

PROJECT NARRATIVE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of Target Area

Target Area: The primary target area is the **SE 6th Street Corridor** within the **City of Madras**, located in **Jefferson County, Oregon**. While the grant will operate community-wide to catalog sites, assessment funds will focus on this commercial/industrial corridor which acts as the economic spine of the city but is plagued by vacancy and historical contamination.

Brownfield Challenges:

- **Sensitive Hydrogeology:** The region faces risks from overlapping groundwater plumes originating from historical Leaking Underground Storage Tank (LUST) sites. Five such sites are located in the immediate vicinity of our priority target area, threatening soil vapor quality and complicating redevelopment due to liability fears.
- **Economic Stagnation:** In Madras, the poverty rate is **15.95%**, significantly higher than the county average of **11.75%**. The Median Household Income (MHI) in Madras is **\$56,590**, lagging behind the county MHI of **\$73,051**. These economic conditions make private environmental due diligence cost-prohibitive, leaving sites like 35 SE 6th Street fallow.

1.a.ii. Description of the Priority Brownfield Site

Priority Site: 35 SE 6th Street, Madras, OR

- **Description:** A 0.92-acre commercial lot owned by Jefferson County, currently hosting a vacant structure.
- **Past Use:** Developed in 1950; operated as a lumber store circa 1995.
- **Environmental Concerns:** A September 2025 Phase I ESA identified "significant data gaps":
 - **Potential USTs:** Two vertical pipes observed near the building suggest the presence of orphan Underground Storage Tanks.
 - **Off-Site Migration:** The "Sierra Enterprises Inc." LUST site is nearby, presenting a high risk of migrating groundwater plumes and soil vapor intrusion.

- **Data Failure:** Historical use pre-1950 is unknown.
- **Why Prioritized:** This site is "shovel-ready" for assessment and sits in a high-visibility commercial zone. Resolving the environmental unknowns (USTs and vapor risk) is the only barrier to its sale and redevelopment.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Reuse Strategy: The County's strategy for 35 SE 6th Street is to clear the environmental liability to facilitate a sale to a private entity for commercial reuse. The site is zoned for commercial/light industrial use. Successful reuse will transform a blighted, county-owned liability into a tax-generating business that supports the local retail and service economy.

Alignment: This aligns with the City of Madras Urban Renewal Plan, which prioritizes the revitalization of the SE 6th Street corridor to prevent sprawl and utilize existing infill infrastructure.

1.b.ii. Outcomes and Benefits of Reuse Strategy

- **Economic:** Redevelopment will create permanent local jobs in a census tract where the MHI is only ~\$56,000. It returns a tax-exempt county property to the tax rolls.
- **Environmental/Health:** The project will identify and mitigate exposure pathways (specifically soil vapor and hazardous building materials), protecting adjacent residents and workers from VOCs and lead/asbestos dust.
- **Resilience:** New or renovated construction will adhere to modern energy codes, replacing an energy-inefficient 1950s structure. Reuse of this 0.92-acre site preserves open space on the city's periphery by focusing growth inward.

1.b.iii. Strategy for Leveraging Resources

- **Cleanup Funding:** If assessment reveals contamination, the County will leverage Business Oregon's Brownfields Redevelopment Fund (loans/grants) and applying for future EPA Cleanup Grants.
- **Private Investment:** The County's contribution of the land (via eventual sale) and the EPA-funded due diligence will attract private capital that is currently sidelined by environmental risk.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

Jefferson County does not have the tax base to fund speculative environmental assessments.

- **Fiscal Constraints:** With a small population (~25,500) and a large rural service area, discretionary funds are nonexistent. The cost for the Phase II ESA at the priority site represents a significant portion of the County's facility maintenance budget.
- **Gap:** Private developers avoid Madras sites due to the "upside-down" economics where assessment costs exceed land value. EPA funding acts as the critical subsidy to de-risk these properties.

2.a.ii. Community Health and Welfare

- **Health Disparities:** Jefferson County residents suffer from higher-than-average rates of chronic disease. The age-adjusted incidence rate for lung cancer in Jefferson County (41.8 per 100,000) exceeds the state average. High rates of asthma hospitalization have also been recorded.
- **Sensitive Populations:** The SE 6th Street corridor is adjacent to mixed-income neighborhoods. Residents are potentially exposed to Volatile Organic Compounds (VOCs) from the cluster of auto-related LUST sites. The grant will specifically fund soil vapor testing to verify if these "invisible" threats are intruding into indoor air spaces.

2.a.iii. Financial Need of Community

The poverty rate in Madras (15.95%) is nearly 36% higher than the county average. Many residents are employed in lower-wage sectors like retail and administrative support. This economic fragility means the community cannot self-fund the revitalization of blighted blocks; they rely on federal intervention to catalyze change.

2.b. Community Engagement

2.b.i. Project Involvement

- **Jefferson County (Applicant):** Project leadership, site access, procurement.
- **City of Madras (Partner):** Zoning and permitting support, connection to municipal master plans.

- **Oregon DEQ:** Regulatory oversight and technical assistance.
- **Community Groups:** We will engage local business associations and neighborhood groups to solicit reuse feedback.

2.b.ii. Project Roles

The County will lead, but the City of Madras will play a key advisory role in selecting "non-priority" inventory sites. Community members will have a direct voice in reuse planning for the 6th Street site through design charrettes.

2.b.iii. Incorporating Community Input

- **Methods:** Quarterly public meetings, a dedicated project webpage on the County site, and bilingual (English/Spanish) flyers to reach the ~18.5% Hispanic/Latino population in the region (inferred from "Other" and "Two Races" census data often correlating with this demographic in Oregon).
- **Feedback Loop:** All public comments regarding site selection and reuse preferences will be documented in meeting minutes and formally responded to in the final reuse plans.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

Task 1: Programmatic Management (Lead: Jefferson County)

- **Activities:** EPA Cooperative Agreement management, quarterly reporting, ACRES database updates, financial drawdowns, and procurement of a Qualified Environmental Professional (QEP) in compliance with 2 CFR 200.
- **Outputs:** 12 Quarterly Reports, current ACRES data, 1 QEP Contract.

Task 2: Inventory & Community Outreach (Lead: County + QEP)

- **Activities:** Create a GIS-based inventory of potential brownfields in Madras. Host 4 public meetings to educate the public and solicit site nominations.
- **Outputs:** 1 Site Inventory Database, 4 Public Meetings, Marketing Materials.

Task 3: Environmental Site Assessments (Lead: QEP)

- **Activities:** Conduct Phase I and Phase II ESAs.

- **Priority Site (35 SE 6th St):** Phase II ESA (\$80k estimate) including GPR survey for USTs, soil borings (25ft), monitoring wells, and soil vapor/sub-slab sampling. HBM Survey for asbestos/lead.
- **Additional Sites:** ~8 Phase I ESAs and ~3 additional Phase II ESAs on inventory sites.
- **Outputs:** 8 Phase I Reports, 4 Phase II Reports, 4 HBM Surveys, 1 QAPP.

Task 4: Cleanup & Reuse Planning (Lead: QEP)

- **Activities:** Develop Analysis of Brownfield Cleanup Alternatives (ABCA) for assessed sites. Create site-specific reuse plans (renderings, pro-formas) to market sites to developers.
- **Outputs:** 4 ABCAs, 3 Site Reuse Plans.

3.b. Cost Estimates

Total Funding Request: \$100,000

Budget Category	Task 1: Programmatic Mgmt	Task 2: Inventory	Total
Performance Reporting, environmental oversight, ACRES data entry	\$10,041	\$10,041	\$20,082
Contractual	\$0	\$79,917	\$79,917
Total	\$100,000		

Cost Estimates (Contractual Justification)

Contractual Costs (\$79,917):

The contractual budget is allocated entirely to Task 2 for the completion of a Phase II Environmental Site Assessment (ESA) and Hazardous Building Materials (HBM) Survey at

the site (35 SE 6th Street). This cost estimate is based on a specific scope of work provided by a qualified environmental consultant and includes the following technical activities:

- **Geophysical Survey:** Conduct Ground Penetrating Radar (GPR) and magnetometer assessments to identify subsurface features, including the suspected Underground Storage Tanks (USTs) and piping observed during the site walk.
- **Subsurface Investigation:** Mobilization of a drill rig to advance five direct-push soil borings to a depth of 25 feet (or refusal) to characterize soil and groundwater conditions.
- **Vapor Intrusion Assessment:** Installation of three temporary sub-slab soil vapor sampling points inside the building and two exterior soil vapor wells to assess potential volatile organic compound (VOC) migration.
- **Laboratory Analysis:** Analysis of soil, groundwater, and vapor samples for contaminants of concern, including Diesel- and Oil-range organics (NWTPH-Dx), Gasoline-range organics (NWTPH-Gx), VOCs, PAHs, Total Metals (RCRA 8), and PCBs.
- **Hazardous Building Materials (HBM) Survey:** A comprehensive pre-demolition survey of the vacant structure, including the collection of up to 50 bulk samples for Asbestos Containing Material (ACM) analysis and X-ray fluorescence (XRF) screening for Lead-Based Paint (LBP).
- **Reporting & Waste Disposal:** Preparation of the Phase II and HBM reports, and the proper disposal of investigation-derived waste (IDW).

Programmatic Management includes approximately 190 hours of staff time for reporting, management, technical oversight, and data entry into the ACRES database.

3.c. Measure and Evaluate Environmental Progress

Jefferson County will track progress using the ACRES database.

- **Outputs:** Number of assessments completed, public meetings held.
- **Outcomes:** Acres ready for reuse, number of sites enrolled in DEQ cleanup programs, private dollars leveraged post-assessment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Capacity

Jefferson County manages a diverse portfolio of state and local funds. The County Administration Department has the staffing and financial systems (compliant with 2 CFR 200) to effectively manage this grant.

4.a.ii. Organizational Structure

- **Derek Payne (Project Director):** Will oversee QEP performance and site access.
- **County Finance Dept:** Will process invoices and manage ASAP drawdowns.
- **Legal Counsel:** Will review access agreements and contracts.

4.a.iii. Key Staff

- **Derek Payne:** Experienced in municipal project management and property administration.
- **Gabriel Soliz:** Finance Director with federal grant reporting experience.


4.a.iv. Acquiring Additional Resources

The County will issue a competitive Request for Proposals (RFP) to hire a Qualified Environmental Professional (QEP). The selection will be based on technical merit and price, ensuring fair and open competition.

Subject Property

35 SE 6th St

Legend

 Miller Lumber

NE B St

SE 7th St

Google Earth



200 ft

