



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street Suite 600
Portland, Oregon 97232
(800) 452-4011 TTY 711

October 14, 2024

Kyle Ferguson
Northwest Housing Alternatives
2316 SE Willard Street
Milwaukie, OR 97222

via electronic delivery (email)

RE: No Further Action Determination
for the Powellhurst Place Apartments
Portland, Oregon
ECSI #6595

Dear Kyle Ferguson:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Powellhurst Place Apartments property, including the closure report entitled *Independent Cleanup Pathway Final Report¹* (ICP Report) dated October 8, 2024, which was submitted to DEQ by EVREN Northwest, Inc. on your behalf. The property address is 5415 SE 122nd Avenue, Portland, Oregon 97236, Tax Lot 9300.

DEQ has determined that remedial action to address environmental contamination at the Powellhurst Place Apartments property is complete, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following, and as more fully described in ICP Report:

- The property is a 5.9-acre rectangular shaped parcel located on the west side of 122nd Avenue. The property and surrounding area were originally a mix of agricultural and sparse residential land use that gradually changed into a dense residential area. Two residences and outbuildings were constructed on the property since before the 1940s. Previous property use was residential and may have included some commercial activities.
- The cause of contamination is unknown but was likely due to inadvertent releases on the property and/or import of low-quality fill material. Contaminants of interest include total lead, arsenic, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (diesel-range and residual oil-range), and certain petroleum-related volatile organic compounds.
- Surface soil is the impacted media.
- Between October 2022 and March 2023, the upper 6 inches to 1 foot of soil across the entire property was removed as part of site redevelopment activities. Additional soil was excavated to accommodate building foundation footings, utility trenches, and other building features. These additional excavations resulted in removal of 3 to 4 feet of soil from a significant portion of the site. These excavations removed most, if not all, of the contamination identified in investigations that preceded site development. Except for a small strip of soil present in the northeast portion of the property, the site is now covered/capped with concrete slab foundations.

¹ EVREN Northwest, Inc. 2024. Independent Cleanup Pathway Final Report, Future Powellhurst Place Apartments. Prepared for Northwest Housing Alternatives. October 8.

- Confirmation soils collected from the uncovered soils after site development activities did not detect concentrations of contaminants above applicable background or risk-based concentrations.
- The property is zoned Commercial Mixed Use 2, which allows for residential use of the property. Future plans include the development and use of a multi-family residential building. The site is surrounded by single- and multi-family housing. It is likely that the property will be used for residential purposes for the foreseeable future.
- There are no known current and reasonably likely future groundwater uses at the site. The City of Portland supplies public water. In addition, the available information does not suggest the likelihood that groundwater has been impacted at the property.
- Complete human health pathways include soil ingestion, dermal contact, and inhalation for all receptors. Contaminant concentrations are below screening levels for all complete pathways. There are no complete ecological exposure pathways.

Based on the available information, soil conditions at Powellhurst Place Apartments property are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ has updated the Your DEQ Online (YDO) Environmental Data Management System (EDMS) database to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the EVREN Northwest, Inc. ICP Report supporting this No Further Action decision can be viewed at https://ormswd2.synergydcs.com/HPRMWebDrawer/Record?q=webdrawercode%3A%22*082*%22+And+recAnyWord%3A%22ECSI6595%22&sortBy=. DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Wesley Thomas at (971) 263-8822 or Wesley.Thomas@deq.oregon.gov.

Sincerely,

Amanda Wozab

Amanda Wozab, Manager
Northwest Section Cleanup Section

EC: Wesley Thomas, DEQ
Lynn Green, EVREN Northwest
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