



PORTLAND PARKS & RECREATION SM

Healthy Parks, Healthy Portland

January 31, 2023

Kevin Dana
Oregon Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232

Dear Mr. Dana:

Attached is a copy of the Annual Cap Inspection Report for Tanner Springs Park (ESCI ID 1080). Please feel free to contact me if you have any questions.

Sincerely,

Alex Shook
Environmental Compliance Professional
Portland Parks and Recreation
6437 SE Division Street, Portland, OR 97206
Email: alex.shook@portlandoregon.gov
Phone: 503.250.0670

PORTLANDPARKS.ORG
Commissioner Dan Ryan
Director Adena Long



Sustaining a healthy park and recreation system to make Portland a great place to live, work, and play.

Site: Tanner Springs ParkInspection Date: 12/7/2022

Background: Tanner Springs Park is a 0.92-acre municipal park located in NW Portland and bounded by NW Marshall St., NW Northrup St., NW 10th Ave., and NW 11th Ave. The park is situated in a portion of the former 26-acre Hoyt Street Rail Yard (HSRY) and is listed on the Oregon Department of Environmental Quality (DEQ) Environmental Cleanup Site Information (ECSI) Database as Hoyt Street Railyard - Former (ECSI Site ID: 1080). During historical HSRY operations, impacts to soil and groundwater occurred. Remaining impacts beneath the park include soils containing elevated concentrations of PAHs, lead, petroleum hydrocarbons, benzene, arsenic, and limited PCBs.

In December 2000 a Record of Decision (ROD) was published by DEQ for the HSRY and in January 2009 a Post Construction Cap Inspection and Maintenance Plan was submitted to DEQ for the Site. The 2000 ROD and the 2009 Post Construction Cap Inspection and Maintenance Plan describe remedial action requirements for the Site.

The selected remedial action for Tanner Springs Park is an engineered soil cap with an underlying demarcation layer (geotextile fabric marker). To meet this requirement a continuous soil cap was installed across the entire site. The soil cap consists of and either two (2) feet of clean soil or concrete (*e.g.*, structure foundations, pathways, and sidewalks) as outlined in the ROD. 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 (*i.e.*, landscaped soil, structure foundations, perimeter sidewalks, internal pathways, and storm water drainage features) and to document any potential breaches to the cap. This inspection report fulfills the annual surface cap inspection requirement for 2022.

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

NW Marshall, NW Northrup, NW 11th, and NW 10th streets (1N1E34BB Lot 2613)
City block 12

Party Performing Inspection / Preparing Report:

Bethany Nabhan Environmental Specialist / BES

John O'Donovan Engineer III / BES

Alex Shook Risk Specialist II / Portland Parks & Recreation

Contact Numbers:

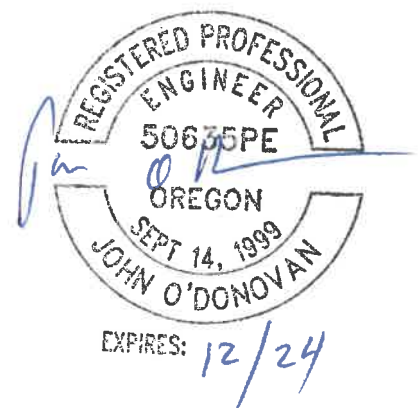
503-823-1144

503-823-7881

503-250-0670

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. These cracks are relatively the same as previous years. The cap did not appear compromised in the hardscaped areas and no patching is recommended.

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 (photo points 1-4 and 10-12). Several areas of minor separation (0.5 to 1.5 inches) were noted within the cobblestone path (photo points 6-9 13-16). 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 and no patching is recommended.

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.

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

Map of Photo Inspection Points

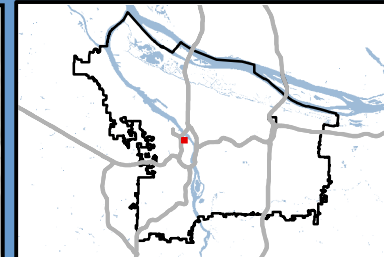
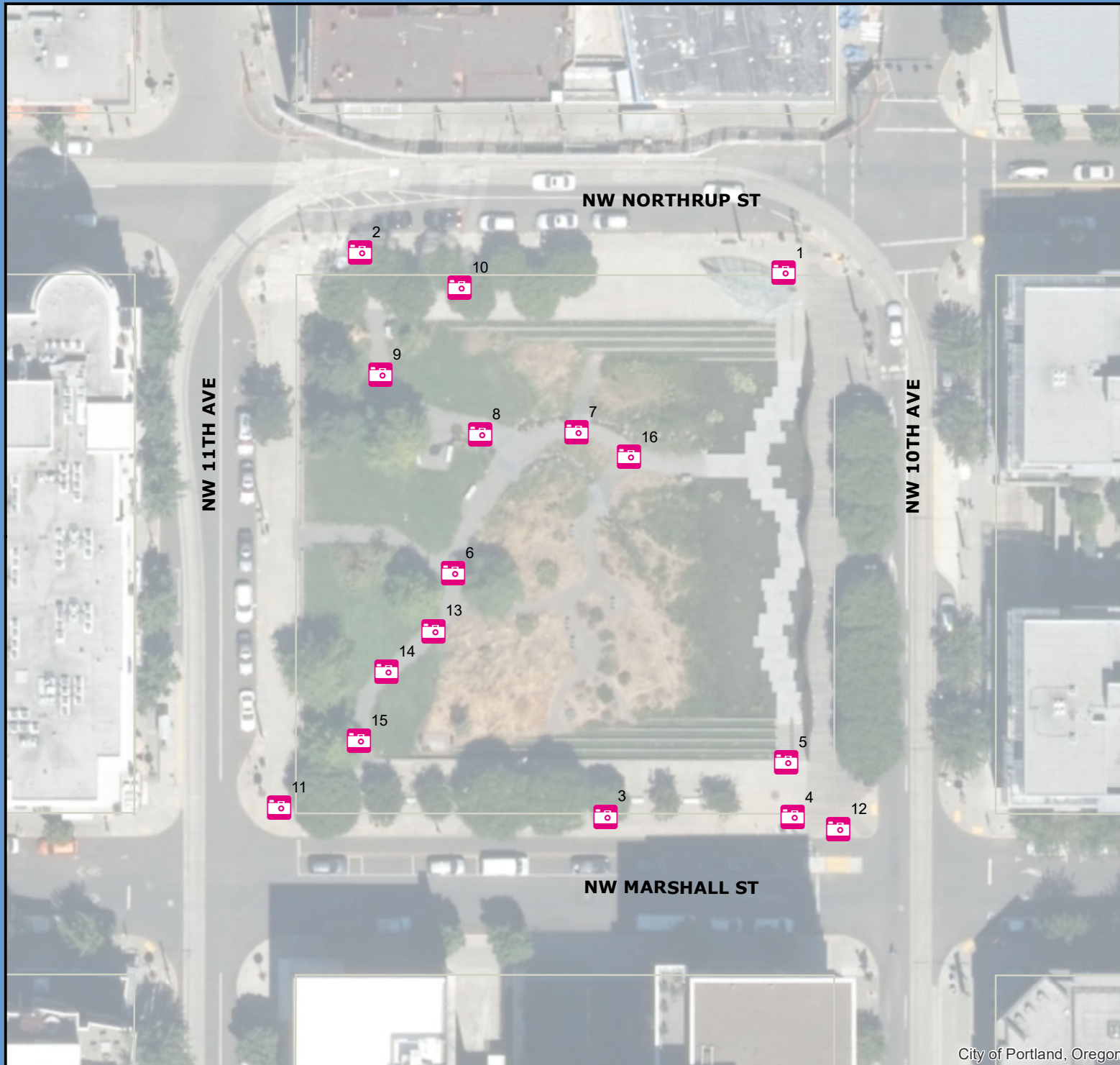




Figure 1

**Tanner Springs Park
Annual Cap Inspection
Photo Locations Map**

Legend

-  Yearly Monitoring Locations
-  Taxlots

1 inch = 51.29 feet



Map Created by: Meghan S December 20, 2022



City of Portland, Oregon

Attachment 1

Photo Log

Site: Tanner Springs Park

Inspection Date: 12/7/2022

Photo Point #1

- 2019 inspection photo:



- 2020 inspection photo:



- 2021 inspection photo:





- 2022 inspection photo:

Photo Point #2



- 2019 inspection photo:



- 2020 inspection photo:



- 2021 inspection photo:



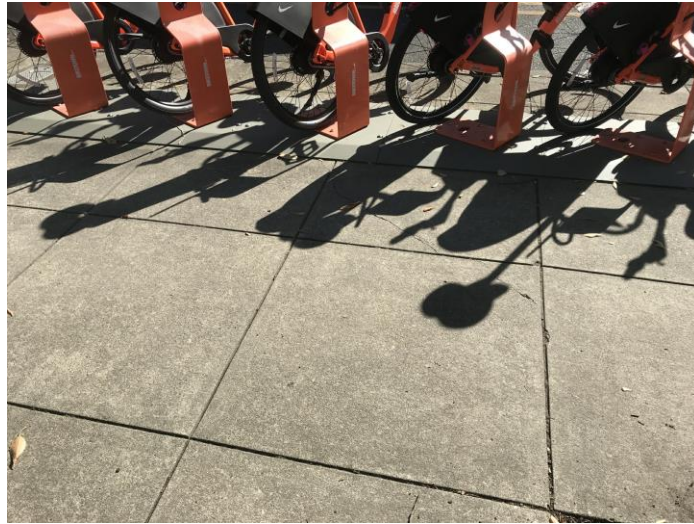
- 2022 inspection photo(s):

Photo 1



Photo 2

Photo Point #3



- 2020 inspection photo:



- 2021 inspection photo:



- 2022 inspection photo:

Photo Point #4



- 2019 inspection photo:



- 2020 inspection photo:

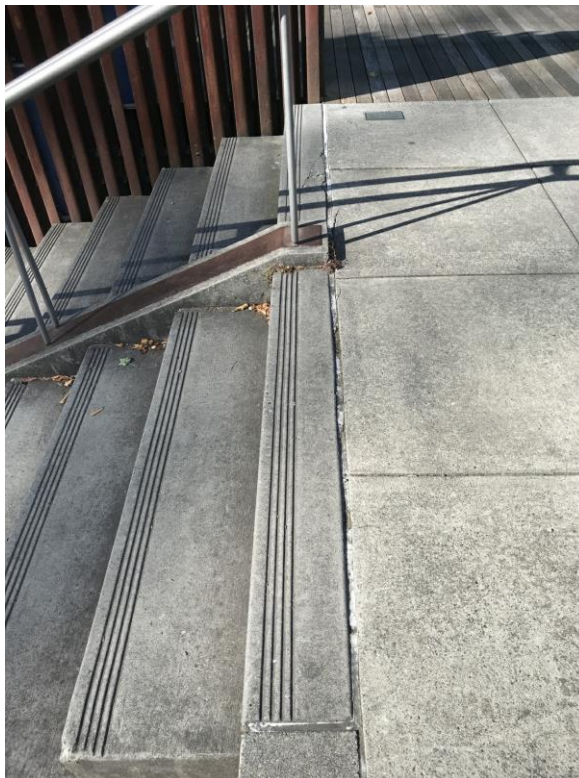


- 2021 inspection photo:

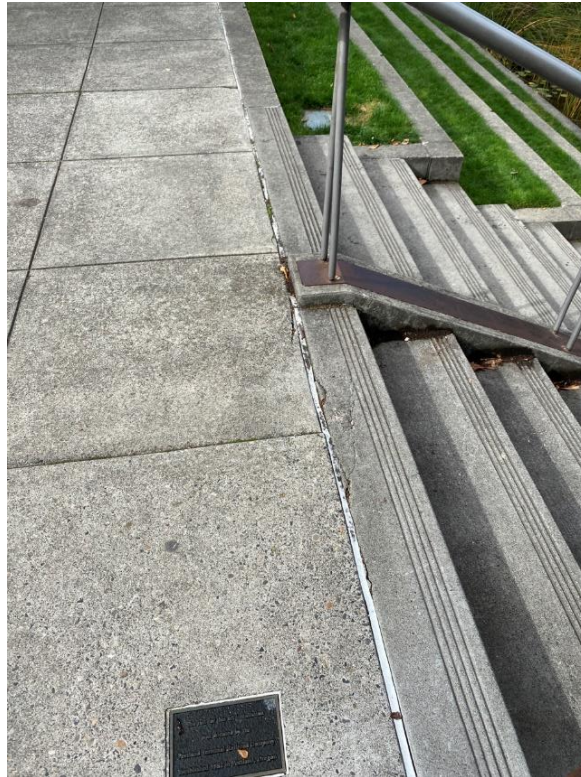


- 2022 inspection photo:

Photo Point #5



- 2020 inspection photo:



- 2021 inspection photo:



- 2022 inspection photo:

Photo Point #6 *NEW*



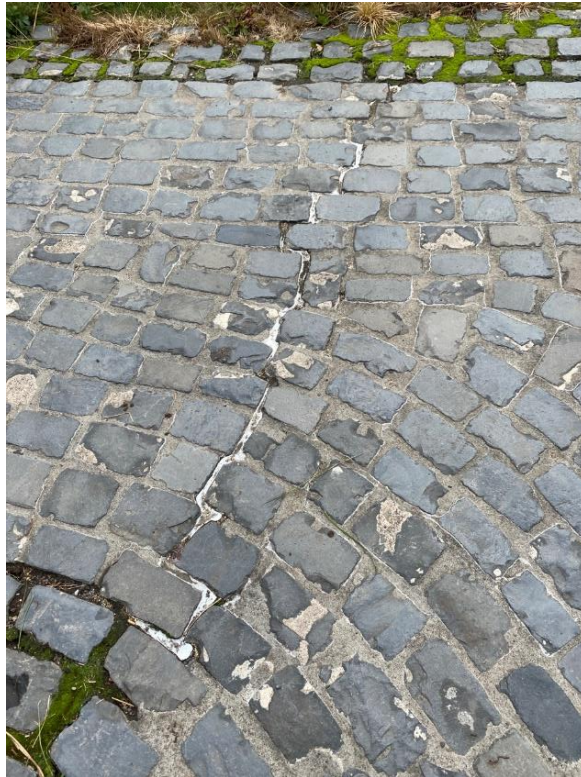
- 2022 inspection photo:

Photo 1

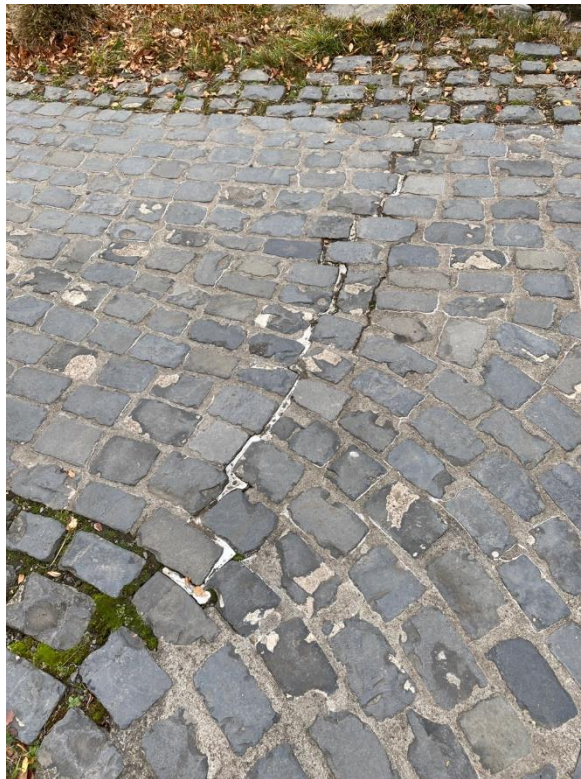


Photo 2

Photo Point #7



- 2021 inspection photo:



- 2022 inspection photo:

Photo Point #8

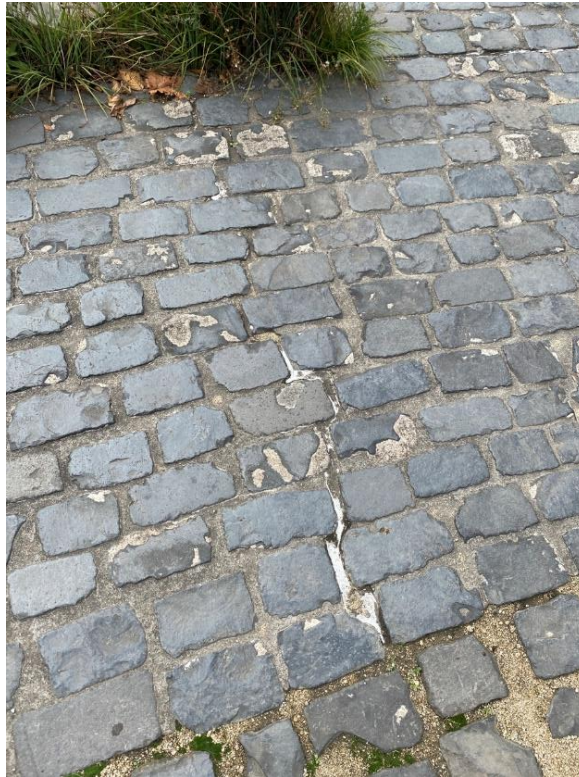


- 2021 inspection photo:

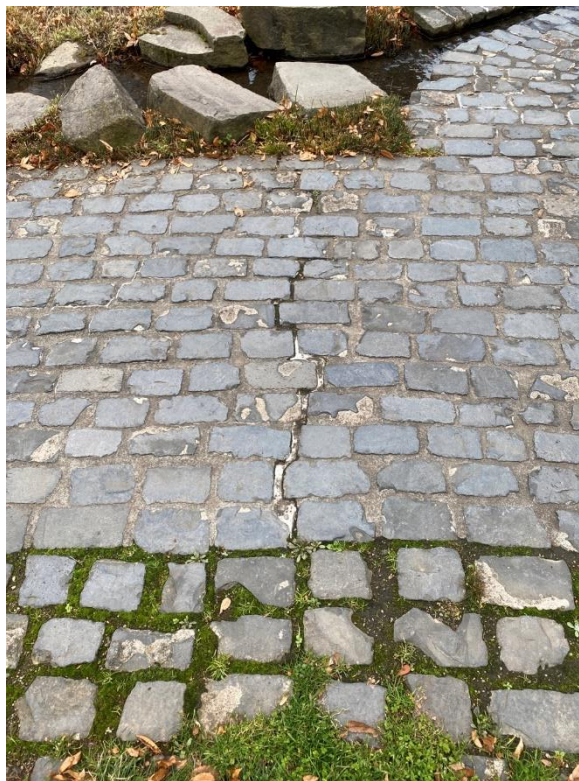


- 2022 inspection photo:

Photo Point #9



- 2021 inspection photo:

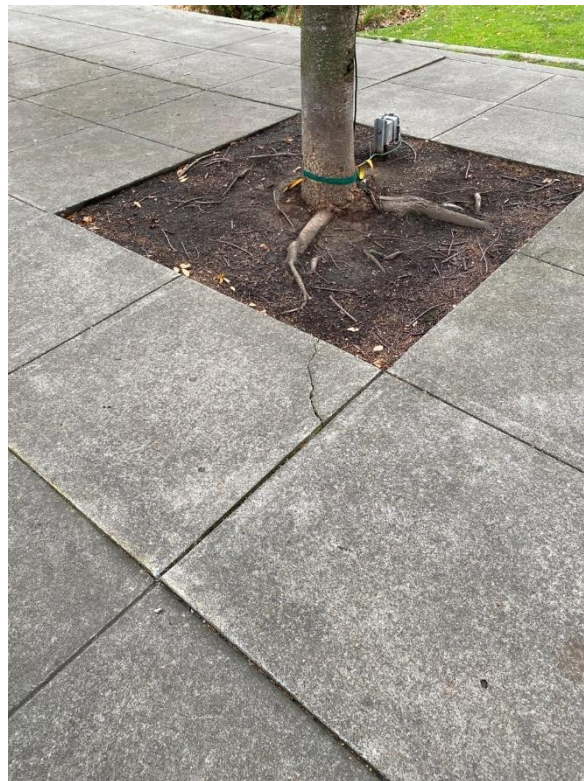


- 2022 inspection photo:

Photo Point #10



- 2021 inspection photo:



- 2022 inspection photo:

Photo Point #11



- 2022 inspection photo:

Photo Point #12



- 2022 inspection photo:

Photo Point #13



- 2022 inspection photo:

Photo Point #14



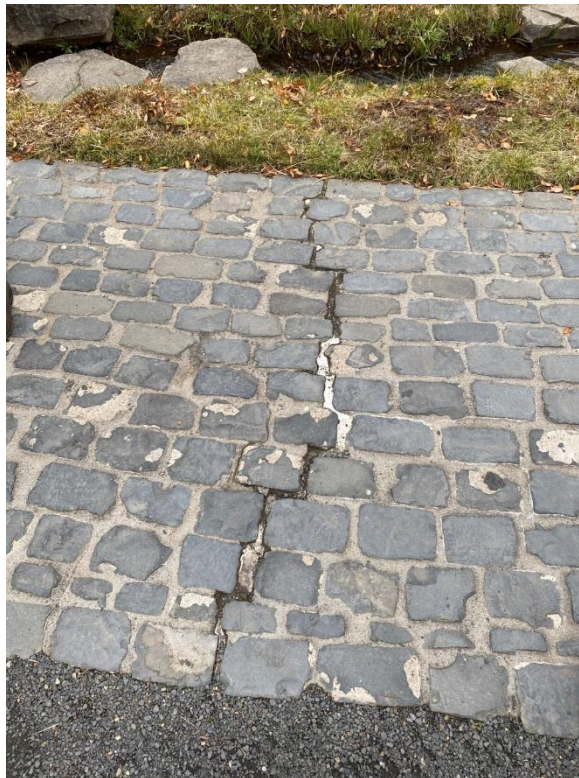
- 2022 inspection photo:

Photo Point #15



- 2022 inspection photo:

Photo Point #16



- 2022 inspection photo: