



## Geotechnical Due Diligence Helps Potential Buyer Assess Risks of Developing Brownfield Site

*EIL used a combination of desktop and field investigation techniques to evaluate potential significant geotechnical risks of developing a former lumber mill site.*

*EIL's experienced geologists and engineers completed the investigation thoroughly and efficiently. Key risks and potential mitigation options were communicated clearly to the potential buyer.*

Client: Confidential  
Location: Odell, Oregon

EIL assisted a client in evaluating potential geotechnical risks associated with development of a former industrial property outside of Hood River, Oregon.

A lumber mill had operated on the property and a portion of the site contained a log pond. When the mill shut down, logs in the pond were reportedly left in place and the pond was partially filled with wood waste. This material could post significant hurdles to developing the property, due to potentially large differential settlements and the potential of methane generation from the decomposing wood waste.

The boundaries of the former log pond were first identified using historic aerial photos. EIL then conducted test pit excavations to determine the extent and depth of the wood waste fill. Test pits were excavated at 23 locations.

Maps and borehole logs were provided in a report to the client along with potential mitigation options.

Understanding the potential geotechnical constraints to development allowed the client to objectively assess potentially deal-breaking geotechnical risks as they evaluated the purchase of the parcel.

