

State of Oregon
Department of Environmental Quality

Memorandum

Date: October 2, 2024

To: FILE

Through: Kevin Parrett and Katie Daugherty

From: Kevin Dana
Northwest Region

Subject: Home Forward – SE Powell, ECSI #4481; Staff Memorandum in support of a No Further Action determination

This document presents the basis for the Oregon Department of Environmental Quality's (DEQ's) recommended No Further Action (NFA) determination for the Home Forward – SE Powell site in Portland. As discussed in this report, contaminant concentrations in soil and soil gas are below acceptable risk levels.

The proposed NFA determination meets the requirements of Oregon Administrative Rules (OAR) Chapter 340, Division 122, Sections 010 to 0140; and Oregon Revised Statutes (ORS) 465.200 through 465.455.

The proposal is based on information documented in the administrative record for this site. A copy of the administrative record index is presented at the end of this report.

1. BACKGROUND

Site location.

The site's location can be described as follows:

- Address: 3000-3032 SE Powell Blvd., Portland, Multnomah County, Oregon.
- Latitude 45.4966° North; Longitude 122.6341° West
- Tax Lots 1700 & 1701, Township 1 South, Range 1 East, Section 12 CA, Willamette Baseline and Meridian.

Site setting.

The 2.34-acre site extends south from Powell Boulevard. See Attachment 1 for a topographic map of the area and Attachment 2 for an aerial photo of the site. The site is bordered by a motel to the east and by Hopworks Urban Brewery and apartments to the west.

Hydrogeologic setting.

Soils at the site were described as either fill materials (gravelly silts) or native soils (clayey silts) to a maximum explored depth of 55 feet below ground surface (bgs). The U.S. Geological Survey (USGS) estimates groundwater to be about 70 feet bgs at the site.

Site history.

The site appears to have been undeveloped prior to the 1920s. As of 1925, two residences were present in the northeast corner of the site. In 1932, a restaurant was constructed on the northwest corner of the site at 3000 SE Powell Boulevard. A service station was operating at 3014 SE Powell as of 1935, and a commercial heating oil delivery company began operating at 3024 SE Powell by 1940. The service station and residences were gone by 1950.

A 30-40 foot deep ravine originally ran east-to-west across the middle of the site. The property on the south side of the ravine, with a postal service address of 3032 SE Powell, was the site of a small agricultural outbuilding (in the southwest corner) from at least the 1920s through the 1970s. The ravine was filled in with imported soils in the 1960s.

The heating oil company (originally Robben's Oil Burner & Heating Service and later known as Robben & Sons Heating) continued operating until at least 1970. The restaurant operated under various names (Palm Villa Restaurant, Palm Garden Tavern, and Palm Garden Restaurant) until at least 1975, when the northern half of the site was purchased by Peter Goforth and Robert Rice under the business name G&R Powell Building, LLC. The restaurant was later rebranded as the Safari Club, an adult entertainment lounge.

The northern half of the site was acquired by the Portland Housing Bureau from G&R Powell in September 2017. The Safari Club continued to operate until 2018, when it was torn down. As of 2019, the southern half of the site was vacant and owned by Terry Emmert.

2. BENEFICIAL LAND AND WATER USE DETERMINATIONS

Land use.

As shown on Attachment 3, the site is currently split between three zoning codes. The Commercial Employment (CE) zone, which extends through the middle of the site and along both sides of Powell Boulevard, emphasizes medium-scale commercial and employment uses along major streets. The Commercial Mixed Use 2 (CM2) zone, which covers the north end of the site, allows for similarly scaled mixed uses in areas well served by frequent transit. The Residential 2,500 (R2.5) zone, which covers the south end of the site, is a single-dwelling zone which allows for densities as high as one residence per 2,500 square feet of land.

The CE and CM2 zones include a design (d) overlay zone that promotes design excellence in the built environment through the application of additional design standards and guidelines.

Groundwater use.

A search of well logs on file with the Oregon Water Resources Department identified one domestic well and two irrigation wells within the same township/range/section as the site. The domestic well, at 4311 SE 37th Avenue, is over 3,000 feet southeast of the site and taps an aquifer 96 feet bgs. The irrigation wells serve Powell Park and Kenilworth Park, approximately 1,500 feet west and southeast of the site, respectively.

The City of Portland is served by a municipal water supply system. The water is primarily obtained from surface water reservoirs in the Bull Run watershed on the western slopes of Mount Hood, and supplemented as needed with groundwater from the Columbia South Shore Wellfield.

Surface water use.

No surface water bodies were identified within a ½ mile radius of the site. Stormwater runoff at the site is directed to three on-site drywells and an overflow detention basin.

3. INVESTIGATION AND CLEANUP WORK

Eight soil borings (labeled B1 through B8) were advanced across the northern half of the site in January 2005 as part of an environmental site assessment. The boring locations are shown on Attachment 4. A total of 11 soil samples were collected from the borings and analyzed for petroleum hydrocarbons. Diesel was detected in one sample, at a concentration of 391 parts per million (ppm), and heavy oils were detected in five of the samples, at concentrations ranging from 230 ppm to 2,590 ppm. A petroleum release was reported to DEQ and assigned leaking underground storage tank (LUST) file #26-05-0108.

Six additional borings (labeled B9 through B14) were advanced in the area in March 2005 to determine the nature and extent of the contamination, as shown on Attachment 4. Diesel (59 ppm) and heavy oils (113 ppm) were detected in one soil sample each.

Given that the petroleum “hits” were scattered both laterally and vertically (encountered at depths ranging from 8 feet to 23 feet bgs), the environmental consultant concluded that the contamination “appears to be the result of contaminated fill material” and not the result of a leaking tank. DEQ administratively closed LUST file #26-05-0108 in April 2005 and added the site to the Environmental Cleanup Site Information (ECSI) database in August 2005. See Attachment 5 for a copy of the Administrative Closure Memo for the LUST file.

In October 2008, DEQ determined that concentrations of diesel and heavy oils in soils at the site were below risk-based concentrations for occupational exposures, and therefore no further investigation or cleanup of contamination at the site was necessary. See Attachment 6 for a copy of the No Further Action letter.

2017 Environmental Site Assessment

Six soil borings (labeled B-1 through B-6) were advanced on the north half of the site in May 2017 as part of an environmental site assessment for the City of Portland. The boring locations are shown on Attachment 7. Four soil samples each were collected from borings B-1 and B-2 and analyzed for petroleum. Diesel (1,600 ppm) was detected in boring B-1 in a sample from 24-25 feet bgs. No petroleum was detected in samples from 19-20 feet or 34-35 feet bgs. In boring B-2, diesel (470 ppm) and heavy oils (610 ppm) were detected in a sample from 14-15 feet bgs, decreasing to 27 ppm diesel and 86 ppm heavy oils at 23-24 feet bgs. The contaminated samples were further analyzed for nine metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). Some elevated concentrations of metals were detected,

including lead (at concentrations up to 586 ppm) and zinc (up to 285 ppm). PAH concentrations were low, with a maximum of only 0.052 ppm benzo[a]pyrene. No PCBs were detected.

Three soil samples each were collected from borings B-3 and B-5. Heavy oils (2,100 ppm) were detected from 0-1 foot bgs in boring B-3, decreasing to 1,000 ppm at 14-15 feet bgs and 600 ppm at 19-20 feet bgs. In boring B-5, 1,500 ppm heavy oils were detected from 0-1 foot bgs, while 279 ppm gasoline and 1,200 ppm diesel were detected at 24-25 feet bgs. Other contaminants in the two borings included benzo[a]pyrene (up to 0.099 ppm), cadmium (up to 2.79 ppm), and zinc (up to 1,450 ppm). One soil sample each was collected from borings B-4 and B-6, finding only 570 ppm heavy oils.

Methane samples were collected adjacent to borings B-1 and B-2 at depths of 5-6 feet bgs. Methane was detected adjacent to boring B-1 at a concentration of 2.1 percent by volume (pbv), and adjacent to boring B-2 at 0.23 pbv.

2019 Environmental Site Investigations

In July 2019, the northern half of the site (3000 SE Powell Blvd.) was divided into three Decision Units. DU1 and DU2 were subdivided into 18 equal area subunits, and DU3 was subdivided into 20 equal area subunits. A single soil boring was advanced at a random location within each subunit, as shown on Attachment 8. Soil samples were collected at regular intervals from each boring through the depth of the fill material (generally at 5 feet, 10 feet, 20 feet bgs, etc.). A total of 51 discrete soil samples were collected from DU1, 62 discrete samples were collected from DU2, and 62 discrete samples were collected from DU3. All of the discrete soil samples from each Decision Unit were combined into one composite soil sample. The three composite soil samples were analyzed for diesel, heavy oils, metals, PAHs, and PCBs.

Diesel and heavy oils were detected in the three composite soil samples, at concentrations up to 207 ppm for diesel and 431 ppm for heavy oils. Metals were generally detected at concentrations consistent with naturally occurring background levels with the exception of lead, which was present at concentrations up to 117 ppm. PCBs were barely detected, with a maximum concentration of 0.0281 ppm. The following maximum concentrations of PAHs were also detected:

Anthracene (0.0538 ppm)	Dibenz[a,h]anthracene (0.0205 ppm)
Benz[a]anthracene (0.120 ppm)	Fluoranthene (0.298 ppm)
Benzo[a]pyrene (0.141 ppm)	Fluorene (0.0185 ppm)
Benzo[b]fluoranthene (0.174 ppm)	Indeno[1,2,3-cd]pyrene (0.133 ppm)
Benzo[k]fluoranthene (0.0572 ppm)	Naphthalene (0.0127 ppm)
Chrysene (0.159 ppm)	Pyrene (0.296 ppm)

Additionally, seven discrete soil samples from the 5-foot interval were analyzed for lead and asbestos. Lead was detected at concentrations up to 221 ppm. Asbestos was flagged as “present” in one sample, but no value was given.

In November 2019, the southern half of the site (3032 SE Powell Blvd.) was divided into two Decision Units, and each Decision Unit was subdivided into 12 subunits. A single soil boring was advanced at a random location within each subunit, as shown on Attachment 9. Soil samples were collected at regular intervals from each boring through the depth of the fill material (generally at 5 feet, 10 feet, 20 feet bgs, etc.). A total of 32 discrete soil samples were collected from DU1, and 30 discrete soil samples were collected from DU2. All of the discrete soil samples from each Decision Unit were combined into one composite soil sample. The two composite soil samples were analyzed for diesel, heavy oils, metals, PAHs, and PCBs.

Heavy oils and lead were detected at concentrations up to 130 ppm and 78.1 ppm, respectively. Other metals were generally present at naturally occurring background concentrations. The following maximum concentrations of PAHs were also detected:

Anthracene (0.0502 ppm)	Dibenz[a,h]anthracene (0.0271 ppm)
Benz[a]anthracene (0.131 ppm)	Fluoranthene (0.393 ppm)
Benzo[a]pyrene (0.172 ppm)	Fluorene (0.0251 ppm)
Benzo[b]fluoranthene (0.189 ppm)	Indeno[1,2,3-cd]pyrene (0.152 ppm)
Benzo[k]fluoranthene (0.0583 ppm)	Naphthalene (0.0594 ppm)
Chrysene (0.187 ppm)	Pyrene (0.512 ppm)

Finally, 12 discrete soil samples from the 5-foot interval were analyzed for lead and asbestos. Lead was detected at concentrations up to 83.7 ppm. Chrysotile asbestos was reported as “present” in two of the samples.

2020 Environmental Site Investigations

In 2020, Home Forward acquired the south half of the site (3032 SE Powell) from Terry Emmert, and made plans with the Portland Housing Bureau to construct an apartment building on the combined site.

In January 2020, soil samples were collected from the three locations at the site where asbestos had been flagged as present, and the samples were analyzed for asbestos by a quantitative analytical method. No asbestos was detected in any of the samples.

In July 2020, two surface soil samples (labeled PG1 and PG2 on Attachment 9) were collected from a proposed playground area for the apartment building. Both samples were analyzed for 13 metals. Lead was detected at concentrations up to 74.8 ppm, while the other metals were generally present at background concentrations.

At the same time, methane concentrations were measured at 5 feet bgs in seven soil gas borings advanced beneath the planned apartment building footprint, as shown on Attachment 10. Methane was detected in all seven borings, at concentrations ranging from 0.3 pbv to 3.4 pbv.

2021 Methane Management Plan

In July 2021, Home Forward submitted plans to incorporate a combined radon and methane mitigation system into the building design. VaporBlock Plus VBP20 was chosen as the vapor

barrier. An additional geotextile layer would be installed above the vapor barrier to reduce the potential for damage to the vapor barrier during construction. A network of perforated pipes in gravel backfill beneath the barrier would capture methane and radon and vent the contaminants through 12 vent risers to above the building's roofline.

Site Redevelopment

A total of 19,646 tons of soils were excavated from the site from January to May 2022 and shipped to the Hillsboro Landfill for disposal. Construction of a 4-story, 206-unit apartment building at the site wrapped up in early 2024. In April 2024, methane readings were taken at 52 locations throughout the building as part of a methane gas survey. No methane was detected in any of the locations.

Nature and extent of contamination.

Imported fill soils at the site are impacted with diesel, heavy oils, lead and PAHs, and methane is present in soil gas.

4. RISK EVALUATION

Conceptual site model.

A conceptual site model identifies the sources of contamination at a site, the human or ecological receptors that could be exposed to the contamination, and the pathways by which the exposures could occur.

To evaluate human exposure to residual chemical contamination requires an assessment of the type and extent of that exposure. This is based on current and reasonably likely future site use. DEQ publishes risk-based concentrations (RBCs) for contaminants commonly encountered, for different types of exposure scenarios. These RBCs are conservative estimates of protective levels of contaminants in soil, groundwater and air. Table 1 shows potential exposure pathways and receptors for this site. Based on this, applicable RBCs are identified and used for risk screening.

Table 1. Identification of applicable RBCs, based on pertinent pathways and receptors

Pathway	Receptor	Applicable RBC?	Basis for exclusion
SOIL			
Ingestion, dermal contact, and inhalation	Residential	No	See Note 1.
	Urban residential	No	See Note 1.
	Occupational	No	See Note 1.
	Construction worker	Yes	
	Excavation worker	Yes	
Volatilization to outdoor air	Residential	No	See Note 2.
	Urban residential	No	See Note 2.
	Occupational	No	See Note 2.
Leaching to groundwater	Residential	No	See Note 3.
	Urban residential	No	See Note 3.

Pathway	Receptor	Applicable RBC?	Basis for exclusion
	Occupational	No	See Note 3.
SOIL GAS			
Volatilization to indoor air	Residential	Yes	
	Commercial	Yes	

Notes:

1. The site has been capped by buildings, paved areas, and imported topsoils. Residents and occupants of the site are unlikely to come into direct contact with residual contaminated soils.
2. Residual soil contaminants at this site (diesel, heavy oils, lead, and PAHs) are nonvolatile.
3. A municipal water supply is available to the area, and no domestic water wells have been identified in the vicinity of the site. This exposure pathway is not likely to be complete.

Contaminant concentrations.

Contaminants of Potential Concern (COPCs) are contaminants that are present at a site at concentrations exceeding an RBC for a complete exposure pathway. Over 19,000 tons of soil were removed from the site during construction of the apartment building, but contaminated fill soils extended up to 40 feet bgs and likely remain at the site. To be conservative, the maximum original concentrations of soil contaminants at the site will be used to determine if any COPCs are present.

Carcinogenic PAHs (cPAHs) are evaluated individually and in the aggregate to determine their risks to human health. At the Home Forward – SE Powell site, cPAHs were detected in five composite soil samples collected from the contaminated fill material. As shown on Attachment 11, the highest concentrations of each cPAH in the composite samples were multiplied by a toxic equivalency factor (TEF) and summed to derive a toxic equivalency (TEQ) relative to benzo[a]pyrene.

Construction and excavation workers may come into direct contact with residual contaminated soils at the site. Table 2 shows the maximum concentrations of contaminants detected in fill soils at the site, and compares those concentrations with DEQ's direct contact RBCs to determine if there are any COPCs.

Table 2. Screening for Construction and Excavation Worker COPCs for the Soil Ingestion, Dermal Contact, and Inhalation exposure pathway.

Contaminant of Interest	Maximum Soil Concentration	Construction Worker RBC	Excavation Worker RBC	COPC (Y/N)
Diesel	1,600 ppm	4,600 ppm	>MAX	N
Heavy Oils	2,590 ppm	NE	NE	N
Lead	586 ppm	800 ppm	800 ppm	N
Anthracene	0.0538 ppm	110,000 ppm	>MAX	N
Benz[a]anthracene	0.131 ppm	170 ppm	4,800 ppm	N

Contaminant of Interest	Maximum Soil Concentration	Construction Worker RBC	Excavation Worker RBC	COPC (Y/N)
Benzo[a]pyrene	0.172 ppm	17 ppm	490 ppm	N
Benzo[b]fluoranthene	0.189 ppm	170 ppm	4,900 ppm	N
Benzo[k]fluoranthene	0.0583 ppm	1,700 ppm	49,000 ppm	N
Chrysene	0.187 ppm	17,000 ppm	490,000 ppm	N
Dibenz[a,h]anthracene	0.0271 ppm	17 ppm	490 ppm	N
Fluoranthene	0.393 ppm	10,000 ppm	280,000 ppm	N
Fluorene	0.0251 ppm	14,000 ppm	390,000 ppm	N
Indeno[1,2,3-cd]pyrene	0.152 ppm	170 ppm	4,900 ppm	N
Naphthalene	0.0594 ppm	580 ppm	16,000 ppm	N
Pyrene	0.512 ppm	7,500 ppm	210,000 ppm	N
Total cPAHs	0.247 ppm	17 ppm	490 ppm	N

Notes:

1. The symbol “>MAX” signifies that the RBC for this pathway is greater than 1,000,000 ppm.
2. NE = Not Established. DEQ has not established RBCs for heavy oils. However, if the combined concentration of diesel and heavy oils is less than the RBC for an equivalent concentration of diesel, it can be assumed that the heavy oils will not pose an unacceptable risk to human health via this exposure pathway.

In addition, volatile contaminants in soil gas and sub-slab vapors may intrude into indoor air. The only contaminant known or suspected to be present in soil gas is methane, which was measured at concentrations up to 3.4 pbv. The lower explosive limit (LEL) of methane is 5.0 pbv, and DEQ has established a screening level of 1.25 pbv for methane (25% of the LEL). As methane concentrations at the site have exceeded the screening level, methane is considered a COPC for the site.

Human health risk.

Contaminants of Concern (COCs) are those chemicals at a site that present an unacceptable risk to human health or the environment.

Methane concentrations in soil gas were measured in two locations at the site in May 2017 and in seven locations in July 2020. Methane concentrations in the nine locations ranged from 0.23 pbv to 3.4 pbv. To address potential concerns from both methane and radon at the site, a passive sub-slab ventilation system was installed beneath the apartment building foundation during construction. Methane and radon are collected in a network of perforated pipes and directed through 12 vent risers to discharge points above the building’s roofline.

As methane concentrations at the site did not exceed the LEL of 5.0 pbv, methane mitigation was not required by DEQ as an engineering control, and DEQ did not review or approve the mitigation system design. Instead, the system functions as an additional protective measure to ensure that methane concentrations beneath the building foundation remain below the LEL.

Ecological risk.

An ecological risk assessment was not conducted for this site. The site is located in an urban area, and no surface water bodies were identified within a ½ mile radius of the site. The nearest sizable open areas are the Parry Center for Children campus (approximately 800 feet to the east), Powell Park (approximately 1,500 feet to the west), and Kenilworth Park (approximately 1,500 feet to the southeast). The site has been capped by new development, and only ornamental vegetation is present. No adverse impacts to ecological receptors from residual contamination are anticipated.

5. RECOMMENDATION

Following the completion of construction and based on sample results for soil and soil gas, acceptable risk levels are not exceeded, and a No Further Action determination is recommended for this site. The No Further Action determination will be recorded in Your DEQ Online (YDO) in ECSI file #4481.

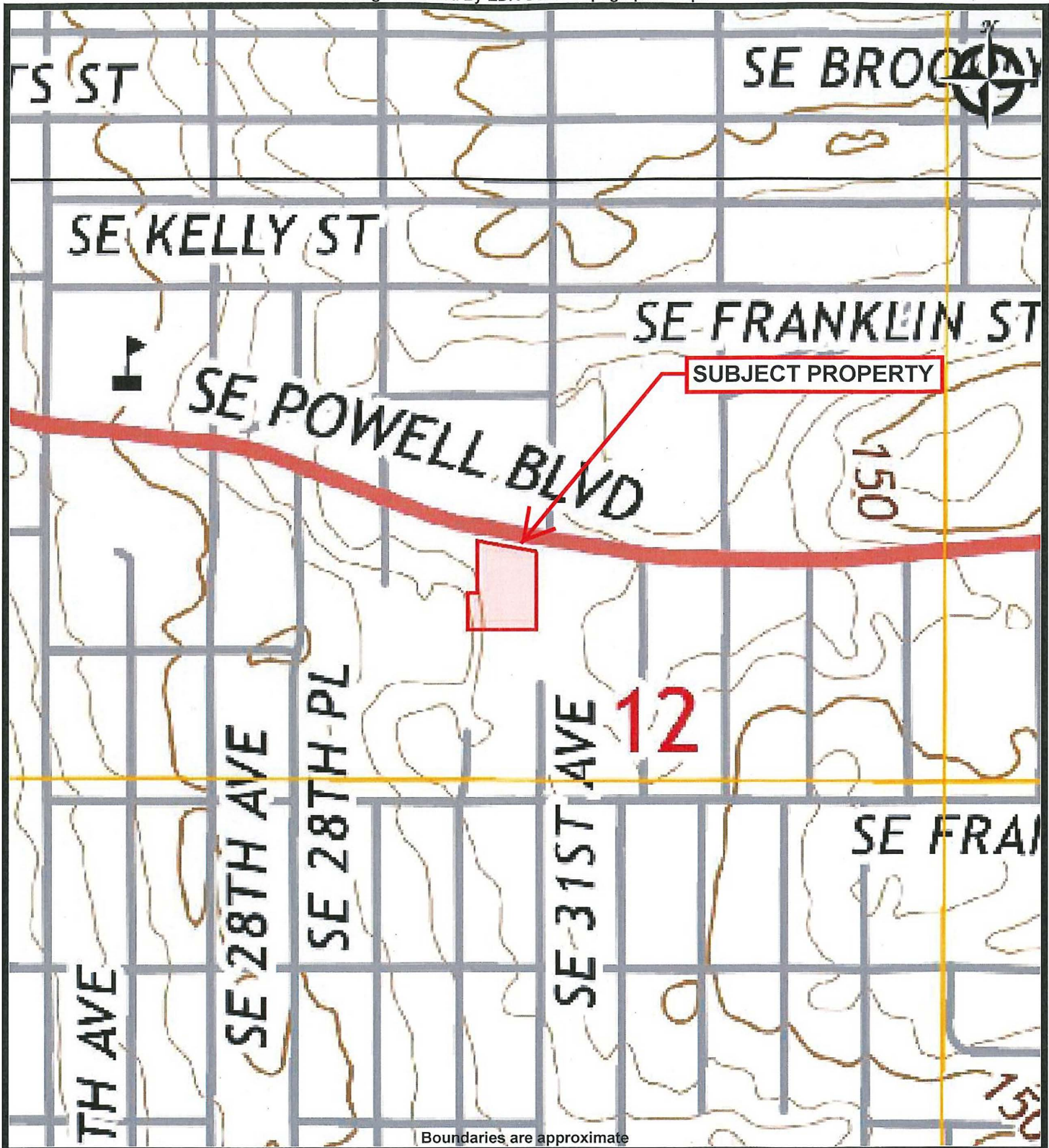
6. ADMINISTRATIVE RECORD

1. Dana Thompson Tanks & Soil “Phase II Subsurface Investigation” [Goforth Property] (April 2005).
2. Northwest Geotech “Phase II Environmental Site Assessment” [G&R Powell Property] (June 16, 2017).
3. Assessment Associates “Phase I Environmental Site Assessment” [3000 SE Powell] (July 5, 2019).
4. Assessment Associates “Phase I Environmental Site Assessment” [3032 SE Powell] (October 10, 2019).
5. Bridgewater Group “Report for Methane Gas Investigation” (August 24, 2020).
6. Bridgewater Group “Updated Phase II Environmental Site Investigations Report” [3032] (September 3, 2020).
7. Bridgewater Group “Phase II Environmental Site Assessment” [3000 SE Powell] (September 10, 2020).
8. Bridgewater Group “Soil Management Plan” (April 29, 2021).
9. Bridgewater Group “Methane Management Plan” (July 28, 2021).
10. Bridgewater Group “Construction Completion Report” (July 3, 2024).

7. ATTACHMENTS

1. Topographic Map
2. Aerial Photo
3. Zoning Maps
4. Boring Locations Map (2005)
5. Administrative Closure Memo (26-05-0108)
6. No Further Action Letter (2008)
7. Boring Locations Map (2017)
8. Decision Units Map (3000 Parcel)

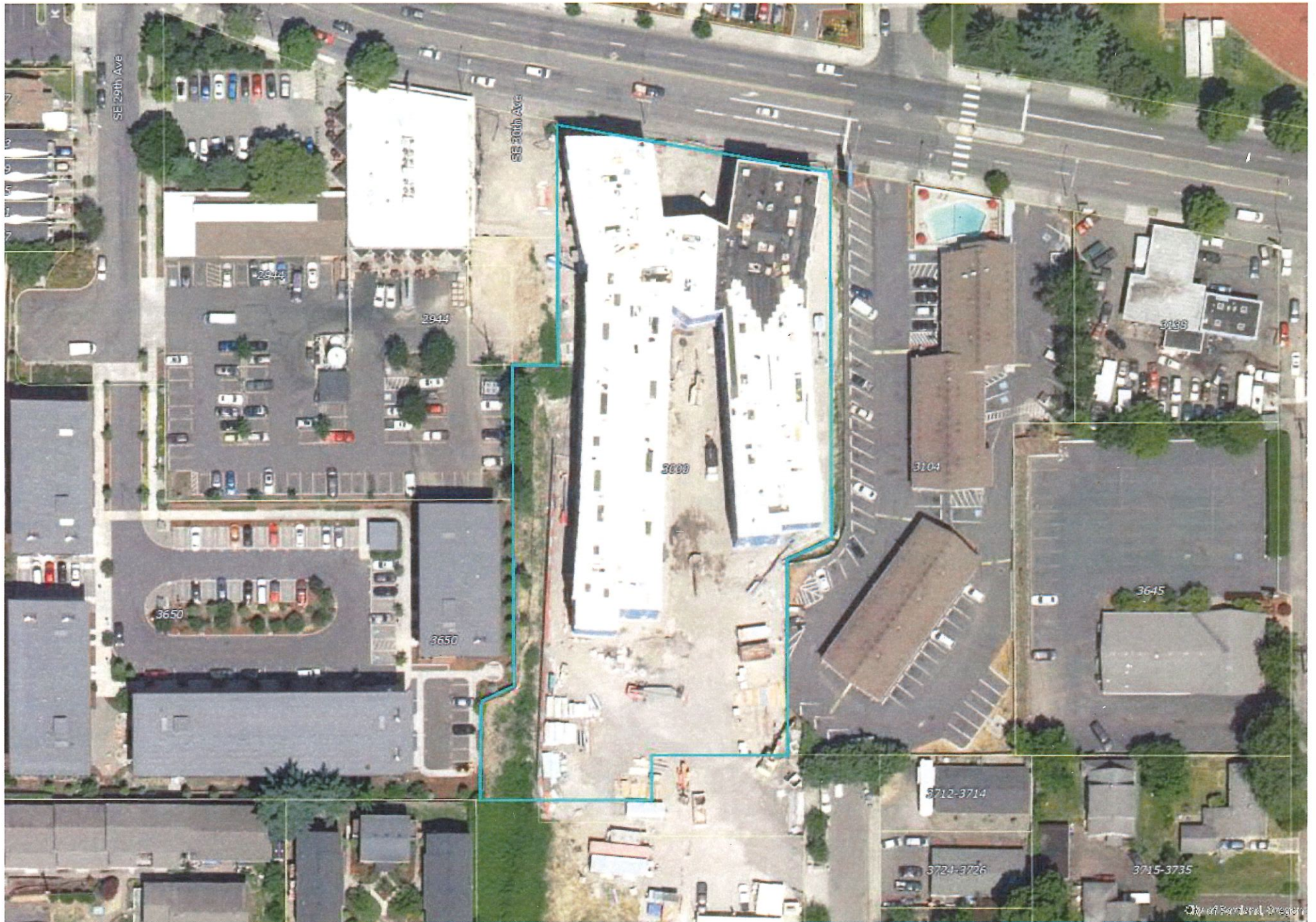
9. Decision Units Map (3032 Parcel)
10. Methane Sample Locations Map
11. Total cPAH Calculations



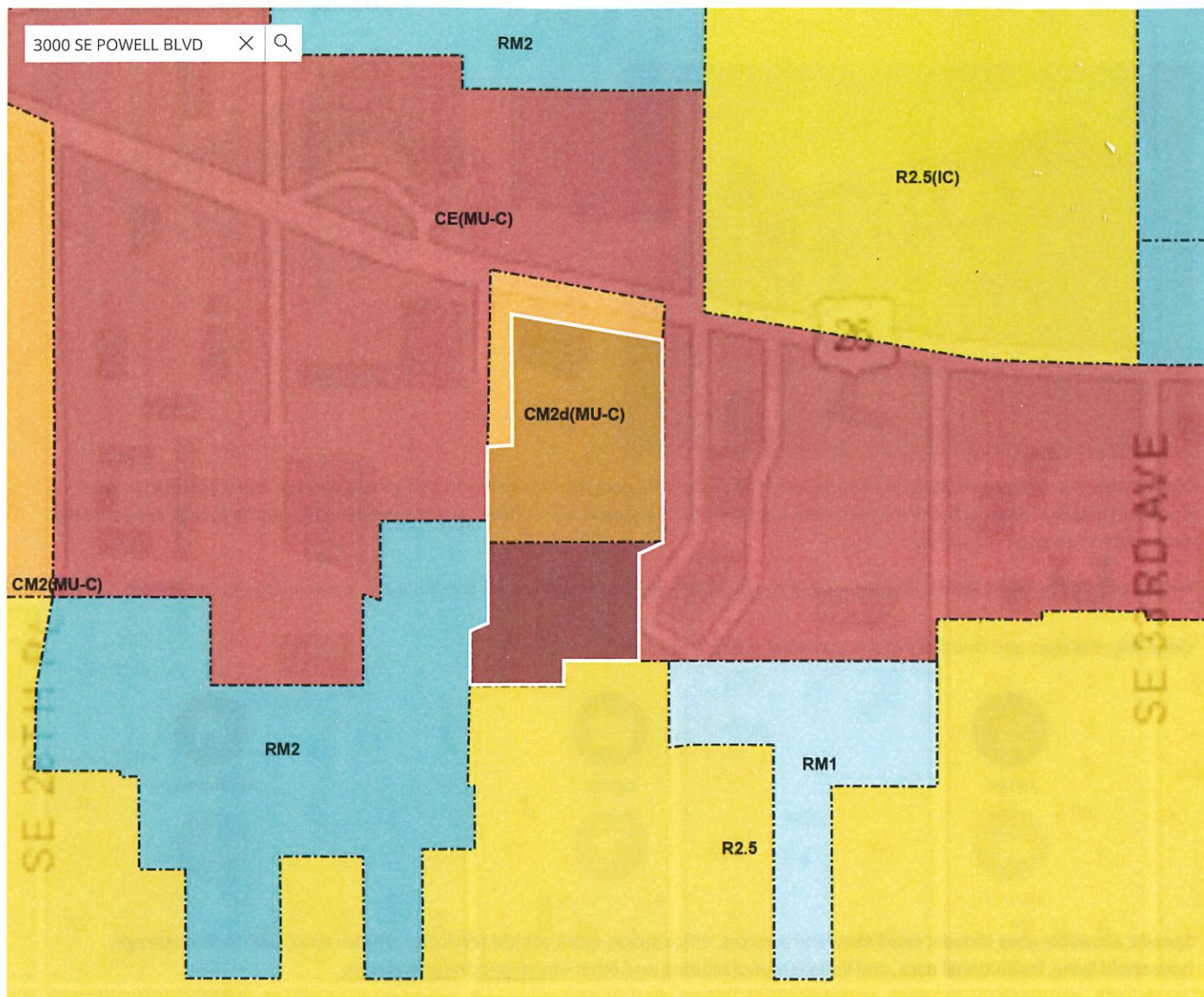
Northwest Geotech, Inc.
Northwest Testing, Inc.

ATTACHMENT 1 - LOCATION & TOPOGRAPHIC MAP

Powell Building Property
3000 SE Powell Boulevard
Portland, Oregon 97202



Attachment 2



Attachment 3



Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | City ... Powered by Esri

3000 SE POWELL BLVD

Comprehensive information for this property is available on PortlandMaps.com: [R328073](#)

The official zoning quarter section map(s) for this property is [3433](#)

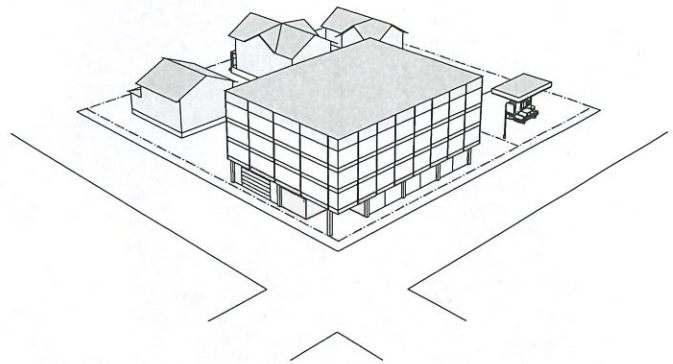
This property contains the following Comprehensive Plan Map Designation(s):

Mixed Use - Civic Corridor

Detailed zone summaries are available below.

Base zones

Commercial Employment (CE)



The **CE** zone is a medium-scale zone intended for sites along corridors in areas between designated centers, especially along Civic Corridors that are also major truck streets. The emphasis of this zone is on commercial and employment uses. Buildings are generally expected to be up to four stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: retail sales and services, office space, quick vehicle servicing, vehicle repair, self-service storage, household living, institutional uses, and limited manufacturing and other low-impact industrial uses.

Quick facts

Location

This zone is generally applied along major traffic streets such as SE Powell, SE 82nd and SW Barbur.

45'

maximum height, which is generally 4 stories

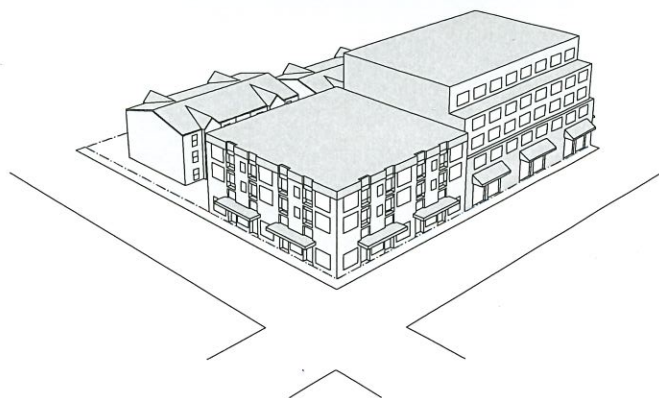
2.5:1 FAR

increasing to 4:1 with bonus provisions.

Parking

is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

Commercial Mixed Use 2 (CM2)



The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

Quick facts

Location

This zone is generally applied on prominent streets that are well served by transit, such as NW 23rd, SE Foster, N Lombard and NE Sandy.

45'

maximum height, which is generally 4 stories, increasing to 55' (5 stories) with bonus provisions in some areas.

2.5:1 FAR

increasing to 4:1 with bonus provisions.

Parking

is generally not required for non-residential uses, or for residential development that contains fewer than 30 dwelling units when development is located near transit. Parking is generally required for larger residential / mixed-use developments and in locations farther from transit.

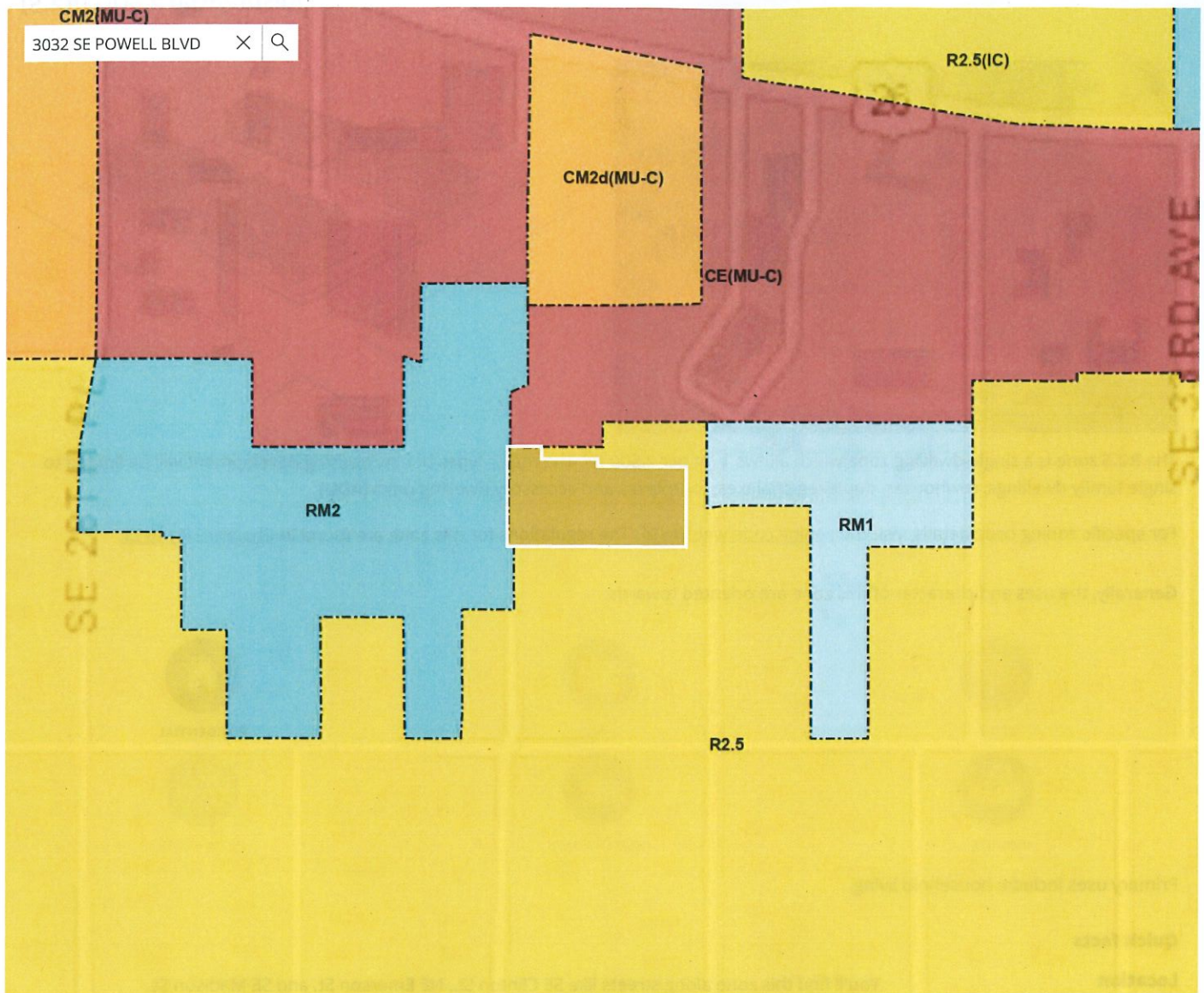
Overlay zones

Design (d)

The Design **(d)** overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.420](#).



Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | City ... Powered by Esri

SE POWELL BLVD

Comprehensive information for this property is available on PortlandMaps.com: [R713804](#)

The official zoning quarter section map(s) for this property is [3433](#)

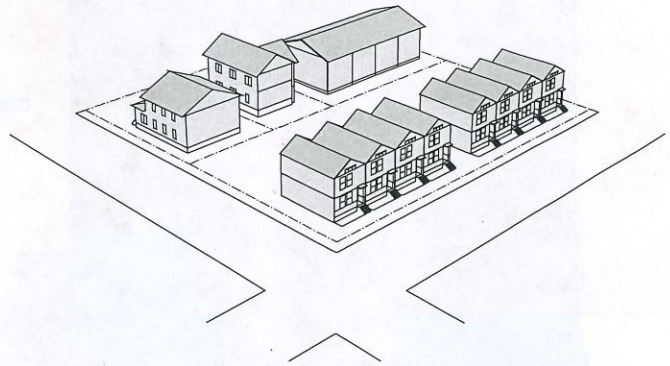
This property contains the following Comprehensive Plan Map Designation(s):

Single-Dwelling 2,500

Detailed zone summaries are available below.

Base zones

Residential 2,500 (R2.5)



The **R2.5** zone is a single-dwelling zone which allows 1 lot per 2,500 ft². The major types of new housing development will be limited to single family dwellings, rowhouses, duplexes, triplexes, fourplexes and accessory dwelling units (ADU).

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.110](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Primary uses include: household living.

Quick facts

Location

You'll find this zone along streets like SE Clinton St., NE Emerson St. and SE Madison St.

35'

maximum height, which is generally 2-3 stories

Maximum density

1 lot per 2,500 ft²

Parking

No minimum parking for residential uses

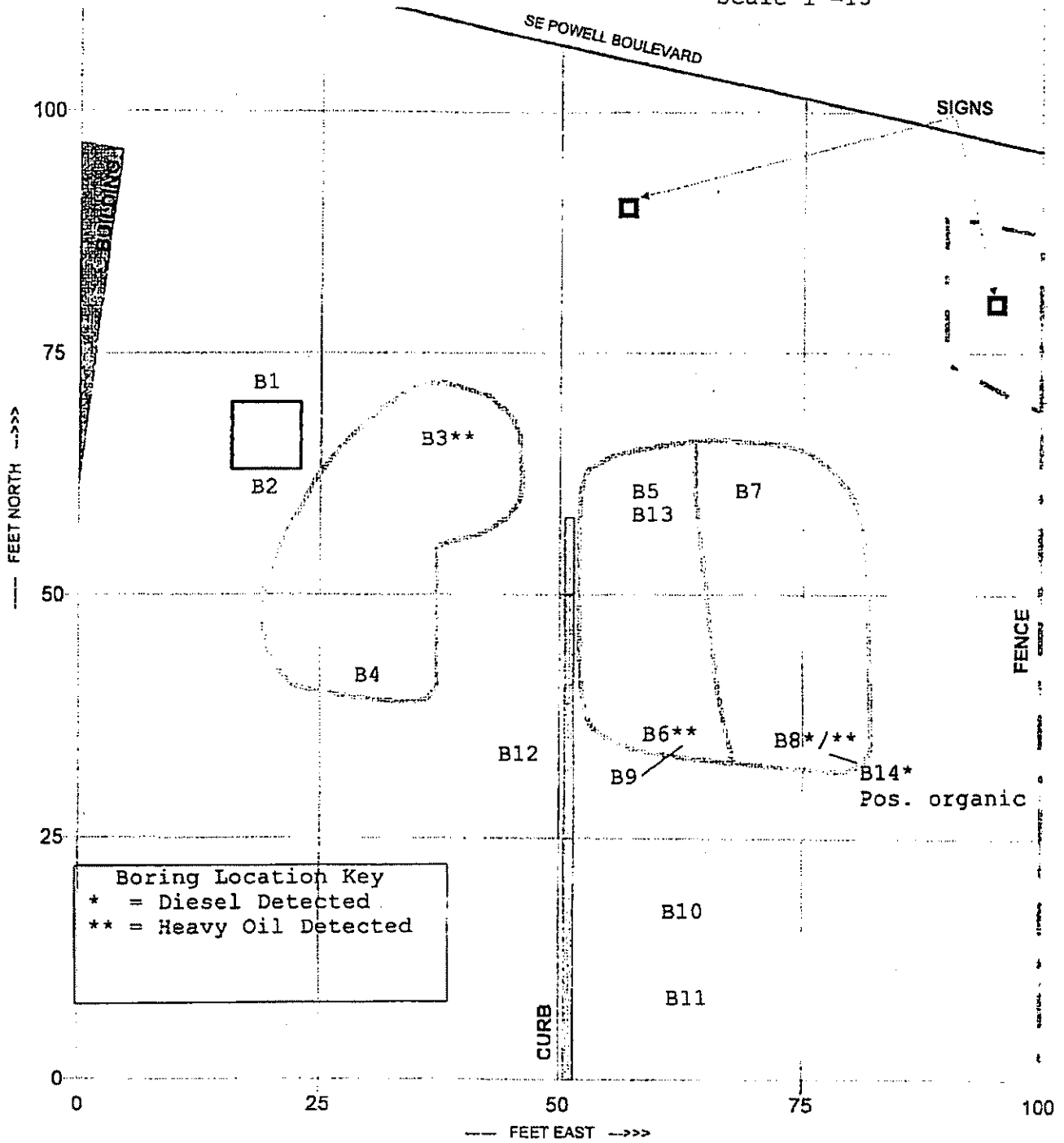


Attachment 4

Goforth
3000 SE Powell Blvd.
Portland, OR
DEQ File



Scale 1"=15'



Boring Location Key
* = Diesel Detected
** = Heavy Oil Detected

- DISTURBED-SOIL ZONE
- UNKNOWN OBJECT

State of Oregon
Department of Environmental Quality

Memorandum

To: LUST File #26-05-0108

Date: 04/20/2005

From: Stephanie Rawson
(NWR/UST)

Subject: Administrative Closure

This site has been administratively closed and transferred to Site Assessment due to the fact contamination does not appear to be related to a release from an UST but from contaminated fill material.





Oregon

Theodore Kulongoski, Governor

Department of Environmental Quality

Northwest Region-Eastside Office
1550 NW Eastman Parkway, Suite 290
Gresham, OR 97030-3832
(503) 667-8414
FAX (503) 674-5148

October 8, 2008

Mr. Pete Goforth
7831 SE Stark
Portland OR 97215

Re: No Further Action Determination
Goforth Property
3000 SE Powell Blvd
Portland, OR
ECSE #4481

Dear Mr. Goforth:

The Oregon Department of Environmental Quality (DEQ) has completed review of information related to the site at 3000 SE Powell Boulevard in Portland, Oregon, in accordance with an Independent Cleanup Pathway Program (ICP) agreement between DEQ and yourself issued in April 2007. Documents reviewed are listed in Attachment 1.

DEQ has determined No Further Action is required to address environmental contamination at the subject property. This determination is based on the regulations and facts as we not understand them, including but not limited to the following:

1. The site is located at 3000 SE Powell Boulevard in Portland, Multnomah County, Oregon, in Section 12 of Township 1 North (T1N), Range 1 East (R1E; Attach 2). The subject site is an active commercial establishment located on an approximately 1.19 acre lot in the Creston-Kenilworth area of Portland. The property is zoned GC, General Commercial. Land use in the project vicinity is predominately general commercial with residential areas to the north and south. The site is bordered by SE Powell Boulevard to the north, residential properties to the south, and commercial properties to the east (Motel 6) and west (Sunset Fuel).
2. The site is the current location of a dining/lounge establishment and a paved parking area. The establishment address has been associated with restaurant operations since approximately 1935. Much of the site consists of paved parking and vacant land.
3. A Phase I Environmental Site Assessment (ESA) was completed for the site in 2004 by Dana Thompson Tanks & Soil (DTTS), and a Phase II in 2005. In the Phase I investigation, several service stations and oil companies with historic addresses were identified with the Goforth Property. Although the ESA noted a 1960 Portland Fire Bureau record of a 3,000 gallon underground storage tank (UST) located at 3024 SE Powell Boulevard (historic address), no physical or documentary evidence of the UST or its final disposition could be found. In addition, two 10,000 USTs were located at the same address. The USTs were associated with a former heating oil delivery company, and were removed sometime in the 1950's or early 1960's. In Phase II work soil samples were collected from areas of concern identified in the Phase I ESA.
4. Analysis of soil at the site focused primarily on diesel and heavy oil range petroleum hydrocarbons (Attach 3). Laboratory analysis detected diesel range hydrocarbons at 391 ppm in

one sample, and heavy oil range hydrocarbons at 230 ppm, 303 ppm, 430 ppm, 434 ppm, and 2,590 ppm in five samples. The 2,590 ppm sample, B6-15, was collected 15 feet below ground surface (bgs). An attempt to collect a representative soil sample for constituent analysis failed. The samples were collected from a boring located approximately one foot from sample B6-15. Analytical results indicated non-detect (ND) for extended diesel range hydrocarbons in this area. Historical data, field observations and laboratory analysis suggested the petroleum impact identified at the site resulted from the use of contaminated fill material. Various types of fill materials documented in the Phase II ESA include brown silt, black stained soils, concrete, brick, rock and wood debris to a maximum depth of 16 feet bgs.

5. Diesel and heavy oil soil contamination are below DEQ risk-based screening values (RBCs) based on occupational site use. Groundwater was not encountered during sampling. There is no evidence of impacts to groundwater from site activity, and no surface waters in the immediate vicinity that could be impacted by the site. Future site use is expected to remain commercial.

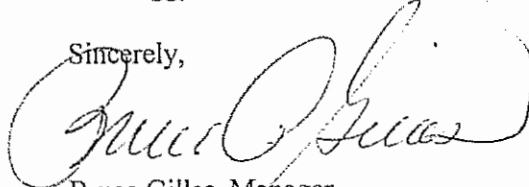
Subsurface fill material located on the property does not meet the DEQ definition of clean fill and subject to solid waste regulatory requirements if removed from the site. Residual contaminated soil excavated and transported off-site for disposal must be properly characterized and managed according to all applicable local, County and State regulations.

Based on this information, DEQ concludes that no further action is required at the 3000 SE Powell Boulevard site under the Oregon Environmental Cleanup Law, ORS 465.200 et. seq., unless new or previously undisclosed information becomes available that warrants further investigation. DEQ files and the Environmental Cleanup and Site Information (ECSI) database will be updated to reflect the NFA determination upon payment of DEQ oversight costs.

DEQ recommends keeping a copy of all of the documentation associated with this project with the permanent property records.

Thank you for your participation in the DEQ Cleanup Program and efforts to address site contamination issues. If you have any questions or comments about the information presented in this letter, please contact me at (503) 667-8414 (ext 55009) or Janelle Waggy at 503-667-8414 x55012.

Sincerely,



Bruce Gilles, Manager
Environmental Cleanup Program
Northwest Region

cc: Gil Wistar, Site Assessment Program, DEQ/HQ-LQ
Janelle Waggy, Site Assessment Program, DEQ/NWR-Gresham
Dawn Ismerio, DEQ

Attachment 1 - Documents Reviewed
Attachment 2 - Site Location
Attachment 3 - Sampling Data

Attachment 1

Goforth Property Site
Documents Reviewed

City of Portland, "*PortlandMaps Property Query Application*"

Dana Thompson Tanks & Soil, April 2005, *Phase II Subsurface Investigation, 3000 SE Powell Blvd., Portland, OR*

Dana Thompson Tanks & Soil, April 6, 2004, *Phase I Environmental Site Assessment, 3000 SE Powell Blvd., Portland, OR*

DEQ, September 22, 2003, *Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites.*

Oregon Water Resources Department (OWRD), "*Well Log Query Application*"

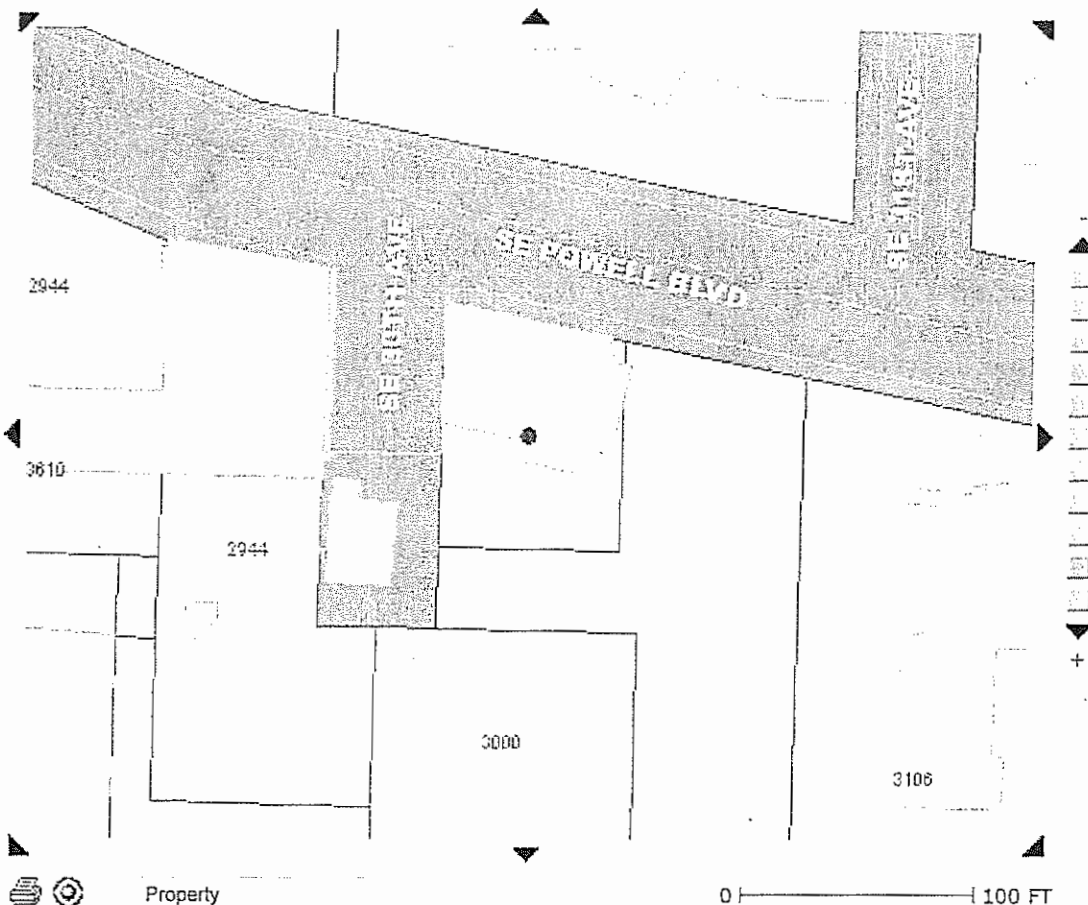
PortlandMaps

[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)3000 SE POWELL BLVD - CRESTON-KENILWORTH -
PORTLAND[Explorer](#) | [Property](#) | [Maps](#) | [Crime](#) | [Census](#) |
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Explore the area, view different themes

Property Detail

Long -122.63426 Lat 45.49679



City of Portland, Corporate GIS

9/19/2008

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO CITY'S METADATA. FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

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Table 1. January 17, 2005 Analytical Results, Method NWTPH-HCID

Sample ID	Depth	Gasoline	Diesel	Oil
✓B2-11.5	11.5'	ND	ND	ND
B3-8	8'	ND	ND	Yes
B3-12	12'	ND	ND	Yes
B3-15.5	15.5'	ND	ND	ND
B4-15	15'	ND	ND	ND
B5-7.5	7.5'	ND	ND	ND
B6-11	11'	ND	ND	Yes
B6-15	15'	ND	ND	Yes
B7-7.5	7.5'	ND	ND	ND
B8-11	11'	ND	Yes	Yes
B8-15.5	15.5'	ND	ND	ND

Table 2. January 17, 2005 Analytical Results Method NWTPH-DX, mg/kg

Sample ID	Depth	Diesel	Heavy Oil
B3-8	8'	ND	434
B3-12	12'	ND	303
B6-11	11'	ND	430
B6-15	15'	ND	2,590
B8-11	11'	391	230

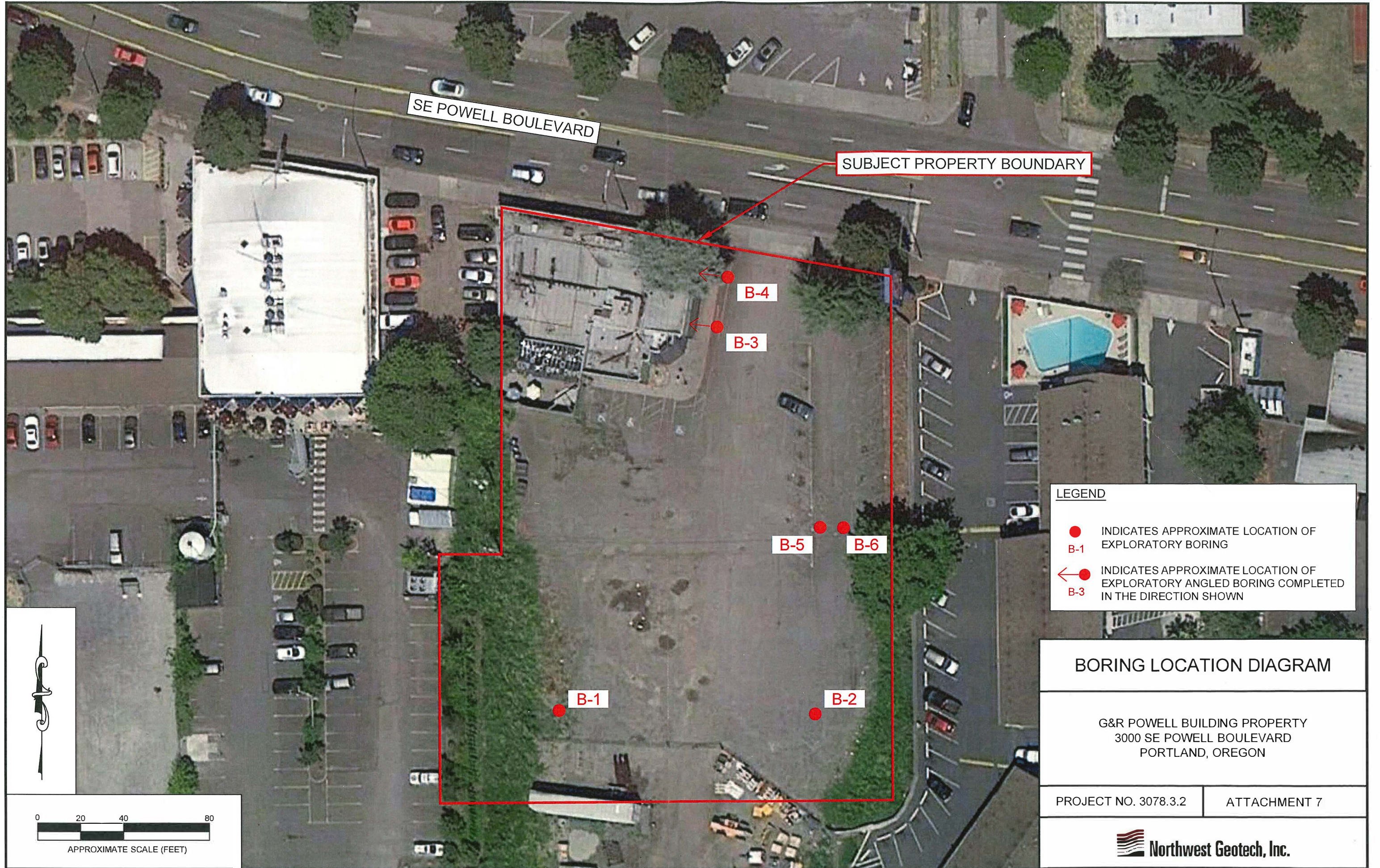
Table 3. March 16, 2005 Analytical Results Method NWTPH-DX, mg/k

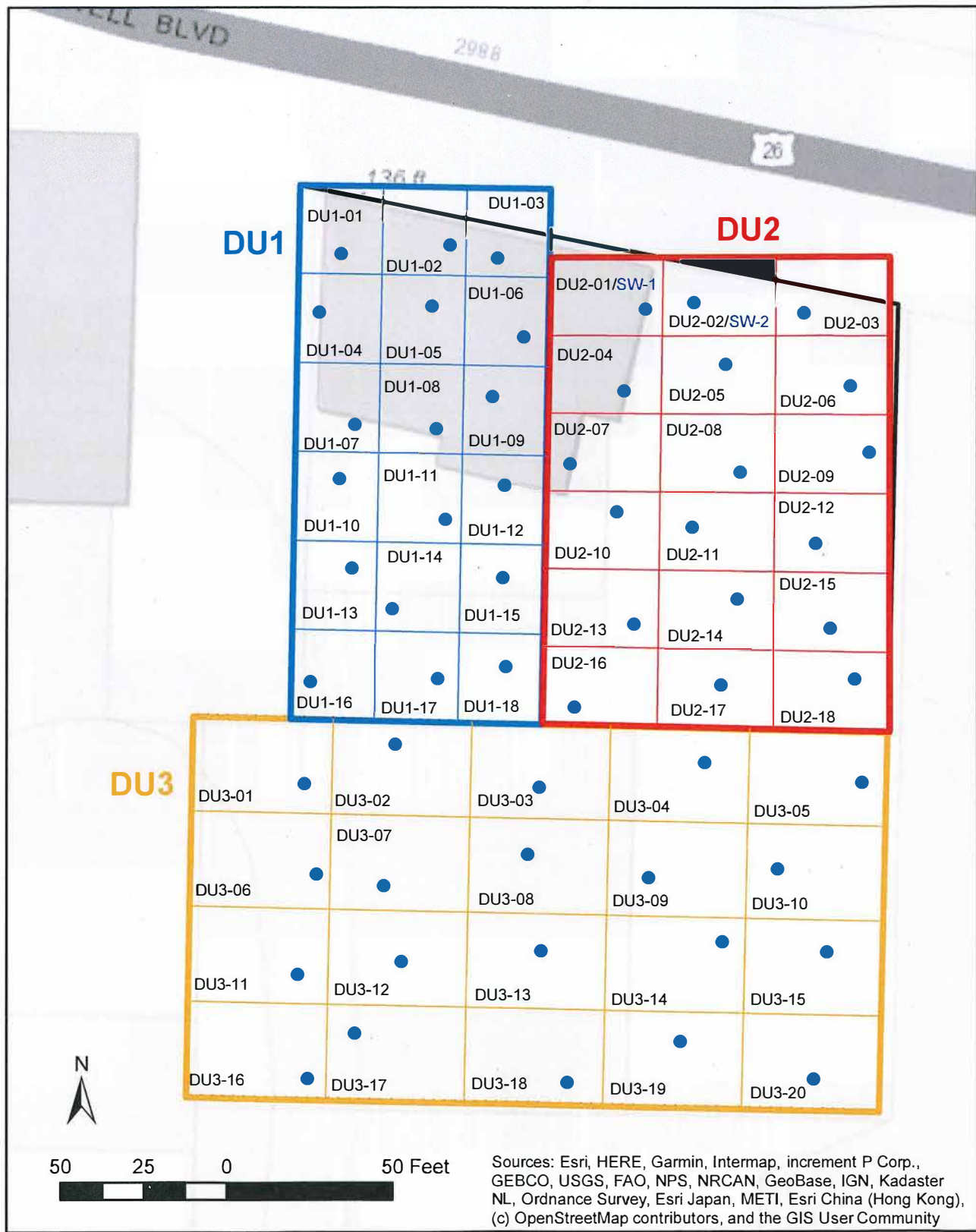
Sample ID	Depth	Diesel	Heavy Oil
B9-15	15'	59	ND
B9-19	19'	ND	ND
B9-28*	28'	ND	ND
B10-19 x	19'	ND	ND
B12-18 x	18'	ND	ND
B13-23 *	23'	ND	ND
B14-23 *	23'	ND	113**

* - Native soil

x - Drilling halted at this depth

** Lab note indicates could be organics





● Boring Location

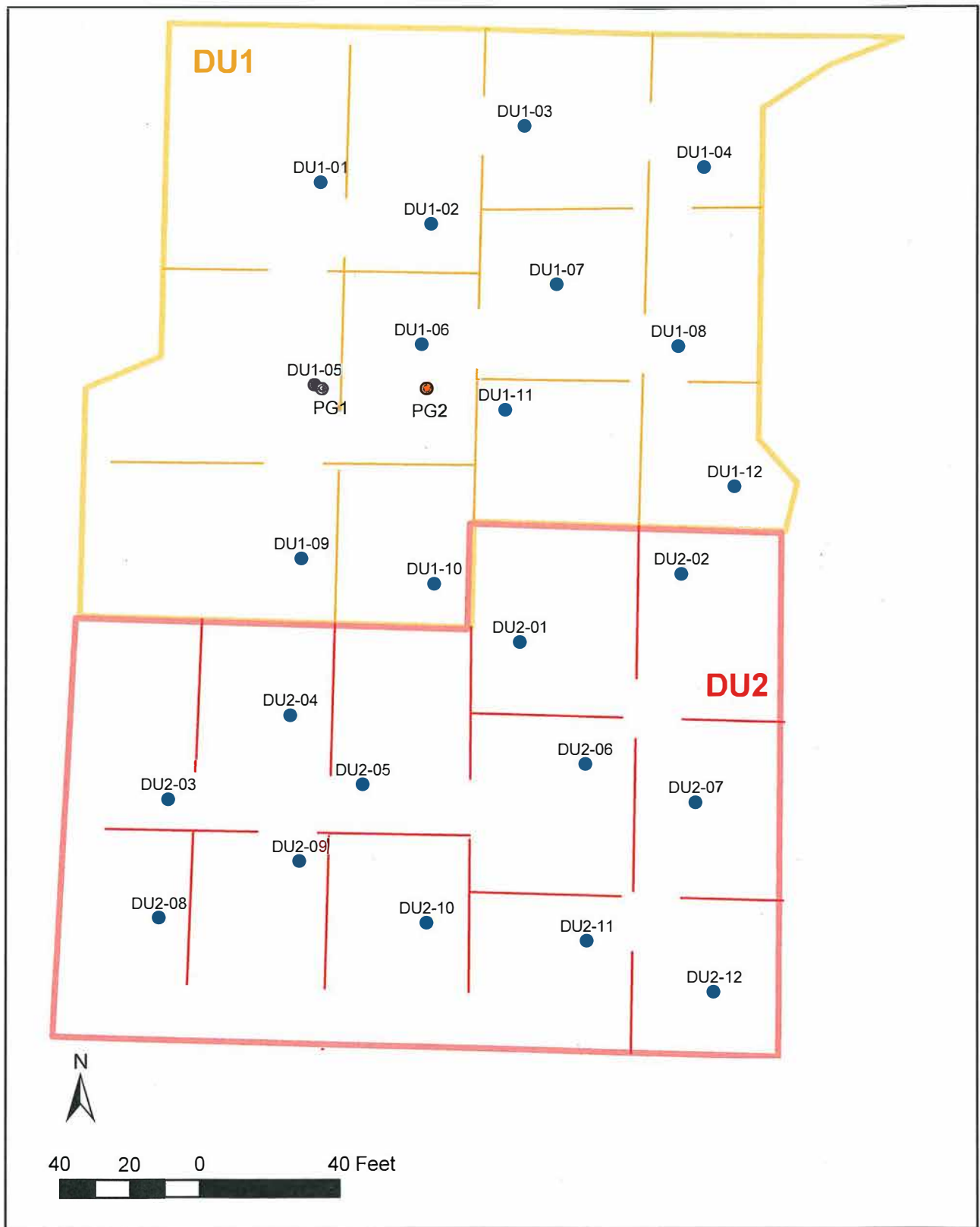
ISM Decision Unit Boring Layout and Boring Locations

Attach

8

Home Forward
3000 SE Powell
Portland, OR

BRIDGEWATER GROUP



- Boring Location
- Surface Soil Samples

ISM Decision Unit Boring Layout and Playground Soil Samples

Attach

9

BRIDGEWATER GROUP

Home Forward
3032 SE Powell
Portland, OR

Legend

 Approx. Enclosed Building Areas

 Playground Area

CH₄ = Methane

SG-2 - Methane Sample Location

CH₄-0.4% - Percent Methane

 Sample Result <1.25% action level

 Sample Result >1.25% action level

 Soil Sample 0-5' (Approx.)



Approx. Scale
0 50 100

BRIDGEWATER GROUP

Methane Sample Results

Home Forward
3000 & 3032 SE Powell
Portland, Oregon

Attach

10

Attachment 11**Calculation of Benzo[a]pyrene TEQ from cPAH Concentrations in Soil Samples**

Home Forward - SE Powell

Location ID:		Composite Fill Samples	
cPAH Analyte	TEF	Sample Concentration (mg/kg)	BaP TEQ (mg/kg)
Benz[a]anthracene	0.1	0.131	0.0131
Benzo[a]pyrene	1	0.172	0.172
Benzo[b]fluoranthene	0.1	0.189	0.0189
Benzo[k]fluoranthene	0.01	0.0583	0.000583
Chrysene	0.001	0.187	0.000187
Dibenz[a,h]anthracene	1	0.0271	0.0271
Indeno[1,2,3-cd]pyrene	0.1	0.152	0.0152
Benzo[a]pyrene TEQ			0.247

Compare to RBC

Notes:

BaP = benzo[a]pyrene

cPAH = carcinogenic polycyclic aromatic hydrocarbon

TEF = toxic equivalency factor (relative to benzo[a]pyrene)

TEQ = toxic equivalency (relative to benzo[a]pyrene)