



North Macadam Urban Renewal Area  
South Waterfront District  
EPA Brownfields Assessment Project

**SITE SELECTION CRITERIA**  
**Selecting Sites for Phase 2 Assessments**

**Tier 1. Overarching Site Selection Requirements/Threshold Criteria**

*Results in pool of potential sites for Tier 2 screening.*

- Located within the South Waterfront District, North Macadam Urban Renewal Area.
- Property owner is willing to participate in the project and will provide site access.
- Based on the updated inventory, site is qualified for a Phase 2 assessment under the Environmental Protection Agency Brownfields Grant Program.
- Environmental investigation or remediation is not complete or in-progress.
- Proposed redevelopment demonstrates readiness to proceed (within 8 year timeframe).

**Tier 2. Site Screening Criteria**

*Results in ranking of all potential sites.*

- Future development satisfies one or more of the following public objectives:
  - Greenway development;
  - Park / open space uses;
  - Affordable housing opportunities;
  - Public facilities/infrastructure, e.g. streets, streetcar line; or,
  - Job creation through new business starts or expansions.
- Planned development is consistent with South Waterfront Plan Goals and Portland Zoning Code.
- Existing or proposed infrastructure supports or complements proposed development.
- Potential to generate direct or indirect tax increment funds.
- Potential exists to leverage other District investments.

**Tier 3. Trade-Off Analysis Criteria**

*Results in list of priority sites for Phase 2 assessments, and prioritized list of sites for future Phase 2 assessments.*

- Creates cost-sharing opportunity with property owner for Phase 2 assessment or cleanup.
- If necessary to achieve Plan goals, property owner may be willing to participate in a property transaction, e.g. sale or trade, to the Portland Development Commission or its partners.
- Proposed development is consistent with adopted South Waterfront Plan implementation strategies.
- Potential exists for site cleanup funding.
- Development leverages funds from other public, private, or non-profit grant sources.
- Creates or supports a public-private redevelopment partnership.
- Supported by North Macadam Urban Renewal Advisory Committee.
- Complexity/level of contamination and the actions needed to complete cleanup are manageable in terms of overall cost and time.