



PORTLAND PARKS & RECREATIONSM

Healthy Parks, Healthy Portland

February 19, 2026

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



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: 10/21/2025

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 issued 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 minimum thickness of two feet in the greater park area and three feet in the children’s play area as outlined in the ROD and ESD. PacificCorp’s recent construction activities at the park have confirmed the cap thickness to be closer to 5-6 feet in some locations in the greater park area. 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, storm water drainage features) and to document any potential breaches to the cap. This inspection report fulfills the annual surface cap inspection requirement for 2025.

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
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: 12-31-26

General Observation/Comment:

In late 2023, PacificCorp began construction of the Willamette River Crossing Project at The Fields Park. The project is relocating 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 was used by PacificCorp as the west side launching location for the drilled tunnel. The project required 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 has been 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. At the time of the inspection, major subsurface tunneling was complete and PacificCorp’s contractor was working on de-compacting imported fill soil and installation of the subsurface drainage system in the open field at the center of the park.

2025 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 generally in good condition with localized minor to moderate concrete damage due to heavy equipment from PacificCorp’s site activities. 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 and 6-13). The minor cracks (generally <0.5 inches) were observed in previous inspections and do not penetrate the cap.

The brick pathway in the southwest area of the park is separating laterally, but the slight separation is limited to the uppermost brick layer and does not penetrate the pathway bedding. The damage does not penetrate the cap; however, the brick separation is showing signs of increased lateral movement (photo point #4). The separation may be attributed to root penetration into the paver base course and/or heave impacts related to winter storm activity in early 2025. Parks will continue to monitor this location and if necessary, will evaluate options to repair the pathway.

The concrete sidewalk, driveway, and apron at NW Pettygrove St and NW 14th Ave on the western side of the park is damaged because of heavy equipment loading and installation of PacificCorp’s new electrical main (Photo Points #7a and #7b). PacificCorp is planning to replace the temporary asphalt, sidewalk, and driveway with a new concrete surface upon completion of site activates. Parks will continue to meet with DEQ and the PacificCorp construction team to

track repair progress and will continue to monitor and correct cap deficiencies until construction is complete.

The concrete sidewalk panels on the south side of the park on NW Overton St were recently replaced by PacificCorp (Photo Point #2). The panels replaced a section of sidewalk that was removed by PacificCorp to allow for connection to the existing electrical main.

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 X No ___

Holes, Breaches, Penetrations? Yes X No ___

At the time of the inspection, PacificCorp’s contractor was restoring the center grass area of The Fields Park. The observed work included decompaction of imported fill soil in preparation for sod placement and installation of shallow trenches for the field underdrain system. The shallow trenches were approximately eight inches deep and did not penetrate the underlying demarcation fabric.

Per the requirements of PacificCorp’s non-park use permit, the site cap will be repaired to its original condition prior to project completion. In addition, PacificCorp is planning to submit a Construction Completion Report with constructed as-builts upon completion of the project. Parks will continue to meet regularly with DEQ and the PacificCorp construction team to track project progress and correct cap deficiencies throughout construction and prior to project completion.

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 children’s playground was in excellent condition, and no damage was observed. Sand was recently placed in the dog off leash area as part of routine maintenance. Evidence of animal

burrows were not observed this year, and Parks staff continues to control for rodents in the park. 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 temporarily altered stormwater flow at several locations throughout the park. However, the flow patterns were temporary and have not resulted in any long-term increased subsurface infiltration patterns or mobilization/exacerbation of site contaminants.

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

No groundwater seepage areas were observed during the inspection.

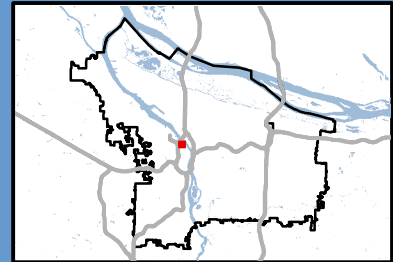
Additional Comments:

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: BMarcum December 2025



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #1



Photo Point #2



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #3



Photo Point #4



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #5



Photo Point #6



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #7a



Photo Point #7b



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #8



Photo Point #9



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #10



Photo Point #11



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #12



Photo Point #13



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #14a



Photo Point #14b



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point #14c



Photo Point #15



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point MW2



Photo Point MW3



The Fields Park - 2025 Annual Cap Inspection Photo Log

Photo Point MW4

