September 24, 2019

Kevin Dana
Oregon Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, Oregon 97232

Re: Surface Cap Inspection
South Waterfront Park (ECSI #4422)
Portland, Oregon

Dear Mr. Dana:

On September 23, 2019, Prosper Portland conducted the required surface cap inspection for the above-referenced property (Site). The purpose of the inspection was to verify the cap is intact and sufficiently prohibiting exposure to site soil contaminated with petroleum hydrocarbons and polynuclear aromatic hydrocarbons (PAHs). In addition, the area of inspection included the bank stabilization system installed to prevent erosion of soil into the Willamette River. This letter report summarizes the observations made during the inspection and photographs collected during the site reconnaissance are included as attachments.

Specifically, the following cap elements were inspected:

- Areas of hardscape and landscape installed in Areas of Concern (AOCs) 1 and 2 located within the boundaries of the South Waterfront Park Site. These elements of the protective cap contain a layer of clean fill above a demarcation layer designed to restrict worker, public, and/or animal contact with residual soil contamination.

- The bank stabilization system along the portion of the Site adjoining the Willamette River. The boulder riprap placed above a layer of geotextile fabric is designed to minimize the potential for erosion of the bank thus protecting the integrity of the upland cap.
Surface water and stormwater features were inspected to ensure that surface water is being properly transported off-site and not causing erosion of the surface cap.

No loss or breach of any protective cap elements was observed in AOCs 1 and 2 and no indications of erosion impacting the integrity the Willamette River bank stabilization system were noted. The Site’s stormwater and drainage system generally appeared to be functioning as intended.

Of note, as observed in previous cap inspections, there exists some slight separation of the concrete sidewalk panels along the esplanade possibly due to settlement of the underlying soil. However, the degree of separation does not appear to have increased from the time of the last inspection and exposure to subsurface soil remains restricted.

This letter report presents the ninth (9th) surface cap inspection completed for the South Waterfront Park Site. No significant concerns associated with cap function or integrity were observed during these inspections. In compliance with the DEQ-approved cap inspection schedule, the next site inspection of the Site will be conducted in three (3) years and a letter report documenting the Site visit will be submitted to DEQ no later than October 1, 2022.

PDC is pleased to submit this letter report documenting the most recent cap inspection for South Waterfront Park and we look forward to your review and approval. Please feel free to contact me if you have any questions or comments.

Sincerely,

Colin C. Polk, R.G.
PDC Environmental Coordinator

Attachments: Site Inspection Photographs
Figures (3)
South Waterfront Park (ECII #4422) – Cap Inspection
September 24, 2019

Photo 1: View of AOC 2 hardscape and landscape; looking northwest from esplanade.

Photo 2: View of AOC 1 hardscape and landscape; looking northwest from esplanade.
South Waterfront Park (ECSI #4422) – Cap Inspection
September 24, 2019

Photo 3: View of slight separation between concrete sidewalk panels along the river bank side of the esplanade.

Photo 4: View of the river bank stabilization system; looking north.
Typical Section Drawing
South Waterfront Park Lot 7

FOR SIDEWALK AREAS

- APPROX. 4" OF CONCRETE
- 4" MINIMUM OF COMPACTED CRUSHED GRAVEL
- DEMARCATION LAYER/MIRAFI FILTER CLOTH
- POTENTIALLY CONTAMINATED SOIL

FOR LANDSCAPE AREAS

- APPROX. 24" OF TOP SOIL/SAND/GRAVEL
- DEMARCATION LAYER/ORANGE CAUTION FENCING
- POTENTIALLY CONTAMINATED SOIL
LEGEND:

- AOC Area
- South Waterfront Park, Lot 7
- Taxlot

AOC AREAS

PORTLAND DEVELOPMENT COMMISSION

SOUTH WATERFRONT PARK, LOT 7

NOTES:

- South Waterfront Park
- Riverbank Stabilization System

CLIENT:

PORTLAND DEVELOPMENT COMMISSION

PROJECTION:

- SD
- NAD83
- OCTOBER 2013
- 1 inch = 150 feet

PROJECT:

- SOUTH WATERFRONT PARK, LOT 7
- 157K:6000:6700:6764:6764T:DWG:Figure 1 - AOC Areas.mxd