

Hamilton Street Bridge Cleanup Site



Sagamore Spokane LLC is planning a residential development at the Hamilton Street Bridge cleanup site.

Comments accepted:

September 28 – October 27, 2020

Submit comments:

Online at:

<http://cs.ecology.commentinput.com/?id=Jp75U>

Or by mail or email to:

Christer Loftenius, Site Manager
4601 North Monroe Street
Spokane, WA 99205
christer.loftenius@ecy.wa.gov

Online public meeting

6:30 p.m., October 14, 2020

Document review locations:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3509>

Due to coronavirus, in-person document reviews are not currently available. Please contact Erika Beresovoy at erika.beresovoy@ecy.wa.gov or 509-385-2290 if you need printed documents.

Facility Site ID: 84461527

Site Cleanup ID: 3509

Public invited to comment on draft Cleanup Action Plan amendment and legal agreement

The Washington State Department of Ecology (Ecology) seeks your input on the following draft documents for a development at the Hamilton Street Bridge cleanup site (site) September 28 through October 27, 2020:

- Cleanup Action Plan amendment — explains how the development will enhance the cleanup actions already in place, prevent contaminants from leaving the site during construction, and protect occupants of the new buildings
- Prospective Purchaser Consent Decree — legal agreement requiring Sagamore Spokane LLC (Sagamore) to implement the Cleanup Action Plan amendment and Scope of Work as they redevelop property within the site
- Scope of Work and Schedule — details engineering, construction, and operations and monitoring reporting requirements, and the schedule for completing these milestones

Learn more at our online public meeting

Ecology and Sagamore are holding an online public meeting at 6:30 p.m. on October 14, 2020, to share details about the new development and answer questions.

Join via WebEx:

<https://watech.webex.com/watech/onstage/g.php?MTID=eb84b41d0e3d488f2cb23c2a70e04f174>

Join by phone: 1-415-655-0001, Access code: 133 244 6785

Site history

The site is located at 111 North Erie Street in Spokane (see map page 4). It was used for gas manufacturing, coal tar processing, railroad operations, roads, and retail from 1905 until 2005. A rail line extended

Toxics Cleanup Program

along the southern bank of the Spokane River to a railroad tunnel within the basalt bank on the west side of the site.

The site has been vacant since contamination was capped in 2005. The parties responsible for that cleanup action were Avista Corporation, BNSF Railway Company, and Spokane River Properties LP/Brown Building Materials. The 2005 cleanup included the following actions:

- Streambank bioengineering that provides erosion control and riparian corridor enhancement and slows interaction between groundwater and the Spokane River
- A clean soil cap covering contaminated soil while contaminants decrease naturally over time
- Groundwater monitoring, fencing, property use restrictions, stormwater management, and long-term monitoring

Redevelopment will preserve and enhance 2005 cleanup

During construction, contaminated soil that is excavated will be covered and either reused and capped at the site or disposed at an appropriate landfill. Stormwater captured during construction will also be managed to prevent it from reaching groundwater or the Spokane River.

The multi-family residential development will enhance the existing cover over contaminated soil and create additional stormwater management features to prevent contaminated runoff from leaving the site and entering the Spokane River or groundwater.

A sub-slab vapor diversion system will be installed to protect future building occupants. The system will prevent contaminated soil vapors from accumulating beneath the building floor slabs, and potentially migrating into the buildings.

City of Spokane leading State Environmental Policy Act process

The City of Spokane reviewed Sagamore's State Environmental Policy Act checklist to determine whether the development will have any environmental impacts. The City held a separate public comment period and hearing on the draft checklist and their determination during August 2020.

For more information, visit the [City of Spokane River Bend Development web page](#)¹, or contact [David Compton](#)², 509-625-6089.

Next steps

We will review and respond to the comments we receive during the public comment period. We will publish our responses online and send them to the people who commented.

Then, if public comments don't require significant changes to the draft documents, we will finalize them, and Sagamore will proceed with their development following the Cleanup Action Plan amendment.

¹ <https://my.spokanecity.org/projects/river-bend-development-phase-2-shoreline-cup/>

² dcompton@spokanecity.org

Hamilton Street Bridge site map with redevelopment plan



