

February 1, 2024

Oregon Department of Environmental Quality  
Kevin Dana  
700 NE Multnomah Street, Suite 600  
Portland, Oregon 97323

**RE: 2024 ANNUAL POST CONSTRUCTION CAP INSPECTION  
BLOCK 17 URBAN DEVELOPMENT  
1161 NW OVERTON STREET  
PORTLAND, MULTNOMAH COUNTY, OREGON  
ECSI #5867  
NOVA PROJECT NO. V24-0239**

Dear Mr. Dana,

Nova Group, GBC (Nova) is submitting the annual post construction cap inspection at the above referenced property on behalf of Block 17 Holding, LLC.

The Block 17 Urban Development parcel located at 1161 NW Overton Street (“Property”) is part of a larger tract of land known as the former Hoyt Street Railyard. Soil disposal and backfilling at the Property has been conducted in accordance with the Oregon Department of Environmental Quality’s (DEQ) Record of Decision (ROD), the Revised Soil Management Plan (SMP) prepared by Terracon (dated December 6, 2013) and the DEQ’s SMP approval letter (dated January 14, 2014). An engineered protective cap remains in place across the former Hoyt Street Railroad. As required in the Post Construction Cap Inspection and Maintenance Plan for Resident Building Blocks (dated November 2004), the protective cap requires an annual engineering inspection.

As per the requirements, the annual cap inspection was performed on January 24, 2024 by Tanya Battye, Associate Engineer. Access to the Property was granted by Nikki Nakada with Avenue5 Residential Property Management. The inspection included the building foundation, parking garage, sidewalks, and landscaped areas to identify any evidence of cracks or areas of weathering that would compromise the cap. Evidence of cracks and/or settlement was observed in parking spaces 100 and 110 within the parking garage (Photographs 11 and 7, respectively); however, no immediate repairs are needed. In addition, surface water drainage features were inspected and there was no evidence of potential water damage to the cap. Water was observed at the ramp to Building 1 (Photograph 16) and within parking space 100 (Photograph 11). This water was likely due to rain at the time of the inspection. No immediate repairs are needed; however, it is recommended that the garage ramp be observed during dry weather to see if water persists. Based on observations, the cap was observed in excellent condition with no visible damage. Please see attached cap inspection checklist for details.

We appreciate the opportunity to perform these services for you. If you have any questions, please do not hesitate to contact us.

Respectfully submitted,

**NOVA GROUP, GBC**



Lindy Breedon  
Senior Project Manager



Vanessa L. Chambers, LEED AP  
Senior Vice President

Attachments: Inspection Log, Photo Log, Site Plan

cc: Jennie Kim, Block 17 Holding, LLC



## Cap Inspection Form

Client	Block 17 Holdings, LLC
Facility Name	Hoyt Street Railyard - Block 17
Facility Address	1161 NW Overton Street, Portland, Oregon Multnomah County tax lot 1N1E34BB 2630-2633
Inspector Name(s)	Tanya Battye
Project Manager Name	Tanya Battye
Date	1/24/24
Weather	Raining, 50°F
Facility Personnel Accompanying Inspector(s)	Thomas

### Purpose:

Monitor engineering controls intended to limit exposure to site soils.

### Scope:

- Visual observation of concrete foundation walls and sidewalks for cracks or unusual weathering that show the potential to allow soil to migrate through the cap or allow direct exposure to soils.
- Visual observation of landscape areas for holes, animal burrows or cracks that could expose the underlying soil.
- Visual inspection of surface water drainage features to prevent potential water damage to the cap, including observations of blockage of the drainage paths and catch basins, and erosion or rutting caused by inadequate drainage control.
- Visual observation of groundwater seepage areas and potential problems.

### References:

Post Construction Cap Inspection and Maintenance Plan for Resident Building Blocks, dated November 2004, prepared by Anchor Environmental, L.L.C.

## Cap Inspection Form

### Equipment Needed for Inspection:

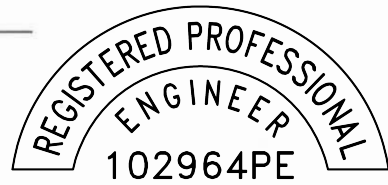
- Facility Map;
- Measuring tape; and
- Camera.

### Inspection Instructions:

- Complete the inspection form on the subsequent page (use more than one copy 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.
- Identify possible problem areas as either areas to be reevaluated in future inspections or areas that require repair immediately.
- Report conditions requiring immediate repair to the homeowners association within 24 hours of the inspection in a written early action memorandum.

### Cap Inspection Form

CAP ELEMENT	INSPECTION OBSERVATIONS	MAINTENANCE REQUIRED?
Parking Garage	Cracks and/or Settlement YES <input type="radio"/> NO <input checked="" type="radio"/>	No
	Holes and/or Penetrations YES <input type="radio"/> NO <input checked="" type="radio"/>	
Building Foundation	Cracks and/or Settlement YES <input type="radio"/> NO <input checked="" type="radio"/>	No
	Holes and/or Penetrations YES <input type="radio"/> NO <input checked="" type="radio"/>	
Sidewalks	Cracks and/or Settlement YES <input type="radio"/> NO <input checked="" type="radio"/>	No
	Holes and/or Penetrations YES <input type="radio"/> NO <input checked="" type="radio"/>	
Parking Garage Walls	Cracks and/or Settlement <input checked="" type="radio"/> YES NO	No immediate repairs needed. Check at next inspection
	Parking space 100 & 110 Holes and/or Penetrations YES <input type="radio"/> NO <input checked="" type="radio"/>	
Landscape Areas	Exposed Soil and/or Fabric YES <input type="radio"/> NO <input checked="" type="radio"/>	No
	Evidence of surface water drainage issues which may damage the cap? YES <input type="radio"/> NO <input checked="" type="radio"/>	
Groundwater Seepage Areas	Groundwater Seepage Observed? YES <input type="radio"/> NO <input checked="" type="radio"/> Water observed at Ramp to B1 and parking space 100	No immediate repairs needed. Observe ramp during dry weather condition.
<b>Notes:</b> Water pooling observed-likely due to rain at time of inspection. Observe garage ramp during dry weather to see if water pooling persists.		

 Inspector Signature Tanya Battye  
 Date: 7/24/24


EXPIRES: 12/31/25



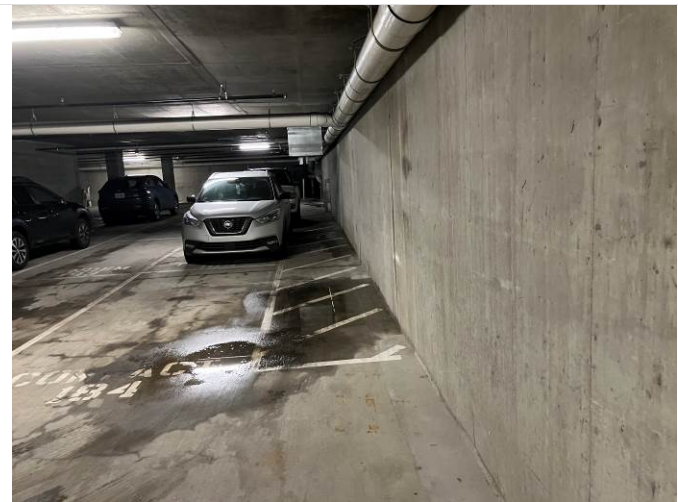
1. Electrical room in subterranean parking garage.



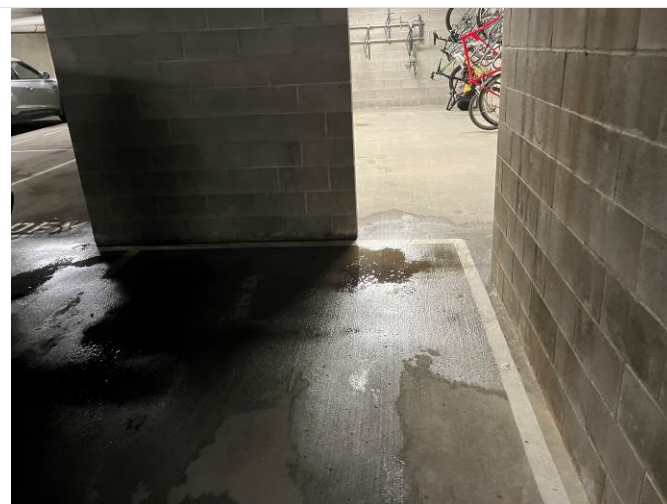
2. Electrical room in subterranean parking garage/building foundation.



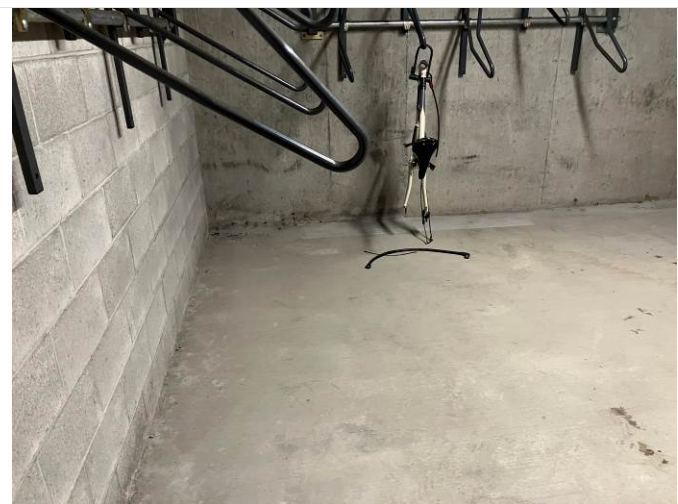
3. Bicycle storage area, southwest corner.



4. Parking garage/building foundation view A.



5. Bicycle storage area, southeast corner.



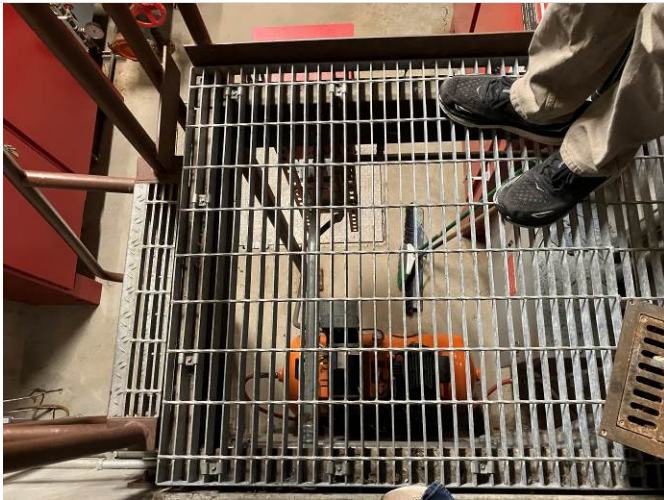
6. Bicycle storage area, northeast corner.



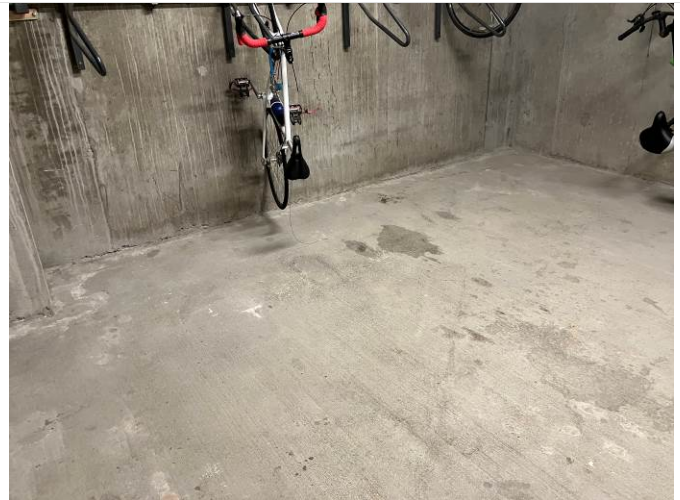
7. Parking garage wall – parking space 110.



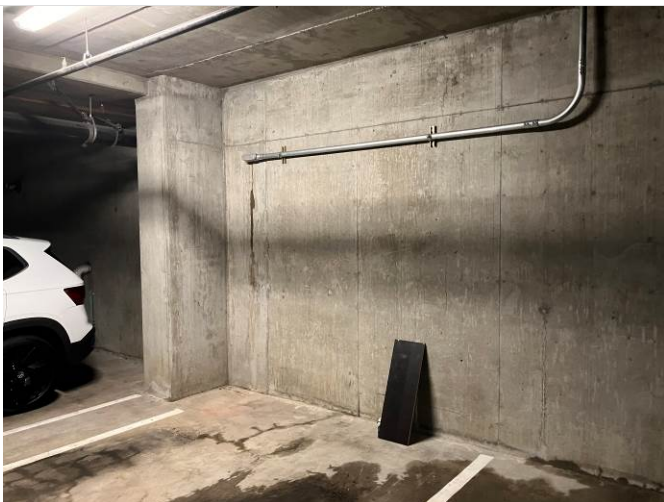
8. Fire pump room.



9. Fire pump room.



10. Bicycle storage room, northwest corner.



11. Parking garage wall – parking space 100.



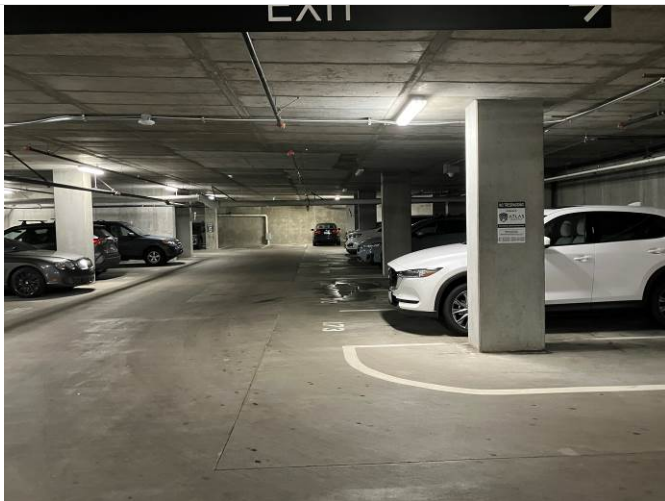
12. Paint storage room.



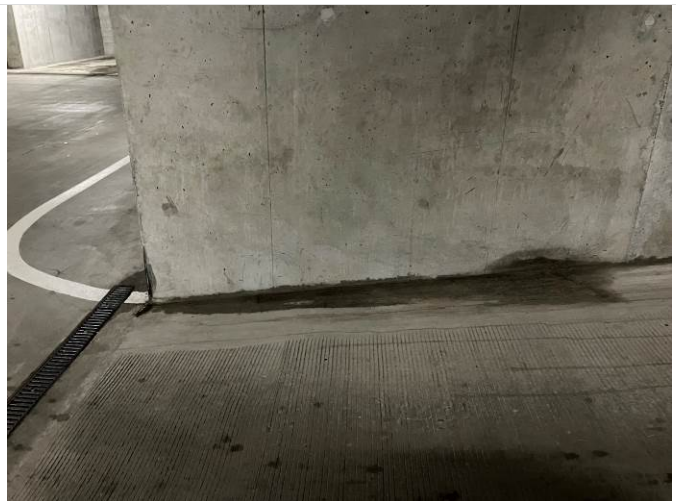
13. Parking garage/foundation view.



14. Parking garage/foundation view.



15. Parking garage/foundation view.



16. Parking garage ramp.



17. Landscape and hardscape along NW Overton Street, facing west.



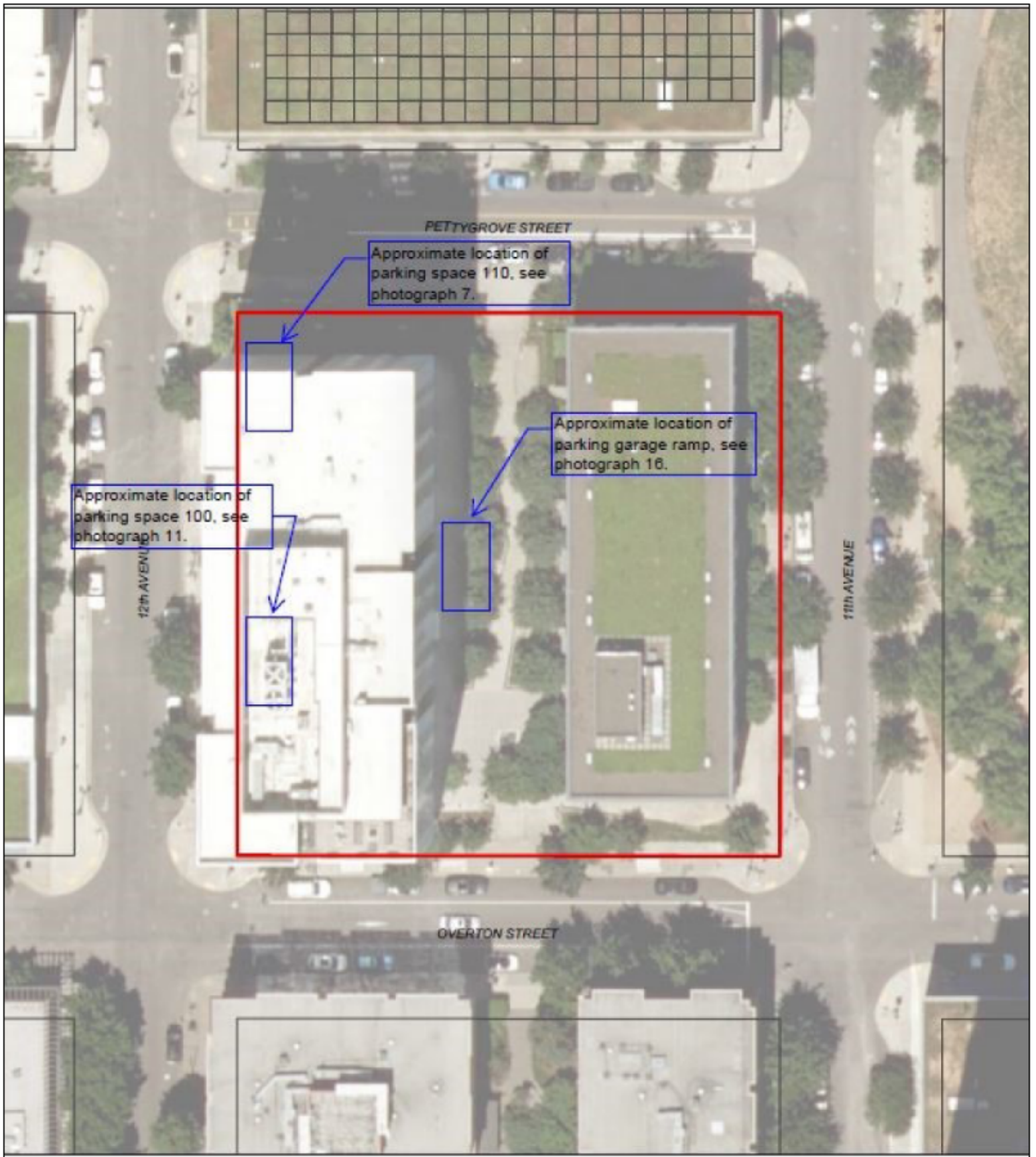
18. Landscape and hardscape along NW 11th Avenue, facing south.



19. Landscape and hardscape along NW Pettygrove Street, facing east.



20. Landscape and hardscape along NW 12<sup>th</sup> Avenue, facing north.



### Site Plan

Block 17

1161 NW Overton Street

Portland, Oregon

ECSI #5867

Project#: V24-0239

