

January 8, 2025

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

**Re: Progress Report No. 41, District on the River Redevelopment
December 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 Geosyntec Consultants, Inc dba 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. 40 covers the reporting period of December 1 through December 31, 2024.

1) Progress During Reporting Period

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

- Monthly Progress Report No. 40 (November 2024) was transmitted to Ecology on December 10, 2024.
- Security Team Site Visits occurred weekly to evaluate downed fencing and trespassing/camping along the Spokane River. Sagamore changed Security Teams in November 2024. The Team has been successfully managing encampments and trash along the embankment. Activity here was low during December. The Team also reanchored downed fencing and recovered stockpiles. Signage proposed in Aspect's August 26, 2024 Memo has not been implemented pending feedback from Ecology. This may not be necessary now that the Security Team is managing the situation.
- The one remaining stockpile remains appropriately covered and secured.
- Aspect made a site visit on December 20, 2024 to check on site status. All wells were protected and in tact, fencing was up, and no encampments were observed.

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

- Sagamore has been working on the logistics around a building design change, by eliminating one of the two buildings along MLK. We understand that Sagamore has received approvals from the City on the modified site design, is in the process of selecting a general contractor, and forming a joint venture with a development partner to oversee development. The current plan is to start construction in the latter part of Q1 2025. A revised construction schedule will be included in an EDR Amendment transmitted to Ecology once Aspect is provided the approved updated design plans.

5) Contact with Other Parties

- None

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

- Sagamore via Aspect submitted a PPCD Schedule extension request letter dated December 10, 2024. It is also attached to this monthly report.

Please let us know if you have any questions.

Sincerely,

Aspect consulting



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

Attachment: PPCD Schedule extension request letter dated December 10, 2024

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



December 10, 2024

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

**Re: Schedule Extension Request
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 Christer:

Aspect Consulting, a Geosyntec Company (Aspect) serves as the Project Coordinator for Sagamore Spokane, LLC (Sagamore) under Prospective Purchaser Consent Decree No. 21200059-32 (PPCD). The PPCD addresses cleanup and redevelopment of the Hamilton Street Bridge Site (the Site) as a multifamily residential project referred to as District on the River (the Project). This letter requests a further extension to the construction schedule (Extension Request). On April 1, 2024, Sagamore requested an extension of the Project restart date to June 2024. However, due to design modifications and permitting delays, Sagamore was unable to meet that goal and is submitting this Extension Request as discussed further below.

This schedule Extension Request is consistent with “Article XVII. Extension of Schedule” of the PPCD and responds to the elements provided in the PPCD to support a request for an extension to Exhibit D of the PPCD; “Scope of Work and Schedule, Cleanup Action Plan” Section 4, dated December 2020 (see Table 1 below).

1. The deadline that is sought to be extended.
 - a. Start of Construction (and thus implementation of an amended Engineering Design Report including the Cleanup Action Plan).
2. The length of the extension sought.
 - a. The Project restart goal is February 28, 2025, with project construction completion in 2027. These dates may fluctuate depending on permitting approvals, construction schedules, materials procurement, and other common construction factors.
3. The reason(s) for the extension.
 - a. The construction project has been delayed because of changing market dynamics and complex soil conditions requiring additional pile pilot testing to design adequate

building foundations. Because of the difficult soil conditions, the project has been redesigned by eliminating one of the four planned buildings (Building 2A, the southeastern building) and utilizing a more conventional spread footing foundation with piles only utilized beneath a portion of Building 2B. These project modifications have resulted in additional project expense, a lower number of units built (212 vs 297), and additional design review by the City of Spokane, which was recently completed. Sagamore is sensitive to the environmental condition of this property, and although the project is smaller and less economically viable, it has increased environmental protections (for example a hardscape instead of a piled Building 2A). Sagamore has regularly updated Ecology on these issues through monthly PPCD progress reports provided by Aspect. Redesign elements will be presented to Ecology in an updated EDR or through EDR Amendment 2 prior to construction start.

4. Any related deadline or schedule that would be affected if the extension were granted.
 - a. Timelines, such as construction start date, could be affected by City of Spokane permits or other market factors. The best estimate for construction start is February 28, 2025. Sagamore will inform Ecology in advance and may seek an additional extension.

The following table has been modified from the PPCD table by adding a third column to demonstrate progress completed (steps 1 through 3) and actions that will need to be completed (steps 4 and 5) before returning to the original planned progression of action items (Steps 6 through 12).

Table 1

Deliverables	Date Due (outlined in 2020 Schedule)	Updated Requested Date Due
1. PPCD effective date	Day 1: PPCD signed by the judge and Sagamore obtains the Title to the Property.	Completed Filed signed PPCD Jan 15, 2021
2. Draft EDR with all accompanying documents as described above	90 days after start	Completed
3. Final EDR with all accompanying documents as described in the text	30 days after receipt of Ecology's written comments on draft documents	2022 EDR reviewed by Ecology and Finalized on April 26, 2022 (including EDR Amendment 1 dated April 2022 which noted a schedule update with contractor mobilization March 2022 and construction completion early 2024). The schedule and 2022 EDR are outdated. Monthly reports provided to Ecology per Section XII of the PPCD documented the need for project redesign and delayed construction until 2025. An amended EDR #2 will be completed in Q1 2025.
4. New Step Added by Sagamore (Replace soil cover)	NA	In 2023, Site returned to capped and stormwater control status following original agreed order, pending project redesign and revised construction schedule.

Deliverables	Date Due (outlined in 2020 Schedule)	Updated Requested Date Due
5. Overall Construction plans and specifications for the Project	30 days after Ecology approves final EDR and City of Spokane approves construction.	Start this requirement after EDR Amendment 2 is completed and approved by Ecology.
6. Begin construction under CAP amendment	As described in final EDR	No change
7. Construction is complete	As described in final EDR	No change
8. Draft environmental covenant for the Purchase Property	30 days after construction is complete	No change
9. Record environmental covenants	Within 10 days of Ecology approval of each draft covenant	No change
10. Draft Construction Completion Report with the draft Soil Vapor Compliance Monitoring Plan, draft update to Groundwater Performance Monitoring Plan if required, and a draft Operations and Maintenance Plan addendum	90 days after construction is complete	No change
11. Final Construction Completion Report, the final Operations and Maintenance Plan addendum, final update to the Groundwater Performance Monitoring Plan if required, and the final Compliance Vapor Monitoring Plan addendum	45 days after receipt of Ecology's written comments on draft Construction Completion Report	No change
12. Progress reports	In accordance with Section XII of the PPCD	No change

Thank you for your consideration of Sagamore's request for an additional extension to the PPCD Schedule. Please contact us if there are questions of if additional information can be provided.

References

Washington State Department of Ecology, 2020, Scope of Work and Schedule, Cleanup Action Plan, Amendment 1, December 2020.

Aspect 2022, Final Engineering Design Report, April 26, 2022.

Aspect 2022, Final Amendment to the Final Engineering Design Report, April 22, 2022.

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

Aspect 2024, Construction Stormwater Completion Report, January 16, 2024.

Washington State Department of Ecology, 2024, Prospective Purchaser Consent Decree (PPCD) No. 21200059-32, Corrective Action Notice, March 5, 2024.

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



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

cc: Nick Acklam, Ecology
Kara Tebeau, AGO
Charles Dubroff, Sagamore Spokane, LLC