

## Zidell Waterfront Upland Cleanup

ZRZ Realty Company, also known as Zidell, will conduct “hot spot” soil removal and soil relocation at their property beginning in August 2010. Zidell will remove approximately 6000 cubic yards of soil from the property. The company will also relocate approximately 11,000 cubic yards of soil to another part of the property and cover it with a protective, engineered cap.

### Background

The Zidell Waterfront property is located at 3121 SW Moody Avenue in the South Waterfront District of Portland, Oregon. Since the 1920s, Zidell and other companies have used by the property for industrial activities related to ship building and dismantling, in addition to scrap metal operations, wire burning, and housing construction repair.

The upland portion of the property consists of approximately 15 acres impacted by releases of metals, petroleum hydrocarbons and associated polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and asbestos from the past industrial activities. The upland portion of the property is further subdivided into the “greenway” and “non-greenway” areas.

### Required cleanup action

Zidell completed a remedial investigation to determine the extent and nature of contamination at the site in 2004. In 2005, DEQ issued a record of decision for the selected cleanup remedy for the upland property, and for contaminated Willamette River sediments adjacent to the property. The upland remedy requires:

- hot spot soil removal from both greenway and non-greenway areas to protect human health
- ecological hot spot relocation from the greenway area to the non-greenway area to protect fish and wildlife
- the removal of bulk “asbestos-containing material” from both greenway and non-greenway areas
- placement of a two-foot soil cap in the greenway
- an engineered cap, to include buildings and pavement constructed as part of future site development
- institution controls to prevent remedy disturbance and long term remedy maintenance



### Asbestos management

Because asbestos was identified at multiple locations in upland soils, all soils removed and relocated during the cleanup will be managed as asbestos-containing soil. All soil removal work will be supervised by a Certified Asbestos Abatement Contractor, and all workers conducting the removal and relocation must have applicable asbestos management certifications.

A pilot study was conducted at the property in May 2010 to refine the work plan, and health and safety requirements to prevent the release of airborne asbestos during the upland cleanup project.

### Stormwater management

As part of the soil removal and relocation activities, Zidell will redirect the stormwater conveyance from several catch basins that currently discharge to the Willamette River to groundwater beneath the property through an infiltration swale, as approved by the City of Portland Bureau of Environmental Services.

### Timeline

The upland soil cleanup activity for the Zidell property is scheduled to begin during the first week of August 2010, and will be completed in October 2010.

### For more information regarding Zidell

See DEQ's website at:

<http://www.deq.state.or.us/lq/cu/nwr/zidell/index.htm>

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Last Updated: June 16,  
2010

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10-LQ-012