



PORTLAND PARKS & RECREATIONSM

Healthy Parks, Healthy Portland

January 17, 2025

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 Risk Specialist
Portland Parks and Recreation
Email: alex.shook@portlandoregon.gov
Phone: 503.250.0670

PORTLANDPARKS.ORG
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: 10/22/2024

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 2024.

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

NW 11th, NW Overton, and NW Naito (1N1E 34BB Lot 2629)
City blocks 18, 21, 22, and 25

Party Performing Inspection / Preparing Report:

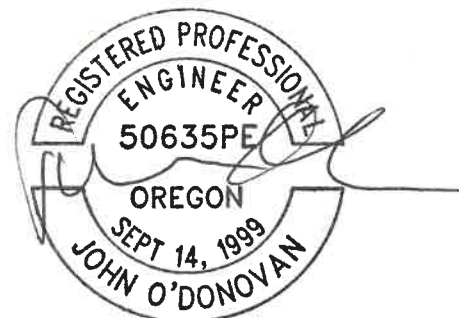
Brian Marcum	Civil Engineer / BES
John O’Donovan	Engineer III / BES
Alex Shook	Risk Specialist II / Portland Parks & Recreation

Contact Numbers:

503-823-8672
503-823-7881
503-250-0670

Inspection Performed For:

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



EXPIRES: 12/26

General Observation/Comment:

In late 2023, PacificCorp began construction of the Willamette River Crossing Project at The Fields Park. The project will relocate a critical power distribution line currently located on the riverbed of the Willamette River into a new tunnel drilled underneath the river. The grass field at the center of The Fields Park is being used by PacificCorp as the west side launching location for the drilled tunnel. The project requires breaching the engineered cap at the park and PacificCorp has worked closely with Portland Parks & Recreation and DEQ to ensure any contamination generated by the project is managed appropriately. The Willamette River Crossing Project is expected to be completed in late 2026, with work at The Fields Park completed in late 2025. PacificCorp will repair the cap once construction is complete.

2024 Cap Inspection

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. 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):

Minor surficial cracking and evidence of settling was observed in the concrete sidewalks on the perimeter of the park (photo points 1-3, 6-13, and 18). The minor cracks (generally <0.5 inches) were observed in previous inspections and do not penetrate the cap. Separation at the cracks was not observed. One (1) brick pathway is separating laterally, but the slight separation is limited to the uppermost brick layer and does not penetrate the sand pathway bedding. The separation does not penetrate the cap and the movement has not changed in several years (photo point #4).

Monitoring wells 2, 3, and 4 were decommissioned in December 2023 by a Burlington Northern Santa Fe (BNSF) contractor. The monument for monitoring well 3 has been completely removed and replaced with a new concrete sidewalk panel. Monitoring wells 2 and 4 have been grouted in place and the monuments remain. The remaining monuments were in good condition. See attached Photo Log for current year inspection photos. Parks will continue to monitor these locations in the future.

Maintenance required? Yes No X

Holes, Breaches, Penetrations? Yes X No

The PacificCorp Willamette River Crossing Project is currently using the center grass area of The Fields Park as the western launch site of the horizontal directional drill boring a new power transmission tunnel under the Willamette River. Site work is being completed under a non-park use permit with Portland Parks & Recreation. The site work requires breaching the cap, staging and operating heavy equipment, soil and groundwater waste management, installation the new tunnel conduit, and site restoration upon completion of the project. Site work is being conducted in accordance with DEQ approved work plans and the July 11, 2023 Contaminated Media Management Plan (CMMP) Revised Addendum prepared by Jacobs.

The cap will be repaired to its original condition once the project is complete. Parks has met regularly with DEQ and the PacificCorp construction team to track project progress and will continue to monitor and correct cap deficiencies throughout construction.

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. A minor dug hole (< 4 inches deep) was observed in the off-leash dog area, but the hole was surficial in nature and did not penetrate the cap.

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 the current year inspection photos.

Exposed Soil or Fabric? Yes No X

Maintenance required? Yes No X

Surface Water Drainage Features: Inspect stormwater 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.

Stormwater drainage paths and catch basins were clear and functional during the inspection. The Willamette River Crossing Project has temporarily altered stormwater flow at several

locations throughout the park and will be monitored, evaluated, and corrected in accordance with the project's 1200-C permit.

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

No groundwater seepage areas were observed during the inspection.

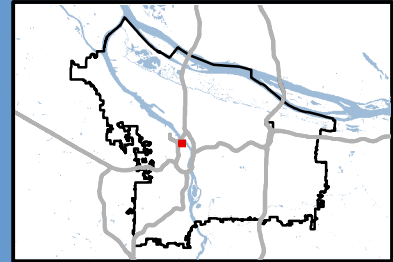
Additional Comments:

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



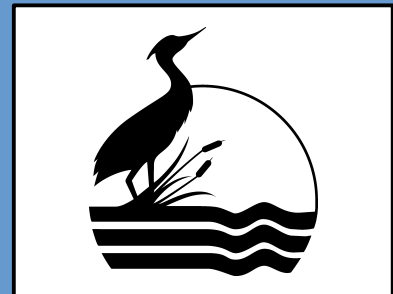
Fields Park Annual Cap Inspection Photo Points

Legend

- Wells_PhotoPoints
- ★ Yearly Monitoring Locations
- Taxlots

1:1,331

Map Created by: MeghanS October 25, 2022

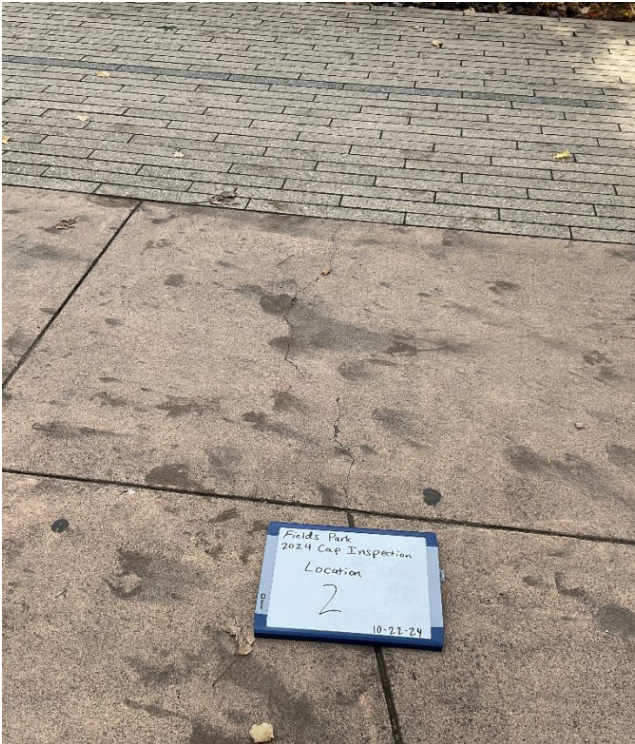


The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #1



Photo Point #2



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #3



Photo Point #4



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #5



Photo Point #6



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #7



Photo Point #8



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #9



Photo Point #10



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #11



Photo Point #12



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #13



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

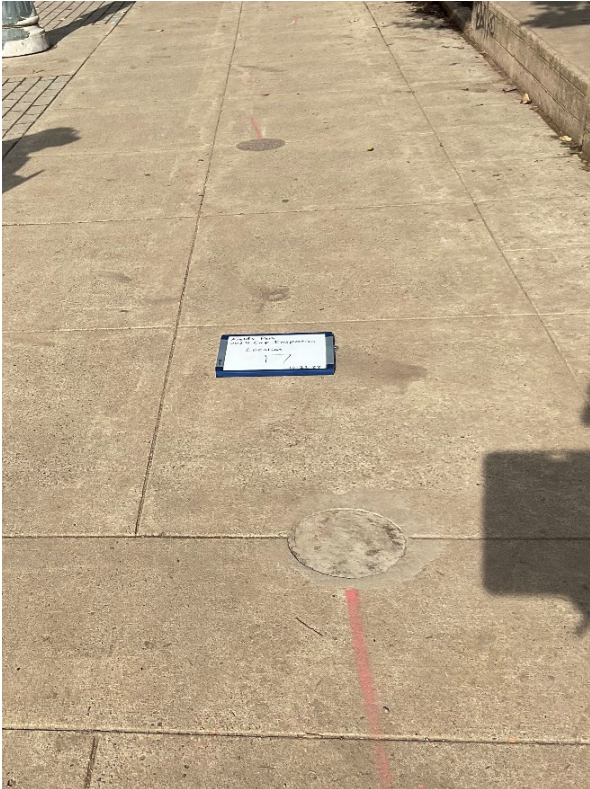


The Fields Park - 2024 Annual Cap Inspection Photo Log

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



Photo Point #17



The Fields Park - 2024 Annual Cap Inspection Photo Log

Photo Point #18



Monitoring Well #2



The Fields Park - 2024 Annual Cap Inspection Photo Log

Monitoring Well #3



Monitoring Well #4

