



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

January 23, 2023

David Cook
Sagamore Spokane LLC Project Coordinator
Aspect Consulting
710 2nd Avenue, Suite 550
Seattle, Washington, 98104

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

- **Site Name:** Hamilton Street Bridge Site
- **Site Address:** 111 North Erie Street, Spokane, WA 99202
- **Cleanup Site ID:** 3509
- **Facility/Site ID:** 84461527

Dear David Cook:

On January 17, 2023, the Department of Ecology (Ecology) project coordinator visited the Hamilton Street Bridge Site ("Site") to inspect the current construction work, and to assess the damage from illegal campers that cut down trees in 2022. It is Ecology's understanding that construction work at the Site is in hiatus, being on hold while Sagamore is evaluating the most suitable foundation piling method for the Site. It is also Ecology's understanding that due to challenging geologic conditions at the Site, foundation piling work stopped in May 2022.

According to Sagamore's progress reports No. 17 and 18, test foundation piles were installed and tested in November and December 2022. At this time, Ecology has not been informed when foundation piling will start, and therefore Site construction work is idle indefinitely. According to Sagamore's progress reports between May and December 2022, Sagamore has completed the installation of the project sewer, stormwater, and water supply systems. As of January 17, 2023, there is no ongoing construction work at the Site.

During the Site visit Ecology was informed that there is a security guard visiting the Site, but the guard is not checking the riverbank for damage, broken fences, or illegal camping.

During the Site visit Ecology made the following observations:

- The northeast fence that is supposed to close off access along the riverbank has been breached and there is at least one large hole in the fence.
- There are two- to three-foot deep pits excavated around the foundation test piles installed in November to December 2022 at the location for proposed Building 2A. Underlying site debris (bricks) has been exposed. However, no visible contaminated debris or soil was observed.
- Damage to trees and large shrubs were observed along the riverbank and inside the fenced area. The damaged trees and shrubs were observed in the vicinity of the Hamilton Street Bridge and at the western site boundary. Damage was observed originally in the fall of 2022. It is unclear whether attempts to cut down trees and shrubs for firewood are still ongoing at the Site.
- Subgrade for proposed Buildings 2A and 2B have been cut even though there is no ongoing construction work, with the results that there are 2-3 feet deep depressions at the locations for these proposed buildings. Stormwater can potentially pool and infiltrate into contaminated soil and groundwater at these locations. Abundant crushed bricks were observed at these locations suggesting that underlying Site debris is possibly exposed at the surface. However, no visible contaminated debris or soil were observed. It is also unclear how thick the clean cover is at these locations. Observation of abundant crushed bricks at these two locations suggest that any clean cover material is at best very thin.

Based on the observations from Ecology's site visit, Ecology requests that Sagamore Spokane LLC (Sagamore) take the following corrective action steps to (1) protect existing Site cleanup action remedial structures, (2) minimize potential exposure of contaminated debris or soil, and (3) protect groundwater to the maximum extent possible during construction:

1. 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.
2. Backfill all pits excavated around the foundation test piles immediately up to grade.
3. 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

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day after being informed by project security of damage and potential site endangerments.

4. 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.

We thank you for your cooperation in this matter. If you have any questions or need additional information about this corrective action notice, please contact me at 509-385 8380 or e-mail me at christer.loftenius@ecy.wa.gov.

Sincerely,



Christer Loftenius

Site Manager

Toxics Cleanup Program, Eastern Region

By certified mail: 7019 0140 0000 6495 8721

cc: Kathy Falconer, Ecology **KLF**
Nick Acklam, Ecology
Bryce Robbert, Avista
Scott McDonald, BNSF
Kara Tebeau, Office of the Attorney General
Ecology Site File