

# SUPERFUND

## Fact Sheet

### NORTHWEST PIPE AND CASING Clackamas, Oregon



U.S. ENVIRONMENTAL PROTECTION AGENCY

July 2000

*EPA has selected a final cleanup plan for soils at the Northwest Pipe and Casing/Hall Processing Company Superfund Site. This decision was made after careful review and consideration of public comment and is based on several criteria, including the level of environmental protection, short and long-term effectiveness, feasibility, and community acceptance.*

## Cleanup Plan Signed

EPA's Region 10 Administrator signed the Soil Operable Unit Record of Decision (ROD) for the Northwest Pipe and Casing / Hall Processing Company Superfund Site on June 29, 2000. This document formalizes EPA's decision about which soil cleanup plan to use and describes the selected remedy in detail. The state of Oregon has concurred with the ROD. The ROD can be viewed along with other site-related materials at the Clackamas Corner Branch Library and EPA Region 10's Record Center. See the end of this fact sheet for more information.

## Site location

The NW Pipe and Casing/Hall Process Company Superfund Site is in Clackamas County, Oregon. It occupies a 53-acre area between Southeast Lawnfield and Mather Roads. For EPA's investigation, the site was divided into two parts, parcel A (21 acres) and parcel B (32 acres).

## Background

Beginning in 1956, Hall Process Company (HPC) operated a pipe coating facility on parcel B. From 1967 to 1985, Northwest Pipe and Casing Company (NWPCC) manu-

factured and stored steel pipe on parcel B. In 1978, HPC stopped operations and leased its facility to NWPCC, who continued pipe coating there until 1985.

Pipe coating operations involved sandblasting pipe with steel shot, spraying the pipes with primer, and applying a coating material. Coal tar, coal tar epoxy, asphalt, polyethylene epoxy, and concrete were used as coating materials. A volatile-organic-based primer was used to adhere pipe coatings and solvents were used in the maintenance of pipe coating equipment.

On parcel A, some solvents, oil and water mixtures, and metal filings were disposed of directly into the ground. Wastes from the pipe coating operations were also disposed at various locations on parcel B by burial, dumping, burning, and spreading. These wastes included solvents from maintenance activities, primers, excess coating material (coal tar), coating product containers, condensed coal tar residues and oils, pipe trimmings, and engine and hydraulic oils. Leaks and spills from equipment and containers also occurred on parcel B.

In 1985, the western portion of parcel A (12 acres) was sold by NWPCC to the Oregon Department of Transportation (ODOT) which



has occupied the site as an equipment warehouse/office facility. The eastern lot of parcel A (9 acres) was sold in 1985 to Northwest Development Company (NWD) which built three low-rise buildings. Several commercial businesses currently occupy these buildings.

## **Cleanup Actions and Protective Measures Taken to Date**

In 1988, the Oregon Department of Environmental Quality (ODEQ) attempted to require the responsible parties to investigate the site and remove highly contaminated material. This was not successful. EPA subsequently conducted a limited field investigation and in October 1992 placed the site on the Superfund National Priorities List (NPL). In 1992, EPA demolished dilapidated buildings and installed security fencing on parcel B. In 1999, EPA started routine security patrols of parcel B to keep trespassers off the site.

In 1997, EPA removed approximately 230 tons of surface debris, including coal tar-filled metal tubs, coal tar chunks, scrap metal, wood debris, automobile tires, and batteries from parcel B. This work helped reduce the potential for direct human contact with hazardous materials. In December 1998, two underground storage tanks and 77 tons of petroleum-contaminated subsurface soils on parcel B were removed.

## **The Selected Soil Cleanup**

EPA's selected cleanup remedy involves digging up the most highly-contaminated soil and either landfilling it or treating it thermally off-site. Approximately 32,000 cubic yards of soil will be excavated. Thermal treatment involves heating the soil until contaminants are vaporized and then cap-

tured with air filters. Other parts of the remedy include: 1) a soil cap on parcel B; 2) removal or on-site management of site features such as underground piping and storage tanks; 3) institutional controls to restrict contact with remaining contaminated soil; and 4) monitoring of the soil cap. EPA will coordinate the final placement of the soil cap with any future groundwater cleanup actions to help prevent the cap from being disturbed.

## **Next Steps**

Now that a remedy for soils has been selected, EPA will complete a cleanup design. This step in the process will generate more details about what is required for cleanup activities, and provide a more precise scope of work for contractors. It will also be used to establish more precise cost estimates. EPA will address community concerns about truck traffic impacts to the nearby Hollywood Garden residential area during the design phase. Soil removal activities are expected to begin in the summer of 2001 once a remedial design is complete, funding for the work is secured, and groundwater is at the right level.

Work to assess the extent of groundwater contamination at the site and evaluate groundwater cleanup alternatives is ongoing. A separate Proposed Plan for groundwater cleanup is expected to be issued by EPA in 2001. EPA will notify the public when the Proposed Plan for groundwater is available and will provide a 30-day public comment period for the Proposed Plan.



## For More Information

The ROD, response to comments, and other documents related to decisions and actions at the Northwest Pipe and Casing/Hall Process Superfund Site can be found at the following locations:

Clackamas Corner Branch Library  
11750 SE 82<sup>nd</sup> Avenue, Suite D  
Clackamas, Oregon 97266  
(503) 722-6222

EPA Region 10 Records Center  
Seventh Floor  
1200 Sixth Avenue  
Seattle, WA 98101  
(206) 553-1200

EPA Oregon Operations Office  
811 SW Sixth Ave., 3rd Floor  
Portland, OR 97204

For more information about the Northwest Pipe and Casing/Hall Process Superfund Site, please contact:

**Alan Goodman**, EPA Project Manager  
(503) 326-3685 / [goodman.al@epa.gov](mailto:goodman.al@epa.gov)  
or

**Tracy Oliver**, EPA Community Involvement Coordinator  
(206) 553-1388 / [oliver.tracy@epa.gov](mailto:oliver.tracy@epa.gov)

EPA can also be reached by calling toll-free  
1-800-424-4372

*To ensure effective communication with everyone, additional services can be made available to persons with disabilities by contacting one of the numbers above.*



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Environmental Protection  
Agency

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Region 10 (ECO-081)  
1200 Sixth Avenue  
Seattle WA 98101

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***NORTHWEST PIPE AND CASING***  
*Clackamas, Oregon*