



March 11, 2024

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

**Re: Progress Report No. 31, District on the River Redevelopment
February 2024**

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

Dear Christer:

This Progress Report has been prepared by Aspect Consulting (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. 31 covers the reporting period of February 1 through February 29, 2024.

1) Progress During Reporting Period

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

- Monthly Progress Report No. 30 (January 2024) was transmitted to Ecology on February 13, 2024.
- February 12, 2024 – Site visit with Christer Loftenius (Ecology) to evaluate the status of the fencing around the project site and stormwater ponding on the Sagamore property sourced from runoff from the Hamilton Street Bridge (see Attachment A for our field report and photographs summarizing the field visit).
- February 18, 2024 – Christer Loftenius and Dave Cook (Aspect) discussed the Hamilton Street Bridge stormwater discharges onto (and ponding within) the Sagamore property. We understand that Ecology is communicating with the Washington State Department of Transportation (WSDOT) regarding fixing, repairing, managing stormwater from the bridge.
- February 29, 2024 – Site visit to evaluate stormwater ponding on the Sagamore property sourced from runoff from the Hamilton Street Bridge (see Attachment B for our field report and photographs summarizing the field visit).
- Sagamore’s site security company continues to make weekly visits. No trespassers or “campers” have been observed by the security company during this reporting period. However, routine maintenance of the fences is necessary to reduce the possibility of trespassers accessing the riverfront near the project site.



- A Schedule Extension Request for the PPCD related to a revised construction period is forthcoming.

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

- Based on conversations with the Sagamore design team, additional studies are being completed in January/February 2024 related to Buildings 2A and 2B. A revised construction schedule will be provided to Ecology when available after this design exercise is complete.

5) Contact with Other Parties

- None

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

- Should Building 2A and 2B foundations officially be changed, construction will likely not start until at least spring 2024. A revised construction schedule will be included in the EDR Amendment transmitted to Ecology if/when this change is finalized.

Please let us know if you have any questions.

Sincerely,

Aspect consulting



Dave Cook, LG, CPG
Senior Principal Geologist
dave.cook@aspectconsulting.com

Attachment: Attachment A – February 12, 2024 Site Visit Field Report
Attachment B – February 29, 2024 Site Visit Field Report

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

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ATTACHMENT A

**February 12, 2024 Field Report
(Stormwater Draining from the
Hamilton Street Bridge)**



FIELD REPORT

| | | |
|------------------------------|-------------------------------|---|
| DATE: 2/12/24 | TIME: 9:00-9:40 | PROJECT NAME: District on the River / Sagamore |
| PROJECT NO.: AS190210 | WEATHER: 45°, overcast | PROJECT LOCATION: 111 N Erie St., Spokane WA |
| BLDG. PERMIT NO.: | MUNICIPALITY: Spokane | |
| TO: Sagamore Spokane | ENGINEER: | |
| ATTN: | ARCHITECT: | |
| | CONTRACTOR: | |
| EQUIPMENT USED: | | |

THE FOLLOWING WAS NOTED:

Aspect Consulting's (Aspect) field representative Marc Chalfant was on-site today to meet the District on the River project (Project)'s Washington State Department of Ecology (Ecology) Site Manager (Christer Loftenius) to inspect site conditions.

Ecology made the following observations:

- Security fencing had been breached at the east and west ends of the property upslope from the river's shoreline (Photographs 1 and 2), and the eastern gate was open upon arrival, without lock. Evidence of squatting and trespassing was present along the central portion of the shoreline. Aspect notified Sagamore who dispatched a firm to fix the fence.
- Stormwater pipe stickup in the footprint of Building 2A was damaged (Photograph 3).
- Stormwater runoff from the bridge had accumulated and was ponded in the vicinity of the northwest bridge pier (Photograph 4). Ecology had not heard back from WSDOT on remedy design and schedule.
- The soil stockpile was not completely covered. Aspect covered the stockpile to the extent possible (Photograph 5) with the materials present. Aspect notified Sagamore who dispatched a firm to recover the stockpile.

Additionally, Ecology expressed concern that a formal request for extension had not been filed, and requested that one be filed in a timeline manner.

The following are provided in the subsequent pages of this Field Report:

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| Figure 1 – General Site Map | Photograph 3 – Damaged storm drain stickup |
| Photograph 1 – East extent of security fence | Photograph 4 – Ponded bridge runoff |
| Photograph 2 – West extent of security fence | Photograph 5 – Soil stockpile |

| | |
|-----------------------------|--|
| COPIES TO: File | FIELD REP: Marc Chalfant, PE, Senior Engineer Reviewed by: Dave Cook, LG, CPG, Principal |
| DATE MAILED: 2/13/24 | SIGNED: <i>Marc Chalfant</i> |
| Page 1 of 5 | |
| Marc Chalfant | |

This report presents opinions formed as a result of our observation of activities relating to our services only. We rely on the contractor to comply with the plans and specification throughout the duration of the project irrespective of the presence of our representative. Our work does not include supervision or direction of the work of others. Our firm will not be responsible for job or site safety of others on this project. **DISCLAIMER:** Any electronic form, facsimile, or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by Aspect Consulting and will serve as the official document of record.

FIELD REPORT

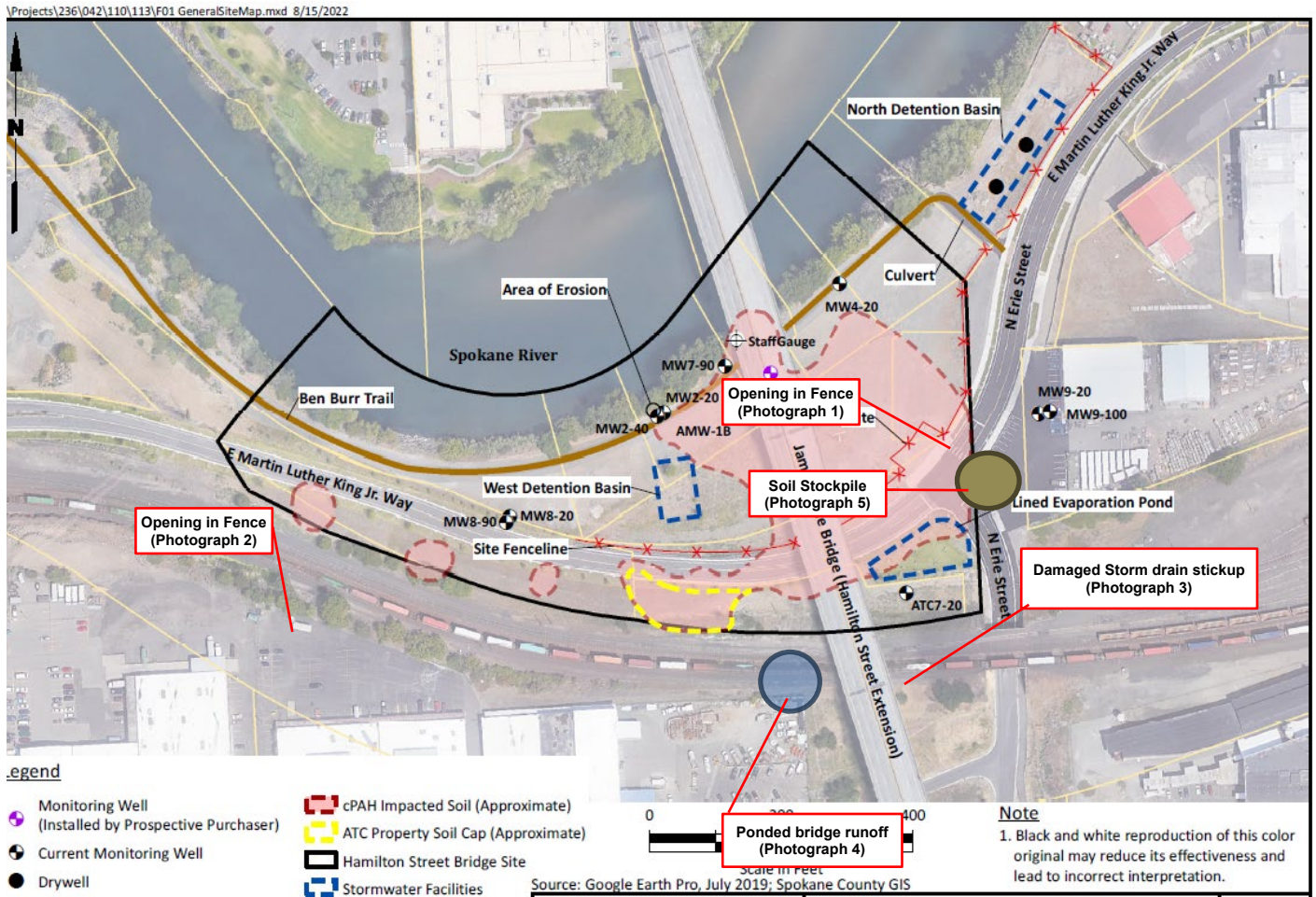


Figure 1 – General Site Map (from Landau, modified by Aspect)

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|-----------------------------|--|
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| DATE MAILED: 2/13/24 | SIGNED: <i>Marc Chalfant</i> |
| Page 2 of 5 | |
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Photograph 1 – East extent of security fence



Photograph 2 – West extent of security fence



Photograph 3 – Damaged storm drain stickup



Photograph 4 – Poned bridge runoff

PROJECT NO.: AS190210

PROJECT NAME: District on the River / Sagamore

2/13/2024



Photograph 5 – Soil stockpile

ATTACHMENT B

**February 29, 2024 Field Report
(Stormwater Draining from the
Hamilton Street Bridge)**



FIELD REPORT

| | | |
|------------------------------|------------------------------|---|
| DATE: 2/29/24 | TIME: 14:00-14:20 | PROJECT NAME: District on the River / Sagamore |
| PROJECT NO.: AS190210 | WEATHER: 40°, rain | PROJECT LOCATION: 111 N Erie St., Spokane WA |
| BLDG. PERMIT NO.: | MUNICIPALITY: Spokane | |
| TO: Sagamore Spokane | | ENGINEER: NA |
| | | ARCHITECT: NA |
| | | CONTRACTOR: NA |
| EQUIPMENT USED: NA | | |

THE FOLLOWING WAS NOTED:

Aspect Consulting's (Aspect) field representative Marc Chalfant was on-site today to observe conditions at the District on the River project (Project). Aspect made the following observations:

- Security fencing had been repaired at the east and west ends of the shoreline (Photographs 1 and 2), and the eastern gate was locked upon arrival, without a chain. No trespassers were present along the central portion of the shoreline, however debris was present indicating recent activity. Additionally, there was a large gap under the fence in the far west end of the site (Photograph 3). Weekly security and maintenance observations are ongoing by a security firm contracted by Sagamore.
- Stormwater runoff from the bridge had accumulated on the Sagamore property and was ponded in the vicinity of the northwest bridge pier (Photograph 4). Water was observed to be running off from the bridge in several locations adjacent to the bridge piers. We understand that WSDOT is in the process of developing a solution for managing this runoff onto the property.
- The soil stockpile was well covered (Photograph 5).

The following are provided in the subsequent pages of this Field Report:

- Figure 1 – General Site Map
- Photograph 1 – East extent of security fence
- Photograph 2 – West extent of security fence
- Photograph 3 – Gap under fence at west end of site
- Photograph 4 – Ponded bridge runoff
- Photograph 5 – Runoff streaming continuously off bridge. Looking north, east of west pier.
- Photograph 6 – Runoff flowing down north side of west bridge pier. Looking south at west pier.
- Photograph 7 – Runoff falling continuously from bridge between piers. Looking north between piers.
- Photograph 8 – Soil stockpile

| | |
|-----------------------------|--|
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| | Reviewed By: Dave Cook, LG, CPG Principal |
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| Page 1 of 6 | |

G:\Projects\236\042\110\113\F01 GeneralSiteMap.mxd 8/15/2022

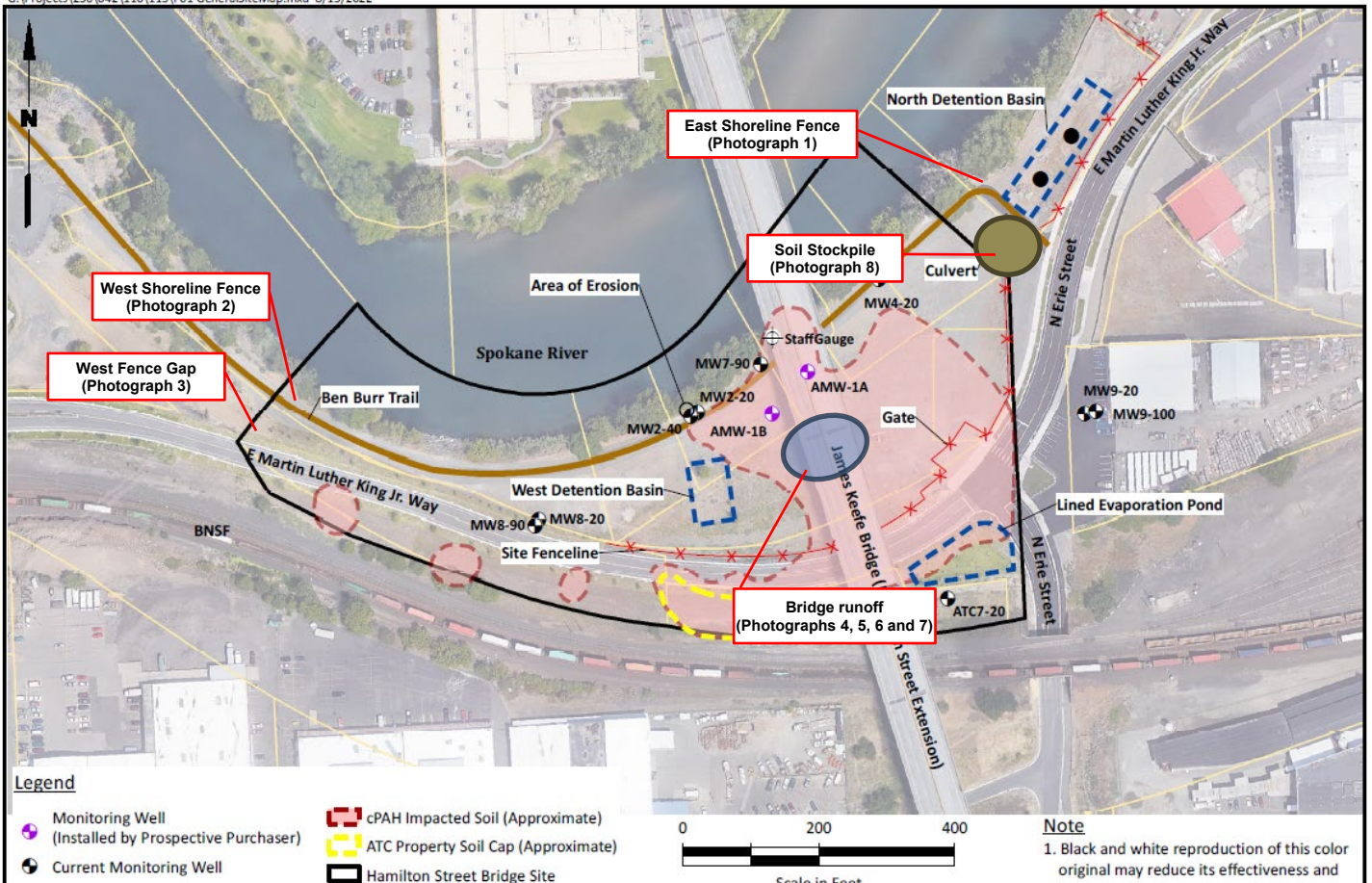


Figure 1 – General Site Map (Landau base figure, modified by Aspect, Feb 29, 2024)



Photograph 1 – East extent of security fence



Photograph 2 – West extent of security fence

PROJECT NO.: AS190210

PROJECT NAME: District on the River / Sagamore

2/29/2024



Photograph 3 – Gap under fence at west end of site.



Photograph 4 – Pooled stormwater on Sagamore Property originating from Hamilton Street Bridge runoff



Photograph 5 – Water runoff streaming continuously off bridge. Looking northeast of west pier.



Photograph 6 – Water runoff flowing down north side of west bridge pier. Looking south at west pier.



Photograph 7 – Water runoff falling continuously from bridge between piers. Looking north between piers at ponded water on Sagamore property.



Photograph 8 – Soil stockpile cover