Health and Safety Plan

Williams + Russell Development Project
Portland, Oregon

January 2025

Prepared by:

COLES+BETTS environmental consulting

5741 NE Flanders Street
Portland, OR 97213

Job No. 422

In collaboration with Reynolds Engineering, LLC.

Prepared for:

Williams + Russell CDC / Black Business Hub
6607 NE Martin Luther King Jr. Blvd
Portland, Oregon 97211

I am familiar with this Health and Safety Plan for planned activities for the **Williams + Russell Development Project**, and I understand the contents of this plan. Any questions I had regarding the plan have been satisfactorily answered.

NAME	DATE

As the Site Safety Officer for this project, I have reviewed this plan – together with all personnel tasked to perform work – and am satisfied with their understanding of its contents. I understand that this plan must be routinely reviewed with all involved personnel prior to each site activity change or at least weekly.

Coles+Betts Environmental, LLC Site Safety Officer	Date

COLES+BETTS environmental consulting

TABLE OF CONTENTS

APPENDICES

HEALTH AND SAFETY PLAN
WILLIAMS + RUSSELL DEVELOPMENT PROJECT
PORTLAND, OREGON

1.0 INTRODUCTION

Coles+Betts Environmental Consulting, LLC (CB), in collaboration with Reynolds Engineering, LLC, has prepared this health and safety plan (HASP) for proposed soil and fill material sampling activities associated with site redevelopment activities for the Homeownership Parcel, Black Business Hub Parcel, and Affordable Apartments Parcel redevelopment project (i.e., the Williams + Russell Development Project, or Project). This HASP conforms with health and safety requirements described by U.S. Occupational Safety and Health Administration (OSHA) rules (29 CFR Part 1910), Oregon Occupational Safety and Health Administration (OROSHA) rules (OAR 437-02-0100), and the U.S. Environmental Protection Agency (EPA) *Standard Operating Safety Guide* (EPA, 1992).

This HASP was prepared to address health and safety issues to guide safe working conditions for CB, CB's subcontractors, and construction contractors who will come into direct contact with soils and fill material during site grading and excavation activities completed for the Project. Soil and fill material sampling will occur between the estimated depths of 1 foot and 15 feet below ground surface (bgs).

CB has prepared this HASP as a deliverable for the Project's Prospective Purchaser Agreement (PPA) for the Project, and this HASP only applies to CB team and CB subcontractor personnel performing excavation and grading monitoring and soil and fill material sampling activities. The construction contractor and tank decommissioning contractor (if necessary) will each prepare a separate HASP that will apply to their work and address their responsibilities.

A job hazard analysis identified physical and chemical hazards associated with proposed field activities and protection measures have been selected to mitigate those risks. Furthermore, this HASP establishes personnel responsibilities, general safe work practices, safe field procedures, Personal Protective Equipment (PPE), decontamination procedures, and emergency action plans.

All reasonable precautions will be taken by the CB team and its subcontractors to ensure the safety and health of workers and of the general public. All work will be performed in accordance with applicable Federal, State, and local regulations and guidance.

2.0 HEALTH AND SAFETY RESPONSIBILITY

Emergency contacts and key personnel for this Project are listed below. Descriptions of key personnel responsibilities are discussed in the following sections.

EMERGENCY CONTACTS/PHONE NUMBERS:

Fire:	911	Ambulance:	911	Police:	911
Project Manager for Soil and Fill Material Sampling Activities:		Jill Betts		Phone:	503 477 6150 (office) 503 819 2835 (cell)
Site Safety Officer for Soil and Fill Material Sampling Activities:		Jill Betts Mike Reynolds (Alternate)		Phone: Phone:	503 477 6150 (office) 503 819 2835 (cell) 503 703 3374 (cell)
Client Contact(s):		Joe Swank		Phone:	503 975 8183 (cell)
Construction Contractor Contact:		Nate Reff		Phone:	503 292 4025 (office) 971 317 6173 (cell)
Hospital:		Legacy Emanuel Medical Center		Phone:	503 413 2200

2.1 Project Manager

The Project Manager (PM) will be Jill Betts, R.G for CB and its subcontractors. The PM will be responsible for the overall execution and management of the project and for the health and safety aspects of performance for project personnel. She will prepare and direct field work, compile and coordinate the work team, review documentation of worker health and safety training and medical monitoring (if required) and evaluate site conditions. Subcontractors are responsible for the health and safety of their own employees; however, the PM is responsible for managing and reviewing submittals ensuring their compliance with project specifications. The PM has full authority to stop work due to health and safety deficiencies.

2.2 Site Safety Officer

The Site Safety Officer (SSO) for this Project will be Jill Betts, R.G. or Mike Reynolds, P.E. as alternative, for CB and its subcontractors. The SSO will be responsible for the implementation of this HASP during field activities and will provide status reports to the PM. The SSO ensures that field personnel adhere to health and safety requirements and that appropriate emergency procedures are implemented immediately and effectively when necessary. They are responsible for defining work zones, monitoring onsite hazards and conditions, personnel decontamination,

monitoring of worker heat or cold stress, and distribution of PPE. The SSO has full authority to stop work due to health and safety deficiencies.

2.3 Subcontractors

Only trained and experienced subcontractors will be used for the Project. As necessary prior to their work, subcontractors will be required to submit to CB appropriate health and safety documentation and copies of any necessary certificates and/or qualifications for informational purposes only. Similarly, subcontractors used for the Project will be provided with this HASP as required by OSHA (29 CFR 1910). Subcontractors will be required to perform their work in accordance with the requirements of their company's HASP as well as any special requirements outlined in this HASP. Subcontractors involved in site activities will designate a supervisor to coordinate with the SSO.

3.0 SITE DESCRIPTION

The Project area is a City block in Portland, Multnomah County, Oregon northwest of the intersection of N Williams Ave and N Russell St (Appendix A, Figure A1). The Project area will be divided into three parcels after purchase with three separate owners as follows:

- A townhome development that will provide affordable home ownership on the northern portion of the block ("Homeownership Parcel"),
- A four-story office building with retail spaces and plaza on the eastern portion of the block ("Black Business Hub Parcel"), and
- A six-story affordable apartment building on the southwest corner of the block ("Affordable Apartments Parcel").

A site plan showing the Homeownership Parcel, the Black Business Hub Parcel, and Affordable Apartments Parcel is attached (Appendix A, Figure A2).

The property will be developed in stages. The first stage is the grading of the entire property scheduled to begin February 2025, immediately followed by the second stage, the development of the Homeownership Parcel. The third and fourth stages are the developments of the Black Business Hub Parcel and Affordable Apartments Parcel at later dates.

This HASP was developed specifically for use across the entire property during grading (the first stage), and for use within each parcel (stages two through four). This CMMP is based on currently known, existing site conditions where the following areas or items of environmental concern were identified:

- Fill material was encountered in surface soils (i.e., upper 3.5 to 5.5 feet) across the entire property, and deeper fill material extended to depths of approximately 8 feet and 12 feet below the eastern portion of the property.
- Although not identified by a geophysical survey, it is possible the following items may be encountered during property redevelopment activities:
    - Former heating oil underground storage tanks (HOTs) associated with former residences, church, and commercial buildings across the property;
    - Former drywells and privy pits (UICs) associated with former residences and commercial operations across the property; or
    - Former drywells, dispenser island, and underground storage tanks (USTs) associated with former gas station operations at the southwest corner of the property.

The current understanding of the site conditions was based on the results from a 2023 Phase I Environmental Site Assessment (ESA) that includes findings from a 2020 Phase I ESA), a 2020 Phase II ESA prepared by Coles & Betts Environmental Consulting, LLC (C+BEC), and C+BEC's field oversight of a 2023 geotechnical investigation by Columbia West Engineering. This HASP will be updated should other types of contamination or other hazards be encountered during future site activities.

Known contaminants of concern (COCs) for soils, fill materials, and/or groundwater (if encountered) for the Project include metals and semi-volatile organic compounds (SVOCs)/Polynuclear aromatic hydrocarbons (PAHs).

Possible COCs for soils, fill materials, and/or groundwater (if encountered) associated with HOTs, UICs and USTs for the Project include petroleum products, volatile organic compounds (VOCs), SVOCs/PAHs, metals, and if needed polychlorinated biphenyls (PCBs) and leachable metals. Potential exposure pathways for contaminated fill, soils, and groundwater include dermal contact, ingestion, and inhalation.

4.0 PLANNED CONSTRUCTION OVERSIGHT ACTIVITIES

The planned construction oversight activities include field screening of excavated materials for evidence of contamination, decommissioning underground storage tanks (USTs) per DEQ rules if encountered, decommissioning underground injection controls (UICs) per DEQ rules if

encountered, characterizing unanticipated materials if encountered, and sampling and analyzing the soil left in-place at the completion of soil grading and excavation activities.

Samples will be collected from the excavation bottoms or at locations per UST and UIC rules and placed in a jar for subsequent laboratory analyses. The soil samples will be collected from soils recovered from the ground surface using hand tools or from representative soils recovered within the excavator bucket. Groundwater is not anticipated to be encountered. If it is encountered, a groundwater characterization sample will be collected using a peristaltic pump or disposable bailer.

Sampling rationale, methodology, and procedures are described further in the Work Plan and Sampling and Analysis Plan.

5.0 HAZARD EVALUATION

A job hazard analysis was conducted for proposed investigation activities. Our evaluation of physical and chemical hazards is based upon the construction oversight activities proposed, a review of available site-specific information, and a review of information regarding the toxicity and physical properties of the COCs suspected of being present in surface and subsurface media.

5.1 Physical Hazards

Several physical hazards exist for the activities proposed for the Project. Task-specific hazards are described in the table below, along with safe job practices that will be employed to address risks posed by those potential hazards.

Tasks	Potential Hazards	Safe Job Practices
(Identify the work activities and steps.)	*(Analyze each work activity for potential hazards.)*	*(Develop specific engineering, administrative, and personal controls for potential hazards for each task.)*
Travel to and from site	Vehicle breakdown	• Confirm that vehicle is in good condition before operating.
	Improper operation of vehicle	• Only employees with a valid driver's license shall operate vehicles.

Tasks	Potential Hazards	Safe Job Practices
	Injury due to vehicular accident	• Confirm that vehicle is in good condition before operating. • Check that mirrors, seat belts, and controls are adjusted correctly. • All vehicle occupants shall wear seat belts. • Do not use cell phone while driving. • Use defensive driving techniques. • Obey all traffic rules and speed limits. • Reduce speed, especially when line-of-sight is limited. • Use turnouts to allow for passing vehicles.
General work on site	Heavy vehicle traffic	• Traffic control will be provided by the general contractor (i.e., closure of N Knott St). Otherwise, all oversight work will be completed within the property boundaries. • Do not enter work zones unless traffic controls are in place; stay behind traffic controls at all times. • Wear high-visibility vest (see Section 6.0).
	COVID	• Start workday by asking field crew if they have COVID symptoms: fever/chills, cough, shortness of breath or difficulty breathing, fatigue, muscle or body aches, headache, loss of taste or smell, sore throat, congestion or runny nose, nausea or vomiting, diarrhea. • State and local COVID protocols will be followed.
	Eye or head injury, hearing loss, cuts and abrasions	• Wear appropriate clothing and required PPE (see Section 6.0). Subcontractors and contractors will have their own PPE requirements.
	Injury from distraction or collision	• Confirm that you and/or work zones can be seen by on-site heavy equipment, off-site traffic, pedestrians, and/or onlookers.
	Dehydration, fatigue and disorientation	• Stay hydrated and keep your body fueled (eat regularly), take breaks in shade as necessary.
	Fatigue, overexertion	• Take breaks, as necessary. • Be aware of reduced work performance (mistakes) and signs of fatigue and stop work if necessary. • Get at least 7 hours of rest in between work periods.
	Heat -related illness	• Take breaks in shade as necessary. Stay hydrated. Wear sunscreen. Watch for symptoms (heavy sweating, cold, pale and clammy skin, fast breathing and pulse, very thirsty, loss of appetite, nausea or vomiting, muscle cramps, dizziness and headache)

Tasks	Potential Hazards	Safe Job Practices
	Cold-related illness	• Take breaks in warm trailer or vehicle as necessary. Stay hydrated. Watch for symptoms (shivering, slurred speech; slow, shallow or irregular breathing; weak or irregular pulse; slow, uncoordinated or clumsy movements; drowsiness; confusion; skin may be pale, cold or have goosebumps; arm or leg stiffness; change in behavior or appearance; loss of consciousness). Carry boots/chains for snow or ice.
	Allergic reactions, insect, reptile, or mammal bites	• Wear long sleeved pants and shirts, sturdy boots, and appropriate PPE (see Section 6.0). • Be aware of local plant and animal species that may be a hazard (e.g. poisonous plans, insects, snakes). • Be prepared with first aid kit.
	Transient activity	• Do not wander far away from work area alone. • Be aware of surroundings at all times. • Watch out for sharps and other solid wastes.
Walking around site	Sprains, strains, broken bones	• Wear appropriate foot protection (see Section 6.0). • Take precaution while on steep slopes.
	Slips, trips, falls	• Use caution when working on uneven and wet ground surfaces. • Keep work area clear of debris, tools, and other materials that are not in use.
Working Around Construction Equipment	Injury from contact with construction equipment	• Maintain safe distance from excavations. • Stay at least 25 feet from construction equipment when in operation, or a distance/location deemed safe as agreed upon by field team. • Be aware of surroundings at all times. • Understand where the heavy emergency stop button is in case urgent action is required.
	Inhalation of dust	• Stay upwind of excavation activities if possible.
	Hearing impacts	• Wear ear protection (see Section 6.0)
Sample Collection	Utility damage, explosion, electrocution due to contact with an underground utility	• Do not enter trenches/excavations deeper than 3 feet. • Make sure utilities have been marked/located prior to digging. • Do not dig closer than 3 feet to marked utility lines.
	Eye injury during collection	• Wear eye protection (see Section 6.0).

Tasks	Potential Hazards	Safe Job Practices
	Exposure to contamination in soil and/or groundwater	• Wear appropriate clothing and required PPE (see Section 6.0). • Prevent inhalation, ingestion, and contact (skin and eye). • If construction and demolition fill material is encountered, suspect asbestos-containing materials may be encountered. If encountered, notify the SSO immediately.
Lifting of samples or other heavy items	Back injury due to lifting of heavy objects	• Stretch muscles before lifting. • Lift with the knees. • When lifting, maintain an upright position and avoid bending and twisting. • Keep the body as close to the load as possible. • Keep the travel distance for the lift to less than 10 feet when possible. • Provide good handles or handholds for grasping loads. • Get assistance from others when possible. • Wear back protection, if necessary.

Confined space entry is not included in the scope of work. C&B, their subcontractors, and general contractors and their subcontractors will not enter confined spaces unless they have confined space training. C&B is not responsible for confined space determinations nor their entries.

5.2 Chemical Hazards

The potential for chemical exposure exists based on the field activities proposed for the Project. Possible chemical exposure pathways during soil sampling include dermal contact, inhalation of particulates, and incidental ingestion.

Exposure Route and Evaluation (For PPE Purposes):

Substance	Concentration	Dermal Contact L[1] M[2] H[3] E[4]	Inhalation L M H E	Ingestion L M H E
PETROLEUM PRODUCTS	UNKNOWN	☒ ☐ ☐ ☐	☒ ☐ ☐ ☐	☒ ☐ ☐ ☐
VOCS	UNKNOWN	☒ ☐ ☐ ☐	☒ ☐ ☐ ☐	☒ ☐ ☐ ☐
PAHS	UNKNOWN	☐ ☒ ☐ ☐	☐ ☒ ☐ ☐	☐ ☒ ☐ ☐
METALS	UNKNOWN	☐ ☒ ☐ ☐	☐ ☒ ☐ ☐	☐ ☒ ☐ ☐
PCBS	UNKNOWN	☒ ☐ ☐ ☐	☒ ☐ ☐ ☐	☒ ☐ ☐ ☐

[1]Low	[2]Moderate	[3]High	[4]Extreme
Materials which on exposure would cause irritation but only minor residual injury even if no treatment is given.	Materials which on intense or continued exposure could cause temporary incapacitation or possible residual injury unless prompt medical treatment is given.	Materials which on short exposure could cause serious temporary or residual injury even though prompt medical treatment was given.	Materials which on very short exposure could cause death or major residual injury even though prompt medical treatment was given.

Chemical exposures will be mitigated by wearing appropriate PPE (see Section 6.0) and through the following practices:

- When possible, personnel should be situated upwind of an impacted area when working at the site.
- Neither liquids nor solids should ever be smelled to confirm the presence or absence of chemicals.
- Generation of dust during sampling activities will be minimized as possible to reduce the potential for particulate inhalation. As necessary, the areas may be wetted to reduce particulate generation.
- Eating, drinking, and/or smoking will be prohibited in the work area.
- All workers must wash hands and face prior to consuming food, beverages, and/or tobacco products.

Air monitoring will not be required during Project activities.

6.0 LEVELS OF PERSONAL PROTECTION

Personal protection will be modified Level D. A first aid kit, fire extinguisher, and eyewash facilities will also be present during work. Soil, fill material, sediment and/or groundwater samples will be collected during the course of field activities. Project personnel will take precautions to avoid dermal, ingestion and inhalation exposure at all sample locations. Modified Level D protection shall include:

- Hard hat
- Cotton jeans, nomex or tyvek coveralls
- **Long-sleeved cotton shirt ***
- **Outer nitrile and/or neoprene gloves ***
- Eye protection; shatterproof lenses
- Steel-toed boots with steel shanks
- Ear plugs

* Specification of long-sleeved shirt and addition of gloves "modifies" Level D protective equipment.

Should field conditions change such that an upgrade to Level A, B or C PPE is necessary, as determined by the SSO, a more comprehensive HASP will be required.

7.0 SITE CONTROL

The general contractor will provide traffic controls along N Knott St, and control access to the site with fencing, locked gates, and security measures that will be adjusted to meet security needs.

Daily work areas will be divided into three zones to control access and to prevent the spread of impacted media, as necessary. A description of each potential work zone is provided below:

- **Exclusion Zone**: The area where the primary work (e.g., grading/excavation and soil sampling) is occurring. Only the necessary number of workers will be permitted to be in this zone.
- **Support Zone:** The area adjacent to the Exclusion Zone where decontamination, replacement equipment, and supplies will be located.
- **Clean Zone:** The area used for field command purposes. Equipment and supply deliveries, all workers entering or exiting, and all visitors to the site will be screened through this area.

The SSO will determine the extent of and control access to each work zone. This will be done prior to starting work and will be documented during onsite safety meetings.

8.0 DECONTAMINATION PRODECURES

8.1 Personnel

Personal decontamination will be performed before personnel leave the sampling location and at the end of each work day. Decontamination will consist of removing and disposing of any PPE, and washing non-disposable gloves, boots and, if necessary, hands in a phosphate-free detergent (i.e., Alconox) with a clean water rinse.

8.2 Equipment

Decontamination of reusable sampling equipment (i.e., trowel and excavator bucket) will be necessary between sample collection to avoid potential cross-contamination. The following procedures will be used for decontamination of hand-held and heavy equipment (i.e., excavator bucket):

- Scrape off excess material;
- For hand tools and sampling equipment:
  - Wash and scrub in diluted laboratory-grade detergent such as Alconox,
  - Rinse with tap water,
  - Rinse with distilled water; and

- For larger drilling equipment:
    - Steam clean with a pressure washer.

All heavy equipment sample collection devices (e.g., bucket used to collect sample from depths greater than 3 feet) will be decontaminated at each sampling location prior to mobilization to the next sampling location and/or at the end of the work shift.

Heavy equipment tracks will also be decontaminated as needed between work areas on the project site and before mobilizing off-site.

8.3 Disposal

Disposable sampling equipment and PPE will be bagged, sealed and disposed of as solid waste. No other waste is expected.

9.0 TRAINING

Field and subcontracted personnel will be trained as required in 29 CFR 1910 and in aspects relevant to the performance of health and safety with regards to the Project.

General site workers (e.g., equipment operators, general laborers and supervisors) and possibly geotechnical engineers/field staff that are engaged in hazardous substance removal or other activities that expose or potentially expose them to hazardous substances must receive the following training: lead safety training, with an option to include 40-hour or 8-Hour HAZWOPER training.

10.0 SAFE WORK PRACTICES

Personnel responsible for conducting the planned investigation activities will be made familiar with and will have onsite access to this HASP. Daily health and safety meetings will be conducted by the SSO to inform workers of the associated hazards, work activities, site control zones, and emergency procedures.

The locations of the restroom closest to each work site will be identified prior to the start of work and this information will be provided to workers during the safety meetings.

Workers involved in site activities must recognize and understand potential health and safety hazards and be familiar with the proper use of monitoring equipment and PPE. Specific training requirements have been promulgated by OSHA to meet this obligation. The PM will rely on their subcontractors and the general contractors to ensure that each type of worker has documented health and safety training in accordance with OSHA requirements.

11.0 MEDICAL MONITORING

Medical monitoring is required for workers involved in the planned site activities that are exposed or potentially exposed to hazardous substances above exposure limits for more than 30 days per year. Additionally, site workers who wear approved respirators for more than 30 days per year must also undergo medical monitoring.

Personnel who have an unexpected or accidental exposure to hazardous substances above exposure limits or who shows signs of exposure must seek immediate medical attention and must establish a medical monitoring program. The PM will ensure that these medical monitoring requirements are followed and documented.

12.0 EMERGENCY PROCEDURES

The following standard emergency procedures will be used by onsite personnel. The SSO will be notified of any onsite emergencies and will be responsible for ensuring that the appropriate procedures are followed.

12.1 Emergency Telephone Numbers

A list of emergency telephone numbers is listed below. This list will be carried by the field team at all times. A mobile telephone will be onsite at all times.

EMERGENCY CONTACTS/PHONE NUMBERS:

Fire:	911	Ambulance:	911	Police:	911
Project Manager for CB Hazardous Materials Monitoring:		Jill Betts		Phone:	503 477 6150 (office) 503 819 2835 (cell)
Site Safety Officer for CB Hazardous Materials Monitoring:		Jill Betts Mike Reynolds (Alternate)		Phone: Phone:	503 477 6150 (office) 503 819 2835 (cell) 503 703 3374 (cell)
Client Contact(s):		Joe Swank, Adre		Phone:	503 289 1722 (cell)
Construction Contractor Contact:		Nate Reff		Phone:	503 292 4025 (office) 971 317 6173 (cell)
Hospital:		Legacy Emanuel Medical Center		Phone:	503 413 2200

12.2 Hospital Location

Hospital: Legacy Emanuel Medical Center
(*located northwest of the Project)

Address: 2801 N Gantenbein Avenue, Portland, OR 97227

Phone: (503) 413-2200

Figure A3 in Appendix A is a map showing directions from the Project to the hospital.

12.3 Personnel Injury Procedures

In the event of an injury, the SSO will try to evaluate the nature of the injury, initiate appropriate first aid, and call for an ambulance, if required. No person will re-enter the work area until the cause of the injury or symptoms are determined. A site emergency report form is provided in Appendix B and will be completed for each incident.

12.4 Emergency Procedures

In an EMERGENCY, do the following:

Call for help (911) as soon as possible. Give the following information:

1) WHERE the emergency is - use addresses, cross streets, or landmarks
2) PHONE NUMBER you are calling from
3) WHAT HAPPENED - type of emergency?
4) HOW MANY people need help?
5) HOW MUCH was spilled?
6) WHAT is being done?
7) YOU HANG UP LAST - let the person you called hang up first.

In the event of a MEDICAL EMERGENCY, do the following:

1) Call for help (911) as soon as possible. Assess whether the scene is safe. If it is, help; if it is not, **Do not Become Another Victim.**
2) Administer CPR and emergency first aid if necessary.
3) If the victim can be moved, transport to the hospital while one person calls the hospital to notify them. If the injury or exposure is not life threatening, decontaminate the individual first. If decontamination is not feasible, wrap the individual in a blanket or sheet of plastic prior to transport; transport to the hospital via rescue squad vehicle.
4) Notify the SSO and/or PM.

In the event of a FIRE OR EXPLOSION, do the following:

1) Evacuate all personnel from the vicinity.

2) Call the fire department (911) as soon as possible. Provide all requested information regarding the location and nature of the emergency.
3) Notify SSO and/or PM.

In the event of an ACCIDENTAL RELEASE OF CONTAMINANTS, do the following:

1) Take immediate measures to control and/or contain the spill.
2) Report as soon as possible to the National Response Center (800-424-8802) and the State Emergency Services. Be prepared to advise the center and emergency services as to the type and amount of contaminant(s) released, and the types of environments contaminated and/or endangered.
3) Notify the SSO and/or PM, and the Client Contact(s).
4) Keep people away.

A site emergency report form is provided in Appendix B and will be completed for each incident.

13.0 REFERENCES

Phase I Environmental Site Assessment Report, Williams & Russell Block, Northwest of the Intersection of N. Williams Avenue & N. Russell Street, Tax Lot 1N1E27AC 4100 and Portion of Tax Lot 1N1E27AC 1800, Portland, Oregon 97227, by C+BEC, dated July 28, 2023.

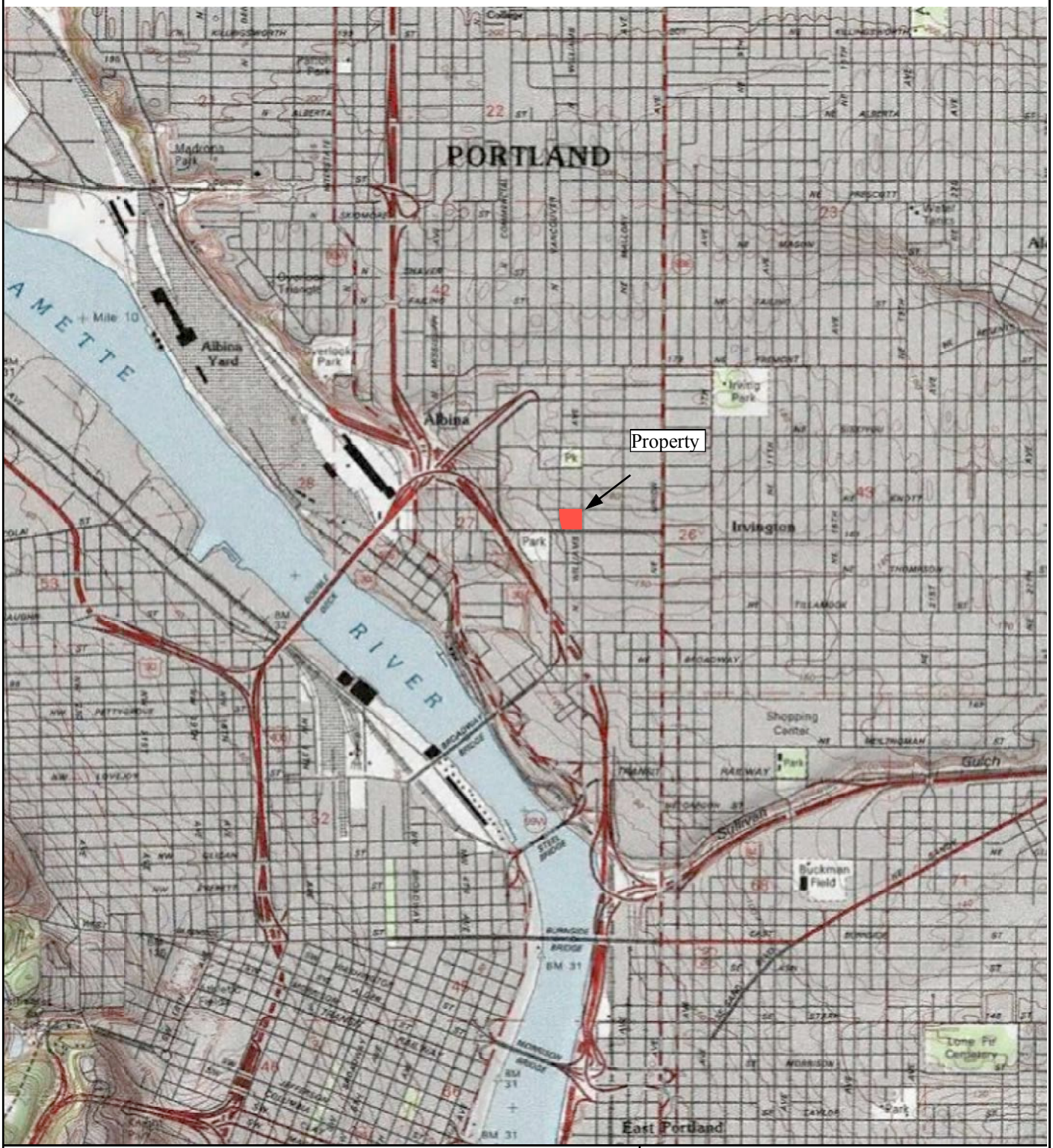
Included in the 2023 Phase I ESA:

Phase II Environmental Site Assessment Report, Williams & Russell Development, City Block Northwest of the Intersection of N Williams Avenue and N Russell Street, Portland, Oregon 97227, by C+BEC, dated July 23, 2020.

Phase II Environmental Site Assessment Report, Williams & Russell Development, City Block Northwest of the Intersection of N Williams Avenue and N Russell Street, Portland, Oregon 97227, by C+BEC, dated February 19, 2021.

U.S. Environmental Protection Agency (EPA), 1992, *Standard Operating Safety Guides*, EPA/540/6-92, Publication 9285.1-03, June.

Note: Earth Point Topographical Map from Google Earth Pro.



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Approx. Scale: 1' = 27,700'	Approved By	Date/Revision
		1/18/2025 Rev. 0

Figure A1. Topographic map showing the location of the property.

Map created in collaboration with Reynolds Engineering, LLC.

Figure A2. Site Plans Showing the Three Development Parcels on the Property.

Approx. Scale: 1" = 40'	Approved By	Date/Revision
		1/18/2025
		Rev. 0

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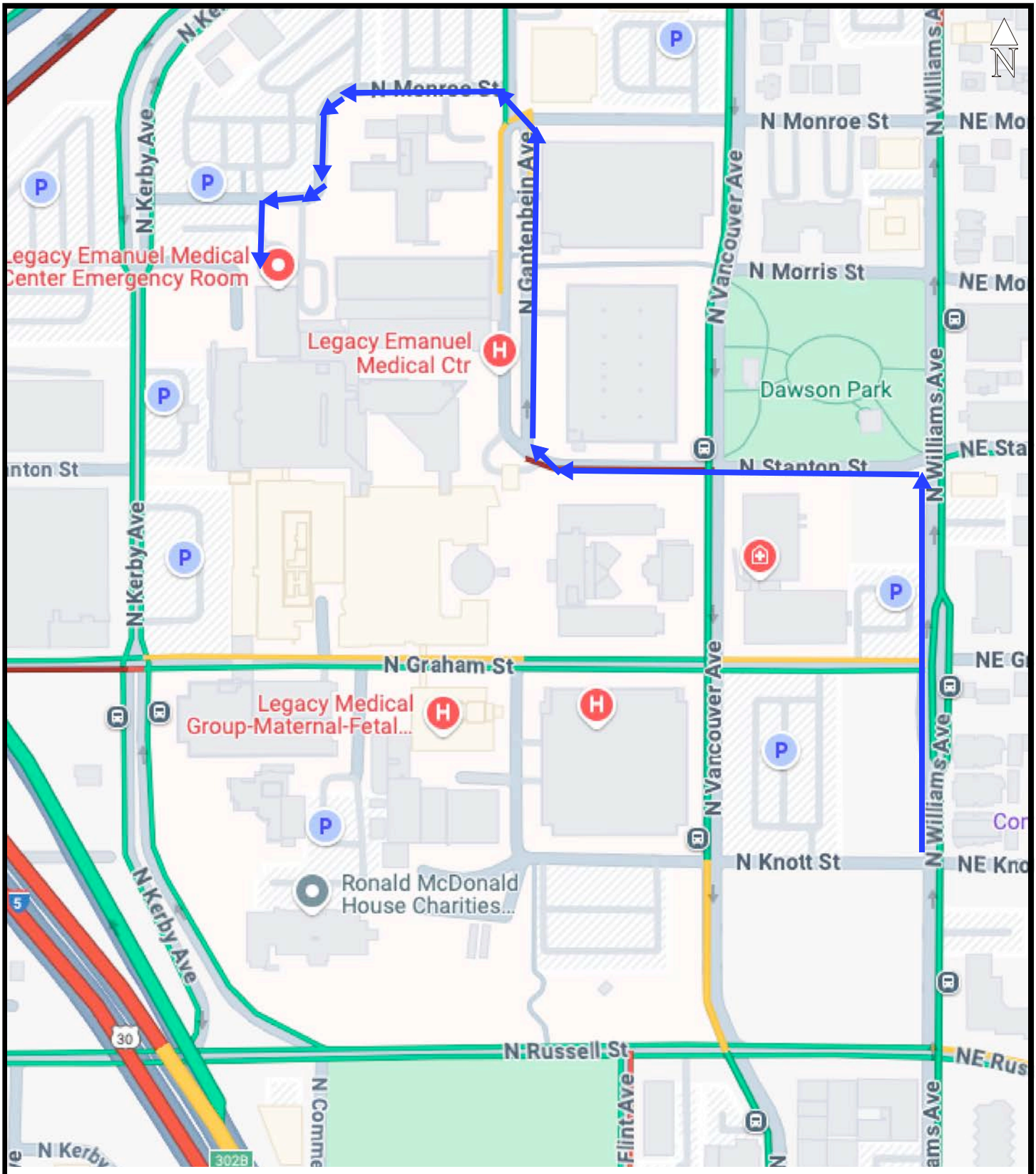
Note: Diagram based on Lever Architecture Site Plan (2024)



COLES+BETTS environmental consulting	Health & Safety Plan Williams + Russell Development Portland, Oregon	**ROUTE TO HOSPITAL** January 2025 C+BEC Job# 422	Figure No. **A3**

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SITE EMERGENCY Report Form

Instructions: Use this form to describe a workplace accident or incident

Time and Date of Accident/Incident: _____

Site where Accident/Incident Occurred: _____

City: _____ **State:** _____

Name of Individual(s) Involved: _____

Individual(s) Present at Time of Accident/Incident: _____

Environmental Representative Present: _____

Brief Description of Accident/Incident: _____

Actions Taken: _____