



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

November 16, 2021

Aaron Leritz
Bridgewater Group, Inc.
7100 SW Hampton St., Suite 235
Tigard, OR 97223

RE: Methane Management Plan
for Home Forward – SE Powell in Portland
ECSI #4481

Aaron:

DEQ has received and reviewed the July 28, 2021 *Methane Management Plan* prepared by Bridgewater Group for the Home Forward – SE Powell project site, located at 3000 & 3032 SE Powell Boulevard in Portland.

Subsurface concentrations of methane gas were measured at seven locations across the project site in the summer of 2020. Methane concentrations at two of the locations measured 3.4 percent by volume (pbv) and 1.7 pbv. Methane concentrations at the other five locations were less than 1.25 pbv.

Based on these results, DEQ recommends that adequate protective measures be taken to prevent methane from accumulating to concentrations greater than 1.25 pbv beneath the proposed apartment building at the project site. To that end, DEQ appreciates Home Forward's decision to install a passive methane mitigation system beneath the building to provide an additional level of protection to the future residents of the building.

Due to the relatively low overall concentrations of methane at the project site, your methane mitigation system plans *do not need to be approved* by DEQ as a formal remedial action measure. To receive formal DEQ approval, your plans would need to be prepared and certified by a Professional Engineer registered in the State of Oregon. In addition:

- The proposed vapor barrier would need to meet the minimum product thickness (30-mil) recommended by DEQ and EPA;
- The plans would need to include measures to prevent methane gas intrusion into the building through utility lines;
- A construction quality assurance plan would need to be prepared; and
- Post-construction system monitoring would need to be conducted (6 months to 1 year).

If you have any questions about this letter, please contact me at (503) 229-5369, or via e-mail at kevin.dana@deq.state.or.us. We appreciate your work, and look forward to the redevelopment of this site.

Sincerely,

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

Kevin Dana, Project Manager
Northwest Region Cleanup Program

cc: Patrick Rhea, Home Forward
ECSI #4481 File