



PUBLIC NOTICE

Date posted: 5/1/24

DEQ Requests Comments on Proposed Prospective Purchaser Agreement with North Anchor Residential LLC for the Former One Stop Machine Stop Property in Lake Oswego

HOW TO PROVIDE PUBLIC COMMENT

Facility/property: Former One Stop Machine Shop

Project location: 27 B Avenue and 504 N. State Street in Lake Oswego

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

Submit written comments:

By mail: Mark Pugh, Oregon DEQ, 710 NE Multnomah St., Suite 600, Portland, OR 97232

By email: Mark.Pugh@deq.oregon.gov

Proposal highlights: The Oregon Department of Environmental Quality invites public comment on its proposed Consent Order for a Prospective Purchaser Agreement with North Anchor Residential LLC for the former One Stop Machine Shop property on the corner of 27 B Avenue and 504 N. State Street in Lake Oswego.

Background: North Anchor Residential LLC proposes developing the 0.28-acre property into multifamily residential apartments and ground-floor retail space. The property is the former location of a dry cleaner, machine shop and fueling station. North Anchor Residential LLC will remove a 550-gallon underground storage tank, building sumps and drain lines, any contaminated soil encountered during site development, as well as remaining dry-cleaning equipment and wastes. The property will be remediated to applicable DEQ human-health risk-based concentrations for residential use by capping, contaminated soil removal and off-site disposal of contaminated media. If elevated concentrations of residual contamination remain, North Anchor Residential LLC will design and implement vapor intrusion mitigation measures.

If future institutional or engineering controls are necessary following remedial actions to protect human health and the environment, an Easement and Equitable Servitudes, which is a deed restriction, will be recorded on the property in Clackamas County title records.

The proposed Consent Order will provide North Anchor Residential LLC with a release from liability for claims by the State of Oregon under ORS 465.200 to 465.545 and 465.990, 466.640 and 468B.310 regarding existing hazardous substance releases at or from the property. It will also provide North Anchor Residential LLC with third-party liability protection.

DEQ created the Prospective Purchaser Agreement program in 1995 through amendments to the state's Environmental Cleanup Law. The Prospective Purchaser Agreement is a tool that expedites

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the cleanup of contaminated property and encourages property transactions that would otherwise not likely occur because of the liabilities associated with purchasing a contaminated site.

For more information: Visit DEQ's Oregon Records Management System (ORMS) for [this project](#).

If you do not have web access and want to review the project file, contact Mark Pugh at (503) 229-5587 or Mark.Pugh@deq.oregon.gov to view the documents in person at a DEQ office.

The next step: DEQ will consider all public comments received during the public comment period prior to issuing the Prospective Purchaser Consent Order. Upon issuance of the Consent Order, DEQ will provide public notice of the Consent Order by posting the notice on the DEQ Public Notices [web page](#) and will make copies of the Consent Order available by posting on ORMS.

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](#).