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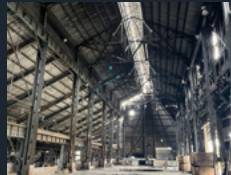
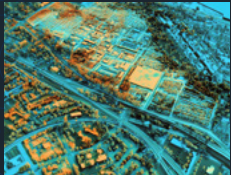


BROWNFIELD REDEVELOPMENT





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WHO WE ARE

Solving problems to improve our communities

Maul Foster & Alongi, Inc., is an employee-owned multidisciplinary consulting firm rooted in and serving the Pacific Northwest and beyond. Since our founding in 1996, we have attracted highly skilled professionals who offer a full spectrum of services including engineering, environmental, permitting, planning, communications, GIS, data management, and health and safety to help our clients succeed. Our clients choose us for our high standards, project discipline, and collaborative approach. We choose this work because we are driven to serve our communities and improve the environments in which we live and work.

WHAT WE DO

Brownfields Overview

For nearly 30 years, MFA has been designing and implementing effective solutions for brownfield sites to minimize liability and maximize return on investments. We help public and private investors ensure that their brownfield redevelopment projects protect public health and the environment; foster investment; and create long-term improvements in housing, jobs, recreational opportunities, open spaces, and public facilities. We have helped clients secure funding to fully realize redevelopment potential. Our integrated approach puts your vision at the front to ensure that the process meets your needs and the project earns the support of communities and regulators to be well-positioned for its new uses.



**PHASE I AND II
ENVIRONMENTAL SITE
ASSESSMENTS**



**ENVIRONMENTAL
JUSTICE
ASSESSMENTS**



**PLANNING AND
COMMUNICATIONS**



ENGINEERING



**CONSTRUCTION
SERVICES**



GIS



PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS

You want to be confident that your due diligence is done correctly. MFA has conducted hundreds of Phase I and Phase II environmental site assessments at sites ranging from vacant properties and gas stations to complex industrial, timberland, and landfill sites. We routinely help clients find protective and cost-effective environmental solutions for sites large and small.





PLANNING

Brownfield redevelopment continues to evolve as economies change and industries transition. We keep pace with the demand for resilient, sustainable solutions that meet the needs of all community stakeholders. We draw on decades of hands-on experience to help clients evaluate market opportunities, engage communities, and support funding strategies. Our approach guides effective decision-making and identifies the right mix of uses for redevelopment that meets both market and community goals.





COMMUNITY ENGAGEMENT

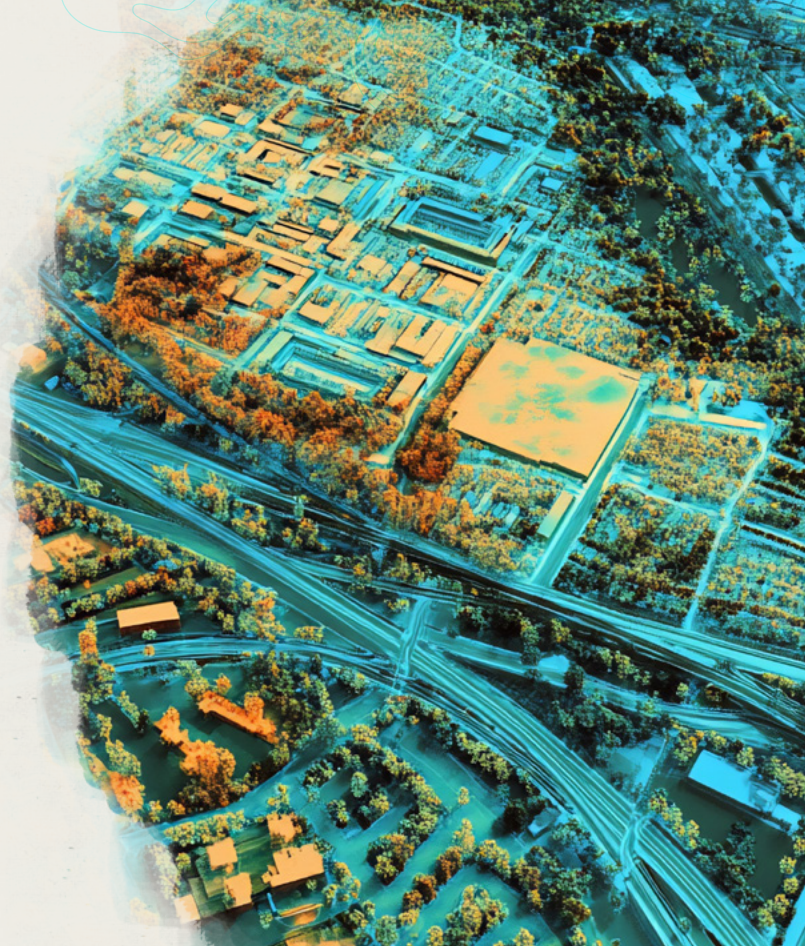
Accessible community engagement is a vital component of brownfields work. Our team has years of experience helping communities understand complex environmental challenges and finding opportunities to transform cleanups into community benefits. Using tools like infographics, interactive web tools, and facilitated workshops, we create space for the understanding and collaboration required to build trust and align the cleanup process with community values and aspirations. In our experience, investing in community engagement not only enhances the success of our brownfield redevelopment projects, but also fosters a sense of ownership and pride among community members, leading to more sustainable and inclusive outcomes.





ENVIRONMENTAL JUSTICE ASSESSMENT

Environmental justice considerations for brownfield redevelopment processes are becoming more prevalent. Regulatory requirements, such as for permit applications or funding programs, require applicants to analyze the environmental, social, and economic effects to the community associated with a proposed project. However, MFA has also completed environmental justice assessments when there was no regulatory requirement to do so, as these can provide useful information to guide community engagement, site design, or operational considerations. We have performed environmental justice assessments for both straightforward and complex sites and have well-developed tools for helping clients understand the environmental justice issues related to redevelopment.





ENGINEERING

MFA engineers work hand in hand with our environmental, planning, communications, and GIS experts to develop cost-effective solutions tailored to the brownfield redevelopment needs of our clients. Practical, straightforward approaches that minimize and eliminate adverse impacts to the brownfield redevelopment are key to our clients' success. We begin the process by developing a deep understanding of the redevelopment plans, opportunities, and constraints.

We then apply our advanced civil engineering tools and knowledge to optimize the overall approach and use our agency negotiation expertise to ensure a smooth process. This is followed by detailed design, owners' representation during construction, and, if needed, post-construction support.

To support a smooth project approval process, MFA's , permitting staff work with federal, state, and local agencies to procure permit authorizations and environmental clearances for our brownfields work. Our permitting staff are experienced complying with federal requirements (such as Section 404 of the Clean Water Act, the National Environmental Policy Act, and Section 7 of the Endangered Species Act), state programs and initiatives in Washington, Oregon, and Idaho (such as the State Environmental Policy Act, 401 Water Quality Certifications, and Removal-Fill Permits), and local regulations.





CONSTRUCTION SERVICES

Combining our planning, permitting, communications, and engineering capabilities with our construction management services provides a turnkey approach for our clients. Performing as the general contractor, construction manager, or client's representative, we complete environmental remediation, restoration, and civil construction projects at a wide variety of small and large sites throughout the Pacific Northwest.





BROWNFIELD INVENTORY & PRIORITIZATION

We leverage advanced GIS technology to identify, assess, and map brownfield properties across urban and industrial landscapes. Our inventory development process integrates environmental datasets, parcel-level land use data, and field reconnaissance to produce accurate, risk-ranked site profiles. This geospatial approach enables communities to visualize redevelopment opportunities, prioritize remediation efforts, and plan for strategic redevelopment. Our inventories serve as foundational tools for economic development, environmental justice, and grant funding applications—empowering local governments to make data-driven decisions that unlock the potential of underutilized properties.





PROJECT EXAMPLES





Oregon State University— Cascades Campus Landfill Remediation

BEND, OREGON

MFA is providing OSU with environmental, civil engineering, and negotiation support services related to remediation and development of an inactive landfill and a former pumice mine where OSU is currently expanding its campus. MFA developed a remediation phasing plan to align with projected funding availability. Site remediation and development is being completed in multiple phases; phase one was completed in 2020, phase two remediation is nearing completion, and phase three is in the planning stage. To reclaim valuable land for campus development, MFA worked closely with OSU, Deschutes County, the Oregon Department of Environmental Quality, and community stakeholders to develop plans for large-scale waste processing to separate wood wastes from usable soil fill materials. Since 2019, MFA has provided construction quality assurance for all remediation and reclamation activities. In 2025, OSU-Cascades received a Phoenix Award for this project's innovative campus redevelopment. The Phoenix Award is the US Environmental Protection Agency's highest national brownfield redevelopment award.



City of Lincoln City EPA Brownfield Assessment

LINCOLN CITY, OREGON

MFA provided grant research and writing support for a successful application for a fiscal year 2021 \$500,000 EPA Brownfields Assessment Grant for the City of Lincoln City. The grant supports community engagement, property owner education, reuse planning, and environmental assessments at privately and publicly owned sites along the city's main commercial corridor, which advances revitalization of the city's downtown and creates opportunities for affordable housing. Through a competitive procurement process, MFA was awarded the contract to implement this grant. To date, MFA has completed an EPA-approved quality assurance project plan, 19 Phase I environmental site assessments, nine Phase II ESAs, one sub-area plan, and three market studies. MFA is supporting the City in identifying property owners for property assessment and to join its Brownfield Advisory Committee to help guide grant implementation objectives.

Vancouver Housing Authority Community-Wide Brownfield Assessment

VANCOUVER, WASHINGTON

The Vancouver Housing Authority, in coalition with the City of Vancouver and Clark County Public Health, implemented a U.S. EPA Brownfield Coalition Assessment Grant to support the coalition's revitalization, environmental protection, and housing goals. To identify and prioritize sites for redevelopment, we created a web-based tool that integrated environmental and public health data. The coalition prioritized brownfield sites in the Fourth Plain Corridor and broader Clark County, conducting 27 Phase I and 11 Phase II ESAs. MFA led the technical work, including site inventory updates, cleanup planning, and community engagement. The program leveraged hundreds of millions in public and private investment, resulting in over 855 affordable housing units that have been developed or are in the planning stages. Despite COVID-19 challenges, the coalition was able to catalyze redevelopment, strengthen partnerships, and secure additional funding, including a \$10,000 Washington Department of Ecology grant to expand the brownfield inventory for housing development.





Mine Site Assessment and Cleanup

ROSLYN, WASHINGTON

MFA is leading the environmental assessment and cleanup to redevelop a 30-acre former coal mine site. The Roslyn Number 4 Mine operated at the site from the 1880s until a tragic explosion closed it in 1909. The Roslyn Foundry continued operating on the site until 1963, leaving the land polluted with hazardous heavy metals (arsenic, cadmium, lead, and mercury) and petroleum hydrocarbons. The contamination rendered the site unusable for decades. The cleanup will transform the site into a vibrant community resource, including restoring green space and developing attainable housing.

Forterra, the nonprofit owner, collaborates with the City of Roslyn and residents to address housing needs. Grants from Ecology and the Washington Department of Commerce support soil and groundwater investigations, as well as cleanup planning and design. Forterra also secured a competitive, \$1.78 million EPA Brownfields Cleanup Grant to remove environmental hazards, allowing the land to be repurposed for community and economic benefit. The redevelopment aims to honor Roslyn's history, incorporate green spaces, and provide community amenities.



Landfill Closure and Sports Complex Redevelopment

ASTORIA, OREGON

MFA led the closure and redevelopment of a long-abandoned municipal landfill into a 17-acre athletic complex. The landfill, inactive since 1978, remained an environmental and financial liability for over 30 years due to the City of Astoria's inability to meet DEQ closure requirements. A land swap between Columbia Memorial Hospital, the City, and the Astoria School District enabled the hospital's expansion and funded the \$8 million needed to safely close the landfill. MFA's integrated engineering and environmental approach ensured compliance with DEQ standards, prevented future leachate issues, and transformed the site into a safe, community-serving sports facility. The new complex includes synthetic turf fields, grandstands, locker rooms, and parking. MFA provided all civil and environmental engineering services. The project earned EPA's Phoenix Award for exemplary brownfield redevelopment.



Brownfield Habitat Restoration at Former Plywood Mill Site

PORT ORFORD, OREGON

MFA supported risk assessment and cleanup alternatives analysis at a former plywood mill site on the Elk River in Oregon. Bagley Creek, a tributary to Elk River, traverses the mill site and comprises important historical fish habitat that has been compromised by the former mill's operations. Wild Rivers Land Trust and its partners plan to reestablish the fish habitat and reconnect it to the creek's forested headwaters. MFA conducted an environmental risk assessment and developed an analysis of brownfield cleanup alternatives that identified dioxins as a contaminant of concern for cleanup. MFA was able to demonstrate to the Oregon DEQ that sufficient characterization of the site had been achieved. WRLT applied for and has received a nearly \$2 million EPA Brownfields Cleanup Grant to conduct the cleanup.

Remediation and Redevelopment of a Former Manufacturing Site into a 33-Acre Industrial Complex

PORTLAND, OREGON

MFA led the remediation and redevelopment of a former concrete structure manufacturing site, designated as an Oregon DEQ cleanup site, into a 33-acre industrial warehouse complex. The property overlies a closed construction and demolition waste landfill and includes a permitted outfall to the Columbia Slough. MFA provided environmental and civil engineering services to support redevelopment, including remediation design, landfill gas mitigation systems, and coordination with DEQ's Cleanup Division. The site now hosts two industrial warehouses totaling 675,000 square feet. MFA managed clean soil import (275,000 cubic yards), prepared environmental management plans, and conducted construction quality assurance. The team also supported negotiations for a DEQ consent judgment and coordinated with the City of Portland and the Multnomah County Drainage District for permitting. MFA's integrated approach ensured safe redevelopment of a complex brownfield site, transforming a legacy industrial property into a productive asset.

Hamilton Lumber Mill Park Redevelopment

STANWOOD, WASHINGTON

With support from MFA, the City of Stanwood secured an Integrated Planning Grant from Ecology to assess and plan the redevelopment of a two-acre former lumber mill and brownfield site along the Stillaguamish River. MFA conducted a targeted investigation to address contamination from metals, polycyclic aromatic hydrocarbons, and dioxins and furans, to resolve upland and potential in-water concerns. The project included an Ecology-approved site-specific terrestrial ecological evaluation with adjusted cleanup levels, and the city used IPG funds to complete the limited cleanup and mitigate human health risks. Cultural, biological, and structural assessments ensured the preservation of historical features, including the Hamilton Mill smokestack, while protecting natural and cultural resources. Through close coordination with Ecology, tribes, and stakeholders, all work was completed within budget, paving the way for the City's first waterfront park and boat launch.



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