



September 6, 2024

Dan Hafley, R.G.
Oregon Department of Environmental Quality
Northwest Region
700 Northeast Multnomah Street, Suite 600
Portland, Oregon 97232

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

Dear Dan Hafley:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of the City of Portland Bureau of Environmental Services to present activities and findings from the third quarterly 2024 temporary protective cap inspection at the Naito 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 *Focused Remedial Action Work Plan, Naito Navigation Center, Union Station, Parcel A North, Portland, Oregon* dated April 18, 2024 (2024 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 No. 1N1E34BB-00600; and Lot 2 consists of Multnomah County Tax Lot Nos. 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. Lots 1 and 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.

Farallon prepared the 2024 FRAP to document the 2018 FRAP implementation, document forthcoming management changes, and extend the cap inspection schedule. The cap inspection schedule consists of quarterly inspections starting in January 2024 and continuing through June 2025, totaling six inspections.

TEMPORARY PROTECTIVE CAP INSPECTION

Details of the third quarterly 2024 inspection are provided in the sections below.

ACTIVITIES AND FINDINGS

The third quarterly 2024 inspection was conducted on August 19, 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. Farallon observed a superficial crack, approximately 10



feet long in the vertical face of the concrete platform leading to the entrance of the Navigation Center (Appendix B, Photograph No. 18). Because the crack is superficial and on the vertical platform, it is not considered a point of exposure to underlying contaminated soil. Farallon will continue to monitor the crack during upcoming quarterly monitoring events to ensure conditions remain protective of human health.

- 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, apart from Farallon observing that two of the irrigation utility boxes, located in the garden bed west of the Navigation Center building, were missing covers (Appendix B, Photograph No. 19). The missing box covers are not considered a point of exposure to underlying contaminated soil, as the soil in the garden and utility boxes are uncontaminated. However, to protect the soil cap, Farallon recommends replacing the utility box covers.
- 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. Farallon observed damage to fencing southeast of the Navigation Center (Photo 17). The fencing surrounding the Navigation Center facility was observed to be intact during the site inspection; the damage consists of a fencing post bent to allow access from Naito Parkway into the undeveloped field southeast of the Navigation Center (Multnomah County Tax Lot No. 1N1E34BD-00805). Although the observed fencing damage does not provide an access point to or from the Navigation Center facility, Farallon recommends coordinating with the southeast-adjointing property owner to repair the fencing to prevent the public from accessing the adjoining uncapped areas.

Therefore, in accordance with the 2024 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 fourth quarterly 2024 inspection will be performed in December 2024. The results of the fourth quarterly 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.

A handwritten signature in blue ink, reading "Megan Masterson".

Megan Masterson, R.G.
Associate Geologist

A handwritten signature in blue ink, reading "S. Jackson".

Sam Jackson, P.E.
Senior Engineer

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

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



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 Property 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 Property that were not investigated or were inaccessible. Property activities beyond Farallon's control could change at any time after the completion of this report/assessment.

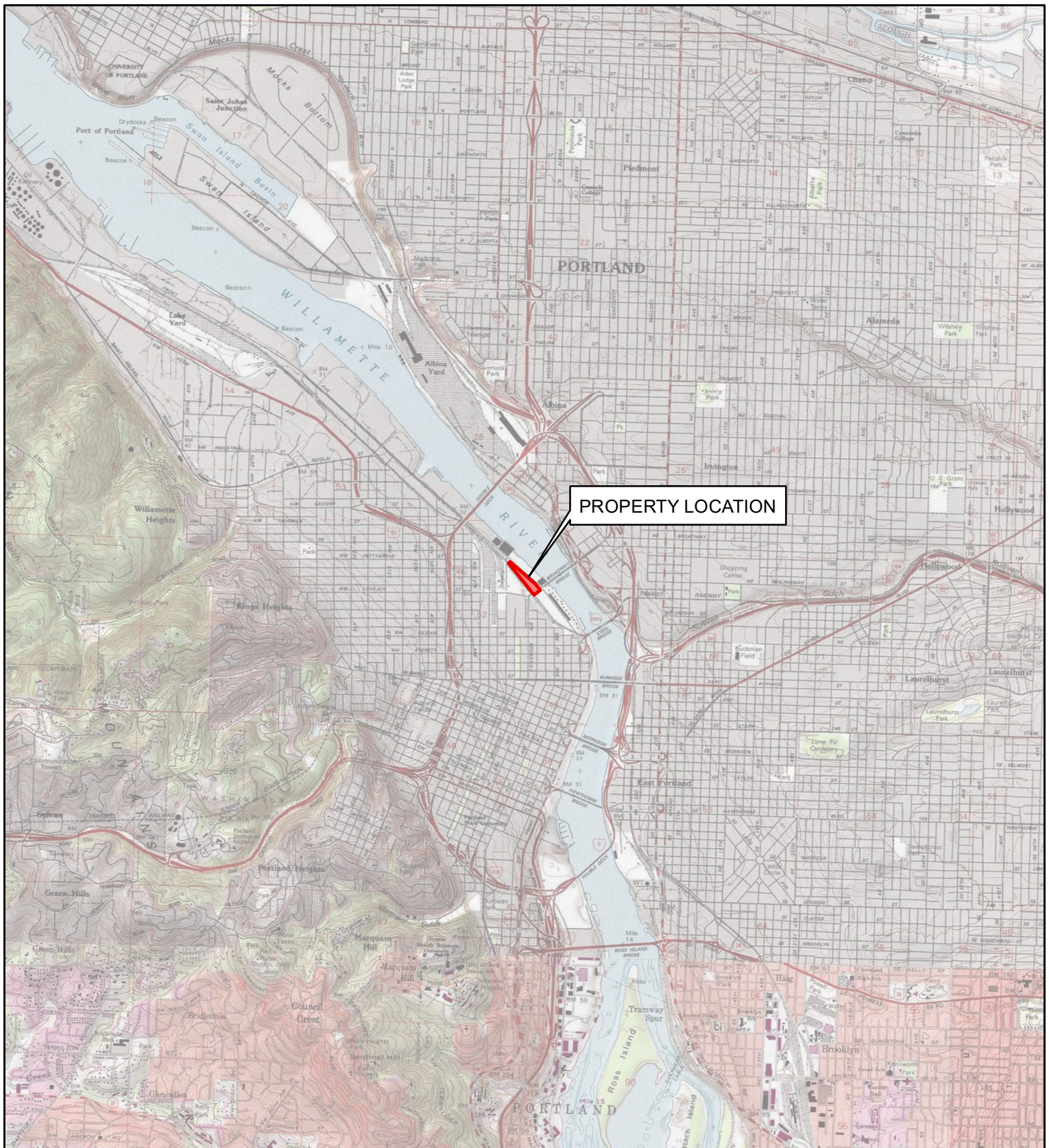
Farallon does not guarantee that the Property is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions are as of the date of the report.

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.

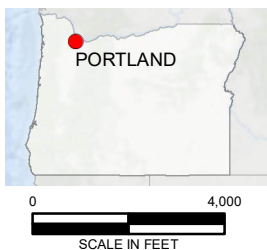
FIGURES

THIRD QUARTERLY 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
Bellevue | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 1

PROPERTY VICINITY MAP
NAVIGATION CENTER
PORTLAND, OREGON

FARALLON PN: 2395-017

Drawn By: chartman

Checked By: RM
Q:\Projects\2395 NE Couch Davis LID and NE 97th\017 Naito Navigation\Mapfiles\002\Figure-01 SubjectPropertyVicinity.mxd

Date: 9/5/2024

Disc Reference:



LEGEND

- DEVELOPMENT BOUNDARY
 - PROPERTY 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.



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FIGURE 2

**SITE PLAN
NAVIGATION CENTER
PORTLAND, OREGON**

FARALLON PN: 2395-017

Drawn By: chartman

Checked By: RM






Date: 9/5/2024

Disc Reference:

Path: Q:\Projects\2395 NE Couch Davis LID and NE 97th\017 Naito Navigation\Mapfiles\002\Figure-02 PropertyPlan.mxd



LEGEND

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



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FIGURE 3

TEMPORARY PROTECTIVE CAP NAVIGATION CENTER PORTLAND, OREGON

Farallon PN: 2395-017

Drawn By: cbosaw

Checked By: RM

Date: 9/5/2024

Disc Reference:

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**ATTACHMENT A
INSPECTION FIELD FORMS**

THIRD QUARTERLY 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	6/19/2024
Weather	Cloudy 60°
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.



Cap Inspection Form

Equipment Needed for Inspection:

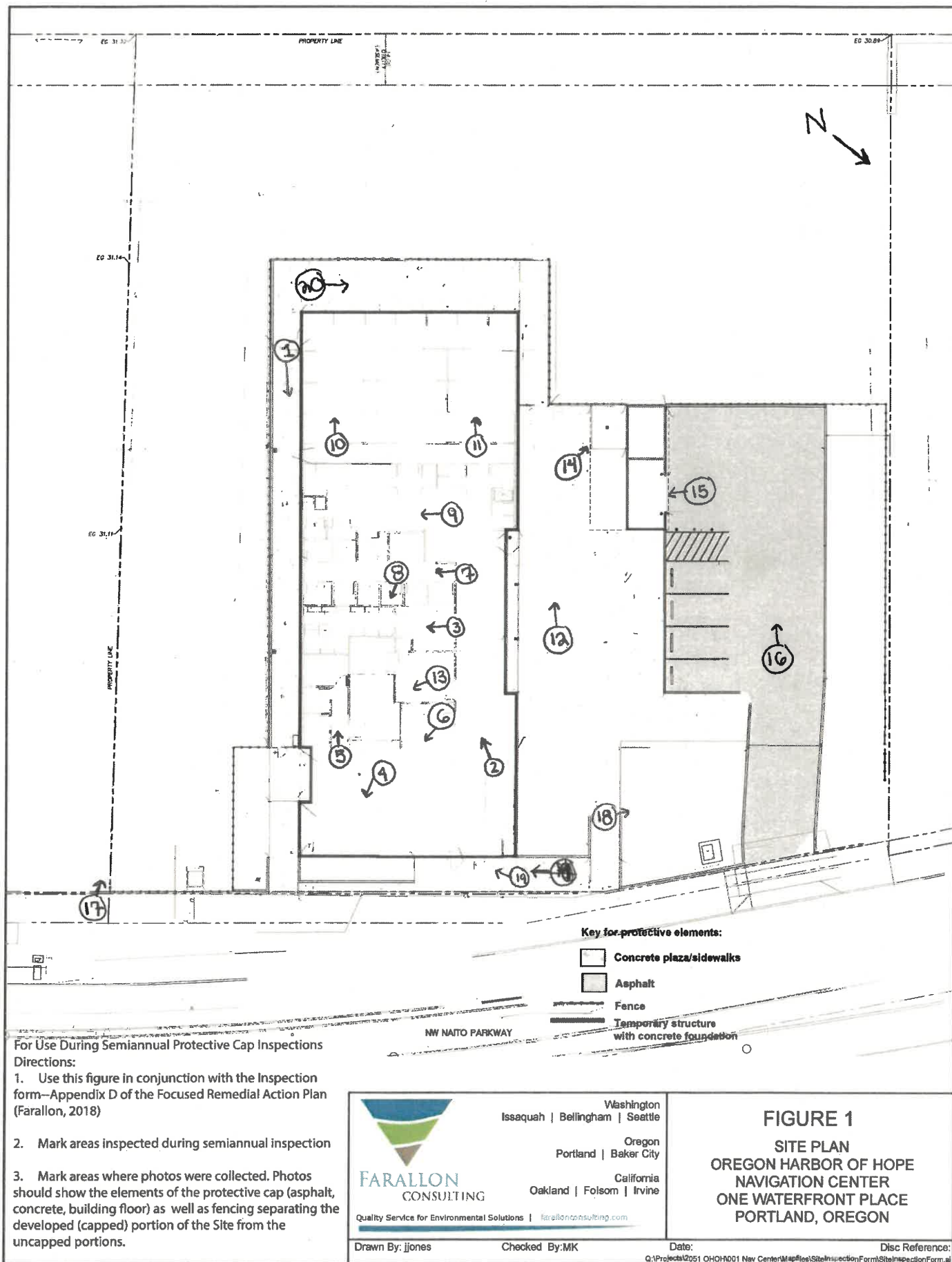
- Facility Map;
- Relevant sheets from the construction plan set included in FRAP Appendix A
- Measuring tape
- Camera;
- Personal protective equipment; and
- Short-form Health and Safety Plan.

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	INSPECTION OBSERVATIONS
Building	Concrete pad in good condition. No significant cracks.
Plaza and Sidewalks	Some cracking identified on the front of the building entrance.
Parking Areas and Driveways	No cracking, or issues identified.
Landscaped Areas	Planted and covered. Some evidence of burrowing. 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	Some uncovered irrigation boxes on the right side, in front of the subject Property.
Security Fences	All fences are in place around the Subject Property. Broken fence along adjacent Property to the west of Subject Property.



**ATTACHMENT B
SITE PHOTOGRAPHS**

THIRD QUARTERLY 2024 TEMPORARY PROTECTIVE CAP INSPECTION
Navigation Center Cap Inspections
1111 Northwest Naito Parkway
Portland, Oregon

Farallon PN: 2395-017

SITE PHOTOGRAPHS
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon
Farallon PN: 2395-017

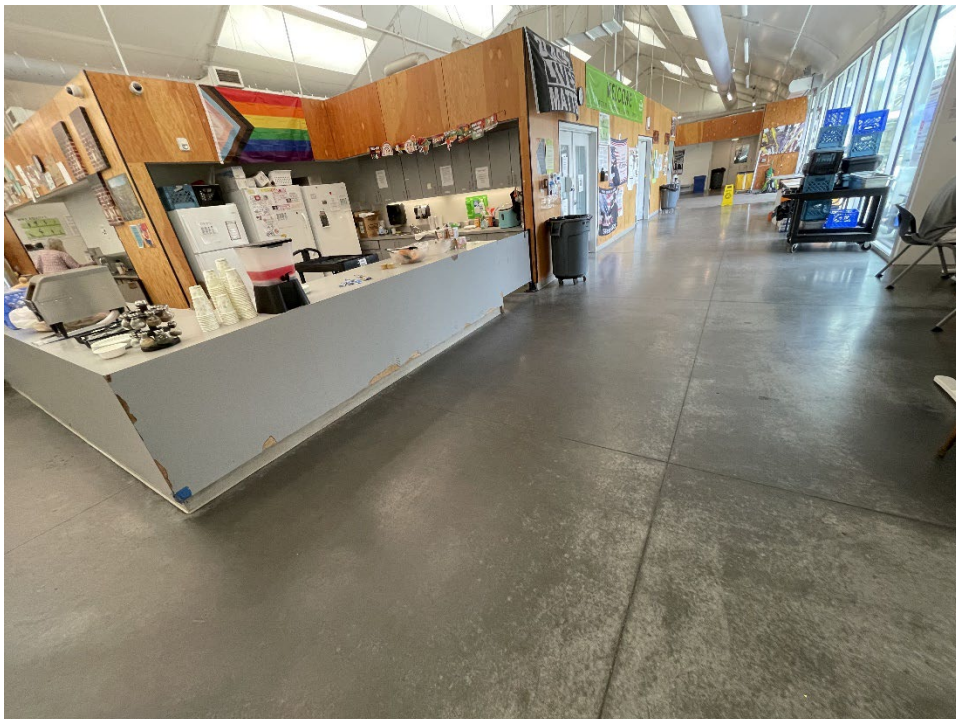
- Photograph 1.** Property exterior.
- Photograph 2.** Main hallway.
- Photograph 3.** Laundry room.
- Photograph 4.** Main dining room.
- Photograph 5.** Hallway and conference room.
- Photograph 6.** Kitchen area.
- Photograph 7.** Hallway and restrooms.
- Photograph 8.** Restroom.
- Photograph 9.** Hallway.
- Photograph 10.** Dorm room.
- Photograph 11.** Dorm room.
- Photograph 12.** Courtyard.
- Photograph 13.** Office.
- Photograph 14.** Pet area.
- Photograph 15.** Trash area.
- Photograph 16.** Parking lot.
- Photograph 17.** Damaged fencing on adjoining property.
- Photograph 18.** Superficial crack concrete in building vertical exterior.
- Photograph 19.** Uncovered irrigation utility boxes.
- Photograph 20.** Southwestern portion of the property, looking northwest.
- Photograph 21.** Northern portion of the property, looking south.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



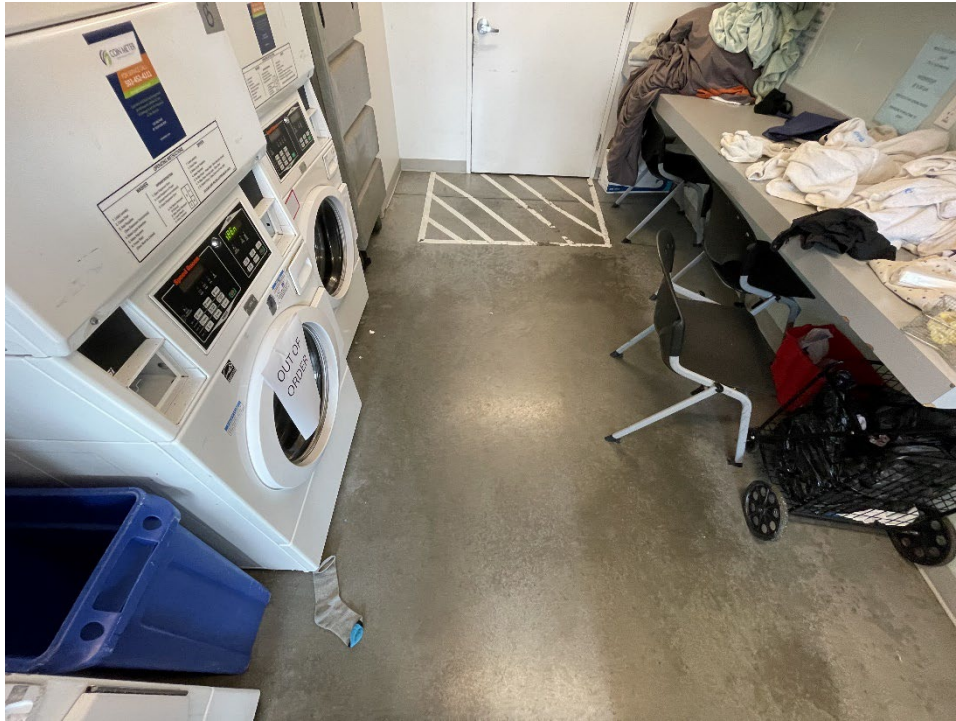
Photograph 1. Property exterior.



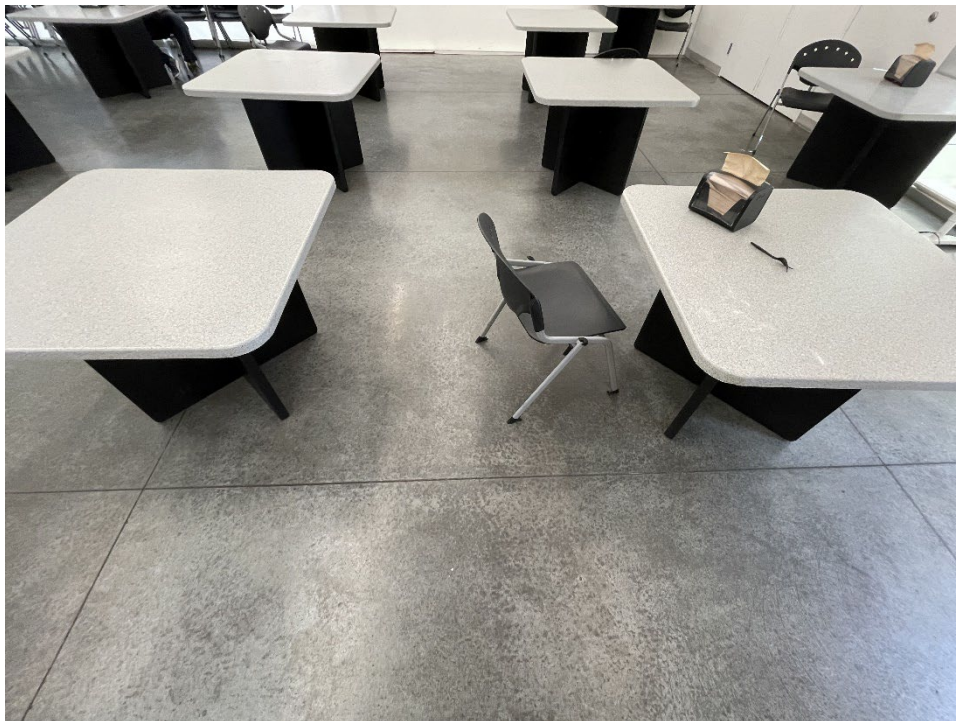
Photograph 2. Main hallway.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 3. Laundry room.



Photograph 4. Main dining room.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



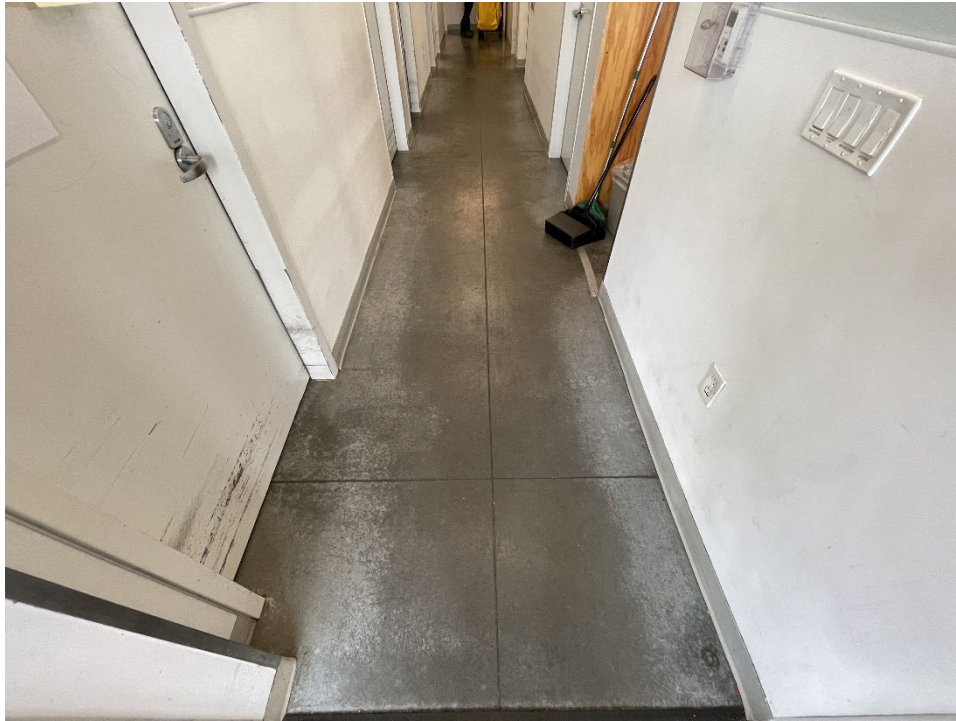
Photograph 5. Hallway and conference room.



Photograph 6. Kitchen area.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 7. Hallway and restrooms.



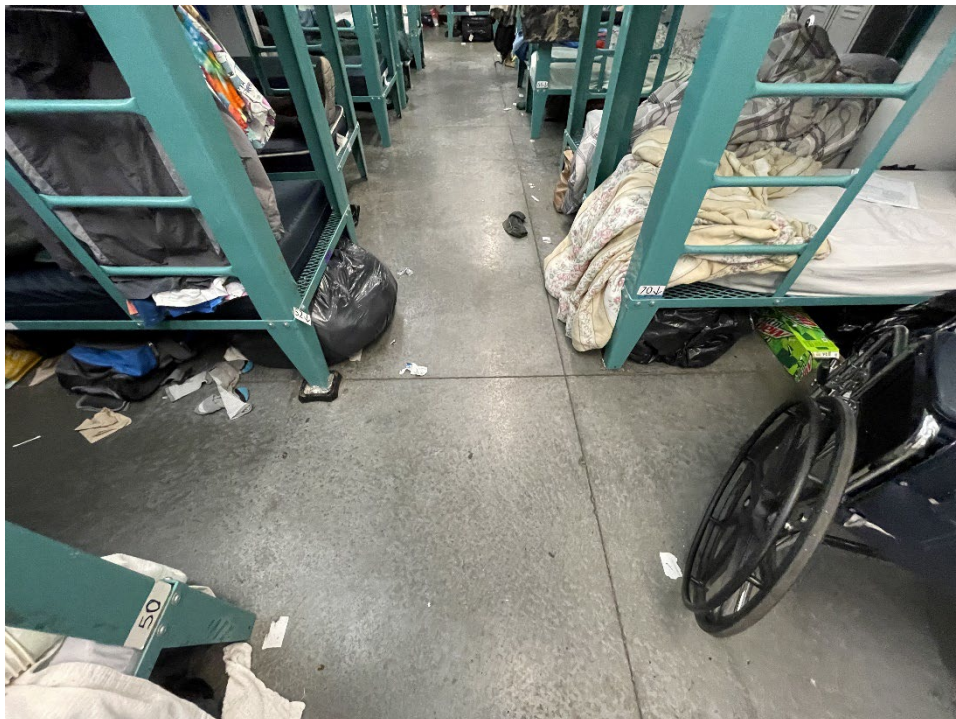
Photograph 8. Restroom.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 9. Hallway.



Photograph 10. Dorm room.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



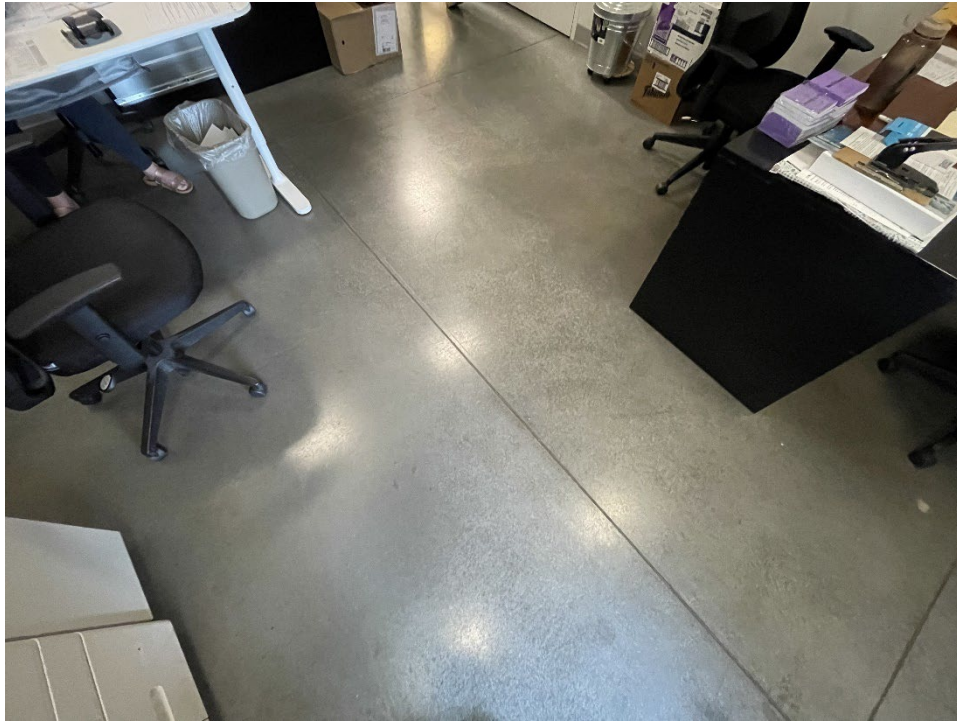
Photograph 11. Dorm room.



Photograph 12. Courtyard.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 13. Office.



Photograph 14. Pet area.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 15. Trash area.



Photograph 16. Parking lot.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 17. Damaged fencing on adjoining property.



Photograph 18. Superficial crack concrete in building vertical exterior.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 19. Uncovered irrigation utility boxes.



Photograph 20. Southwestern portion of the property, looking northwest.



SITE PHOTOGRAPHS (continued)
Navigation Center CAP Inspection
1111 Northwest Naito Parkway
Portland, Oregon



Photograph 21. Northern portion of the property, looking south.