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SB 630 Public Hearing
Senate Committee on Energy and Environment

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Good afternoon and thank you for the opportunity to speak on this important project.

My name is Eric Aronson, and I have been working in the environmental consulting industry for over 24 years, I have degrees in engineering and hydrogeology and I am Registered Geologist in Oregon.

I have been working on the Rossman's Landfill project since 2002. I am here today because I would like to provide context to what it requires to develop on Rossman's Landfill and to confirm that it is practical and safe to create mixed-use developments that include housing units.

As the Administrator and Supervising Contractor, I have been approved by DEQ to coordinate with the various parties to ensure that the obligations of the Prospective Purchaser Agreement are met – during the planning phases, during construction, and during the long-term operations.

These obligations include insuring DEQ receives and approves plans for the complex foundation systems to manage settling and contain landfill gas management components, plans for the various components of landfill gas systems that are incorporated into buildings, parking areas, and the perimeter of the landfill, plans for the long-term maintenance and monitoring of these systems, and the ongoing reporting to DEQ regarding these systems. And it should be noted that the developers are responsible for reimbursing DEQ for the oversight costs. As you may gather, these requirements significantly increase the cost of development on a landfill. As a single example, The Home Depot, which completed construction in 2001 on a 17-acre portion of Rossman's Landfill, is built on approximately 1700 steel pilings.

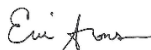
Historically, landfill redevelopments have focused on parks and open spaces, but as urban areas encroach on these historic landfills, and the need for housing increases, large mixed-use projects with housing components have taken advantage of the proven improvements in technology. Projects that include apartments, condos, and even single-family homes have been completed and are underway. Some examples include:

- The Tides at Seabrook in New Jersey on the Anglesea Beach Landfill that has 96 residences and was the first brownfield project in New Jersey for residential housing; it was completed in the early 2000s.
- Grandview Crossing in Ohio on the Dublin Road Landfill, which is a large-scale mixed-use project that includes 26 buildings with 310 apartments. Currently 110 units and an office building have been completed and are occupied, with 10 more buildings to be completed by the end of 2023.
- Related Santa Clara, which is a public-private partnership in Santa Clara, California that is being constructed on 240 acres of the Santa Clara All Purpose Landfill. The development includes up to 1,680 units of housing.
- Riverfront Development in Everett, Washington that is being built on the 70-acre Everett Landfill. Infrastructure and construction of the first 333 residences has begun with the 6-phase development to ultimately include 1,250 housing units.

And, even closer to home, we have a successful smaller development in NE Portland: The Dharma Zen Rain Center, which includes dormitories, was constructed on a 14-acre portion of the H.G. Lavelle Landfill.

These developments were developed and managed under oversight from state environmental agencies with extensive participation from state and local governments.

Given that Rossman's Landfill was closed in 1983, and the challenges I have watched over the years as developers have failed to create viable projects without some public subsidy, it is my hope that this large, contiguous, and strategically located property can become an asset to Oregon City and Clackamas County and does not risk eventually becoming a liability to the state.



Eric Aronson
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