



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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January 31, 2025

via email delivery

Kali Bose
Northwest Housing Alternatives
2316 SE Willard St
Milwaukie, OR 97222

RE: No Further Action Determination
for Rosemont Court, Portland
ECSI #6730

Dear Kali,

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Rosemont Court property (Site), including the closure report entitled *Closure Report Rosemont Court*, dated December 2004, which was submitted to DEQ by Cascade Environmental Solutions on your behalf. Rosemont Court is located at 597 N Dekum St, Portland, Oregon (Multnomah County Tax Map Lot 1N1E15BD-00114; Figure 1).

DEQ has determined that remedial action to address environmental contamination at Rosemont Court 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 DEQ's Staff Memo dated January 28, 2025:

- The Rosemont Court property is improved with a 97,000 square-foot Main Building and West Wing, originally constructed in 1916 as part of the Villa St. Rose Convent and a school for girls.
- The 1.87-acre Rosemont Court parcel was subdivided from the larger 7.7-acre former convent complex [referred to in DEQ's cleanup files as "Rosemont Commons Redevelopment" (ECSI #2762)].
- Lead-based paint was used historically on exterior building finishes. Over time, deteriorating, flaking paint contaminated surface soil surrounding the former convent buildings.
- In 2000, lead contaminated soil was reportedly removed from around the Site buildings; however, soil samples collected from the excavations indicated concentrations remained above DEQ's residential risk-based concentration (RBC) of 200 milligrams per kilogram (mg/kg).
- Based on site investigation data collected in 2023 to assess current lead concentrations, additional soil removal was needed to reduce risk to Site occupants from direct contact with contaminated soil.
- In July 2024, contaminated soil was removed from three decision units (DU) up to 3.5 feet below ground surface (bgs) and up to 6 feet horizontally out from the building foundation.
- Post-excavation soil samples analyzed for total lead were reported at a maximum concentration of 107 mg/kg, and below DEQ's residential direct contact RBC. Approximately 150 tons of contaminated soil were disposed at a Subtitle D landfill.
- Due to utility and irrigation line conflicts, one DU (DU-6A) was not sampled as part of the 2023 assessment. Lead concentrations from the 2000 investigation were reported at 771 mg/kg and exceed

DEQ's soil direct contact RBCs for residential and occupational receptors. However, based on Google Earth imagery, current Site conditions around DU-6 do not appear to be representative of conditions during the 2000 sampling. Further, the existing concrete sidewalk and established trees and hedges limit access with soil and likely reduce the potential for exposure to residual contamination in this area. Therefore, residual lead contamination in DU-6 is unlikely to pose an unacceptable risk to Site users.

- The Site is zoned Residential Multi-Dwelling 1. Current and future continued use of the Site are as an affordable senior housing facility.
- Portland Water Bureau supplies water to the Site and surrounding community. There is no current or potentially future beneficial use of groundwater within the locality of facility.
- Surface water is not present on or nearby the Site.
- Based on the depth of residual lead contamination and developed nature of the Site, there is not an ecological risk pathway.

Based on the available information, soil conditions at Rosemont Court 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 project status in Your DEQ Online 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.

Site documents supporting this No Further Action decision can be viewed at <https://ordeq.org/RosemontCourtDocuments>. DEQ recommends keeping a copy of all documentation associated with this removal action with the permanent facility records. If you have any questions, please contact Kara Master at (503) 229-5585, or via email at kara.e.master@deq.oregon.gov.

Sincerely,

Amanda Wozab
Amanda Wozab, Manager
Northwest Region Cleanup Section

Attachment(s): Site Map
DEQ Staff Memo

ecc: Kara Master, DEQ
Wes Thomas, DEQ
ECSI #6730 (ECSI #2762) files

State of Oregon
Department of Environmental Quality

Memorandum

Date: January 28, 2025

To: FILE

Through: Amanda Wozab, Manager
Northwest Region Cleanup Section

Wes Thomas, Environmental Engineer and Lead Worker
Northwest Region Cleanup Section

From: Kara Master, Project Manager
Northwest Region Cleanup Section

Subject: Rosemont Court (ECSI #6730)
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 Rosemont Court property (Site) in Portland, OR. As discussed in this report, contaminant concentrations in soil are below acceptable risk levels or have been determined by DEQ to not pose a significant risk for applicable exposure pathways.

The proposed NFA determination meets the requirements of Oregon Administrative Rules Chapter 340, Division 122, Sections 010 to 0140; and 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. A copy of the administrative record index is presented at the end of this report. Copies of reports referenced in this memo and other site documents are available in Your DEQ Online under ECSI #6730.

1. BACKGROUND

Site location.

The Site is located at 597 N Dekum St., Portland, Multnomah County, Oregon (Figure 1). The Site's location is further defined as geographic coordinates: 45.5722 latitude, -122.6728 longitude; and Multnomah County tax map ID 1N1E15BD-00114, Township 1 North, Range 1 East, Section 15.

Site setting.

The Site is comprised of a 1.87-acre tax lot improved with the 97,000 square-foot Rosemont Court affordable housing development. In addition to Site buildings, the Site is further improved with asphalt-paved driveways and parking lot, concrete sidewalks and landscaping, and grassed areas.

The Site is located in a primarily residential area of N Portland and bordered by single family houses and townhomes to the east, northwest and west, with an Albina Head Start located northeast. N Dekum Street borders the Site to the south, with additional residential properties adjoining south of N Dekum Street.

Physical setting.

According to the U.S. Geological Survey (USGS) Topographic map for the Portland Quadrangle Oregon-Washington 7.5-minute series, the Site is situated approximately 170 feet above mean sea level. Based on USGS's 2008 *Estimated Depth to Ground Water in the Portland, Oregon Area* map, groundwater is approximately 120 feet below ground surface. The Columbia Slough is located approximately 1-mile north of the Site.

Site history.

The 1.87-acre Rosemont Court parcel was subdivided from a larger 7.7-acre property. Rosemont Court's West Wing and Main Building were originally constructed in 1916 as part of the Villa St. Rose Convent and a school for girls that operated until 1993. According to Multnomah County property assessor records, Portland Development Commission (now Prosper Portland) acquired the Site in 2000. The former convent buildings were renovated to accommodate a 100-unit affordable senior housing facility called Rosemont Court. Northwest Housing Alternatives has operated the housing facility since 2000. By 2020, Rosemont Court needed significant rehabilitation, and in January 2021, Legionella was discovered in the water system. Due to health and safety considerations, all residents were relocated and continue residing offsite.

The 7.7-acre former convent complex was additionally improved with a gymnasium building, swimming pool, gazebo, boiler room, garage and incinerator. These outbuildings were demolished as part of redevelopment between approximately 2000 and 2001. The convent campus was subdivided into numerous parcels and construction of the surrounding residential properties began between 2000 and 2001.

Lead-based paint was used historically on exterior building finishes. Over time, deteriorating, flaking paint contaminated surface soil surrounding Rosemont Court. Site investigations identified a potential risk to residents, employees or other workers (i.e., landscapers, maintenance staff) from direct contact with lead contaminated soil.

2. BENEFICIAL LAND AND WATER USE DETERMINATIONS**Land use.**

According to the City of Portland's Bureau of Planning and Sustainability website, the Site is zoned Residential Multi-Dwelling 1 (RM1). The facility is currently unoccupied due to the health

concerns noted above in “Site History.” After construction of building upgrades and amenities are complete, housing services are anticipated to resume.

Groundwater use.

Drinking water is supplied to the Site and surrounding area by Portland Water Bureau. There are no current or reasonably likely future uses of groundwater at the site; therefore, DEQ does not consider exposure pathways associated with groundwater within the locality of facility (LOF) to be complete. In addition, based on the estimated depth to groundwater (approximately 120 feet bgs) and post-cleanup residual lead concentrations, there is no leaching to groundwater risk.

Surface water use.

Surface water is not present on the Site. The closest surface water body is the Columbia Slough, located approximately 1-mile north of the Site. Stormwater at the property drains to the municipal sewer system.

The LOF accounts for the likelihood of human or ecological receptors contacting contamination, including contaminant migration offsite. Based on Site use information and investigation data discussed in Section 3 below, the LOF is limited to the Site.

3. INVESTIGATION AND CLEANUP WORK

In March 2000, at the request of the City of Portland, DEQ reviewed a 1995 Phase I Environmental Site Assessment (ESA) Report prepared for the Portland Development Commission. DEQ provided a *Memorandum* documenting observations and recommendations of the Phase I ESA Report review. Of note, the *Memorandum* stated the Phase I ESA “shows some of the paint chips contain high lead levels. While most of this old paint is on interior walls, some is on exterior walls and trim, and may have caused isolated areas of lead contamination in surface soils.” For tracking purposes, DEQ’s cleanup section opened ECSI No. 2762 for the “Rosemont Commons Redevelopment” cleanup project that encompassed the entire former convent complex, including Rosemont Court. (Note: in order to document cleanup work completed at the Rosemont Court Site separately from the larger former convent complex, DEQ opened ECSI No. 6730.)

According to the *Final Report of Environmental Issues*, prepared by PBS Environmental (PBS, October 2000), PBS performed an assessment in May 2000 that detected lead in soil “...in all areas around the Convent Main Building and West Wing.” A figure depicting soil sample locations and initial lead concentrations was included as an attachment to the October 2000 report (see Attachment 2). The initial composite soil sample results for the areas around the Rosemont Court buildings (Areas 1, 2, 3, 6, 13, and 14) were reported as follows:

Table 1. 2000 Environmental Assessment Soil Results

Soil Sample Location	Lead Concentration (mg/kg)
Area 1	580
Area 2	9,260
Area 3	6,370
Area 6	1,870*
Area 13	4,030
Area 14	759

*Area 6 sample was reportedly collected from a gravel flower bed.

The PBS *Final Report of Environmental Issues* documents remediation of lead-impacted soils for the outlying buildings that were previously part of the larger convent complex. With respect to the main convent buildings, the report states, “removal of lead-contaminated soils around the perimeter of the Convent buildings will commence on October 12, 2000” and that PBS would report on that work upon completion. However, the convent soil removal report was not provided to DEQ for review and, when contacted by Cascade Environmental Solutions (Cascade) in August 2022 during performance of a Phase I ESA on behalf of Northwest Housing Alternatives, PBS located only a draft (unsigned) version of the report.

PBS emailed a summary of the lead concentrations following soil removal around the convent buildings which were in exceedance of the DEQ Risk-Based Concentration (RBC) of 200 milligrams per kilogram (mg/kg) in place at the time of the removal activity. According to the PBS email, the soil concentrations from the leave surface in 2000/2001 were as follows:

Table 2. 2000/2001 Post-Removal Soil Results

Soil Sample Location	Lead Concentration (mg/kg)
Area 1	187
Area 2	646
Area 3	433
Area 6	771
Area 13	484
Area 14	208

Soil removal activities in 2000 reportedly did not reduce lead concentrations below the residential RBC of 200 mg/kg; therefore, Cascade submitted a Phase II ESA Work Plan for DEQ review in August 2023 to assess current soil conditions around the Rosemont Court buildings. The Phase II Work Plan focused on sampling soil in areas (i.e., decision units [DU]) generally consistent with the 2000 assessment and an additional area (DU-6B) identified by DEQ during a site visit with Cascade (see Attached Decision Units Figure).

In September 2023, Cascade conducted investigation activities and collected soil samples from two depths below ground surface (bgs): 6-10 inches or 8-12 inches (designated by “A”) and 20-24

inches or 24-28 inches (designated by “B”). Ten soil increments were collected from each depth per DU and composited for laboratory analysis for total lead by EPA Method 6020B. During the assessment, samples were not collected from DU-6 due to utility and irrigation line conflicts, the existing concrete sidewalk and established landscaping. The sample results are summarized in Table 3 below.

Table 3. 2023 Phase II Soil Results

Soil Sample Location	Lead Concentration (mg/kg)
DU-1A	25.4
DU-1B	218
DU-2A	530
DU-2B	442
DU-3A	369
DU-3B	201
DU-6BA	41.2
DU-6BB	37
DU-13A	336
DU-13B	278
DU-14A	130
DU-14B	137

Note: Bolded values indicate exceedance of DEQ RBC of 200 mg/kg.

4. RISK EVALUATION

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 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.

Conceptual site model.

The conceptual site model (CSM) below identifies potentially complete exposure pathways for current and future Site users due to the pre-soil removal lead concentrations in surface soils surrounding the exterior of the building. Current and anticipated future use is residential. Exposure pathways were evaluated by risk-based screening for the following potential receptors:

- adults and children in current and future residential scenario,
- adults in current and future occupational scenario, and
- adults in future construction and excavation worker scenario.

As stated in Section 2, there is no current or reasonably likely beneficial use of groundwater within the LOF, and DEQ does not consider pathways associated with groundwater to be complete. Lead is not considered a volatile compound. Therefore, all of the indirect soil and groundwater exposure

pathways based on volatility are considered incomplete, per DEQ's Risk-Based Decision Making Guidance - Section B.3.4 (DEQ, 2003), and have been omitted from the CSM Table below. Further, the Site is primarily capped with buildings, asphalt pavement or concrete sidewalks, and residual contamination in soil greater than 3 feet bgs is not readily accessible to ecological receptors. Based on these lines of evidence, risk to ecological receptors is unlikely and has not been included in Table 5 below.

Table 5 shows potential exposure pathways and receptors for this Site. Based on this, applicable RBCs are identified and used for risk screening.

Table 5. Conceptual Site Model

Pathway	Receptor	Is RBC Exceeded?	Basis for Exclusion
SOIL			
Ingestion, dermal contact, and inhalation	Residential	Yes	
	Occupational	Yes	
	Construction worker	No	
	Excavation worker	No	
Leaching to groundwater	Residential	Yes	See Notes 1 & 2 below.
	Occupational	Yes	

Notes:

1. Groundwater is estimated at 120 feet bgs. Residual lead contamination in soil detected at 3.5 feet bgs is not likely to migrate to groundwater.
2. Local groundwater is not used for drinking water. Municipal water is provided to the Site and surrounding area. This pathway is not considered complete.

Nature and extent of contamination.

Based on the 2023 Phase II investigation, lead in soil at concentrations above applicable RBCs extended horizontally out from the buildings' foundation walls at least 3 feet and to an approximate depth of 28 inches bgs in three of the five DUs sampled. Based on the findings of the Phase II report, Cascade prepared a soil removal work plan to address these three DUs. DEQ reviewed and approved the soil removal work plan in June 2024 and Cascade began soil excavation activities at the Site in July 2024.

Lead contaminated soil was excavated in each of the three DUs up to approximately 3.5 feet bgs, and temporarily stockpiled onsite for waste characterization prior to transport offsite for disposal at a Subtitle D landfill. Post-excavation samples were collected from each of the DUs prior to backfilling with clean fill to document that soils left in place were below applicable RBCs. Soil sample results are summarized in Table 4 below.

Table 4. 2024 Post-Removal Soil Results

Soil Sample Location	Lead Concentration (mg/kg)
DU-2C	105
DU-3C	73.8
DU-13C	107

Contaminant concentrations.

After soil removal in 2000 and 2024, lead concentrations were not reported above the current soil direct contact RBCs for construction or excavation workers of 800 mg/kg. The lead concentration in DU-6 from the 2000 post-excavation sampling event was 771 mg/kg and exceeds current site-specific residential and occupational RBCs for direct contact with contaminated soil of 200 mg/kg and 400 mg/kg, respectively.

Human health risk.

Lead is the only contaminant of concern and lead concentrations in soil have been significantly reduced since 2000 through two removal efforts.

Although the 2000/2001 lead result in DU-6 exceeds DEQ's residential and occupational RBCs, residual lead contamination is unlikely to pose an unacceptable risk for the following reasons:

- 1) Current site conditions along the western side of the West Wing are not representative of those at the time of prior sampling. The gymnasium building was formerly located west of the Convent's West Wing, and the two buildings appear previously connected by a covered walkway or structure that is in a different configuration to the current landscaping (see attached Google Earth images). It is assumed that demolition of the gymnasium and redevelopment of the area immediately west of the West Wing into an asphalt-paved access driveway and parking lot would have involved some ground disturbance adjacent to the building.
- 2) The 2000/2001 concentrations likely represent a worst-case exposure scenario. DEQ does not anticipate site occupants to persist in this area due to its location next to the parking area and a lack of other desirable features (e.g., grass, benches, swings) for congregating. Due to the concrete sidewalk, and ground cover and vegetation (mulch, hedges, trees; see attached DU-6 Photo), the lack of accessible soil likely reduces the potential for direct contact with residual contamination in this area. Therefore, the residential RBC for lead in soil is likely overly conservative for this area.

Ecological risk.

Based on the depth of residual lead contamination and lack of habitat supportive of ecological receptors, there is not a complete ecological risk pathway.

5. RECOMMENDATION

Following removal of contamination and based on soil sample results, contaminant concentrations in soil are below acceptable risk levels or have been determined by DEQ to not pose a significant risk for applicable exposure pathways; therefore, a No Further Action (NFA) determination is

recommended for this Site. The No Further Action determination will be recorded in Your DEQ Online under ECSI #6730.

Note this NFA determination does not apply to the remainder of the larger former convent complex, listed in DEQ's cleanup database as Rosemont Commons Redevelopment under ECSI #2762.

6. ADMINISTRATIVE RECORD

1. Oregon DEQ. *Memorandum: Environmental Recommendations for Rosemont School Property, 597 N Dekum St.* March 15, 2000.
2. PBS Environmental, *Final Report of Environmental Issues: Rosemont Commons Redevelopment Project, Portland, Oregon.* October 11, 2000.
3. Cascade Environmental Solutions. *Phase I Environmental Site Assessment: NW Housing Alternatives- Rosemont Court.* September 9, 2022.
4. Cascade Environmental Solutions. *Focused Soil Investigation Work Plan: Rosemont Court.* August 20, 2023.
5. Cascade Environmental Solutions. *Phase II Environmental Site Assessment: NW Housing Alternatives - Rosemont Court.* December 4, 2023.
6. Cascade Environmental Solutions. *2024 Rosemont Court Work Plan.* June 25, 2024.
7. Cascade Environmental Solutions. *Closure Report Rosemont Court.* December 2024.
8. Google Earth images.

7. ATTACHMENTS

1. Site Map
2. 2000 PBS Site Figure
3. Decision Units Figure
4. Google Earth images, dated July 1990, July 2000, July 2001
5. Photograph DU-6



North



Figure 2- Site Map
August 2022
597 N Dekum | Portland, Oregon
Phase I ESA: Rosemont Court





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PORTLAND, OREGON
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SOIL SAMPLE LOCATIONS AND RESULTS
ROSEMONT COMMONS
PORTLAND, OREGON

MAY 2000

2

16277.000

1 OF 1

AREA 7
FOLLOW-UP:

9/12/00
197 mg/kg

9/21/00
9 mg/kg

AREA 9
FOLLOW-UP:

9/12/00
805 mg/kg

9/21/00
394 mg/kg

9/25/00
NE CORNER:
1,900 mg/kg

9/29/00
NE CORNER:
125-196 mg/kg

DISCRETE SOIL SAMPLES / TOTAL LEAD

RESULTS (mg/kg)

SS-1 551
SS-2 41.2
SS-3 33.6

COMPOSITE SOIL SAMPLES / TOTAL LEAD

RESULTS (mg/kg)

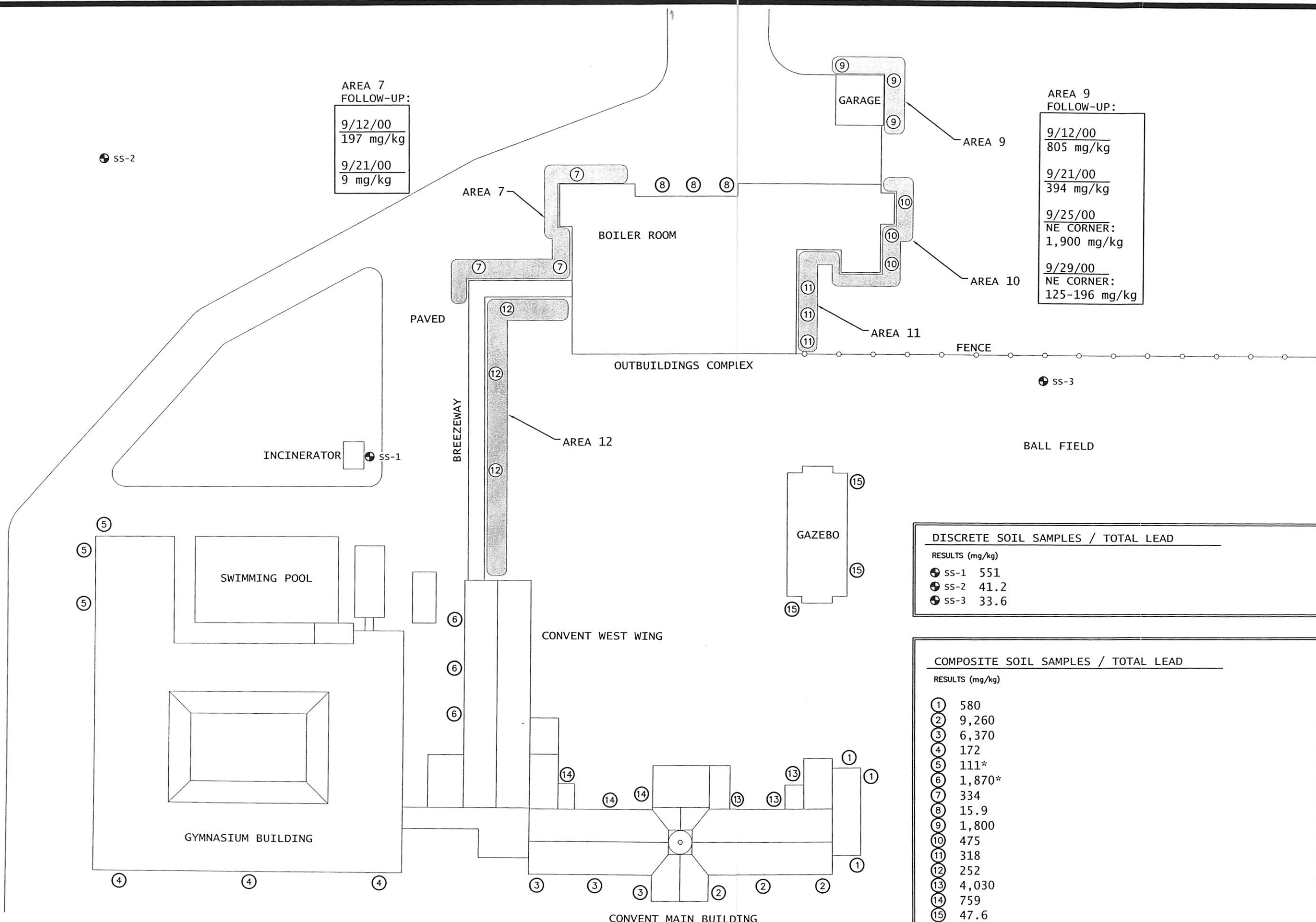
1 580
2 9,260
3 6,370
4 172
5 111*
6 1,870*
7 334
8 15.9
9 1,800
10 475
11 318
12 252
13 4,030
14 759
15 47.6

* NOTE: SAMPLE NO. 5 WAS TAKEN FROM SURFACE SOIL AT TOP OF ASPHALT.
SAMPLE NO. 6 WAS TAKEN IN A GRAVEL FLOWER BED.



SOIL SAMPLE LOCATIONS AND RESULTS

NOT TO SCALE





May 2000 Lead sample results above
Risky Based Concentrations (400
ppm) / Total Lead parts per million (ppm)
PRE-EXCAVATION

Sample 1	580 ppm
Sample 2	9,260 ppm
Sample 3	6,370 ppm
Sample 6	1,870 ppm
Sample 13	4,030 ppm
Sample 14	759 ppm

Autumn 2000 Lead sample results
above Risked Based Concentrations
(400 ppm) / Total Lead parts per
million (ppm) POST-EXCAVATION

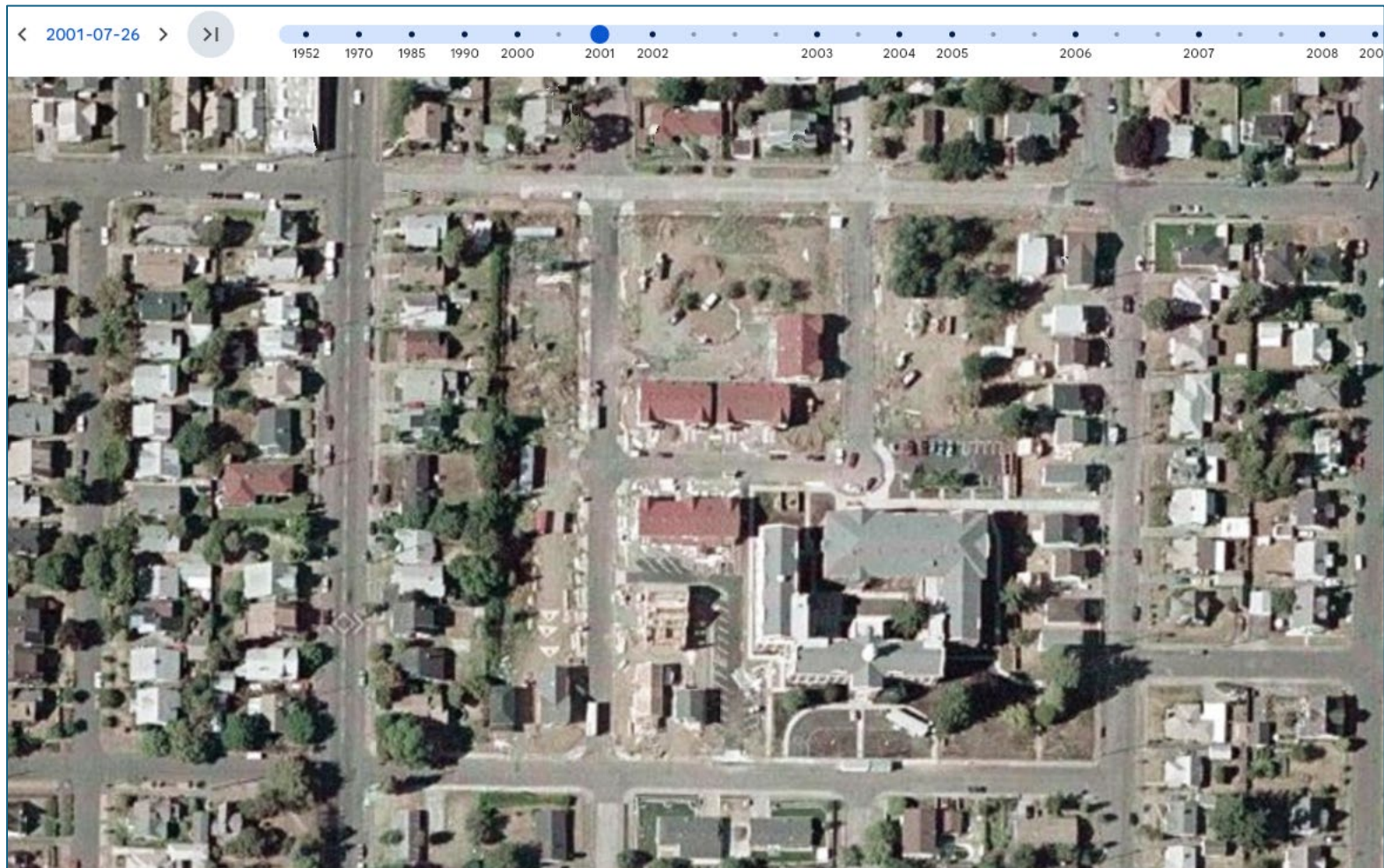
Sample 1	187 ppm
Sample 2	646 ppm
Sample 3	433 ppm
Sample 6	771 ppm
Sample 13	484 ppm
Sample 14	208 ppm



**Figure 3 - Historic Sample
Locations and Results
Pre- and Post 2000 Excavation
Rosemont Commons
597 N Dekum Portland, Oregon
Phase I ESA**



GOOGLE EARTH IMAGES





< 1990-07-15 > >|

1952 1970 1985 1990 2000 2001 2002 2003 2004 2005 2006



PHOTOGRAPH DU-6

