

### NORTH PORTLAND BIBLE COLLEGE

Oregon Department of Environmental Quality  
Assessment Grant

### *A Former Gas Station Site to be Reused for Higher Purposes*

**ADDRESS:** 4939 N. Vancouver Avenue, Portland, OR 97217  
**PROPERTY SIZE:** 0.26 acres  
**FORMER USES:** Gas station, used car lot, automotive detailing/painting  
**CURRENT USE:** Vacant lot ready for redevelopment; expanded facilities for the North Portland Bible College are planned

**EPA GRANT RECIPIENT:**

The Oregon Department of Environmental Quality (OR DEQ) receives EPA assessment funding annually through the Agency's State and Tribal Response program; the OR DEQ also received a \$200,000 Brownfields Petroleum Assessment grant in 2005.

**PROJECT PARTNERS:**

North Portland Bible College, Portland Development Commission



*Subsurface soil samples are taken on the former gas station property in October 2005*

**PROJECT BACKGROUND:**

From 1934 to 1983, the property had a variety of uses including a gas station, used car lot and an auto detailing and painting facility before becoming vacant in 1983. In 1987, the site's former owners removed two 6,000-gallon underground storage tanks (USTs). In 1996, the property was purchased by the North Portland Bible College (NPBC) for potential expansion of the college's teaching space and/or student housing. However, contamination uncertainties from the site's former uses hindered any progress. An EPA Brownfields Petroleum Assessment Grant awarded to the OR DEQ in 2005 funded a Phase I assessment, and EPA Brownfields State and Tribal 128(a) funds awarded that same year enabled more detailed assessments, including tests of subsurface soils to a depth of 16 feet. These tests revealed contaminant levels well above safe standards even for residential reuse, and OR DEQ issued a No Further Action determination for the property in April 2006.

**KEY ACCOMPLISHMENTS:**

- Detailed environmental assessments revealed no significant contamination
- Assessment findings led to a No Further Action determination by the Oregon Department of Environmental Quality
- The property will eventually be reused by the North Portland Bible College as well as the community
- Planned reuses include student housing and new college facilities, as well as space for community gatherings

**OUTCOME:**

Following assessment results, NPBC received a grant from the Portland Development Commission to conduct a feasibility study for the property's reuse. Though fundraising for this project is taking longer than anticipated due to the weak economy, the NPBC plans to use the site in ways that will promote local youth, community gatherings, remedial education, and new jobs. The NPBC continues to collaborate with local organizations to move this project forward.