

March 29, 2006

Today I met with Ms. McCallum, viewed D.A. Gray's newest site plans, and picked up a cc of their new geotech report.

First, the new site plans were submitted entitled *SEDONA EAST*, so Mr. Gray is now operating with a *siege mentality*. From what I could tell, the plans altered little. Perhaps a skosh at each end (E and W) of the slope. Further, it appears, either via lateral boring or actual digging through 257<sup>th</sup>, Gray looks now to be planning to access an extant storm water dispersal drain in the middle of 257<sup>th</sup>. Beth does not know whether that is owned by The County or by The City, nor does she know how Gray plans to access it. She told me she must gather reports from her various in-city experts before she and Rich Faith, et al, prepare the staff report. That report will be available to us one week prior to the April 19<sup>th</sup> hearing.

The Geotech report is another matter. It indicates that on Parcel B "surficial fill and debris is evident" . . . ., including "bricks, glass, household refuse, crushed steel drums and tires overlaying an old concrete slab. . . .", all up to depths of as much as 3' below the surface. That indicates previous substantial activity of "some sort" on Parcel B. It also tells us the soil has been disturbed greatly over time.

The report mentions minor "caving. . . , structures/ slabs, pavements, utilities. . . .". This tells me we should try harder to learn more about the history of Parcel B. And it likely means Winkler buried construction materials there when building Troutdale Terrace. The discussion of tree roots leads me to wonder if at one time there were many trees on Parcel B instead of the one large one which remains.

Surficial instability on the slopes is mentioned. And the report recommends cutting back the face of the hill as much as 5' to compacted materials. If they are to be made to do that, one wonders why they might not be allowed to grade down the slope for a road/access to Troutdale Terrace.

French drains around all foundations are recommended. Too bad Troutdale's inspectors didn't require that for us who have surface water problems now. But they also state that removing the vegetation extant presently will allow for runoff not presently existing. And as to stormwater

removal, it appears they may be trying to be the only ones W of 257<sup>th</sup> to access the drain on 257<sup>th</sup>, and I am wondering if that is the city sewer system. I have been told that residences E of 257<sup>th</sup> do drain stormwater into the sewer system, while W of 257<sup>th</sup> we do not. The new site plans also look to show an easement through Troutdale Terrace to the N on the W side of Parcel B for some other sort of water system. Ms. McCallum was unsure of what that was about. She said we could call Olaf Sweetman, city engineer, at 674-7240 and also Amy Pepper, our city environmental specialist, at 674-7241 with any questions.

Also, and I have no idea how to do this, I think we should get from Multnomah County a history of Parcel B, going back as far as their records go. There may be a surprise there, some development predating Troutdale.