



February 26, 2019
Project No. 8014.01.69

Madi Novak
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, Oregon 97232

Re: Annual Site Activity Summary Report—2018
Zidell Waterfront Property, 3121 SW Moody Avenue, Portland, OR
ECSI No. 689

Dear Ms. Novak:

On behalf of ZRZ Realty Company, Zidell Marine Corporation, and Tube Forgings of America, Inc. (collectively referred to in this document as Zidell), Maul Foster & Alongi, Inc. (MFA) has completed an assessment of the overall condition of the Zidell Waterfront Property upland, bank, and in-water remedy. Remedy monitoring and reporting requirements are referred to from the Environmental Management Documents letter¹, including the site Operations, Monitoring, and Maintenance Plan (OMMP)² and Upland Site Management Plan (SMP)³. The assessment included a compilation of information, contained in multiple inspection reports, provided by various inspection parties. The reporting period for this submittal is the 2018 calendar year, for which required monitoring included upland cap visual inspection and visual inspection of the bank and shore.

SITE CONSTRUCTION

Between October 17 and November 7, 2018, Zidell contracted with Goodfellow Brothers, Inc., to perform bank repair work. The repair work was described in a DEQ-approved work plan⁴ and permitted by the US Army Corps of Engineers (Permit NO. NWP-2007-962-3). MFA engineers provided full-time oversight, construction quality assurance, and documentation of the work. The contractor placed rock materials by hand, which were delivered to the work area using a crane working from the upland soil cap, above the top of bank. Type D armor was hoisted to the work area, then hand-spread to achieve design thicknesses and area coverage. Care was taken to minimize the impact of direct placement of filter gravel and armor rock on remaining vegetation. The habitat gravel was then hoisted to the work area and spread from

¹ MFA. Letter (Re: Environmental Management Documents, Zidell Waterfront Property (ECSI No. 689)) to M. Novak, Oregon Department of Environmental Quality, from E. Bakkom, Maul Foster & Alongi, Inc., Portland, Oregon. April 24, 2018.

² MFA. Bank and Sediment Remedy Operations, Maintenance, and Monitoring Plan, Zidell Waterfront Property, Portland, Oregon. Maul Foster & Alongi, Inc., Portland, Oregon. June 12, 2013.

³ MFA. Zidell upland site management plan, 3121 SW Moody Avenue, Portland, Oregon, ECSI 689. Maul Foster & Alongi, Inc., Portland, Oregon. February 27, 2018.

⁴ MFA. 2018 Zidell Bank Repairs Memorandum, Zidell Waterfront Property, Portland, Oregon. Maul Foster & Alongi, Inc., Portland, Oregon. October 11, 2018.

the crane line to fill voids in the type D armor. Each step of the material placement was inspected and approved by MFA before the next layer was placed.

The bank was repaired in four specific areas. The Construction Completion Report⁵ provides additional detail.

- Approximately 1,500 square feet of filter fabric and 206 tons of rock armor were placed from STA 6+25 to 11+50 (see Appendix A in the Construction Completion Report) between elevations of 15 and 18 feet, City of Portland Vertical Datum (COP).
- Approximately 185 tons of filter rock, 303.75 tons of type D armor, 106.25 tons of habitat gravel, and 2,000 square feet of filter fabric were installed from STA 11+75 to STA 15+00.
- Approximately 57 tons of filter rock, 61.25 tons of type D armor, and 22.25 tons of habitat gravel were installed from STA 17+50 to STA 18+50.
- Approximately 46 tons of filter rock, 30 tons of type D armor, and 30.50 tons of habitat gravel were installed from STA 19+75 to STA 20+50.

INSPECTIONS AND MONITORING

Site inspections and monitoring were completed to record conditions of the bank, sediment, and upland caps and to comply with regulatory requirements. The following events were completed in the calendar year:

- Riverbank vegetation general condition was inspected by the landscape contractor to prepare for growing-season landscape-management planning.
- MFA completed the annual site inspection before any construction during the third quarter, consistent with previous years. Conditions encountered during the annual inspection were compared to the previous monitoring report conditions to identify changes and progress at the site. Inspections and reporting were completed consistent with the requirements of the site OMMP and the SMP. The inspection noted the following:
 - Bank vegetation above the ordinary high-water line was dense and consistent in the upper bank areas during the previous year.

⁵ MFA. 2018 Zidell Bank Repair Completion Memorandum, Zidell Waterfront Property, Portland, Oregon. Maul Foster & Alongi, Inc., Portland, Oregon. January 7, 2019.

- Vegetation on the greenway cap in the south slipway is smooth with no visible erosion exceeding performance criteria. Grass is very dry and dense, providing approximately 100 percent coverage. Vegetation on the greenway cap in the downstream reaches is dense with several bare areas south of the Tilikum Crossing. Coverage is good from north of the Tilikum Crossing to STA: 21+50, then sparse again going north. Vegetation on the greenway cap for the bridge reach is short, dry, and sparse with several bare spots throughout the North Bridge Reach; there was no visible erosion.
- Extended high-water conditions in the 2017/2018 winter and spring season resulted in loss of vegetation below the ordinary high-water elevation and above the rock armor in the slipway and bridge reach. The downstream reach bank appears to be in good shape above elevation 18 feet COP, with no notable condition changes since the previous inspection. Fairly significant erosion was observed at the locations of bank vegetation loss noted above. Bank erosion in the north bridge reach was observed between the top of rock armor and elevation 18 feet COP. Some demarcation fabric is visible along the top of the rock armor enhancement area. Some rock armor from the armor enhancement area appears to have moved from the bank to areas over the sediment cap.
- The test vegetation plot in the Middle Downstream Reach is very dense and well established.
- Gravel cap appears in good condition. No changes to the asphalt cap observed. Equipment and materials have mostly been removed from the operational areas following closing of barge building operations. The barge building interior is secured and was not accessible during the inspection.
- A long period of dry weather has resulted in very dry conditions on the site. Irrigation has continued on the bank below elevation 18 feet COP throughout the Downstream Reach, which helps maintain growth and vegetative coverage. Live stakes planted in early 2018 on the lower bank in the Downstream Reach appear to be growing well at most locations.
- The asphalt and concrete caps in the area south of the Ross Island Bridge are in good condition.

SITE MAINTENANCE

Maintenance activities on the Zidell site were focused on vegetation management and consisted of the following:

- Upper bank trees and shrubs were hand-watered in September due to higher than normal late season temperatures.

- Routine maintenance was conducted on the gravel layer, within the slipway, to level displaced gravel.
- Riverbank stabilization planting was performed on the lower bank in the south downstream reach; work was limited to landscaping techniques (placement of coir logs and planting of native riparian vegetation).
- ZRZ contracted work out to Geese Guys, LLC for a 5 month period between February and June to protect the live stakes planted in January from predation.
- Barge construction materials were removed from the assembly area as part of the industrial decommissioning effort.

SAMPLING

Samples to assess environmental performance of the remedy were not required in 2018.

INSTITUTIONAL CONTROLS

In support of Zidell's completion of remediation activities, Zidell coordinated with the Oregon Department of Environmental Quality on the preparation of the Upland Site Management Plan, which was finalized in 2018.

No work related to institutional controls was performed at the site.

OTHER SITE ACTIVITY

In 2018, Zidell implemented a no over-night camping policy for the Zidell Waterfront Property. ZRZ actively worked with adjacent landowners, neighborhood groups, and Portland Police to eliminate camping on the site, therefore being protective of the in-water cap. The State of Oregon Department of State Lands granted the overnight camping ban for a period of 5 years (see Appendix B).

2019 PLANNED ACTIVITIES

The following activities are planned for 2019:

- Visual cap and bank armor inspection
- Annual site inspection
- Annual assessment report

SUMMARY

The bank, sediment, and upland caps are in good condition. Zidell has taken measures to further stabilize the lower bank in the downstream reach where seasonal erosion has been

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persistent. Additional stabilization was performed for the north bridge reach where bank soil erosion has been observed periodically.

Sincerely,

Maul Foster & Alongi, Inc.



Jacob Faust, PE
Senior Engineer



Erik Bakkom, PE
Senior Engineer

Attachments: Limitations
Attachment 1 (Annual Inspection Report)
Attachment 2 (Closure Memo with Map)

cc: Kathryn Silva, Zidell Companies
Alan Park, Zidell Companies

LIMITATIONS

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.



ATTACHMENT 1

2018 ANNUAL INSPECTION SUMMARY





MEMORANDUM

To: Kathryn Silva, ZRZ Realty
Alan Park, ZRZ Realty

Date: February 26, 2019

cc: Madi Novak (Oregon DEQ)

From: Jacob Faust, PE

Project: 8014.01.69

A handwritten signature in blue ink, appearing to read "J. Faust", is positioned below the "From:" field.

RE: 2018 Annual Site Inspection Summary

Maul Foster & Alongi, Inc., has prepared this monitoring event memorandum to provide the project team with a summary of observations for the inspection of the 3121 SW Moody Avenue property that occurred on September 5, 2018. This report was prepared according to the parameters summarized in the site Operations, Monitoring, and Maintenance Plan (OMMP) (MFA, 2013a) and Site Management Plan (SMP) (MFA, 2018).

SUMMARY OF FIELD ACTIVITIES

Visual monitoring was completed for the bank cap, visible (i.e., above water) near-shore sediment cap, and upland caps. Field notes and photographs were recorded by the inspector and are attached to this report. The performance criteria described in the OMMP and SMP were used as a basis for observation and recording. Bank and sediment cap observations are referenced spatially to the bank and sediment cap baseline alignment, and upland cap observations are logged with descriptions of existing site features (see Figure). All elevations described in this document refer to City of Portland vertical datum. Photographs were taken to catalog observations and general views of the site and are attached to this memorandum.

OBSERVATION SUMMARY

The site conditions during this monitoring event are as follows:

Inspector	Jacob Faust, PE
Quarter and Inspection	Annual Site Inspection
Date	Wednesday, September 5, 2018
Time	10:00 a.m.–3:00 p.m.
River Elevation (Beginning–End)	3.4'–6.1' (City of Portland Vertical Datum)
Weather	Mostly Sunny, 71° Fahrenheit, Wind-NNW 5 mph, 44% Humidity

NOTES:

mph = miles per hour.

NNW = north-northwest.

A photographic log of this inspection event is attached.

Slipway Reach (STA: 0+00 to 3+00)

Greenway Cap

The Greenway Cap in the south slipway is smooth with no visible erosion exceeding performance criteria. Grass is very dry and dense providing approximately 100 percent¹ coverage.

Slipway Ramp

The ramp area is in generally good condition. Gravel cover is consistent, with some minor shifting occurring in the lower elevations above the Type C rock armor (elevation above 5 feet). Ground cover vegetation has established in upper elevations, and woody debris is scattered throughout. Sedimentation is visible over the in-water portions of the ramp.

Bank Vegetation

Bank vegetation above elevation of 15 feet is very dense. A few more spots were noted immediately above the top of the rock armor but no visible erosion. Overall, vegetative coverage is good. The north slipway reach (STA: 2+50 to 3+00) has some vegetation loss between elevations of 15 to 18 feet.

Bank Condition

There was no notable erosion observed on the bank.

Sediment Cap Condition

Sediment cap is in generally good condition; sediment build up was observed in the slipway.

¹ Coverage percentages are qualitatively estimated by the inspector with visual observation. No quantitative measurements were taken during this inspection.

South/Middle Bridge Reach (STA: 3+00 to 7+00)

Greenway Cap

The Greenway Cap vegetation was short and dry but providing generally good coverage. Recent work on the Ross Island Bridge resulted in some spots of bare soil. There was no notable surface erosion.

Bank Vegetation

Bank vegetation is consistent and dense above elevation of 18 feet. Some vegetation loss has occurred between elevations of 15 and 18 feet.

Bank Condition

Spots of erosion were observed between elevations of 15 and 18 feet at STA: 6+25 and 6+75, coinciding with the north and south edges of the Ross Island Bridge. Bank armor appears stable.

Sediment Cap Condition

Sediment cap condition is generally good with no erosion observed.

North Bridge Reach (STA: 7+00 to 11+50)

Greenway Cap

The Greenway Cap vegetation was short, dry, and sparse with several bare spots throughout the North Bridge Reach; there was no visible erosion.

Bank Vegetation

Bank vegetation above elevation of 18 feet is very dense. Some vegetation loss was observed between elevations of 15 and 18 feet.

Bank Condition

Bank erosion was observed between the top of the rock armor and elevation above 18 feet. Some demarcation fabric is visible along the top of the rock armor enhancement area. Some rock armor from the armor enhancement area appears to have moved from the bank to approximately 25 feet over the sediment cap.

Sediment Cap Condition

Sediment cap condition is generally good with no erosion observed. Minimal sedimentation was observed at the toe of bank slope.

Downstream Reach (STA: 11+50 to 27+00)

Greenway Cap

Grass growth is minimal with several bare areas south of the Tilikum Crossing. Coverage is good from north of the Tilikum Crossing to STA: 21+50, then sparse again going north.

Bank Vegetation

Vegetation coverage is dense above elevation of 18 feet. Vegetation loss has occurred on lower parts of the bank between elevations of 10 and 18 feet (upper limit of vegetation loss is variable), from STA: 11+50 to 14+50, and at STA: 18+25 and 20+25. Additionally, vegetation on the bank area below the Tilikum Crossing is thin and has localized spots of minor erosion where water drips from the overhead structure.

Bank Condition

The bank appears to be in good shape above elevation of 18 feet with no notable condition changes since the previous inspection. Fairly significant erosion was observed at the locations of bank vegetation loss noted above.

Sediment Cap Condition

The sediment cap condition appears consistent with previous inspection with no notable changes. Significant sedimentation was observed over the shallow portions of the cap beneath the Tilikum Crossing.

Upland Cap Observations

Gravel cap appears in good condition. No changes to the asphalt cap observed. Equipment and materials have mostly been removed from the operational areas following closing of barge building operations. The barge building interior is secured and was not accessible during the inspection.

Other Observations

- A long period of dry weather has resulted in very dry conditions on the site. Irrigation has continued on the bank below elevation of 18 feet throughout the Downstream Reach, which helps maintain growth and vegetative coverage. Live stakes planted in early 2018 on the lower bank in the Downstream Reach appear to be growing well at most locations.
- The test vegetation plot in the Middle Downstream Reach is very dense and well established.
- The stormwater infiltration facility has dense growth along its slopes; grass along the bottom is short and sparse in some areas.
- Discharge from the City of Portland outfall 006 (near the Marquam Bridge) was discolored and foaming.
- Debris (trash, clothing, etc.) was observed at various locations on the bank from vagrant activity.

RECOMMENDATIONS

The following recommendations may be considered for maintenance and monitoring of the caps:

1. Bank repair is planned for the erosion areas noted in the North Bridge and Downstream Reaches. This work should be completed during low water to ensure access and better work conditions. We anticipate that this will address all significant areas with observed erosion.
2. Continue to monitor vegetation on the lower bank areas of the Downstream Reach. Continued irrigation of the bank vegetation, primarily newer plantings, should continue during dry periods in summer and fall.
3. Reinspect vegetation in the lower elevations of the Slipway and Bridge Reaches

Attachments: Limitations
References
Figure
Photographic Log

LIMITATIONS

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

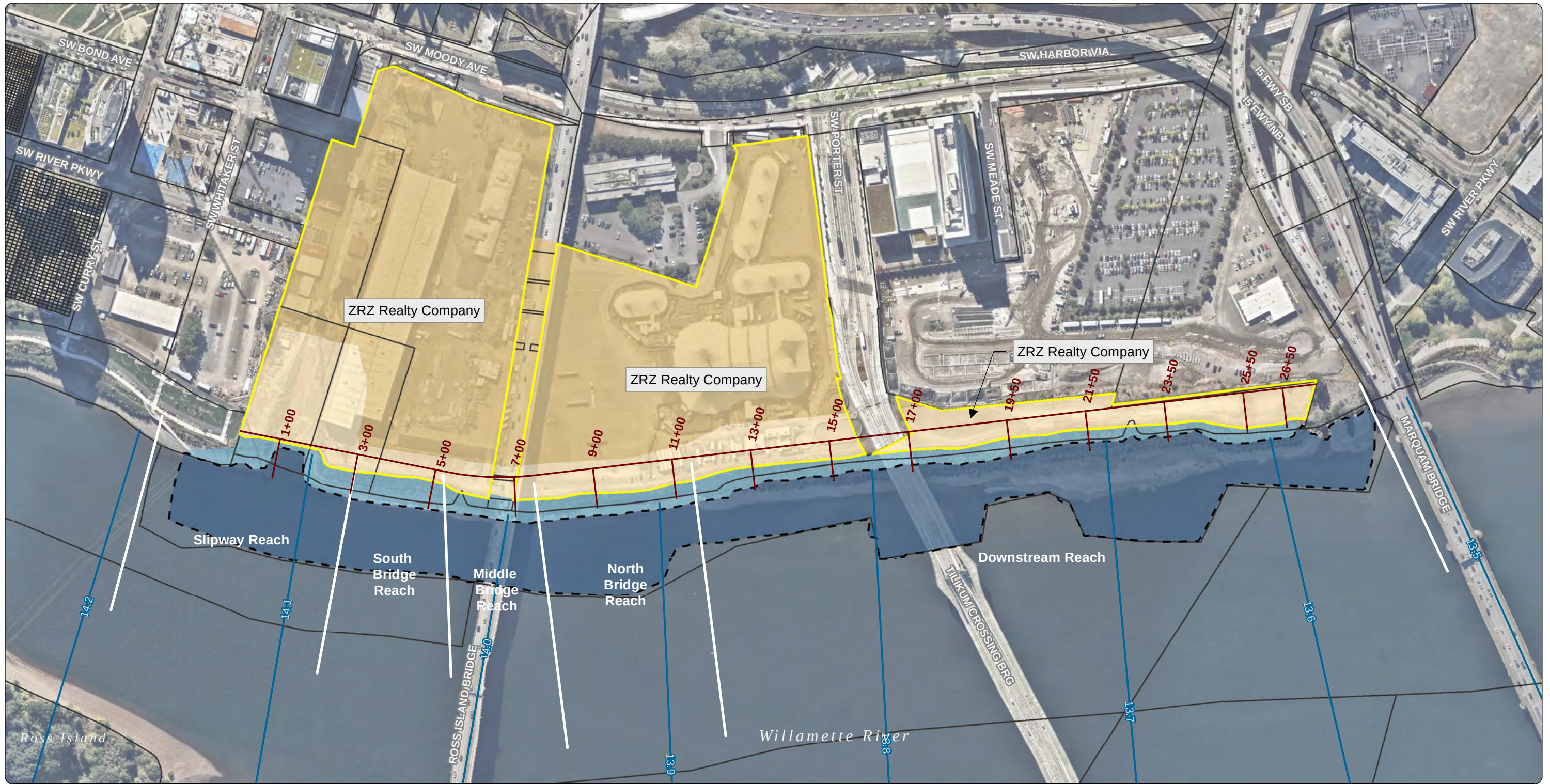
REFERENCES

MFA. 2013a. Operations, monitoring, and maintenance plan. Maul Foster & Alongi, Inc., Portland, Oregon. June 12.

MFA. 2018. Site management plan. Maul Foster & Alongi, Inc., Portland, Oregon. January 31.

FIGURE





Source: Aerial photograph obtained from Mapbox;
property boundary obtained from
survey (2011) conducted by Olson Engineering;
river miles are based on the FEMA Current
Effective Model.

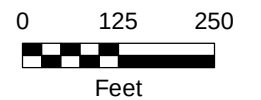


This product is for informational purposes and may not have been prepared for, or be suitable
for legal, engineering, or surveying purposes. Users of this information should review or
consult the primary data and information sources to ascertain the usability of the information.

Legend

- Sediment Cap Area
- Greenway Bank Area
- Greenway Upland Area
- Non-Greenway Upland Area
- Cap Boundary
- Monitoring Station
- River Mile
- Tax Lot Boundary
- ZRZ Realty Company Property Boundary

Figure
Site Features
ZRZ Realty Company
Portland, Oregon



ATTACHMENT 1

PHOTOGRAPH LOG





STA: 0+00 - Top of bank looking east.



STA: 0+00 - Top of bank looking west.



STA: 0+00 - Top of bank looking upstream.



STA: 0+00 - Top of bank looking downstream.



STA: 0+00 - Top of rock armor looking east.



STA: 0+00 - Top of rock armor looking west.



STA: 0+00 - Top of rock armor looking upstream.



STA: 0+00 - Top of rock armor looking downstream.



STA: 0+00 - Edge of water looking east.



STA: 0+00 - Edge of water looking west.



STA: 0+00 - Edge of water looking upstream.



STA: 0+00 - Edge of water looking downstream.



STA: 0+25 - Top of bank looking east.



STA: 0+25 - Top of bank looking west.



STA: 0+25 - Top of bank looking upstream.



STA: 0+25 - Top of bank looking downstream.



STA: 0+25 - Top of rock armor looking east.



STA: 0+25 - Top of rock armor looking west.



STA: 0+25 - Restriction sign posted at top of rock armor.



STA: 0+25 - Top of rock armor looking upstream.



STA: 0+25 - Top of rock armor looking downstream.



STA: 0+25 - Edge of water looking west.



STA: 0+25 - Edge of water looking upstream.



STA: 0+25 - Edge of water looking downstream.



Slipway ramp looking west.



Slipway ramp looking east.



Slipway ramp looking southeast.



Slipway ramp looking south.



Slipway ramp looking southwest.



Slipway ramp looking northwest.



Barge building and slipway ramp looking north.



Slipway rails and barge building structure looking northeast.



Slipway ramp rails looking east.



Debris and gravel in slipway ramp looking west.



Vegetation, woody debris, and gravel in slipway ramp looking east.



Underside of barge building structure looking north from slipway.



Underside of barge building structure looking northwest from slipway.



Underside of barge building structure looking north from slipway.



Underside of barge building structure looking north from slipway.



Underside of barge building structure looking north from slipway.



Vegetation growing beneath east end of barge building structure.



Barge building looking west from east end in slipway.



East end of barge building looking northwest.



North slope of slipway ramp looking north.



North slope of slipway ramp looking east.



Sediment buildup in the slipway ramp looking east.



Sediment buildup in the slipway ramp looking southeast.



Sediment buildup in the slipway ramp looking northeast.



Slipway ramp looking west.



North slope of slipway ramp looking north.



North slope of slipway ramp at top of rock armor looking west.



North slope of slipway ramp at top of rock armor looking west.



North slope of slipway ramp looking east.



STA: 3+00 - Top of bank looking east.



STA: 3+00 - Top of bank looking west.



STA: 3+00 - Top of bank looking upstream.



STA: 3+00 - Top of bank looking downstream.



STA: 3+00 - Top of rock armor looking east.



STA: 3+00 - Top of rock armor looking west.



STA: 3+00 - Top of rock armor looking upstream.



STA: 3+00 - Top of rock armor looking downstream.



STA: 3+00 - Bottom of rock armor looking east.



STA: 3+00 - Bottom of rock armor looking west.



STA: 3+00 - Bottom of rock armor looking upstream.



STA: 3+00 - Bottom of rock armor looking downstream.



STA: 3+00 - Edge of water looking east.



STA: 3+00 - Edge of water looking upstream.



STA: 3+00 - Edge of water looking downstream.



STA: 5+00 - Top of bank looking east.



STA: 5+00 - Top of bank looking west.



STA: 5+00 - Top of bank looking upstream.



STA: 5+00 - Top of bank looking downstream.



STA: 5+00 - Top of rock armor looking east.



STA: 5+00 - Top of rock armor looking west.



STA: 5+00 - Top of rock armor looking upstream.



STA: 5+00 - Top of rock armor looking downstream.



STA: 5+00 - Bottom of rock armor looking east.



STA: 5+00 - Bottom of rock armor looking west.



STA: 5+00 - Bottom of rock armor looking upstream.



STA: 5+00 - Bottom of rock armor looking downstream.



STA: 5+00 - Edge of water looking east.



STA: 5+00 - Edge of water looking upstream.



STA: 5+00 - Edge of water looking downstream.



STA: 6+00 - Bank erosion above rock armor.



STA: 6+00 - Bank erosion above edge of rock armor.



STA: 6+25 - Bank erosion above top of rock armor.



STA: 7+00 - River pilings beached on rock armor.



STA: 7+00 - Top of bank looking east.



STA: 7+00 - Top of bank looking west.



STA: 7+00 - Top of bank looking upstream.



STA: 7+00 - Top of bank looking downstream.



STA: 7+00 - Top of rock armor looking east.



STA: 7+00 - Top of rock armor looking west.



STA: 7+00 - Top of rock armor looking upstream.



STA: 7+00 - Top of rock armor looking downstream.



STA: 7+00 - Bottom of rock armor looking east.



STA: 7+00 - Bottom of rock armor looking west.



STA: 7+00 - Bottom of rock armor looking upstream.



STA: 7+00 - Bottom of rock armor looking downstream.



STA: 7+00 - Edge of water looking west.



STA: 7+00 - Edge of water looking upstream.



STA: 7+00 - Edge of water looking downstream.



STA: 7+25 - Ballast stones from bank repair area located over sediment cap.



STA: 7+25 - Ballast stones from bank repair area migrating over sediment cap.



STA: 7+50 - Bank erosion over top of rock armor.



STA: 9+00 - Top of bank looking east.



STA: 9+00 - Top of bank looking west.



STA: 9+00 - Top of bank looking upstream.



STA: 9+00 - Top of bank looking downstream.



STA: 9+00 - Top of rock armor looking east.



STA: 9+00 - Top of rock armor looking west.



STA: 9+00 - Top of rock armor looking upstream.



STA: 9+00 - Top of rock armor looking downstream.



STA: 9+00 - Bottom of rock armor looking east.



STA: 9+00 - Bottom of rock armor looking west.



STA: 9+00 - Bottom of rock armor looking upstream.



STA: 9+00 - Bottom of rock armor looking downstream.



STA: 9+00 - Edge of water looking west.



STA: 9+00 - Edge of water looking upstream.



STA: 9+00 - Edge of water looking downstream.



STA: 9+00 - Bank repair area ballast stones migrating over sediment cap area.



STA: 11+00 - Top of bank looking east.



STA: 11+00 - Top of bank looking west.



STA: 11+00 - Top of bank looking upstream.



STA: 11+00 - Top of bank looking downstream.



STA: 11+00 - Top of rock armor looking east.



STA: 11+00 - Top of rock armor looking west.



STA: 11+00 - Top of rock armor looking upstream.



STA: 11+00 - Top of rock armor looking downstream.



STA: 11+00 - Bottom of rock armor looking east.



STA: 11+00 - Bottom of rock armor looking west.



STA: 11+00 - Bottom of rock armor looking upstream.



STA: 11+00 - Bottom of rock armor looking downstream.



STA: 11+00 - Edge of water looking west.



STA: 11+00 - Edge of water looking upstream.



STA: 11+00 - Edge of water looking downstream.



STA: 11+50 - Toe of slope looking east.



STA: 11+50 - Vegetation on lower bank looking north.



STA: 11+50 - Toe of slope looking east.



STA: 11+50 - Toe of slope looking west.



STA: 11+50 - Toe of slope looking upstream.



STA: 11+50 - Toe of slope looking downstream.



STA: 11+50 - Edge of water looking west.



STA: 11+50 - Edge of water looking upstream.



STA: 11+50 - Edge of water looking downstream.



STA: 12+50 - Bank erosion and access restriction sign looking southwest.



STA: 12+50-75 - Bank erosion on lower bank looking west.



STA: 12+75 - Bank erosion on lower bank looking northwest.



STA: 13+00 - Top of bank looking east.



STA: 13+00 - Top of bank looking west.



STA: 13+00 - Top of bank looking upstream.



STA: 13+00 - Top of bank looking downstream.



STA: 13+00 - Toe of slope looking east.



STA: 13+00 - Toe of slope looking west.



STA: 13+00 - Toe of slope looking upstream.



STA: 13+00 - Toe of slope looking downstream.



STA: 13+00 - Edge of water looking west.



STA: 13+00 - Edge of water looking upstream.



STA: 13+00 - Edge of water looking downstream.



STA: 15+00 - Top of bank looking east.



STA: 15+00 - Top of bank looking west.



STA: 15+00 - Top of bank looking upstream.



STA: 15+00 - Top of bank looking downstream.



STA: 15+00 - Toe of slope looking east.



STA: 15+00 - Toe of slope looking west.



STA: 15+00 - Toe of slope looking upstream.



STA: 15+00 - Toe of slope looking downstream.



STA: 15+00 - Edge of water looking west.



STA: 15+00 - Edge of water looking upstream.



STA: 15+00 - Edge of water looking downstream.



STA: 15+50 - Looking east over shoal area.



STA: 17+00 - Top of bank looking east.



STA: 17+00 - Top of bank looking west.



STA: 17+00 - Top of bank looking upstream.



STA: 17+00 - Top of bank looking downstream.



STA: 17+00 - Toe of slope looking east.



STA: 17+00 - Toe of slope looking west.



STA: 17+00 - Toe of slope looking upstream.



STA: 17+00 - Toe of slope looking downstream.



STA: 18+50 - Erosion and vegetation loss on lower bank.



STA: 18+50 - Undercut erosion on lower bank.



STA: 19+50 - Top of bank looking east.



STA: 19+50 - Top of bank looking west.



STA: 19+50 - Top of bank looking upstream.



STA: 19+50 - Top of bank looking downstream.



STA: 19+50 - Toe of slope looking east.



STA: 19+50 - Toe of slope looking west.



STA: 19+50 - Toe of slope looking upstream.



STA: 19+50 - Toe of slope looking downstream.



STA: 19+50 - Edge of water looking west.



STA: 19+50 - Edge of water looking upstream.



STA: 19+50 - Edge of water looking downstream.



STA: 19+50 - Edge of water looking southeast.



STA: 19+50 - Edge of water looking southwest.



STA: 20+50 - Erosion on lower bank around irrigation lines.



STA: 20+50 - Erosion on lower bank around irrigation lines.



STA: 21+50 - Top of bank looking east.



STA: 21+50 - Top of bank looking west.



STA: 21+50 - Top of bank looking upstream.



STA: 21+50 - Top of bank looking downstream.



STA: 21+50 - Toe of slope looking east.



STA: 21+50 - Toe of slope looking west.



STA: 21+50 - Toe of slope looking upstream.



STA: 21+50 - Toe of slope looking downstream.



STA: 21+50 - Edge of water looking west.



STA: 21+50 - Edge of water looking upstream.



STA: 21+50 - Edge of water looking downstream.



STA: 23+00 - Plant cage growth.



STA: 23+50 - Top of bank looking east.



STA: 23+50 - Top of bank looking west.



STA: 23+50 - Top of bank looking upstream.



STA: 23+50 - Top of bank looking downstream.



STA: 23+50 - Toe of slope looking east.



STA: 23+50 - Toe of slope looking west.



STA: 23+50 - Toe of slope looking upstream.



STA: 23+50 - Toe of slope looking downstream.



STA: 23+50 - Edge of water looking west.



STA: 23+50 - Edge of water looking upstream.



STA: 23+50 - Edge of water looking downstream.



STA: 25+50 - Top of bank looking east.



STA: 25+50 - Top of bank looking west.



STA: 25+50 - Top of bank looking upstream.



STA: 25+50 - Top of bank looking downstream.



STA: 25+50 - Toe of slope looking east.



STA: 25+50 - Toe of slope looking west.



STA: 25+50 - Toe of slope looking upstream.



STA: 25+50 - Toe of slope looking downstream.



STA: 25+50 - Edge of water looking west.



STA: 25+50 - Edge of water looking upstream.



STA: 25+50 - Edge of water looking downstream.



STA: 26+50 - Top of bank looking east.



STA: 26+50 - Top of bank looking west.



STA: 26+50 - Top of bank looking upstream.



STA: 26+50 - Top of bank looking downstream.



STA: 26+50 - Toe of slope looking east.



STA: 26+50 - Toe of slope looking west.



STA: 26+50 - Toe of slope looking upstream.



STA: 26+50 - Toe of slope looking downstream.



STA: 26+50 - Minor bank erosion on lower bank; with topsoil still in place.



City stormwater outfall 07B.



Cap area downstream of City outfall 07B.



City outfall 07B.



Water flowing from City outfall 07B.



Area under Tililkum Crossing Bridge.



Operational area north of barge building looking north.



Operational area north of barge building looking west.



Operational area north of barge building looking southeast.



Operational area near office looking northwest.



Operational area near office looking west.



Office building, southeast corner looking north.



Office building looking east.



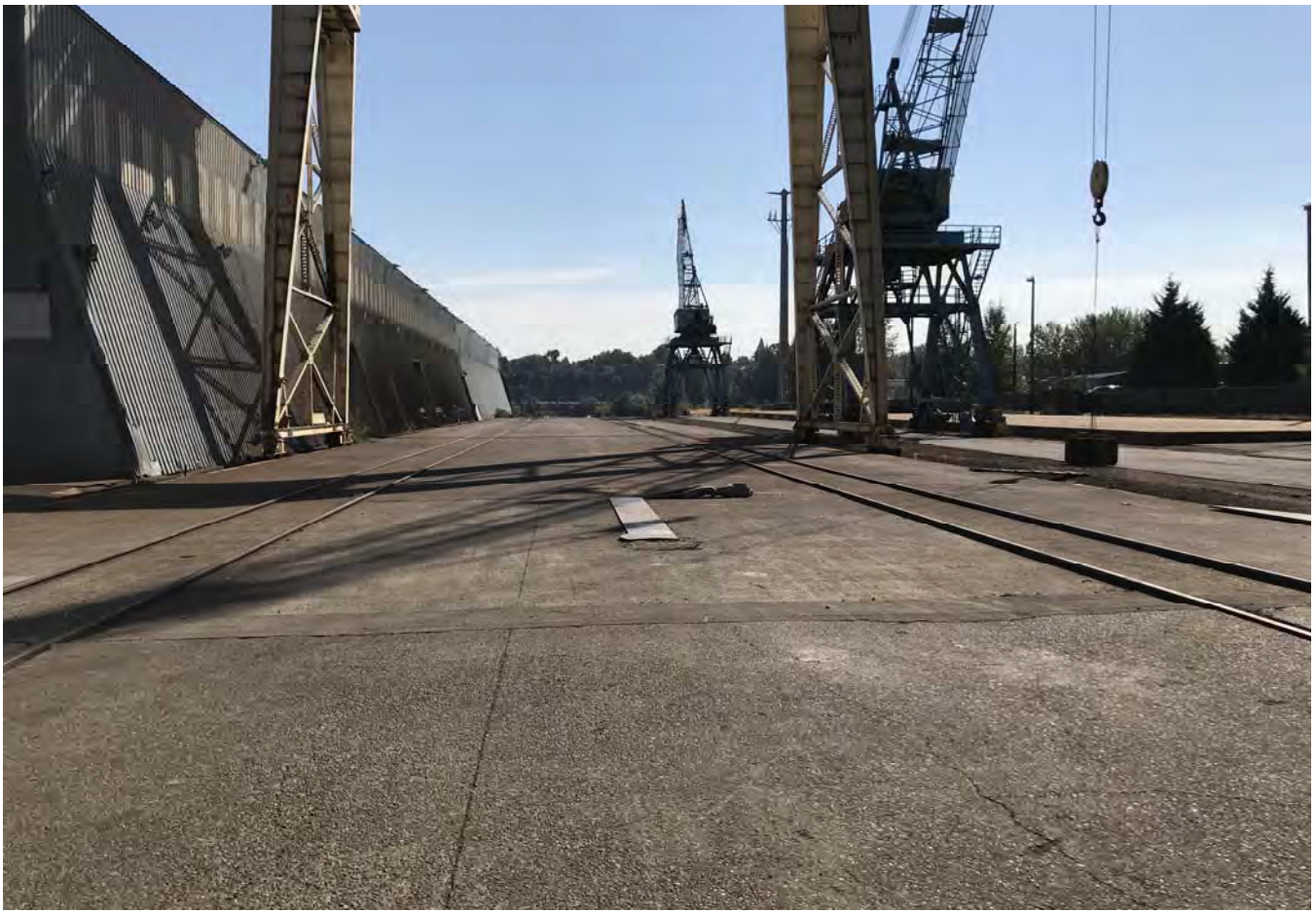
Operational area west of barge building looking southeast.



Operational area west of barge building looking east.



Operational area west of barge building looking west.



Operational area southwest of barge building looking east (photo directly above and below).





Barge building looking north.



Barge building looking northeast.



Edge of south slipway greenway looking east.



Edge of south slipway greenway looking northwest.



Northeast corner of upland cap, looking west.



Northeast corner of upland cap looking southwest.



Northeast corner of upland cap looking south.



Middle-north edge of upland cap looking east.



Middle-north edge of upland cap looking southeast.



Middle-north edge of upland cap looking south.



Middle-north edge of upland cap looking southwest.



Middle-north edge of upland cap looking west.



Northwest corner of upland cap looking east.



Northwest corner of upland cap looking southeast.



Northwest corner of upland cap looking south.



Upland cap near site entrance from Southwest Moody looking southwest.



Upland cap near entrance from Southwest Moody, looking north.



Upland cap near access from Southwest Moody looking northeast.



Upland cap near Southwest Moody access, looking east.



Geotextile cover not secured on gravel stockpiles on site.



Upland cap center of site looking north.



Upland cap center of site looking northeast.



Upland cap center of site looking east.



Upland cap center of site looking southeast.



Upland cap center of site looking south.



Upland cap center of site looking southwest.



Upland cap center of site looking west.



Fence along 3030 Moody property.



Upland cap under Ross Island Bridge looking east.



Upland cap southwest corner of site looking northeast.



Upland cap southwest corner of site looking north.



Upland cap beneath Ross Island Bridge looking east.



Upland cap beneath Ross Island Bridge looking northeast.



Upland cap beneath Ross Island Bridge looking north.



Upland cap beneath Ross Island Bridge looking west.



Paved operational area and boat building looking southeast.



Operational area and boat building looking east.



Gravel cap beneath Ross Island Bridge.



Upland cap, Southeast corner of site looking north.



Upland cap, Southeast corner looking northwest.



Upland cap, Southeast corner looking west.



Upland cap, Southeast corner looking south.



Upland cap, Southeast corner looking southeast.

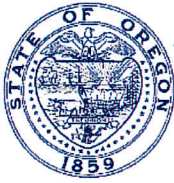


Covered materials from recent Oregon Department of Transportation work on Ross Island Bridge.

ATTACHMENT 2

DEPARTMENT OF STATE LANDS CLOSURE MEMO
WITH MAP





Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

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MEMORANDUM

State Land Board

July 18, 2018

Kate Brown

Governor

TO: Governor Kate Brown
Secretary of State Dennis Richardson
State Treasurer Tobias Reed

Dennis Richardson

Secretary of State

FROM: Vicki Walker
Director

Tobias Reed

State Treasurer

RE: Restrictions on Public Use of State-Owned Lands

On July 18, 2018, I exercised my authority to enact an emergency closure of state-owned land per OAR 141-088-0008. Effective August 15, 2018, all state-owned land that is under the jurisdiction of the Department of State Lands, above the line of Ordinary Low Water, on the West bank of the Willamette River and adjacent Township 1 South, Range 1 East, Section 10 Tax lot 100 will be closed to all uses between the hours of 10:00 p.m. and 5:00 a.m.

The closure is deemed necessary to protect and preserve the integrity of ZRZ Realty's remedial action.

In 2011, ZRZ Realty obtained a waterway lease from the Department for the construction, repair, maintenance, and monitoring of a remedial action required by the Oregon Department of Environmental Quality. ZRZ Realty completed the riverbank construction and riverbank re-vegetation portion of the cleanup action in 2012, and is maintaining the vegetation cover through 2037 as required under a National Marine Fisheries Service biological opinion. In subsequent years, ZRZ has observed an increase in the number of campsites established inside the leasehold. Overnight camping and fires have caused damage to the remediation riverbank site plantings and has necessitated additional maintenance and planting each year since 2012. Our hope is that the closure to overnight use will protect these plantings and the remediation project, while maintaining public access for daytime recreational uses.

This emergency closure will be enacted for 5 years, at which time the Department and ZRZ Realty will assess the efficacy of the closure in protecting the remediation site. The Department may impose an additional closure after 5 years, if necessary. The Department may lift the closure if it is determined that the closure did not assist in the protection of the remedial action.

I would like to thank the many members of the public that provided comment, as well as ZRZ Realty, The Human Access Project, and Friends of Riverplace, for their input on this decision.

APPENDICES

A. ZRZ Realty Closure Map

cc: ZRZ Realty Company
Portland Parks and Recreation
United States Army Corps of Engineers
United States Environmental Protection Agency
Matt DeVore, Assistant Attorney General, Oregon Department of Justice
Karen Quigley, Executive Director, Legislative Commission on Indian Services
Dennis Griffin, Oregon State Historic Preservation Office
Multnomah County Sheriff's Office
Friends of Riverplace
The Human Access Project

State of Oregon Department of State Lands



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Overnight Use Closure Area

**T01S, R01E Section 10
Multnomah County**

 Closure Area

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

0 210 420

Feet



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
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Date: 7/18/2018

