



February 16, 2023

To: Senate Committee on Energy and Environment
Re: Testimony in Support of SB 630

As an Oregonian, I have spent more time with elected officials in the last year than the rest of my collective career. So let me just take a moment to thank you, and all the individuals testifying today, for your service to our communities. Thank you also specifically to this committee for leading the progression of energy and environmental policy.

As a land developer, I ask that you consider what this development focused on historical Abernethy Green in Oregon City really represents. You have already heard about the economic development, the additional property taxes that will be generated, the job creation, desperately needed housing, infrastructure improvements, and community services associated with it. But how we decide where to prioritize development is key to future growth.

Yes, we can debate the UGB expansion rate and the transfer of developable lands from one city or county to another. We can see who can develop greenfield farmlands and forest faster. We can discuss parcels which are on the urban edges that require the most infrastructure and utility expansion to service. Or instead, perhaps we should be focusing on the potential for the most blighted sites, in the center of towns, often in the highest zoned density areas. Many of those sites are adjacent to already existing infrastructure, utilities, and public transit. Within the Portland Metro Area alone, there are (55) landfills.

As a father, I frequently consider what the next generation, or generations, will inherit. I am first and foremost a steward of the urban landscape and the environment. At the beginning of every project we listen, we learn and then we create. We have worked very diligently the last three years with the community and DEQ to envision what could be on this site and how it could be accomplished. Our executed, recorded prospective purchaser agreement allows us to raise the private funds necessary while making us responsible for methane gas mitigation systems across the entire site. We are responsible for an impermeable surface and sitewide stormwater management to eliminate leachate while creating a new watershed on 62 acres. We are responsible for funding DEQ oversight, gas and groundwater well testing, through 2056 or the anticipated completion of the final closure permit period.

This pile of trash has been sitting there decomposing for four decades. As you heard, between 1969 and 1983, 60% of the solid waste in the Portland Metro Area went to this location. There is plenty of blame to go around, but rather than point fingers, we want to be part of the solution.

Oregonians readily embrace new technologies and Oregon has become a national example for cross laminated timber which represents a solution for sustainable, vertical construction. I submit that right now this state has another opportunity to lead the nation and show how to develop former landfill sites, safely and in an environmentally sustainable manner.

SUMMIT

DEVELOPMENT GROUP

We hope you will share our vision of directly addressing, collectively, these environmentally and geologically impacted sites, and support this SB 630.

Sincere thanks for your time and consideration.



Seth W. Henderson
President
Summit Development Group