



PUBLIC NOTICE

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DEQ Requests Comments on Proposed Conditional No Further Action Determination for Commercial Property in Northeast Portland

HOW TO PROVIDE PUBLIC COMMENT

Facility/property: Tie's Dry Cleaning

Project location: 4300 NE Hancock St., Portland

Comments due by: November 1, 2024, 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 is proposing to issue a Conditional No Further Action determination for a commercial property at 4300 NE Hancock Street in Portland. DEQ has determined the site is protective of human health and the environment under current conditions. Due to residual contamination, the existing vapor control system needs to be operated to maintain air quality. Other restrictions and conditions are needed to ensure conditions at the property remain protective in the future.

Background: The 0.34-acre site is covered by a single-story building. Tie's One Hour Dry Cleaning began operations in the northeastern tenant space in 1983. Tetrachloroethylene (PCE) was used in the dry-cleaning operation from 1983 until 1995 when operations were switched to a hydrocarbon-based system. PCE is no longer used at the facility.

In response to high levels of PCE in sub-slab vapor and detections of PCE in indoor air, the owner installed a sub-slab depressurization system (SSDS) beneath the floor per a DEQ-approved plan. The SSDS captures vapors before they can migrate into the building and adversely affect indoor air. The vapors flow through a carbon filter before venting above the building. Following installation of the SSDS, dry cleaning chemicals were detected at concentrations below their risk-based concentrations in indoor air, indicating safe conditions for onsite workers. Sub-slab vapor concentrations have decreased, although PCE remains well above its risk-based concentration in a localized area beneath the floor. The owner will continue to operate the SSDS per a DEQ-approved plan and maintain the floor in the building as a vapor barrier until these concentrations decrease to protective levels.

DEQ considers current and future potential uses of a property when making a No Further Action determination. Residual contamination beneath the floor presents a concern for vapor intrusion should the floor be disturbed. Therefore, if the property is redeveloped, or if substantial remodeling is planned, a DEQ-approved vapor assessment and additional cleanup actions as warranted will be required prior to occupancy to ensure conditions are safe for the intended use.

In addition, a DEQ-approved Contaminated Media Management Plan will be required prior to excavation or other intrusive activities to provide site-specific information and guidance regarding the

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State of Oregon
DEQ Department of Environmental Quality

management of contaminated media that may be encountered during construction activities and/or site improvements.

These conditions will be documented in a deed restriction called an Easement and Equitable Servitudes between the property owner, TH & JP, LLC and DEQ. The deed restriction will be recorded in Multnomah County records.

For more information: Visit DEQ's Your DEQ (YDO) [website for Tie's Dry Cleaning](#) and [Web Documents for Tie's Dry Cleaning](#).

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 Conditional No Further Action determination.

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](#).