



April 3, 2013

Honorable Jules Bailey, Chair
House Energy and Environment Committee
900 Court St., NE
Salem, OR 97301

Dear Chair Bailey and members of the committee,

The city of Beaverton strongly supports House Bill 3030. Addressing brownfields is an important part of the future of economic development in Oregon. When coupled with the industrial lands bills, the brownfield proposals lead to having more project-ready sites. We believe that HB 3030 is an important new tool that encourages sustainable infill development and makes Oregon more competitive regionally, nationally, and globally.


As the city of Beaverton's economic development manager, my main role is to ensure that existing and potentially new businesses have the land, labor, infrastructure, capital, and associated tools they need to locate and expand in Beaverton. We believe that HB 3030 will provide more certainty of land and infrastructure for prospective users, as constraints are removed.

Remediation of these brownfield sites is essential since Beaverton is a land-locked community with a shortage of developable industrial and commercial land. The city of Beaverton has 25 brownfield sites encompassing 179.7 acres. The inventory of brownfield sites includes five Phase I, 11 Phase II, and 11 LUST properties. The average size of our brownfield sites is 6.96 acres. Over 102 businesses employing 2,600 people are located on these brownfield sites. Brownfields limit the capacity of the current land and business owners to expand their business and improve their property, since the initial environmental studies are cost prohibitive.

The city of Beaverton is eager to bring more development to Oregon and has leveraged many of the available tools such as the Enterprise Zone, Urban Renewal District, Vertical Housing Tax Credits, and New Market Tax Credits, but even these valuable tools do not address our brownfields needs.

House Bill 3030 establishes a mechanism to address these challenges and makes redeveloping a brownfield site an attractive option for a potential end user. We urge the committee to pass this very important legislation.

Sincerely,



Alma Flores

Economic Development Manager

CC Adam Crawford, Committee Administrator