



## MEMORANDUM

**To:** City of McMinnville  
231 NE 5<sup>th</sup> Street  
McMinnville, OR 97128

**Date:** January 4, 2024  
**GRI Project No.:** 6880-B

**From:** Jason Bock, PE

**Re: Third Party Review of Dunn Place Documentation**  
**235 NE Dunn Place**  
**McMinnville, Oregon**

At the request of the City of McMinnville, GRI has reviewed the following documents related to the Dunn Place Property.

- January 19, 2005, Preliminary Geotechnical Site Evaluation, Prepared by Geo Design, Inc.
- March 14, 2005, Slope Stability Analysis, Prepared by Geo Design, Inc.
- August 15, 2014, Report of Geotechnical Site Investigation, Prepared by Strata Design, Inc.
- September 7, 2023, Evaluation of Geotechnical Site Evaluation, Prepared by Branch Engineering, Inc.
- December 22, 2023, Geotechnical Report Addendum #1, Proposed Multi-Unit Memory Care Development, 235 Dunn Street, McMinnville, Oregon.

The purpose of our review was to review submittals and provide comments regarding conformance with applicable codes and Geotechnical and Geology Standard of Practice. The following are the previous comments we provided and our updated response.

### COMMENTS

**Item 1 – (Resolved)** The geotechnical reports and memorandums reviewed include seismic design parameters in accordance with the 2012 Oregon Structural Specialty Code (OSSC). Seismic parameters should be updated to reflect the current 2022 OSSC.

1/4/2024 – Updates provided in the December 22, 2023 memo address and resolve our comment.

**Item 2 – (Open)** Geological/geotechnical hazards should be evaluated using current 2022 OSSC including review of dynamic slope stability. Sufficient factor of safety at the proposed building offset from the crest of the slope should be demonstrated.

1/4/2024 – Updates provided in the December 22, 2023 memo completed the additional slope stability. However, results of the analysis do not present Factors of Safety, input soil parameters, or input dynamic accelerations.

**Item 3 – (Open)** Slope stability analysis should confirm adequate factor of safety is achieved during an appropriate flood stage. Selected flood elevation should be clearly identified and referenced.

1/4/2024 – Updates provided in the December 22, 2023 memo completed the additional slope stability. However, results of the analysis do not present Factors of Safety or input soil parameters.

**Item 4 – (Resolved)** Planned grading and development should be reviewed to confirm validity of original assumptions regarding slope stability and potential impacts to global stability from the planned development.

1/4/2024 – Updates provided in the December 22, 2023 memo address and resolve our comment.

**Item 5 - (Resolved)** Geotechnical report should clearly identify recommendations concerning suitability of infiltration and surface stormwater discharge.

1/4/2024 – Updates provided in the December 22, 2023 memo address and resolve our comment.

**Item 6 – (Resolved)** Geotechnical engineer of record should clearly identify the applicability of geotechnical recommendations provided in previous reports for the current planned use.

1/4/2024 – Updates provided in the December 22, 2023 memo address and resolve our comment.

## LIMITATIONS

GRI's role as a third-party reviewer has been solely to provide technical advice to assist the City in its discretionary permit decisions. Our services are limited to the review of the documents described and formulating an opinion as to the project team's conformance to local and current engineering geology and geotechnical engineering standards of practice. We cannot confirm the accuracy of the information provided by others, nor can we confirm their conclusions and design recommendations. In addition, we have no control over the design or construction of this property and make no representations regarding its future condition(s). The opinions presented in this memorandum were prepared in accordance with generally accepted, local, and current geotechnical engineering and engineering geologic principles and practices. No warranty, either expressed or implied, is provided.

Please contact the undersigned if you have any questions.

Submitted for GRI,



Jason Bock, PE

Principal

This document has been submitted electronically.

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6880-B CODE REVIEW SUMMARY