

Greetings Josh, Zach and Brendan,

Nina DeConcini here, from DEQ. I wanted to pass on the information below to several of you at the City so you were all aware at the same time. Ken Thiessen, of DEQ's NW Region Clean Up staff, has also had a phone conversation with Don Mazziotti this am. I have cc'd him and Scott Manzano, his manager, on this email.

Per your request, the Oregon Department of Environmental Quality has reviewed environmental site data from the Terminal T-1 facility, located at 2500 NW Front Ave. Portland, to determine if the previous DEQ No Further Action determination for industrial use of the site is applicable for a more conservative residential use of the property. The available analytical data supports residential use of the property. The Terminal T-1 facility information supporting this conclusion for the Terminal 1 facility is presented below.

The 2005 remedial Investigation (RI) at the Terminal T-1 facility identifies several potential sources of contamination that were included in the investigation. These included two underground storage tanks, (USTs), a former automotive shop, and a warehouse. The chemicals evaluated were petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), metals and volatile organic carbons (VOCs).

The site was thoroughly investigated, which documented the presence of metals concentrations that were generally consistent with natural background concentrations, with the exception of lead detections exceeding background but below residential risk-based levels. VOCs were sporadically detected slightly above the method detection limits but the pattern and low levels of detection did not indicate a significant environmental release and are also below residential screening criteria.

Comparing the analytical data in the RI to residential criteria supports a similar interpretation to the one made by DEQ in 2005. Specifically, there are low levels of PAHs and petroleum hydrocarbons at the site, as expected to occur in urban industrial locations. However, the substances present in soil are below residential criteria with the exception of soil from a single sample (of 37 samples collected) which exceed for several polycyclic aromatic hydrocarbons (PAHs), diesel, and residual oil range petroleum. This single sample is not representative of site-wide conditions, and a more realistic exposure assessment would likely result in an acceptable site-wide risk determination for both residential and occupational scenarios. On this basis, DEQ has determined that there does not appear to be a cause for concern for direct contact exposure to soil considering a residential exposure scenario at the T1 site.

Please do not hesitate to call me, Ken or Scott with questions.

Sincerely,

Nina DeConcini
Oregon Department of Environmental Quality
NW Region Division Administrator