

July 7, 2025

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

**Re: Progress Report No. 47, District on the River Redevelopment  
June 2025**

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 covers the reporting period of June 1 to June 30, 2025.

## **1) Progress During Reporting Period**

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

- Monthly Progress Report No. 46 (May) was transmitted to Ecology on June 17, 2025.
- Security Team Site Visits occurred during June to evaluate fencing, stockpile cover and trespassing/camping activity (if any) along the Spokane River. Trespassing/camping and vandalism of the fences and stockpile cover has increased at the site. The security team continues to visit the site and fight the battle of keeping it safe and secure, but it's a constant issue in this part of town (particularly during times of nicer weather).

## **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**

- We understand that Sagamore has received approvals from the City on the modified site design, formed a joint venture, and has selected a general contractor. The development and construction start has been delayed due to market conditions. Sagamore submitted a formal PPCD schedule extension request dated June 16, 2025. A revised construction schedule will be included in an EDR Amendment transmitted to Ecology once Aspect is made aware of the construction start date.

## 5) Contact with Other Parties

- None

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

- None

Please let us know if you have any questions.

Sincerely,

**Aspect consulting**



**Dave Cook, LG, CPG**

Senior Principal Geologist

[dave.cook@aspectconsulting.com](mailto:dave.cook@aspectconsulting.com)

Attachment: June 16, 2025 Schedule Extension Request

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

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June 16, 2025

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 the District on the River (the Project). This letter requests a third extension to the construction schedule (Extension Request). On April 1, 2024, Sagamore requested the first extension of the Project with a revised start date of June 2024 and then again on December 10, 2024, with a Project extension start date of February 28, 2025.

The Project entails redevelopment consisting of three new buildings, their foundations and floor slabs, parking lots, and hardscapes that will fortify and enhance the current soil cover that was adopted as a final remedy by the Washington State Department of Ecology (Ecology). A portion of the original soil cover was disrupted during the start of the original construction project in early 2023 that was subsequently put on hold. Under the advisement and approval of Ecology, the areas of the soil cover that were disrupted were replaced in October 2023 and the Site was repaired to its original condition. This was done when it was understood that construction would be put on hold because of a project redesign and re-permitting of the development project. The cover repair is summarized in Aspect's "Construction Stormwater Cover Completion Report" dated January 16, 2024.

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 [EDR] including the Cleanup Action Plan).

2. The length of the extension sought.
  - a. The Project restart goal is by the end of 2026, with project construction completion in 3 years from start date. 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 a project redesign, lengthy re-permitting, and changing market dynamics. The redesign entails eliminating one of the four planned buildings (Building 2A, the southeastern building) and adding a paved surface parking lot at the location of Building 2B (that will be eliminated). 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 an 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 by the end of 2026. 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**

<b>Deliverables</b>	<b>Date Due (outlined in 2020 Schedule)</b>	<b>Updated Requested Date Due</b>
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. <b>New Step Added by Sagamore (Replace soil cover)</b>	<b>NA</b>	<b>In 2023, Site returned to capped and stormwater control status following original agreed order, pending project redesign and revised construction schedule.</b>

<b>Deliverables</b>	<b>Date Due (outlined in 2020 Schedule)</b>	<b>Updated Requested Date Due</b>
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