



April 18, 2024

Dan Hafley, R.G.
Oregon Department of Environmental Quality
Northwest Region
700 Northeast Multnomah Street, Suite 600
Portland, Oregon 97204

**RE: FIRST SEMIANNUAL 2024 TEMPORARY PROTECTIVE CAP INSPECTION
NAVIGATION CENTER CAP INSPECTIONS
1111 NORTHWEST NAITO PARKWAY
PORTLAND, OREGON 97209
FARALLON PN: 2395-017**

Dear Dan Hafley:

Farallon Consulting, L.L.C. (Farallon) prepared this letter on behalf of the City of Portland Bureau of Environmental Services to present activities and findings from the first semiannual 2024 temporary protective cap inspection at the River District Navigation Center property at 1111 Northwest Naito Parkway in Portland, Oregon (herein referred to as the Navigation Center and shown on Figure 1). The temporary protective cap inspection was conducted in general accordance with the requirements outlined in the Draft *Revised Focused Remedial Action Plan, River District Navigation Center, Union Station, Parcel A North, Portland Oregon* dated November 29, 2023 (2023 Revised FRAP) prepared by Farallon.

PROJECT BACKGROUND

The Navigation Center and nearby properties comprise 5 acres consisting of two separate lots: Lot 1 consists of Multnomah County tax lot 1N1E34BB-00600; Lot 2 consists of Multnomah County tax lots 1N1E34BB-00501, 1N1E34BB-00502, and 1N1E34BD-00805 (Figure 2). Lot 1 currently is owned by Oregon State University and Lot 2 currently is owned by Prosper Portland and Madrona Park LLC. Lot 1 and Lot 2 are collectively referred to as the Union Station-Parcel A North site in the Oregon Department of Environmental Quality (DEQ) Environmental Cleanup Site Information (ECSI) database, ECSI No. 1962 (herein referred to as the Property).

The Property contains elevated concentrations of metals and petroleum constituents in soil that have been found to pose a risk to public health. A June 1998 Record of Decision (ROD)



required soil capping and institutional controls as part of any redevelopment and reuse of the Property. To date, the final remedy has only been implemented on Lot 1 during development of the Oregon State University Food Innovation Center. DEQ found that the capping elements installed on the Property (Figure 3) as part of the construction of the Navigation Center would be acceptable as a temporary measure.

In association with construction of the Navigation Center, a temporary protective cap was installed, composed of four elements: a demarcation geotextile; a building; pavements; and clean soil import. These elements were installed as part of the construction of the Navigation Center facilities. The cap details were provided in the *Focused Remedial Action Work Plan, Harbor of Hope Navigation Center, Union Station, Parcel A North, Portland, Oregon* dated September 14, 2018, prepared by Farallon (2018 FRAP). In addition, the 2018 FRAP stated that the Navigation Center was scheduled to be operated for a period of no more than 5 years; however, in coordination with Prosper Portland and DEQ, the Navigation Center may be operated for more than 5 years with regular assessment of the existing capping features.

In November 2023, Farallon prepared the draft 2023 Revised FRAP to document the 2018 FRAP implementation, document forthcoming management changes, and extend the cap inspection schedule. The cap inspection schedule consists of semiannual inspections starting in January 2024 and continuing through June 2025, totaling four inspections. DEQ approval of the 2023 Revised FRAP is pending a decision regarding the extension request. While awaiting approval, the City of Portland is continuing to complete inspections as the facility is still in operation.

TEMPORARY PROTECTIVE CAP INSPECTION

Details of the first semiannual 2024 inspection are provided in the sections below.

ACTIVITIES AND FINDINGS

The first semiannual 2024 inspection was conducted on February 7, 2024, and included the following activities:

- Visual observations were performed for evidence of degradation, settlement, or penetration of clean import fill and/or pavements such that the potential exists for Navigation Center residents and staff to become exposed to underlying contaminated soil. No such conditions were observed.



- Visual inspection of the temporary building and readily accessible foundation elements was performed for evidence of degradation or movement such that the potential exists for Navigation Center residents and staff to become exposed to underlying contaminated soil. No such conditions were observed.
- Visual inspection of at-grade stormwater control system features was performed for evidence of degradation or blockage that may result in erosion of the temporary protective cap; visual inspection of stormwater overland flow pathways was performed for evidence of blockage as a result of traffic, falling debris, or other occurrences; and visual inspection of surfaces was performed for evidence of improper grading that may prevent stormwater from flowing toward control system features such as catch basins. No such conditions were observed.
- Visual inspection of the protective fencing around the Navigation Center was performed for evidence of damage or removal such that the fencing would no longer be a viable barrier to control access to the Navigation Center and prevent public access to adjoining uncapped areas. No such conditions were observed.

Therefore, in accordance with the 2023 Revised FRAP, 24-hour notification to DEQ was not required during the performance period.

INSPECTION FIELD FORMS

The temporary protective cap inspection field forms are provided in Attachment A.

INSPECTION PHOTOGRAPHS

Photographs of the protective cap elements were taken during the inspection and are provided in Attachment B.

REPAIRS AND MODIFICATIONS

No repairs or modifications to the temporary protective cap were made during the performance period.

CLOSING

It is anticipated that the second semiannual 2024 inspection will be performed in July 2024. The results of the second semiannual 2024 inspection will be described in a letter report submitted to DEQ no later than 30 days after completion of the inspection.



Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact Megan Masterson at (503) 784-8330 or Sam Jackson at (503) 278-9815 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Megan Masterson, R.G.
Associate Geologist

Sam Jackson, P.E.
Senior Engineer

Attachments: Figure 1, *Site Vicinity*
Figure 2, *Site Plan*
Figure 3, *Temporary Protective Cap*
Attachment A, Inspection Field Forms
Attachment B, Photograph Log

cc: Taryn Meyer, City of Portland Bureau of Environmental Services

MM/CW:ca

LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon reviewed certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy. Should the information upon which Farallon relied prove to be inaccurate, Farallon may revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

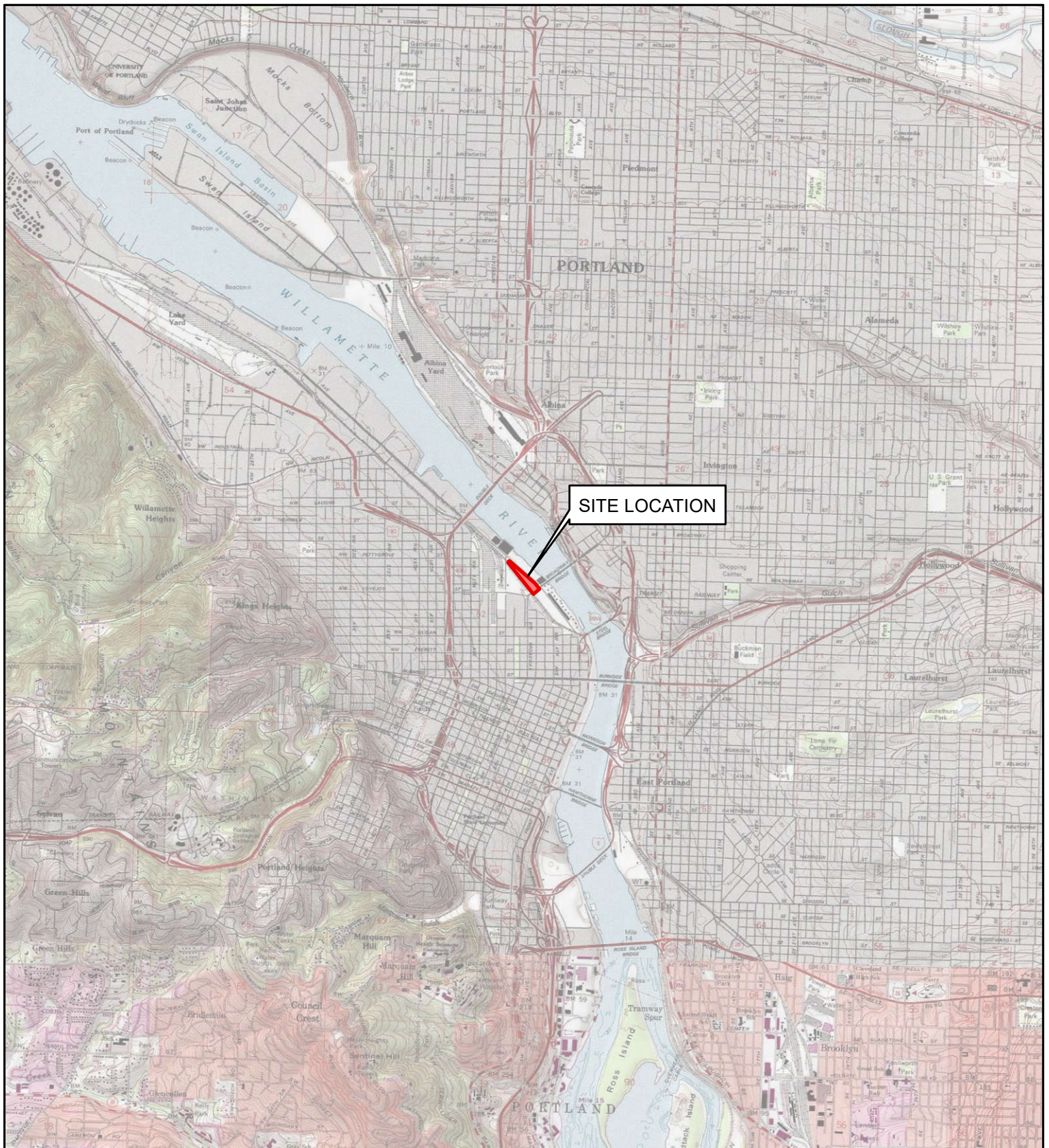
Farallon does not guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions are as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and City of Portland. No other warranties, representations, or certifications are made.

FIGURES

First Semiannual 2024 Temporary Protective Cap inspection
Navigation Center Cap Inspections
1111 Northwest Naito Parkway
Portland, Oregon

Farallon PN: 2395-017



REFERENCE: 7.5 MINUTE USGS QUADRANGLE PORTLAND, OREGON, DATED 2013



Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

Drawn By: Imurock

Checked By: SJ

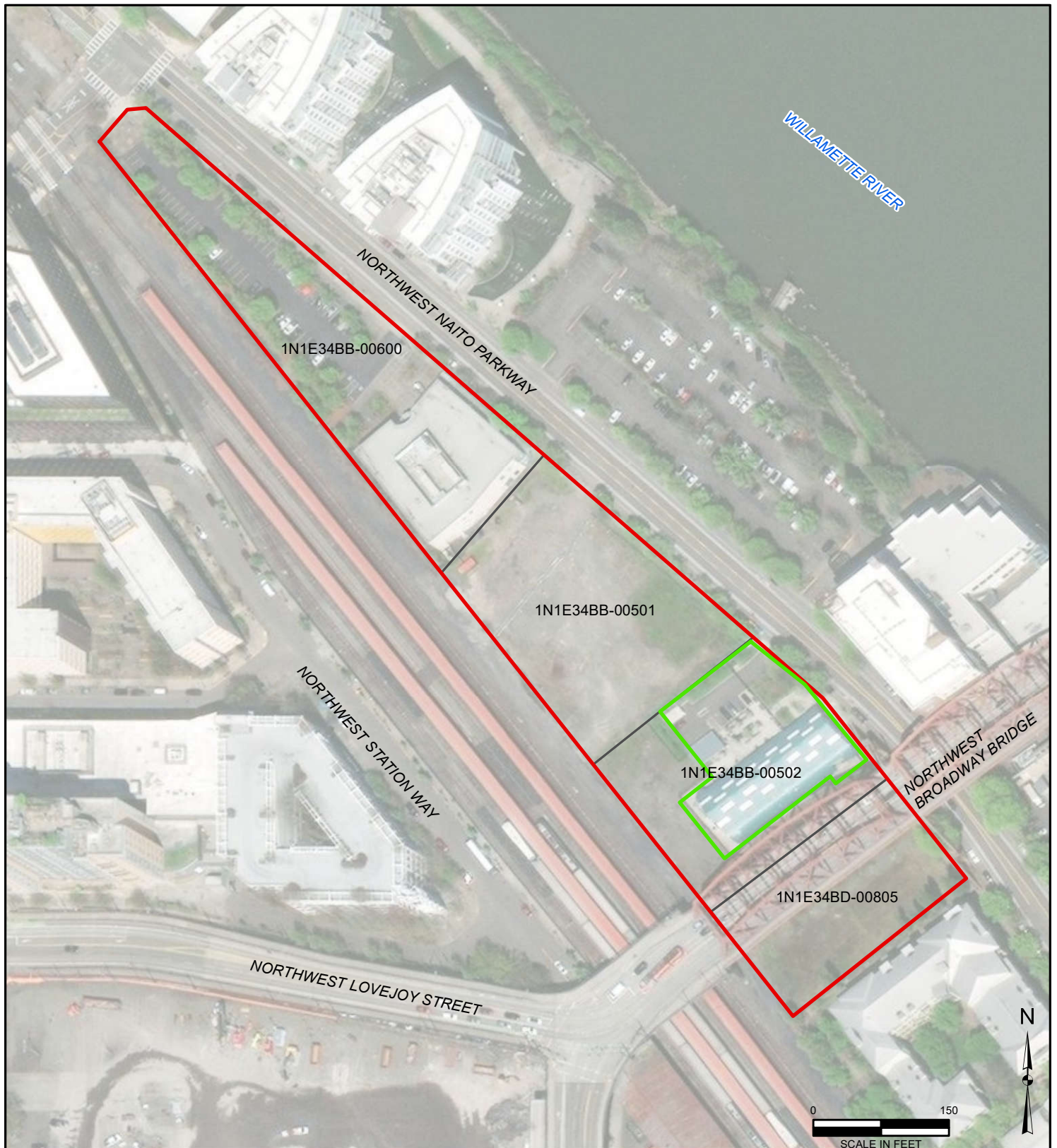
Date: 11/28/2023

Disc Reference:

FIGURE 1

**SITE VICINITY MAP
RIVER DISTRICT NAVIGATION CENTER
PORTLAND, OREGON**

FARALLON PN: 2395-015



LEGEND

 DEVELOPMENT BOUNDARY

 SITE BOUNDARY

 MULTNOMAH COUNTY TAX LOT BOUNDARY

1N1E34BB-00600 = MULTNOMAH COUNTY TAX LOT NUMBER

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.

2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



FARALLON
CONSULTING

Your Challenges. Our Priority. | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 2

SITE PLAN
RIVER DISTRICT NAVIGATION CENTER
PORTLAND, OREGON

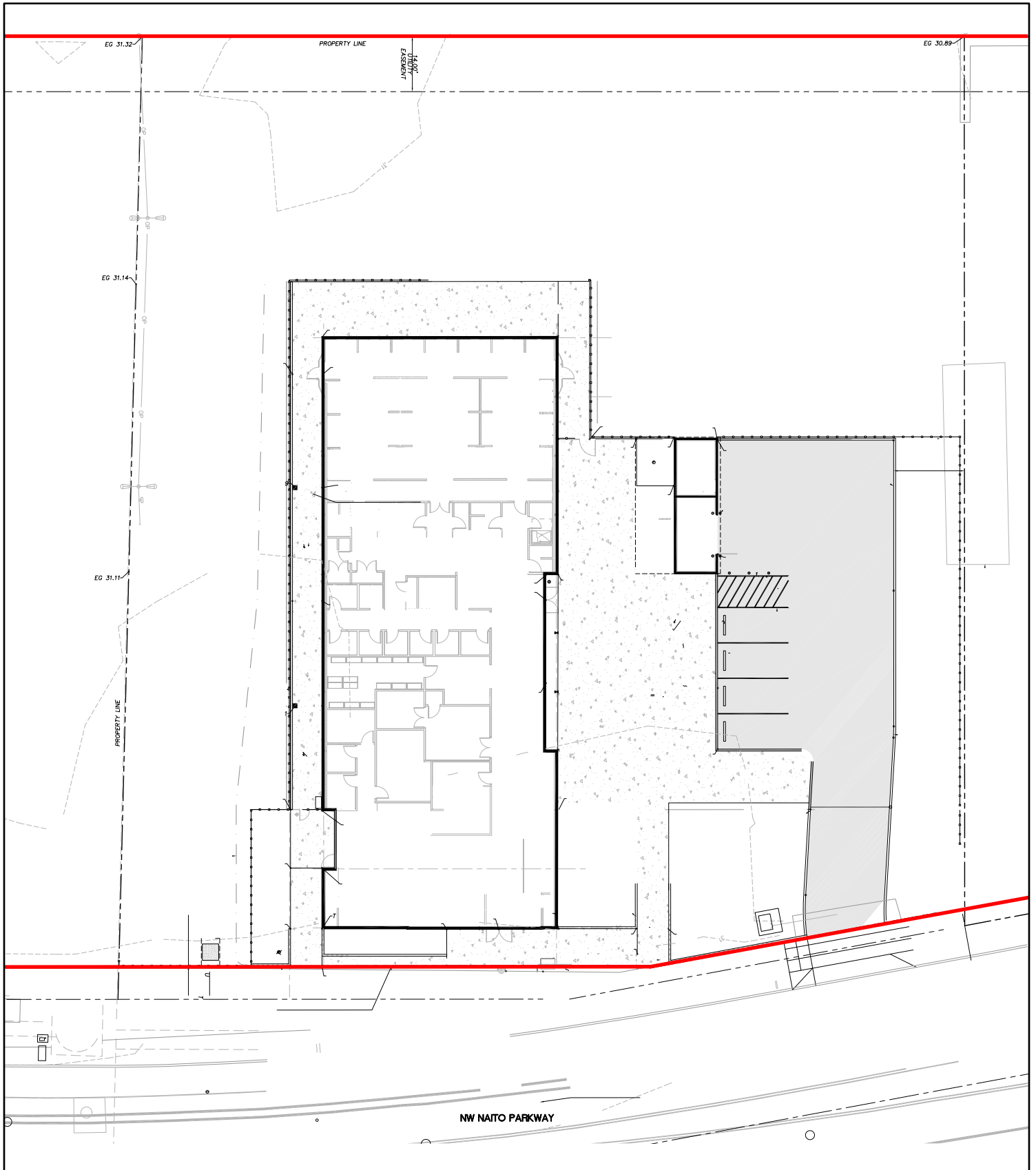
FARALLON PN: 2395-015

Drawn By: Imurock






Checked By: SJ

Date: 11/28/2023

Disc Reference:



LEGEND

-  Concrete plaza/sidewalks
-  Asphalt
-  Fence
-  Temporary structure with concrete foundation
-  Site Boundary



FARALLON
CONSULTING

Your Challenges. Our Priority. | farallonconsulting.com

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 3

TEMPORARY PROTECTIVE CAP
RIVER DISTRICT NAVIGATION CENTER
PORTLAND, OREGON

Farallon PN: 2395-015

Drawn By: Imurock

Checked By: SJ

Date: 11/27/2023

Disc Reference:

**ATTACHMENT A
INSPECTION FIELD FORMS**

First Semiannual 2024 Temporary Protective Cap inspection
Navigation Center Cap Inspections
1111 Northwest Naito Parkway
Portland, Oregon

Farallon PN: 2395-017

Cap Inspection Form

Client	Oregon Harbor of Hope
Facility Name	Navigation Center
Facility Address	Multnomah County tax lot 1N1E34BB-00502
Inspector Name(s)	Ramsey McNabb
Project Manager Name	Sam Jackson
Date	2/7/2024
Weather	Cloudy 50°
Facility Personnel Accompanying Inspector(s)	Taryn Meyer

Purpose:

Identify damage to the cap from operations, differential settlement, slope failure, deterioration of materials, or other factors such that the potential exists for Navigation Center residents and staff to become exposed to underlying contaminated soil and/or contaminated groundwater or surface water.

Scope:

- Visual observations for evidence of degradation, settlement, or penetration of clean import fill and/or pavements.
- Visual inspection of the temporary building and readily accessible foundation elements for evidence of degradation or movement such that the potential exists for Navigation Center residents and staff to become exposed to underlying contaminated soil.
- Visual inspection of at-grade stormwater-control system features for evidence of degradation or blockage that may result in erosion of the temporary protective cap; visual inspection of stormwater overland flow pathways for evidence of blockage as a result of traffic, falling debris, or other occurrences; and visual inspection of surfaces for evidence of improper grading that may cause stormwater to not flow toward control system features such as catch basins.

References:

Focused Remedial Action Plan, dated September 14, 2018 (FRAP), prepared by Farallon.
 Draft Revised Focused Remedial Action Plan, dated November 29, 2023, prepared by Farallon.

Cap Inspection Form

Equipment Needed for Inspection:

- Facility Map;
- Relevant sheets from the construction plan set included in FRAP Appendix A
- Measuring tape
- Camera;
- Personal protective equipment; and
- Short-form Health and Safety Plan.

Inspection Instructions:

- Complete the inspection form on the subsequent page (use more than one copy of the inventory form if needed);
- Take photos showing observed conditions;
- Provide a markup of the Facility Map that shows, at a minimum, the cap elements inspected, and the locations and approximate dimensions of areas of potential concern based on inspection observations.
- Report conditions requiring follow-up maintenance to OHOH staff operating the Navigation Center within 24 hours.
- Report significant loss or damage to materials comprising the temporary protective cap will be reported to DEQ within 24 hours.

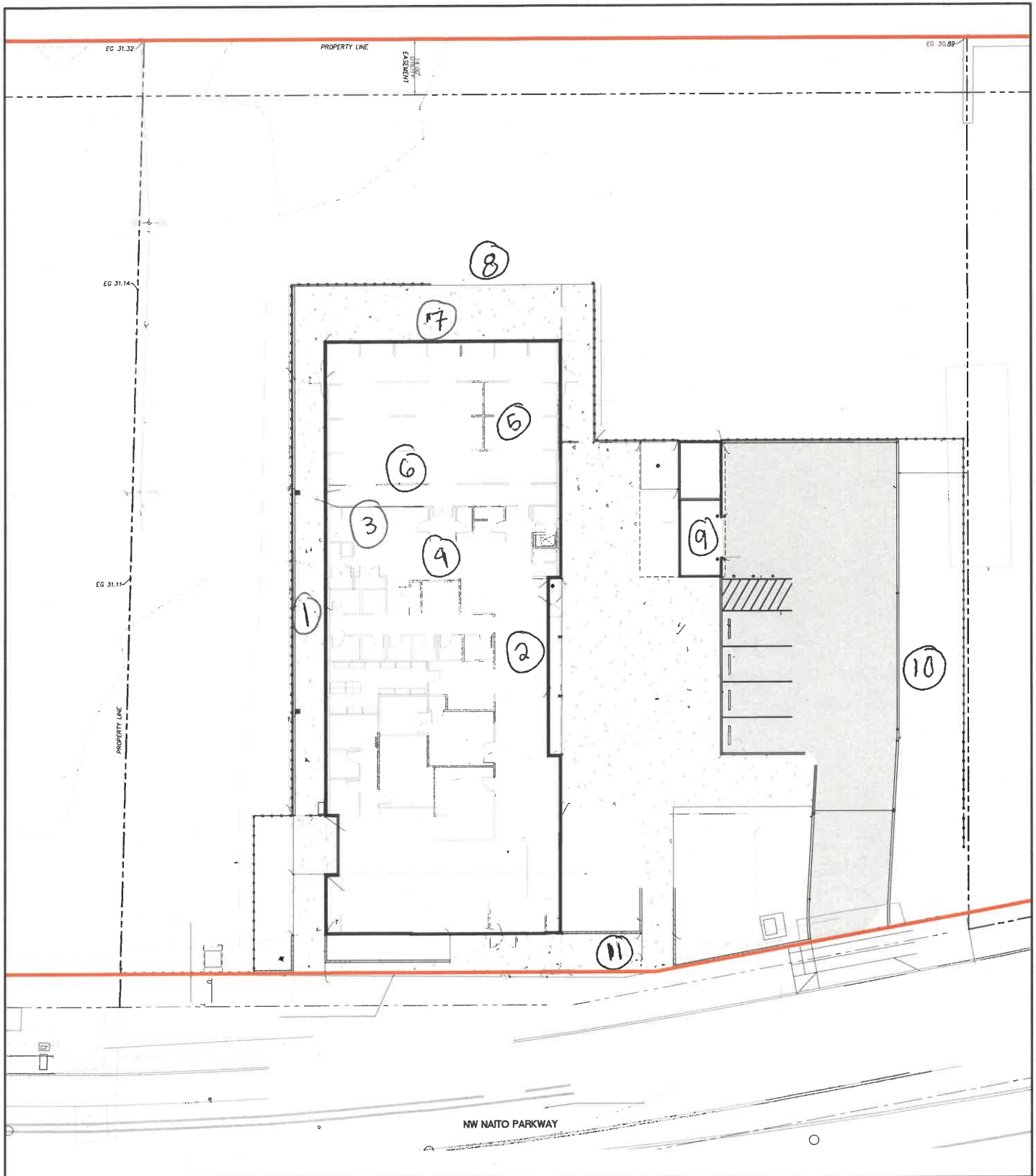
Cap Inspection Form

CAP ELEMENT	INSPECTOR OBSERVATIONS
Building	Concrete pad in good condition. No significant cracks.
Plaza and Sidewalks	No cracking or issues identified.
Parking Areas and Driveways	No cracking or issues identified.
Landscaped Areas	Planted and covered. Some evidence of animals burrowing (rats). No significant compromise to clean soil cover. Soil is in planter boxes above paved surface.
Pet Station	No issues identified.
Utilities and Irrigation System Equipment	No changes. All utilities covered by protective cap.
Security Fences	All in place.






The protective cap is still in good condition.
 Access to prosper Portland is still restricted
 due to fencing.



Ramsey McNabb
 2/7/2024



LEGEND

-  Concrete plaza/sidewalks
-  Asphalt
-  Fence
-  Temporary structure with concrete foundation
-  Site Boundary



FARALLON
CONSULTING

Your Challenges. Our Priority. | farallonconsulting.com

Drawn By: Imurock

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

Checked By: SJ

FIGURE 3

**TEMPORARY PROTECTIVE CAP
RIVER DISTRICT NAVIGATION CENTER
PORTLAND, OREGON**

Farallon PN: 2395-015

Date: 11/27/2023

Disc Reference:

**ATTACHMENT B
PHOTOGRAPH LOG**

First Semiannual 2024 Temporary Protective Cap inspection
Navigation Center Cap Inspections
1111 Northwest Naito Parkway
Portland, Oregon

Farallon PN: 2395-017

SITE PHOTOGRAPHS

**First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon
Farallon PN: 2395-017**

Photograph 1. Concrete and fencing on the Navigation Center property.

Photograph 2. Floor of the main hallway in the building.

Photograph 3. Back closet concrete floor.

Photograph 4. Back hallway and restrooms.

Photograph 5. Floor in dormitory.

Photograph 6. Hallway leading to the back entrance.

Photograph 7. Concrete pad in the back portion of the facility.

Photograph 8. Southeast-adjointing property.

Photograph 9. Trash pickup area.

Photograph 10. Northeast-adjointing property.

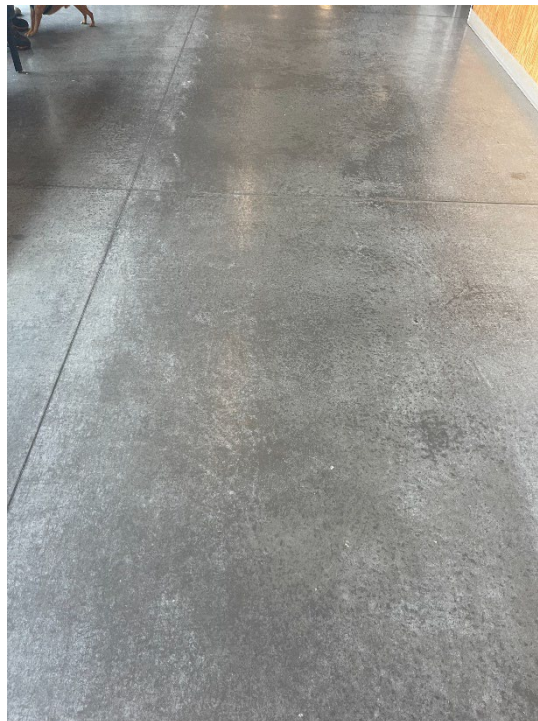
Photograph 11. North-adjointing property.



SITE PHOTOGRAPHS (continued)
First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 1. Concrete and fencing on the Navigation Center property.



Photograph 2. Floor of the main hallway in the building.



SITE PHOTOGRAPHS (continued)
First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 3. Back closet concrete floor.



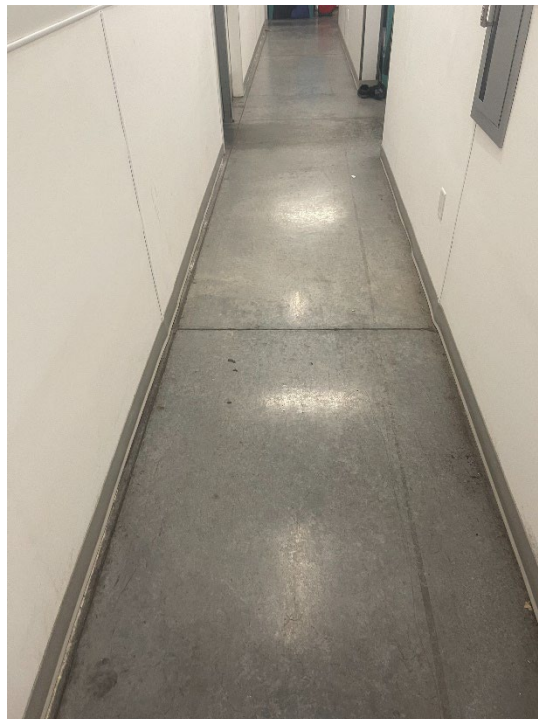
Photograph 4. Back hallway and restrooms.



SITE PHOTOGRAPHS (continued)
First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 5. Floor in dormitory.



Photograph 6. Hallway leading to the back entrance.



SITE PHOTOGRAPHS (continued)
First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 7. Concrete pad in the back portion of the facility.



Photograph 8. Southeast-adjacent property.



SITE PHOTOGRAPHS (continued)
First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 9. Trash pickup area.



Photograph 10. Northeast-adjointing property.



SITE PHOTOGRAPHS (continued)
First Semiannual 2024 Temporary Protective Cap Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 11. North-adjointing property.