

**From:** [Hannah Cohen](#)  
**To:** [Winslow, Frank \(ECY\)](#)  
**Cc:** [Eric Pravitz](#); [Dave Cook](#)  
**Subject:** Expedited VCP Quarterly Progress Report - Homestead Phinney Ridge CLT XN0014, CSID 15480  
**Date:** Tuesday, December 10, 2024 2:06:21 PM

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External Email

Hi Frank,  
The quarterly progress report for Homestead Phinney Ridge is below.

Thank you!

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**December 2024 – Quarterly Progress Report for Homestead Phinney Ridge CLT XN0014, CSID 15480, Facility ID 98431 (Expedited VCP)**

1. Description and status of Site characterization or cleanup work (completed during past quarter or ongoing work).
  - Site characterization was completed and is discussed in the RIFS/CAP (October 4, 2021) that has been reviewed by Ecology.
  - The Cleanup Action Plan Amendment and Construction Materials Management Plan was submitted and approved in September 2024 and includes additional Site characterization data obtained in off-Property areas. This information supplements the RIFS/CAP and addresses comments that Ecology had during their review of the RIFS/CAP.
  - Cleanup work is in progress. Remedial excavation of the contaminated soil areas on the redevelopment property (former SCL and duplex parcels) has been completed. Confirmation base and sidewall samples have been collected from the locations on the previously submitted Confirmation Sampling Plan Map, and were analyzed for Site COCs to confirm soil containing Site COCs above the MTCA Method A cleanup levels was successfully removed. Construction cleanup work has not yet begun on the south-adjacent property, but is estimated to take place by the end of Q1 of 2025.
2. A list of pending opinion requests to Ecology and expected date for next request for Ecology opinion.
  - No opinion requests pending. Ecology issued a “No Further Action (NFA) Likely letter” on March 3, 2022.
3. Summary of dates and titles of documents submitted to Ecology for review in the last quarter.
  - Aspect submitted a Cleanup Action Plan Amendment and Construction Materials Management Plan on September 27, 2024. Ecology reviewed the document and

provided feedback on September 30, 2024.

4. Type of documents and opinion requests planned for submittal to Ecology during the next quarter.
  - None planned at this time. A Cleanup Action Report will be submitted to Ecology at the completion of Site cleanup work.
5. Any updates to the project schedule showing the previously mentioned activities and milestones.
  - Mass excavation and affordable housing building construction began in November 2024, with an 18 month duration to completion.
6. A description of schedule delays or changes from the prior quarter and reasons for those changes.
  - The construction start date was delayed from September 2024 to November 2024, but construction is now underway.
7. Changes in key project team personnel.
  - None
8. Anticipated changes at the Site, such as property ownership, changes to potential future use, new or obsolete access restrictions, or anything that could affect the cleanup.
  - No changes to status previously discussed with Ecology.

**Hannah Cohen, LG (WA)** (she/her) | Geologist | Direct: 206.780.7724 | Cell: 818.224.0892  
**Aspect Consulting (A Geosyntec Company)** | 710 2nd Ave, Suite 550, Seattle, WA 98104 |  
[aspectconsulting.com](http://aspectconsulting.com) | [geosyntec.com](http://geosyntec.com)

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