

Legacy Health and NWDA
Clean Diesel Air Quality/Traffic and Safety
Good Neighbor Agreement

This GOOD NEIGHBOR AGREEMENT (“GNA” or “Agreement”) is by and between Good Samaritan Hospital and Medical Center and its successors (“Legacy” or “Legacy Good Samaritan Medical Center”) and the Northwest District Association (“NWDA”) (collectively the “Parties”).

RECITALS

- The NWDA, Legacy Good Samaritan Medical Center and the City of Portland have collaborated in the development and approval of the Master Plan so as to achieve mutually beneficial goals.
- Legacy Good Samaritan Medical Center and the NWDA share certain goals and values under the Master Plan.
- Legacy Good Samaritan Medical Center desires to create and provide a healthy and safe environment for employees, residents and visitors during its development projects, as well as during every day commercial activities
- The Parties desire to establish collaborative efforts to mitigate impacts on air quality, traffic and safety at Legacy Good Samaritan Medical Center to provide a reasonable set of expectations between the Parties and a framework for collaboration and communication as set forth in this agreement.

AGREEMENT

- A. TERM. The term of this GNA shall begin on the date this agreement is fully executed and shall be ongoing, evaluated and updated with NWDA Air Quality Committee every five years.
- B. GNA FRAMEWORK/LEGACY COMMITMENTS
- a. The Key components of this GNA include the following collaborative commitments by Legacy and NWDA:

Legacy and NWDA hereby commit to exercising best efforts to achieve the following:

Air Quality:

- i. Utilizing contractors and sub-contractors with low emission standards for on and off road sources that affect air quality. A standard of Tier 4 certification or willingness to pursue Tier 4

certification to work at Legacy Health, in order to reduce emissions during construction and everyday activities.

- ii. Minimizing idling on all vehicles on campus to the extent possible.

Traffic and safety:

- iii. Maintaining to the greatest extent possible access to local businesses during any construction period, including bike and pedestrian access through the campus.
- iv. Protecting community assets, including trees as appropriate.
- v. Managing the impact of traffic in the construction zone and throughout the campus by planning safe routes through the neighborhood
- vi. Keeping the public well informed of all construction activity, as required by the City of Portland and the Portland Bureau of Transportation

C. SUCCESSORS. This agreement will be included in the contracts or agreements negotiated with Legacy's contractors. The agreement will include construction vehicles, delivery and all service vehicles serving campus.

D. PROJECT STANDARDS. The following project standards will cover aspects of diesel emissions reduction and conduct of construction.

- a. Diesel Emissions Reduction Management. Low emission vehicles are the standard for non-construction work. Low emissions includes vehicles and equipment powered by propane, natural gas, electricity, diesel engines on highway EPA certified 2007 or newer engine model year standards, non road equipment meeting EPA tier 4 emission standards or any diesel engine fitted with a particulate filter
- b. The standard for off-road diesel emission construction equipment on Legacy Property is Tier 4 (as rated by the EPA) unless said equipment is not feasible as determined by Legacy. Legacy will then consult with the NWDA Air Quality Committee to discuss any exceptions.
- c. Management of Trucks
 - i. Establish truck staging zones for vehicles to load or unload material at the work site. Zones will be located with consideration to the potential impact of diesel emissions on abutting property and the general public.

- ii. Diesel engines will be located away from fresh air intakes, air conditioners and windows to the extent possible.
 - iii. Minimize use of on-site diesel generators through the use of temporary electric power supplies whenever possible.
- d. Access Management. The standards for access management are as provided below. In each instance Legacy will use reasonable efforts to meet these standards.
- i. Maintain safe access to all driveways, loading docks and doors surrounding the construction site in compliance with the City of Portland requirements.
 - ii. Maintain existing pedestrian routes and provide a site plan identifying safe pedestrian routes, temporary closures and detours, signage and any other items of significance to the health and safety of pedestrians specific to the particular construction activity.

DATED AS OF THIS __ DAY OF

NORTHWEST DISTRICT ASSOCIATION

By: _____

Name: _____

Its: _____

LEGACY GOOD SAMARITAN

By: _____

Name: _____

Its: _____