



### **EPA Brownfield Cleanup Grant Application Information Sheet**

#### **1. Applicant Identification:**

The applicant is the State of Oregon, acting through the Board of Trustees of Oregon State University.

Address:

Oregon State University  
Office for Sponsored Research and Award Administration  
A312 Kerr Administration Building  
Corvallis, OR 97331-2140

#### **2. Website URL:**

<https://osucascades.edu/>

#### **3. Funding Requested:**

- (a) Grant Type: Single Site Cleanup
- (b) Federal Funds Requested: \$4,000,000

#### **4. Location:**

City: Bend  
County: Deschutes  
State: Oregon

#### **5. Property Information**

Property Name: Former Deschutes County Landfill Cell 2  
Site Address: 1500 SW Chandler Avenue Bend, Oregon 97702  
Map 1 attached to this sheet.

#### **6. Contacts:**

- (a) Project Director:  
Austin Williams, Construction Project Manager, OSU-Cascades  
541.359.9023  
Austin.Williams@osucascades.edu  
1500 SW Chandler Ave, Bend, OR 97702
- (b) Chief Executive/Highest Ranking Elected Official:  
Sherman H. Bloomer Chancellor and Dean, OSU-Cascades  
541.322.2065  
Sherman.Bloomer@osucascades.edu  
1500 SW Chandler Ave., Bend, OR 97702

**7. Population:** Bend, Oregon 99,178 (2020 U.S. Census)

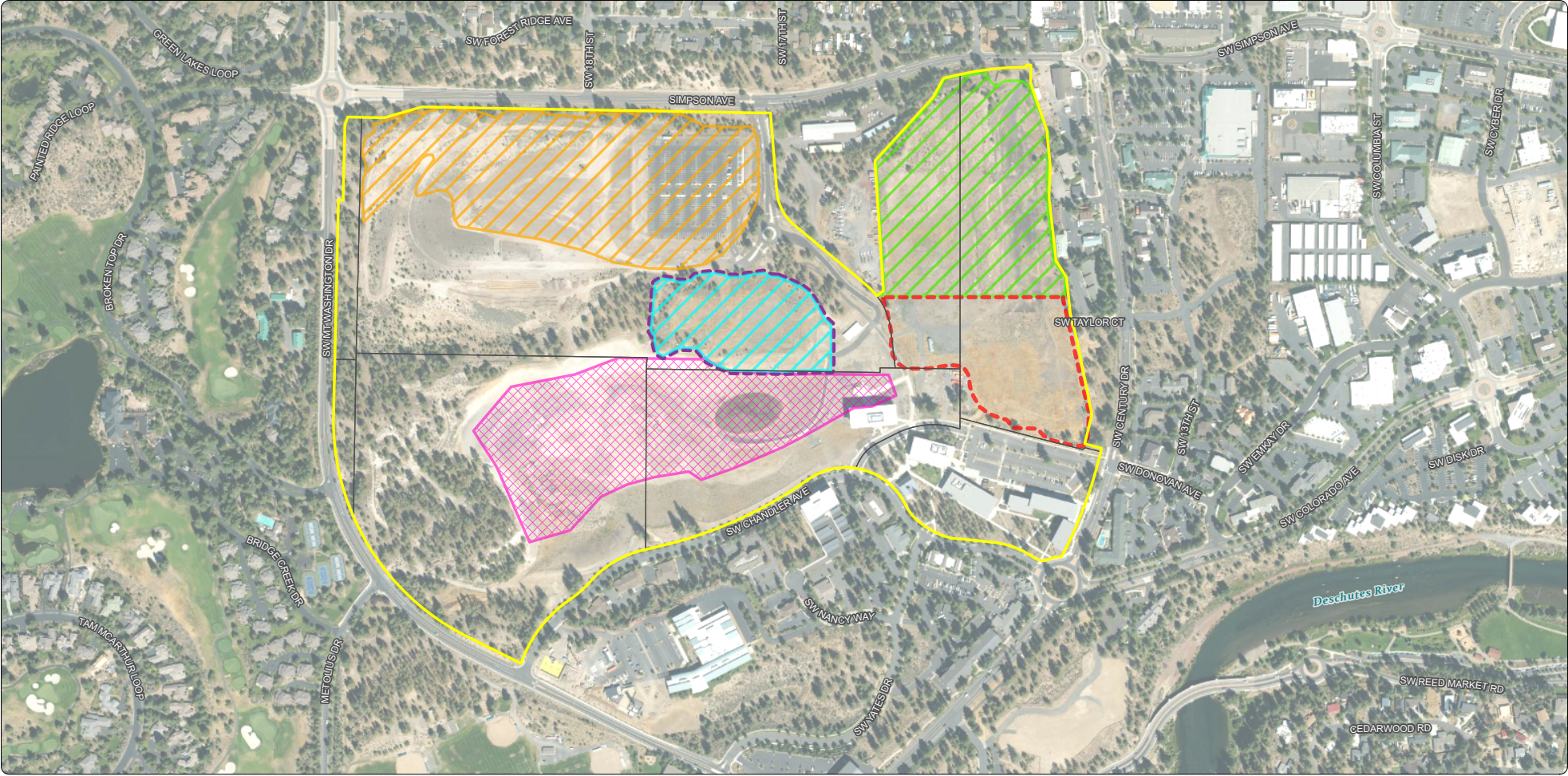
**8. Other Factors:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	--
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	--
The proposed site(s) is impacted by mine-scarred land.	--
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	Section 1g, Table 2
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed 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).	--
The proposed site(s) is in a federally designated flood plain.	--
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 3, Section 1.d
The reuse of the proposed site(s) will incorporate energy efficiency measures	Page 3, Section 1.d
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 3, Section 1.d
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	--

**9. Releasing Copies of Applications:**

Not Applicable.

Project: 112200-01-006 Produced By: maufoster  
 Print Date: 11/08/2024  
 Path: X:\12200-01-006\Projects\Campus Area Cleanup\0008\Projects\112200-01-006\_001.aprx © 2024 Maul Foster & Alongi, Inc.











**Notes**  
 US Geological Survey (2021) 7.5-minute topographic quadrangle: Bend.  
 Township 18 south, range 12 east, section 6.  
 IDR = Innovation District Remediation.


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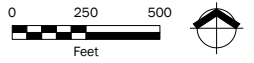
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**Data Sources**  
 Aerial image (2022) obtained from the Oregon Geospatial Enterprise Office; tax lot data obtained from Deschutes county.

-  Pumice Mine
-  Cell 1 Footprint
-  Cell 2 Footprint (EPA FY2026 Cleanup Grant Application)
-  Cell 3 Footprint

- Legend**
-  IDR Phase 1 Boundary (Former Cell 1 EPA FY2023 Cleanup Grant)
  -  Phase 3 Campus Development Boundary
  -  Campus Area Boundary
  -  Tax Lot

**Map 1**  
**Campus Area Cleanup**  
 Oregon State University Cascades Campus  
 Bend, Oregon



## 1. Project Area Description and Plans for Revitalization

### Target Area and Brownfields, a. Overview of Brownfield Challenges and Description of Target Area

The 72-acre former Deschutes County Demolition Landfill (the landfill), located in Bend, Oregon, has been vacant since the 1990s and poses significant brownfield challenges due to contamination in areas that have not been remediated. Contamination from subsurface waste and hazardous materials deposited during landfill operations include construction and demolition debris and wood waste from local sawmills. Contaminants include methane and volatile organic compounds (VOCs) such as ethylbenzene and naphthalene, at concentrations exceeding Oregon Department of Environmental Quality (DEQ) standards (Oregon Administrative Rules 340-122). Asbestos, a hazardous substance per 40 Code of Federal Regulations (CFR) Part 302.4, is also present in the landfill. Additional potential contaminants include polychlorinated biphenyls, metals, semivolatile organic compounds, and polycyclic aromatic hydrocarbons. These challenges prohibit building construction, restrict site use, and pose health and safety risks to the surrounding community ([MFA 2024](#)).

Oregon State University (OSU, the Applicant) purchased the landfill in 2018 to construct the OSU-Cascades (OSU-C) full-service residential campus to serve the Central Oregon region. However, areas of the former landfill, called cells, contain waste that limit campus growth and present the ongoing environmental hazards described above. The inability to build on these contaminated areas constrains OSU-C's capacity to provide student housing and essential academic and student support facilities in a region where housing demand is acute and educational infrastructure is limited. Remediation will also reduce environmental hazards that affect the surrounding residential neighborhoods.

The Target Area includes the City of Bend's 2015 Central Westside Plan as the Central Westside Opportunity Area (CWOA) and the adjacent east downtown core in Bend (see Map 1 in the Application Information Sheet [AIS]). A City priority for infill and livability improvements, the CWOA spans 1.8 square miles and encompasses Target Area census tracts 41017001401 (CT 14.01), 41017001402 (CT 14.02), and 41017001502 (CT 15.02). This area contains a high proportion of previously developed but now vacant and underutilized land with existing infrastructure and offers proximity to businesses, neighborhoods, and amenities ([City of Bend 2015](#)). The landfill occupies a large portion of this area. Once redeveloped, the Target Area will include a new residence hall for incoming OSU-C students, and other student facilities as described in Section 1c.

### b. Description of the Proposed Brownfield Site

OSU is seeking a U.S. EPA Brownfield Cleanup Grant to remediate Cell 2, a 5.7-acre waste footprint in the south-central portion of the landfill at 1500 SW Chandler Avenue, Bend, Oregon (tax lot 1812060000111) in Deschutes County (see Map 1 in AIS) (the Site). The Site lies within Census Tract 41017001401 (CT 14.01). Cell 2 was closed in 1997 and has remained vacant. The landfill operated from 1972 to 1996, primarily accepting demolition debris from timber mills, including wood, sawdust, and boiler ash. It operated under a Solid Waste Permit intended to restrict intake of certain materials (e.g., municipal solid waste, used oil). However, records and site assessments indicate that not all loads were inspected, and there were periods of unattended dumping, resulting in unauthorized disposal of municipal waste and oil that led to increased contamination risk ([MFA 2024](#)).

Cell 2 consists of one waste cell containing construction and demolition debris and timber waste. Environmental assessments have documented the presence of contaminants, including asbestos, methane, and VOCs, at concentrations exceeding regulatory standards (Section 1a). Cell 2 is unlined, allowing potential vapor migration into surrounding soil ([MFA 2024](#)). The Site is currently secured with chain-link fencing, and ongoing monitoring is in place to track methane levels, soil vapors, and subsurface temperatures. Analysis of nearby Cell 1 in 2022 revealed elevated subsurface temperatures of up to 400 °F and evidence of pyrolysis (char, ash, and burning odors) ([MFA 2024](#)). An FY23 EPA Brownfield Cleanup grant allowed OSU to remove almost half of Cell 1's hazardous exposure, including approximately 250,000 tires, reducing but not eliminating fire hazards. While Cell 2 has not shown evidence of surface fires, it has a similar composition and unlined condition, meaning the potential for subsurface heating and pyrolysis cannot be ruled out.

### Revitalization of the Target Area

### c. Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for this site, based on OSU-C's 2018 Long-Range Development Plan ([OSU-C 2018](#)), will transform an area once dominated by an 80-foot-deep pumice mine and a demolition landfill into a vibrant residential university campus by constructing (as State funding allows) one building every two years until it realizes its goal of becoming a full-service campus. Since 2024, OSU-C has engaged a master architect firm to develop conceptual drawings and specifications for the Student Health and Recreation and Residence Hall buildings. This upfront investment and work has set up OSU-C to quickly progress towards design and construction of these two buildings once additional funding is received for those projects and Cell 2 remediation is complete.

Since site development began, the OSU-C’s campus in the Target Area has grown to serve nearly 1,400 students who use the five recently constructed buildings for academic, dining, and residential purposes. OSU-C’s goal is to serve an additional 800 students by 2030 ([OSU 2024](#)). Remediation and redevelopment of Cell 2 is a cornerstone of this plan, converting the site into the geographic and cultural hub of student life. The reuse strategy for the site focuses on constructing facilities that support students’ physical, mental, social, and academic well-being, including the Student Health & Recreation Center and new residential housing providing approximately 172 beds, forming the core of campus. The Site’s remediation will also enable construction of two academic buildings that overlap the footprint of Cell 2. This effort is part of a broader campus expansion that will add 1.2 million gross square feet (GSF), including 595,000 GSF of residential facilities to support 1,700 beds and 605,000 GSF of academic and campus life amenities.

The Site is not located in a federally designated floodplain. The CWOA comprises a high proportion of previously developed but now vacant or underutilized land with existing infrastructure close to businesses, neighborhoods, and amenities. Zoned uses in the CWOA—including Medium and High Density Residential, Main Street, Mixed Use, and University Owned Property—have been prioritized by the City of Bend for infill and livability enhancements. The reuse strategy directly supports and advances local and regional priorities and plans for land use and revitalization, including those listed in Table 1, which were identified through meaningful engagement with the public and project partners.

**Table 1. Local and Regional Plans and Priorities Related to the Reuse Strategy for the Site**

Name	Focus	Community Input
<a href="#">OSU-C Long Range Development Plan (2018)</a>	Reclaiming the landfill for a full-service residential university.	Gathered input from a wide range of stakeholders, including OSU-C and local advisory groups. Since 2015, over 200 community volunteers have contributed to the planning process. The City adopted development standards to support it.
OSU-C Innovation District Planning	Addressing infrastructure and service needs.	More than 40 companies, nonprofits, and government agencies collaborated. The process involved representatives from disproportionately impacted communities, including leaders from low-income, rural, Tribal and indigenous communities, and rural community leaders to ensure plan development project.
<a href="#">Bend Central Westside Plan (2016)</a>	Repurposing former industrial and underutilized land in Bend.	Community engagement efforts informed a Public Involvement Plan and Community Values Report, which guides the plan’s priorities and strategies.
<a href="#">Central Oregon Economic Development Strategy (2024)</a>	Outlines solutions to critical challenges including housing affordability and workforce readiness.	The document was developed through community engagement, including focus groups on Emerging Workforce and Housing Affordability.

#### d. Outcomes and Benefits of Reuse Strategy

Cleanup and redevelopment of the Site will have the following regional and local outcomes and benefits:

- **Improved Access to Higher Education:** The reuse strategy supports construction of new facilities at OSU-C that further alleviate the “higher education desert” (ACE 2016) in Central Oregon (defined as Crook, Deschutes and Jefferson Counties). Before OSU-C opened, the region lacked a four-year university, leaving students with limited local options for advanced degrees. Current enrollment is approximately 1,400 students and the Long Range Development Plan sets growth targets of up to 5,000 students (OSU-Cascades 2018) by 2050. This expansion will allow OSU-C to offer more programs and serve more students from Crook, Deschutes and Jefferson Counties, many of whom are rural and low-income students. Increasing capacity will allow more Central Oregonians to pursue higher education locally.
- **Workforce Development and Economic Growth:** The curriculum and programming at OSU-C are designed to align closely with the workforce needs of Central Oregon, preparing students with the skills required to succeed in the regional job market. The *Bend Bulletin* reported that, in 2024, OSU-C contributed nearly \$90 million to the local economy, and generated more than \$6.5 million in state and local taxes ([Roig 2025](#)). OSU-C prepares students for careers in engineering and technology; currently, 95% of recent graduates are employed or in graduate school within 6 months of graduation, and 86% of recent graduates are employed in a field related to their major (OSU-Cascades n.d.). As enrollment grows, the number of graduates ready to enter the workforce will increase at a similar rate, representing a 257% increase (assuming enrollment of 5,000 students) compared to current levels. While not all graduates will stay in Central Oregon or the state, the larger volume of qualified professionals will strengthen regional workforce capacity and contribute to the Target Area’s economic growth.
- **Expanded Student Housing:** Site cleanup will enable construction of new residential halls on the remediated area, adding 320 new beds by 2040 and contributing to the broader campus expansion that will ultimately provide housing for about 1,700 students. This increase will provide more students with secure housing, making it more feasible for students to live and study at OSU-C despite Bend’s extremely tight housing market. By offering dedicated student housing options, the project will also help ease pressure on the local rental market and decrease competition for limited off-campus units.

- **Increased Recreational Opportunities and Multimodal Connectivity:** Site cleanup and reuse will contribute to improved multimodal connectivity on campus and with the surrounding community and provide expanded recreational opportunities in the Target Area, which will support student and community health. The broader campus plan dedicates over 50 acres of open space for trails and outdoor recreation. Multiuse paths will connect to existing infrastructure such as bike lanes (including the Bend Bikeway Project’s planned bike routes, which will create connected and protected routes in Bend), sidewalks, and nearby recreation areas like the Deschutes River and nearby trails ([City of Bend n.d.](#)). The reuse strategy also includes construction of the Student Health & Recreation Center, which will provide indoor fitness and wellness spaces for students.
- **Resilience to the Impacts of Extreme Weather Events and Natural Disasters:** OSU-C’s campus-wide standards for efficient building design and resource conservation include the use of high-performance building envelopes, low-water landscaping, and a geothermal energy exchange system that provides heating and cooling while reducing reliance on external energy sources ([OSU 2026](#), [Energy Trust of Oregon 2026](#)). These improvements will support resilience by improving operational continuity during disruptions and reducing long-term operating costs.
- **Renewable Energy and Energy Efficiency:** OSU-C’s goal is to become a net-zero campus, meaning it will consume only as much energy as it produces ([OSU-C 2026](#)). The university is implementing strategies to reduce overall energy demand and increase renewable energy generation across campus. The Site reuse strategy will prioritize high-performance building envelopes and use the existing geothermal energy exchange system for heating and cooling for future buildings. OSU-Cascades is installing more than one megawatt of photovoltaic capacity on seven building roofs as part of its Solar Phase 1A project. These measures will reduce energy use, stabilize long-term operating costs, and reduce exposure to market fluctuations.

**Strategy for Leveraging Resources**

**e. Resources Needed for Site Characterization**

DEQ has determined that the Site has been thoroughly characterized, and no additional assessment is anticipated prior to cleanup. If unanticipated assessment needs arise during remediation, OSU will utilize the financial resources identified in Table 2 to cover additional site characterization costs.

**f. Resources Needed for Site Remediation**

The estimated total cleanup cost for Cell 2 is \$26.6 million. OSU has secured \$11.3 million and is eligible for additional funding, including institutional funds and other leveraged resources as described in Table 2. The EPA cleanup grant is an essential component of this funding plan. Aside from the EPA grant, OSU’s existing and potential resources alone (Table 2) are insufficient to complete remediation. Without EPA funding, remediation will stall, which will postpone campus expansion and the outcomes and benefits described in Section 1.d.

**g. Resources Needed for Site Reuse**

The site reuse development program for Phase 3 of the campus development assumes \$13.7 million for site work and landscaping. These costs are included in future phases of reuse and support the construction of the Student Health and Recreation Center and the second Residence Hall. Cost estimates for these projects are not fully developed, and funding will be secured as needed.

**Table 2. Potential Additional Resources for Site Characterization, Remediation, and Reuse**

Name of Resource	Purpose	Resource Secured or Unsecured	Additional Details or Information
Business Oregon Brownfield Grants and Loans	1.c.ii – Assessment, 1.c.ii – Remediation	Unsecured	\$5,000,000—OSU is eligible for funding from the Oregon Business Development Department (Business Oregon) Brownfield Program for remediation of Cell 2. OSU has been discussing Cell 2 project needs with Business Oregon and anticipates Business Oregon will award remediation funding in summer 2026. A portion of these funds may be used for any additional site assessment needs that arise.
EPA Brownfields Cleanup Grant	1.c.ii – Remediation	Unsecured	\$4,000,000—OSU is applying for EPA Brownfields Cleanup funding, through this application.
OSU Student Cash	1.c.ii – Remediation	Secured	\$1,300,000—Through the OSU-Cascades Student Fee Committee and a 2017 student vote, students have committed up to \$1.3M of student fees to support the Health and Recreation Center to the cleanup effort. Fees are collected quarterly. Minutes of the SFC are available on the SFC portion of the OSU-C website ( <a href="#">OSU-C n.d.</a> )
OSU Revenue Bonds	1.c.ii – Remediation, 1.c.iii – Reuse	Secured	\$10,000,000—OSU will authorize revenue bonds to finance the portion of the cleanup not covered by the sources listed above and the EPA Brownfield grant. Bond revenue can be used for both cleanup and reuse costs. Documentation of OSU’s bonding capacity is attached to this grant application.
State Funding	1.c.ii – Remediation, 1.c.iii – Reuse	Unsecured	\$12,000,000—OSU is seeking State or Oregon support for the project in the 2026 legislative session.

**h. Use of Existing Infrastructure**

The pumice mine and landfill had no infrastructure on site when OSU purchased the land. The proposed remediation will leverage the surrounding City infrastructure including roads, bike lanes, sidewalks, water, sewer, stormwater systems, electricity, and natural gas. Through master planning, the City has determined that these systems can serve the future expanded OSU-C campus ([City of Bend Municipal Code 2025](#)). The revitalization and reuse of Cell 2 will allow OSU-C to connect new campus facilities directly to these existing services and avoid costly off-site improvements. Within the campus area that includes Cell 2, OSU-C will construct site infrastructure that connects to existing City services. Infrastructure costs will be paid for through either the Oregon legislative grant or OSU revenue bonds (Table 2).

**2. Community Need and Community Engagement**

**Community Need a. The Community’s Need for Funding**

**A changing economy, with disproportionate benefits:** Central Oregon’s economy, once anchored by the timber industry, declined in the mid-to-late 20th century and the region experienced a prolonged economic downturn. In the past decade, the area surrounding Bend has grown rapidly as new residents arrive from outside the region, drawn by a high quality of life defined by abundant outdoor recreation opportunities and scenic landscapes. Neighborhoods that were once affordable are now out of reach. While Bend’s growth has contributed to a diversified economy, bringing investment and higher-wage jobs for some, the benefits have not been felt evenly in the region. In 2015, the median annual income in Bend was \$52,989, jumping to \$104,031 in 2024—a 196% increase in 9 years ([US Census n.d.](#)). A large gap between median and mean income in Bend shows income inequality in the area. When the mean income is much higher than the median, it indicates that very high incomes are pulling the mean upward. The Bend-area mean income was as high as 145% of the median in 2015 and has averaged 137% of the median since 2021 ([US Census n.d.](#)). This skew between the mean and median is a statistical indicator of income disparity.

Income gaps have widened between long-time residents, especially in rural communities, and higher-income households concentrated in and around Bend. The state’s Distressed Areas in Oregon website designates Crook and Jefferson Counties as distressed, according to the standards of Oregon Administrative Rule 123-024. On an indexed scale of 0 to 0.99 that combines factors for unemployment, poverty, and job loss, Crook is rated at 0.65 and Jefferson is rated at 0.61, meaning these economic distress indicators are higher in these counties. Deschutes County—while not distressed due to the growth in Bend and Redmond—includes the nearby City of La Pine, where the per capita personal income averaged just \$22,263 from 2019 to 2023 ([Business Oregon n.d.](#)).

Table 3 compares populations, median household incomes, and unemployment rates across Target Area CTs, Bend, the Central Oregon counties that represent incoming students that will be future residents in the Target Area, the state, and the nation. Currently, the Target Area includes census tracts with higher median household incomes than those in Oregon or the U.S. This concentration of wealth drives up housing costs and living expenses for students, especially those from the less-affluent Central Oregon counties attending OSU-C and anticipated to live in future student housing in the Target Area.

**Table 3. Socioeconomic Indicators for Target Census Tracts, Bend, Oregon, and U.S. Averages (2023)**

Indicator	Census Tract			Bend	Central Oregon County			Oregon	U.S.
	14.01	14.02	15.02		Crook	Deschutes	Jefferson		
Population	5,603	1,496	2,619	101,472	25,651	203,026	24,973	4,238,714	332,387,540
Median Household Income	\$119,801	\$111,131	\$97,326	\$88,792	\$74,969	\$82,042	\$69,345	\$80,426	\$78,538
% Unemployment Rate	6.8	3.6	4.9	3.7	5.3	3.2	7.7	5.4	5.2

Note: Shading indicates results that show greater disparities in employment rate or household income for the area.

**Housing in and around Bend and the Target Area is in high demand:** A Bend-area housing market analysis by U.S. Dept. of Housing and Urban Development (HUD) notes that the average sales vacancy rate (which measures available units compared to total stock as a measure of supply) in Bend is 1.2% ([HUD 2024](#)), compared to 10.43% nationally ([LendingTree n.d.](#)). Bend’s rental vacancy rate is at 1.5% (U.S. Census Bureau ACS 2024), compared with a 5.8% rental vacancy rate in the U.S. ([HUD 2022](#)). The affordability of rental units in the area has declined since 2019; recent data show that 47.6% of all Bend-area renter households are moderately or severely cost-burdened (Table 4). The 2024 median rate for rental units in Bend was \$1,962 ([U.S. Census Bureau](#)) and Table 5 shows that Bend’s housing costs far exceed those in both Oregon and the nation.

**Table 4. Housing Cost Burden Bend, Oregon, and U.S. Averages (2016–2020)**

Type of Renter Household	Moderate-High Cost Burden (31–50% Income Toward Housing Costs)		Severe Cost Burden (51%+ Income Toward Housing Costs)	
	Bend HMA	U.S.	Bend HMA	U.S.
Renter Households with Income <50% HAMFI	23.4	27.1	59.6	47.9
Total Renter Households	25.1	21.6	22.5	22.0

Notes: Shading indicates notable differences between Bend and U.S. markets. Bend HMA = Bend-Redmond Housing Market Area. HAMFI = HUD Area Median Family Income. Source: [U.S. Dept. of Housing and Urban Development. Comprehensive Housing Market Analysis, Bend-Redmond, Oregon, 2024.](#)

Table 5. Housing Costs Bend, Oregon, and U.S. (2024)	Bend	Oregon	U.S.
Median Value Owner-Occupied Housing	\$744,800	\$497,500	\$360,000
Percentage of Owner-Occupied Units Valued at \$500,000 or More	86%	49.5%	31.8%
Note: Shading indicates notable differences between Bend, Oregon, and U.S. markets. Sources: U.S. Census Bureau American Community Survey 2024 Selected Housing Characteristics			

In contrast, the OSU-C 2025 rates for student housing are below the 2024 Bend median rental rate of \$1,962, even at the highest-cost option (Table 6). Campus living provides other benefits as well, including reducing or eliminating the need for a vehicle and fuel for commuting and increasing student retention rates. Studies have shown that on-campus residence is “strongly correlated” to academic achievement and engagement ([Kowalski 2022](#)), including higher grade-point averages and higher retention rates ([University of Oregon n.d.](#), [Schudde 2011](#)). OSU-C will prioritize the housing needs of incoming first-year students to support retention and their academic performance ([OSU n.d.](#)). The EPA Brownfields grant funding supports the necessary remediation to make construction of student housing possible in the Target Area.

Table 6. OSU-C Student Accommodation Costs (2025)	Monthly Rate per	
	Term	Year
<b>Least-Cost Option:</b> Triple with Private Bath	\$937	\$766.91
<b>Second Least-Cost Option:</b> Double with Suite Shared Bath	\$1,165	\$953.45
<b>Most-Cost Option:</b> Single in Two-Bedroom Apartment	\$1,900	\$1,554.55
Source: <a href="#">OSU-C. 2026. Residence Hall Room Rates.</a>		

Among the OSU-C student population, 22% of undergraduates are first-generation college students, 30% have demonstrated exceptional financial need making them Pell-eligible, and the percentage of students who came from families with low incomes rose to 37% in 2025 (up from 30% in 2023). Financial strain is pervasive, with 70% of students relying on financial aid, yet these students must find accommodation in one of Oregon’s most competitive and expensive housing markets (OSU Enrollment Management 2025). The affordability challenges for low-income and rural students attending OSU-C present barriers to educational access and stability for these students.

**Campus expansion is critical** not only to support these students and promote degree completion, but also to help rebalance the benefits of regional growth. OSU-C is the only four-year university within a 130-mile radius, serving as the primary access point for higher education in Central Oregon. In 2025, 45% of OSU-C students were from Central Oregon, highlighting strong regional demand for higher education. By adding on-campus housing and increasing enrollment capacity, OSU-C can create opportunities for students who might otherwise be priced out of the region. This investment will enable more students, particularly those from rural and low-income backgrounds, to earn four-year degrees, access higher-paying jobs, and contribute to a skilled local workforce. In turn, the campus expansion will support the diversification of the regional economy and allow more Central Oregon residents to share in the benefits created by the region’s changing economy. By adding classroom seats, providing more resources, and expanding on-campus housing, OSU-C can keep more Central Oregon students in the region, increase degree attainment, and connect graduates to living-wage careers.

**Why EPA Brownfields funding is essential now:** Central Oregon’s low population density limits local tax revenue which reduces funding opportunities to remediate the Site and other brownfield cleanups. Historically, state legislative investments have concentrated in the more populated parts of Oregon, creating a greater need for federal support to advance opportunities in rural regions like Central Oregon, where OSU-C is located. For OSU, including OSU-C, lack of state support has resulted in a budget reallocation and realignment developed in 2025 for implementation in 2026 and beyond that aims to result in a 5.2% reduction in operating expenses due to shortfalls from state contributions ([OSU-C 2026](#), [OSU Board of Trustees 2025](#)). Without EPA support, remediation will stall, delaying critical educational infrastructure and prolonging existing disparities in health, access, and opportunity for students and residents in the Target Area. Costs will ultimately be borne by students.

## b. Health or Welfare of Sensitive Populations

The project will serve two sensitive populations: the student population that will study and live in campus facilities in the Target Area and Target Area residents who are exposed to the hazards of the Site. Nearly half of the students attending OSU-C are from the three Central Oregon rural counties of Crook, Deschutes, and Jefferson. These Central Oregonian students face health risks at rates higher than U.S. averages. Crook and Jefferson Counties have elevated rates of chronic obstructive pulmonary disease and stroke (Table 7). The combination of these health risk factors and the lower median income levels shown in Table 3 for these two counties indicates that OSU-C students from these areas represent sensitive populations.

In the Target Area, about 25% of current residents have housing cost burdens that are higher than the housing cost burdens for the greater Bend area (as reported in Table 4). Table 8 shows that residents of CT 15.02 have a high chance of proximity to releases from underground storage tanks, environmental challenges that can contribute to long-term health hazards. Table 9 shows that Target Area residents experience certain diseases at rates greater than the national average. Correspondingly, life expectancy rates for CT 15.02 residents are lower than the national average (Table 8). Combined with the area’s high housing cost burden, many residents may be unable to afford to move to safe and stable housing, which affects their health and ability to invest in other essential needs. These

existing burdens compound the effects of living near a brownfield, making the need for cleanup even more essential.

Indicator	Census Tract <sup>a</sup>		
	14.01	14.02	15.02
Life expectancy compared to national average (77.6) in years	84.2	84.2	74.6
Housing cost burdened (spending more than 30% of income on housing while making less than 90% of area median family income) <sup>a</sup>	25.3%	25.3%	25.4%
Proximity to underground storage tanks and/or releases from USTs	62	62	90

Notes: Shading = Target Area indicator is notably different from national average or other census tracts. UST = underground storage tank.

<sup>a</sup> CTs 14.01 and 14.02 were combined in the [Oregon Communities Reporter](#) tool ; thus, the values for 14.01 and 14.02 are identical.

Sources: Life expectancy comes from the Oregon Communities Reporter, housing cost and water quality comes from [University of Wisconsin Population Health Institute County Health Rankings and Roadmaps](#).

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

The [Centers for Disease Control \(CDC\)](#) has found that current residents in the Target Area experience higher rates of asthma (11.1% in CT 15.02), cancer (10.3% in CT 14.01), and depression (25.9% in CT 15.02), compared to national averages (Table 9). The Landfill has documented elevated levels of methane and volatile organic compounds (VOCs) ([MFA 2024](#)), recognized carcinogens, that currently exceed regulatory standards. These environmental hazards, combined with socioeconomic stressors, increase the community’s vulnerability and highlight the critical need for remediation.

Health Measure in Adults ≥ 18	CT 14.01	CT14.02	CT 15.02	U.S.
Asthma	10.3%	10.3%	11.1%	9.9%
Cancer	10.3%	8.9%	7.2%	8.2%
Coronary heart disease	6.2%	5.1%	4.7%	6.8%
Depression	22.4%	23.3%	25.9%	20.7%

Notes: COPD = chronic obstructive pulmonary disease.

Sources: Sensitive population data and health measure data for Census Tracts 14.01, 14.02, and 15.02 and the U.S. are from Central Oregon Health Data, which uses Centers for Disease Control and Prevention PLACES 2022 data set.

Grant funding will enable OSU-C to address health hazards in Cell 2 that affect air quality and may contribute to high

asthma and cancer rates in the Target Area and make the area safe for students living and studying on campus. The reuse will also include constructing housing for students at below-market rates (Table 6), providing support for low-income students and those from rural counties.

**d. Economically Impoverished/Disproportionately Impacted Populations**

As Oregon’s largest university, OSU is committed to supporting disproportionately impacted communities, students from families with low incomes, and students from rural communities. Economic security and housing affordability are threats to the student-age population. OSU-C prepares students from economically impoverished and rural backgrounds for living-wage jobs. 70% of the student body accessed financial aid for college in 2025, and a 2021 survey of students found that 30% of students were food insecure (OSU-C). In 2025, OSU-C enrolled 25.5% first-generation college students, and 37% of students were from low-income families. These numbers have increased since 2023, when 22% of students were first generation, and 30% were from low-income families, showing OSU-C’s continued dedication to creating opportunities for students from low-income backgrounds. The future site use will continue expansion of the campus and allow programs such as OSU’s [TRIO Student Support Services](#) to serve a growing number of low-income and first-generation students.

**Local and regional environmental conditions pose further risks to Target Area residents and students from Central Oregon.**

Releases from underground storage tanks documented in Table 8 can contain harmful chemicals, including benzene, which is linked to cancer and long-term damage to the liver and kidneys when leaked into groundwater—which is potentially related to the higher rates of cancer in the community ([EPA 2024c](#)). These environmental hazards can exacerbate existing health problems in the Target Area and student communities, further underscoring the need to reduce exposure and improve overall public health outcomes. Students from rural Central Oregon, already facing elevated rates of health risks such as asthma and pulmonary disorders compared to the national average (see Table 7), are

Health Measure in Adults ≥ 18	County			U.S.
	Crook	Deschutes	Jefferson	
Asthma	11.5%	10.3%	11.5%	9.9%
Cancer	10.5%	9.7%	8.9%	8.2%
Coronary heart disease	9.0%	7.0%	8.1%	6.8%
COPD	9.1%	6.0%	7.9%	6.8%
Diabetes (adults 20+)	9.5%	6.9%	9.8%	12.0%
Obesity (adults 20+)	32.5%	24.6%	30.7%	33.3%
Stroke	4.3%	3.2%	4.1%	3.6%
Depression	25.5%	23.5%	24.3%	20.7%

Notes: Shaded areas indicate rates that are higher than for the U.S.

COPD = chronic obstructive pulmonary disease.

Sources: Sensitive population data and health measure data for Crook, Deschutes, and Jefferson counties and the U.S. are from Central Oregon Health Data, which uses Centers for Disease Control and Prevention PLACES 2022 data set. [Obesity](#) and [diabetes](#) data come from the Centers for Disease Control and Prevention Behavioral Risk Factors Data Portal 2023 data set, accessed through Central Oregon Health Data.

further burdened by the potential exposure to methane and VOCs from the brownfield hazards proximate to campus, creating layered health risks.

In addition to improving environmental health, the campus development project will provide economic benefits such as new educational facilities and programs that will bring new educational and job opportunities to the region. By equipping the local community with access to higher education and better-paying jobs, this project will enhance economic mobility, reduce inequalities, and improve overall livability in Central Oregon.

Table 10. Disproportionately Impacted Populations in the Target Area	State	U.S.
Particulate Matter 2.5 (µg/m <sup>3</sup> )	12.1	7.3
Air Quality: Unhealthy Air Days for All Groups	38	15
Traffic Volume (vehicles per day)	162	108
% in Poverty	11.8%	12.1%

Note µg/m<sup>3</sup> = microgram per cubic meter. Sources: Information on particulate matter comes from the [University of Wisconsin Population Health Institute County Health Rankings and Roadmaps](#), information on unhealthy air days, traffic volume and poverty comes from the [Oregon Communities Reporter](#) (a collaboration of the Ford Family Foundation, Oregon State university, Institute for Natural Resources, and the Oregon Community Foundation) and US Census Bureau.

## Community Engagement

### e.-f. Project Involvement and Project Roles (2.e.-f.)

OSU-C will be leading the community engagement effort, which has been a key element of OSU-C’s planning for the remediation and redevelopment of the site. Since 2019, public involvement has included milestone meetings such as the May 2024 Innovation District Expansion Open House, the November 2022 EPA Proposal Public Webinar, the October 2024 EPA Proposal Public Webinar, and the January 2026 EPA Proposal Public Webinar. An analysis of brownfield cleanup alternatives (ABCA) for the entire landfill (including Cell 2) was created and shared during the November 2022, October 2024, and January 2026 meetings. Discussions with the public during the 2022 and 2024 meetings included concerns about air quality, neighborhood safety, and health impacts, with presenters addressing questions about vapor intrusion and methane mitigation. Meeting materials are available on the campus plan development project’s website: <https://osucascades.edu/campus-expansion/public-engagement>. The most recent public meeting was on January 14, 2026. A draft of this application and the 2024 ABCA, which includes Cell 2, were available to the public 14 days prior, on December 31, 2025. Eight people (5 OSU staff, 2 consultants, and 1 member of the public) joined the virtual meeting. OSU-C staff shared a presentation on the project and the purpose of the current grant request. No questions or comments were received. Input received on January 6, 2026, via email from the Associated Students of Cascades Campus, indicated strong support for the project and emphasized the need for student health facilities (OSU-C 2026 email communication). Going forward, OSU-C will create a community involvement plan (CIP) to outline opportunities for early and meaningful community participation and information sharing regarding site remediation and reuse. The CIP will also describe how OSU-C intends to respond to and incorporate public feedback into its project plans.

### g. Incorporating Community Input

OSU-C will lead in gathering community input and will collaborate with the entities listed in Table 11.

Table 11. Project Involvement and Project Roles			
Organization	Mission	Contact	Project Role or Assistance Provided
Associated Students of Cascades Campus	Advocate for student involvement in university governance and decision-making. Empower students to actively shape a diverse academic community that best serves their needs, interests, and aspirations.	Whitney MacFarlane - <a href="mailto:mcfarlaw@oregonstate.edu">mcfarlaw@oregonstate.edu</a>	This student organization is actively involved with campus development and has regular communication with the project team.
Century West Neighborhood	To make each neighborhood better.	Lisa Mushel	These neighborhood associations represent the communities where the landfill is located (Century West) and the nearest downwind communities. Representatives of these neighborhood associations will attend meetings to stay informed about the project and provide input on the cleanup process and reuse plans. They will also help communicate project news to residents using established networks and tools such as websites, community meetings, and newsletters.
Southern Crossing Neighborhood	To enhance the livability of the Southern Crossing neighborhood and facilitate communication.	Robbie Silverman <a href="mailto:landuse@bendscna.org">landuse@bendscna.org</a>	
Old Bend Neighborhood	To encourage positive growth that makes Old Bend more livable, vibrant, and accessible.	Mark Weers <a href="mailto:weers@bendnet.com">weers@bendnet.com</a>	
River West Neighborhood	Engage and represent the neighborhood and facilitate communication.	Caroline House	
City of Bend Planning Division	Manage urban growth and development in the City of Bend to foster a vibrant and sustainable economy for all.	Erik King <a href="mailto:communications@bendoreg.on.gov">communications@bendoreg.on.gov</a>	Provide liaison to City Planning staff, including key strategic efforts.
Bend Chamber of Commerce	Creating an environment where businesses and the community excel together through	Sara Odedahl <a href="mailto:sara@bendchamber.org">sara@bendchamber.org</a>	Provide connections to Bend’s business community.

**Table 11. Project Involvement and Project Roles**

Organization	Mission	Contact	Project Role or Assistance Provided
	collaboration, advocacy, resources and leadership to meet Bend’s business challenges.		
Oregon Health Authority	Provide public health involvement in brownfield projects in Oregon, incorporating health and equity considerations and prevent harmful exposures to contamination.	David Farrer <a href="mailto:david.g.farrer@oha.oregon.gov">david.g.farrer@oha.oregon.gov</a>	Support efforts to engage communities living near brownfields, involve local leaders, foster cross-sector collaboration

OSU-C maintains a [Campus Expansion website](#) and email list for project updates. Announcements for meetings concerning the project are posted on the [OSU-C website](#), shared via social media, and published in local newspapers. Recordings of the meetings are available online. OSU-C will provide updates at community forums such as the Bend City Council and Chamber of Commerce meetings. Fact sheets, newsletters, and outreach materials will be updated at key project milestones (such as after grant award, when the ABCA is final, during cleanup, and after cleanup is complete) and as needed and distributed to keep the public informed on status of the remediation and redevelopment. Community input will be reviewed, and adjustments to the cleanup plan and implementation will be made as necessary, with feedback summarized in quarterly reports to the EPA prepared by OSU-C.

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

**a. Proposed Cleanup Plan**

This grant application supports the excavation of remaining landfill waste in Cell 2 to prepare for waste screening and soil reuse during site development. The remediation goal is to safely remove and sort landfill waste, recycle usable soil on-site, dispose of contaminated or unsuitable materials at a licensed off-site landfill, and ready the site for campus development. The process builds on OSU-C’s previous remediation experience, with an advanced design now ready for contractor procurement in compliance with 2 CFR 200. Excavated waste will be screened to separate out large woody debris, tires, and other materials, and laboratory analysis will confirm soil suitability for reuse. Unacceptable materials will be placed in Cell 3—designated for future athletic fields, parking lots, and open spaces—or disposed of off-site if needed. The passive development plan minimizes environmental impact by reusing materials on site, and current systems have been deemed adequate by DEQ and the project team to support these processes.

**Description of Task, Activities, and Outputs**

**b.–e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs (3b.–e.)**

**Table 12. Tasks and Activities**

**Task 1 – Project Management**

**b. Project Implementation:** EPA grant funded activities: None

Non-EPA grant funded activities:

OSU-C will contribute internal funding for personnel, fringe, and travel costs for grant management including procuring a qualified environmental professional (QEP). OSU and the QEP will be responsible for overall project management and execution, with oversight and input from EPA and DEQ. OSU-C will manage project tasks, monitor schedule and budget, report on project activities to stakeholders, and procure and oversee the QEP, which will support reporting and developing a final closeout report documenting all project activities. OSU and the QEP will meet with DEQ quarterly. Internal OSU funding will be used for personnel/fringe and QEP fees for grant oversight; quarterly reporting; annual disadvantaged business enterprise and financial reporting; entries in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; grant closeout reporting; and OSU travel/attendance at brownfield conferences/workshops.

**c. Schedule:** QEP procurement will take place after the notice of grant award and in compliance with 2 CFR 200.317 - 200.326; quarterly reports will be submitted 30 days after the quarter ends; annual reports/forms will be completed by October 30 of each year; ACRES entries will be made as milestones occur and closeout reporting when cleanup is complete. OSU will attend 1 National Brownfield Conference in 2027 as well as a second conference/workshop during the grant term.

**d. Task/Activity Lead:** OSU and QEP project managers.

**e. Outputs:** QEP contract; 16 quarterly reports with budget and schedule status; 4 annual reports and forms; ACRES reporting; final closeout reporting; attendance at 2 conferences/workshops; 16 quarterly DEQ meetings.

**Task 2 – Community Engagement and Outreach**

**b. Project Implementation:** EPA grant funded activities: None

Non-EPA grant funded activities: OSU will contribute internal funding for personnel/fringe and QEP fees for planning/facilitating at least 3 public meetings; preparing outreach materials (such as the public involvement plan, fact sheets, press releases, website/social media updates, and site signage); solicitations of and responses to community input. OSU will collaborate closely with area residents, project partners, students, and other stakeholders throughout the cleanup planning and remedial action. The QEP will support OSU with facilitating community meetings, drafting articles and press releases, and assisting with outreach to neighbors in the community, including interpretation and translation for meetings.

**c. Project Schedule:** Public meetings will occur after grant award, when the ABCA is final, during cleanup, and after cleanup is complete. Outreach materials will be made available before and during cleanup; input will be gathered at community events and provided directly to OSU via email, social media, electronic survey, or other method.

**d. Task/Activity Lead:** OSU and QEP project managers; assist: project partners.

**e. Outputs:** Public involvement plan (PIP); at least 3 community meetings will be held; notes, attendance, and presentation materials will be developed; project updates on the OSU-C website; website and online information archive; other outreach as needed.

**Table 12. Tasks and Activities**

**Task 3 – Remedial Design and Cleanup Planning**

**b. Project Implementation:** EPA grant funded activities: None  
Non-EPA grant funded activities: OSU will be responsible for contributing internal funding for personnel/fringe and QEP fees for finalizing the ABCA, including review and approval by Oregon DEQ; holding the ABCA 30-day public review and comment period; permitting; completing design documents; preparing bid documents for cleanup contractors; and bidding process support, including contractor selection in compliance with state regulations and 2 CFR 200.317.326. Prepare and obtain EPA/DEQ approval of sampling and analysis plan (SAP)/quality assurance project plan (QAPP) with cleanup-related sampling protocols and quality assurance/quality controls; health and safety plan (HASP); National Historic Preservation Act (NHPA) and Endangered Species Act (ESA) permits and compliance.

**c. Project Schedule:** Activities listed above completed within 120 days after grant award.

**d. Task/Activity Lead:** OSU; assist: QEP, EPA, and DEQ project managers.

**e. Outputs:** ABCA; SAP/QAPP; HASP; NHPA and ESA documents; cleanup contractor contracting documents; permits.

**Task 4 – Remedial Action Implementation**

**b. Project Implementation:** EPA grant-funded activities: Cleanup: excavate approximately 337,391 cubic yards of waste material. Personnel/fringe: 0.3 FTE for 12 months of grant administration.  
Non-EPA grant funded activities: OSU will contribute internal funding for personnel/fringe for a portion of the implementation, as well as QEP fees for excavating and stockpiling Cell 2 soil cover; excavate and process the remainder of the Cell 2 waste (the Cell 2 waste volume exceeds the amount funded by this grant request); lab analysis of soil for characterization; place and compact recovered soil; place and cap non-structural soil and waste in Cell 3; health and safety monitoring; air monitoring. Contractor cleanup activities are estimated to include excavation, sorting, and placement of approximately 337,391 cubic yards of excavated material; followed by backfilling, grass seeding, and vegetation planting to restore the site to a resilient, natural high-desert landscape.

**c. Project Schedule:** Cleanup completed within 2 years of grant award, Cleanup report draft submitted within 90 days of cleanup completion, Cleanup report final submitted within 90 days of receiving comments.

**d. Task/Activity Lead:** OSU; assist: construction contractor, QEP, and DEQ and EPA project managers.

**e. Outputs:** Draft and final cleanup reports.

**f. Cost Estimates**

OSU-C will lead each task, directing consultants to assist as needed. There are no subawards to subcontractors anticipated for this work. Construction cost estimates are based on a qualified contractor’s estimate for the work and documented in the 2024 ABCA. The overall qualified contractor’s estimate for the Cell 2 total cleanup cost is \$26.6 million; this grant will fund \$4 million of that work.

Table 13. Project Budget	Project Tasks				
	1. Project Management	2. Community Engagement and Outreach	3. Remedial Design and Cleanup Planning	4. Remedial Action Implementation	Total
<b>Budget Costs</b>					
<b>Personnel</b>	\$0	\$0	\$0	\$75,586	<b>\$75,586</b>
<b>Fringe Benefits</b>	\$0	\$0	\$0	\$44,414	<b>\$44,414</b>
<b>Construction</b>	\$0	\$0	\$0	\$3,880,000	<b>\$3,880,000</b>
<b>Total Budget (Direct Costs)</b>	\$0	\$0	\$0	\$4,000,000	<b>\$4,000,000</b>

**Table 14. Development of Cost Estimates**

Task	Cost Basis and Assumptions
4. Remedial Action Implementation	<u>Personnel and Fringe Benefits: \$120,000</u> (\$75,586 Personnel = \$8,728/month at ~0.3 FTE x 12 months) + (\$44,414 Fringe = ~59%) <u>Construction: \$3,880,000</u> • Waste excavation = <b>\$3,880,000</b> (337,391.3 cubic yards @ \$11.50/cubic yard) <sup>a</sup>

**Notes** Only Task 4 is included in this development of cost estimate as the other tasks have no EPA grant funded activities. There are no indirect costs associated with this project included in the budget.

<sup>a</sup> The rate of \$11.50/cubic yard is based on a qualified contractor’s estimate for the work and is documented in the ABCA. Note that the overall qualified contractor’s estimate for the Cell 2 total cleanup cost is \$27 million; this grant will fund a portion of that work.

**g. Plan to Measure and Evaluate Environmental Progress and Results**

When preparing the project work plan, OSU-C will develop a detailed schedule of key project milestones such as SAP/QAPP completion, scheduling and holding outreach events, and beginning remediation work and documenting the project in Trimble e-Builder construction management software. At least monthly, OSU-C will track and evaluate progress in achieving outputs and milestones against the work plan schedule, in addition to communicating with the QEP and cleanup contractor. OSU-C will increase air quality, noise, and dust monitoring as well as communication during the active cleanup phase and will act promptly to address any unanticipated changes during this critical period. OSU-C will monitor the project budget concurrently with tracking the schedule and will make updates on at least a monthly basis. OSU-C will document project progress on outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA’s ACRES database. Anticipated outputs are described in Section 3b. The anticipated outcomes from cleanup and development that OSU-C will track include:

- Volume of waste excavated and removed to allow for redevelopment in the Cell 2 footprint
- Volume of soil recovered and recycled/reused
- Area of land prepared for reuse
- Improvements in student retention due to increased services and residential offerings

- Number of direct and indirect jobs created
- Funding/investment leveraged
- Facilities for student services and housing created

#### 4. Programmatic Capability and Past Performance

##### Programmatic Capability, a.-b. Organizational Structure and Description of Key Staff

The EPA grant will be managed by a team of OSU-C staff that includes seasoned experts in construction management, facilities planning and development, and financial/grant management (including EPA cleanup grants), all with experience managing complex environmental and construction projects. The team will be led by **Austin Williams, OSU-C Construction Project Manager**. Austin oversees all campus capital development and construction. He has been managing the Innovation District Remediation Phase 1 (IDR1) assessment and cleanup planning for the past two years (see Section 4d), including consultant procurement and oversight. Austin has managed complex construction projects as a General Contractor and an Owner with budgets totaling over \$30 million. To ensure that the cleanup project stays on schedule, Austin will procure a QEP experienced with EPA Brownfield grants and cleanup contractors in compliance with EPA requirements such as the Davis-Bacon Act and 2 CFR 200.317 - 200.326. **Jarrold Penttila, Associate Director of Campus Planning and Construction**, will provide an additional level of oversight for project execution and compliance. Jarrold oversees all campus capital development and construction, has managed assessment and cleanup planning (including consultant procurement and oversight, community engagement, and grant management) and complex construction projects with budgets totaling over \$1B with general contractors. **Terri Libert, MBA, OSU-C Fiscal Coordinator**, will report to Austin and will be responsible for managing the EPA Brownfield grant project budget, tracking drawdowns, forecasting expenses and costs, and ensuring compliance with EPA financial rules. Terri has over 20 years of experience in financial planning in higher education and corporate environments.

##### c. Acquiring Additional Resources

OSU has established internal procedures and experience for retaining a QEP and for procuring a cleanup contractor in compliance with 2 CFR 200.317 - 200.326. If necessary, additional contractors can be procured following these methods. OSU regularly procures contractors and consultants by widely advertising solicitations and evaluating proposals through a committee using established criteria. OSU advertises contractor services as needed on the OSU bid website, in the *Daily Journal of Commerce*, and in the *Engineering News Record*.

##### Past Performance and Accomplishments

##### d. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments

In FY 2023, OSU was awarded an EPA Brownfields Cleanup grant (4B - 02J53601) for a different site associated with Cell 1 of the former Deschutes County Landfill. This \$2 million grant was used to remediate the 8-acre Cell 1 area of the landfill in preparation for reuse of the IDR1 area (which is a separate and distinct area from the priority site, Cell 2, and focus of this FY 2026 cleanup grant application). The FY 2023 EPA cleanup grant was part of an overall \$12 million project, which leveraged funding from multiple sources, including a Business Oregon Brownfield Loan, Oregon legislative grant, OSU revenue bond, and Deschutes County funding. OSU met EPA's sufficient progress threshold for this cleanup grant, fully spending down the grant amount and completing the project two years ahead of schedule. EPA awarded OSU a 2025 Phoenix Award for Brownfield Redevelopment for the work completed with the grant funds, which was possible due to OSU-C's dedication to the inclusion of the community and pragmatic vision. OSU completed installation of infrastructure in 2024 within the newly developable 8 acres of the first phase of the campus Innovation District. The 8-acre Cell 1 site is pad-ready for vertical construction. OSU has advertised a request for proposals for Master Developer and will select a candidate in 2026. The construction of 5 buildings, totaling approximately 300,000 square feet, is estimated at over \$200 million.

##### (2) Compliance with Grant Requirements

OSU is in the process of closing out the FY 2023 grant with EPA, and completed the grant work in compliance with all stipulations outlined in the cooperative agreement, including procuring a QEP, timely completion of the required quarterly and annual reporting to EPA, listing project accomplishments in ACRES, preparing a PIP, complying with Davis-Bacon Act prevailing wage requirements and associated U.S. Department of Labor regulations, and engaging with the community through public meetings and website updates. OSU met all project and reporting milestones, expended funds accordingly, and completed the cleanup grant project ahead of schedule, following all EPA rules and regulations. The OSU staff team and grant management practices for the FY 2023 grant are essentially the same that will be used for the FY 2026 grant, if awarded.

## **Oregon State University Cascades Deschutes Landfill Former Cell 2 Cleanup FY26 EPA Brownfields Cleanup Grant**

### **III.B. Responses to Threshold Criteria for Cleanup Grants**

#### **1. Applicant Eligibility**

- a. The State of Oregon, acting through the Board of Trustees of Oregon State University (OSU), is the applicant and is eligible to apply as a government entity created by state legislature.
- b. The State of Oregon, acting through the Board of Trustees of Oregon State University, is exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code.

#### **2. Previously Awarded Cleanup Grants**

The State of Oregon, acting through the Board of Trustees of OSU affirms that the proposed Site has not received funding from a previously awarded EPA Brownfields Cleanup grant.

#### **3. Expenditure of Existing Multipurpose Grant Funds**

OSU is not currently party to an EPA Brownfields Multipurpose Grant.

#### **4. Site Ownership**

The State of Oregon acting through the Board of Trustees of Oregon State University, referred to on the application form as “Oregon State University” (Applicant), is the sole owner of the Site (former Deschutes County Demolition Landfill) that is proposed as the subject site for this Cleanup Grant proposal. Attachment A to this document is OSU’s Purchase and Sale Agreement for the property.

#### **5. Basic Site Information**

- a) Site Name: Former Deschutes County Landfill Cell 2
- b) Site Address: 1500 SW Chandler Avenue Bend, OR 97702; Tax Lots: 1812060000111

#### **6. Status and History of Contamination at the Site**

- a) Hazardous Substances or Petroleum: The Site is impacted by hazardous substances associated with past landfill operations.
- b) The operational history and current use(s) of the site: The landfill was operational from 1972 to 1996 and primarily accepted demolition debris, including wood, sawdust, and boiler ash from timber mills. The Site is vacant today and has been inactive for almost 30 years.
- c) Environmental concerns: Environmental concerns associated with the landfill include odors and air quality including volatile contaminants and methane. The Site is contaminated with hazardous substances such as asbestos, methane and volatile organic compounds (VOCs) including ethylbenzene and naphthalene. The methane and VOCs exceed Oregon Department of Environmental Quality (DEQ) standards for vapor intrusion.

d) Source, nature, and extent of contamination: The Site has been extensively filled with mill waste, construction-demolition waste, and cover soil. During operational years, the landfill allowed disposal of construction and demolition waste, industrial waste, wood waste, brush, and tires. Unauthorized dumping of materials such as municipal waste and oil was reported during periods of unsupervised operation, increasing the contamination that is present today. As the landfill is unlined and contains contaminants of concern, there is potential for a release from the Site; however, this risk is considered relevant only to soil, as groundwater is located 150 to 200 feet below the waste material.

## **7. Brownfield Site Definition**

The Site meets the definition of a brownfield under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 101(39). It is real property where the redevelopment and reuse are complicated by the presence of hazardous substances. OSU affirms that the Site is: (a) not listed or proposed for listing on the National Priorities List; (b) not 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 (c) not subject to the jurisdiction, custody, or control of the U.S. government.

## **8. Environmental Assessment Required for Cleanup Grant Applications**

The environmental assessment equivalent materials have been completed.

- *2018 Remedial Action Work Plan*. Prepared by Maul, Foster & Alongi for Oregon State University. December 20, 2018.
- *2016 Demolition Landfill Reclamation—Focused Site Investigation*. Prepared by Maul, Foster & Alongi for Oregon State University. November 9, 2016.

## **9. Site Characterization**

a. State: OSU and DEQ affirm that there is a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the Site. A letter from the DEQ affirming that the Site is enrolled in the Voluntary Cleanup Program and that a sufficient level of characterization from the past assessments has been performed for the remediation to begin on the Site is presented as Attachment B to this document.

Categories b and c are not applicable to the Applicant.

## **10. Enforcement or Other Actions**

OSU is not the responsible party for the contamination of the subject site. There are no known ongoing or anticipated environmental enforcement or other actions related to the Site. OSU is not aware of any inquiries or orders from federal, state, or local government entities regarding the contamination, including liens.

## 11. Sites Requiring a Property-Specific Determination

Based on review, OSU has determined that the Site is not subject to a property-specific determination for the following reasons:

- There are no planned or ongoing removal actions under CERCLA.
- The Site has not been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA).
- The Site is not subject to RCRA to which a corrective action permit or order has been issued or modified to require the implementation or corrective measures.
- The Site is not a land disposal unit that has submitted a RCRA closure notification or is subject to closure requirements specified in a closure plan or permit.
- There has been no documented release of PCBs requiring that the property is subject to TSCA remediation.
- The Site does not receive monies for cleanup from the Leaking Underground Storage Tank Trust Fund.

## 12. Threshold Criteria Related to CERCLA/Petroleum Liability

### **a. Property Ownership Eligibility-Hazardous Substance Sites**

OSU is eligible for a Brownfield Cleanup Grant to address hazardous substances as it can demonstrate that it meets the requirements for asserting an affirmative defense to CERCLA liability through a landowner liability protection.

OSU is a bona fide prospective purchaser (BFPP) through completion of a Phase I environmental site assessment (ESA) that met the rules and standards for all appropriate inquiries. In addition, OSU meets its continuing obligations through an Easement and Equitable Servitudes covering the Site, agreed between the Board of Trustees of Oregon State University and the DEQ, that was recorded on April 9, 2018, and a Consent Judgment filed with the Circuit Court of the State of Oregon on June 6, 2018. OSU is not the party responsible for the contamination.

**Demonstrate that the applicant meets the requirements for the BFPP CERCLA liability protection.**

#### **a. Information on Property Acquisition**

- i. The State of Oregon (through OSU) acquired the property through \$1 purchase from another governmental institution (Deschutes County).
- ii. The State of Oregon (through OSU) signed the purchase and sale agreement on April 6, 2018.
- iii. The nature of ownership is fee simple.
- iv. The property was acquired from Deschutes County.
- v. The State of Oregon/OSU does not have any familial, contractual, corporate, or financial relationships or affiliations with the prior owner or operator of the property.

b. Pre-purchase Inquiry

- i. A Phase I ESA was conducted on behalf of OSU less than 6 months prior to signature of the purchase and sale agreement. A final draft of the Phase I ESA was prepared on April 2, 2018, and was finalized on April 6, 2018, prior to property transaction on the same day. This Phase I ESA incorporated a site walk and an interview update conducted on March 20, 2018, a focused groundwater investigation on March 21, 2018, and a database search dated February 20, 2018.
  - ii. The Phase I ESA was completed by Maul Foster Alongi, Inc., a qualified environmental engineering firm in Portland, Oregon, that is familiar with the Site through its due diligence of the Site for OSU. This Phase I ESA written report includes the required declaration by the environmental professional (per 40 CFR § 312.21(d)).
  - iii. The Phase I ESA completed by Maul Foster Alongi, Inc. was conducted less than 180 days prior to OSU's acquisition of the property.
- c. Timing and/or Contribution Toward Hazardous Substances Disposal: OSU is not liable in any way for contamination at the Site or affiliated with any other person potentially liable for the contamination. All disposal of hazardous substances at the Site occurred prior to the date that OSU acquired the Site. OSU has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.
- d. Post-Acquisition Uses: The property is fenced and blocked from the public. Since the State's ownership of the property through OSU, the property has not been used other than for monitoring and maintenance of the Site, which continues to occur under the direction of the DEQ.
- e. Continuing Obligations: OSU has taken reasonable steps to: i. stop any continuing releases; ii. prevent any threatened future release; and, iii. prevent or limit exposure to any previously released hazardous substance. OSU entered into an Easement and Equitable Servitudes and Consent Judgment outlining continued monitoring, maintenance, and remedial actions. OSU has been complying with these required actions during its ownership of the Site. In addition, OSU obtained a solid waste landfill permit modification to outline the requirements and identify both OSU and Deschutes County as co-operators bound to the conditions of the permit.

OSU affirms that:

- i. OSU is not aware of any land use restrictions on the Site and will not impede the effectiveness or integrity of any institutional controls associated with response actions at the Site. OSU will not impede performance of a response action or natural restoration.
- ii. OSU will provide full assistance to, cooperation with, and access to the property for authorized persons performing the cleanup.
- iii. OSU will comply with any information requests and administrative subpoenas and provide all legally required notices with respect to the discovery or release of any hazardous substances found at the Site.
- iv. OSU will provide all legally required notices.

## **b. Property Ownership Eligibility-Petroleum Sites**

Not applicable.

### **13. Cleanup Authority and Oversight Structure**

a) The OSU project management team will oversee all cleanup activities on the Site. Additionally, the DEQ is responsible for overseeing cleanup at the Site. Documents prepared for this Site are submitted to the DEQ under state Environmental Cleanup Site Information number 4884. The site cleanup is expected to be governed under Oregon Administrative Rule (OAR) 340-122—the Hazardous Substance and Remedial Action Rules. These rules require that any removal or remedial action be conducted in a manner that assures protection of the environment and present and future public health, safety, and welfare.

An Easement and Equitable Servitudes covering the Site, between the Board of Trustees of Oregon State University and the DEQ, was recorded on April 9, 2018. Additionally, remedial actions will be conducted under the Consent Judgment filed with the Circuit Court of the State of Oregon on June 6, 2018.

b) OSU has full access to the Site; no adjacent property access is necessary.

### **14. Community Notification**

OSU-Cascades (OSU-C) provided the community with an opportunity to comment on the proposed grant application and draft ABCA at a public meeting held virtually on January 14, 2026, and through an online comment portal.

#### **a. Draft Analysis of Brownfield Cleanup Alternatives**

Electronic versions of the draft ABCA and draft application were made available for public review and comment on OSU-C's website on December 9, 2025, and January 7, 2026, respectively. The ABCA, included as Attachment C to this document, summarizes:

- Site and contamination issues, cleanup standards, and applicable laws
- The cleanup alternatives considered
- The proposed cleanup

#### **b. Community Notification Ads**

The Applicant published a community notification ad in the *Bend Bulletin* (local Central Oregon print and online newspaper) on December 28, 2025, announcing that the draft application and draft ABCA were available for public review and comment, and that a public meeting would be held to discuss the grant application and reuse plan and provide an opportunity for community questions and comments. In addition, OSU-C sent a mailer with notification of the meeting to a list of community members who are impacted by the Site. The mailer was sent to addresses within a 1,000-foot radius using the Deschutes County DIAL website. The notice was also posted on the [OSUCascades.edu](https://OSUCascades.edu) webpage. The notifications clearly stated:

- That copies of the grant application and the draft ABCA are available for public review and comment.
- How to comment on the draft proposal.

- Where the draft application and ABCA were located.
- The date, time, and location of the public meeting.

**c. Public Meeting**

A virtual public meeting was held on January 14, 2026, to gather and consider public comments prior to the submittal of this application. Eight people attended the meeting, two consultant staff, five OSU Cascades staff, and one member of the public. During the meeting, OSU-C and its environmental consultant presented the findings of the ABCA, discussed the draft application, and were available for questions and comments from the public. No comments were received during the meeting. OSU-C also maintained a portal for online comments from December 16, 2025, to January 16, 2026. No comments were received through the portal. Attachment D to this document provides a summary of the meeting.

**d. Submission of Community Notification Documents**

The following documents are included as Attachment D to this document:

- A copy of the *Bend Bulletin* newspaper ad and invoice
- A copy of the postcard mailer
- Public meeting notice on OSU-C’s website
- A summary of the meeting
- Public meeting agenda
- Power Point slide deck summary from the public meeting
- Meeting sign-in sheet/participant list
- A copy of the draft ABCA has been included as Attachment C

Because no public comments were received during the public meeting or through the comment portal, the application does not include public comments, nor does it include Applicant responses to public comments.

**15. Named Contractors and Named Subrecipients**

**Contractors:** Not applicable. OSU-C will select contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.18.

**Subrecipients:** Not applicable.



# Oregon

Tina Kotek, Governor

Department of Environmental Quality

Eastern Region

400 E. Scenic Drive, Suite 307

The Dalles, OR 97058

(541) 298-7255

FAX (503) 229-6945

TTY 711

January 26, 2026 *via electronic delivery*

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

Re: FY2026 – EPA Cleanup Grant Application for Oregon State University – Cascades

Terri,

The Oregon Department of Environmental Quality (DEQ) acknowledges and supports the FY26 EPA Brownfields Cleanup Grant application for Oregon State University (OSU) – Cascades. This project is eligible and is currently enrolled in the state voluntary response program. DEQ has determined sufficient site characterization of environmental conditions at the former landfill has been performed and that remediation work should continue.

The Bend Demolition Landfill is an inactive construction and demolition waste landfill covering about 72 acres located in Bend, Oregon. In 2018, following multi-year due diligence and planning efforts, OSU-Cascades finalized a long-range development plan and master plan for their 128-acre campus. The remediation of the Bend Demolition Landfill and reclamation of the adjacent pumice mine (46 acres) properties will result in approximately 118 acres of developable land used to fulfill an unmet demand for a four-year university in Central Oregon.

This cleanup grant will support continued remediation of the 5.7-acre Cell 2 of the landfill. Cleanup activities include removing landfill waste, sorting material to harvest reclaimed soil, and placing the waste from Cell 2 into Cell 3 using U.S. Environmental Protection Agency (EPA) approved methods. The remediated area and immediately adjacent lands will create land to support campus growth including a student health and recreation center, multiple academic buildings, and housing for an estimated 210 students. Additionally, the Cell 3 area, once closed under DEQ oversight, will allow for passive uses such as parking and recreation fields.

DEQ encourages EPA to fund the \$4,000,000 OSU-Cascades EPA Brownfield Cleanup Grant application.

Sincerely,

*Ann M. Farris*

Ann Farris, Eastern Region Cleanup Manager

ecc: Jarrod Penttila, OSU-Cascades  
Margaret Olson, EPA R10 Project Officer  
Allen Clements, DEQ Eastern Region Brownfield Coordinator