

Monroe Apartments Project Preconstruction Fact Sheet

October 11, 2021

The purpose of this Fact Sheet is to provide the interested public with an overview of the Monroe Apartments construction schedule, protective measures, and best management practices that will be used for environmental safety.

A. Estimated construction start for Monroe Apartments: October 14, 2021

B. Construction timeline: October 2021 – May 2023

C. Points of contact

- a. Department of Environmental Quality (DEQ, Regulatory Oversight)
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- b. LMC Construction (General Contractor)
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- c. Lauzon Contracting (Earthwork Contractor)
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- d. Aspect Consulting (Environmental Consultant)
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- e. Guardian Real Estate Services (Project Owner)
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D. Summary of protection measures and safeguards

- a. Site safety that extends to include the surrounding neighborhood is of paramount importance for this project. All work will be conducted in a manner consistent with federal, state, and local construction and health and safety standards applicable to the Site and to the work being performed. These standards are broad and comprehensive

in their scope, ensuring safe practices for contaminated materials located on-site, personnel involved in the project, and the surrounding environs and neighborhoods.

- b. All construction workers performing activities where they may contact hazardous materials will have completed Hazardous Waste Operations and Emergency Response (HAZWOPER) training in accordance with the Occupational Safety and Health Administration Part 1910.120 of Title 29 of the Code of Federal Regulations.
- c. All work involving potential exposure to hazardous materials will be performed in accordance with Site-specific health and safety plans (HASPs) prepared by employers for their workers. The HASPs will include guidelines to reduce the potential for injury, as well as incident preparedness and response procedures, emergency response and evacuation procedures, emergency contact information, and procedures to be followed in the event that unanticipated contamination is encountered during construction.
- d. A safety meeting will be conducted prior to the start of each workday to inform workers of changing work conditions, and to reinforce key safety requirements. Workers will be required to report all incidents and near-miss incidents per the Site-specific health and safety plans. Each reported incident will be reviewed during the daily safety meeting to debrief on the event and set actions to eliminate the potential for recurrence.
- e. A fundamental benefit of this redevelopment project is that historically impacted soil will be permanently capped to avoid future potential contact and water infiltration. This is the overarching objective of the Consent Decree developed by the Oregon Department of Environmental Quality (DEQ). The Consent Decree establishes projective cover requirements so that redevelopment will result in a net environmental benefit. Impacted soil, if encountered, will be graded and then capped with a combination of buildings, pavement, and clean soil. There will be little or no need for excavation, loading, and offsite trucking of impacted soil. Impacted soils encountered in utility corridor excavations will be placed on Parcel 2 where they will be used to achieve planned grades. These utility corridor materials will be subject to the same permanent cover requirements mandated for Parcel 2.
- f. Best management practices (BMPs) will be used to control track-out of impacted soil. All vehicles entering and exiting the Property will be through the designated construction entrance(s) where wheel wash, load covers, and vehicle inspections will ensure that only clean and secure vehicles exit the active construction site. If track-out of material is noted after a vehicle exits the construction entrance, the contractor will remove tracked-out material with vacuum-based street sweeping equipment and modify the construction entrance to prevent further track-out of material.
- g. Grading of impacted soils and other construction activities are not expected to generate significant odors. If odors are observed, the activity generating the odors will be modified to reduce odors by reducing the size of the active work zone and covering odor-emitting soils.
- h. Dust control will be proactively managed and preventative. Water misting will be used to suppress dust generation as excavation work proceeds. If dust generation is noted during construction activities, the contractor will implement dust suppression

and modify the dust-generating activities to prevent further transport of material. Measures could include the installation of perimeter dust monitoring stations, reducing the footprint of active excavation, use of temporary fence panels with dust fabric in close proximity to the active work zone, and greater water misting to suppress airborne particulates.

- i. Any equipment or materials that come in contact with impacted soil will be decontaminated before they are demobilized from the construction site. An equipment decontamination station will be set up at the designated construction entrance. The decontamination station will be plastic lined with a perimeter berm where pressure washing equipment will be used to clean exiting equipment. Wash water will be captured, contained, and tested for off-Site disposal in accordance with DEQ requirements.
- j. Standard temporary erosion and sediment control (TESC) measures will be implemented to prevent stormwater and sediment from leaving the property during the construction period.
- k. A 1200-C Construction Stormwater Permit has been obtained from DEQ for managing stormwater during development construction. Stormwater that does not infiltrate will be pumped to a retention basin and treated prior to discharge. Water quality treatment will occur through a grassy swale that runs along the bottom of the proposed detention pond. The facility is designed per Section 2.3.4.11 of the Portland SWMM. Grassy swales are long, narrow grassy depressions used to collect and convey stormwater runoff, allowing pollutants to settle and filter out as water infiltrates into the ground or flows through the facility. The swale will utilize growing media within the top 18" of the facility, and native vegetation/grasses planted in the flow path.
- l. Sanitary hazards as described in OAR 333-061-0050 Section 2(E) will be managed so that there is not adverse impact to City of Milwaukie wells due to construction or remedial work. This protective law precludes specific activities within a 100-foot radius of a public water supply well and the Site construction boundary is approximately 150 feet away from the nearest public water supply well (Well No. 7).
- m. Fencing with warning signs will be provided to prevent access by unauthorized personnel.
- n. The local police, fire departments, and adjacent property owners will be informed of cleanup and redevelopment activities before fieldwork is initiated.