

From: [ORR Jim * DEQ](#)
To: [Cassie Cohen](#); [WELLS-ALBERS Rebecca * DEQ](#)
Cc: [jim.oor@deq.oregon.gov](#); [Ranya Salvant](#); [Kimberly Moreland](#); [Aaron Nigel Smith](#); [Troy James](#); [Angelah Hill](#); [POULSEN Mike * DEQ](#); [Ron Craig](#); [Wilma Alcock](#); [Jeri Jimenez](#); [Natalie Edwards](#); [readwalkandtalk@gmail.com](#); [Sterling Stokes](#); [Charlotte MacDonald](#); [MASTER Kara E * DEQ](#); [ORR Jim * DEQ](#); [ORR Jim * DEQ](#)
Subject: DEQ Has provided the most recent ESCO report
Date: Wednesday, April 3, 2024 3:26:44 PM
Attachments: [2-7-2024 ECSI 6285 Revised ICP Report - DEQ Copy 02142024 \(002\).docx](#)
[image001.png](#)

Cassie et al.,

Attached is the most recent submittal of an investigation report for ESCO.

The attachment does not have the appendixes or lab reports.

If you wish the full report, please let me know.

DEQ will comment on the report in the next two weeks.

The closure schedule for the site will not be known until the client addresses DEQ comments.

Jim Orr

DEQ Project Manager

From: Cassie Cohen <cassie@phccoalition.org>

Sent: Wednesday, April 3, 2024 8:23 AM

To: WELLS-ALBERS Rebecca * DEQ <rebecca.wells-albers@deq.oregon.gov>

Cc: jim.oor@deq.oregon.gov; ORR Jim * DEQ <Jim.ORR@deq.oregon.gov>; Ranya Salvant <ransalvant@gmail.com>; Kimberly Moreland <kimberly@morelandresource.com>; Aaron Nigel Smith <asmith@thereser.org>; Troy James <tjameswinslow@gmail.com>; Angelah Hill <angelahfhill711@gmail.com>; POULSEN Mike * DEQ <Mike.POULSEN@deq.oregon.gov>; Ron Craig <ron.craig@gmail.com>; Wilma Alcock <wilmajalcock@comcast.net>; Jeri Jimenez <jerisw1@gmail.com>; Natalie Edwards <natalie@mahoganyenvironmental.com>; readwalkandtalk@gmail.com; Sterling Stokes <sterling@phccoalition.org>; Charlotte MacDonald <char.charmventures@gmail.com>; MASTER Kara E * DEQ <Kara.E.MASTER@deq.oregon.gov>

Subject: Re: ESCO site update

You don't often get email from cassie@phccoalition.org. [Learn why this is important](#)

Thank you Rebecca. Nice to meet you Kara. We would like to have a heads up when the remedial investigation is completed so we may review it too, along with the client. We also would like a sense for an overall timeline estimate -- if this is just the investigation, then when would we expect cleanup to begin and end?

We are looking into funding sources, but it is determined by the cleanup status of the site.

Thank you,

Cassie Cohen, Executive Director
Portland Harbor Community Coalition

She/Her/Hers
www.phccoalition.org
cell: 503-816-4342



On Tue, Apr 2, 2024 at 3:28 PM WELLS-ALBERS Rebecca * DEQ <rebecca.wells-albers@deq.oregon.gov> wrote:

Hi Cassie,

Great to hear that PHCC is considering redevelopment of the area.

I am no longer in DEQ's Northwest Region (which includes the Portland-metro area), and am now the DEQ statewide brownfield coordinator. I've copied Kara Master (NWR brownfield coordinator) who can assist with any brownfield-specific questions. Jim Orr is the project manager familiar with the ESCO site, so I defer to him regarding site-specific questions.

Sincerely,

Rebecca Wells-Albers (she/her)
DEQ Cleanup Program Brownfields Coordinator
(503) 887-7763
rebecca.wells-albers@deq.oregon.gov
<http://www.oregon.gov/deq/Hazards-and-Cleanup/env-cleanup/Pages/Brownfields.aspx>



From: Cassie Cohen <cassie@phccoalition.org>
Sent: Tuesday, April 2, 2024 2:42 PM
To: jim.orr@deq.oregon.gov; ORR Jim * DEQ <jim.orr@deq.oregon.gov>
Cc: Ranya Salvant <ransalvant@gmail.com>; Kimberly Moreland <kimberly@morelandresource.com>; Aaron Nigel Smith <asmith@thereser.org>; Troy James <tjameswinslow@gmail.com>; Angelah Hill <angelahhill711@gmail.com>;

POULSEN Mike * DEQ <Mike.POULSEN@deq.oregon.gov>; Ron Craig <ron.craig@gmail.com>; Wilma Alcock <wilmajalcock@comcast.net>; Jeri Jimenez <jerisw1@gmail.com>; Natalie Edwards <natalie@mahoganyenvironmental.com>; readwalkandtalk@gmail.com; WELLS-ALBERS Rebecca * DEQ <rebecca.wells-albers@deq.oregon.gov>; Sterling Stokes <sterling@phccoalition.org>; Charlotte MacDonald <char.charmventures@gmail.com>

Subject: ESCO site update

Greetings again Jim and Rebecca,

We would like to get an update on the status of the former ESCO site please. We are prospective purchasers of part of the site that would transform the site into different uses than what historically were on the site, if the City passes a zoning change for the NW district. We would like to better understand the environmental conditions of the site, and timeline for potential clean bill of health.

Thank you,

Cassie Cohen, Executive Director
Portland Harbor Community Coalition
She/Her/Hers
www.phccoalition.org
cell: 503-816-4342

[Redacted]

On Mon, Jan 8, 2024 at 5:14 PM Sterling Stokes <sterling@phccoalition.org> wrote:

Hi Jim,

Hope you're well! Attached is the York Urban Village Concept and a [video](#) about the York Work Group.

Best,
Sterling Stokes (she/her), Campaign Manager
Portland Harbor Community Coalition
<https://www.phccoalition.org/>

[Redacted]

On Mon, Jan 8, 2024 at 12:30 PM Cassie Cohen <cassie@phccoalition.org> wrote:

I got your email wrong the first time. Here's another try:

Hi Jim,

Thank you for your voicemail. I have included a handful of folks who are a part of the York Working Group, a project supported by Portland Harbor Community Coalition and others. We are wanting to know -- for sites that are designated as closed - no further cleanup sites, such as the ESCO sites on 24th and 25th Avenue in NW, what will happen if the City up zones as planned early this year, from heavy industrial to some form of mixed use and future uses begin to shift?

We would like to know from a prospective purchaser angle, would this require a conditional no further action? Or another environmental phase I and II assessment, based on the proposed future use and zoning changes? For example, if it changes from a vacant property to having commercial/residential mixed use, what will the risk be and how will DEQ mitigate for that quickly?

Thank you,

Cassie Cohen, Executive Director
Portland Harbor Community Coalition
She/Her/Hers

www.phccoalition.org

cell: 503-816-4342

I have temporarily settled on sacred, yet stolen lands--the traditional village sites of the Clackamas Chinook, the Wasco-Wishram, the Willamette Tumwater, the Multnomah and other Chinookan peoples as well as the Tualatin Kalapuya, the Cayuse, the Molalla and other tribes and bands of the Columbia and Willamette Rivers.