



Engineering +
Environmental

Phase I Environmental Site Assessment

140 SW Columbia Street
Portland, Oregon 97201

Prepared for:
Multnomah County
401 NE Dixon Avenue, Suite 274
Portland, Oregon 97227

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

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- ASTM Requirements Cross Reference Table
- Preliminary Title Report
- Client/User Questionnaire
- Property Owner/Representative Questionnaire
- Field Checklist
- Glossary

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- City Directory Records
- Well/Borehole Records
- Sanborn Fire Insurance Maps
- Tax Map
- Soil Map

APPENDIX E – PREVIOUS ENVIRONMENTAL STUDIES

- PBS Environmental, July 1997, Phase One Environmental Property Assessment Update, KOIN Building, Pendleton Building and Block 128, Portland, Oregon (excerpt)
- URS, June 14, 2007, Phase I Environmental Site Assessment, 100 SW Columbia Development Site, Portland, Oregon (excerpt)

ACRONYMS AND ABBREVIATIONS USED IN THIS REPORT MAY INCLUDE:

ASTM – American Society for Testing and Materials

bgs – below the ground surface

BTEX –benzene, toluene, ethylbenzene, and xylenes

DEQ – Oregon Department of Environmental Quality

Dx – diesel-range petroleum hydrocarbons

EPA – U.S. Environmental Protection Agency

EDR – Environmental Data Resources, Inc.

ft – feet

Gx – gasoline-range petroleum hydrocarbons

HOT – heating oil tank

LUST – leaking underground storage tank

µg/L – micrograms per liter

mg/kg – milligrams per kilogram

NE - Northeast

NW - Northwest

NWTPH – Northwest Method Total Petroleum Hydrocarbons

PAHs – polycyclic aromatic hydrocarbons

PBS – PBS Engineering and Environmental

PCE – perchloroethene; aka tetrachloroethene

RBCs – DEQ risk-based concentrations

SE - Southeast

SW – Southwest

TCE – trichloroethene

TPH – total petroleum hydrocarbons

USGS – United States Geological Service

UST – underground storage tank

1.0 EXECUTIVE SUMMARY

A Phase I ESA was conducted by PBS for the property (“site” or “*subject property*”) located at 140 SW Columbia Street in Portland, Oregon. The assessment was conducted for Multnomah County.

Property Description and Current Use

The *subject property* consists of the entirety of Block 128, bound on the north by SW Columbia Street, on the south by SW Clay Street, on the east by SW 1st Avenue and on the west by SW 2nd Avenue. The site is occupied by paved surface and underground parking.

Historical Use – Subject Property

The *subject property* block contained residential buildings, a hotel, and retail shops by 1889; these uses remained relatively unchanged through the 1980s when all structures were removed and the site was redeveloped as surface parking and a vehicle ramp for access to the west-adjacent underground parking lot. Historical tenants of environmental significance in commercial buildings included a machine shop and a cleaners; however, it is not known if dry-cleaning occurred on the site. The *subject property* was evaluated by PBS and other consultants in the mid-1990s. Three monitoring wells were installed on the *subject property* to evaluate groundwater contamination from solvents. Low levels of TCE and PCE were detected in groundwater, which was present at depths greater than 50 feet bgs. Soil testing showed trace levels of toluene and xylenes, as well. No definitive sources for these contaminants were identified. Studies also indicated that groundwater on the south portion of the site flowed to the southwest, while groundwater on the north portion of the site flowed to the northeast.

Based on the depth to groundwater and the low levels of contaminants present beneath the *subject property*, no additional environmental studies were considered to be warranted following the previous investigations.

Historical Use – Adjoining Properties

Adjacent properties were in mixed residential and commercial use by the late 1880s. Commercial uses at that time included hotels, a cobbler shop, and a wire mattress manufacturer. By approximately 1909 there was a bread factory to the north, a commercial laundry to the west, and a public market and ice plant to the southwest, but many adjacent properties remained in residential use or contained hotels or boarding houses. The public market subsequently became the Civic Auditorium (now known as the Keller Auditorium). The area around the auditorium underwent redevelopment as part of the 1960s South Auditorium District urban renewal plan that removed almost all older housing and small commercial buildings. Further Auditorium District redevelopment occurred in the 1980s, at which time the west-adjacent block was redeveloped with the structure known locally as the KOIN building. Adjacent properties currently contain commercial buildings that were developed in the 1980s and 1990s and contain offices and street-level retail shops, as well as a motel to the east.

Regulatory Review

United States Environmental Protection Agency (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 regulatory databases but was listed on a proprietary historical-cleaner database. Several adjacent properties were also listed on this proprietary database. Based on a review of the listed regulatory sites, none appear to pose a significant environmental concern to the *subject property*.

Recognized Environmental Conditions

Based on the findings of this study, the following *recognized environmental conditions* are associated with the *subject property*:

- There is known groundwater contamination beneath the *subject property* and adjacent properties. Potential sources for TCE and PCE contamination in groundwater include historical on-site uses, including a machine shop and a cleaners, and off-site historical dry-cleaning businesses. However, previous soil studies identified only low concentrations of toluene and xylenes in soil, which suggests that the *subject property* was not the source for groundwater contamination. Based on previous studies, depth to groundwater, and site redevelopment plans that do not include a subterranean garage, this poses a low concern.

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

Based on the findings of this study, it is the opinion of PBS that no additional investigation is warranted. However, a contaminated media management plan should be in place prior to site redevelopment. If future site redevelopment includes excavation of soils to depths that make dewatering necessary, groundwater may require special handling and disposal.

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

- This assessment was performed in general compliance with EPA *All Appropriate Inquiry* (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.

2.0 PROPERTY AND REPORT INFORMATION

2.1 Site Description

Site Address:	140 SW Columbia Street, Portland, Oregon 97201
Tax Lot:	Multnomah County Assessor ID 1S1E03BD 3000
Township, Range, Section:	Township 1 South, Range 2 East, SE ¼ of NW ¼ of Section 03, Willamette Base and Meridian
Size:	Approximately 0.92 acres
Zoning:	Commercial land
Current Use:	Parking lot

A site vicinity map and site plan are included with this report under Tab 1.

2.2 Owner and Occupant(s)

Current Owner:	Lot 53 LLC/Downtown Development Group
Previous Owner:	Commonwealth Partners (unknown period of ownership)
Property Manager:	Current owner
Current Occupant(s):	Pay-to-park lot (surface parking); vehicle ramp to underground parking

2.3 PBS Client Information

PBS Engineering and Environmental Inc. (PBS) conducted this assessment for Multnomah County located in Portland, Oregon. The Client is considered the *User*, as defined by ASTM International Standard E1527-13.

2.4 Report Purpose

A Phase I Environmental Site Assessment (ESA) was conducted by PBS for the above-referenced site. The purpose of the Phase I ESA was to identify *recognized environmental conditions* associated with the *subject property*, that is, to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the *subject property* either from past or present use of the *subject property* or nearby properties. This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the *subject property*, within reasonable limits of time and cost.

The purpose is to conduct an *All Appropriate Inquiry* (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice. In so doing, the Client ("*User*") may qualify for one of the three *Landowner Liability Protections* (LLP) that limit Comprehensive Environmental Response, Compensation and Liability Act (*CERCLA*) liability. The *User* must fulfill *continuing obligations* in order to maintain LLP status. See glossary in Appendix C: Continuing Obligations.

A glossary of terms, noted in italics in this report, is provided in Appendix C.

2.5 Scope of Work

The project was performed in general compliance with the Environmental Protection Agency (EPA) AAI Rules (November 2013) and the ASTM International *Standard Practice for Phase I Environmental Site Assessments: Phase I Environmental Site Assessment Process*