



March 10, 2023

Christer Loftenius
Washington State Department of Ecology
PO Box 47600
Olympia, Washington 98604

**Re: Progress Report No. 19, District on the River Redevelopment
February 2023**

Sagamore Spokane, LLC; PPCD No. 21200059-32
Facility/Site ID #1523145 and Cleanup Site ID #3509
Project No. 190210

Dear Christer:

This Progress Report has been prepared by Aspect Consulting, LLC (Aspect) for the District on the River Redevelopment at the Hamilton Street Bridge site (Site) as a requirement of Prospective Purchaser Consent Decree (PPCD) No. 21200059-32 between Sagamore Spokane, LLC (Sagamore) and the Washington State Department of Ecology (Ecology). The PPCD was signed and executed on January 15, 2021. Section XII of the PPCD requires Sagamore to submit to Ecology a written monthly Progress Report that describes the PPCD required actions completed during the reporting period. This Progress Report No. 19 covers the reporting period of December 30, 2022, through February 28, 2023.

1) Progress During Reporting Period

Progress and actions taken at the Site during this period include:

- Ecology issued a Corrective Action Notice dated January 23, 2023, for several requested modifications at the Site. Aspect replied to Ecology via a Corrective Action Notice Response letter dated February 7, 2023 (Attachment 1). The following actions were taken during this period and the field correction and Site actions-items are closed:
 - Localized depressions in the vicinity of the test piles were filled in by the Building Foundation Subcontractor on January 30, 2023.
 - Fence repairs were made by the Contractor January 30, 2023.
 - A security company was engaged to conduct site visits and produce monthly reports related to the status of the Site and potential for homeless camping along the waterfront.
 - The only outstanding item from the Corrective Action Notice is an updated construction schedule due to Ecology if construction has not resumed by April 14, 2023.
- No other construction activities occurred during this reporting period; construction is on hold pending the selection of the next test pile type, discussed below.



2) Sampling and/or Testing Reports Received

- No soil or groundwater samples were obtained for testing during this reporting period.

3) Summary of Deviations

- No deviations occurred during this reporting period.

4) Schedule

- The Owner, Contractor, and Building Foundation Subcontractor are evaluating pile type, availability, price and installation means and methods for buildings requiring piles. Additional pilot testing of piles will be completed. Pile testing schedule is a function of selected supplier schedule and material availability. Ecology will be informed of the final pile type selected for full-scale implementation in a future progress report.

5) Contact with Other Parties

- On January 25, 2023, Aspect met Spokane County Water Resources (Spokane County) and Ecology on the Site to observe Spokane County download data from pressure transducers in wells across the Site. One additional data download event will occur in April 2023.

6) List of Deliverables and Key Activities Planned for Next Month

- Aspect will continue environmental oversight assisting the Contractor with Building 2A subgrade preparation and the helical pile testing program.

Please let us know if you have any questions.

Sincerely,

Aspect consulting, LLC



Breeyn Greer, PE
Project Engineer
bgreer@aspectconsulting.com



Dave Cook, LG, CPG
Principal Geologist
dcook@aspectconsulting.com

Attachments: Attachment 1 – Corrective Action Notice Response

cc: Chuck Dubroff, Sagamore Spokane LLC (email only)

Kevin Schafer, Garco Construction (email only)

ATTACHMENT 1

Corrective Action Notice Response



February 7, 2023

Christer Loftenius
Washington State Department of Ecology
Toxics Cleanup Program, Eastern Region
4601 North Monroe Street
Spokane, WA 99205

**Re: Corrective Action Notice Response
Prospective Purchaser Consent Decree (PPCD) No. 21200059-32**

Site Name: Hamilton Street Bridge Site
Site Address: 111 North Erie Street, Spokane, WA, 99202
Cleanup Site ID: 3509
Facility/Site ID: 84461527
Aspect Project No. 190210

Dear Mr. Loftenius:

Aspect Consulting, LLC (Aspect) serves as the Project Coordinator for Sagamore Spokane, LLC under Prospective Purchaser Consent Decree No. 21200059-32 that addresses cleanup and redevelopment of the Hamilton Street Bridge Site (the Site) as a multifamily residential space referred to as District on the River (the Project). Aspect provides this response to the Washington State Department of Ecology (Ecology) Corrective Action Notice (Notice) received by Aspect on January 25, 2023 (Ecology, 2023). The Notice followed an Ecology site visit on January 17, 2023, attended by Aspect's Breeyn Greer, PE.

We understand that Ecology's concern relates primarily to the construction schedule and early construction activities (pile testing) that have been occurring at the Site. As of the writing of this letter, Sagamore Spokane, LLC has addressed all of Ecology's requests, as discussed further below. We are happy to meet with you to discuss any of these issues further.

Responses to Corrections

Each Ecology corrective action request is provided in bold italics, followed by Aspect's response.

- 1. Ecology Request: Repair and strengthen the northeast fence that is supposed to prevent site entry along the riverbank. Additionally, when the water levels in Spokane River decrease: extend the west and northwest fences into the river to prevent access along the riverbank.***

Aspect Response: The northeast fence (between the Site and the City of Spokane property to the northeast) has been patched by additional fencing on the City of Spokane property (see Attachment 1, Photograph 1). Additionally, on January 30, 2023, Garco Construction, Inc. (Garco; on behalf of Sagamore) repaired two additional holes in the temporary construction fence (see Attachment 1, Photographs 2 through 5). Sagamore will continue to monitor Site access as the Spokane River elevation fluctuates, as discussed in response to correction action



request #3, below. Sagamore has provided further direction to Garco regarding the fence and property security that should ensure the fence is property maintained.

2. Ecology Request: Backfill all pits excavated around the foundation test piles immediately up to grade.

Aspect Response: The localized depressions in the vicinity of the test piles were filled in by Budinger & Associates, Inc. (subcontractor to Garco) on January 30, 2023 (see Attachment 1, Photographs 6 through 8).

3. Ecology Request: In accordance with the PPCD Article VI Work to be Performed, Section C, Sagamore must protect all existing Site remedial structures that are not affected by the construction work in accordance with the PPCD. As part of this increased protection, the site security guard must check all site fences, including the ones blocking access along the riverbank; check for damage along the riverbank; and check for illegal camping.

The security guard must perform these checks at a minimum every seven days and report any observed damages and potential site endangerments to Sagamore promptly. Sagamore must report any observed damages to Ecology in writing within one business day after being informed by project security of damage and potential site endangerments.

Aspect Response: Sagamore has contracted with a Washington state-licensed security company, Metro Protective, LLC (Metro), to complete a weekly walking review of the redevelopment area within the Site. Metro will evaluate the integrity of all construction and permanent fences, check for vegetative and engineered riverbank damage, and look for signs of recent illegal camping. They will notify Sagamore and Aspect if any deficiencies or damages are observed. Should any illegal camping be observed, Aspect will notify Ecology in writing and report it to the City of Spokane via the MySpokane311 online portal within 1 business day of being informed.

4. Ecology Request: Sagamore must inform Ecology about the proposed foundation piling schedule by February 15, 2023. If there is no schedule set by this date, then Sagamore must backfill the subgrade excavations at proposed buildings 2A and 2B back to its original grade to be able to reduce the risk for stormwater infiltration into contaminated debris and soil.

Aspect Response: Geotechnical stability and building safety are critical for the Project, and Sagamore is committed to ensuring the Project buildings are stable and safe for the long term. To further that, Sagamore and its contractors are conducting additional deep foundation testing. That testing, and the production pile schedule, are dictated based on selected supplier schedule and material availability. Additional pile testing and redevelopment construction work is expected to commence upon receipt of piles in approximately the next couple weeks. If construction work is not to start by April 14, 2023, Sagamore and Aspect will notify Ecology of the proposed schedule via an additional Corrective Action Notice response letter.

References

Washington State Department of Ecology (Ecology), 2023, Prospective Purchaser Consent Decree (PPCD) No. 21200059-32, Corrective Action Notice, January 23, 2023.

Limitations

Work for this project was performed for Sagamore Spokane, LLC (Client), and this letter was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This letter does not represent a legal opinion. No other warranty, expressed or implied, is made.

All reports prepared by Aspect Consulting for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect Consulting. Aspect Consulting's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Sincerely,

Aspect consulting, LLC



Dave Cook, LG, CPG
Principal Geologist
dcook@aspectconsulting.com



Breeyn Greer, PE
Project Engineer
bgreer@aspectconsulting.com

Attachment: Attachment 1 – Site Photos taken January 17 and 30, 2023

cc: Nick Acklam, Ecology
Charles Dubroff, Sagamore Spokane, LLC
Bryce Robbert, Avista
Scott McDonald, BNSF
Kara Tebeau, Office of the Attorney General
Michael Dunning, Perkins Coie LLP

ATTACHMENT 1

Site Photos



Photograph 1. Additional fencing blocking the entrance to the riverbank from the City of Spokane Property to the northeast of the Site. Photo taken January 17, 2023.



Photograph 2. Hole in temporary construction fence on the northeast portion of the Site, north of the northeast infiltration basin. Photo taken January 17, 2023.



Photograph 3. Hole in temporary construction fence in the northeast portion of the Site, repaired and photographed by Garco on January 30, 2023.



Photograph 4. Hole in temporary construction fence on the west end of the Site. Photo taken January 17, 2023.



Photograph 5. Hole in temporary construction fence at the west end of the Site, repaired and photographed by Garco on January 30, 2023.



Photograph 6. Localized depression around test grouted helical piles within Building 2A footprint. Photo taken January 17, 2023.



Photograph 7. Localized depression around test grouted helical pile backfilled by Budinger & Associates, Inc. and photographed by Garco on January 30, 2023.



Photograph 8. Localized depression around test grouted helical pile backfilled by Budinger & Associates, Inc. and photographed by Garco on January 30, 2023.