



Engineering +  
Environmental

# **Phase I Environmental Site Assessment**

Hawthorne Bridgehead  
Portland, Oregon 97204

Prepared for:  
Multnomah County  
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## **SUPPORTING DATA**

### **TAB 1 – FIGURES**

- Figure 1 Site Vicinity Map
- Figure 2 Site Plan

### **TAB 2 – PHOTOGRAPH DOCUMENTATION**

- Site Visit Photographs
- Historical Aerial Photographs

## **APPENDICES**

### **APPENDIX A – CONTRACT AND RESUMES**

- PBS Proposal/Contract to Provide a Phase I Environmental Site Assessment
- Resumes/Staff Qualifications

### **APPENDIX B – STANDARD ENVIRONMENTAL RECORDS SEARCH REPORT**

### **APPENDIX C – ALL APPROPRIATE INQUIRY DOCUMENTS**

- ASTM Requirements Cross Reference Table
- Preliminary Title Report (not provided)
- Client/User Questionnaire
- Property Owner/Representative Questionnaire (not provided)
- Field Checklist
- Glossary

### **APPENDIX D – RESEARCH DOCUMENTS**

- City Directory Records
- DEQ Facility Profiler Records
- Well/Borehole Records
- Sanborn Fire Insurance Maps
- Permits
- Tax Map
- Soil Map

### **APPENDIX E – USER-PROVIDED DOCUMENTS**

- Notes on First and Main Construction (undated)

National Register of Historic Places Inventory – Nomination Form for Jefferson Substation (1980)

GRI, May 19, 1999, Phase I and II Environmental Site Assessment, Proposed Multnomah County Public Services Building, Portland, Oregon (excerpt)

**ACRONYMS AND ABBREVIATIONS USED IN THIS REPORT MAY INCLUDE:**

AAI – All Appropriate Inquiry  
AST – above-ground storage tank  
ASTM – American Society for Testing and Materials  
AUL – activity and use limitation  
bgs – below the ground surface  
cVOCs – chlorinated volatile organic compounds  
CERCLA - Comprehensive Environmental Response, Compensation and Liability Act  
CESQG – Conditionally Exempt Small Quantity Generator (of hazardous waste)  
CR2K – Community Right-to-Know  
DEQ – Oregon Department of Environmental Quality  
EDR – Environmental Data Resources, Inc. (regulatory database search provider)  
EPA – U.S. Environmental Protection Agency  
ESA – environmental site assessment  
ft – feet  
HOT – heating oil tank  
HSIS - Hazardous Substance Information System  
ID - identification  
LLP - landowner liability protections  
LUST – leaking underground storage tank  
µg/L – micrograms per liter  
mg/kg – milligrams per kilogram  
msl – mean sea level  
NE - northeast  
NW - northwest  
NWTPH – Northwest Method Total Petroleum Hydrocarbons  
ODOT – Oregon Department of Transportation  
PAHs – polycyclic aromatic hydrocarbons  
PBS – PBS Engineering and Environmental  
PCB – polychlorinated biphenyl  
PCE – perchloroethene; aka tetrachloroethene  
PGE – Portland General Electric  
RBCs – DEQ risk-based concentrations  
RCRA- Resource Conservation Recovery Act  
SE - southeast  
SW – southwest  
TCE – trichloroethene  
TPH – total petroleum hydrocarbons  
UIC – underground injection controls (e.g., drywells)  
UST – underground storage tank  
VOCs – volatile organic compounds

## 1.0 EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was conducted by PBS Engineering and Environmental Inc. (PBS) for the property ("site" or "*subject property*") located at the Hawthorne Bridgehead in Portland, Oregon. The assessment was conducted for Multnomah County.

### Property Description and Current Use

The *subject property* consists of two segments: the north segment is located north of the Hawthorne Bridge ramp to SW Madison Street; the south segment contains an out-of-use vehicle ramp. Both segments are covered with grass and shrubs. A portion of the south segment is leased to an adjacent restaurant, which uses it for outdoor dining.

### Historical Use – Subject Property

The *subject property* was developed with multiple commercial buildings by 1889, including retail shops, warehouses, a theatre, a "Chinese" laundry, boarding houses, and a wagon storage building. In the 1910s, a scrap metal storage yard was present on the southern segment of the *subject property*. In 1950, a small machine shop was present on the south portion of the site. The use of the *subject property* for retail shops, boarding, and warehouses was relatively unchanged until the 1960s when structures on both segments of the *subject property* were removed in order to realign the ramps from the Hawthorne Bridge, work that included the placement of imported fill to raise the grade of the ramps. The subject property has remained vacant since, but has been used as staging areas for construction on adjacent properties to the west.

### Historical Use – Adjoining Properties

Adjacent portions of the *subject property* blocks were developed with commercial buildings by 1889, typically occupied by hotels or other lodgings, retail shops and warehouses, and these uses remained essentially unchanged until blocks to the north and west were redeveloped in the 1990s and 2000s. The adjacent former Portland General Electric (PGE) transformer/substation building located to the south and west of the *subject property*, was constructed in 1909. A small brick building currently occupied by the restaurant "Veritable Quandary" was historically used as a "marble works" and subsequently as unspecified retail stores. Properties to the east, across SW Naito Parkway (formerly known as Front Avenue), were cleared of structures when Harbor Drive was constructed in the 1940s. A west adjacent property was associated with soil and groundwater contamination from historical uses that included a gas station. This site was redeveloped recently, with contaminated soil removed to a depth of approximately 37 feet bgs and groundwater, present at a depth of approximately 32 feet bgs, treated to remove volatile organic compounds (VOCs).

### Regulatory Review

United States EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the *subject property* due to contaminant migration; the *subject property* does not appear on any of the reported databases. A west-adjacent property, recently redeveloped, underwent contaminated soil and groundwater removal resulting from historical uses that included a gas station. Regulatory closure included restrictions on groundwater use. Based on a review of the remaining listed sites, none appear to pose a significant environmental concern to the *subject property*.

### Recognized Environmental Conditions

Based on the findings of this study, no *recognized environmental conditions* are associated with the *subject property*.

**Controlled Recognized Environmental Conditions**

Based on the findings of this study, no *controlled recognized environmental conditions* are associated with the *subject property*.

**Historical Recognized Environmental Conditions**

No *historical recognized environmental conditions* were identified in connection with the *subject property*.

**Other Issues of Concern**

*Other Issues of Concern* were identified during this assessment and are discussed in Section 8.0 of the report.

**PBS Opinion**

In PBS' opinion, the following additional investigation is warranted:

- Shallow soil testing should be performed in the portion of the *subject property* located nearest the former PGE substation/transformer building to evaluate the potential for the presence of PCBs and to determine proper disposal of soils during site redevelopment.
- A geophysical survey should be conducted to determine whether the exterior drain on the east side of the Jefferson Station building is connected to the municipal stormwater system or to an on-site stormwater-management feature.
- Soil testing in the areas where undocumented fill materials was placed is warranted in order to determine proper reuse or disposal. Redevelopment plans should include contingencies for segregating and disposing of suspect soils if they are encountered within fill materials.

**Limitations (see Section 11.0 of the report for additional information)**

- This assessment was performed in general compliance with EPA AAI Rules (November 2013) and the ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.
- The report should be read in its entirety (text and attachments) before decisions are made based on the findings provided in the Executive Summary. PBS is not responsible for utilization of less than the complete report.
- A glossary of terms is provided in Appendix C.