



# Oregon

Kate Brown, Governor

## Department of Environmental Quality

Northwest Region

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TTY 711

August 16, 2021

Ray Young, Executive Director  
Urban Renewal Agency, City of Troutdale  
219 E. Historic Columbia River Highway  
Troutdale, OR 97060

*via electronic mail*

RE: No Further Action Determination  
Troutdale Riverfront Redevelopment site  
ECSI # 5224

Mr. Young:

The Oregon Department of Environmental Quality (DEQ) has completed review of available file information for the 19.57-acre Troutdale Riverfront Redevelopment site (ECSI# 5224). The site consists of Multnomah County tax lots 1N3E25BD00104, 1N3E25BD00105, 1N3E25BD00106 located in Township 1 North, Range 3 East, Section 25 of the Willamette Meridian. Addresses are 302, 320, and 410 NW 257<sup>th</sup> Way in Troutdale, OR.

DEQ has determined that remedial action to address environmental contamination at the site is complete. Much of the investigation and cleanup work at the site was completed under a Prospective Purchaser Agreement (PPA) signed between the Urban Renewal Agency of the City of Troutdale (URA) and DEQ in 2017. No further action is required other than implementation of the Contaminated Media Management Plan (CMMP, 2021) approved by DEQ. This determination is based on DEQ regulations and the facts as we now understand them, including but not limited to the following:

1. The northern 11 acres of the site were occupied by the former City of Troutdale sewer treatment works from 1969 to 2001. The southern site had a number of uses, most notably a wool pullery from the 1890s through 1960s.
2. Multiple phases of environmental investigation were completed at the site, starting in 2006 and continuing through the PPA signed with DEQ. Contaminants detected at the site included arsenic, lead, and semi-volatile organic compounds. No significant impacts to groundwater or surface water were observed.
3. Cleanup activities completed either prior to or under the PPA included removal of buried sheep carcasses and contaminated soil, underground tank decommissioning, and abatement of hazardous building materials associated with demolition of site structures. Work was completed in 2020 under DEQ. Cleanup was completed to standards protective for both commercial or multi-family residential use.

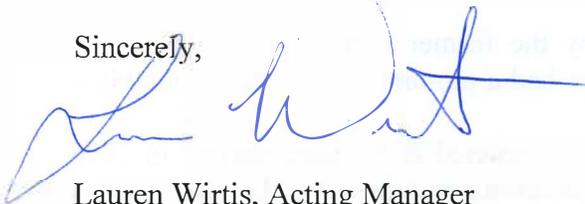
4. At present, subsurface soil contamination (arsenic) remains in two localized site areas. It is buried and does not pose a risk to public health or the environment if left undisturbed. A CMMP has been developed to govern work in the areas where contamination remains.
5. Troutdale has completed a Partition Plat to promote redevelopment of the site with a likely mix of retail, office, and multi-family residential uses. Risk screening and cleanup were completed assuming these uses. The site is currently vacant, excepting an unused water tower and "disk golf" course.
6. A staff memo was completed by DEQ in April 2021 outlining site cleanup activities and proposed decision-making, including both a Certification of Completion for the 2017 PPA and no further action decision for the site. Public notice was issued on May 1 and completed May 30, 2021. No comment was received.
7. The Certification of Completion issued by DEQ and the Oregon Department of Justice, and recorded with the Multnomah County Circuit Court (Case# 18CV05034) on July 15, 2021.
8. City of Troutdale has indicated that the Certification of Completion, CMMP, and NFA determination for the site will be filed with the property deed. A copy of the recorded document will become part of DEQ's administrative record.

Soil contamination remains in two small areas (EP-03 and LW-2, at depth) above risk-based screening values. DEQ approves leaving this contamination in place provided that controls described above remain in place. Any future work in these areas must be completed consistent with the CMMP and in accordance with DEQ regulations and policies.

Based on the available information, conditions at the parcel are protective of public health and the environment as long as the engineering and institutional controls are maintained. The Troutdale Riverfront Redevelopment site requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., 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 will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision. We recommend your keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Dan Hafley at (503) 229-5417, or via email at [hafley.daniel@deq.state.or.us](mailto:hafley.daniel@deq.state.or.us).

Sincerely,



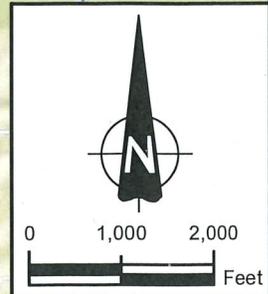
Lauren Wirtis, Acting Manager  
Northwest Region Cleanup Section

Attachments: Site Location Map  
Protective Soil Cover Map

Ec: Dan Hafley, DEQ  
Rebecca Wells-Albers, DEQ  
Cheyenne Chapman, DEQ

John Kuiper, Wood  
Daniel Schall, Wood  
Ed Trompke, Jordan Ramis

Cc: NWR Cleanup Files, ECSI# 5224



CITY OF TROUTDALE

Wood Environment & Infrastructure Solutions, Inc.  
15862 SW 72nd Ave., Suite 150  
Portland, OR 97224



TROUTDALE URBAN RENEWAL AGENCY PROPERTY

SITE LOCATION MAP

DATE	October 2020
SCALE	1" = 2,000 feet
PROJECT NO.	7-61M-125855
FIGURE	1

DRAWN BY: SD CHECKED BY: GT



**LEGEND:**

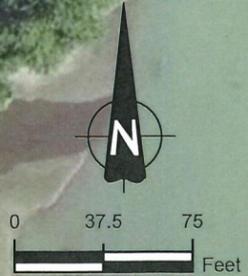
- Protective Soil Cover Location
- Site Boundary

**LW-2 Cover (30' x 30')**  
 Average elevation for cover surface: 40.57  
 Depth of cover: 3' below ground surface with geotextile demarcation layer at bottom of cover  
 Centroid Coordinates (Oregon State Plane North, Feet): 7719120.08, 689382.70

**EP-03 Cover (10' x 10')**  
 Average elevation for cover surface: 43.14'  
 Depth of cover: 4.5' below ground surface with geotextile demarcation layer at bottom of cover  
 Centroid Coordinates (Oregon State Plane North, Feet): 7719319.92, 689499.26

Water Tower

Former Large Eastwind Warehouse



	CITY OF TROUTDALE	<b>wood.</b>	TROUTDALE RIVERFRONT REDEVELOPMENT PROPERTY	DATE DECEMBER 2020
	Wood Environment & Infrastructure Solutions, Inc. 7376 S.W. Durham Road Portland, OR 97224		PROTECTIVE SOIL COVER LOCATIONS	SCALE 1" = 75'
				PROJECT NO. 7-61M-125855
				FIGURE 3

DRAWN BY: SD CHECKED BY: GT