



**PORTLAND PARKS & RECREATION**<sup>SM</sup>

Healthy Parks, Healthy Portland

October 16, 2023

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

Dear Ms. Master:

Attached is a copy of the Annual Cap Inspection Report for The Fields Park (ESCI ID 5443). 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](mailto: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: The Fields Neighborhood Park

Inspection Date: 10/3/2023

**Background:** The Fields Neighborhood Park (the Site) is a 3.3-acre municipal park located northeast of the intersection of NW Overton Street and NW 11th Avenue in Portland, Oregon. The Site 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 St. Rail Yard - The Fields (ECSI Site ID: 5443). During historical HSRY operations, impacts to soil and groundwater occurred. Remaining impacts beneath the park include soils containing elevated concentrations of petroleum hydrocarbons, lead, and polynuclear aromatic hydrocarbons (PAHs).

In December 2000 a Record of Decision (ROD) was published by DEQ for the HSRY and in January 2011 an Explanation of Significant Difference (ESD) was published by the DEQ for the Site. In addition, an Inspection and Maintenance Plan was prepared and approved by DEQ [Inspection and Maintenance Plan, AMEC Environment and Infrastructure, July 2013]. The 2000 ROD, the 2011 ESD, and the 2013 Inspection and Maintenance Plan describe remedial action requirements for the Site.

The selected remedial action for The Fields Neighborhood Park is an engineered cap with an underlying demarcation layer (geotextile fabric marker). To meet this requirement a continuous cap was installed across the entire site. The cap consists of clean soil or concrete (*e.g.*, structure foundations, pathways, and sidewalks) at a thickness of (2) feet in the greater park area and (3) feet in the children's play area as outlined in the ROD and ESD. The Inspection and Maintenance Plan states that *"annual surface cap inspections shall be conducted followed by the submittal of inspection reports to DEQ. After 5 years of annual inspections, DEQ will review Site conditions in order to determine whether less frequent inspection intervals are warranted."*

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 2023.

**Location Description: (*i.e.*, boundary streets)**NW 11<sup>th</sup>, NW Overton, and NW Naito (1N1E 34BB Lot 2629)

City blocks 18, 21, 22, and 25

**Party Performing Inspection / Preparing Report:**

Bethany Nabhan      Environmental Specialist / BES

John O'Donovan      Engineer III / BES

Alex Shook      Risk Specialist II / Portland Parks &amp; Recreation

**Contact Numbers:**

503-823-1144

503-823-7881

503-250-0670



**Inspection Performed For:**

Portland Parks &amp; Recreation

6437 SE Division St.

Portland, OR 97206

**Hardscape Areas:** Inspect the concrete foundation, sidewalks, and pathways 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 area(s) requiring maintenance.

Hardscaped areas are in good condition. Based on our assessment, the cap is not compromised in the hardscape areas of the park. See attached Figure 1 and Photo Log.

**Cracks, Settlement?** Yes X No     

Location(s):

Only minor cracking and evidence of settling was observed in the concrete sidewalks and structural foundations on the perimeter of the park (photo points 1-3, 6-13, and 18). These minor cracks (generally <0.5 inches) have been observed in previous inspections and do not appear to penetrate the cap. Separation at the cracks was not observed. One (1) brick pathway is separating slightly but the separation has not changed in the past few years (photo point #4) and does not appear to penetrate the cap. Monitoring wells 2, 3, and 4 were also inspected for cracking, separation, and signs of damage. All monitoring well monuments were in good condition. See attached Photo Log for copies of previous and current year inspection photos. BES will continue to monitor these locations in the following years.

Maintenance required? Yes      No X

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

There were two observed utility potholes located on the W sidewalk of the park during the 2022 inspection (photo point 17). These potholes were identified as being completed as part of the upcoming Pacific Power Willamette River Crossing project. The objective of the potholing was to verify the depth of existing utilities in the area and finalize design plans. According to the contractor the potholes were advanced to 29 inches below surface. No demarcation fabric was encountered, and the potholes were backfilled with ¾-inch minus compact rock and patched with asphalt. During this year's inspection the asphalt in the southern pothole location was missing, and a hard, concrete-like surface was encountered about ¼ inch below ground surface. No exposed subsurface soil was observed during the inspection. The Pacific Power Willamette River Crossing project is set to begin October 2023 and patching this pothole will be required as part of the restoration work. BES will continue to monitor these locations and other areas of the park impacted by this project in the following years.

Maintenance required? Yes X No



**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 the central grass area, other areas with plantings, as well as the dog off-leash area in the northern end of the park and the children's playground in the southern end of the park, were inspected for holes, cracks, and visual evidence of exposed demarcation geotextile fabric. No damage was observed in the landscaped areas. The dog off-leash area had one dog dig hole that was approximately 2 inches deep. The surface was regraded with extra surface material at the time of the inspection. The children's playground was in excellent condition and no damage was observed. Evidence of animal burrows were not observed this year and Parks staff continues to control for rodents in the park (photo point 16). See attached Photo Log for copies of previous and current year inspection photos.

**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 made 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.

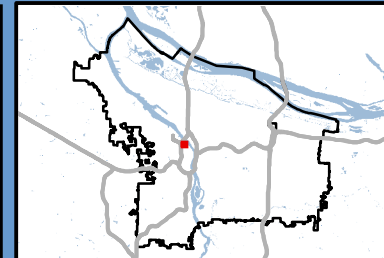
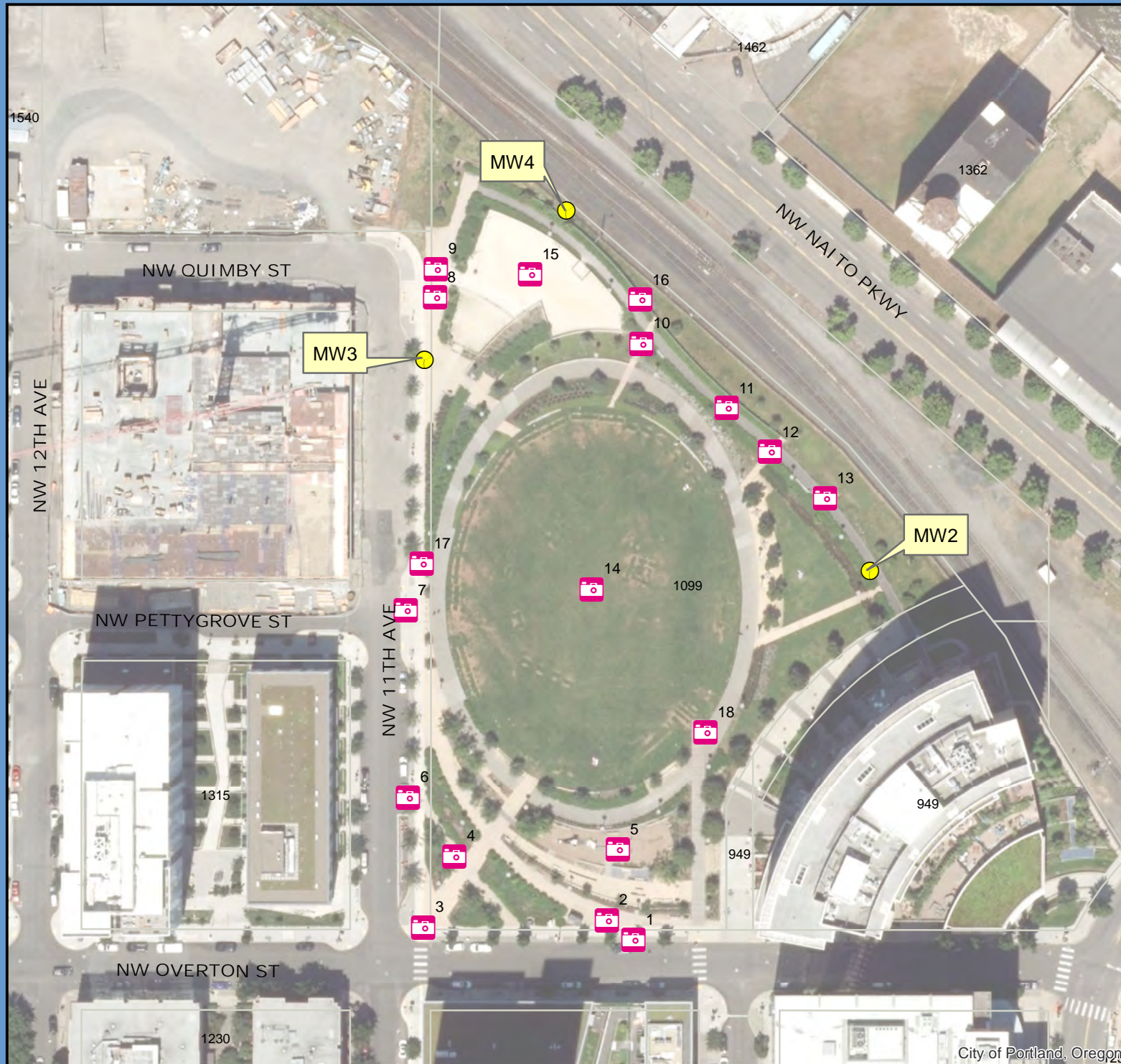
Please see the attached Photo Locations Map and Photo Log.

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: Kara Master










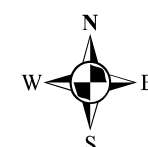
**Figure 1**

**Fields Park  
Annual Cap Inspection  
Photo Locations Map**

**Legend**

-  Monitoring Well
-  Yearly Monitoring Locations
-  Taxlots

1:1,231



Map Created by: MeghanS December 20, 2022



City of Portland, Oregon



## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #1



- 2020 inspection photo:



- 2021 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Photo Point #2**



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

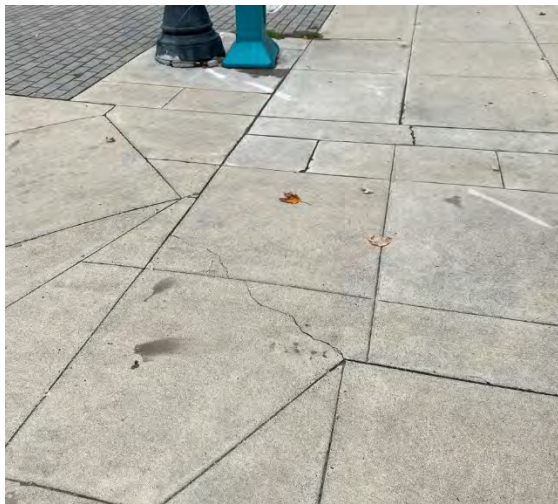
### Photo Point #3



- 2019 inspection photo:



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### **Photo Point #4**



- 2019 inspection photo:



- 2020 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2021 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Photo Point #5**



- 2019 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:

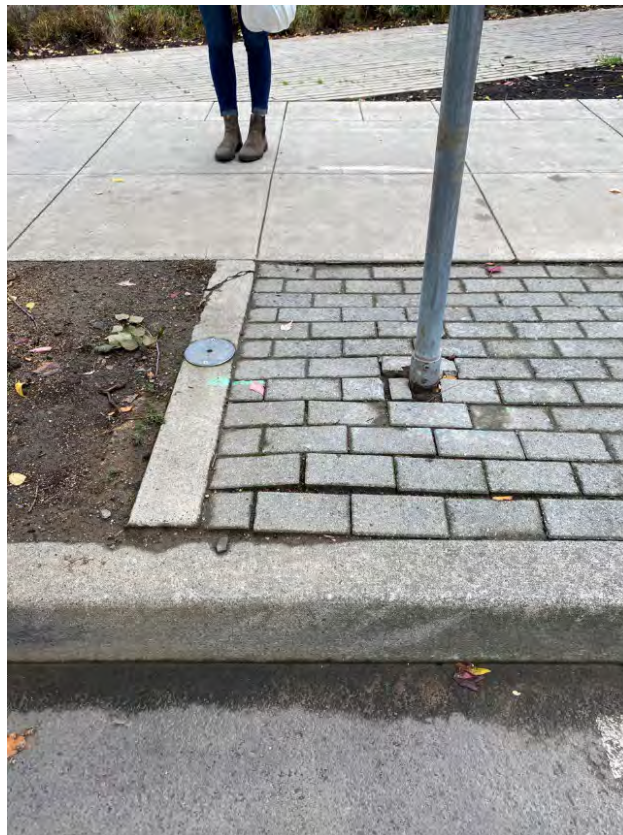


## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #6



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #7



- 2019 inspection photo:



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #8



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #9



- 2019 inspection photo:



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #10



- 2019 inspection photo:



- 2020 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2021 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Photo Point #11**



- 2019 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2020 inspection photo:



- 2021 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Photo Point #12**



- 2020 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2021 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Photo Point #13**



- 2019 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2020 inspection photo:



- 2021 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Photo Point #14 (center grassy area)**



- 2022 hole #1 prior to inspection:

Hole #1 pre-fill



## The Fields Park Annual Cap Inspection Photo Log



- 2022 hole #2 prior to inspection:

Hole #2 pre-fill



- 2022 inspection photo 1:

Hole #1 filled



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo 2:

Hole #2 filled



- 2023 inspection photo:

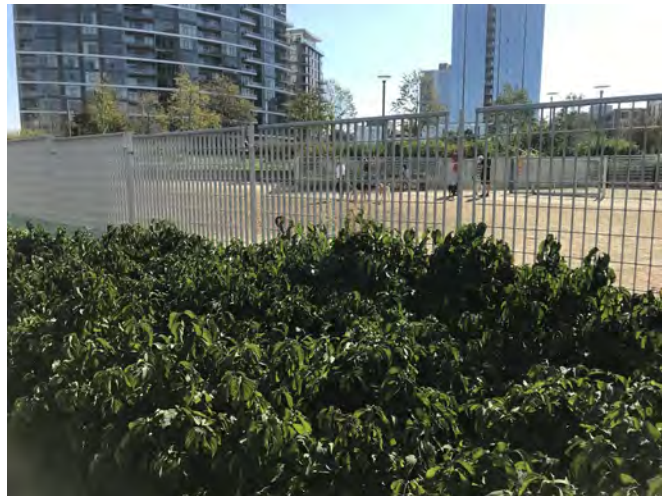


## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #15 (off-leash dog park area)



- 2019 inspection photo:



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

- 2023 inspection photo, close-up of dog dig hole:



- 2023 inspection photo, close-up of regraded dog dig hole:



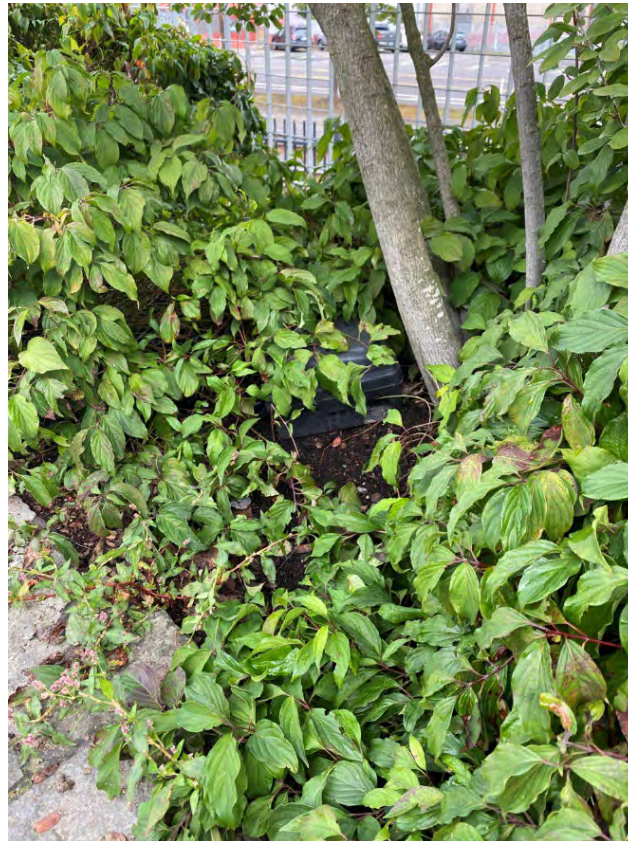


## The Fields Park Annual Cap Inspection Photo Log

**Photo Point #16 (rodent hole monitoring/vector control, many located around park)**



- 2020 inspection photo:



- 2021 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Photo Point #17



- 2022 inspection photo:



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

- 2023 inspection photo, close-up of damaged pothole patch. Repair will be required as part of the Pacific Power Willamette River Crossing project.



### **Photo Point #18**



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Monitoring Well #2

- 2019 inspection photo:



- 2022 inspection photo:





## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log

### Monitoring Well #3



- 2018 inspection photo:



- 2019 inspection photo:



- 2022 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2023 inspection photo:

### **Monitoring Well #4**



- 2018 inspection photo:



## The Fields Park Annual Cap Inspection Photo Log



- 2022 inspection photo:



- 2023 inspection photo: