

August 16, 2021

Tena Seeds
Washington State Department of Ecology
15700 Dayton Avenue North
Shoreline, Washington 98133

**RE: PROGRESS REPORT FOR JULY 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 July 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 activities to support utility improvements and resurfacing the Alley roadway were completed in July 2021.



- **Construction Dewatering.** The Block 38 West construction dewatering system was shut down on March 24, 2021. The 18 dewatering wells associated with the construction dewatering system were decommissioned on April 26, 2021. However, Farallon continues to monitor groundwater levels at the Block 38 West Property at a series of observation wells, OW-1 through OW-5, associated with the former construction dewatering system. Rebound of the groundwater table to static (non-pumping) conditions at the Block 38 West Site is not anticipated until construction dewatering at 400 Westlake Avenue on the south-adjacent block (unrelated to the Block 38 West Site) ceases in the fall of 2021. According to Ecology's electronic database, the property at 400 Westlake Avenue North is associated with the Firestone Tire & Rubber Co. Site, Cleanup Site Identification 12005, and the construction dewatering system is being operated to facilitate redevelopment activities.
- **Building Construction.** Building structure is complete. Work continues on exterior cladding and interior finishes.
- **Monitoring Well Installation.** On July 27, 2021, Ecology granted partial approval for the installation of a total of six proposed monitoring wells in the Alley, three in the shallow water-bearing zone, and three in the intermediate water-bearing zone. Ecology also confirmed that existing observation wells, OW-1 and OW-2, screened within the Intermediate Water-Bearing Zone, can be repurposed for future compliance groundwater monitoring.
- **Reporting.** On July 19, 2021, City Investors IX and Farallon had a conference call with Ecology to discuss the June 30, 2021 response to Ecology's comments regarding data gaps identified for the Block 38 West Site. Review of other Ecology comments and revision of the Agency Review Draft Remedial Investigation Work Plan are ongoing.

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

On July 6, 2021, Ecology granted an extension request to the AO Schedule for the Final Remedial Investigation Work Plan and Agency Review Draft Interim Action Report to September 7, 2021 and August 13, 2021, respectively, to City Investors IX. This extension to the AO schedule allowed for a meeting with Ecology to discuss comments and incorporate Ecology's comments into both of the above referenced documents.



SAMPLING PERFORMED, RESULTS, DATA VALIDATION, AND EIM DATABASE

Soil confirmation samples were collected from grids G/A5 through N/A5 in accordance with the Sampling and Analysis Plan to support the ongoing interim action at the Alley. As requested by Ecology, on July 26, 2021, City Investors IX provided draft figures and soil data tables for the Alley interim action soil performance samples collected through July 12, 2021. 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.

WORK PLANNED FOR NEXT REPORTING PERIOD

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

- Continue construction activities:
 - Exterior cladding, roofing, interior finishes, and
 - Utility connections and site concrete;
- Submit the Agency Review Draft Interim Action Report (Independent Interim Action);
- Review response from Ecology regarding the data gaps for the Agency Review Draft Remedial Investigation Work Plan for the Block 38 West Site; and
- Prepare a response to Ecology's comments on the Agency Review Draft Remedial Investigation Work Plan.

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:sw