



Ready for Reuse

Portland Former Industrial Property

6900 North Edgewater Street, Portland, Oregon 97203



Images from left to right: Views of the site.

Site Name: McCormick & Baxter Creosoting Co. (Portland Plant) Superfund Site

Size: 64 acres (41 acres of land and 23 acres of river sediments)

Existing Site Infrastructure: Most major utilities are available.

Readiness for Reuse: The site is in the process of being rezoned. Current reuse plans call for athletic fields and related uses.

Use Restrictions: Groundwater use is restricted. Future owners must comply with any land use controls and riparian zone use restrictions required to ensure the long-term protectiveness of the remedy.

SETTING:

- The site is located on the east bank of the Willamette River.
- Surrounding land uses include University of Portland property planned for sports fields, a residential area, and BNSF and Union Pacific rail lines.
- McCormick & Baxter Creosoting Co. is the current site owner.
- EPA entered into a Bona Fide Prospective Purchaser Agreement with the University of Portland in 2006 that pertains to the site and the adjacent Triangle Park site. Both are within the Portland Harbor Superfund site. The University of Portland has pursued zoning changes for both sites.
- Surrounding population: 0.5 mile, 3,845 people
2.5 miles, 43,968 people | 4 miles, 96,471 people.

REMEDIAL STATUS:

- From 1944 to 1991, various wood treatment operations took place on site.
- Wood treatment operations resulted in contaminated soils, groundwater and river sediments.
- EPA added the site to the Superfund program's National Priorities List in 1994.
- The Oregon Department of Environmental Quality cleaned up the site with EPA oversight.
- Cleanup included removal of contaminated wastes, soils and on-site buildings. Soil and sediment caps and a subsurface barrier wall were put in place.
- Limited groundwater collection and treatment took place until 2011. Site monitoring is ongoing.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/mccormick-baxter-portland

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.