

Site: Tanner Springs Park

Inspection Date: 10/07/2021

**Background:** Tanner Springs Park is a municipal park located in NW Portland. Area soils beneath the cap may contain elevated concentrations of petroleum hydrocarbons, lead, and/or polynuclear aromatic hydrocarbons. For Tanner Springs Park, the cap consists of landscaped soil, concrete sidewalks, wood walkways, water features, and other hardscaping. This inspection report was completed to assess the condition of the capped area which includes the entire park.

**Location Description: (i.e., boundary streets)**

NW Marshall, NW Northrup, NW 11<sup>th</sup>, and NW 10<sup>th</sup> streets (1N1E34BB Lot 2613)

**Party Performing Inspection / Preparing Report:**

**Contact Numbers:**

Bethany Nabhan	Environmental Specialist / BES	503-823-5524
John O'Donovan	Engineer III / BES	503-823-7881
Kyle DeHart	Risk Specialist II / Portland Parks & Recreation	503-502-4534

**Inspection Performed For:**

Portland Parks & Recreation  
6437 SE Division St.  
Portland, OR 97206

**Hardscape Areas:** Inspect concrete sidewalks and walkways for evidence of cracks or unusual weathering that show the potential to allow soil to migrate through the cap or allow direct exposure to soils. List observations made and areas requiring maintenance.

Hardscaped areas are in good condition. Only minor cracking and evidence of settling was observed in the concrete sidewalks around the park and the cobblestone pathways within the park. The cap did not appear compromised in the hardscaped areas.

**Cracks, Settlement?**            Yes **X**            No   

Location(s):

Several minor cracks in concrete were documented in the attached photo log and accompanying map. Many of those cracks were documented in last year's inspection report and have not changed in appearance since last year. Tree roots seem to have caused some minor lift to a few concrete panels. Weathering is likely to have impacted seams in the cobblestone paths that appeared mostly in fair condition, but caulking was missing in a few places. None of these observations appear to have compromised the cap or have allowed subsurface soil to be exposed.

Maintenance required?    Yes               No **X**

**Holes, Penetrations?**    Yes               No **X**

Maintenance required?      Yes \_\_\_      No X

**Landscape Areas:** Inspect landscape areas for evidence of holes, animal burrows, or cracks that could expose the underlying soil. List observations made and area(s) requiring maintenance.

Landscaped areas, including grass and planted areas, were inspected for holes, cracks and visual evidence of exposed demarcation fabric. Landscape areas appeared in good, healthy condition. No evidence of surface erosion was observed. Vegetation is maturing nicely and is providing good erosion control. The location where erosion was observed last year appeared healthy and vegetated, and no erosion was evident.

**Exposed Soil or Fabric?**      Yes \_\_\_      No X

Maintenance required?      Yes \_\_\_      No X

**Surface Water Drainage Features:** Inspect storm water drainage paths and catch basins for evidence of blockage by debris or erosion damage caused by inadequate drainage control. List observations and area(s) requiring maintenance.

Storm water drainage paths and catch basins were clear and functional during the inspection.

**Groundwater Seepage Areas:** Note any evidence of groundwater seepage areas and associated problems.

No groundwater seepage areas were observed during the inspection.

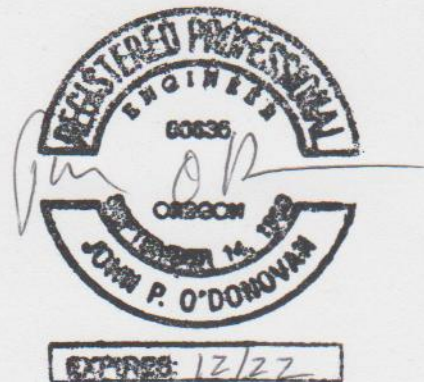
**Additional Comments:**

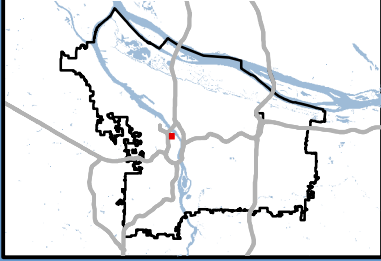
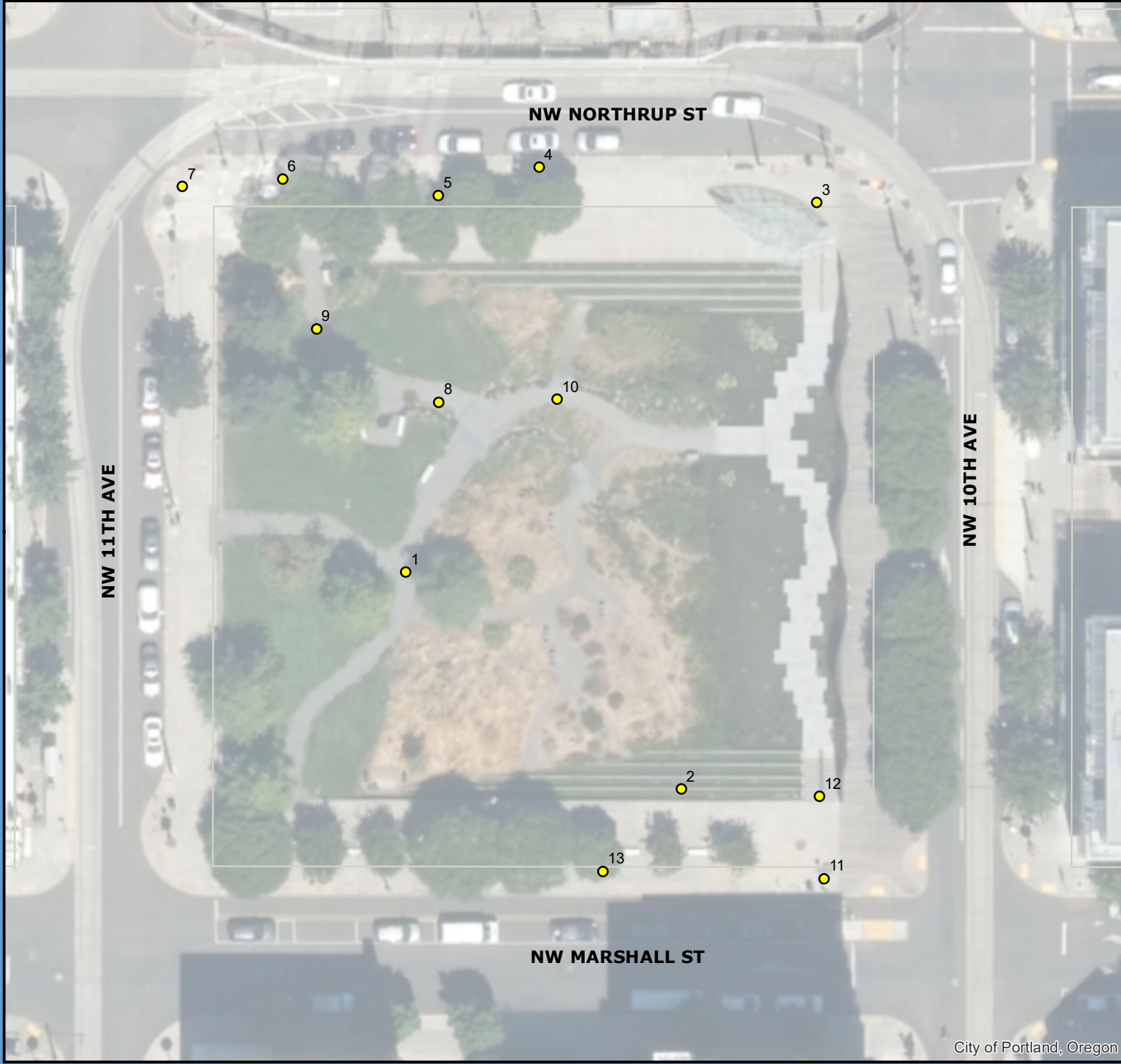
Photographs have been taken of all areas of concern to document the condition of the cap. Photographic evidence includes pictures of any damage and repairs performed.

Please see attached Photo Locations Map and Photo Log.

Send one copy of completed Inspection Report, with supporting documentation including photographs and maintenance and repair records to:



Oregon Department of Environmental Quality  
NW Region UST Cleanups & Environmental Cleanup Programs  
700 NE Multnomah St., Suite #600  
Portland, OR 97232  
ATTN: Kevin Dana





**Figure 1:**  
Tanner Springs Park  
2021 Cap Inspection  
Photo Locations Map

**Legend**

-  Photo Points 2021
-  Taxlots

1 inch = 41.67 feet



Map Created by: *bethanyn* November 8, 2021



City of Portland, Oregon



**Photo Point 1** – condition of caulking in path. Fair condition, no cap penetration, no need for repair



**Photo Point 2** – small section (about 2 ft) of caulking missing from hardscape on top of terraced area.  
Does not penetrate or pose risk to the cap.



**Photo Point 3** – cracks in asphalt have not changed since last year’s inspection



**Photo Point 3** – cracks and worn caulking have not changed since last inspection



**Photo Point 3** – small cracks in concrete noticed around plaque in sidewalk



**Photo Point 4** – Raised concrete panels from tree roots.



**Photo Point 4** – cement panels uplifted less than 1 inch.



**Photo Point 5** – minor cracks in cement panels around tree base. Likely caused by tree roots.



**Photo Point 6** – Cracks in concrete panels near utility vault has not changed noticeably over the last couple of years



**Photo Point 6** – surficial damage to concrete panel around utility vault near roadway. Does not expose soil.



**Photo Point 7** – looking south down sidewalk from northwest corner of the park. Cement in good condition, only minor surficial damage of one panel in this shot.



**Photo Point 8** – Caulking in fair condition, does not expose subsurface soil.





**Photo Point 9** – Caulking used on cobblestone path in fair condition in some places, missing in others. However, none of the seams appear to be penetrating the cap.



**Photo Point 9** – Cobblestone path and seams in fair condition in most locations



**Photo Point 9** – seams missing in cobblestone path in a couple of locations where caulking appears to have been used before. None of the seams where caulking is missing are deep enough to penetrate the cap.



**Photo Point 10** – caulking seam missing, worn, or overgrown with moss. Seam does not penetrate the cap.



**Photo Point 11** – cracks around street lighting vault have not changed since last year.



**Photo Point 12** – Concrete and caulking at top of staircase at SEC of the park are in good to fair condition, appear similar in last year inspection report.



**Photo Point 13** – cracks in concrete near Biketown station looks like last year’s inspection photo.