

# Wood Village

## Corridor reinvestment

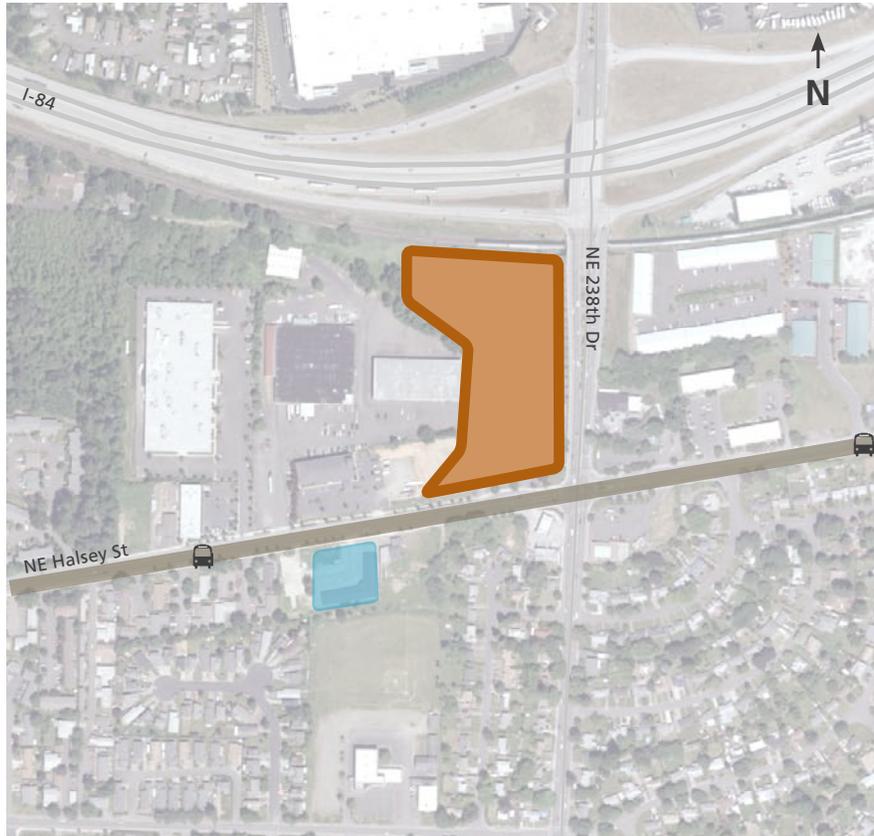
*The City of Wood Village would like to redevelop the site in order to advance the city's efforts to increase development activities along the Halsey Street corridor.*

### What is the Metro Brownfields Recycling program?

Funded through Environmental Protection Agency grants, the Metro brownfields program helps find new life for property sites that might otherwise go undeveloped for years.

Metro works with local communities to identify potential brownfield sites that may have been contaminated by petroleum-based products – old gas stations, car dealerships and auto body shops are likely contenders. Metro staff facilitates environmental site assessments to determine the extent of any contamination and potential cleanup costs.

The program connects property owners and buyers to potential resources to finance cleanups and performs outreach with developers and nonprofit community development organizations to connect sites with those interested in cleaning them up for redevelopment purposes.



**2055 NE 238th Dr.  
Wood Village, Ore.  
Multnomah County**

**15 miles from  
downtown Portland**

**Past use:  
lumber retail facility/  
public works yard**

**Site area: 5.73 acres**

**Zoning: NC  
(neighborhood  
commercial)**

#### Legend

- Metro brownfields program site
- Redevelopment corridor
- Privately owned redevelopment
- Bus route



Metro brownfields program site: aerial view



Metro brownfields program site: street view

## Site description

The site, currently owned by the City of Wood Village, consists of five adjacent land parcels totaling 5.73 acres. Existing development on the property includes the Wood Village City Hall, a well house with a city water supply well, and a storage building. The area surrounding the site is developed with a mix of retail, commercial buildings and service stations. The city has made a significant public-private investment in the Halsey Street Conceptual Design Plan and implemented financial incentives for this corridor.

### Metro Brownfields Recycling Program investment

- Phase I and II environmental assessments completed in 2008
- Assessments leveraged cleanup and site improvements by the City of Wood Village
- \$19,000 in EPA grant funds and \$2,000 in City funds invested



City Hall pre-assessment



Tank removal on site



City Hall improvements



Recent local development

## The City of Wood Village

The City of Wood Village began as one of Oregon's first planned communities in order to house workers from the Reynolds Aluminum factory during World War II. Recent updates to the city's zoning code and demonstrated reinvestment in its major corridors show its commitment to investing in a variety of housing options and employment services to support its residents.

- Wood Village lies along I-84 and is nestled between Troutdale, Fairview and Gresham.
- East Multnomah County is one of the fastest growing areas in the region.
- The city lies on the main access road to Mount Hood and is part of the Mount Hood Scenic Byway Corridor.
- Wood Village has nearly 3,000 residents as well as more than 100 commercial, industrial and manufacturing businesses within one square mile.
- Development of the site should be compatible with the city's Neighborhood Commercial zone and the Halsey Street Conceptual Design Plan. The development should be mixed use and seeks to attract other mixed-use projects to the area.



- Recent employment numbers have increased 116 percent from 2000 to 2006.
- Newly completed mixed-use project on Halsey Boulevard near the site includes plans for senior housing mixed with commercial and office uses.

### For further information

#### Department of Environmental Quality file

LUST 26-08-1451

<http://deq12.deq.state.or.us/fp20/>

#### Metro Brownfields Recycling Program

[brownfields@oregonmetro.gov](mailto:brownfields@oregonmetro.gov)

503-797-1817

[www.oregonmetro.gov/brownfields](http://www.oregonmetro.gov/brownfields)

#### City of Wood Village

Bill Peterson, City Administrator

503-489-6856

### Demographic information

	1-mile radius	2-mile radius	3-mile radius
<b>Population, 2000</b>	7,400	27,657	60,693
<b>Population, 2009</b>	9,046	32,320	36,957
<b>Estimated population, 2014</b>	9,721	34,481	74,202
<b>Projected annual population growth, 2009-14</b>	1.45%	1.30%	1.19%
<b>Median household income, 2009</b>	\$57,606	\$62,336	\$57,512
<b>Median home value, 2009</b>	\$232,500	\$253,244	\$250,978
<b>Median age, 2009</b>	30.0	33.1	32.8
<b>Percent college graduate (adults over 25), 2009</b>	18.9%	20.2%	18.7%

\*Source: ESRI Business Analyst, population projections estimated using US census data of recent growth trends

Local development photo courtesy of Ross Chapin Architects

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