



PUBLIC NOTICE

Date posted: 05/01/2024

DEQ Requests Comments on Proposed Certificate of Completion for 1805 MLK Owner LLC's Industrial Property in Southeast Portland

HOW TO PROVIDE PUBLIC COMMENT

Facility/property: Former Byrum Morehouse Bldg.

Project location: 350 SE Mill Street, Portland, 97214

Comments due by: May 31, 2024, at 5 p.m.

Submit written comments:

By mail: Send comments to Jeff Schatz, Oregon DEQ, 700 NE Multnomah Street, Suite 600 Portland, OR 97232

By email: jeff.schatz@deq.oregon.gov

Proposal highlights: The Oregon Department of Environmental Quality is proposing to certify that all actions required by the Prospective Purchaser Agreement (PPA) with 1805 MLK Owner LLC for the former Byrum Morehouse Building property at 350 SE Mill Street, formerly 1805 SE Martin Luther King Boulevard, in Portland, have been satisfactorily completed and issue a Certification of Completion. The PPA has resulted in environmental benefits for the community through building renovation and productive re-use of the site as a commercial/industrial sanctuary, partial removal of contamination in the subsurface, controlling potential risk for occupants of the property, and protective limitations on future use of the property to protect human health.

Background: Historical records suggest that between 1924 and 1955, the southern portion of the property may have operated as a brass foundry and by 1960 any buildings onsite were razed and vertical improvements were rebuilt that were later used for glass warehousing, window sash manufacturing and window glazing operations.

A Nov. 2017 Phase II Environmental Site Assessment of the property revealed chlorinated volatile organic compounds including trichloroethylene (TCE) and tetrachloroethylene (PCE) in sub-slab soil gas exceeding occupational worker risk-based concentrations for the vapor intrusion pathway, although an onsite source of the TCE and PCE has not been identified. In May 2018, 1805 MLK Owner LLC entered into a PPA Consent Order with DEQ to acquire the property and renovate the building for continued commercial/industrial use. The PPA scope of work required 1805 MLK Owner LLC to implement measures to mitigate unacceptable health risks to employees from intrusion of volatile vapors into the building.

In accordance with the PPA scope of work, Farallon Consulting, acting on behalf of 1805 MLK Owner LLC, completed the following tasks: prepared a Focused Remedial Action Plan, sealed cracks and joints in the concrete floor and installed an active sub-slab depressurization system (SSDS) to control vapor intrusion. This system includes perforated pipes in gravel-filled trenches, a blower, an exhaust stack, a control panel, a vapor barrier and sub-slab vapor sampling points. In addition, the PPA

Translation or other formats

[Español](#) | [한국어](#) | [繁體中文](#) | [Русский](#) | [Tiếng Việt](#) | [العربية](#)
800-452-4011 | TTY: 711 | deqinfo@deq.state.or.us

required performance monitoring to demonstrate the SSDS' effectiveness, air discharge modeling to ensure no unacceptable health risks from the system's effluent and preparation of a contaminated media management plan.

In June 2018, 1805 MLK Owner LLC recorded an Easement and Equitable Servitudes with Multnomah County prohibiting future residential use of the property and requiring continued operation and maintenance of the SSDS. DEQ approved the contaminated media management plan in July 2018. Construction of the SSDS commenced in Dec. 2018 and was completed by June 2019. The SSDS operated intermittently from June 2019 until Jan. 2020. Between Jan. 2020 and Jan. 2024, the SSDS operated continuously in active mode. Four sub-slab soil vapor sampling events were performed between Jan. 2020 and April 2022 to evaluate the effectiveness of the SSDS. Due to continued detections of the volatile organic compounds TCE and PCE in sub-slab soil vapor samples at concentrations exceeding occupational worker risk-based concentrations, DEQ approved a work plan for indoor air sampling to demonstrate the SSDS' effectiveness in July 2023.

Indoor air sampling events conducted in April 2023, Sept. 2023 and Jan. 2024 did not reveal the volatile organic compounds TCE and PCE at concentrations exceeding occupational worker risk-based concentrations. Based on indoor air sampling results, DEQ approved deactivation of the SSDS and conversion to have it operate in the passive mode.

DEQ reviewed the requirements of the PPA and work performed by 1805 MLK Owner LLC and determined that as the property is currently used, all obligations have been satisfactorily performed and DEQ should issue a Certification of Completion.

For more information: Visit records for this project in DEQ's Cleanup Program files in the [Oregon Records Management database](#).

If you want to review the project file in person at a DEQ office, contact Jeff Schatz at 503-863-0810 or jeff.schatz@deq.oregon.gov.

Cleanup Program Project ID: 6261

The next step: DEQ will review and consider all comments received during the comment period prior to making a final decision regarding issuing the Certification of Completion. If DEQ decides to proceed with issuing the Certification of Completion, it will be uploaded to the DEQ Cleanup Program files.

Non-discrimination statement

DEQ does not discriminate on the basis of race, color, national origin, disability, age or sex in administration of its programs or activities. Visit DEQ's [Civil Rights and Environmental Justice page](#).