



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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TTY 711

March 20, 2024

1024 SE Grand Avenue LLC

PO Box 711

Dallas, TX 75221-0711

RE: **Notice of Contamination**
1024 SE Grand Avenue in Portland

To Whom It May Concern:

The Oregon Department of Environmental Quality (DEQ) is wrapping up an investigation of the Arcoa Building property at 1006 SE Grand Avenue in Portland, Oregon. DEQ understands that you are the owner/operator of an adjacent property at 1024 SE Grand Avenue.

Allyn's Cleaning & Dyeing, a dry cleaning facility, operated from 1909 to 1959 near the center of the city block bounded by SE Yamhill Street to the north, SE Taylor Street to the south, SE 6th Avenue to the east, and SE Grand Avenue to the west. The Arcoa Building, a 3-story office building, occupies the northwest quarter of the block, and a surface parking lot serving the Arcoa Building occupies the northeast quarter. A former auto repair warehouse is on the southeast quarter of the block. Your property is on the southwest quarter of the block.

Investigations conducted on the block since 2012 have identified contaminants in the soil, groundwater, soil gas, and sub-slab vapors. The primary contaminant is Stoddard solvent, a petroleum-based solvent used by dry cleaners from the 1930s through the 1950s. Other contaminants of concern include petroleum constituents and chlorinated solvents.

DEQ has determined that the Stoddard solvent contamination is attributable to Allyn's Cleaning & Dyeing. The chlorinated solvents may have been used by Allyn's Cleaning, but also may have been used for degreasing at auto service facilities that previously operated on the south half of the block. The petroleum constituents likewise may have had multiple sources.

Investigations have determined that contaminants are present in soil gas and sub-slab vapors adjacent to and beneath the Arcoa Building at concentrations of concern for vapor intrusion into indoor air. To address these concerns, the owners of the Arcoa Building have installed a hybrid active-passive sub-slab depressurization system in the building's basement to capture the contaminant vapors and vent them above the roofline to the outside air.

DEQ is proposing that an Easement & Equitable Servitudes (EES) be recorded with the Arcoa Building property deed requiring that any future subsurface work on the property be conducted in accordance with a DEQ-approved Contaminated Media Management Plan. The EES would also prohibit urban residential redevelopment of the property without DEQ approval, and would require long-term operation and maintenance of the sub-slab depressurization system.

Based on investigations conducted on the block since 2012, DEQ suspects that **similar levels of contamination may be present on your property**. DEQ will add your property to our Environmental Cleanup Site Information (ECSI) database of known and suspected contaminated sites. We encourage you to conduct additional environmental investigations to determine the nature and extent of contamination on your property.

DEQ has prepared a draft Staff Closure Memorandum in support of a Conditional No Further Action (CNFA) determination for the Arcoa Building property. A public notice and comment period for the proposed CNFA determination will run from Monday, April 1 through Friday, May 10, 2024. As of April 1, the public notice will be posted on DEQ's web pages at: <https://www.oregon.gov/deq/Get-Involved/Pages/Public-Notices.aspx>.

If you have any questions about this letter, or if you would like to provide comments on the proposed CNFA determination for the Arcoa Building, please contact me by phone at (503) 229-5369 or by e-mail at kevin.dana@deq.oregon.gov. You may also mail any comments to my attention at the address on the letterhead.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Dana". The signature is written in a cursive, flowing style.

Kevin Dana, Cleanup Project Manager
Northwest Region Cleanup Program

cc: Gil Cobb, Point Source Solutions
Jeff Mincheff, Arcoa Partners
Michael Redden, Chenoweth
ECSI #6199 File