



PORTLAND PARKS & RECREATIONSM

Healthy Parks, Healthy Portland

January 26, 2026

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

PORTLANDPARKS.ORG

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



Site: Tanner Springs Park

Inspection Date: 10/21/2025

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 HSR 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 polychlorinated bisphenols (PCBs).

In December 2000 a Record of Decision (ROD) was issued by the DEQ for the HSR 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.

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

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

Party Performing Inspection / Preparing Report:

Brian Marcum Civil Engineer / BES
Alex Shook Risk Specialist II / Portland Parks & Recreation

Contact Numbers:

503-823-8672
503-250-0670

Inspection Performed For:

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



EXPIRES: 12/2026

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. Minor surficial cracking and evidence of settling was observed in the concrete sidewalks around the park and the cobblestone pathways within the park. These crack locations and thicknesses are consistent with previous years and have not compromised the cap in the hardscaped areas. No patching is currently recommended.

Cracks, Settlement? Yes X No

Location(s):

Several minor serviceable cracks in concrete were documented in the attached photo log and accompanying map. These cracks were documented in previous years inspection reports and have nominally changed in thickness. Several areas of minor separation (0.5 to 1.5 inches) were noted within the cobblestone path (photo points 6-8, and 11, 12 & 14. The separation appears to be the result of minor heave related to seasonal freeze-thaw cycles. Weathering has impacted caulked seams in the cobblestone paths and caulking was missing in a few places; however, the caulked seams were in fair condition. None of these cracks have compromised the cap or have allowed subsurface soil to be exposed. No patching is currently recommended. Photo point (15) is located where a concrete sidewalk panel is being lifted due to street tree roots. This inspection found no changes from last year at photo point (15).

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 matured and provides effective 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 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

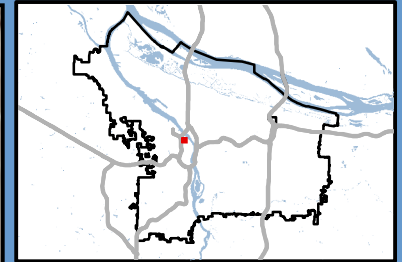
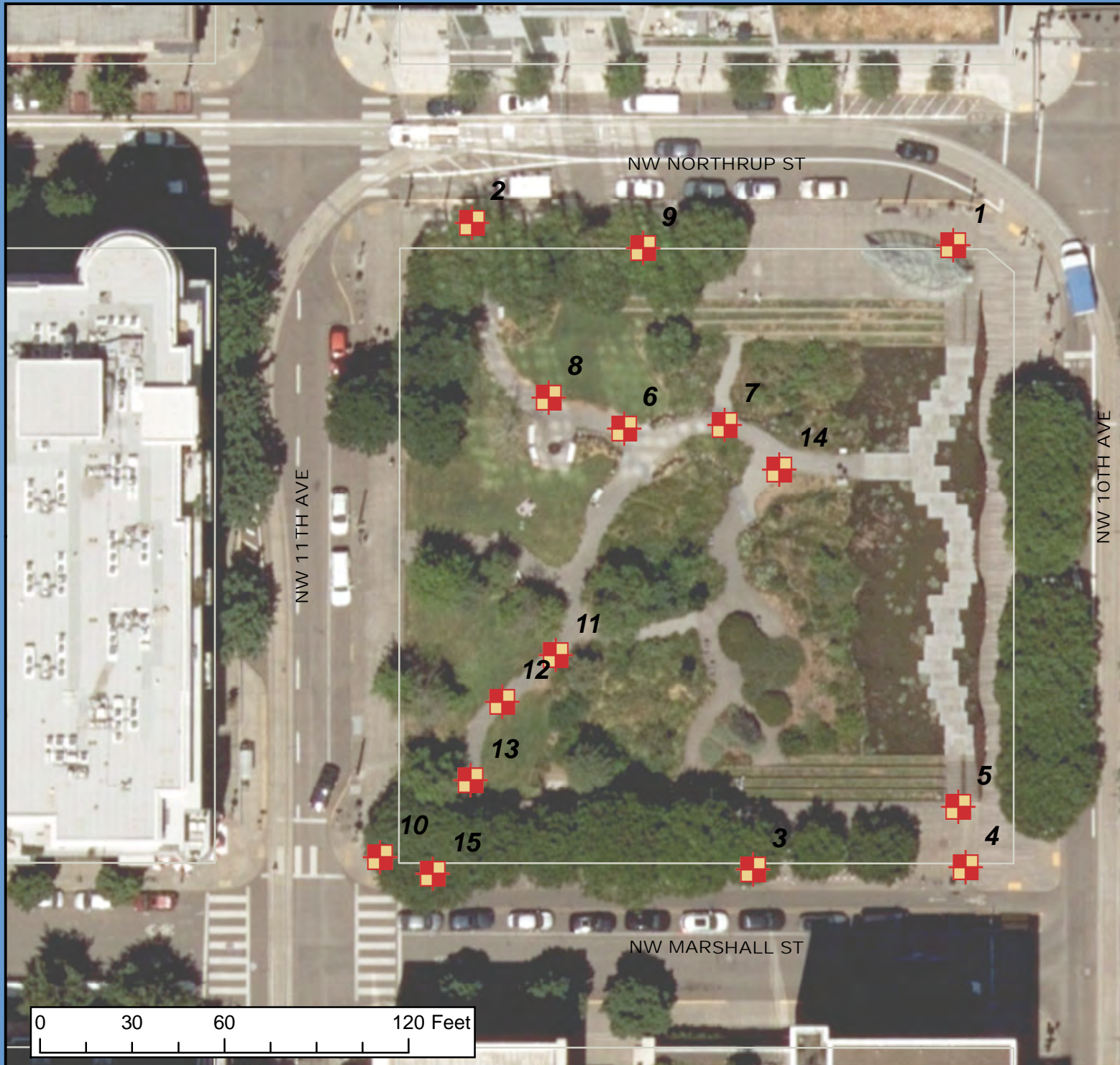




Figure 1

Tanner Springs Park
Annual Cap Inspection
Photo Locations Map

Legend

-  Taxlots
-  2025 Photo Locations



Map Created by: B Marcum October 22, 2024



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #1



Photo Point #2



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #3



Photo Point #4



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #5



Photo Point #6



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #7



Photo Point #8a



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #9



Photo Point #10



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #11



Photo Point #12



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #13



Photo Point #14



Tanner Springs Park – 2025 Annual Cap Inspection Photo Log

Photo Point #15

