



Public Notice

DEQ Requests Comments on Proposed Certificate of Completion for M Carter Commons Property

Date posted: 7/1/26

The Oregon Department of Environmental Quality invites the public to submit written comments on a proposed Certificate of Completion for cleanup work performed at the M Carter Commons property in Portland.

How to provide public comment

Facility name: M Carter Commons

Project location: 3675 N. Interstate Ave., Portland

Comments due by: July 31, 2026, at 5 p.m.

Submit written comments:

By mail: Brian Church, Oregon DEQ, 700 NE Multnomah St., Suite 600, Portland, Oregon 97232

By email: brian.church@deq.oregon.gov

Proposal highlights

The Oregon Department of Environmental Quality is proposing to issue a Certificate of Completion in the form of an agreement with M Carter Commons Limited Partnership for the M Carter Commons property in Portland. The Certificate of Completion documents DEQ's finding that M Carter Commons Limited Partnership satisfactorily completed required work for site redevelopment and that no further remedial actions are required to protect public health and the environment. This is conditional upon adherence to specific conditions documented in a property deed restriction called an Easement and Equitable Servitudes.

Background

The M Carter Commons site is located at 3675 N. Interstate Avenue in Portland. The site was used for various purposes over time. In 1909, a gulch, including what is now Overlook Park, along the southern portion of the property was filled with municipal waste. Between 1924 and 1961, the property had two residences with detached garages constructed partially over the landfill. The Overlook Enco Service and Gasoline Station operated on the property from 1961 to 1971. This period included the installation of several underground storage tanks for fuel and above-ground fuel dispenser islands. A hoist and sump were constructed inside the gas station for servicing vehicles, and a tank was installed to collect waste oil. A heating oil tank was installed to heat the gas station building. The building was converted to an office in 1971 and expanded between 1971 and the 1990s. Kaiser Permanente purchased the property in 1981 for office and landscaping equipment storage.

Environmental investigations identified potential concerns associated with the historical landfill materials, including landfill gases like methane, as well as potential petroleum and waste oil releases from underground storage tanks, a heating oil tank, and a hoist and sump in the former service station area. On Nov. 22, 2024, M Carter Commons Limited Partnership entered into a Consent Order Prospective Purchaser Agreement, or PPA, with DEQ. The PPA included a scope of work for additional investigation and cleanup actions to ensure that contaminants in soil and possible methane and soil vapors beneath site buildings do not pose an unacceptable risk to residents of the planned residential facility. In lieu of soil sampling for volatile organic contaminants, the scope of work was adjusted to include construction of a vapor mitigation system to proactively manage soil vapors and to allow for vapor and landfill gas monitoring.

Under the PPA scope of work, M Carter Commons Limited Partnership agreed to:

- Investigate the heating oil tank, hoist, and sump areas for soil contamination. This was later modified to investigate soil vapor risks associated with potential contamination in these areas.
- Investigate petroleum contamination around the former underground storage tank pit.
- Investigate and, if necessary to protect human health, cap contamination in surface fill materials in the former landfill area that would not be covered by the building's footprint.
- Investigate methane associated with former landfill materials.
- Prepare a Remedial Action Plan to address any risks associated with soils, vapors, or landfill gases.
- If required to implement a remedial action to address vapor intrusion or methane risks, perform appropriate monitoring to demonstrate system performance and effectiveness.
- Investigate a possible tank identified during geophysical survey.
- Prepare a Hazardous Building Materials Survey Plan, Contaminated Media Management Plan, Soil Cap Management Plan, and provide stormwater management plans for the site
- Prepare a Closeout Report to document all actions taken throughout the cleanup project.

DEQ has determined that M Carter Commons Limited Partnership has satisfactorily completed the scope of work including placement of a soil cap, development of various DEQ-approved plans, installation of a vapor mitigation system, and execution of an Easement and Equitable Servitudes for the site. No further remedial actions are required of M Carter Commons Limited Partnership at the site to protect public health, safety and the environment, conditional upon adherence to the restrictions in the Easement and Equitable Servitudes, including a DEQ-approved Performance Monitoring Plan to monitor soil vapor under DEQ oversight.

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.

For more information

View cleanup site and project information on [Your DEQ Online](#). [View project documents online](#).

If you do not have web access and want to review the project file, contact Brian Church, DEQ project manager, at 503-830-4442 or brian.church@deq.oregon.gov to view the documents at a DEQ office.

Environmental Cleanup Site Information (ECSI) ID: 6702

The next step

DEQ will consider any comments received during the comment period once it closes. If DEQ determines to issue the Certification of Completion for the PPA, it will be executed by DEQ.

Non-discrimination statement

DEQ does not discriminate on the basis of race, color, national origin, disability, age, sex, religion, sexual orientation, gender identity, or marital status in the administration of its programs and activities.

For translation and other formats, visit DEQ's [Civil Rights and Environmental Justice page](#).

DEQ seeks comments on proposed Certificate of Completion for a commercial property in North Portland

The Oregon Department of Environmental Quality seeks comments on a proposed Certificate of Completion for environmental cleanup work that M Carter Commons Limited Partnership completed under a Prospective Purchaser Agreement scope of work at the M Carter Commons property at 3675 N Interstate Avenue in Portland. Historically utilized as a municipal landfill, gasoline station and medical office, the property was recently redeveloped into an affordable senior housing facility. DEQ has determined the cleanup activities in the Prospective Purchase Agreement scope of work to be complete and protective of human health and the environment.

For more information: To view project documents and information on how to comment on this proposed action by July 31 at 5 p.m., see the public notice at ordeq.org/public-notice.