

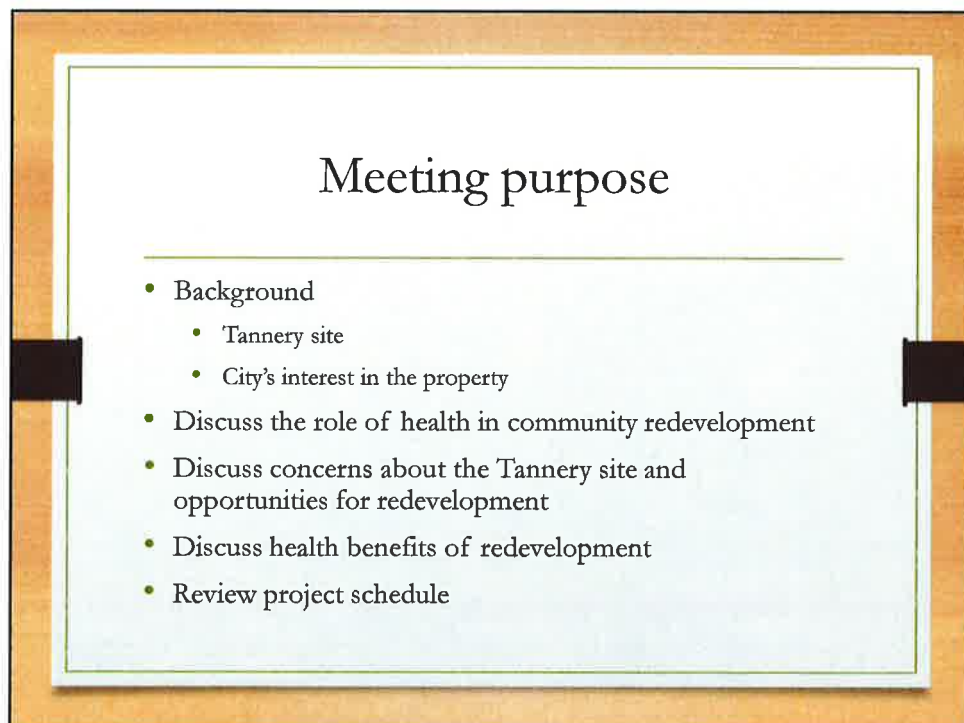
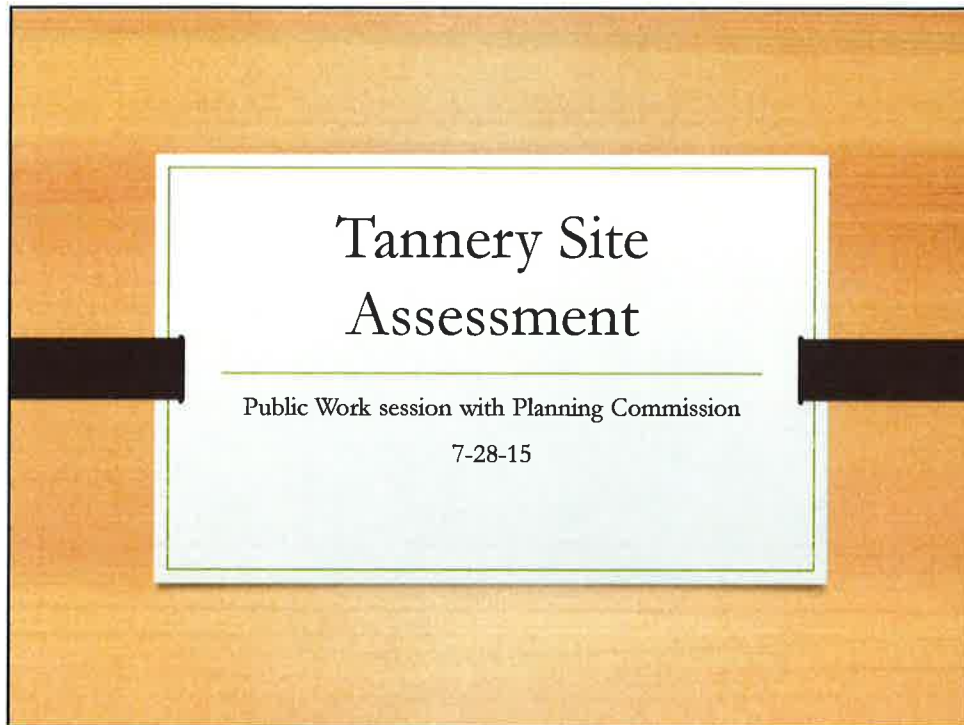
**Planning Commission Public Work Session**  
**Tuesday July 28, 2015**  
**7:00 PM -8:30 PM**  
 Sherwood City Hall  
 22560 SW Pine Street

Agenda Item	Desired Outcomes	Lead	Time
Welcome	Welcome and introductions	Julia Hajduk <i>City of Sherwood</i>	7:00
Project Background	Provide background on: 1. Brownfields 2. EPA Grant 3. Tannery Site Assessment 4. City of Sherwood Redevelopment Plans	Julia Hajduk <i>City of Sherwood</i>	7:05
Redevelopment & Public Health	Discuss the role of health in community redevelopment efforts	Rose Sherwood <i>Washington Co Public Health</i>	7:25
Small Group Discussions	Discuss with Planning Commissioners: 1. What are your concerns about the current tannery site? 2. How can redevelopment of the tannery site and/or public works yard address these concerns?	Rose Sherwood <i>Washington Co. Public Health</i>	7:40
Report Out	Small groups report out.  Discuss potential health benefits of redevelopment ideas.	Rose Sherwood <i>Washington Co. Public Health</i>	7:55
Closing & Next Steps	Discuss next steps for tannery site assessment	Michelle Peterson <i>Amec Foster Wheeler</i>	8:10

For more information or to be added to the project mailing list, contact Julia Hajduk, Community Development Director, at 503-625-4204 or [HajdukJ@SherwoodOregon.gov](mailto:HajdukJ@SherwoodOregon.gov) or visit the project website at [www.sherwoodoregon.gov/Tannery](http://www.sherwoodoregon.gov/Tannery).







07.28.15  
Date

PC  
Gov. Body

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Agenda Item

1  
Exhibit #

## What is a Brownfield?

- Property that is underutilized due to contamination
- Due to contaminants, development is often more complex and costly
- Can result in
  - Blight
  - stigma
  - environmental and
  - human health concerns
- State and Federal agencies provide funds and resources to assist in cleaning up

## Tannery site

- Tannery in operation from 1947-1988
  - Tanning process
  - Hide-splits buried on-site
  - On-site waste water treatment and sedimentation lagoon
- The “Tannery” included 6 tax lots
  - 4 are privately owned and have been cleaned up
  - Tax lot 600 and 602 are the properties we are talking about



## Background (cont.)

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- “orphan” properties with no responsible party
  - DEQ added these lots to its orphan program in 2002
  - DEQ conducted investigations on tax lot 600
  - This current study will focus on tax lot 602 and update information from both lots to reflect current standards
- Both properties were foreclosed on by Washington County for failure to pay back taxes

## Why is the City doing this?

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- City is interested in acquiring the properties from Washington County
  - Facilitate clean up
  - Potential to relocate public works yard
  - Additional partnership opportunities
  - Additional development opportunities
- Before acquiring the property, issues and liability must be fully understood
- EPA grant is allowing us to conduct site assessment and develop a clean-up plan
  - Will help inform next steps

# Public Health & Redevelopment

City of Sherwood Planning Commission Meeting  
July 28, 2015



U.S. Department of Health and Human Services  
Agency for Toxic Substances and Disease Registry



Public Health  
Prevent. Promote. Protect.

## What Makes Us Healthy



## What We Spend On Being Healthy



Source: The Bipartisan Policy Center



**HEALTHY COMMUNITIES = HEALTHY BUSINESSES**  
Building a healthier community saves lives and money.

**BIKING SAVES MILLIONS**  
Do you have bike racks? Are there bike lanes on your streets? Bicycle commuters saved Iowa \$11.2 million a year in health care costs and \$7.5 million for those who cycle recreationally.

**SMOKE-FREE SPACES SAVE LIVES**  
Are your shared community spaces and workplace smoke-free? Smoke-free strategies and education prevented 800 thousand deaths related to lung cancer between 1975-2000.

**HEALTHY OPTIONS, HEALTHY CHOICES**  
Are healthy foods affordable and accessible at work, meetings, vending machines and in your community? Research shows that making the healthier option the default can lead to healthier choices.

**WALKABLE SPACES + ECONOMIC GROWTH**  
Do your workplace and community make physical activity easier? In one California city, \$40 million spent on more walkable public outdoor spaces spurred a \$125 million economic investment in the local downtown area, which led to the creation of 40 new businesses and 600 new jobs.

elefant designs

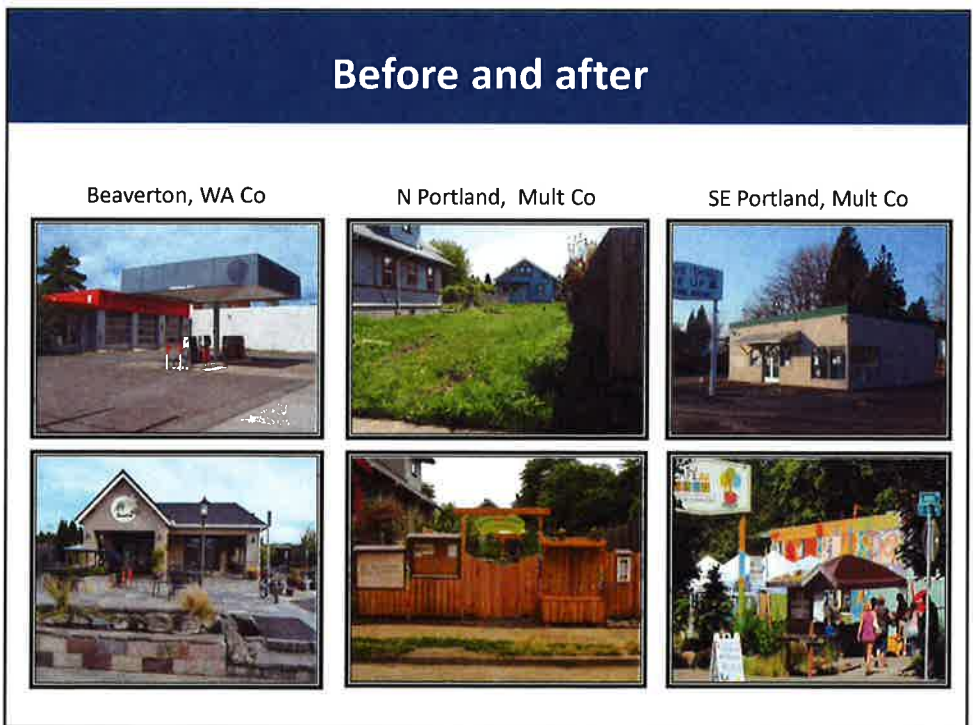
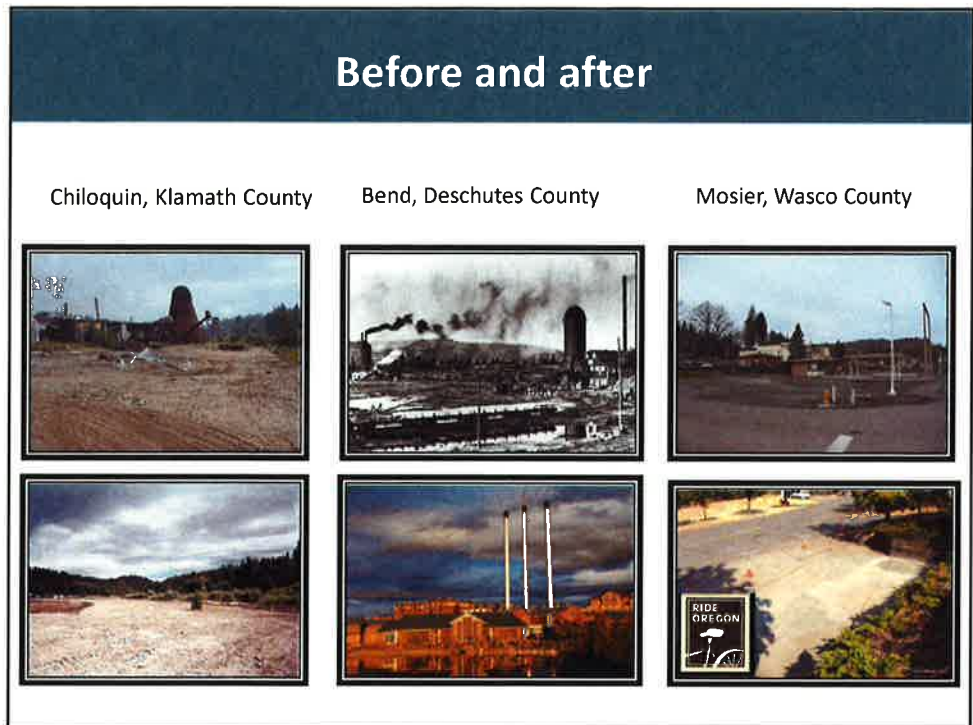
Research shows that making the healthier option the default can lead to healthier choices.

## Health-Focused Redevelopment

Provides equitable access to:

- quality, affordable housing
- nutritious, affordable food
- recreation and greenspace
- multi-modal transportation options
- schools, libraries, youth centers, hubs for community gathering
- healthcare facilities
- jobs and economic development for local people
- mechanisms that track changes and measure success





## Before and after

Sunriver, Deschutes County



Bend, Deschutes County



Prineville, Crook County



## What will the “after” picture look like in Sherwood?



## Discussion Time

- What are your concerns about the current tannery site?
- How can redevelopment of the tannery site and/or public works yard address these concerns?

## Project schedule

	Spring 2015	Summer 2015	Fall 2015	Winter 2016	Spring 2016	Summer 2016	Fall 2016	Winter 2017	Spring 2017
Project Kickoff	█								
Finalize Work Plan	█								
Field Work			█		█				
Assessment Report				█	█	█			
Draft Clean Up Plan							█	█	█
Public Outreach/Engagement	★				★			★	

# **APPROVED MINUTES**

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**City of Sherwood, Oregon  
Planning Commission  
Public Work Session  
July 28, 2015**

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**Planning Commissioners Present:**

Chair Jean Simson  
Vice Chair Russell Griffin  
Commissioner Chris Flores  
Commissioner Alan Pearson  
Commissioner Lisa Walker

**Staff Present:**

Julia Hajduk, Community Development Director  
Brad Kilby, Planning Manager  
Kirsten Allen, Planning Dept. Program Coordinator

**Planning Commission Members Absent:**

Commissioner Michael Meyer

**Council Members Present:**

Councilor Linda Henderson

**Legal Counsel:**

None

**1. Planning commission Public Work Session**

Community Development Director, Julia Hajduk started the meeting at 7:02 pm. She introduced Michelle Peterson, Senior Project Manager at AMEC, the consultant for the project; Rose Sherwood, Senior Program Coordinator for Washington County, Public Health; and Kristie Bollinger, Real Property Management Specialist for Washington County, Facilities and Parks Services. She gave some background information on the tannery site and explained that a \$200,000 federal grant for site assessment was received from the Environmental Protection Agency (EPA) as she began the presentation (see record, Exhibit 1).

Ms. Hajduk explained that two of the parcels on the former tannery site were considered orphaned because no responsible property owner could be found and the property was foreclosed on by Washington County due to back taxes. The city was interested in acquiring the properties from Washington County to facilitate clean up, as a potential relocation for the public works yard, and for additional partnership and development opportunities, but before acquiring the property, wanted to understand the issues and liability of the property. Ms. Hajduk said the EPA grant did not require matching funds and would allow the city to conduct site assessment and develop a clean-up plan.

Ms. Hajduk turned the time over to Rose Sherwood to discuss the relationship between development and public health (also included in the presentation). She said health focused redevelopment provided access to affordable housing, food, recreation and green space areas, multi-modal transportation, hubs for community gathering, healthcare, jobs and economic development for local people. She showed several before and after examples of redeveloped properties in the metro area and asked for a discussion of concerns about the current tannery site and how redevelopment of the tannery site and/or public works yard could address those concerns. Those present formed three table groups for discussion with the following ideas being expressed.



### Concerns About The Current Tannery Site

- Health in general; What are the health impacts?
- Contamination extent; depth of contamination, does it extend off-site?
- Shallow ground water contamination
- Community well water contamination
- Safety – dry fire hazard, no fence allows people to access the property
- Appearance of lots, both on this site and the adjacent privately owned sites
- Structures without parking
- Need to know what is on-site before any action is taken
- Cost to do the cleanup
- Concern that if Sherwood does all this work and County changes their minds instead of selling the property to the City
- What other grant money is possible and/or likely if City moves forward? Are there funding opportunities if grants don't cover the costs?
- Concern about accurate information from DEQ and the potential that standards will change requiring different levels of clean up
- Traffic on Oregon Street with redevelopment
- Remediation should consider both this site and Ken Foster Farms site
- Revenue from Tannery site to help clean up Ken Foster Farms site
- City going through this effort just to park City trucks; should focus on Ken Foster Farms site

### How can redevelopment of the tannery site and/or public works yard address these concerns?

- Opportunity to lease additional property not occupied by public works
- Employment opportunities
- Moving public works out of Old Town will spur additional redevelopment there
- Attractive face (if done well) along Oregon Street
- Trails along wetlands for dogs and bikes

### Other comments

- State should help clean up Ken Foster Farms sites too
- Will there be entry from Langer Farms Parkway?
- Public needs to have a say in the process

## 2. Adjourn

Ms. Hajduk adjourned the meeting at 8:30 pm.

Submitted by:



Kirsten Allen, Planning Department Program Coordinator

Approval Date: Oct 13, 2015