

April 15, 2021

Tena Seeds  
Washington State Department of Ecology  
3190 160<sup>th</sup> Avenue Southeast  
Bellevue, Washington 98008

**RE: PROGRESS REPORT FOR MARCH 2021  
BLOCK 38 WEST SITE  
500 THROUGH 536 WESTLAKE AVENUE NORTH  
SEATTLE, WASHINGTON  
AGREED ORDER NO: DE 17963  
FARALLON PN: 397-019**

Dear Tena:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of City Investors IX L.L.C. (City Investors IX) to provide a written monthly report describing actions taken during the previous month to implement the requirements of the Agreed Order and to document the independent interim action activities conducted during March 2021 at the Block 38 West Site. The independent interim action is being performed under the auspices of Agreed Order No. DE 17963 (AO) between the Washington State Department of Ecology (Ecology) and City Investors IX. The Block 38 West Site, as defined under the AO, is where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. The Block 38 West Site is generally located at 500 through 536 Westlake Avenue North in Seattle, Washington (Block 38 West Property).

This progress report provides a summary of activities performed during the reporting period; deviations from the scope of work; changes in key personnel involved with the work; deviations from the schedule and resolution; a summary of sampling and testing reports; work planned and deliverables for the next reporting period; and public or regulatory communications.

### **ACTIVITIES CONDUCTED DURING THE REPORTING PERIOD**

The elements of the independent interim action being performed under the AO during this reporting period were implemented in accordance with the *Interim Action Work Plan, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington* dated November 8, 2019, prepared by Farallon and *Interim Action Work Plan – Alley Area of Block 38 West Site, between Republican Street and Mercer Street, Seattle, Washington* dated February 3, 2021, prepared by Farallon. The following work was conducted during redevelopment of the Block 38 West Property and associated alley improvements:

- **Alley Excavation Progress.** Alley improvements began in March 2021. Excavation of soil sampling grids A/A5 through C/A5 occurred March 8 through March 24, 2021. Excavation activities ceased per the planned phased construction schedule and are anticipated to resume in May 2021. The estimated quantity of Class 3 petroleum-contaminated soil



removed from the Alley through March 24, 2021 is 1,215 tons.

- **Construction Dewatering.** The construction dewatering system is comprised of 18 dewatering wells and 3 water treatment systems.<sup>1</sup> As part of the planned shutdown of the construction dewatering system, only five dewatering wells, DW-6 through DW-8, DW-17, and DW-18A, remained operational. The construction dewatering system was fully shut down on March 24, 2021.

During this reporting period, approximately 5,588,5000 gallons of water from the construction dewatering system and stormwater were collected, treated, and discharged via a private stormwater lateral to the City of Seattle stormwater system. Compliance discharge water samples were collected in accordance with the Ecology Administrative Order Docket No. 16629 for National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit. Contaminants of concern were reported either non-detect at the laboratory practical quantitation limit or at concentrations less than the established NPDES discharge limits.

- **Building Construction.** Steel erection work for the building superstructure continued.

#### **CHANGES IN KEY PERSONNEL**

There were no changes to key personnel.

#### **DEVIATIONS FROM INTERIM ACTION WORK PLAN OR APPROVED SCOPE OF WORK**

There are no deviations to report for the work related to the requirements of the AO or independent remedial actions being conducted under the auspices of the AO pursuant to Section VII (Work to Be Performed).

#### **DEVIATIONS FROM SCHEDULE AND RESOLUTIONS**

Currently, no delays are anticipated to the AO Schedule.

#### **SAMPLING PERFORMED, RESULTS, DATA VALIDATION, AND EIM DATABASE**

Soil confirmation samples were collected from soil sampling grids A/A5 through C/A5 in accordance with the Sampling and Analysis Plan to support the Interim Action Work Plan for the Alley. Data validation is ongoing, and a data validation report will be presented in the Interim Action Completion Report for the Alley Area of the Block 38 West Site.

---

<sup>1</sup> Two additional dewatering wells were installed within the Block 38 West Property in late June 2020 to slightly lower groundwater elevations in the middle portion of the Block 38 West Property to support construction of deeper foundation features; these additional wells were decommissioned on August 7, 2020 (see Progress Report for August 2020).



## **WORK PLANNED FOR NEXT REPORTING PERIOD**

Work planned for the April 2021 reporting period includes the following:

- Continue construction activities:
  - Continue steel erection work for the building superstructure; and
  - Utility connections
- Implement the approved interim action scope of work for the Alley; and
- Begin preparation of the Agency Review Interim Action Report (Independent Interim Action).

## **PUBLIC OR REGULATORY COMMUNICATIONS**

City Investors IX has not participated in any meetings with interested members of the public or local governments, nor has it had any formal communications with Ecology personnel during this reporting period (i.e., other than ongoing coordination and discussions with Ecology regarding construction, the planned Alley interim action, and the independent interim action).

Please contact the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

**Farallon Consulting, L.L.C.**

Suzy Stumpf, P.E.  
Principal Engineer

cc: Jim Broadlick, City Investors IX L.L.C.  
Sean Biehl, City Investors IX L.L.C.

SS:mbg