Sherwood's Stella Olsen Memorial Park located adjacent to Sherwood High School and residential neighborhoods. The city was able to clean the park up and received a no further action letter from DEQ. In 2007, the City and DEQ discovered that tannery waste was also dumped and buried offsite on property formerly known as the Ken Foster Farms (KFF) property in Sherwood. The KFF property was later divided into 16 lots and sold. Several of the lots were developed with homes, and purchased and occupied by homebuyers who knew nothing of the contamination. While DEQ has determined that the KFF site contamination does not pose an imminent risk to human health, we know that risk evaluations can change over time and the residents are concerned. KFF site owners and occupants are currently assessing and cleaning up the properties.

Traffic and resultant poor air quality is another cumulative environmental issue for Sherwood and Washington County. The American Lung Association gave Washington County a "C" grade for particulate air pollution (primarily associated with car exhaust), indicating that the air is unhealthy for sensitive populations such as children. As noted above, children make up 33.6% of our population. The American Lung Association's first suggestion for improving local air quality: drive less. Traffic congestion and air quality concerns prompted Sherwood, along with Metro (the regional government agency), Washington and Multnomah Counties, and five other local cities to develop the SW Corridor Plan. The Southwest Corridor Plan is a comprehensive approach to addressing the social, environmental, and economic effects of our heavy transit corridor through integrated land use and transportation planning.

**1.b. Impacts on Targeted Community:** The public health, environmental, and economic factors discussed in this section are impacting the targeted community and natural resources near the tannery and public works yard on several fronts:

**Children:** Children make up over one-third of Sherwood's population, and brownfields in our community are putting children at risk. The vacant tannery property's attractiveness to children and teens looking for a place to play has become a significant hazard. The Sherwood police report that four juveniles trespassing on the tannery property in July 2013 started a 60-acre brush fire while playing with fireworks. The incident risked the health and safety of the young trespassers, adjacent residents, as well as our police and fire responders. Children are particularly sensitive to many environmental contaminants including metals including chromium and lead, which have been detected at the tannery property. Chromium-treated hides that were buried during tannery operations are now exposed and visible above the ground surface in parts of the tannery property. Lead poisoning can cause slowed growth, hearing loss, and developmental delays ([epa.gov/childrencenters](http://epa.gov/childrencenters)). Chromium can cause lung cancer and liver damage. The Coalition for a Livable Future's online Equity Atlas ([clfuture.org/equity-atlas](http://clfuture.org/equity-atlas)) reports a high density of residents under 17 years of age in the neighborhood just across the street from the tannery property, and a high density of licensed child care facilities near the tannery property.

**Commuting and Traffic:** City and US Census statistics show that 70% of employed Sherwood residents commute to work outside of the City, and commute longer distances to work compared to the county, state, and nation. Long commutes result in a range of health effect such as obesity due to less recreation time and less time to prepare healthy meals, and asthma due to traffic-related air quality. A study published in the American Journal of Preventive Medicine found that as commuting distances increase, physical activity and cardiovascular fitness drop, and blood pressure, body weight, waist circumference and metabolic risks rise. A 2010 study by Portland State University reports that 39.2% of Washington County adults are obese, a 5% increase since 2005. In addition to health issues associated with a sedentary commuting lifestyle, commuting also promotes traffic congestion and its associated health impacts. The American Lung Association gave Washington County a "C" grade for particulate air pollution (primarily associated with car exhaust), indicating that the air is unhealthy for sensitive populations like children. The current public works

yard is located in an economically vibrant area, and moving it to the tannery site will open the area up for commercial development and local jobs where Sherwood residents can walk, bike, or use public transit.

**Tualatin River National Wildlife Refuge:** The DEQ funded a Remedial Investigation of the tannery property in 2003, identifying risks to fish in Rock Creek along the tannery property's eastern boundary, which discharges to the Tualatin River National Wildlife Refuge. The Refuge is home to hundreds of species of birds, mammals, and plants. Located on the Pacific Flyway, the Refuge is a key stopover where migrating birds stop to rest. DEQ records show that soil and sediment samples from Rock Creek are likely impacted by metals from the tannery. Rock Creek fish tissue samples show fish may be accumulating chromium and other metals from the tannery site.

### **1.c. Financial Need**

**1.c.i Economic Conditions:** DEQ has already provided assistance with limited assessments of the tannery and associated waste disposal sites. DEQ does not have sufficient funding to complete assessments of tax lots 600 and 602, and no other state funds are currently available. Sherwood's tax revenue to fund projects like assessment of the former tannery property is limited by several factors: 1) Oregon is one of a few states with no sales tax, limiting Sherwood tax revenue to income and property taxes; 2) Oregon voters passed measures in the 1990s rolling back taxable property values to 90% of the 1995-96 values, and limiting annual increases to 3%. This means the City does not receive higher than average tax revenue regardless of our community's relatively high home values; and 3) the City has a lopsided tax base of 70% residential and 30% non-residential property. Non-residential property brings in more tax revenue per acre than residential property, so not only is Sherwood limited on property taxation, we also have over twice as much residential property than higher taxed non-residential property. When the public works yard is redeveloped, it will add valuable land and development to the tax rolls, providing additional revenue and local job opportunities.

The economic downturn of the past few years has resulted in decreased City revenues and budget cuts while community needs continue to grow. 2013 was the third year in a row that Sherwood was forced to cut City jobs. The Sherwood Police Department is at its lowest level staffing since 2001. With 1.4 Sherwood Police Department staff per 1,000 residents, police staffing falls below the Federal Bureau of Investigation's recommended ratio of 1.8 for similar sized cities

### **1.c.ii Economic Effects of Brownfields**

One economic effect of brownfields in Sherwood is a loss of local consumers to nearby competing communities. With 70% of Sherwood residents working outside of the City limits, there is a greater chance for people to spend their income in other cities, neglecting the local business community. Redeveloping the tannery brownfield with the new public works yard will allow redevelopment at the current public works yard. This will spur redevelopment in our vibrant Old Town, promote local job creation, allow our residents to enjoy local businesses, draw in consumers from other cities, and support our goal of creating a robust downtown commercial area.

Another economic effect of the blighted tannery brownfield is the low value of homes near the property relative to citywide values. The values of homes located in the neighborhood across the street from the tannery brownfield are well below the citywide median home value of \$313,900. For example, a home at 14706 SW Brickyard Drive, across the street from the tannery, recently sold for 50% of the city's median home value, and another home at 14658 SW Brickyard Drive was recently foreclosed and valued at 48% of the median home value. City-neighborhood-level data on economic need are not readily available. However, demographic data show that children at nearby Hopkins Elementary School, many of whom likely live in the neighborhood across the street from the tannery property, are experiencing poverty and need at a higher level than in Sherwood schools located away from the tannery property (see Section 1.a.ii).

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

### **2.a. Project Description**

**2.a.i Grant-Funded Project:** The City of Sherwood is requesting funding to assess and plan cleanup of a former tannery brownfield property in order to relocate the City's public works yard to the tannery site, which is more appropriate given its zoning and location. This project really represents two economic revitalization projects in one. First, redeveloping the orphaned, blighted tannery property will encourage development in the surrounding industrial area and protect nearby residents and the Tualatin National Wildlife Refuge from impacts from tannery contamination.

Second, moving the public works yard out of Sherwood's vibrant Old Town commercial area will make that land available for in-fill development in a rapidly developing part of the City. Sherwood's Old Town dates back to the 1890s, and is a portion of our larger Sherwood Town Center Plan and Old Town Vision Plan. The Town Center Plan identifies Old Town as the heart of the community with vibrant mixed uses. As part of the Town Center planning, we engaged stakeholders (property and business owners, residents, community organizations, and others) throughout the process so they could inform and shape the plan. Through public work sessions, open houses, surveys and social media, we developed a plan that reflects community goals. These plans support Old Town's development as a walkable, public transit-friendly, and safe center of community life. Re-locating the public works yard and freeing the existing space up for re-development in line with the City's plan for Old Town will increase economic opportunities in the community.

With EPA brownfield grant funding, the City will conduct public outreach, assessment, and cleanup planning at the tannery property. We will hold public meetings to announce award of the grant, and engage the community in assessment plans, and redevelopment scenarios. Outreach will include implementing the ATSDR Brownfield and Land Reuse Action model to engage the targeted community surrounding the tannery property and the public works yard through public-health focused meetings as described in detail in Section 3.a.

The City and the DEQ have agreed that the City will join the DEQ Voluntary Cleanup Program to obtain regulatory oversight and approval in order to receive a "No Further Action" letter when assessment and cleanup are complete. We propose to conduct at least two phases of assessment. The first phase will include soil sampling on tax lot 602, and groundwater sampling on tax lots 600 and 602. Soils on tax lot 600 were assessed previously by the DEQ. Tax lot 600 soil assessment identified chromium as the principal contaminant of concern, and arsenic, antimony, cadmium, copper, lead, manganese, nickel, mercury, zinc, and organochlorine pesticides as secondary contaminants of concern at the site. Assessment goals for the first assessment phase include:

1. Evaluate the extent of the hide-split landfill on tax lot 602, and chromium concentrations within hide-split landfill areas identified. Data from previous tax lot 600 assessments indicates that the hide-split landfill area may occupy the western portion of tax lot 600. High concentrations of chromium were detected in the hide-split landfill area on tax lot 600.
2. Assess concentrations of contaminants of concern in soil on tax lot 602.
3. Assessment of groundwater was deferred on tax lot 600. Therefore, assessment of groundwater on both tax lots 600 and 602 is needed. The goal of groundwater assessment will be to evaluate whether any impacts to groundwater may affect water quality in nearby Rock Creek, Tualatin River National Wildlife Refuge, and associated wetlands.

The first phase of assessment will include the collection of approximately 60 soil samples in 20 soil borings on tax lot 602. Soil samples will be collected using direct-push sampling equipment. All soil samples will be tested for metals. Approximately 50% of soil samples will be tested for organochlorine pesticides, and 25%

of soil samples will be tested for semi-volatile organic compounds, volatile organic compounds, and polychlorinated biphenyls. The first phase of assessment will also include installation, development, initial sampling, and quarterly sampling of groundwater in six to eight groundwater monitoring wells. Monitoring wells will be installed using hollow-stem auger equipment. The wells will be located on tax lots 600 and 602 to evaluate both potential contaminant source areas, and groundwater quality in the eastern portion of the site adjacent near Rock Creek and associated wetlands.

The second phase of assessment, a wetlands assessment, will be conducted on both tax lot 600 and 602. The wetlands assessment is necessary in order to conduct remedial planning for the tannery property. The wetlands review will include an assessment hydric soils, hydrophytic vegetation, and wetland hydrology, as well as ponds and waterways on the former tannery property.

Cleanup planning will be conducted once the contaminant and wetland assessments are complete. We will develop an Analysis of Brownfield Cleanup Alternatives to identify cleanup alternatives and select a preferred cleanup method based on factors including effectiveness, implementability, sustainability and cost.

After assessment is complete and remediation costs are estimated, the City plans to enter in to a Prospective Purchaser's Agreement (PPA) through the DEQ. The PPA will be a legal agreement between DEQ and the City, limiting the City's liability for environmental cleanup of the tannery in exchange for a substantial public benefit from redeveloping the property. Washington County has agreed to transfer tax lots 600 and 602 of the tannery property to the City once site conditions are understood and a PPA is in place. Once we have completed confirmation sampling and have received DEQ approval, redevelopment will begin. While we work with the DEQ, we will also be evaluating remediation funding, which may include applying for EPA brownfield cleanup funds or other sources associated with identified potential partnerships.

**2.a.ii Project Management Approach:** Julia Hajduk, City of Sherwood Community Development Director, will be the Project Manager for the EPA grant-funded work. Julia Hajduk will be responsible for day-to-day coordination of the project, including contracting with a qualified environmental contractor to perform the environmental assessment and to support the City's community outreach and EPA reporting tasks. The City will select and contract with an environmental contractor within 6 months of receiving the grant award notice from the EPA. Within 6 months of hiring a contractor, the City will complete a written Public Outreach Plan and hold a public meeting to announce the grant award and project initiation. The City's environmental contractor will be chosen based on their experience managing EPA-funded brownfield grant projects on schedule and within budget. The City and its environmental contractor will work closely with the DEQ through its Voluntary Cleanup Program to ensure DEQ buy-in throughout the assessment and cleanup planning process. The tannery site is owned by Washington County has agreed to provide an access agreement to the City for assessment of the tannery property.

**2.a.iii Existing Property Conditions:** The former Frontier Leather Tannery property has been deemed an orphan site by DEQ, and Washington County acquired the property through tax foreclosure. The tannery property is currently vacant, overgrown with vegetation, and unsecured. The Oregon DEQ conducted a limited assessment of the tannery property in 2003 and 2004. According to DEQ records, tannery process wastes are present in site soil, groundwater, and surface water. Primary contaminants of concern identified by DEQ include chromium, manganese, lead, hexavalent chromium, and organochlorine pesticides. Chromium and other tannery-derived waste products are present in each of two former wastewater treatment lagoons at the property, and in the hide-split landfill. Exposed hides with a greenish-blue tint from the chromium treating process have been observed at the ground surface during previous investigations. A railroad drainage ditch along the western side of the property likely served as a historical contaminant

transport pathway to Rock Creek, and a breach in each wastewater treatment lagoon provided a transport pathway for lagoon-derived contaminants to Rock Creek. According to the DEQ, soil and sediment samples collected in Rock Creek indicate that the site may be contributing to metals contamination in the creek, and fish tissue samples suggest that fish may be accumulating chromium and other metals near the tannery.

The City has identified an opportunity to move our public works yard from the growing and vibrant Old Town located in the center of town to the more appropriate industrially zoned Frontier Leather brownfield property. The existing public works yard is on 3.75 acres and in the Old Town overlay portion of the community. This area currently houses our City Hall, library, small local shops, restaurants and mixed use residential developments. Next to the public works yard is an urban renewal project, Cannery Square, which includes higher density housing, office and retail space, and a public plaza and community center. The public works yard is zoned for retail commercial and high density residential use. Re-locating the public works yard and freeing the existing space up for re-development in line with the vision for the Old Town area will increase economic opportunities in the community (Old Town Vision – 2000, and Sherwood Town Center Plan - 2013).

## **2.b. Task Description and Budget Table**

### **2.b.i Task and Budget Descriptions**

**Task 1 – Programmatic Activities: Scope:** 1) procuring environmental contractor; 2) EPA reporting; 3) attending 1 regional and 1 national brownfields conference (2 staff); and 3) implementing grant tasks.

**Outputs:** 1) Cooperative Agreement Work Plan, 2) contract with environmental consultant, 3) EPA reports.

**Budget:** City staff: \$9,000 (310 hrs at average billing rate of \$29/hr) + \$3,600 fringe = \$12,600; Travel: \$500/person per conference (\$2,000) + hotel/meal costs of \$125/person per day per conference (\$1,500) + incidentals of \$25/person per day (\$300) = \$3,800.

**Task 2 – Community Outreach: Scope:** 1) writing a community outreach plan; 2) preparing fact sheets, webpage, and presentation materials; 3) facilitate four public meetings.

**Budget:** City staff: \$2,000 (70 hrs at average billing rate of \$29/hr) + \$800 fringe = \$2,800; Contractual: \$15,000: (\$10,000 for Washington Cnty Health Dept: 100 hrs at average billing rate of \$100/hr, plus \$5,000 for consultant support at 50 hrs at average billing rate of \$100/hr for planning and facilitation of four public outreach meetings and ATSDR Model reporting.

**Outputs:** 1) written Community Outreach Plan; 2) four public outreach meetings; 3) development and distribution of at least 2 fact sheets; 4) ATSDR model report.

**Task 3 – Site Assessment: Scope:** 1) preparation of Quality Assurance Project Plan, Sampling and Analysis Plan, Health & Safety Plan; 2) environmental contractor labor for soil and groundwater sampling, project management, and reporting; 3) drilling and laboratory subcontractor costs; and 4) wetlands assessment.

**Budget:** Quality Assurance Project Plan/Sampling and Analysis Plan: \$8,000; soil and groundwater assessment: \$127,800; wetlands assessment: \$20,000.

**Outputs:** 1) Quality Assurance Project Plan; 2) Sampling and Analysis Plan; 3) Health and Safety Plan; 4) Phase II ESA report(s).

**Task 4 – Cleanup Planning: Scope:** 1) compare site data with cleanup standards; 2) identifying cleanup options and costs based on site data; 3) develop cleanup plan based on proposed use including an Analysis of Brownfield Cleanup Alternatives;

**Budget:** \$10,000 (100 hrs at average billing rate of \$100/hr). **Output:** Analysis of Brownfield Cleanup Alternatives report.

**2.b.ii Budget Table:** The proposed budget for this project includes funding for programmatic tasks, community education, site assessment including a wetlands assessment, and cleanup planning. The table below shows the budget breakdown.

Budget Categories	Project Tasks				
	Programmatic	Community Outreach	Assessment including Wetlands Assessment	Cleanup Planning	Total
Personnel	\$9,000	\$2,000			<b>\$11,000</b>
Fringe	\$3,600	\$800			<b>\$4,400</b>
Travel	\$3,800				<b>\$3,800</b>
Contractual <sup>1</sup>		\$15,000	\$155,800	\$10,000	<b>\$180,800</b>
<b>Total</b>	<b>\$16,400</b>	<b>\$17,800</b>	<b>\$155,800</b>	<b>\$10,000</b>	<b>\$200,000</b>

<sup>1</sup>The City of Sherwood has and will comply with the procurement procedures contained in 40 CFR 31.36.

**2.c Ability to Leverage:** Leveraged and in-kind services for the tannery assessment and cleanup planning are outlined below:

Oregon Health Authority Brownfield Initiative: The Oregon Health Authority has pledged in-kind services to support weaving community health into the public involvement component of the EPA grant-funded assessment project.

Washington County: Washington County, owner of tannery tax lots 600 and 602, will deed the property to the City free of charge once the City is prepared to take title.

Regional Solutions Team: The City has discussed this project and received support from the Governor’s Regional Solutions team composed of a representative from each of five state agencies: the DEQ, the Department of Land Conservation and Development, the Department of Transportation, the Department of Housing and Community Services, and the Business Development Department. Together, these agencies work together to solve problems and seize opportunities to address regional priorities. The Regional Solutions Team will provide in-kind planning, coordination, and implementation services.

If additional assessment and/or cleanup are necessary, the following funding sources may be accessed:

Brownfields Redevelopment Fund and Oregon Coalition Brownfields Cleanup Fund. These funds, managed by the Oregon Business Development Department, offer loans and grants for brownfield cleanup. The City has had numerous conversations with Karen Homolac and others at the Oregon Business Development Department, and has received positive feedback and support for our efforts on this project. A letter of support from the Oregon Business Development Department is attached.

EPA competitive cleanup grant funding. We would evaluate applying for EPA competitive grant funding for cleanup. EPA can fund up to \$200,000 per site for petroleum and hazardous substance contamination.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

#### **3.a Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress:**

The City has a long history of involving the community in City projects. Specific to the redevelopment of Old Town, since 2007 we have been conducting public meetings, community surveys, and interviews to determine what the residents want for the future Old Town. This was validated when the City adopted the Sherwood Town Center Plan in August, 2013. The Town Center Plan identifies Old Town as the heart of the community with vibrant mixed uses including residential development at densities consistent with a small town. As part of the Town Center planning, we identified and engaged stakeholders (property and business owners, interested residents, community organizations, and others) throughout the

process so that they could inform and shape the plan. Through public work sessions, open houses, on-line surveys and social media, we developed a plan that reflected the goals of the community. The goal of community engagement as part of this brownfield grant funded project will be to give stakeholders similar opportunities to be a part of the decision making process so that there is an ownership in the redevelopment of both the former tannery site and the land that will be opened up in Old Town.

Community Outreach Plan – We will prepare a Community Outreach and Education Plan within six months of procuring and environmental contractor. The plan will detail the actions that will be taken to involve the public throughout the assessment and cleanup planning process. The plan will also define outcomes and outputs for public outreach.

Mailing List, Fact Sheets, and Web Page – The City will develop a mailing list of project stakeholders and interested public. The list will be used to inform interested parties about public meetings and project activities. At public meetings, the City will distribute fact sheets to help explain the goals and on-goings of the assessment work and project. The fact sheets will be placed at the City offices and at the offices of some of our partners in the project including the Chamber of Commerce and at the Sherwood Main Streets office. Information about the brownfields assessment and redevelopment project will be placed on the City's website.

News - We have two main newspapers read by most residents in Sherwood: The Sherwood Gazette and The Oregonian. In addition, the City prepares a City newsletter, The Archer, which is mailed monthly to all residents. We will provide press releases to the newspapers and we will invite reporters to public meetings and other events.

Public Meetings – Up to four public meetings will be held to announce award of the grant and plans to move forward. We will discuss redevelopment scenarios to the community to garner input. Follow up meetings will be held to describe the findings of the assessment activities and how the findings may impact the redevelopment. At these meetings, we hope to educate the public about brownfields and to gain an understanding of issues of concern to attendees. We will also discuss the project and status updates at regularly scheduled council meetings which are generally held twice per month.

Engaging with Traditionally Disenfranchised Community Members – With the in-kind support of the Oregon Health Authority and contracted services from the Washington County Health Department and our consultant team the City will implement the ATSDR Brownfield and Land Reuse Action Model process including the following efforts. Step 1: In collaboration with the Oregon Health Authority brownfields group and community stakeholders, we will develop and distribute a simple survey to the disenfranchised population in Sherwood, asking them to identify the issues in their community. Step 2: We will host a community meeting to recap the survey results, further brainstorm how development can address the issues and establish priorities. This meeting will be co-facilitated by staff from the Washington County Health Department and the Oregon Health Authority. Steps 3 & 4: We will reach out to our network of professional colleagues to help identify the corresponding community health benefits of addressing the identified community issues and the data needed to measure change. We will review the facilitators report with our stakeholder participants and share the report with our stakeholder partners. As development moves forward, we will report progress to stakeholders.

All public meetings will accommodate hearing and sight concerns, as needed, through large print publications, sign language interpretation, and use of ADA accessible facilities. The English language is predominantly used in Sherwood, and materials will be developed in English. If a need is identified, we will arrange for other language accommodations. We plan to utilize social media tools as a way to reach community members who are not able to come to the City Hall to conduct business or who do not utilize the other communication methods previously mentioned. Finally, we have great partnerships with neighboring

jurisdictions and the regional government, Metro, which have existing resources and tools to convey information to traditionally disenfranchised community groups. We plan to coordinate and communicate through those existing resources to ensure we are engaging with those who have an interest or concern about the way the Tannery site is cleaned up and developed.

### **3.b Partnerships with Government Agencies**

#### **3.b.i Local/State/Tribal Environmental and Health Agencies**

With the brownfields assessment grant we plan to continue and enhance our relationships and partnerships with local and state environmental agencies. We have been involved in the project and working with the County and DEQ for several years. We have developed a trusting relationship with Mark Pugh of the DEQ through the activities at this site. We will work with Mark to assess and cleanup the site, ultimately obtaining a “No Further Action” determination. We will also continue to work with Rebecca Wells-Albers, the DEQ Brownfields Coordinator, on the project.

We have established a partnership with the Oregon Health Authority’s Public Health Division (OHA-PHD). OHA-PHD is committed to providing public health expertise, support and technical assistance to the project. OHA-PHD will assist the City and the Washington County Health Department in developing and carrying out a community engagement strategy that ensures that residents in the targeted communities near the tannery property and the public works yard, as well as others in the City historically affected by economic disinvestment, health disparities, and environmental contamination have an opportunity to learn about, contribute to, and benefit from the project outcomes.

The City also received funds through the regional government, Metro, for the assessment of a former gas station. These funds were part of an EPA fund provided to Metro to help sites around the region. The City has a wonderful working relationship with Metro Planner Miranda Bateschell, who managed the Brownfield Recycling program and helped fund the gas station assessment project. She will continue to be a resource and support as we proceed with this project.

**3.b.ii Other Federal, State, and Local Government Agencies:** The City has been building relationships through the development of the plan to assess, clean up, and redevelop the former tannery property. Letters of support from each of the partners described below are attached.

The Oregon Business Development Department will be a partner in the assessment, cleanup, and redevelopment of the site. We have worked with the Oregon Business Development Department extensively in the past. Specifically, we have worked closely with Oregon Business Development Department as we have explored the issues and feasibility of developing this site. In addition, we have worked with the Oregon Business Development Department on a number of loan projects including Safe Drinking Water loans for a new water reservoir and a major pipeline project, loans for the construction of the Sherwood Library and City Hall, Old Town streets project, and Cannery Square Public improvements.

The City has been working closely with Washington County to develop a plan for assessing and cleaning up the orphaned tannery property. Washington County has acquired the tannery property through foreclosure, and has agreed to allow the City to access the property for assessment, and transfer the property deed to the City when the City has obtained enough information to understand potential liability.

The City will continue to develop our relationship with the Metro (regional government) brownfield, planning, and transportation programs during the tannery assessment and redevelopment. Metro has committed to work with the City on this project by connecting with partners to support our efforts and providing technical analysis and recommendations to support successful redevelopment of these properties. Among its resources, Metro has funds available that could assist in the planning and development of transit-oriented development at the existing public works yard which is located adjacent to railroad tracks.

The Sherwood Urban Renewal Policy Advisory Committee advises the Urban Renewal Board on economic development issues and use of urban renewal funds, and will assist in attracting developers to the public works yard property once operations are relocated.

The Sherwood School District serves 5,159 K-12 students. The school district will identify and implement educational opportunities for students during and after assessment and cleanup.

**3.c Partnerships with Community Organizations**

The table below lists the primary organizations that will be involved in the redevelopment of the Site and letters from these organizations are included in Attachment C.

<b>COMMUNITY-BASED ORGANIZATIONS SUPPORTING THIS GRANT</b>		
<b>Organization</b>	<b>Description</b>	<b>Role and Commitment</b>
Sherwood Main Streets	Promotes economic development in downtown Sherwood.	Assisting in promoting redevelopment of public works yard.
Sherwood Chamber of Commerce	Member driven business and professional membership organization.	Assist in public involvement activities and information dissemination.
Friends of the Refuge	Protect and restore the Tualatin National Wildlife Refuge.	Ensure the assessment and redevelopment do not negatively impact the refuge. Support educational opportunities for children about the old tannery, the grant project, and its impact on the environment.
Raindrops to Refuge	Inspire, educate, and facilitate community actions to assess, restore and preserve the ecological health of Sherwood's three watersheds.	Ensure the remediation and redevelopment do not impact the watershed.

**4. PROJECT BENEFITS**

**4.a Health and/or Welfare and Environment**

We anticipate multiple environmental, public health, and economic benefits from assessing and cleaning up the tannery property and relocating our public works yard.

**Children:** Assessing and redeveloping the tannery will eliminate health and safety risks for Sherwood’s children. Children make up over one-third of Sherwood’s population. A residential neighborhood is located across the street from the tannery, and several schools and day care facilities are located nearby. Demographic information shows an increasingly diverse child population, and signs of children in need. (see Section 1.a.ii). Trespassing on the tannery property by young people has become problematic, as demonstrated by the 60-acre brush fire started by teens playing with fireworks on the site in July 2013. The tannery property currently is vacant and overgrown, and contaminated soil and treated hides are exposed at the ground surface, meaning that trespassing local children and teens may come into contact with contaminated surface soil and waste. Contamination has also been identified in Rock Creek, adjacent to the tannery, and in fish in the creek, meaning that trespassers who wade, drink, or fish from the creek may be exposed to heavy metals from the tannery. Redeveloping the tannery property with the City public works yard will put the City in control of the property, allowing us to make it clean, safe, and protective of children’s health, particularly in the targeted communities immediately surrounding these properties.

**Tualatin River National Wildlife Refuge:** The tannery property is bordered by Rock Creek which flows to the Tualatin River and the Tualatin River National Wildlife Refuge located northwest of the property. Previous assessments of the tannery have identified heavy metals in the sediment, water, and fish in Rock Creek. The Refuge, one of a handful of urban wildlife refuges in the nation, is a haven not only for wildlife but for people who live in the area. Assessing and cleaning up the tannery site will stop the harm contaminants have been causing to the Refuge for years.

**Air Quality:** Traffic is identified above as cumulative environmental issue for Sherwood and Washington County. With a “C” grade for particulate air pollution (primarily associated with car exhaust) from the American Lung Association, our community needs relief from traffic and its associated health effects. Relocating the public works yard out of a commercially vibrant area to a more suitable industrial area will make downtown land available for redevelopment and job creation. Local jobs will give our residents, 70% of whom leave Sherwood every day to drive to work in other cities, an opportunity to walk or use public transit to get to nearby jobs, reducing traffic and improving air quality.

#### **4.b Infrastructure Reuse/Sustainable Reuse**

##### **4.b.i Sustainable Redevelopment**

The Sherwood Urban Renewal Agency has been actively investing in sustainable redevelopment in Old Town, surrounding the existing public works yard. Improvements include: 1) new longer-lasting concrete streets, 2) rain gardens to retain and treat stormwater runoff, 3) two electric car charging stations, and 4) construction of Cannery Square Park which provides a space for many community events such as our Summer Reading Program, summer long Farmer’s Market, and Pix on the Plaza (free outdoor movies). We will work with future developers of the public works yard property to incorporate sustainable building practices to continue the momentum we have created in the Old Town area. The City made street improvements in Old Town that were critical to promoting walkability in the heart of the City, providing a boost to sustainability and foot traffic patronizing local businesses, and in drawing in new business investment.

Traffic congestion and air quality concerns prompted Sherwood, along with Metro (the regional government agency), Washington and Multnomah Counties, and five other local cities to develop the SW Corridor Plan. The Southwest Corridor Plan is a comprehensive approach to addressing the social, environmental, and economic effects of our heavy transit corridor through integrated land use and transportation planning.

The City hopes to partner with a developer to ensure that demolition materials generated during redevelopment are recycled to the maximum extent possible. The City believes that the tannery property is an ideal location for the public works yard in part because it allows access to existing infrastructure, eliminating the need to extend infrastructure to an undeveloped greenspace. The City plans to implement sustainable stormwater best management practices at the new public works yard. We will develop a stormwater management plan that documents method for capturing, retaining, and naturally treating stormwater to prevent the discharge of untreated storm water to the adjacent Rock Creek and the downstream Tualatin River National Wildlife Refuge.

The City envisions developing trails and scenic points overlooking the Wildlife Refuge on wetland portions of the tannery property, providing recreational opportunities and creating a buffer between the public works yard and the Refuge. This plan fits in with the City’s Parks Master Plan goal to preserve natural areas.

##### **4.b.ii Equitable Development and Livability Principles Example**

The Partnership for Sustainable Communities identifies *enhancing economic competitiveness* and *supporting existing communities* as key livability principles. With its small geographic footprint and urban growth boundary, Sherwood needs to capitalize on every opportunity for in-fill development, local job creation, and economic growth. Sherwood’s need for in-fill development aligns with enhancing economic

competitiveness and supporting existing communities. Recycling the existing public works yard land after operations are relocated to the tannery site will bring economic competitiveness with new businesses and new local job opportunities for our residents. The new development will provide Sherwood's existing community, specifically Old Town and neighborhoods near the tannery and public works yard, with access to mixed-use development including services, businesses, open spaces, and residential opportunities.

#### **4.c Economic or Non-Economic Benefits (Long Term Benefits)**

##### **4.c.i Economic Benefits**

Assessing the tannery property and relocating the public works yard will have a significant economic impact on Sherwood. The public works yard is currently located next to an urban renewal project that includes higher density, office, retail, a new community center with seating capacity for up to 400 and a new public plaza. By moving the public works yard, we are freeing up additional space in Old Town for additional mixed use development. With a large percentage of our population traveling elsewhere for jobs, we are losing vital local income and investment in local businesses. According to the 2008 Sherwood Market Study, employees working in and close to downtown are an important captive market for retail and service businesses. On average, office workers spend between 10-15% of their expendable income in and near their places of work. Relocating the public works yard will make land available for additional businesses, bringing more employees downtown who in turn will spend money downtown.

The tannery property has been vacant for over 8 years and has become an eyesore and a stigma. Redevelopment of this property, which is highly visible on Oregon Street, one of the main collector streets serving the Old Town overlay area, will increase surrounding property values and signal to existing and future residents and business owners that the City is investing in economic development. In addition, we anticipate that development of the tannery property will help spur development of adjacent industrial properties that also remain undeveloped.

##### **4.c.ii Promoting Local Hiring and Procurement**

The City of Sherwood will ensure that the prime environmental contractor promotes local hiring and diversity in subcontractors working on this project by posting employment opportunities with VetCentral (through the US.jobs website) and Worksource Oregon. VetCentral provides career assistance for veterans. Worksource Oregon is a comprehensive EEO career website offering language assistance, and resources for veterans, people with disabilities, dislocated workers and other job seekers.

The City will explore hiring opportunities during the project through Oregon Tradeswomen, Inc., a statewide organization promoting women in the trades through education, leadership, and mentorship. Oregon Tradeswomen was awarded EPA brownfields job-training grants in 2009 and 2012. We will also look for any local residents that may have relevant certifications they received through the National Institute of Environmental Health Sciences grant training program.

#### **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **5.a Programmatic Capability**

The City has the knowledge and expertise needed to manage a brownfields assessment grant. The project will be managed locally by Julia Hajduk, the Community Development Director for Sherwood. Julia has over 18 years of experience in both current and long range planning. In addition to leading and managing the Planning, Engineering and Building Departments and overseeing the projects of her staff, Julia has managed several planning projects including the Sherwood Town Center Plan, the Brookman Concept Plan and the Adams Avenue Concept Plan. She is skilled at public meeting facilitation and project management. Other staff anticipated to be closely involved in this project and assisting Julia with the project management include City Engineer Bob Galati and Assistant City Manager Tom Pessemier. Mr. Galati has over 25 years

of engineering experience and project management and Mr. Pessemier has over 20 years of engineering experience, project management and leadership. Both Bob Galati and Tom Pessemier are familiar with the project and with their own extensive project management experience are fully capable of stepping in and managing the project, if needed.

The City has a strong finance staff skilled at public finance. Julie Blums, the Finance Director, has over 16 years of government finance experience, having previously worked for the State of Oregon and has been with the City of Sherwood for almost 8 years. The Finance department will assist the project manager in preparing and tracking required reports and funding requests.

In addition, the City of Sherwood has depth in regards to other staff capabilities for project management and if employee turn-over were to occur, staffing would be adjusted to ensure this project proceeds on schedule while additional staff is hired to fill the vacated position. We will procure a qualified environmental professional in accordance with state and federal laws including 40 CFR 31.36. We have procured several contractors in the past and have an established protocol to ensure the process is fair and open.

<b>PROPOSED OUTPUTS AND OUTCOMES</b>		
<b>Main Task Area</b>	<b>Outcomes</b>	<b>Outputs</b>
Community Outreach	<ul style="list-style-type: none"> <li>• Number of people engaged in project</li> <li>• Number of people engaged in the project representing vulnerable populations</li> <li>• Number of meetings held</li> <li>• Number of people attending meetings</li> <li>• Number of educational materials disseminated</li> </ul>	<ul style="list-style-type: none"> <li>• Completed Community Outreach and Education Plan</li> <li>• Completed ATSDR Model Report</li> <li>• Measurable improvements in community health indicators</li> </ul>
Site Assessment	<ul style="list-style-type: none"> <li>• Number of risk concerns identified</li> <li>• Number of people protected from contamination</li> <li>• Number of acres assessed</li> </ul>	<ul style="list-style-type: none"> <li>• Completed quality assurance project plan</li> <li>• Completed health and safety plan</li> <li>• Completed sampling and analysis plan(s)</li> <li>• Completed assessment report(s)</li> </ul>
Wetlands Assessment	<ul style="list-style-type: none"> <li>• Number of acres assessed</li> </ul>	<ul style="list-style-type: none"> <li>• Completed wetlands assessment report</li> </ul>
Cleanup Planning	<ul style="list-style-type: none"> <li>• Site data compared with cleanup standards</li> <li>• Number of cleanup options identified</li> <li>• Number of cleanup budgets estimated</li> </ul>	<ul style="list-style-type: none"> <li>• Analysis of brownfield cleanup alternatives report</li> </ul>

**5.b Audit Findings**

The City has never received an adverse audit finding from an OMB Circular A-133, the federal, state, tribal, or local government inspector general or similar organization, or U.S. Government Accountability Office. Sherwood has never been required to comply with special “high risk” terms and conditions under agency regulations pursuant to OMB Circular A-102.

**5c. Past Performance and Accomplishments**

**5.c.i Currently or Has Ever Received EPA Brownfields Grant**

Not applicable.

**5.c.ii Has not Received Brownfields Grant, But Has Received Federal or Non-Federal Assistance Agreements**

**5.c.ii.1 Purpose and Accomplishments**

While the City has never received an EPA brownfields grant, the City has a long history of receiving and managing both federal and non-federal assistance agreements. While not inclusive of all grants we have received in recent years, the summaries below discuss how the City has effectively managed past assistance agreements across a variety of Departments, funding amounts and funding sources.

Oregon Transportation Growth Management Grant – Sherwood Town Center. The City is currently managing a state funded grant to develop a plan for the Sherwood Town Center. The grant award was \$150,000 and we have submitted timely and accurate progress reports and requests for disbursement. The project deliverables were completed by the grant deadline and the project has been successfully closed out.

American Rehabilitation and Recovery Act Grant. The City received \$511,000 from the Federal Highway Administration, passed through the Oregon Department of Transportation to surface pave one of our arterial roads, Sherwood Boulevard. The project was bid and constructed in 2010 and all closeout reports have been provided.

Community Development Block Grant for Senior Center Parking Lot Rehabilitation. In 2010, the City received a grant from the US Department of Housing and Urban Development passed through the Washington Co. CDBG in the amount of \$130,089 to upgrade the parking lot at the Senior Center. This work includes repaving and improving ADA access to the building. The construction was completed on time and under budget. All reporting has been completed in accordance with the grant requirements.

Community Oriented Policing Services (COPS) FY 2009 Technology Grant. In 2011 the City received a COPS grant in the amount of \$250,000 from the U.S. Department of Justice. The COPS funding was granted to establish high speed wireless access points for emergency responders for interoperable communications with the City of Sherwood. The grant will be closed when funds have been expended. The City has met all reporting requirements.

#### **5.c.ii.2 Compliance with Grant Requirements**

The grant examples listed above demonstrate the City of Sherwood's capacity to comply with complex federal grant contract requirements. The City has met all reporting requirements and funded project deadlines. The Department of Justice conducted an audit of the Community Oriented Policing Services grant described above, and identified no deficiencies or other significant findings.

The City of Sherwood has received, for the 11th year in a row, the Government Finance Officers Association (GFOA) of the United States and Canada Distinguished Budget Presentation Award. The award represents a significant achievement for the City, as it reflects the commitment of the governing body and staff to meet the highest principles of governmental budgeting. In addition, The City was awarded the Certificate of Achievement for Excellence in Financial Reporting by the GFOA for its comprehensive annual financial report (CAFR) for FY2012. This certificate is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. Awards have not been identified for the FY2013 report at this time.

#### **5.c.iii Has Never Received Any Type of Federal or Non-Federal Assistance Agreements**

Not Applicable

# Attachment A

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## Threshold Documentation

**City of Sherwood, Oregon**  
**Threshold Eligibility Criteria for Site-Specific Assessment Grant**

1. **Applicant Eligibility:** The City of Sherwood (City) is a general purpose unit of local government as defined under 40 CFR Part 31.
2. **Letter from the State or Tribal Environmental Authority:** A letter from the Oregon Department of Environmental Quality (DEQ) acknowledging that the City is applying for United States Environmental Protection Agency (EPA) brownfields funding is attached.
3. **Community Involvement:** The City of Sherwood will work closely with the Washington County Health Department and the Oregon Health Authority Public Health Division to inform and involve the community and other stakeholders in the project. Our planned approach to community involvement is described in our narrative proposal, principally in Section 3.
4. **Site Eligibility and Property Ownership Information:** The City of Sherwood is applying for hazardous substance funding.

**SITE ELIGIBILITY**

**a. Basic Site Information:**

- i. Site Name: Former Frontier Leather Tannery (Tax lots 600 and 602)
- ii. Address: 14647 SW Oregon Street, Sherwood, Oregon
- iii. Current Owner: Washington County owns both tax lots through tax foreclosure. Both properties were deemed to be "orphaned" by the Oregon DEQ in 2002 because no property owners, past or present, could be located.

**b. Status and History of Contamination at the Site:**

- i. The Site is contaminated with hazardous substances.
- ii. Operational History and Current Use of the Site: The Former Frontier Leather Tannery operated from 1947 until 1999. Between 1956 and 1972, a portion of the western 1/3 of the site was leased to a company manufacturing lead-acid batteries. As part of the tannery operations, sedimentation lagoons were constructed and a portion of the site was used as a landfill for the hide splits and vacuum filter sludge. Metals and other tannery-derived waste products are present in the sedimentation lagoons and the hide-split landfill. The original Site of the leather tannery includes six tax lots. The two tax lots for which Sherwood is applying for funding have been vacant since operations ceased in 1999.
- iii. Environmental Concerns: The Oregon DEQ has conducted several assessments at five of the six tax lots which make up the entire former Frontier Leather Tannery property. The organochlorine pesticides DDT, DDD, and DDE were detected in soil and sediment, and metals including arsenic, cadmium, copper, chromium, lead, manganese, mercury, nickel, and zinc were detected throughout soil, sediment, and groundwater. Tannery process wastes are present in soil, groundwater, and surface water, resulting from former discharges and

landfilling activities at the Site. The primary constituents of concern are chromium, manganese, and lead.

- iv. How the Site became Contaminated and Nature and Extent: The Site is believed to have become contaminated through tannery and battery manufacturing operation practices typical for the period when the companies were in operation. Metals and other tannery-derived waste products are present in each sedimentation lagoon and the hide-split landfill. The railroad drainage ditch has likely served as a historical contaminant transport pathway to Rock creek, and the breach in each lagoon has provided a transport pathway for lagoon-derived residuals to the Rock Creek Wetland.
- c. Sites Ineligible for Funding:** The Site is not listed or proposed for listing on the National Priorities List, nor subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA, and not subject to the jurisdiction, custody, or control of the U.S. government.
- d. Sites Requiring a Property-Specific Determination:** The Site does not require a property-specific determination.

**Property Ownership Eligibility:**

- a. **CERCLA § 107 Liability:** The City of Sherwood is not potentially liable for contamination at the Site under CERCLA S 107. The City of Sherwood is not nor ever was a) an owner or operator of the facility; b) a party that arranged for the treatment or disposal of hazardous substances; or c) a party that accepted hazardous substances for transport to disposal or treatment facilities at the Site.
- b. **Enforcement or Other Actions:** The City of Sherwood is not aware of any ongoing or anticipated environmental enforcement or other actions related to the Site. The City of Sherwood is not aware of any inquiries or orders regarding the responsibility of any party for the contamination or hazardous substances at the Site.
- c. **Information on Liability and Defenses/Protections Where Applicant Does NOT Own the Site:**
  - i. The City of Sherwood did not arrange for the disposal of hazardous substances at the Site or transport hazardous substances to the Site, and did not cause or contribute to any releases of hazardous substances at the Site.
  - ii. The City of Sherwood has a working relationship with the property owner, Washington County. The County will allow the City to access the property for assessment activities.
  - iii. Washington County is hopeful that the City of Sherwood will take the property once the assessment is complete, and has stated that it will allow the City and its contractors access to the Site.
- d. **Information on Liability and Defenses/Protections Where Applicant Owns the Site or Will Own the Site During Performance of the Grant:** Not applicable. The City does not own the Site and likely will not own the Site during the performance of the grant.

# Attachment B

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**Letter From State Environmental Authority**



# Oregon

John A. Kitzhaber, MD, Governor

## Department of Environmental Quality

Northwest Region  
2020 SW 4th Ave, Suite 400  
Portland, OR 97201  
(503) 229-5263  
FAX (503) 229-6945  
TTY 711

January 15, 2014

Susan Morales  
U. S. Environmental Protection Agency, Region 10  
1200 Sixth Avenue, Suite 900 (ECL-112)  
Seattle, WA 98101-3140

### Re: DEQ Support for the City of Sherwood's Application for a Site-Specific Brownfield Assessment Grant

Dear Susan:

The Oregon Department of Environmental Quality (DEQ) acknowledges and supports the City of Sherwood's application for a Site-Specific Assessment Grant for hazardous substances at the Frontier Leather property. If awarded the EPA grant, the City will assess the property strategically to address remaining data gaps, conduct community outreach, and complete remediation planning for the property. This information will assist in determining the terms of a Prospective Purchaser Agreement (PPA) between the City and DEQ. DEQ has conducted environmental oversight at Frontier Leather for over 20 years, and supports the City's desire to assess, develop cleanup plans for, and redevelop the site as a public works yard.

The City's public works yard is currently in Old Town, Sherwood's commercial and community-gathering area in the center of town. Given its location, the City believes the current public works property deserves a "higher and better use" to reflect uses of adjacent properties, which include a library, restaurants, local shops, and mixed-use residential development.

Frontier Leather is located in the northeast part of town, adjacent to the Tualatin River National Wildlife Refuge. Unlike the current public works yard location in Old Town, the Frontier Leather property provides adequate space and access for operation of a public works yard. The City plans to use funds from the EPA grant to determine what risk the site poses to human health and the environment, and what cleanup options are appropriate for redevelopment of the property into a relocated public works yard. The City would conduct this work with guidance and oversight from our Voluntary Cleanup Program.

The relocation of the public works yard will provide substantial economic and community benefits in Old Town, as well as address and mitigate risks to human health and the environment at the Frontier Leather site.

DEQ recognizes the vital role brownfield redevelopment plays in promoting economic stability, encouraging community pride, and protecting human health and the environment. Therefore, DEQ supports Sherwood's application for the EPA Brownfield Grant. Please feel free to contact Rebecca Wells-Albers, DEQ Northwest Region Brownfield Coordinator at 503-229-5585 if you have any questions.

Sincerely,

Nina DeConcini  
Administrator, DEQ Northwest Region

Cc (e-mail): Julia Hajduk, Sherwood Community Development Director  
Rebecca Wells-Albers, NWR/DEQ  
Keith Johnson, NWR/DEQ  
Gil Wistar, HQ/DEQ  
Mark Pugh, NWR/DEQ  
Christine Svetkovich, NWR/DEQ

# Attachment C

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**Letters of Support**



December 24, 2013

City of Sherwood  
Mr. Joe Gall, City Manager  
22560 SW Pine Street  
Sherwood OR 97140

Dear Mr. Gall:

Washington County is the current owner of property described as 2S128C, Tax lot 00400; and 2S129D, Tax lot 600; also known as the "Tannery Property." Washington County received these two properties through the tax foreclosure process for nonpayment of property taxes. We will also be taking deed to Tax Lot 602 within the next couple of months.

As you are aware, in 2007 the City of Sherwood adopted Resolution 2007-077 declaring its intent to acquire these properties from Washington County at such time they were deeded to the county. Since that time, I have been working with Julia Hajduk, your Community Development Director, on transfer of the above-described tax lots to the City of Sherwood. Washington County's internal property management guidelines direct me to offer properties received through the tax foreclosure process to other governmental bodies prior to offering the properties for sale at public auction.

Based on the city's interest in these properties, at the appropriate time, an agenda item will be presented to the Washington County Board of Commissioners requesting transfer of the properties to the City of Sherwood. Given the unfortunate environmental history of the property and the cost and time for the remediation that will be required to make the property usable, it will be my recommendation to transfer the property to the City of Sherwood for no monetary consideration.

Washington County looks forward to partnering with the City of Sherwood in making application, and/or supporting your efforts in obtaining any grants available, to move forward with the environmental remediation. Please feel free to contact me at 503.846.3491 with any questions regarding this letter.

Sincerely,

Teresa Wilson  
Real Property Management Specialist



January 17, 2014

City of Sherwood  
Joe Gall, City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

Dear Mr. Gall:

On behalf of Washington County Department of Health and Human Services Public Health Division, I am pleased to support the City of Sherwood in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Site-Specific Assessment Grant.

As the local public health authority in Washington County, Oregon, we recognize the value in strengthening community capacity beyond the local health division to improve the health of all residents. We are committed to building capacity to use policy, systems and environmental change strategies to make healthy choices practical and available to all community members. The City of Sherwood's commitment to the cleanup of the former Frontier Leather site is a valuable step in reducing the health effects of potential contaminants for those who live, work, learn and play in this area.

Washington County Public Health Division has a long history of collaborating with planning efforts to improve the health of our residents. We have partnered with a variety of jurisdictions through participation on technical advisory committees, development of land use and transportation policies and have conducted a health impact assessment and other equitable community engagement efforts.

We support the City of Sherwood's efforts to integrate health considerations into brownfield redevelopment planning. We look forward to collaborating with the City of Sherwood in the future to help engage the community in redevelopment efforts and to ensure that health and equity are considered throughout the planning process.

We hope you will join us in our support of the application and the good work to come.

Sincerely,

Marni Storey-Kuyl, RN, MS  
Robert Wood Johnson Executive Nurse Fellow  
Washington County Public Health Division Manager



PO BOX 805 ▪ 22566 Washington Street #101  
Sherwood, Oregon 97140  
PH: (503) 625-7800  
[www.sherwoodchamber.org](http://www.sherwoodchamber.org)

December 27, 2013

Joe Gall  
Sherwood City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

RE: Sherwood's EPA Assessment Grant

Dear Mr. Gall:

The Chamber of Commerce's mission is to "give value to our members and the community through innovation, bold leadership, and programs that develop the business climate." As such we strongly support the development and re-development of land that will bring increased jobs and investments into the community.

Therefore the Sherwood Chamber of Commerce strongly supports the City applying for an EPA assessment grant for the former Frontier Leather Tannery site. These properties have sat vacant for many years and have been a blight and an eyesore in the community.

We strongly support the City's efforts to further assess the contamination on the property and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property. We have a wonderful partnership with the City and know that the City has the capability to expertly manage the grant as well as shepherd this property into re-use which will provide additional jobs in the community and increase the tax base.

The Chamber of Commerce looks forward to continued collaboration and partnerships with the City and will support the planning efforts in any way we can. We have 270 members and will assist with outreach regarding the project through our membership communications. We will also assist in attracting developers and businesses to the area currently occupied by the Public Works Yard.

Sincerely,

Nancy Bruton  
Executive Director

PROMOTE...

CONNECT...

REPRESENT...

STRENGTHEN...

Sherwood *Area* Chamber of Commerce

# SHERWOOD MAIN STREET

Making it Happen in Old Town Sherwood

P.O. Box 262  
22552 SW Park Street  
Sherwood, OR 97140

January 2, 2014

Joe Gall  
Sherwood City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

RE: Sherwood's EPA Assessment Grant

Dear Mr. Gall:

The Sherwood Main Street organization is based on a movement led by the National Trust's National Main Street Center with an emphasis on historic preservation and economic development within the Sherwood Old Town district. Our organization is working diligently towards on-going improvements in our Sherwood Old Town/Main Street district.

We understand the City is exploring the possibility of re-locating the public works yard, currently located within the Old Town area of Sherwood to several parcels of land that were part of the former Frontier Leather Tannery. We also understand that there is contamination of the property which the City needs to have a more thorough understanding of and remedial plan of action prior to allowing the property to be transferred to the City of Sherwood in order to minimize any potential liability.

The Old Town area is an area of vibrant re-use and re-development and we recognize many opportunities for a better use of the existing public works yard which would be more compatible with the vision for Sherwood's Old Town. By providing funding for the City to explore the Tannery site more thoroughly you would be potentially providing significant long term benefits to the community beyond simply cleaning up one contaminated site and bringing it into productive use.

We strongly support the City's efforts to further assess the contamination on the property and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property. We will assist the City by distributing information about the project and the benefits it will have to the Old Town area. We will also assist in finding new business to locate where the current Public Works Yard is located. We are confident that the City has the capability to expertly manage the grant as well as shepherd this property into re-use which will provide additional jobs in the community and increase the tax base.

We thank you for the opportunity to be a part of this important effort.

Sincerely,



Lee D. Weislogel

President, Sherwood Main Street



## Friends of the Refuge

Tualatin River National Wildlife Refuge  
19255 SW Pacific Highway, Sherwood, Oregon 97140  
Ph. 503.625.5944 ext 277 • Fax. 503.625.5947  
[www.friendsoftherefuge.org](http://www.friendsoftherefuge.org)

January 2, 2014

Joe Gall  
Sherwood City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

RE: Sherwood's EPA Assessment Grant Application

Dear Mr. Gall:

The Friends of the Refuge (FOR) has the mission of supporting the Tualatin River National Wildlife Refuge. We are dedicated to the protection and restoration of the Refuge for the benefit of fish and wildlife, and for public education and recreation. We strongly support the City in applying for an EPA assessment grant for the former Frontier Leather Tannery site as a precursor to moving onto the next step of cleaning the property up. The contamination known to exist on the site is a hazard to wildlife therefore removal or mitigation of the contamination will certainly help protect wildlife and is in line with our mission.

We strongly support the City's efforts to further assess the contamination on the property and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property. We have a wonderful partnership with the City and look forward to opportunities to partner with the City for both restoration projects as well as educational and outreach opportunities. Specifically, we will work with the City to ensure the assessment and remediation activities do not disturb the fish and wildlife and will disperse information about the project to our members.

Sincerely,

Friends of the Refuge



January 14, 2014

Mr. Joe Gall  
Sherwood City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

RE: The City of Sherwood's EPA Grant Application

Dear Mr. Gall:

Raindrops to Refuge (R2R) is a community watershed stewardship group with a mission to "inspire, educate, and facilitate community actions to assess, restore and preserve the ecological health of Sherwood's three watersheds." We strongly support the City in applying for an EPA assessment grant for the former Frontier Leather Tannery site as a precursor to moving onto the next step of cleaning the property up. The contamination known to exist on the site is a hazard to wildlife therefore removal or mitigation of the contamination will certainly help protect wildlife and is in line with our mission.

We strongly support the City's efforts to further assess the contamination on the property and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property. We have a wonderful partnership with the City and look forward to opportunities to partner with the City for both restoration projects as well as educational and outreach opportunities. We will work with the City to help disseminate information about the assessment project as well as brownfields in general. We will also work with the City to ensure that redevelopment of the site will not impact the watershed.

Sincerely,

Raindrops to Refuge



**Dr. Heather Cordie, Superintendent**

A GREAT PLACE FOR ALL KIDS

Sherwood School District 88J  
23295 SW Main St. • Sherwood, OR 97140  
503.825.5000 • Fax 503.825.5001  
[www.sherwood.k12.or.us](http://www.sherwood.k12.or.us)

January 8, 2014

Joe Gall  
Sherwood City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

RE: Sherwood's EPA Brownfields Grant Application

Dear Mr. Gall:

The Sherwood School District supports the City's efforts to assess the contamination on the Tannery property located at 14647 SW Oregon Street and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property and clean it up.

The Sherwood School District has a wonderful working relationship with the City as well as the Tualatin River National Wildlife Refuge. We understand that this grant will ultimately help clean the contaminated site up so that it does not continue to pose a threat to wildlife. The ability for the ecosystem supporting the Tualatin River National Wildlife Refuge to improve and opportunities for trails for public access, allows us to provide continued and improved educational opportunities to the students in our district and this is an opportunity for students to see firsthand how being good stewards of the land can improve their world.

In addition to the environmental and educational benefits cleaning the site would provide, having any vacant property developed and contributing to Sherwood's economy helps the School District in the long run by providing for additional tax revenues. As you know, the District, along with others in the State, faces budget challenges annually and any increased tax revenues, especially from industrial and commercial uses which do not typically add additional students to the system, are extremely helpful to the District.

Sincerely,

Dr. Heather Cordie  
Superintendent



January 8, 2014

Ms. Susan Morales  
Director  
U.S. Environmental Protection Agency Region 10  
1200 Sixth Avenue, Suite 900 (ECL-112)  
Seattle, WA 98101-3140

**RE: City of Sherwood, Oregon – EPA Brownfields Assessment Grant Proposal**

Dear Ms. Morales:

Metro is the regionally elected government for the Portland metropolitan area, which coordinates land use and transportation planning, solid waste and recycling, regional parks and green spaces, and distribution of federal transportation funding to the 25 cities and three counties in the region. We are pleased to support the City of Sherwood in its effort to apply for the Environmental Protection Agency (EPA) Brownfields Assessment Grant.

Clean-up and reuse of brownfields support the region's goal to enhance the efficient use of land and protect surrounding farmland and natural areas. Restoring and reinvesting in these properties takes development pressures off of undeveloped open land and improves and protects the environment. Moreover, brownfield recycling in the region's urban centers generates additional tax revenues for local governments, takes advantage of existing utility and transportation infrastructure, and increases the quality of life for area residents by providing opportunities for job growth, the creation of affordable housing, parks and open spaces, and elimination of health risks.

We understand the City is exploring the possibility of re-locating their public works yard, currently located within the Old Town area of Sherwood, to several parcels of land that were part of the former Frontier Leather Tannery. We also understand that there is contamination of the property which the City needs to have a more thorough understanding of, and remedial plan of action for, prior to allowing the property to be transferred to the City of Sherwood in order to minimize any potential liability.

The Old Town area is an area of vibrant re-use and re-development and we recognize many opportunities for a better use of the existing public works yard which would be more compatible with the vision for Sherwood's Old Town. By providing funding for the City to explore the Tannery site more thoroughly you would be potentially providing significant long term benefits to the community beyond simply cleaning up one contaminated site and bringing it into productive use.

We strongly support the City's efforts to further assess the contamination on the property and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property. If Sherwood is awarded this opportunity, we will continue to work with the City on these issues by connecting with partners to support Sherwood's efforts and by providing technical analysis or recommendations to make redevelopment of these properties more viable to help achieve the city's aspirations and the region's vision.

Sincerely,

Steve Wheeler  
Interim Planning & Development Director

c: Julia Hajduk, Community Development Director, Sherwood  
Miranda Bateschell, Senior Regional Planner, Planning & Development, Metro



City of Sherwood  
22560 SW Pine St.  
Sherwood, OR 97140  
Tel 503-625-8522  
Fax 503-625-5524  
www.sherwoodoregon.gov

Mayor  
Bill Middleton

Council President  
Linda Henderson

Councillors  
Dave Grant  
Robyn Folsom  
Bill Butterfield  
Matt Langer  
Krisanna Clark

City Manager  
Joseph Gall, ICMA-CM

Assistant City Manager  
Tom Pessemier, P.E.



2009 Top Ten Selection



2007 18<sup>th</sup> Best Place to Live



January 16, 2014

Joe Gall  
Sherwood City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

RE: Sherwood's EPA Assessment Grant

Dear Mr. Gall:

The Sherwood Urban Renewal Policy Advisory Committee (SURPAC) advises the Urban Renewal Agency Board on the implementation of Economic Development Strategies and the Urban Renewal Plan. SURPAC is aware and concerned about the implications of the Tannery Site remaining vacant and contaminated on the economy and the Urban Renewal District. These properties have sat vacant for many years and have been a blight and an eyesore in the community.

We strongly support the City's efforts to further assess the contamination on the property and develop a remedial action plan with the hopes of ultimately entering into a prospective purchaser agreement to obtain the property.

We understand the City is exploring the possibility of re-locating the public works yard, currently located within the Old Town area of Sherwood. The Old Town area is an area of vibrant re-development and we recognize many opportunities for a better use of the existing yard which would be more compatible with the vision for Sherwood's Old Town. By providing funding for the City to explore the Tannery site more thoroughly you would be potentially providing significant long term benefits to the community beyond simply cleaning up one contaminated site and bringing it into productive use. We will work with the City to educate the public and businesses in the Urban Renewal Area about the project and will make use of urban renewal resources to attract businesses to the existing City Public Works yard area.

Sincerely,

Scott Johnson, SURPAC Chair



January 16, 2014

U.S. Environmental Protection Agency Region 10  
Attn: Ms. Susan Morales  
1200 Sixth Avenue, Suite 900  
Mailstop: ECL-112  
Seattle, WA 98101

RE: City of Sherwood - Community-Wide Assessment Grant Proposal

Dear Ms. Morales:

I am writing to express my support on behalf of the Oregon Business Development Department (Business Oregon) for the Community-Wide Assessment Grant being submitted by the City of Sherwood (City) for consideration for funding assistance to complete environmental assessment activities associated with the former Frontier Tannery site. The City is seeking to acquire this site from Washington County in order to relocate its Public Works Department which is currently located within the City's downtown urban renewal district.

Crafting a strategy that resolves the environmental issues associated with the former Frontier Tannery site has been complicated and has involved many years of effort on the part of the Oregon Department of Environmental Quality, Washington County, and the City. As the City's proposal demonstrates, a path forward has been identified that, if successful, will not only bring a blighted property back into productive reuse but will also lead to a more sustainable reuse of another property that can support critically needed jobs. This proposal will allow the City to fully understand the environmental condition of the property and will facilitate the property's transfer to the City.

Business Oregon encourages community efforts which result in healthier and more sustainable communities since these efforts ultimately lead to the creation of jobs through the redevelopment of stigmatized properties such as brownfields. Business Oregon, through its Brownfields Redevelopment Program, is available to assist the City should the City request additional assessment and/or cleanup financing. Furthermore, Business Oregon manages a number of public infrastructure and business development financing programs which are available to the City once it begins redevelopment of its public works property.

Finally, USEPA's consideration of this proposal for funding will assist the City to build the capacity to communicate to its residents the financial and environmental impact brownfields have on the economic and community health of the community. Building capacity to address public health safety and compliance issues is a priority of Business Oregon for Oregon's municipalities as they strive to attract, retain and expand businesses within their jurisdiction.

I strongly support and sincerely hope that you and your staff will approve funding for this proposal. Please contact Karen Homolac of my staff at (503) 986-0191 if you have any questions.

Sincerely,



Lynn Schoessler  
Deputy Director

# Attachment D

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**Documentation Indicating Leveraged Funds**



PUBLIC HEALTH DIVISION  
CENTER FOR HEALTH PROTECTION

John A. Kitzhaber, M.D., Governor

Oregon  
**Health**  
Authority

January 8, 2014

City of Sherwood  
Joe Gall, City Manager  
22560 SW Pine Street  
Sherwood, OR 97140

800 NE Oregon St, Ste. 640  
Portland, OR 97232  
Voice: 971-673-0977  
Fax: 971-673-0979  
TTY: 971-673-0372

Dear Mr Gall:

We are writing this letter in support of the City of Sherwood's EPA Brownfield Site-Assessment request focused on the Frontier Leather brownfield, located right next to a residential neighborhood and the Tualatin River National Wildlife Refuge acquisition boundary. The tannery produced leather from animal hides using chromium oxide. The area also includes a leather waste landfill.

The mission of the Oregon Health Authority Public Health Division (OHA-PHD) is to promote health and prevent the leading causes of death, disease, and injury in Oregon. OHA-PHD recognizes that improvements to our built and social environments are critical to accomplishing this mission. We support this application because assessment activities will further characterize a site with known contamination to inform actions that will mitigate potential exposures to communities living nearby. OHA-PHD views children as vulnerable populations and we are in support of the City's efforts to better characterize risks and prevent potential exposures to contamination at the sites for children living nearby.

The Brownfield Initiative and Environmental Health Assessment Program within our Healthy Communities unit at OHA-PHD are comprised of a team of public health professionals that provide a range of expertise to support local brownfield efforts from assistance with culturally sensitive community engagement strategies – to providing review of site sampling plans – to characterizing and mitigating human health risks – to distilling technical information so that it is accessible and relevant to targeted populations.

We are committed to building local capacity for considering health in brownfield redevelopment planning. We intend to work closely with Washington County Health Department, to jointly support the City of Sherwood's community engagement efforts.

Sincerely,

Curtis Cude,  
Environmental Public Health Section Manager  
Center for Prevention & Health Promotion  
Public Health Division, Oregon Health Authority

# Attachment E

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## Other Factors Checklist

## Other Factors Checklist

Name of Applicant: **City of Sherwood, Oregon**

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	<b><u>Other Factor</u></b>	<b>Page #</b>
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.	5-6
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation ( <i>The Oregon Health Authority has pledged in-kind services to support weaving community health into the public involvement component of the EPA grant-funded assessment project.</i> )	8, 9
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	