



# LANE COUNTY ADMINISTRATION | POLICY DIVISION

PUBLIC SERVICE BUILDING / 125 EAST 8<sup>TH</sup> AVENUE / EUGENE, OR 97401 / (541) 682-4203

## APPLICATION INFORMATION SHEET

### I. 1. Applicant Identification

Lane County Community & Economic Development Program (LCCEDP)  
125 East Eighth Avenue, Eugene, OR 97401

### II. 2. Website URL

Lane County: <https://www.lanecountyor.gov/>  
City of Eugene: <https://www.eugene-or.gov/>  
City of Springfield: <https://springfield-or.gov/>  
City of Cottage Grove: <https://www.cottagegroveor.gov/>

### III. 3. Funding Requested

#### a. Grant Type

Assessment Coalition

#### b. Federal Funds Requested

\$1,500,000

### IV. 4. Location

Lane County and Cities of Eugene, Springfield, and Cottage Grove, Oregon

### V. 5. Coalition Members' Target Areas and Priority Site Information

Census tracts of the Coalition's four Target Areas are presented below along with the priority site addresses in each area as follows. See also attached Site Map.

<p><b>Coalition Lead:</b> Lane County</p> <p><b>Target Area:</b> Creswell Industrial Area</p> <p><b>Census Tract:</b> 41039001101 (site location)</p> <p><b>Priority Site Address:</b> Foster Farms site, 33464 E West Lane, Creswell, OR</p>	<p><b>Non-Lead Member:</b> City of Eugene</p> <p><b>Target Area:</b> Clear Lake Industrial Area</p> <p><b>Census Tract:</b> 41039002501 (site location)</p> <p><b>Priority Site Address:</b> Clear Lake site, No street address, Lane County Tax Lot ID 17-04-08-00-01000</p>
<p><b>Non-Lead Member:</b> City of Springfield</p> <p><b>Target Area:</b> Booth-Kelly Area</p> <p><b>Census Tract:</b> 41039003500 (site location)</p>	<p><b>Non-Lead Member:</b> City of Cottage Grove</p> <p><b>Target Area:</b> Cottage Grove Downtown</p> <p><b>Census Tract:</b> 41039001202 (site location)</p>

<b>Priority Site Address:</b> Booth-Kelly site, No street address, Lane County Tax Lot ID 17-03-35-00-00307	<b>Priority Site Address:</b> Highway 99 site, No street address, Lane County Tax Lot ID 20-03-33-21-09600
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**VI. 6. Contacts**

**a. Project Director**

Jason Harris  
Community & Economic Development Manager  
Lane County Administration, Policy Division  
541.682.4009  
[Jason.Harris@LaneCountyOr.Gov](mailto:Jason.Harris@LaneCountyOr.Gov)

125 East Eighth Avenue, Eugene, OR 97401

**b. Chief Executive/Highest Ranking Elected Official**

Lane County Board of Commissioners  
David Loveall, Chair (2025, outgoing)  
David.Loveall@lanecountyor.gov  
Ryan Ceniga, Chair (2026, incoming)  
Ryan.Ceniga@lanecountyor.gov  
541. 682.4203  
125 East Eighth Avenue, Eugene, OR 97401

**VII. 7. Population**

Population of Lane County: 382,628  
Population of Eugene: 177,520  
Population of Springfield: 61,642  
Population of Cottage Grove: 10,630

\*Reflective of the American Community Survey 2023 5-year data.

**VIII. 8. Other Factors**

<b>Information on the Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	N-1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A

<b>Information on the Other Factors</b>	<b>Page #</b>
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N-2, N-3
The priority site(s) is in a federally designated flood plain.	N-3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-4
The reuse of the priority site(s) will incorporate energy efficiency measures.	N-3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N-3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	N-10
The target area(s) is impacted by a coal-fired power plant that has recently closed (2014 or later) or is closing.	N/A

**IX. 9. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)**

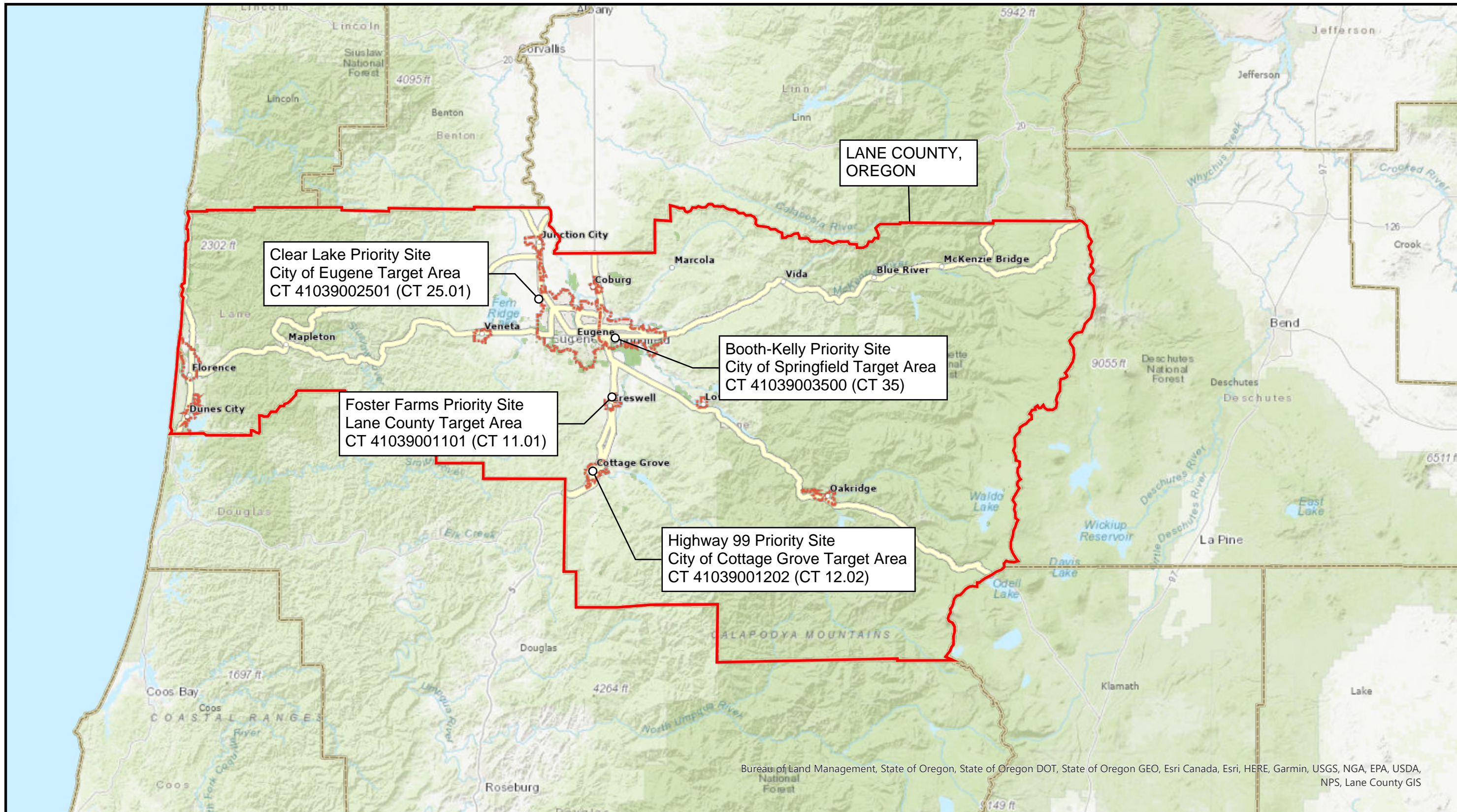
Attachment: Letter from State Authority Acknowledging Assessment Activities

**X. 10. Releasing Copies of Applications**

N/A

Attachment: Letter from State Authority Acknowledging Assessment Activities

Attachment: Site Map



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, Lane County GIS

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Map of Lane County Brownfields Assessment Coalition Target Areas



# Oregon

Tina Kotek, Governor

## Department of Environmental Quality

Western Region Eugene Office

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

January 21, 2026

Terri Griffith  
U.S. Environmental Protection Agency,  
Region 10 1200 Sixth Avenue, Suite 155  
Mailstop: ECL-133  
Seattle, WA 98101

RE: FY2026 EPA Assessment Coalition Grant Application for Lane County

Dear Terri,

The Oregon Department of Environmental Quality is pleased to acknowledge the Assessment Coalition Grant Application from Lane County. Non-lead members are the cities of Eugene, Springfield, and Cottage Grove. The focus site in Lane County is the former Foster Farm site, which is one of the few remaining large industrial parcels near Creswell along a transportation corridor for reuse as a light industrial or distribution facility. The focus site in Eugene is a privately-owned 83.48-acre property within the Clear Lake Road/Airport Road, which is targeted for redevelopment as a green employment center focused on high-tech light industrial and commercial uses. The focus area in Springfield is two privately-owned undeveloped parcels totaling 2.85 acres, which are underdeveloped compared to surrounding area. The focus site for Cottage Grove is a privately-owned 0.23-acre former fuel station and service garage constructed in 1942, which could be redeveloped to improve Cottage Grove main street.

Lane County is requesting \$1.5 million in EPA Brownfields Coalition Assessment funding to assess and plan for reuse and redevelopment over the 4-year grant period. Lane County anticipates performing a brownfields inventory, 25 Phase I Environmental Site Assessments (ESAs), 12 Phase II ESA, 5 cleanup plans, and 5 reuse plans.

DEQ will support this initiative by using 128(a) State Response grant funding to assist the Lane County Coalition with work plan development, provide technical assistance on the DEQ Cleanup process, and on-board projects. DEQ encourages EPA to fund the Coalition Assessment Grant application. Please contact Mary Camarata, DEQ Western Region Brownfields Coordinator at [mary.camarata@deq.oregon.gov](mailto:mary.camarata@deq.oregon.gov), 503-983-2277 if you have any questions.

Sincerely,

Brad Shultz  
Western Region Cleanup Manager

cc Samatha Roberts, [Samantha.P.ROBERTS@lanecountyor.gov](mailto:Samantha.P.ROBERTS@lanecountyor.gov)  
Jason Harris, [jason.harris@lanecountyor.gov](mailto:jason.harris@lanecountyor.gov)

Pippa Stoddard, [PStoddard@haleyaldrich.com](mailto:PStoddard@haleyaldrich.com)

Gibson Erchul, [GERchul@haleyaldrich.com](mailto:GERchul@haleyaldrich.com)

Margaret Olson, EPA, [olson.margaret@epa.gov](mailto:olson.margaret@epa.gov)

Rebecca Wells-Albers, HQ Brownfields Coordinator, [rebecca.wells-albers@deq.oregon.gov](mailto:rebecca.wells-albers@deq.oregon.gov)

# **NARRATIVE**

## **Narrative Criteria**

# 1. Project Area Description and Plans for Revitalization

## COALITION MEMBERS, TARGET AREAS, AND BROWNFIELDS

### 1.a. Coalition Members

Lane County's (the County), approximate population [pop.] 382,628; 4,722 mi<sup>2</sup>) Community & Economic Development Program (LCCEDP) is the lead member of the Lane County Brownfields Assessment Coalition (the Coalition). Non-lead Coalition members are the cities of Eugene (pop. 177,520; 44.21 mi<sup>2</sup>), Springfield (pop. 61,642; 15.87 mi<sup>2</sup>), and Cottage Grove (pop. 10,630; 3.77 mi<sup>2</sup>). The partners are the County's three largest cities, and share goals of promoting infill development to improve economic conditions, foster new industries to transition the local economy away from timber, and create jobs. All non-lead members need resources for brownfields reuse but lack the staff and capacity to apply for and manage EPA grants. Eugene's economic development staff have a workload that far exceeds their capacity, Springfield has a team of three for potentially hundreds of brownfields sites, and Cottage Grove has no economic development staff. All three face significant budget deficits, and none have dedicated brownfields staff who can assist property owners with the knowledge and planning support needed to transition contaminated sites to productive reuse. As lead entity, the County will coordinate and the Coalition and extend grant resources to smaller communities within its jurisdiction.

### 1.b. Overview of Brownfield Challenges and Description of Target Areas

Lead member LCCEDP is responsible for overseeing and supporting planning projects across 12 cities and dozens of rural, unincorporated communities across the County. The County, located in west-central Oregon, about 110 miles south of Portland, and is about the size of Connecticut. The County is characterized by its wide range of communities, from Oregon's second-largest metro area (Eugene-Springfield, pop. 381,000) to remote settlements of fewer than 500. Non-lead members Eugene, Springfield, and Cottage Grove lie along the Interstate 5 (I-5) corridor and form the core of the County's largest population center, the Eugene-Springfield Metro Area (ESMA). With 55% of the County's land publicly owned (primarily federal forest lands), developable land is scarce.<sup>1</sup> State land use policies, such as urban growth boundaries (UGBs), compound this scarcity because they limit outward growth to preserve agricultural and forested land.

Beginning in the 1850s, timber fueled the County's economy, creating thousands of jobs in logging, lumber processing, and related manufacturing, and spurring the rapid growth of ESMA. Late 20th century restrictions on timber harvesting devastated the local economy, and timber-related jobs shrank from 14,000 in 1981<sup>2</sup> to 5,600 by 2008, a 60% decline. By 2019, timber jobs had recovered to 7,172, but the sector today is about half the size it was in the early 1980s.<sup>3</sup> The resulting economic dislocation has caused severe economic hardship that continues today: despite some economic recovery and reorientation toward education, manufacturing, and technology, the County has struggled to regenerate its industrial base and replace lost timber jobs with jobs in other industries; median wage lags state and national figures by over \$10,000 per year.<sup>2</sup> Economic dislocation also left behind hundreds of vacant or underutilized and potentially contaminated brownfields properties County-wide. Based on a 2017 city inventory, there are an estimated 140 brownfields in Eugene alone.

Timber cultivation and processing operations are environmentally intensive industries commonly associated with organic contaminants such as pesticides, dioxins, and benzenes, which are toxic to aquatic life and potential human carcinogens (2.c.). Other contaminants at former timber industry sites include petroleum, organic solvents, and metals from machinery, which impact soil, groundwater, surface water, and soil vapor and can be toxic to humans and wildlife. Unaddressed brownfields in the County impact the health of residents, waterways, and ecosystems by exposing people and animals to hazardous substances that impact health and contribute to disease burdens. They also discourage investment, and contribute to blight and cycles of decline. Brownfields sites generate little tax revenue but frequently require public services to address dumping, camping, arson, vandalism, and trespassing, all of which increase risks of contaminant exposure or mobilization in dust and water.

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<sup>1</sup> Lane County, 2025. Intergovernmental Affairs.

<sup>2</sup> 1981 Lane County Comprehensive Plan

<sup>3</sup> 2019, Oregon Forest Resources Institute

Meanwhile, the County is increasingly vulnerable to extreme weather events and natural disasters, including wildfire, flood, and extreme temperatures. The 2020 Holiday Farm Fire burned over 173,000 acres, destroyed over 400 homes, and displaced thousands in the rural McKenzie River area near Eugene and Springfield. With low wages and corresponding lower tax revenue, residents and governments lack resources to rebuild after such disasters, let alone retrofit buildings and infrastructure to improve resilience. This grant will open up scarce land for redevelopment, unlocking opportunities for resilient and community-oriented economic revitalization, high-quality jobs, and housing. It will generate increased tax revenue for local governments, improve resident health outcomes, and support a healthier environment. The Coalition has identified four non-overlapping Target Areas for assessment in four distinct municipalities (TAs, see map).

**The County's TA is Census Tract (CT) 11.01** (38.4 mi<sup>2</sup>), which is bounded on the north by ESMA, on the west by rural forested land, on the south by the City of Creswell (5,031 population; 1.72 mi<sup>2</sup>), and on the east by I-5. Despite its location along a major transportation corridor just outside the State's second largest metro area, the TA is primarily forest and agricultural land with small pockets of rural low-density housing, commercial/industrial development, and the northern part of Creswell. **Eugene's TA is CT 25.01** (3.6 mi<sup>2</sup>), located northwest of downtown Eugene and bounded by Routes 6 and 99 to the east, the Eugene Airport to the north, agricultural land to the west, and a residential area to the south. The TA consists primarily of agricultural and low-density residential land. **Springfield's TA, CT 35** (5.7 mi<sup>2</sup>), is partially located in Springfield and partially in unincorporated Lane County. The TA is south of downtown Springfield and bordered by the Southern Pacific Railroad to the north and east and the Willamette River to the south and west. The TA primarily consists of forest, agricultural land, and rural residences. Its northwest portion, closest to downtown Springfield and the Willamette River railroad crossing, hosts a corridor of heavy industrial and lumber industry-related properties, both historic and active. **Cottage Grove's TA, CT 12.02** (18.7 mi<sup>2</sup>), encompasses the southwestern portion of Cottage Grove and nearby unincorporated land and lies approximately 20 miles south of ESMA, along the I-5 and Rte. 99 corridor. The TA is bounded by Rte. 99 to the east and south, Main Street to the north, and forested land on the west. Unincorporated portions of the TA are primarily forested with limited areas of low-density residential; within the City, the TA contains a mix of low- and high-density residential land and commercial operations centered around Main Street and Rte. 99. Together, these TAs form a loose ring around the core of ESMA.

### 1.c. Description of the Priority Brownfield Sites

No environmental site assessments (ESAs) have been conducted on any priority site. The County's priority brownfield site is the 16.4-acre Foster Farms site (**33464 E West Lane, Creswell, OR, CT 11.01**), privately owned by Foster Foods of Oregon, Inc. The property is a former chicken processing plant that operated from 1987 to 2006, employing over 50 workers. It is inactive with no plans for reopening and has been listed for sale. The site is bounded by former Foster Foods buildings, undeveloped land, and a residence to the north; single-family residences to the east; and undeveloped land and rural residences to the south and west. The two-to-three-story plant building (approx. 50,000 sq ft) and several outbuildings remain standing. Three artificial ponds, potentially associated with former poultry operations, are also present on site. Contamination concerns include soil and/or groundwater impacts from petroleum and hazardous materials associated with mechanical equipment in the processing plant, including potential drinking water impacts to nearby rural residents. As one of the few remaining large industrial parcels adjacent to Creswell, and positioned near the Route 99/I-5 transportation corridor, the site is a priority due to its strong potential for reuse as a light industrial or distribution facility. Current zoning allows for a range of uses, including industrial reuse. Eugene's priority brownfield site is the 84.29-acre Clear Lake site (**tax parcel 17-04-08-00 Lot 1000, CT 25.01**), a privately-owned, historically agricultural property with no structures. Approximately 24% (19.81 acres) of the property has been identified as wetlands. The site is bounded by Airport Road and a small pond to the north; an automotive shop and agricultural land to the east; Clear Lake Road, farmland, and rural residences to the south; and agricultural land to the west. Contamination concerns include petroleum from farm equipment and hazardous materials from pesticide/herbicide usage. The site is currently outside Eugene's City limits but within its UGB and has been approved for upzoning to light-medium industrial use upon annexation. The site is a priority due to its location within Eugene's Clear Lake Development Strategy overlay for green industrial redevelopment (1.e). Springfield's

priority brownfield site is the 17-acre Booth-Kelly site (**tax parcel 17-03-35-00-00307, CT 35**), a city-owned parcel just south of downtown Springfield and bordered by industrial properties to the north; quarrying operations to the east and southeast, and low-density residential development to the south and west. The Booth Kelly Lumber Mill occupied the site from 1901 to 1970. The historic mill building (approx. 200,000 sq ft), along with rail spurs and other outbuildings, remains on site. The property is approximately 0.3 miles east of the Willamette River, the County's primary waterway for tourism and fishing, and includes a former mill creek and ponds connected to the river. Contamination concerns include organic chemicals from timber processing (dioxins, benzenes, PAHs); petroleum, solvents, and metals from historical machinery and railroads; and hazardous building materials (lead paint, asbestos, PCB caulking). Site contamination has the potential to impact the nearby river, residents, and workers in the adjacent Springfield downtown via soil, dust, or water. The property's proximity to downtown foot traffic and transportation infrastructure, including the next-door Springfield bus station, makes it a prime candidate for redevelopment. Cottage Grove's priority brownfield site is the 0.51-acre Highway 99 site (**tax parcel 20-03-33-21-09600, CT 12.02**), a privately-owned vacant lot located just blocks south of downtown Cottage Grove. The property is situated on a corner lot between Hwy 99, Quincy Ave., and the Union Pacific railroad tracks. Adjacent properties include single-family houses, a neighborhood grocery store, and restaurants. It operated as a bulk fuel storage facility from before 1960 to the early 2000s, when the on-site structures were demolished and the site became vacant and unused. Petroleum is the main contaminant of concern due to historical site operations. The site is a priority given its proximity to downtown, high visibility along Hwy. 99, and the city's intention to redevelop the site with a commercial or mixed-use retail and residential building, providing needed jobs, housing, and tax revenue in the city's downtown. Cottage Grove's site is partially in a floodplain. The other priority sites are not.

#### **1.d. Identifying Additional Sites**

If grant funds remain after the TAs and priority sites have been addressed, the Coalition will develop a brownfields inventory to select additional sites using tax records, mapping tools, and input from public partners, developers, brokers, and other stakeholders using a publicly available site nomination form. Coalition members will research potentially contaminated sites in collaboration with project partners (**Table 5**), and the Oregon Department of Environmental Quality (ODEQ). The Coalition will quarterly review nominations, update the inventory, and review/add potential priority sites. The Coalition will develop criteria to prioritize potential additional sites, which could include threats to public and environmental health; transit accessibility; land value; potential number of jobs and/or housing units created through reuse; market interest and redevelopment feasibility; community interest; public or private investment available to leverage for cleanup or reuse; and alignment with local, county, and state-level economic development plans.

### **REVITALIZATION OF THE TARGET AREAS**

#### **1.e. Reuse Strategy and Alignment with Revitalization Plans**

Reuse strategies for the Foster Farms site include manufacturing or warehousing. These align with Creswell's 2022-2027 Strategic Plan, which includes the objective to support existing and new businesses. Creswell lacks developable land, and the Foster Farms priority site is one of the few large industrial plots remaining near the City and within its UGB. Reuse could support job development near a population center and help Creswell attract new businesses and workers in the high-tech sector. Reuse strategies for Eugene's Clear Lake site envision manufacturing reuse to support high-tech industry. This aligns with Eugene's Clear Lake Development Strategy, which calls for a 20-year supply of employment-ready land and describes plans to annex the 924-acre Clear Lake area, converting it into a sustainable and technology-focused manufacturing center near the airport with 222 acres of open space for nearby neighborhood access. The Clear Lake Development Strategy calls for Eugene to add 37,000 jobs by 2032 to accommodate growth, of which the Clear Lake area could support about 3,000. Reuse of Eugene's Clear Lake site aligns with and supports these goals. Reuse strategies for Springfield's Booth-Kelly site envision a vibrant, mixed-use retail and maker space with green space and recreation areas, reusing some of the existing buildings and infrastructure, in alignment with the 2012 Booth-Kelly Mixed-Use District Plan and the 2023 Springfield Downtown Refinement Plan, which identifies Booth-Kelly bike/pedestrian and auto access improvements as a priority project. Reuse strategies for Cottage Grove's priority site focus on commercial or mixed-use development that leverage the site's high visibility and gateway location at the eastern edge of the downtown

planning area to support downtown economic revitalization and potentially produce affordable housing. This reuse is consistent with the 2021-2024 Downtown Cottage Grove Strategic Plan, which identifies goals and objectives aimed at redeveloping existing downtown land to support a mix of housing and local businesses.

### 1.f. Outcomes and Benefits of Reuse Strategy

Reuse strategies for all sites support the County’s ongoing economic transition away from timber and toward high-tech and sustainable industries by opening land to attract new investments, generate living-wage jobs, and grow businesses while also supporting improving community economic resilience and resilience to extreme weather. These reuse strategies will significantly benefit the TAs, which suffer disproportionate health and economic impacts from past industrial activity, lost jobs, and lack of economic mobility (2.b.). For example, the County’s Foster Farms site and Eugene’s Clear Lake site are large enough to accommodate major high-tech industrial manufacturing campuses that could provide 180 to 300 family-wage jobs at Creswell and over 1,000 at Clear Lake<sup>4</sup>. Clear Lake could also provide open space for nearby distressed neighborhoods, which will promote cardiovascular activity and potentially reduced respiratory illness due to native vegetation’s ability to improve air quality (2.c).<sup>5</sup> Springfield’s Booth-Kelly site and Cottage Grove’s Hwy. 99 site are well-positioned near transportation corridors for commercial or mixed-use development that will revitalize urban cores with increased walkable, community-serving retail and housing in proximity to jobs. Given its strong infrastructure connections to the rest of Springfield, reuse strategies for Booth-Kelly particularly emphasize nonprofit uses such as community agriculture and art, and restoring the site’s ecological value by reducing impervious surfaces and leveraging its existing water features to develop open space and trails that can double as habitat, recreational amenities, and water retention to improve resilience to extreme weather.

Both the industrial-focused (Foster Farms and Clear Lake) and the commercial and housing-focused (Booth-Kelly and Hwy. 99) reuse strategies prioritize high-value land uses that will improve quality of life and boost tax revenue for local governments. Any new facilities at the priority sites will incorporate energy-efficiency measures consistent with Oregon Energy Efficiency Specialty Code (OEESC), which exceeds the standards set by many states. Per existing plans, reuse strategies will consider renewable energy where possible, such as rooftop solar power and battery storage, which could improve resilience for mixed-use/commercial and industrially focused projects alike, helping to improve local resilience to extreme weather and power grid disruptions. More broadly, cleanup and reuse will support resilience by reducing the risk that extreme weather could mobilize contaminants in stormwater runoff or ash, reducing risks to neighbors.

## STRATEGY FOR LEVERAGING RESOURCES

### 1.g. Resources Needed for Site Reuse

The Coalition has already received written in-kind leverage commitments totaling \$28,960 from local Chambers of Commerce and community organizations, who have pledged staff time to support community outreach, provide technical assistance related to particular reuse strategies like housing, or to help the Coalition reach specific groups, like youth. These commitments will form an addendum to the Memoranda of Acceptance (MOA) the Coalition will develop upon award, and will leverage additional state and federal funding to support assessment, remediation, and reuse. Per **Table 1**, the Coalition has identified potential sources of state funding for assessment, remediation, and reuse for which, as local governments, they are eligible. Business Oregon’s funding programs for economic development, housing, assessment, and cleanup will be critical for reuse, and other state and federal programs can support infrastructure.

**Table 1: Identified Potential Resources for Site Assessment, Remediation, and Reuse**

Name of Resource	Is the resource for (1.g.i) Assessment, (1.c.ii) Remediation, or (1.c.iii) Reuse Activities?	Secured or Unsecured?	Additional Details or Information
Onward Eugene/Eugene Chamber of Commerce	(1.g.i) Assessment	Secured	Committed \$6,000 in in-kind staff time for grant implementation and community outreach.

<sup>4</sup> Bureau of Labor Statistics, Quarterly Census of Employment and Wage; summarized by ECONorthwest.

<sup>5</sup> City of Eugene, Clear Lake Development Strategy.

Springfield Area Chamber of Commerce	(1.g.i) Assessment	Secured	Committed \$1,640 in in-kind staff time for grant implementation and community outreach.
Collaborative Economic Development Oregon (CEDO)	(1.g.i) Assessment (1.c.iii) Reuse	Secured	Committed \$8,000 in in-kind staff time for technical assistance related to economic and business development strategy and implementation.
Homes for Good	(1.g.i) Assessment (1.c.iii) Reuse	Secured	Committed \$10,000 in in-kind staff time for technical assistance related to affordable, safe, and energy-efficient housing development.
Lane Workforce Partnership	(1.c.iii) Reuse	Secured	Committed \$3,320 in in-kind staff time for technical support related to youth services and employment growth at Springfield's Booth-Kelly priority site.
Business Oregon Technical Assistance, Brownfields Redevelopment, and Brownfields Cleanup Funds	(1.g.i) Assessment (1.c.ii) Remediation	Unsecured	Provides grants, loans, and tax incentives for community and business development through brownfields assessment and cleanup. While leveraged funding is not secured at this time, Business Oregon provided a letter of support for LCCEDP's application.
Business Oregon Housing Infrastructure Financing Program and Community Development Block Grants	(1.c.iii) Reuse	Unsecured	Funds reuse through the construction of critical infrastructure to support affordable housing and workforce development.
Oregon DEQ Clean Water State Revolving Fund	(1.c.iii) Reuse	Unsecured	Provides low-interest, partially forgivable loans to support regional water quality infrastructure.
Economic Development Association Public Works & Economic Adjustment Assistance	(1.c.iii) Reuse	Unsecured	Awards grants to support land acquisition, development, and infrastructure improvements that establish or expand industrial or commercial enterprises.

### 1.h. Use of Existing Infrastructure

Each priority site is currently served by existing city or County infrastructure that can support the proposed redevelopment and/or has permit approval for the needed upgrades in place. **The County's Foster Farm property** has road access and utilities (water, sewer, and electric) associated with the former chicken processing plant. **Eugene's Clear Lake Site** has road access, water, and electric service, and on-site septic approval from Eugene Water & Electric Board (2.f.). **Springfield's Booth-Kelly Site** has existing road and utility access maintained by the City. **Cottage Grove's priority site** has road, electric, and plumbing access; infrastructure upgrades in the vicinity are planned as part of the Main Street Cottage Grove initiative with funding from the City. If infrastructure upgrades are needed, the Coalition will seek resources in **Table 1**.

## 2. Community Need and Community Engagement

### COMMUNITY NEED

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

Without this grant, Coalition members lack the financial capacity to fund brownfields assessment, cleanup, and redevelopment, due to small populations, low incomes, and limited tax base. LCCEDP oversees economic development across the County, and while it has the capacity and experience to lead this grant, its budget relies on County property taxes and services fees that require ongoing investment and competitive infrastructure and facilities. Given the County's low income and range of large cities to extremely small communities, LCCEDP's budget is too small for brownfields assessment without EPA assistance. Ongoing economic and demographic challenges, driven by the loss of a supermajority of lumber industry jobs (1.b), have contributed to long-term community disinvestment throughout the County. The 2020 COVID-19 lockdowns halted economic growth, causing significant job losses across all major sectors. Between February and April 2020, the County lost 24,000 jobs – a 14.5% decrease – while unemployment surged from a pre-pandemic record low of 3.5% to a record high of 14.7%. Per Table 2, from 2013 to 2023, the County's population grew 32% faster than the nation's, contributing to a tight labor market and lack of affordable housing. The median household income in the County (\$69,311) is 15% lower than in the state (\$80,426) and 12% lower than in the nation (\$78,538). Unemployment in the County (6.8%) is 26% higher than in the state (5.4%) and 31% higher than in the nation (5.2%). County residents in poverty (15.3%) exceed the state (11.9%) by 29% and the nation (12.4%).

With limited employment options, the Coalition cities experience disproportionate economic hardship compared to the County, state, and nation. Eugene, Springfield, Cottage Grove, and Creswell lack funds and staff for assessment, cleanup, and reuse (1.a). The city's TAs are small (pop. 4,509-6,024) and largely older than nationwide. Small, older populations are less likely to work and limit the local tax base. Eugene, Springfield, and

Cottage Grove all have median household incomes that are 16%-21% below the state average. Poverty rates across these cities are also 20%-53% higher than the state average. In Eugene’s TA (CT 25.01), nearly one in five residents are unemployed, 62% more than in the state. Unemployment is also higher in the cities. For example, in Springfield’s TA CT 35), nearly one in five residents are unemployed, 252% higher than in the state.

High unemployment and poverty combine with low wages to yield a limited tax base, limiting resources available to the Coalition members, who must also dedicate their limited resources to supplying public services on which many low-income residents rely. This leaves no resources available for brownfields assessment.

**Table 2. Economic and Population Data**

Region	2023 Pop.	2013 Pop.	Pop. Change	Median Age	Median Household Income (\$)	Below Poverty Level	Unemployment Rate
U.S.	332,387,540	311,536,594	6.3%	38.7	78,538	12.4%	5.2%
OR	4,238,714	3,868,721	9.6%	40.1	80,426	11.9%	5.4%
Lane County	382,628	353,382	8.3%	40.2	69,311	15.3%	6.8%
Creswell (LCCEDP TA)	5625	5024	12.0%	38.9	95,865	2.8%	0.7%
CT 11.01	6024	5610	7.4%	39.0	101,565	4.3%	0.9%
Eugene	177,520	157,318	12.8%	35.4	63,836	18.2%	7.6%
CT 25.01	5768	5057	14.1%	32.6	76,941	19.3%	4.3%
Springfield	61,642	59,692	3.3%	37.2	67,211	15.5%	5.4%
CT 35	4,509	4,206	7.20%	39.3	85,694	6.0%	19.0%
Cottage Grove	10,630	9,734	9.2%	39.3	64,133	14.3%	6%
CT 12.02	4267	3852	10.8%	46.4	68,889	11.5%	4.3%

*Notes: Shading indicates disparities compared to the County, state, or the U.S. Data Source: U.S. Census 2023 American Community survey 5-year estimates (2019-2023).*

## 2.b. Health or Welfare of Sensitive Populations

**Table 3** shows that all Coalition TAs are disproportionately home to sensitive populations compared to the County, state, and/or U.S. Due to economic, health, and mobility challenges, these populations are more vulnerable to environmental hazards. Per Table 3, all four TAs are home to 5%-40% more residents under the age of 18 compared to the County. Those under 18 in poverty in the TAs are also overrepresented. For example, Eugene’s TA, CT 25.01, is home to 76%-116% more residents under 18 in poverty (28.7%) compared to the County (14.3%), state (13.3%), and nation (16.3%). Cottage Grove’s TA, CT 12.02, includes 24% more residents over the age of 65 (20.9%) compared to the nation (16.8%), 6.7% of which are below the poverty level. Eugene’s TA, CT 25.01, and Springfields TA, CT 35, have 3-13% more females of reproductive age, ages 15 to 44 than the nation. Females of reproductive age are at an increased risk of prenatal exposure to hazardous substances that can affect maternal and infant health. Creswell’s TA (CT 11.01), Eugene’s TA (CT 25.01), and Cottage Grove’s TA (CT 12.02) have 13%-50% more residents with disabilities than the nation. Due to pre-existing conditions, developing immune systems and often lower incomes, risks from contamination exposure are a major health concern for all sensitive groups in the TAs. Elevated poverty also makes food access and lack of economic mobility a major welfare issue across the TAs. For example, the TAs are home to elevated populations of children and children living in poverty (Table 3), and the majority of students in Springfield (72.08%) and Eugene (53.09%) are eligible for free or reduced price school lunches, indicating lack of access sufficient food at home. 15.8% of Creswell 18-24 year olds (who make up 24.2% of the population in the TA) have less education than a high school diploma, which correlates strongly with reduced earning potential and higher unemployment. This rate is 27% above the Oregon average (12.4%) and 36% above the US average (11.6%)<sup>6</sup>. This grant will support the Coalition in identifying, assessing, remediating, and revitalizing contaminated sites, which will reduce health and welfare related exposure risks for these vulnerable groups. Projected reuse for commercial industrial and housing-related uses will facilitate the creation of jobs and expanded affordable housing. This can increase incomes, reduce housing cost burdens, support overall economic mobility and mitigate health and welfare concerns.

**Table 3. Sensitive Populations**

Region	Age Above 65	Age Above 65 Below Poverty	Age Under 18	Age Under 18 Below Poverty	Females Ages 15 to 44	Persons with Disability
U.S.	16.8%	10.4%	22.2%	16.3%	38.9%	13.0%

<sup>6</sup> Lane County Community Health Assessment, 2024-25

OR	18.6%	9.4%	20.2%	13.3%	39.2%	15.1%
Lane County	20.5%	9.7%	17.8%	14.3%	40.4%	17.1%
Creswell (LCCEDP TA)	13.4%	1.0%	22.0%	1.1%	35.2%	17.7%
CT 11.01	14.2%	2.1%	24.2%	2.6%	33.4%	14.7%
Eugene	17.7%	9.4%	16.1%	15.1%	48.4%	15.1%
CT 25.01	13.4%	5.6%	25.0%	28.7%	39.9%	18.7%
Springfield	16.1%	10.7%	21.5%	18%	41.3%	18.3%
CT 35	16.6%	4.4%	20.2%	9.6%	44.1%	12.4%
Cottage Grove	15.8%	8.5%	21.3%	16.3%	16.3%	19.4%
CT 12.02	20.9%	6.7%	18.7%	14.8%	29.6%	19.5%

Notes: Shading indicates higher sensitive populations in the target area compared to County, state, or U.S. Data Source: U.S. Census 2023 American Community survey five-year estimates (2019-2023).

### 2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Table 4 shows that the TAs experience significantly higher rates of chronic disease than the national averages. Cancer prevalence in all TAs averages 9.7%, which is 24% higher than in the County (7.8%) and 41% higher than in the nation (6.9%). Asthma prevalence in all the TAs averages 12.4%, which is 25% higher than in the nation (9.9%). The prevalence of heart disease in all TAs averages 6.7%, which is 18% higher than in the nation (5.7%). Due to the County’s historical reliance on the timber industry, many brownfields in the TAs may be contaminated with potentially carcinogenic contaminants, such as polycyclic aromatic hydrocarbons (PAHs), petroleum, and volatile organic compounds (VOCs), which could aggravate these conditions or contribute to their incidence. The significant prevalence of disease and health conditions in the TAs may contribute to the County’s high rate of premature death and low life expectancy compared to the state. Half of those who die in the County are younger than 64 years. In 2022, life expectancy for a child born in the County was 76 years, 3 years younger than the County life expectancy of 79 years in 2012.<sup>7</sup> County life expectancy figures have been steadily declining since 2018 and have been significantly lower than the state since 2017.<sup>8</sup> The County’s average daily PM2.5, associated with air quality, is 24% worse in the County (15 µg/m<sup>3</sup>) compared to the state (12.1 µg/m<sup>3</sup>), and given existing health disparities shown in Table 4, the situation may be similar in the TAs.

Brownfield redevelopment provides a critical opportunity to reduce the risk of exposure and reduce cumulative environmental and health burdens for at-risk populations. Site revitalization and reuse will facilitate healthier communities with increased housing availability and affordability; shorter commutes, improving air quality; living-wage jobs; and improved health outcomes associated with increased economic mobility.

**Table 4. Disproportionate Health Burdens**

Health Measure	U.S.	Lane County	Lane County TA (CT 11.01)	Eugene TA (CT 25.01)	Springfield TA (CT 35)	Cottage Grove TA (CT 12.02)
Cancer (non-skin) among adults (age-adjusted %)	6.9%	7.8%	10.3%	8.1%	9.4%	10.9%
Asthma among adults (age-adjusted %)	9.9%	12.3%	12.1%	12.9%	12.3%	12.4%
Heart Disease among adults (age-adjusted %)	5.7%	6.8%	6.3%	6.6%	6.2%	7.5%

Notes: 2023 Center for Disease Control (CDC) PLACES Data.

### 2.d. Economically Impoverished/Disproportionately Impacted Populations

TA residents are disproportionately economically impoverished (Table 2) and experience lack of economic mobility. Children who grow up in the TAs experience poor financial outcomes, with an average household income at age 35 of \$30,750 per year – just 34% of the County’s average household income (\$91,348).<sup>9</sup> Compounding these challenges, TA residents are housing and transportation-burdened. On average, residents in the TAs spend 53% of their income on housing and transportation combined (29% and 24%, respectively).<sup>10</sup> Paying for these basic needs severely restricts income available to pay for food and other necessities (2.b). Food insecurity is significant challenge in the Eugene and Cottage Grove TAs (CT 25.01, CT 12.02), in which nearly a quarter of residents receive food stamps/SNAP, over double that of the nation.<sup>11</sup> Lack of access to high quality, affordable housing is a challenge throughout the County. One in five residents in the County reports experiencing

<sup>7</sup> Live Healthy Lane, (2024). Lane County Community Health Assessment 2024-2025

<sup>8</sup> Ibidem

<sup>9</sup> The Opportunity Atlas and U.S. Census Bureau. The Opportunity Atlas Mobility Outcomes.

<sup>10</sup> The Housing and Transportation (H+T) Affordability Index. <https://htaindex.cnt.org/>

<sup>11</sup> U.S. Census Bureau. ACS 2023 5-year figures.

severe housing problems such as overcrowding, high housing costs, or lack of kitchen or plumbing facilities.<sup>12</sup> The environmental consequences of historical industrial operations disproportionately impacts lower-income people, who are more likely to live in older, lower-cost housing, which is more likely to be contaminated with lead and other hazards and may be located closer to older, contaminated properties in the TAs.

The TAs have suffered from job loss and economic underdevelopment in the wake of the timber industry collapse, contributing to depressed tax revenue and disproportionate health and environmental burdens. Economic hardship decreases the County’s ability to mitigate and recover from natural disasters, such as wildfires and flooding, which are anticipated to increase by the 2050s.<sup>13</sup> Assessment, funded by this grant, will help identify contamination and pave the way for cleanup, not only reducing contamination risks for low-income and health-adverse residents, but making priority sites more attractive for redevelopment (1.b). Site reuse will help generate local jobs and increase workforce participation, which has never recovered from a decline during the COVID-19 pandemic and was 4.7% lower in September 2025 (58%) compared to September of 2017 (60.87%).<sup>14</sup> Site reuse will also facilitate access to local employment, alleviate housing burdens and improve overall economic outcomes. This is especially important for youth living in poverty, who research suggests are particularly negatively impacted by high housing costs and housing instability and who are overrepresented in the TAs (2.b).<sup>15</sup> The Coalition’s reuse strategy (1.f.) targets economic and environmental resiliency, community-beneficial reuse, and job creation as a means of improving the health, welfare, and economic mobility of County residents and providing cities with more tax revenue and financial capacity to facilitate local revitalization.

## COMMUNITY ENGAGEMENT

### 2.e. Project Involvement and 2f. Project Roles

**Table 5** identifies project partners and roles. As a successful former EPA Brownfields Coalition Assessment Grant lead member, Eugene will mentor LCCEDP on grant administration and completion. To amplify its reach, the Coalition will form a Brownfields Advisory Committee (BAC) with Coalition representatives, plus project partners and community organizations.

**Table 5. List of Organizations/Entities/Groups and Roles**

Name of Organization/ Entity/Group*	Entity’s Mission	Point of Contact (name & email)	Specific involvement in the project or assistance provided
City of Creswell	Provide public services to the City of Creswell while building an economically resilient and sustainably growing community.	Curtis Thomas, City Planner, <a href="mailto:cthomas@creswellor.gov">cthomas@creswellor.gov</a>	Outreach to impacted residents, property owners, and potential developers in the LCCEDP’s TA; permitting and planning assistance for projects in Creswell.
CEDO	Provide economic development strategy and implementation to Oregon businesses to foster growth and recruitment of high-wage employers to the state.	Matt Sayre, Executive Director, <a href="mailto:matts@collaborativeedo.org">matts@collaborativeedo.org</a>	Serve on BAC, speak at community outreach meetings, act as a champion for grant programs to local property owners and purchasers.
Cottage Grove and Creswell Chambers of Commerce	Connect businesses, workforce, and nonprofit organizations to support local businesses and strengthen the economy in their respective cities.	Georgia Haskell, CEO, <a href="mailto:office@cgchamber.com">office@cgchamber.com</a> Michelle Melvin, Community Engagement Specialist, <a href="mailto:creswellchamber@gmail.com">creswellchamber@gmail.com</a>	Leverage their business networks to connect property owners, developers, and impacted populations to the Coalition; host public engagement meetings; contribute to print and digital communications from the Coalition.
Homes for Good Housing Agency	Provide safe, affordable, and energy-efficient housing for low-income families, elders, and persons with disabilities.	Jacob Fox, Executive Director, <a href="mailto:jfox@homesforgood.org">jfox@homesforgood.org</a>	Technical support related to housing needs and development in the County, identifying brownfields, connecting the Coalition with impacted populations and property owners.
Lane County Land Management Division and Policy Division	County administration and governance, land management, and data services.	Lindsey Eichner, Assistant Planning Director, <a href="mailto:lindsey.eichner@lanecountyor.gov">lindsey.eichner@lanecountyor.gov</a>	Grant management support (4.a.-c.), facilitate permitting and land use changes for unincorporated brownfields sites, leverage property data to identify and prioritize potential brownfield sites.

<sup>12</sup> Oregon Health Authority (OHA) 2025 County Health Rankings.

<sup>13</sup> Oregon State University (OSU). Future Climate Projections. Lane County: July 2022. [https://ir.library.oregonstate.edu/concern/technical\\_reports/ms35th879](https://ir.library.oregonstate.edu/concern/technical_reports/ms35th879)

<sup>14</sup> National Economic Resilience Data Explorer

<sup>15</sup> Singh, S. (Dec. 11, 2024). “How Housing Instability Affects Children’s Health and Development.” Urban Institute.

<b>Onward Eugene/Eugene Area Chamber of Commerce</b>	Support and outreach for local businesses in the ESMA and urban areas across the County.	Ness Zolan, Senior Director of Economic Development, <a href="mailto:nessz@onwardeugene.org">nessz@onwardeugene.org</a>	Serve on BAC, speak at community outreach meetings, contribute to online and print outreach materials, leverage connections with business owners and property developers to encourage grant program participation.
<b>Regional Accelerator &amp; Innovation Network Catalysts</b>	Cultivate a network of expert business navigators and organizations invested in rural communities.	Rachel Jagoda Brunette, CEO, <a href="mailto:rachel@raincatalysts.org">rachel@raincatalysts.org</a>	Leverage their network of entrepreneurs and business owners, provide outreach to rural communities through online and print media and in-person meetings and workshops.
<b>Rural Development Initiatives (RDI)</b>	Create thriving rural communities through focus on Rural Leadership, Economy Building, Policy, and Funding.	Amy Hause, Deputy Director, <a href="mailto:ahause@rdiinc.org">ahause@rdiinc.org</a>	Connect the coalition with impacted rural populations, identify potential brownfield sites in rural communities, leverage networks to promote participation in rural areas.
<b>Springfield Area Chamber of Commerce</b>	Support job development, business recruitment and retention strategies, and development.	Allison Camp, Economic Development Manager, <a href="mailto:acamp@springfield-or.gov">acamp@springfield-or.gov</a>	Serve on BAC, contribute to online and print outreach materials sharing brownfields assessment successes, use their business networks to encourage property owner and developer participation.

\***Bolded** entities have committed in-kind resources to the Lane County Brownfields Coalition (Table 1).

## 2.g. Incorporating Community Input

Upon award, LCCEDP will convene the Coalition and consult project partners (Table 5) to develop a written public involvement plan (PIP) to guide community engagement throughout the grant period. LCCEDP will publicize Program Director Jason Harris as the Coalition’s point of contact (4.c). **Coalition members will meet monthly** to prioritize sites, review available funding, coordinate community and civic group participation, and provide input for cleanup and reuse planning. LCCEDP will develop and share project updates via its project website and with other non-lead members at least quarterly for distribution to their networks. **The BAC will meet quarterly** (16 total meetings) to assist the Coalition in developing the PIP, refine brownfield inventory criteria, give input on site prioritization, provide feedback on next steps, and assist with outreach to affected communities and landowners. The Cities’ respective Chambers of Commerce, Onward Eugene, and RDI will support community outreach with significant leveraged staff time (Table 5). The Coalition and its partners will meet individually or in small groups with property owners of identified potential brownfield sites, site neighbors, community groups and other stakeholders to educate them about this grant and seek data for prioritization efforts. It will track engagements monthly. The Coalition will convene up to eight virtual/in-person community open houses, which it will advertise via newspapers, at community gathering places, in Coalition/partner newsletters, websites, and social media, and through targeted outreach to priority site neighbors and community organizations. LCCEDP will collect attendance at meetings and events; record public comments; and compile, review, and incorporate feedback into decision-making processes. It will share publicly how feedback was incorporated into site prioritization, cleanup and reuse planning, and/or explain why certain feedback was not or could not be included. LCCEDP will track and evaluate community engagement progress monthly. Schedule or budget deviations will be addressed early, and adjustments will be made in alignment with the Coalition’s project goals and required outputs.

## 3. Task Descriptions, Cost Estimates, and Measuring Progress

### DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

#### 3.a. through 3.d. Anticipated Project Schedule, Tasks/Activity Lead, Outputs

**Table 6. Task Descriptions, Schedules, Task/Activity Leads, and Outputs.**

<b>Task/Activity 1: Project Management</b>
i. <u>Project Implementation.</u> Procure Qualified Environmental Professional (QEP), in compliance with all federal and state procurement standards. Conduct monthly Coalition coordination meetings, quarterly reports and ACRES updates, annual financial reports, final report, etc. Four Coalition representatives will attend 1 National Brownfields Conferences and 2 state conferences.
ii. <u>Schedule.</u> Oct. 1, 2026 to Sept. 30, 2030 (end of grant period). Procure QEP by March 30, 2027.
iii. <u>Task/Activity Lead.</u> LCCEDP with support from Coalition partners and QEP.
iv. <u>Outputs.</u> LCCEDP will procure QEP. 15 quarterly progress reports, 16 ACRES updates, 1 final report, 4 annual federal financial reports, 48 monthly Coalition coordination meetings, 4 Coalition representatives attending 1 national conference and 2 state conferences.
<b>Task/Activity 2: Community Outreach</b>
i. <u>Project Implementation.</u> Prepare PIP. Prepare site nomination form. Develop and maintain a project webpage with updates, informational materials, meeting dates/minutes, site inventory, and a comments/questions section to which the Coalition will respond. Tabulate public input, incorporate into decision-making, and publish on project website. Convene BAC quarterly to guide grant activities, disseminate outreach materials, serve as champions, and provide input on site prioritization and reuse plans. Hold up to 8 community open houses with a virtual option for

maximum participation. Conduct direct outreach to property owners and residents, businesses, community leaders, and community groups near priority sites. Update County Board of Commissioners quarterly and share materials so non-lead members can update their leadership.

ii. Anticipated Project Schedule. Project set up Oct. 1, 2026, to Mar. 31, 2027, then ongoing until Sept. 30, 2030.

iii. Task/Activity Lead. LCCEDP with assistance from QEP. All Coalition members will update their leadership. LCCEDP will coordinate with project partners on public outreach/project updates, community open houses, property owner meetings, and presentations to community organizations. Project partners will assist with public outreach, community open houses, contacting owners of potential brownfields, and conducting targeted outreach.

iv. Outputs. One PIP; site nomination form, fact sheets about priority sites and other informational materials (digital/print, translated as needed); 16 website updates/publications/social media posts. Project webpage; 16 BAC meetings; up to 8 community open houses, outreach materials, notes; 16 County Board of Commissioners updates, with associated materials shared for use by non-lead members. Up to 30 site eligibility forms.

**Task/Activity 3: Phase I and Phase II ESAs**

i. Project Implementation. QEP prepare QAPP and site eligibility forms. LCCEDP secure site access agreements with support from Coalition and partners. QEP complete 25 Phase I ESAs consistent with All Appropriate Inquiries Final Rule and latest ASTM standards, and 13 Phase II ESAs prioritized based on Phase I ESAs and public input. QEP prepare SAP and HASP for each Phase II ESA. QAPP and site-specific plans will be reviewed and approved by EPA prior to sampling, as will Historic Preservation Act Section 106 consultations.

ii. Anticipated Project Schedule. Prepare QAPP Oct. 2026 to Mar. 2027. Phase I ESAs completed Apr. 2027 to Aug. 2029, with Phase II ESAs scheduled as Phase I ESAs are completed, and public input incorporated into decision-making process.

iii. Task/Activity Lead. QEP with LCCEDP and Coalition support. Technical support from EPA/DEQ.

iv. Outputs. QAPP, 25 Phase I ESAs, 13 Phase II ESAs with SAP, HASP, and Section 106 consultations, HBMS as needed.

**Task/Activity 4: Reuse Planning**

i. Project Implementation. EPA-funded tasks/activities: QEP prepare 5 analyses of Brownfield Cleanup Alternatives (ABCA) and 5 cleanup plans. ABCA will evaluate cleanup alternatives and costs. Cleanup plans will articulate implementation of preferred remedy identified in ABCA. QEP coordinate review of cleanup plans and risk-based cleanup options with DEQ. Conduct 5 reuse visioning processes and prepare reuse plans for 5 sites (e.g., market assessment, physical site plan, or funding/implementation strategy). Solicit public comment at community open houses on all work products. Tabulate, review, and incorporate into decision-making process.

ii. Anticipated Project Schedule. Oct. 1, 2026, to Sept. 30, 2030.

iii. Task/Activity Lead. QEP with assistance from LCCEDP and other Coalition partners. Where applicable, EPA to review to ensure technical and quality assurance/quality control consistency.

iv. Outputs. Five ABCAs, 5 cleanup plans, 5 reuse visioning processes and related notes, 5 site reuse plans.

**Notes:** ACRES = Assessment, Cleanup and Redevelopment Exchange; DBE = Disadvantaged Business Enterprise; HASP = health and safety plan; HBMS = Hazardous Building Materials Survey; QAPP = Quality Assurance Project Plan; QEP = qualified environmental professional; SAP = Sampling and Analysis Plans

### 3.e. Cost Estimates

**Tables 7 and 8** show the budget. 60% of funds support site-specific work (assessment and reuse planning, Tasks 4 and 5). 30% of funds support reuse planning. LCCEDP will not issue subawards using EPA funds, but it will use participant support costs (PSC) to support non-lead Coalition members' travel to brownfields conferences and registration, reflected in "Other", Task 1. LCCEDP will develop a PSC schedule prior making payments and will work with its EPA Project Manager to secure necessary approvals. PSC will be paid according to actual costs, reviewed for consistency with the approved budget and federal cost principles, and applied uniformly; any exceptions will require written justification and prior approval. PSC payments will be tracked separately and supported by participant files documenting authorization to participate and proof of payment. Before issuing payments, LCCEDP will verify allowability and confirm costs do not duplicate other support through participant non-duplication attestations.

**Table 7. Proposed Budget**

Budget Categories		Project Tasks (\$)				
		Task 1: Project Management	Task 2: Community Outreach & Site Selection	Task 3: Environmental Site Assessments	Task 4: Cleanup & Reuse Planning	Total
Direct Costs	Personnel	\$9,400	\$24,800	\$9,900	\$11,200	\$55,300
	Fringe	\$4,324	\$11,408	\$4,554	\$5,152	\$25,438
	Travel	\$5,400	-	-	-	\$5,400
	Equipment	-	-	-	-	-
	Supplies	-	\$3,599	-	-	\$3,599
	Contractual	\$10,800	\$3,900	\$893,500	\$445,000	\$1,353,200
	Construction	-	-	-	-	-
	Other	\$18,600	\$1,000	-	-	\$19,600
<b>Total Direct Costs</b>		\$48,524	\$44,707	\$907,954	\$461,352	\$1,462,537
Indirect Costs		\$37,463				\$37,463
<b>Total Budget (Direct + Indirect)</b>		\$85,987	\$44,707	\$907,954	\$461,352	\$1,500,000

**Table 8. Cost Basis and Assumptions**

Task	Cost basis (QEP = \$150/hr; LCCEDP = \$50/hr with 46% fringe = \$73/hr)
Task 1 - Project Management	<p><u>Personnel and Fringe Total = \$13,724 (Personnel = \$9,400, Fringe (46%) = \$4,324).</u> Draft quarterly reports and ACRES updates (16 qtrs x 4 hrs/qtr x \$73/hr = \$4,672); Attend 48 monthly team meetings (48 hrs x \$73/hr = \$3,504); Prepare annual federal financial reports (8 hrs x \$73/hr = \$584); Prepare closeout report (20hrs x \$73/hr = \$460); Financial management (48 hrs x \$73/hr = \$3,504)</p> <p><u>Travel Costs for LCCEDP Staff: \$5,400.</u> National Brownfields Conf. (1 conference x 1 person x \$3,000/person = \$3,000); state/regional brownfields conf. (2 conferences x 1 person x \$1200/person = \$2,400)</p> <p><u>Contractual: \$10,800.</u> QEP support for 16 quarterly and ACRES reports (16 hrs x \$150/hr = \$2,400); 48 team meetings (48 hrs x \$150/hr = \$7,200); QEP contribute to closeout report (8 hrs x \$150/hr = \$1,200)</p> <p><u>Other: \$18,600, of which Participant Support Costs = \$18,000.</u> Conference registration fees for LCCEDP (\$200/conference x 1 attendee x 3 conferences = \$600). <u>Participant Support Costs = \$18,000:</u> Conf. registration fees for 3 non-lead members (\$200/conf x 3 attendees x 3 confs = \$1,800); Nat'l Brownfields Conf. travel for 3 non-lead partners (1 conf. x 3 ppl x \$3,000/person = \$9,000); state brownfields conf. travel for 3 non-lead partners (2 conf. x 3 ppl x \$1200/person = \$7,200)</p> <p><u>Indirect:</u> Indirect costs cover LCCEDP accounting and financial management necessary for administration, including technology support, financial management and record keeping (\$73/hr x 513.2 hrs [128.3 hrs/year] = \$37,463)</p>
Task 2 - Community Outreach	<p><u>Personnel and Fringe Total = \$36,208 (Personnel = \$24,800, Fringe (46%) = \$11,408).</u> Develop PIP (12 hrs x \$73/hr = \$876); Plan/attend 8 community outreach meetings (14 hrs/mtg x 8 mtgs x \$73/hr = \$8,176); Quarterly articles/media/website updates and materials to share with partners (4 hrs/qtr x 16 qtrs = 64 hrs x \$73/hr = \$4,672); Organize and facilitate BAC meetings (3 hrs/qtr x 16 qtrs x \$73/hr = \$3,504); Direct outreach to key constituencies (16.25 hrs/qtr x 16 qtrs x \$73/hr = \$18,980)</p> <p><u>Supplies: \$3,599.</u> Office supplies such as voting dots, paper, etc. for community meetings and general outreach as needed (8 mtgs x \$100/mtg = \$800) + (\$699.75/yr x 4 yrs = \$2,799) = \$3,599)</p> <p><u>Contractual: \$3,900.</u> QEP attend community meetings (8 mtgs x 2 hrs/mtg x \$150/hr = \$2,400); QEP advise on technical aspects of website updates/media (10 hrs x \$150/hr = \$1,500)</p> <p><u>Other: \$1,000.</u> Large-format poster printing (8 posters x \$125/poster = \$1,000)</p>
Task - Phase I and Phase II ESAs	<p><u>Personnel and Fringe Total = \$14,454 (Personnel = \$9,900 + Fringe (46%) = \$4,554).</u> Review Phase I and Phase II ESA reports (2hrs/rpt x 38 rpts +8 additional hours to use as needed x \$73/hr = \$6,132); support QEP with securing site access (25 Phase I ESAs x 3 hrs ea. x \$73/hr = \$5,475); review site sampling plans with support from QEP (13 Phase II ESAs x 3 hrs/plan x \$73/hr = \$2,847)</p> <p><u>Contractual: \$893,500.</u> Phase I ESAs (25 x \$5,000 each = \$125,000); Phase II ESAs (13 x \$50,000 each = \$650,000); Prepare programmatic QAPP (75 hrs x \$150/hr = \$11,250); Prepare Section 106 consultations (5 hrs/Phase II ESA x 13 Phase II ESAs x \$150/hr = \$9,750); Prepare SAPs (25 hrs/Phase II ESA x 13 Phase II ESAs x \$150/hr = \$48,750); Prepare HASPs (25 hrs/Phase II ESA x 13 Phase II ESAs x \$150/hr = \$48,750)</p>
Task 4 - Reuse Planning	<p><u>Personnel and Fringe Total = \$16,352 (Personnel = \$11,200 + Fringe (46%) = \$5,152).</u> Oversee QEP, site visits and related meetings (90 hrs x \$73/hr = \$6,570); Contribute to and review/provide feedback on cleanup/reuse plans (90 hrs x \$73/hr = \$6,570); Correspondence with regulators (44 hrs x \$73/hr = \$3,212)</p> <p><u>Contractual: \$445,000.</u> QEP develop cleanup plans (5 x \$45,000 ea. = \$225,000), ABCAs (5 x \$20,000 ea. = \$100,000), reuse visioning processes (5 x \$9,000 ea. = \$45,000) and site reuse plans (5 x \$15,000 ea. = \$75,000)</p>

**3.F. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS**

The Coalition will set milestones, measure project results monthly at its project management meetings and will report on these quarterly via EPA progress reports and ACRES reporting. The Coalition will track schedules, milestones, and achievements using Excel. Tracking will occur to detect any variance from the schedule and allow for corrections in real time, if needed. Measurable outcomes will include numbers of regulatory closures; properties readied for reuse; acres of commercial, industrial, or mixed-use land made available; property transactions facilitated; jobs created/retained; amount of funding/private investment leveraged; increased tax revenue and property values; value of infrastructure upgrades; and benefits distributed to TA communities. Should the Coalition fall behind with respect to budget, schedule, or milestones, LCCEDP and Coalition members will prioritize remaining funds with project partner and EPA Grant Manager support. LCCEDP will report results in the grant close-out report.

**4. Programmatic Capability and Past Performance**

**PROGRAMMATIC CAPABILITY**

**4.a through 4.c. Organizational Capacity, Organizational Structure, and Description of Key Staff**

LCCEDP is staffed by two full-time professionals in the Lane County Policy Division within the County Administration Department. LCCEDP has a portfolio of programs related to community and economic development and is augmented by a Grants Management team who support many of the County’s large-scale grant applications and administer the funding requirements. A robust division of financial professionals support the County’s Policy team with fiscal administration of grant receivables, auditing, and reporting. LCCEDP

successfully represented the County as a non-lead member of an EPA Assessment Coalition Grant in 2017 (4.e.(1)), experience which it will leverage to manage this grant and share progress with partners and ODEQ. LCCEDP will use its grant administration capacity to manage the Coalition and build the capacity of non-lead members to promote brownfield reuse. Upon award, the Coalition will establish an advisory committee comprising all Coalition members and project partner representatives (2.f.). LCCEDP will facilitate monthly Coalition meetings to ensure each member is meaningfully involved in all project aspects. The BAC (2.g.) will include each Coalition member, meet quarterly, and inform site prioritization and amplify stakeholder outreach. Coalition governance will be by consensus, and LCCEDP will work with non-lead members to establish clear objectives for successful and timely expenditure of funds. Key LCCEDP staff are:

**Jason Harris will serve as Project Director.** Jason is the Community and Economic Development Manager for the County. Jason's background is in economic development with a focus on commercial and industrial real estate. He will manage LCCEDP's team and be responsible for achieving project goals. **Alex Dreher will serve as Financial Manager.** Alex is the County Grants Program Manager and will support internal grant administration. Alex has successfully administered over \$100 million in federal grants in the past 5 years, including from ARPA, CDBG, HUD CoC, ESG, FEMA, and CSBG. **Samantha Roberts will be Project Manager.** Samantha is the Community and Economic Development Analyst overseeing day-to-day grant operations. She has over a decade of experience in community outreach, public policy and administration. **Shannon Lane will be Administrative Support.** Shannon's background in program development and administration will leverage her extensive relationships within the County government to support strong organizational continuity.

#### **4.d. Acquiring Additional Resources**

The County has staff and systems in place (4.a.-c.) to assist with and support efficient staff transitions, if needed, which will eliminate project delays and ensure staff have appropriate qualifications. The County procures millions of dollars of contractor services annually and has the staff and procedures in place to acquire these through a competitive, qualifications-based process compliant with 2 CFR 200.317 - 200.326.

### **PAST PERFORMANCE AND ACCOMPLISHMENTS**

#### **4.e. Currently Has or Previously Received an EPA Brownfields Grant**

##### *4.e.(1) Accomplishments*

The County received an FY05 \$197,520 EPA Brownfields Cleanup Grant for petroleum cleanup, including installation of monitoring wells and a dual-phase remediation system for petroleum, VOCs, and PAHs at a former gas station along McVay Highway, in Eugene, OR (grant period 7/15/2005-7/14/2007). Achievements include redeveloping the site as a first-of-its-kind biofuel station; leveraging \$6,000 from Business Oregon for additional assessment and \$79,461 from other DEQ, local, and private funding; generating 12 jobs and \$4,000 annually in property tax; and a 2007 Phoenix Award. The project used bioswales to protect waterways, and used locally sourced and non- or low-toxic products, passive solar building design, and on-site solar power. ODEQ issued a No Further Action letter for the property in June 2011.

##### *4.e.(2) Compliance with Grant Requirements*

The County successfully administered the FY05 Cleanup grant in compliance with all EPA terms and conditions, and met project goals and metrics per its approved work plan with acceptable quarterly performance. Quarterly, annual and ACRES reports were all delivered in a timely manner, and expected results were achieved. All funds were expended and drawn down by grant close. No corrective measures were required. ACRES reporting is up to date.

# **THRESHOLD CRITERIA**

## **Threshold Criteria Responses**

### **5: Commitment Letters**

## THRESHOLD CRITERIA

### 1. Eligibility of Lead and Non-Lead Coalition Members

#### A. APPLICANT TYPES

Lane County (the County) is a General-Purpose Unit of Local Governments that is eligible for EPA Brownfields funding. The County affirms that all non-lead members (the four cities) are eligible for funding.

#### B. EXEMPTION FROM FEDERAL TAXATION UNDER SECTION 501(C)(4)

The County is not exempt from Federal taxation under Section 501(c)(4), nor are the non-lead member cities.

### 2. Target Areas

The lead applicant and all non-lead members have identified non-overlapping target areas as follows:

- The County (lead applicant): Creswell Industrial Area, Census Tract 41039001101 (CT 11.01)
- City of Eugene (non-lead member): Clear Lake Industrial Area, Census Tract 41039002501 (CT 25.01)
- City of Springfield (non-lead member): Booth-Kelly Area, Census Tract 41039003500 (CT 35)
- City of Cottage Grove (non-lead member): Cottage Grove Downtown, Census Tract 41039001202 (CT 12.02)

### 3. Non-lead Member(s) that Never Received an EPA MARC Grant

Two of the three non-lead members, the City of Springfield and the City of Cottage Grove, have never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) Grant.

### 4. Legal Authority to Expend Grant Funds on Behalf of Non-Lead Coalition Members

The County attests that it has legal authority to expend grant funds on behalf of the non-lead Coalition members to conduct the proposed grant activities. Each non-lead Coalition member city is within the geographic boundary of the County.

### 5. Coalition Agreement

See attached Letters of Commitment from each non-lead Coalition member. All Coalition members will generate a Memorandum of Agreement upon grant award.

### 6. Community Involvement

The County and non-lead partners will hold monthly project management meetings to prioritize sites, review available funding, and identify/address community outreach needs. The County will work with Coalition members to coordinate the participation of community and civic groups to support site prioritization, cleanup planning, and reuse decision making. The County will convene the Coalition to develop a written public involvement plan (PIP) to guide community engagement throughout the grant period.

The Coalition will form a Brownfields Advisory Committee (BAC) to serve as the Coalition's advisory committee. The BAC will include representatives from all Coalition partners, as well as

project partners identified in Table 7 of the Narrative. The BAC will meet quarterly and will assist the County in developing the PIP, refining criteria for the Coalition’s brownfield inventory, giving input on site prioritization, providing feedback on next steps at priority sites, and assisting with outreach to property owners and directly affected communities. Community engagement for the tax parcels (TAs) will be led by their respective Cities’ Chambers of Commerce, while Onward Eugene (urban focus) and RDI (rural focus) will champion countywide outreach.

The Coalition will collectively conduct meetings with up to 10 owners of identified potential brownfield sites to educate them about this grant and seek data for prioritization efforts. The Coalition will convene 15 quarterly BAC meetings and up to eight virtual in-person community open houses, which it will advertise via newspapers, at community gathering places, and in Coalition partner newsletters, websites, and social media. The County will collect attendance, record public comments at each BAC meeting and community open house, and compile, review, and incorporate feedback into decision-making processes. The County will communicate project progress to Coalition members and partners and will share public updates at least quarterly via its brownfields website social media. The Coalition will also share how feedback has been incorporated into site prioritization, cleanup and reuse planning, and/or explain why certain feedback was not or could not be included. The County will also work with Coalition members and project partners to organize meetings with neighbors near priority sites and quarterly presentations to community organizations. The County will track and evaluate progress on community engagement monthly. Schedule or budget deviations will be addressed early, and adjustments will be made in alignment with the Coalition’s project goals and required outputs.

## **7. Expenditure of Existing Grant Funds**

The County does **not** have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

## **8. Contractors and Named Subrecipients**

### **CONTRACTORS**

N/A.

### **NAMED SUBRECIPIENTS**

N/A.

## **Attachment List**

<b>Question</b>	<b>Attachment Name</b>
5	Memo of Agreement or letters describing coalition members and their roles