



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5696
FAX (503) 229-6124
TTY 711

October 9, 2023

VWR Development
Attn: Charlie Bricker
3330 NW Yeon Avenue
Portland, OR 97210-1531

RE: No Further Action Determination
for Alder 9 Property
LUST No. 26-22-0626

Dear Mr. Bricker:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Alder 9 site, including the closure report entitled *UST Closure Report (with Risk-Based Decision Making)* dated November 29, 2022, which was submitted to DEQ by Evren Northwest, Incorporated (Evren Northwest) on your behalf. The Alder 9 site address is 888 Southeast Alder Street in Portland, Oregon, also described as Tax Lot 03700 on Multnomah County Map 1S 1E 2BB.

DEQ has determined that remedial action to address environmental contamination at the Alder 9 site is complete and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following:

- The property was developed with a commercial building in 1890. In 2021, a fire destroyed the original building, and only the concrete foundation and basement floor remained at the time of the investigation. The property is anticipated to be developed as a mixed-use urban residential and commercial property. Therefore, the following potential receptors are urban residential, occupational workers, and construction or excavation workers.
- A Phase II Environmental Site Assessment identified a used oil underground storage tank (UST) in the southern portion of the property. Five discrete soil samples (EB01 through EB05), one composite soil sample, two groundwater samples, and two soil gas samples were collected to characterize the soil and groundwater conditions near various site features in July 2022. DRO and RRO were detected in one groundwater sample (EB05) collected from the west side of the UST at of 170 parts per billion (ppb) and 1,600 ppb, respectively.
- On September 12, 2022, the 500-gallon UST was decommissioned and removed from the site. Two confirmatory soil samples were collected from beneath each end of the tank and contained no detectable concentrations of gasoline range organics (GRO), diesel-range organics (DRO), or residual-range organics (RRO).
- Five additional soil borings (EB06 through EB10) were advanced to further delineate impacts in October 2022. Based on the recommendation of the laboratory, silica gel cleanup was conducted on EB06 through EB08 groundwater samples to remove biogenic matrix interference from DRO and RRO concentrations. Following the silica gel cleanup, DRO was also detected in EB06 and EB10 at concentrations of 140 ppb and 110 ppb, respectively. Concentrations of DRO are above the RBC for groundwater ingestion or inhalation from tap water; however, groundwater in the area is not a source for drinking water.

- Lead was detected in the composite soil sample, soil collected from the west end of the UST (EB05), and soil collected approximately 15 feet north of the UST (EB08) at concentrations ranging from 4.2 milligrams per kilogram (mg/kg) to 117 mg/kg. The detected concentrations were below the urban residential risk-based concentration (RBC) for soil ingestion, dermal contact, and inhalation.
- Groundwater at the site was encountered at 6.5 to 10 feet bgs. Groundwater is anticipated to flow west towards the Willamette River. The property and surrounding areas are supplied with drinking water by the municipal water system. A water well inventory was conducted for wells within a 0.5-mile radius of the site. Ten industrial water wells were identified and are further described in the *UST Closure Report (with Risk-Based Decision Making)*. Based on the use of the wells, site groundwater has no current or likely future beneficial use as drinking water.
- The property is currently zoned as Central Employment (EX) and surrounding areas are zoned for EX or General Industrial (IG1). As described in city documents, EX zone allows mixed-use, including urban residential, commercial, and industrial uses.
- The site is devoid of habitat and the nearest surface water body is the Willamette River located approximately 0.5 miles to the west of the site. Based on the depth and low concentrations in the soil, ecological receptors in the area are unlikely to be impacted.
- No ecological or human health risks were identified because all impacted soil and groundwater contain concentrations below applicable RBCs.

Based on the available information, soil and groundwater conditions at the Alder 9 site are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ has updated the Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state, and federal regulations.

A copy of the Evren Northwest UST Closure Report supporting this No Further Action decision can be viewed [here](#). DEQ recommends keeping a copy of all documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Rebecca Digiustino at (503) 926-2257 or via email at rebecca.digiustino@deq.oregon.gov.

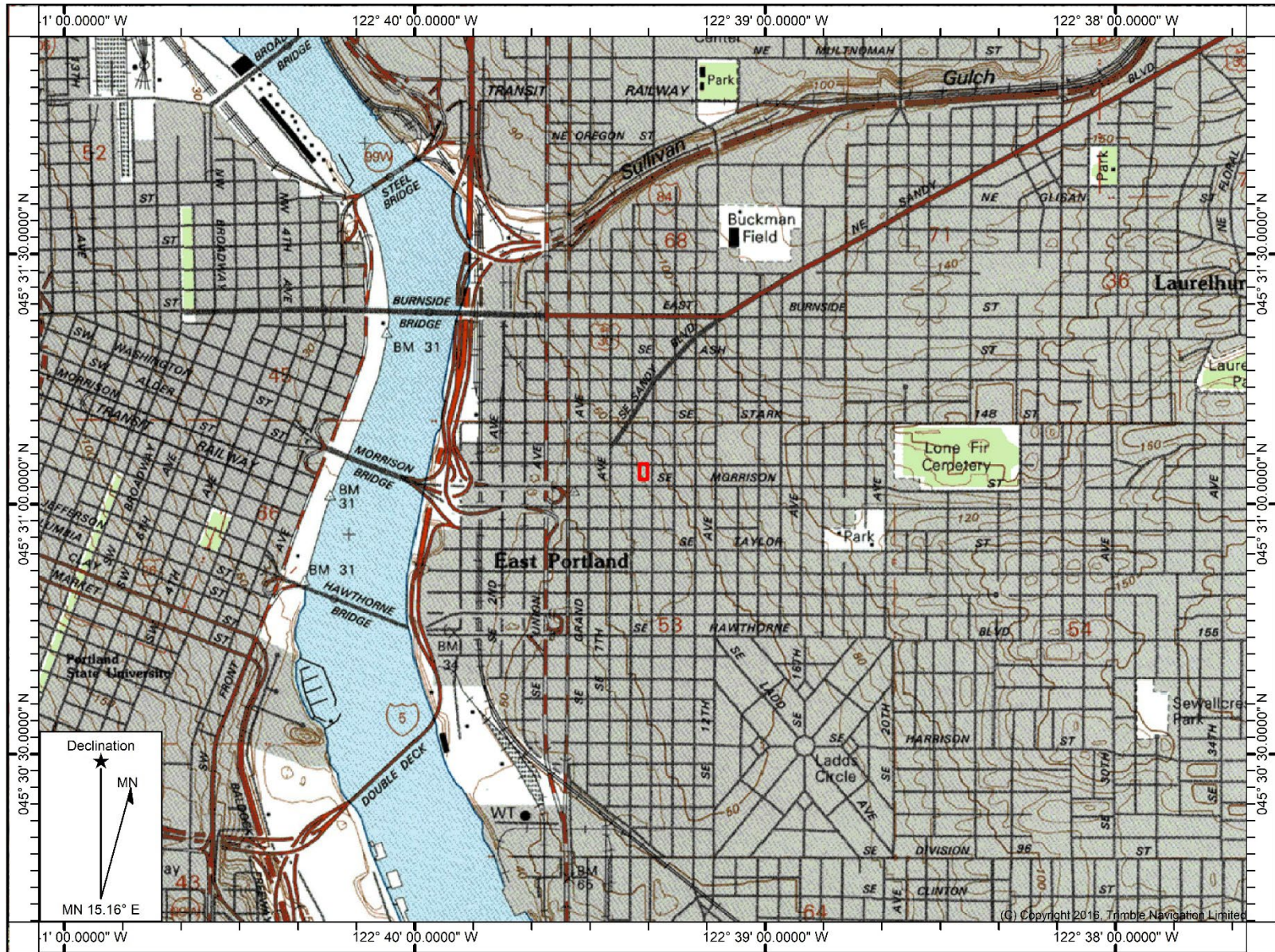
Sincerely,



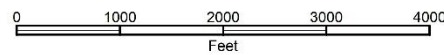
Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment(s): Site Vicinity Map
Phase II Sample Location Diagram
UST Sample Location Diagram

cc: Rebecca Digiustino, DEQ
LUST 26-22-0626 File



Name: PORTLAND
Date: 04/29/22



Location: 045° 31' 03.0137" N, 122° 39' 20.9814" W
Contour Interval: 10 ft

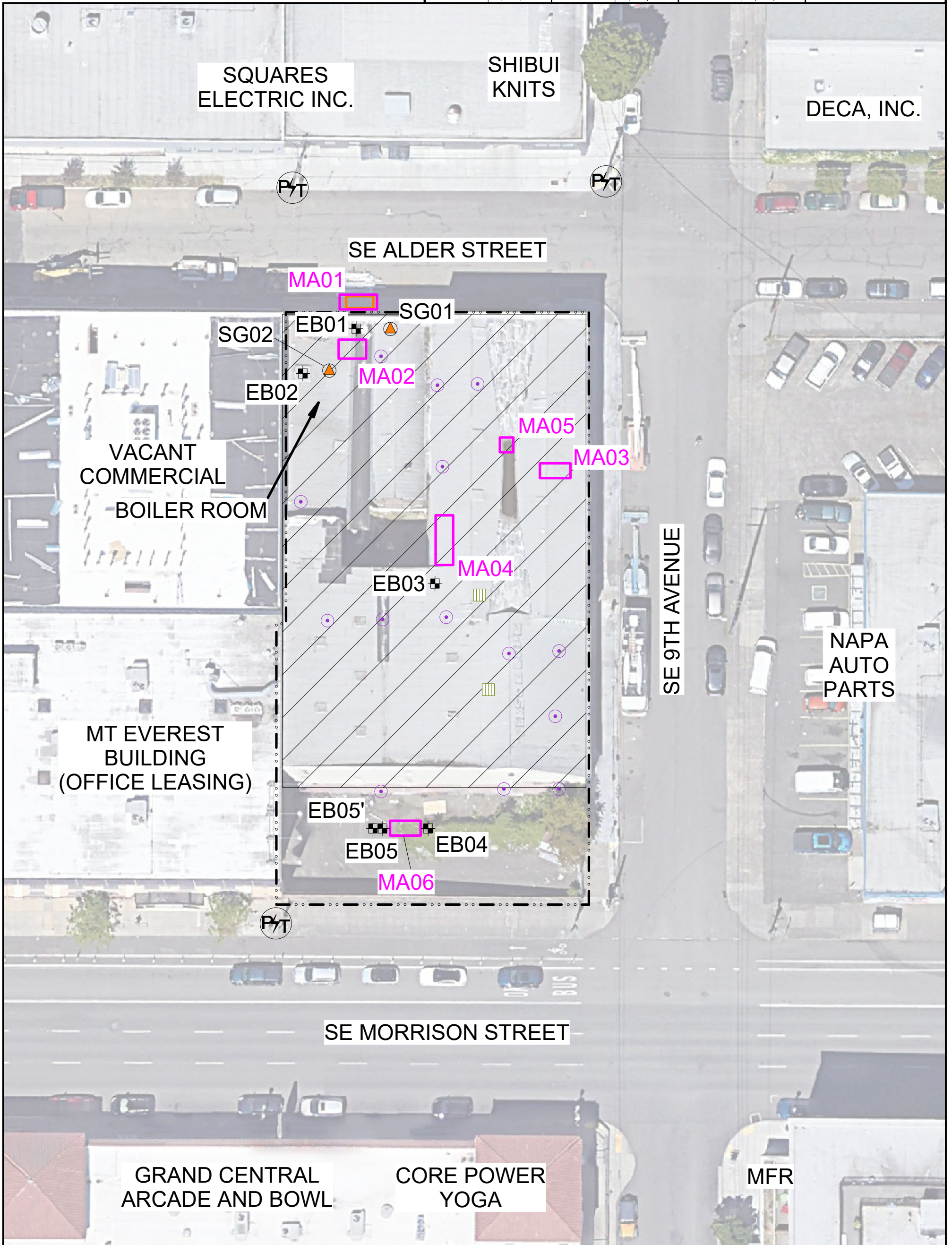


Date Drawn: 4/29/2022
CAD File Name: 1306-22001-01_fig1sv_map
Drawn By: CLR
Approved By: LDG

Alder 9
888 SE Alder Street
Portland, Oregon

Site Vicinity Map

Project No.
1306-22001
Figure No.
1



LEGEND:	
SG01	ENW SOIL GAS SAMPLE LOCATION
EB01	ENW ASSESSMENT BORING SAMPLE LOCATION
	ENW GRAB SAMPLE LOCATION
	SUBJECT PROPERTY BOUNDARIES
	POLE TRANSFORMER
MFR	MULTI FAMILY RESIDENCE
	CATCH BASIN
	SUBJECT BUILDINGS
	DECOMMISSIONED HEATING OIL TANK
	MAGNETIC ANOMALY

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2022 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.

APPROXIMATE SCALE

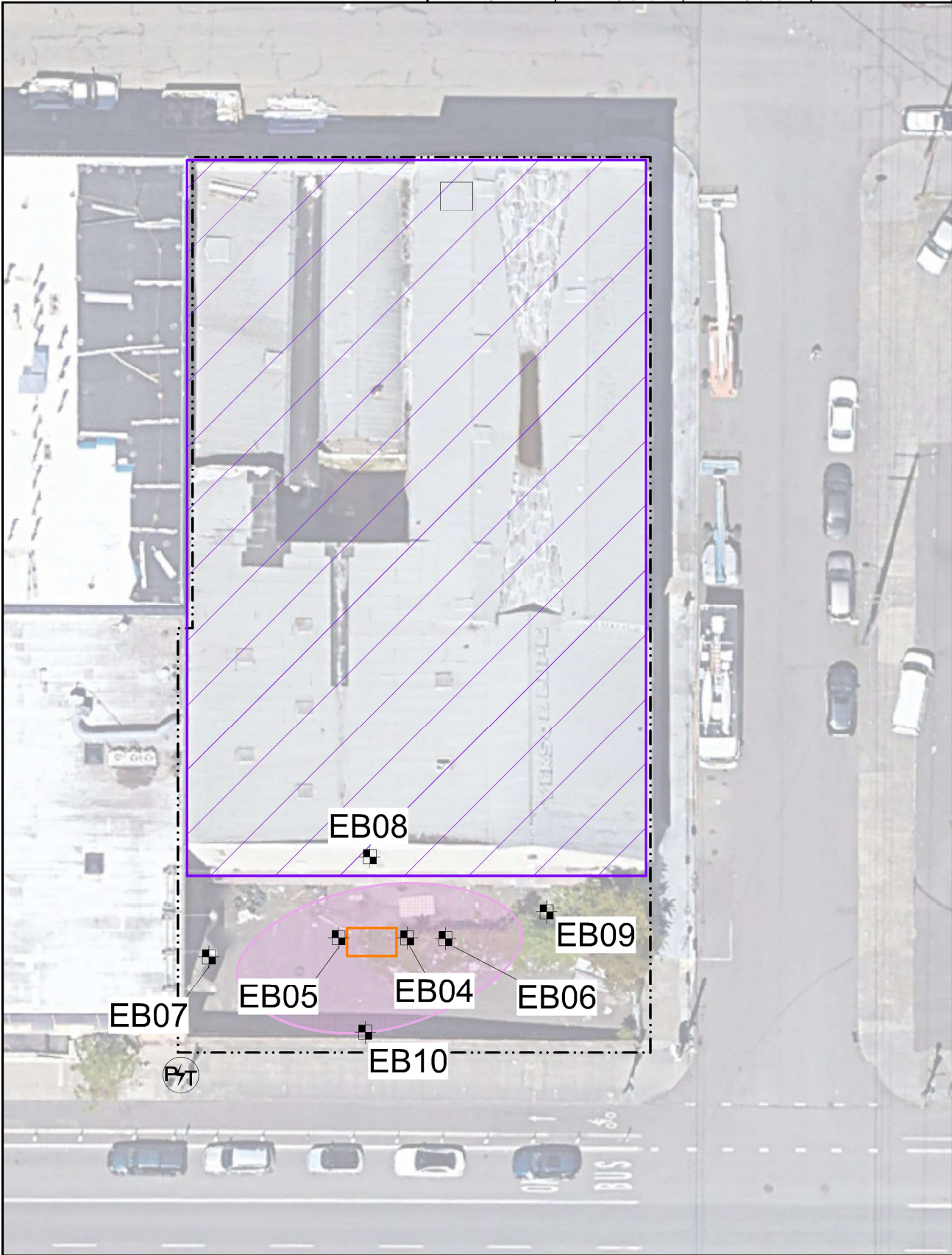
environmental natural resource consultants

PO BOX 14488, PORTLAND, OREGON 97293
P: (503)452-5561, E: ENW@EVREN-NW.COM

FIGURE 2

PHASE II SAMPLE LOCATION DIAGRAM

ALDER 9
888 SE ALDER STREET PORTLAND, OREGON



LEGEND:

- | | | | |
|--|---|--|------------------------------|
| | ENW ASSESSMENT BORING SAMPLE LOCATION | | |
| | FORMER SUBJECT BUILDINGS PER 2021 AERIAL | | |
| | SUBJECT PROPERTY BOUNDARIES | | |
| | POLE TRANSFORMER | | DECOMMISSIONED (REMOVED) UST |
| | ESTIMATED EXTENT OF PETROLEUM IMPACTS TO SHALLOW GROUND WATER | | |

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APPROXIMATE SCALE



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FIGURE 3
UST SAMPLE LOCATION DIAGRAM
ALDER 9
888 SE ALDER STREET
PORTLAND, OREGON