

Project Information Sheet

1. **Applicant Identification:** Forterra NW, 5101 14th Ave. NW, Suite 200 #307, Seattle, WA 98107
2. **Funding Requested:**
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$1,779,070
3. **Location:** Roslyn, Kittitas County, Washington
4. **Property Information:** Roslyn Number 4 Mine, 205 East Dakota Ave., Roslyn, WA
5. **Contacts**
 - a. Project Director: India Clark; Sr. Managing Director-Community Real Estate, 206-200-2119 iclarke@forterra.org, 5101 14th Ave. NW, Suite 200 #307, Seattle, WA 98107
 - b. Chief Executive: Michelle Connor, President & CEO, 206-292-5907 mconnor@forterra.org, 5101 14th Ave. NW, Suite 200 #307, Seattle, WA 98107
6. **Population:** 946
7. **Other Factors:**

Other Factors Checklist	Page #
Community population is 10,000 or less.	Pg. 1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	Pgs. 1-2
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Pg. 2
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Pg. 3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	Pg. 3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Pgs. 3, 7
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	

Narrative: FY24 EPA Brownfields Cleanup Grant: Roslyn No. 4 Mine, Roslyn, WA

1. Project Area Description and Plans for Revitalization.

1.a. Target Area and Brownfields.

1.a.i Overview of Brownfield Challenges and Description of Target Area Forterra NW, a non-profit land trust specializing in complex acquisition, preservation, and development projects, is applying for an EPA Cleanup grant to remediate the Roslyn Number 4 Mine Site (Site) in Roslyn, Washington to address the community's need for attainable home ownership and economic growth. Roslyn, the target area (census tract 9751.04), is a micro community 11 square kilometers in size with a population of 950 (American Community Survey, 2021; ACS) in the East Cascades region in central Washington, just 80 miles east of Seattle. Set amongst forested hillsides with a rich cultural history and preserved historic architecture, the entire town is designated a National Historic District.

The Northern Pacific Coal Company established Roslyn in Kittitas County in 1886 as a coal mining company town. The Number 4 Mine Site speaks to town's historic significance and cultural heritage as it was the company's flagship mine. As diesel power replaced coal-fired steam trains, coal mining decreased in profitability until the last mine in the region closed in 1963. The loss of jobs fueled an exodus, reducing the town's population and businesses. While the town has reinvented itself as an outdoor recreation destination, its popularity as a tourist destination with secondary home resorts has perpetuated a shortage of affordable homes for its residents and workers. Today, Roslyn faces the challenges of: 1.) rapid recreational growth that displaces community members and the workforce, 2.) tourism and recreation impacts that overwhelm the town's capacity, and 3.) wildfires exacerbated by climate change that threaten the surrounding forests.

Despite a lack of developable space and a need for new homes in fire-resilient areas, the town's small population creates difficulties in remediating and redeveloping brownfields. Roslyn lacks the tax base, expertise, and staffing required for complex cleanup and development projects. As a result, the Site has laid vacant and contaminated with heavy metals, arsenic, and oil for 40 years. With this grant, Forterra NW can provide the financial and personnel resources required to clean up the Site. Remediation and redevelopment of the Site has the potential to provide a mix of affordably priced housing, green space, community space, and small business space to serve residents and workers.

1.a. ii. Description of the Proposed Brownfield Site Adjacent to the town center, the Site is within Roslyn's city limits and the National Historic District. It is located within section 17, township 20 north, and range 15 east, and comprises 30.4-acres (Kittitas County parcel 456234). The Site was a coal mine that began operations in the 1880s and shut down in 1909 following a mine explosion. The mine shaft was backfilled then and 50 years later after settlement in the shaft posed a safety hazard. After the closure, the foundry and associated slag pile continued to process coal from other local mines until the 1970s after the last mine in the region closed in 1963. All historic structures, including a powerhouse, wash house, two barns, two warehouses, and other small buildings, were removed in the 1980s. Large electrical transformers were located near the powerhouse between the 1960s and 1980s. The Site has been vacant since the 1980s.

In response to the town's affordable housing challenges, the Roslyn Downtown Association (RDA) approached Forterra NW in 2017 to acquire the property from Suncadia, LLC, which operates the nearby Suncadia resort. In 2019, Forterra NW received a \$2 million state appropriation to purchase the property to remediate it and build affordable housing. The property was purchased at the discounted price of \$1,500,000 from Suncadia, for which Forterra NW agreed to construct at least 60 affordable housing units on the Site. The balance of the state appropriation was used for due diligence, closing, and pre-development costs. Forterra Roslyn LLC, a wholly owned subsidiary of Forterra NW, closed on the property in November 2020. The property was placed in LLC for limitation of liability purposes.

The Site contains traces of building foundations, a slag pile from the foundry (80 ft x 120 ft x 5 ft), a mine tailings pile (100 ft diameter x 30 ft high), and scattered surface mine rock fill. It has a 2.3-acre wetland area and up to 27 acres of forested and vegetated area. Crystal Creek, a stream classified as Type F because it is or is potentially used by fish, crosses the southeast corner. A municipal sewer line runs north-south underground along the Site's western border.

The Site's contamination is the result of normal underground coal mining operations and includes heavy metals, arsenic, and hydrocarbons throughout its soils and wetland. In 2004, a Phase1 Environmental

Site Assessment (ESA) and limited Phase 2 ESA identified soil with metals concentrations above Washington State Model Toxics Control Act (MTCA) cleanup levels, specifically lead and cadmium in shallow soils. A 2006-2007 Phase 2 ESA confirmed these preliminary findings, detecting high levels of arsenic (90 mg/kg), mercury (22.9mg/kg), cadmium (5.8mg/kg), nickel (601mg/kg) lead (988mg/kg), as well as heavy oil petroleum hydrocarbon in shallow soils. The reports concluded that areas with elevated metals concentrations are localized and limited to surface soils. Subsurface soil metal concentrations were below both MTCA cleanup levels and groundwater protection screening levels.

In 2020, a Phase 1 ESA and other assessments confirmed the findings of previous ESAs. In 2022, the Washington State Department of Ecology (WA DOE) designated the property a “confirmed and suspected contaminated site” (DOE ID 15545, Facility Site ID 66921). A 2023 data gaps study funded by WA DOE delineated the vertical extent and most of the lateral extent of arsenic, cadmium, lead, and mercury. Areas with elevated concentrations of metals and/or petroleum hydrocarbons include the vehicle maintenance area, foundry, slag pile, wetland area, powerhouse, and transformers.

1.b Revitalization of the Target Area

1.b.i Reuse Strategy and Alignment with Revitalization Plans The reuse strategy was developed through an iterative community-driven design process in partnership with the Roslyn Downtown Association, a Planning Advisory Team (PAT), and the Roslyn City Council. Forterra NW gathered community input via two community meetings and a survey and met with the town’s Council and Planning Commission to determine the community’s needs. Forterra NW and PAT met 7 times to evaluate community needs and create the reuse strategy of residential and commercial development with affordable housing, amenities, and natural areas. Given Roslyn’s history as a coal town, the Site’s proximity to the town center, and the adjacent Coal Mine Trail, the Site is ideally located to meet the community’s need for affordable housing and new commercial developments interspersed with green space. Forterra NW seeks to incorporate community priorities through the redevelopment, such as honoring Roslyn’s historical character, incorporating healthy wetlands and beautiful green space, and providing public parking, retail space, and other community attractions.

The 2019 Roslyn Comprehensive Plan names this as an important historic site because of the major role it played in the town’s development. The project is consistent with the plan’s goals to maintain an adequate housing supply with a diversity of housing types. The most recent conceptual plan features a variety of housing options: 19 mixed-use apartments, 24 two-story apartment house units, 28 attached single-family homes, 17, detached single-family homes, and 27 carriage houses. Forterra NW has identified 3 potential developers and will select the best candidate to work with Forterra NW, PAT, and the community in 2024. The reuse strategy directly addresses the goal of building affordable housing compatible with the historic character and development pattern of the community to ensure new housing is not bought up by vacation homeowners, thereby displacing residents. The intention is for 50% of homes to be reserved via deed restrictions for people at or below 80% area median income (AMI). To the extent feasible, the goal is for remaining homes to be reserved for households 80-100% AMI.

With a community building and an estimated 12,000 sq ft of commercial space, the reuse strategy is consistent with the plan’s goal to develop commercial areas to serve the community and attract regional visitors, including encouraging small, locally owned business growth. Also planned for the Site are green spaces, trails, and a wetlands boardwalk, consistent with the plan’s critical areas and parks goals.

In addition to the overall plan, the project meets goals of the Urban Growth Area Boundary Evaluation by provisioning additional future population growth, the return of displaced community members, and relocation of a workforce that commutes long distances. The project also aligns with the town’s 2021-2026 Transportation Improvement Plan, integrating well with adjacent streets.

1.b.ii Outcomes and Benefits of Reuse Strategy Roslyn has capitalized on its surrounding natural beauty, sunny weather, proximity to Seattle, and connection to the Okanogan-Wenatchee National Forest to transform from a coal mining town to a year-round recreation destination. In 2021, tourism-related industries, including retail, accommodation, food services, and recreation, supplied 63% of all jobs.

Yet its popularity comes at a cost for residents. Secondary homeowners drive up housing costs and reduce housing supply for year-round residents. From 2022 to 2023, home prices jumped 24% with an average sale price of \$712,000 after an average of eight days on the market (Redfin). Yet local median income households of \$63,947 can afford houses that cost only up to \$285,000. In a 2020 market study

conducted by Arnett Muldrow, an economic development firm, most residents identified a lack of affordable housing, both rental and homeownership, and the need for economic diversification as top concerns. Tourism-industry workers need to be able to live in or near the town they serve.

As noted in Section 1.b.i, the current reuse strategy is to build five different housing types totaling up to 115 units (50% at or below 80% AMI), commercial spaces, a community space, and natural areas. The town will benefit from greater availability of affordable homes. The new retail spaces and live work studios will support greater economic development, especially for new, locally owned businesses and artists. This will spur further investment and contribute to the financial health of the City and Kittitas County by generating additional tax revenue as well as increased revenue for local businesses. These new centrally located houses near jobs and commercial areas will help reduce commutes and vehicle miles traveled.

The community will also benefit from small parks scattered throughout the development and the natural areas with trails and a wetlands boardwalk. Up to 56% of the site will be preserved. Forterra NW seeks to honor Roslyn's historical character and incorporate healthy wetlands, beautiful green space, and environmental education.

The Site will bolster the community's resilience to climate change. The restored wetlands, buffer areas, and green stormwater installations throughout the Site will assist with flood mitigation and help prevent flooding during storm surge events. Restored natural areas will also be resilient to wildfires. To reduce home ownership costs and help reduce fossil fuel consumption, Forterra NW will seek to include solar panels whenever feasible on new buildings. Complying with the State's Energy Code will ensure that buildings are energy efficient. No residents or businesses will be displaced due to this project.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization To address the data gaps report mentioned in Section 1.a.ii, Forterra NW is currently in discussion with WA DOE to secure the \$200,000 needed to fund the remaining investigation, develop a focused feasibility study, and create community outreach plans, including a community feedback plan, public engagement plan, and partnership engagement plan. The remaining investigation will include a geotechnical study of soil stability, and will ascertain the feasibility of building on the Site and generate a range of development options given the Site's characteristics.

1.c. ii. Resources Needed for Site Remediation No additional resources are expected to be needed for site remediation. However, as with any contaminated site, unforeseen circumstances may add additional time and costs to the remediation. In the event costs exceed this budget, Forterra NW will seek remediation grants from WA DOE or WA Department of Commerce (WA DOC) for the purpose of creating future affordable housing.

1.c.iii. Resources Needed for Site Reuse Once remediation is underway, Forterra NW's philanthropy team will leverage existing relationships to implement its redevelopment funding plan comprised of corporate support, donor solicitations, charitable organization granting, Washington State appropriations, state grants, and federal grants. State grants will include funding from WA DOC for affordable housing construction and infrastructure and WA DOE for community outreach. On the federal level, Forterra NW will seek US Department of Housing and Urban Development (HUD) funding for affordable housing through its Capital Fund Program. Additionally, Forterra NW will pursue traditional financing to cover remaining costs. Funding for wetland and fire resiliency restoration will be sought from WA DOE programs, WA Recreation and Conservation Office programs, and charitable foundations that have previously contributed to similar projects with Forterra NW.

1.c.iv. Use of Existing Infrastructure The Site has five viable access points from three roads. All points and onsite roads will be used for construction access. Existing onsite roads will need to be upgraded and possibly relocated. Electrical power from the local utility is onsite. Municipal water and sanitary sewer lines extend to the site. Forterra NW plans to apply to WA DOC to fund this work through its Connecting Housing to Infrastructure Program.

2. Community Need and Community Engagement

2.a. Community Need

2.a.i. The Community's Need for Funding Forterra NW is requesting EPA Brownfields Cleanup funds as the small town cannot draw on other funding sources. With a population of 946 (ACS, 2021) residents, the town lacks a robust tax base. The median household income is \$63,947, which is 70% of the

Washington State median of \$91,306. The current median value of owner-occupied housing units is \$369,600, a high cost for a family earning the median household income. Further, Forterra NW itself is a 501(c)(3) non-profit that does not have the resources to remediate the site.

The town's finances have been vulnerable to the impacts of climate change. In 2017, the Jolly Mountain Fire, which burned 21,000 acres of nearby forests over 3 months, posed a significant threat to the town. The fire overwhelmed local response and caused air quality ratings of very unhealthy and dangerous. In 2021, a 24-hour heavy snowfall caused 3 historic downtown business buildings to collapse under the weight of the snow and 2 historic homes to explode as snow and ice damaged propane gas tanks or lines. Use of the town's fire department and snow removal services wiped out the town's budget, including its \$300,000 reserve. The town has yet to recover and has no other resources to draw upon. In addition, the town's ability to manage the additional snow volumes and the impact on the commuters is greatly dependent on snow volumes. During heavy snow events, I-90, the main interstate highway access to Seattle, closes, impacting the commutes of those trying to come in or out of Roslyn. Providing housing in town that community members can afford would minimize some of these impacts as residents would be able to remain local.

Kittitas County similarly has a constrained budget, as 75% of land is owned by federal, state, or local governments and is exempt from taxation. Nearby recreational lands, most notably the Washington Department of Natural Resources' (WA DNR) Teanaway Community Forest and US Forest Service's Okanogan-Wenatchee National Forest, draw tourists to Roslyn for recreational use but are non-taxable. These lands do not supply revenue to the City to support the impacts of tourists using Roslyn as a gateway. Furthermore, most of the higher-end housing in the area has been built outside of city limits, including in Suncadia, a master planned but unincorporated community. Many of the workers needed for the non-taxable land and the resort homes outside the city still live in and depend upon Roslyn. Building new residential areas and a commercial district on the Site will bolster the City's property and sales tax revenue and, most important, provide housing for workers.

2.a.ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations Roslyn's sensitive populations are children, seniors, low-income households, racial minorities, and people living with a disability. Within census block group 530379751041, which has 1,644 residents, EJ Screen records that 17% of residents are children (aged 18 and under), 19% are senior citizens (aged 65 and over), and 28% of households are low-income. According to ACS (2021), 7% of Roslyn residents identify as two or more races.

For statewide comparisons, the Washington Department of Health's (WDOH) Washington Tracking Network ranks the census tract (53037975100) in the 9th decile for children living in poverty (25% of children). Regarding seniors, it ranks the area in the 8th decile for population aged 65 or older (20% of the population) as well as seniors living alone (44% of people over age 65). Regarding low-income households, the area is in the 8th decile for total population living in poverty (185% of the Federal Poverty Level; 33% of the population), and 8th decile for median household income (\$55,104 average annual median income per household). It also ranks in the 7th decile for population living with a disability (15% of the population).

Threats to the health and welfare of these sensitive populations are exacerbated by the housing burden of local housing unaffordability. The area is in the 6th decile for both housing unaffordability (expenses greater than 30% of income; 32% of the population) and population living in mobile homes (3% of occupied housing units). Despite the disproportionately high number of sensitive populations and housing unaffordability, the city has only one publicly assisted housing development with 30 income-based affordable units.

The project's reuse strategy will help meet the need for additional affordable housing especially near social services, businesses, and community amenities. All housing units at or below 80-100% of AMI will allow residents to spend less of their income on housing, which releases resources to meet other needs, including healthy food, childcare, health care and insurance, education expenses, and social activities that foster community ties. The new homes will be more secure than aging mobile homes.

The location of these units adjacent to a town center, which is close to jobs, services, and other amenities, will reduce the burden of transportation expenses for residents. WDOH ranks the area in the 9th decile for high transportation expenses for moderate income families. 80% of residents drive alone to

work, and the mean travel time is 24 minutes, yet 13% of residents’ commutes take an hour or longer (ACS, 2021). During peak tourist season, resort employees are bused 63 miles (one-way) from Yakima, WA to Roslyn because of lack of affordable housing nearby. This is an approximate 1-hour commute, generating more greenhouse gas emissions than if employees lived in Roslyn. The Site’s proximity to the town center, Suncadia resort, and the Coal Mine Trail, and the new retail onsite means that residents will not have to rely on a vehicle for most trips, including commuting. Seniors, especially those living alone, and residents living with a disability will benefit from easier access afforded by the surrounding town and public open spaces, greater opportunities for support as well as for social engagement, which are social determinants of health.

(2) Greater than Normal Incidence of Disease and Adverse Health Conditions According to EJ Screen, Roslyn is in the 81st percentile in the US for both asthma rates and cancer rates. It is also in the 72nd percentile in the US for rates of heart disease. Given Roslyn’s history as a coal mining company town, the area is in the 71st percentile in the US for lead paint exposure from homes built prior to 1960 (17% of housing units according to WDOH). WDOH ranks the area as the 8th decile for low-birthweight births and 7th decile for premature death.

The Site’s main contaminants of concern are arsenic, lead, and mercury. The US Agency for Toxic Substances and Disease Registry lists arsenic as a known human carcinogen and a lung irritant that high level exposure may contribute to incidences of asthma. It cites studies that have shown that exposure can cause low-birthweight births and increase childhood mortality. The EPA classifies lead as a probable human carcinogen and mercury as a possible carcinogen.

While the Site has been closed to the public since the 1970s, houses, businesses, and the Coal Mine Trail are directly adjacent. Given the Site’s proximity to the town center, inviting-looking open meadow, 5 road access points, and lack of perimeter fence, we can assume that people, especially children, have roamed the Site or are close enough to have been exposed or are regularly being exposed to the Site’s hazardous substances. Such exposure may be contributing to the town’s elevated rates of adverse health conditions. Removing the surface level contaminated soils is expected to eliminate the risk of onsite exposure, not only for adjacent residents and future Site residents, but also community members and out-of-town visitors who traverse the Coal Mine Trail or visit the retail sites and natural areas proposed in the revitalization strategy.

The newly constructed homes will also eliminate exposure to lead paint in older homes for future residents. Built to modern standards, the new homes are likely to have better indoor air quality. Since the Center for Disease Control names indoor air quality as a significant risk factor for asthma, the new homes could reduce asthma risk. If residents with this condition purchase a new home, the improved indoor air quality could mitigate their symptoms. In addition, as mentioned in Section 2.a.ii (1), the mix of uses onsite and the Site’s central location will reduce residents’ reliance on personal vehicles for many trips, likely lowering vehicle emissions and correlated incidences or severity of asthma.

(3) Environmental Justice

(a) Identification of Environmental Justice Issue At one percentile below the threshold for low-income households (64th instead of 65th), the Climate and Economic Screening Tool (CEJST) does not identify the area as disadvantaged. However, the area meets other climate change burden criteria compared to the 90th percentile threshold:

Climate Change Burden	Area %ile
Expected building loss rate	96
Expected population loss rate	94
Projected flood risk	89
Projected wildfire risk	83

Wildfires pose a severe threat. The area is within the Central Washington Initiative landscape of the US Forest Service’s national Wildlife Crisis Strategy focused restoration of areas with the highest risk of catastrophic fires. WA DNR rates the fire risk around Roslyn as high to very high due to a high to moderate burn probability and

a high fire intensity. The reuse strategy will prioritize fire wise design and construction practices, including fire-resistant materials, minimal flammable vegetation, and tree spacing. This will reduce fire risk for future Site residents and current adjacent residents.

(b) Advancing Environmental Justice This project advances environmental justice by cleaning up an abandoned mine that is a CEJST-listed legacy pollution site, using green remediation principles, and building centrally located, affordable housing and retail space that are buffered by natural areas treated

for climate resilience. Following the Interstate Technology and Regulatory Council’s Green and Sustainable Remediation: A Practical Framework, the green remediation principles will minimize the environmental impacts from cleanup. Goals for the cleanup process are to use renewable energy, conserve water, reuse and recycle materials, reduce greenhouse gas emissions, and reduce waste.

As mentioned in 1.b.i, affordable housing will prevent the displacement of residents occurring due to secondary homeownership by increasing demand and decreasing supply. Furthermore, building close to town reduces the need for other housing developments to cut into surrounding forested lands that have a higher risk of high intensity wildfires that could easily spread.

With the Site restored for greater fire and flood resilience, the new development and adjacent town center will be better protected from future climate change impacts. The reuse strategy will restore the Site’s wetlands so they will have a greater capacity to store water in plants and soils, which will help the ecosystem resist fire damage, slow the spread of wildfires, as well as capture and absorb rainfall, increase rainwater infiltration, and reduce stormwater runoff.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b. ii. Project Roles

Name of organization	Point of contact	Specific involvement in the project
WA Department of Ecology	Mary Monahan; mary.monahan@ecy.wa.gov	Regulatory oversight, technical assistance, and state coordination
Center for Creative Land Recycling (CCLR)	Joelle Greenland; joelle.greenland@cclr.org	Brownfield technical assistance
Roslyn Downtown Association	Mark Kantor: mkantor@kantortaylor.com	Community input
Roslyn City Council	Michelle Geiger : planner@ci.roslyn.wa.us	Community input
Roslyn Planning Commission	Michelle Geiger : planner@ci.roslyn.wa.us	Input for reuse planning
Roslyn No 4 Site Planning Advisory Team	Stephen Malek: info@basecampbooks.com	Input for reuse planning
Kittitas County Commissioners	Laura Osiadacz; laura.osiadacz@co.kittitas.wa.us	Community input
Confederated Tribes and Bands of the Yakama Nation (Yakama Nation)	Noah Oliver; noah_oliver@yakama.com	Consultant as cultural resources
Suncadia	Mark Thorne : mthorne@suncadia.com	Adjacent property owner; feedback

2.b.iii. Incorporating Community Input

Cheri Marusa, Senior Director of Community Development at Forterra NW, lives in the area and works in Roslyn. Cheri has been meeting regularly with different stakeholder groups since 2020 and has heard wide-ranging support. Cheri will continue to coordinate community input activities. Cheri will prepare a Public Involvement Plan, outlining a meeting and communication cadence for key stakeholders and plans for soliciting community feedback.

With support from the Roslyn Downtown Association, Forterra NW will conduct in-person updates twice a year with community members. RDA business members will promote these events with posters in local businesses to help ensure widespread awareness and robust attendance. During the meetings, the community can ask questions and share comments. Forterra NW staff will be available to answer questions and will record the comments and summarize the meetings. Throughout the project, Forterra NW will also provide project updates via a project page on its website. The page will be enabled to receive written comments, and comments will receive replies within 72 hours. Monthly, Cheri will collate community feedback and present it to Forterra’s Roslyn team to answer questions and adjust.

Forterra NW will engage with all organizations listed in Sections 2.b.i and ii. Forterra NW will provide at least quarterly updates to the Roslyn City Council, Roslyn Planning Commission, and the Kittitas County

Commissioners. During these meetings, Forterra NW will receive feedback and follow up on any issues raised at the previous meeting. The Site Planning Advisory Team will meet at least four times a year and monthly during the peak project activity to provide council and feedback. Forterra NW will meet twice a year with Suncadia, the community-minded resort and former Site owner, to ensure the reuse strategy helps fulfil their vision for their employees to live in-town.

Forterra NW consults monthly with Yakama Nation, a Tribal community partner with cultural ties to the Site, and will provide updates and seek input during these meetings. The Yakama Nation will be available to provide Forterra NW with cultural resource consultation throughout the project. Forterra NW hopes that Yakama Nation will manage the wetlands and possibly other natural areas on the site with a view towards ensuring public access and offering cultural heritage environmental education. Forterra NW will consult on an as needed basis with WA DOE and CCLR for technical and regulatory assistance.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.a Proposed Cleanup Plan

In 2023, a draft Analysis of Brownfield Clean-up Alternatives (ABCA) was prepared to address the cleanup of approximately 2,900 cubic yards of contaminated soil. The preferred cleanup alternative selected includes excavation of soil. Excavated soil that exceeds MTCA criteria would be disposed offsite as nonhazardous waste in a permitted Subtitle D landfill. A 6-inch-thick residuals cover would be placed over excavated areas within wetland areas to stabilize the post-excavation surface and provide suitable habitat substrate. The residuals cover and disturbed areas will be planted with native plants and maintained for three years.

Forterra NW will contract with qualified contractors and qualified environmental professionals (QEP) to complete the cleanup and required plans and assist with oversight and monitoring. The QEP will prepare a cleanup design and a plan for ongoing operations and maintenance (O&M) and submit documents to WA DOE and EPA for approval. Forterra NW intends to complete the cleanup under an Agreed Order in accordance with MTCA. At the conclusion of cleanup, the QEP will collect confirmation samples to ensure all contaminated material has been properly removed and/or capped and will submit documentation to WA DOE and EPA to certify completion of the cleanup activities.

3.b. Description of Task/Activities and Outputs *3.b.i Project Implementation, 3.b.ii. Anticipated Project Schedule, 3.b.iii. Task/Activity Lead, 3.b.iv. Outputs*

Task 1—Project Management / iii. Lead: Forterra NW, Assist: QEP
i. Project Director (PD), Project Specialist (PS), and a Project Manager (PM) of Forterra NW will be responsible for overall execution/management of project: tracking project tasks, schedule and budget; procure and oversee QEP and the cleanup contractor; and report on project activities and accomplishments to stakeholders. Forterra NW staff will prepare quarterly reports for submittal to ACRES. Two Forterra NW staff will attend one regional and one national brownfield conference. QEP will support reporting activities (including quarterly ACRES reporting) and will develop a final cleanup report to document all project activities.
ii. Schedule: QEP to be procured between July–December 2024; additional project management work will take place July 1, 2024–September 30, 2028.
iii. Outputs: 15 quarterly reports, 4 federal financial reports
Task 2—Community Outreach iii. Lead: Forterra NW, Assist: QEP, other project partners
i. Forterra NW will work closely with Roslyn area residents. Forterra NW will plan and conduct bi-annual community meetings and will meet quarterly with the three city or county government groups. Forterra NW will meet monthly with Yakama Nation. Updates will be provided, and feedback received at all meetings. Forterra NW will communicate about the project via a web page. The QEP will support Forterra NW with community meetings and drafting articles and press releases.
ii. Schedule: January 1, 2025–September 30, 2028, with key public meetings in January 2025 (kickoff), June 2025 (prior to cleanup start), and July 2028 (after cleanup). Status update meetings will be held bi-annually in 2026 and 2027. Quarterly update meetings with city/county governments in 2025-2028.
iii. Outputs: 1 public involvement plan (PIP), 8 community meetings, 48 meetings with local governments, 12 press releases or newspaper/web articles
Task 3—Cleanup Planning iii. Lead: Forterra NW, Assist: QEP, Remediation Contractor; WA DOE
i. Activities will include finalizing the ABCA document and a cleanup plan to include obtaining review and approval from WA DOE and EPA, preparing the engineering design for cleanup, evaluation for

cultural and historic preservation resources, evaluation of endangered species act requirements, preparing the quality assurance project plan (QAPP) for confirmation sampling, negotiating and receiving necessary regulatory approvals and federal, state, and local permits, and preparing bid documents for the solicitation of cleanup contractors.
ii. Schedule: July 1, 2024—January 1, 2025
iii. Outputs: 1 ABCA, 1 cleanup plan, 1 engineering design report, 1 QAPP, 1 health and safety plan (HASp), 1 O&M plan, 1 set of bid documents
Task 4—Site Cleanup iii. Lead: Forterra NW, Assist: QEP, Remediation Contractor; WA DOE
i. Forterra NW will procure a QEP and remediation contractor. Site cleanup activities to be performed as described in Section 3.a and following the cleanup plans developed under Task 3. Forterra NW and the QEP will work under WA DOE oversight to ensure the cleanup meets Washington State standards. Forterra NW will ensure that solicitations and contracts contain clauses required by 29 CFR 5.5 and any applicable EPA guidance to meet Davis-Bacon Act requirements, in coordination with the EPA.
ii. Schedule: January 1, 2025—September 2028
iii. Outputs: 1 Cleanup Completion Report

3.c. Cost Estimates

Budget Categories		Project Tasks (\$)				Total:
		Task 1— Project Management	Task 2— Community Outreach	Task 3— Cleanup Planning	Task 4— Site Cleanup	
Direct Costs	Personnel	\$46,650	\$35,100	\$11,250	\$0	\$93,000
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$4,852	\$0	\$0	\$0	\$4,852
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$24,000	\$30,000	\$121,000	\$1,420,700	\$1,595,700*
	Other	\$800	\$0	\$0	\$0	\$800
Total Direct Costs		\$76,302	\$65,100	\$132,250	\$1,420,700	\$1,694,352
Indirect Costs		\$3,815	\$3,255	\$6,613	\$71,035	\$84,718
Total Budget		\$80,117	\$68,355	\$138,863	\$1,491,735	\$1,779,070

*The sum of the Tasks 1-4 contractual direct costs is \$1,575,700, consistent with the ABCA Alternative 2 estimated cleanup cost.

Project cost estimates are provided by task below. Forterra NW programmatic personnel costs are based on an average rate of \$150/hour. QEP contractor costs are based on an average labor rate of \$150/hour. No subawards are anticipated.

Task 1—Project Management —\$80,117

Personnel Costs: \$46,650

48 monthly project team meetings = 48 meetings (3 team members) x \$150/meeting = \$21,600

15 Quarterly Reports = 15 reports x \$150/report = \$2,250

4 Annual Reports = 4 reports x \$300/report = \$1,200

Quarterly ACRES updates = 16 quarters x \$150/report = \$2,400

1 Regional Brownfield Conference = (32 hours x \$150/hr[staff 1]) + (32 hours x \$150/hr[staff 2]) = \$9,600

1 National Brownfield Conference = (32 hours x \$150/hr[staff 1]) + (32 hours x \$150/hr[staff 2]) = \$9,600

Travel Costs: \$4,852 (Two staff to attend one national and one regional brownfield conference: airfare to national conference \$400/person = \$800; hotel, meals, and incidentals for one regional and one national conference for two staff for three days each—\$232/hotel, \$79/meals, \$79 incidentals; \$80/rental car rate—4 days)

Other (Conf. Reg. Fees): \$800 (1 national and 1 regional conference at \$200/conference/2 attendees)

Contractual Costs: \$24,000 (160 hours for reporting and project management support)

Indirect Costs (5%): \$3,815 (facility and administration costs including office rental costs and leadership,

accounting, and personnel expenditures)

Task 2—Community Outreach—\$68,355

Personnel Costs: \$35,100 (234 total hours: 6 hours for preparation of Public Involvement Plan; 56 hours for 56 community/government update meetings; 56 hours for meeting planning/preparation; 56 hours for input evaluation and partner communication; 48 hours of monthly website update and maintenance; 12 hours for press release coordination)

Contractual Costs: \$30,000 (200 hours for meeting planning, attendance, input evaluation, and outreach material preparation support)

Indirect Costs: \$3,255: (facility and administration costs including office rental costs and leadership, accounting, and personnel expenditures)

Task 3—Cleanup Planning—\$138,863

Personnel Costs: \$11,250 (75 hours for evaluation of bids, coordination of pre-bid onsite meeting and selection of contractors)

Contractual Costs: \$121,000 (740 hours/\$111,000 for engineering design, permitting coordination, development of bid documents for cleanup activities, finalization of the ABCA, development of an engineering design report, preparation of QAPP, and a HASP. \$10,000 for WA DOE to review and approve project plans, meetings, site visits, and provision of regulatory oversight)

Indirect Costs: \$6,613: (facility and administration costs including office rental costs and leadership, accounting, and personnel expenditures)

Task 4 – Site Cleanup - \$1,491,735

Contractual Costs: \$1,420,700 (\$1,410,700 for cleanup of 2,900 cubic yards of contaminated soil and restoration activities. See attached ABCA for cleanup cost estimates without cleanup planning costs incorporated. Cleanup costs include construction-phase surveying; clearing and grubbing; excavation, handling, transportation, and disposal of contaminated soil; confirmation soil sampling; purchase, placement, and compaction of backfill; purchase and placement of residuals cover in wetland areas, restoration planting, and construction management. \$10,000 for WA DOE for meetings, site visits, and regulatory oversight)

Indirect Costs: \$71,035: (facility and administration costs including office rental costs and leadership, accounting, and personnel expenditures)

3.d. Plan to Measure and Evaluate Environmental Progress and Results

Forterra NW's project team will meet monthly to track progress in fulfilling the scope of work, goals, and objectives. Each quarterly report submitted to EPA will include an update of project expenditures as well as track activities and expenditures against the project schedule. If needed, corrective actions will be taken to ensure the project remains on schedule, within budget, and completed before the five-year period of performance ends.

Metrics will include acres of property cleaned and cleared for re-use, acres of property re-vegetated with native species, and cubic yards of soil moved and disposed of offsite. Metrics will also include the number of people participating in community meetings, feedback received, funding leveraged, and attainable housing units and jobs created following cleanup activities. For the duration of the grant, information will be entered and tracked in the online ACRES database at least quarterly.

4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i. Organizational Structure and 4.a.ii. Descriptions of Key Staff Established in 1989, Forterra NW is a nonprofit with a long history of completing complex land acquisitions and instituting multi-faceted community projects. Forterra NW has four programmatic areas of land conservation, conservation transactions, community real estate, and innovation and policy, and are supported by a Grant Director and Finance team, who manage compliance, reporting, and payments. This team manages a high volume of grant activity. In 2022, Forterra NW received over \$9M in grant funding. The organization is led by an Executive Leadership Team, which together constitute more than 80 years of conservation, real estate, affordable housing, and land development experience. The Forterra NW Board is comprised of 19 members, with expertise ranging from government, law, sustainability, agriculture, real estate, technology, and marketing.

The project team will consist of a project director, project specialist with cleanup expertise, project manager, and community outreach coordinator. **David Leon (Project Director)**, VP of Real Estate Transactions, will oversee all grant and project activities. He brings his experience as an analyst, project manager, and acquisitions manager for developing over 1,900 residential units. **Dan Grausz (Project Specialist)**, Sr. Dir. of Strategic Projects, will provide project council and cleanup consultation. He has over 10 years of clean up experience from working on multiple environmental clean-ups in Alaska and Washington, including leaking underground storage tanks and multi-year remediation efforts, during his time as General Counsel of the Holland America Line group of companies, which included bus and hotel companies. He has also served on the Mercer Island City Council and as the Deputy Mayor. **India Clark (Project Manager)**, Mg. Dir. of Community Development, will bring her over 15 years in commercial real estate, specializing in building and managing commercial real estate portfolios, as she oversees the day-to-day activities and provides overall project coordination. **Cheri Marusa (Community Engagement)**, Sr. Dir. of Community Development, the community outreach coordinator, has served as a community advocate throughout her career. As a lifelong resident of Kittitas County, she brings her local expertise and connections to lead community engagement activities. She serves on the board of the Roslyn Downtown Association and is involved in numerous community organizations.

4.a.iii. Acquiring Additional Resources

Upon award, Forterra NW will follow the procedures in 2 CFR 200 and EPA's rule at 2 CFR 1500 to procure a project partner for remedial investigation, cleanup, design, and build. Forterra NW will release a competitive, public request for qualifications for site characterization by November 2024 and select a firm by January 2025. Forterra NW has previously followed these and other related CFRs as a part of previous state and federal cooperative agreements with WA DOE, US HUD, and US Forest Service. The contractor will be ready to start work in January 2025. Forterra NW will follow a similar procurement process for cleanup, design, and construction contractors, unless a design-build approach is chosen, in which case only one procurement will occur.

4.b. Past Performance and Accomplishments

4.b. ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreement

(1) Purpose and Accomplishments

Date	Agency	Amount	Purpose	Specific Outputs and Outcomes
2023	WA Dept of Ecology (WDOE)	\$82,000	Soil and groundwater data gaps investigation at the Site to ascertain remaining site characterization required	1 data gaps report (mentioned in section 1.a.ii and 1.c.i); 1 cultural resources evaluation report for the Site
2022	US Housing and Urban Development (HUD)	\$1,500,000 \$1,000,000	Design, pre-development, demolition, site preparation, and first phase construction of affordable housing in Tacoma and Tukwila, WA	2 preliminary designs; 2 final designs; 2 contractor agreement; 6 permits obtained
2021	King County Conservation Futures (KC CFT)	\$4,175,000	2 property acquisitions of Lake Washington and Puget Sound shoreline in Washington State for water quality and habitat protection	35-acres of protected shoreline 2 geotechnical surveys, 2 stormwater runoff assessment, demolition of 2 buildings and associated infrastructure, remediation of 1 contaminated site, 2 appraisals, 2 deeds, maps

(2) Compliance with Grant Requirements

Forterra NW has met all the requirements and conditions of the above-listed grants. Each grant entailed frequent and open communication with agencies, completing deliverables, financial record keeping, and quarterly or annual reporting. Each program required detailed expense tracking and invoices or funding disbursement requests. For each grant, Forterra NW followed agency-approved workplans, submitted progress reports on time, and provided deliverables (e.g., data gaps report, designs, surveys, acquisition, remediation, demolition) according to the prescribed schedule. In all cases, Forterra NW complied with the terms and conditions of each agreement.

Threshold Criteria

1. Applicant Eligibility

Forterra NW affirms that it is an eligible organization with tax-exempt status under section 501(c)(3) of the Internal Revenue Code. Our current IRS determination letter is attached.

2. Previously Awarded Cleanup Grants

Forterra NW affirms that the site has not previously been awarded an EPA Brownfields Grant.

3. Multipurpose Grant Status

Forterra NW affirms that it does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

Forterra NW, through its wholly owned subsidiary, Forterra Roslyn LLC, affirms that it owns the site. All actions taken by Forterra NW have been taken on behalf of both Forterra NW and Forterra Roslyn LLC. The Deed of Trust is attached.

5. Basic Site Information

Roslyn No 4 Mine
205 E Dakota Avenue
Roslyn, WA 98941

6. Status and History of Contamination at the Site

This 30-acre property sits within Roslyn's city limits and historic district, southeast of the town center. The No. 4 coal mine began operations in the 1880s and was shut down in 1909 following a mine explosion. After the closure, a foundry built for the mine continued to process coal from other mines until the mid-1970s. The property has been vacant since that time. Through a wholly owned subsidiary, Forterra NW purchased the property in 2020 and is working with the City government and residents to craft a development approach that addresses the community's need for affordable housing.

Previous investigations conducted in 2004, 2006, and 2007 at the Property detected metals and petroleum hydrocarbon concentrations exceeding Washington State Model Toxics Control Act (MTCA) cleanup levels. The reports concluded that areas with elevated metals concentrations are generally localized to shallow soil at several areas of the property including the vehicle maintenance area, former foundry, slag pile, wetland area, former powerhouse, and former transformers.

In 2020, a Phase I ESA was conducted as part of Forterra NW's environmental due diligence efforts prior to ownership. The Phase I ESA report identified recognized environmental conditions for the property and recommended that additional characterization of the nature and extent of contamination identified during previous investigations, including a terrestrial ecological evaluation, be completed to evaluate cleanup actions at the property.

In 2022 the Washington State Department of Ecology (WA DOE) conducted an Initial Investigation on the property and determined the property was a "confirmed and suspected contaminated site" requiring cleanup, per state regulations.

In 2023, a data gaps investigation funded by WA DOE further evaluated the nature and extent of contaminants above MTCA cleanup levels at the property including: petroleum hydrocarbons, arsenic, cadmium, lead, and mercury. Areas with elevated concentrations of metals and/or

petroleum hydrocarbons include the vehicle maintenance area, former foundry, slag pile, wetland area, former powerhouse, and former transformers. Soil contamination is present within the top two feet of soil in localized areas associated with these features of concern.

7. Brownfields Site Definition

Forterra NW affirms that the site:

- a.) Is not listed or proposed for listing on the National Priorities List
- b.) Is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA;
- c.) Is not subject to jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Description

As noted above, in 2004, a former owner completed a Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA on the Property. In 2007 Phase II ESA was completed by the subsequent owner, Suncadia, LLC. A Phase I ESA was conducted in 2020 by Forterra NW as part of due diligence effort prior to acquisition. In 2022, a site conditions report was prepared for the Washington State Department of Ecology. A data gaps investigation was completed in 2023 with oversight by the Washington State Department of Ecology. The 2007 Phase II ESA and the 2023 data gaps investigation meet ASTM E1903-19 or equivalent.

9. Site Characterization

A letter from WA DOE is attached affirming that 1.) Forterra NW is eligible to be enrolled in the State voluntary program, 2.) Forterra NW is not currently enrolled but intends to conduct the cleanup under an Agreed Order in accordance with the Washington State Cleanup Law, the Model Toxics Control Act (MTCA), 3.) Additional assessment is needed to sufficiently characterize the site for the remediation to begin, and there will be a sufficient level of site characterization from the environmental site assessment(s) performed by June 15, 2024, for remediation work to begin.

10. Enforcement or Other Actions

Forterra NW affirms there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

11. Site Requiring Property-Specific Determination

Forterra NW affirms the site does not need a Property-Specific Determination.

12. Threshold Criteria Related to CERCLA / Petroleum Liability

Forterra NW is exempt from CERCLA liability as a Bona Fide Prospective Purchaser under §101(40). Forterra Roslyn LLC, the owner of the site and a wholly-owned subsidiary of Forterra NW, completed a Phase I AAI to ASTM Practice E1527-21 dated 10/07/2020. Forterra NW affirms that no familial, contractual, corporate or financial relationships or affiliations exist with prior owners or operators, or other potentially responsible parties.

Forterra NW affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the property. The property has been vacant throughout the period of Forterra Roslyn LLC's ownership.

Forterra NW has not taken any action or management on site that would affect continuing releases, threatened future releases or exposure to any previously released hazardous substance. Forterra NW confirms our commitment to comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls, assist, and cooperate with those performing the cleanup and provide access to the property, comply with all information requests and administrative subpoenas that have or may be issued in connection with the property, and provide all legally required notices.

Previous environmental investigations at the site have included the following:

- Phase I and Limited Phase II ESAs completed in 2004 by Hart Crowser, Inc. prepared for MountainStar Resort Development.
 - Collection of shallow soil samples at nine hand auger borings and surface soil grabs up to one foot below ground surface (bgs) from the former foundry area and associated slag pile, building foundation area used for vehicle maintenance, power transformers, mine tailings pile and surface mine rock fill on the Property.
 - Soil samples analyzed for diesel- and heavy-oil-range total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and total metals (lead, chromium, cadmium, copper, nickel, arsenic, zinc, and mercury).
 - Cadmium and lead were individually detected in two soil samples above MTCA CULs.
- An additional environmental assessment completed in 2006 by Hart Crowser, Inc. prepared for Suncadia, LLC.
 - Collection of surface and subsurface soil from the former foundry area and associated slag pile, building foundation area used for vehicle maintenance, former area of the powerhouse and transformers.
 - Soil samples were analyzed for gasoline-range TPH, diesel- and heavy-oil-range TPH, PAHs and PCBs, volatile organic compounds, and total metals.
 - MTCA Method A CULs for arsenic, cadmium, mercury, and lead were exceeded in five soil samples.
- A Phase II ESA completed in 2007 by Hart Crowser, Inc. prepared for Suncadia, LLC.
 - Collection of soil, sediment, and/or groundwater from temporary borings near the former foundry area and associated slag pile, building foundation area used for vehicle maintenance, former area of transformers and the powerhouse, and wetland area.
 - Selected soil, sediment, and groundwater samples analyzed for diesel- and heavy-oil-range TPH, total metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc)
 - MTCA CUL exceedances for metals in soil samples included cadmium, arsenic, and mercury.
- Follow-up investigation in 2020 completed by Icicle Creek Engineers, Inc. for Forterra Roslyn LLC.
 - Collection of soil in the vicinity of the mine tailings pile and slag pile.
 - Concentrations of cadmium and arsenic in the vicinity of the slag pile were above their respective MTCA Method A CULs.

- Phase I ESA completed in 2020 by MFA for Forterra Roslyn LLC and Forterra NW.
- Data Gap Investigation completed in 2023 by MFA for Forterra NW.
 - Collection of soil and groundwater in the vicinity of the foundation for vehicle maintenance, former foundry, slag pile, former powerhouse, former transformers, and wetlands.
 - Selected soil and groundwater were analyzed for diesel- and heavy-oil-range TPH, hexavalent chromium, total metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc), and dissolved metals (arsenic, chromium, and lead).
 - Arsenic, cadmium, and/or lead in shallow soil samples exceeded MTCA Method A CULs within the areas investigated.

13. Cleanup Authority and Oversight Structure

Forterra NW will conduct the cleanup under an Agreed Order in accordance with the Washington State Cleanup Law, the Model Toxics Control Act (MTCA) and will work closely with the Washington State Department of Ecology, which will oversee cleanup at the site. Forterra NW also plans to acquire additional technical expertise to manage, oversee, and complete the cleanup activities at the site through a competitive process. Forterra NW will comply with competitive procurement provisions of 2CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.

14. Community Notification

Forterra NW has provided the community an opportunity to comment on the draft application, which included an attached draft Analysis of Brownfield Cleanup Alternatives (ABCA). A comment site was created via a WordPress page on Forterra's website. It contained both a draft of the grant application and the ABCA, and provided an opportunity for community members to post comments. Forterra NW will finalize the ABCA and make it available for additional public review and comment as a part of our pre-cleanup activities. On October 18, 2023, the community was notified about the public meeting via postings on community bulletin boards at the City of Roslyn Town Hall and US Post Office in Roslyn, twenty-four days before the application was submitted to the EPA (see attached). Forterra NW published the community notification in the North Kittitas Country Tribune on October 19, 2023, twenty-three days before the application was submitted to the EPA (see attached). Further, on October 26, 2023, community notifications were posted in the same locations as above with an updated notification document, sixteen days before submission of the application (see attached). This document contained a QR code and provided instructions for accessing the comment site. Both notifications clearly stated the date, time, and location of the public meeting. Forterra NW held a public meeting to discuss the draft application and consider public comments on November 1, 2023, at the Fraternal Order of the Eagles in Roslyn, WA. Attached is a summary of the public meeting, including a record of the meeting participants, comments received, and Forterra NW's response to those comments. No comments were posted to the comment website. Attached are screenshots that document there were no comments posted on the website.

15. Contractors and Named Subrecipients

Forterra NW will select contractors, including consultants, in compliance with the fair and open competition requirements in 2 CFR Part 200, 2 CFR Part 200 and 40 CFR Part 33. We

acknowledge that EPA will not accept sole source justifications for procurement of contractors for services and that firms or individual consultants that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements as provided in 2 CFR § 200.319(b). Forterra NW does not anticipate selecting a contractor prior to the award of EPA funds.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

November 8, 2023

Paul Kraegel, Grants Director
Forterra NW
5101 14th Ave NW
Seattle, WA 98107

Re: Ecology Support for the Forterra's Application for a Cleanup Grant

Dear Paul Kraegel:

The Washington State Department of Ecology (Ecology) acknowledges that Forterra plans to conduct the cleanup of a brownfield site and is applying for an FY24 EPA Brownfields Cleanup Grant.

Forterra has developed an application requesting site-specific federal Brownfields Cleanup funding for the Roslyn 4 Mine Site located at 205 E Dakota Avenue, Roslyn, WA.

Ecology affirms that the Roslyn 4 Mine Site:

- i. Is eligible to be enrolled in the State voluntary response program;
- ii. Is not currently enrolled, but Forterra intends to conduct the cleanup under an Agreed Order in accordance with the Washington State Cleanup Law, the Model Toxics Control Act (MTCA);
- iii. Additional assessment is needed to sufficiently characterize the site for the remediation work to begin. There will be a sufficient level of site characterization from the environmental site assessment(s) performed by June 15, 2024, for the remediation work to begin on the site.

For any questions regarding this letter, please contact Mary Monahan at Mary.Monahan@ecy.wa.gov.

Sincerely,

Ali Furmall
Brownfields Lead
Toxics Cleanup Program
WA State Department of Ecology

cc: Terri Griffith, EPA Region 10
Angel Ip, EPA Region 10
Valerie Bound, Ecology