

# Request for Comments

## Proposed Prospective Purchaser Agreement with Innovative Housing

**Comments due:** 5 p.m., Friday, Mar. 31, 2017

**Project location:** 1620 NW 14<sup>th</sup> Ave., Portland, OR

**Proposal:** DEQ seeks comments on its proposed consent order for a prospective purchaser agreement with Innovative Housing, Inc. concerning its acquisition of real property at the north end of the Pearl District in Portland.

**Highlights:** The 10,000 square foot property covers the southwest quarter of Block 26 of the former Hoyt Street Railyard and has been undeveloped since at least the 1950s. Innovative Housing is proposing to construct affordable housing (apartments) on the property. Along with providing affordable housing and redeveloping the vacant property, the apartments will cap residual contaminated soils and be constructed with a passive sub-slab ventilation system to address potential sub-surface methane gas concerns at the site.

DEQ created the prospective purchaser agreement program in 1995 through amendments to the state's Environmental Cleanup Law. The prospective purchaser agreement is a tool that expedites the cleanup of contaminated property and encourages property transactions that would otherwise not likely occur because of the liabilities associated with purchasing a contaminated site.

The proposed consent order will provide Innovative Housing, Inc. with a release from liability for claims by the State of Oregon under ORS 465.200 to 465.545 and 465.990, 466.640, and 468B.310 regarding existing hazardous substance releases at or from the property. The proposed consent order will also provide Innovative Housing with third party liability protection.

**How to comment:** Send comments to DEQ Project Manager Kevin Dana at 700 NE Multnomah St., Suite 600, Portland, OR, 97232-4100 or [dana.kevin@deq.state.or.us](mailto:dana.kevin@deq.state.or.us). For more information contact the project manager at 503-229-5369.

Find information about requesting a review of DEQ project files at:  
<http://www.oregon.gov/deq/about-us/Pages/Request-Public-Record.aspx>

Find the File Review Application form at:  
<http://www.oregon.gov/deq/about-us/Pages/Requesting-Public-Records-Form.aspx>

To access site summary information and other documents in the DEQ Environmental Cleanup Site Information database, go to <http://www.oregon.gov/deq/Hazards-and-Cleanup/env-cleanup/Pages/ecsi.aspx>, select "Search complete ECSI database", then enter **6103** in the Site ID box and click "Submit" at the bottom of the page. Next, click the link labeled **6103** in the Site ID/Info column. Alternatively, you may go directly to the database website for this page at <http://www.deq.state.or.us/Webdocs/Forms/Output/FPController.aspx?SourceId=6103&SourceIdType=11>.

If you do not have web access and want to review the project file contact the DEQ project manager.

**The next step:** DEQ will consider all public comments received by the close of the comment period before making a final decision regarding the proposed prospective purchaser agreement.



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[www.oregon.gov/DEQ](http://www.oregon.gov/DEQ)

**Accessibility information:** Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5696, or toll-free in Oregon at 1-800-452-4011, ext. 5696; or email [DEQInfo@deq.state.or.us](mailto:DEQInfo@deq.state.or.us).