

September 15, 2021

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

**RE: PROGRESS REPORT FOR AUGUST 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 alley interim action activities conducted during August 2021 at the Block 38 West Site. The alley interim action and remedial investigation activities are being performed under the 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; changes in key personnel involved with the work; deviations from the scope of 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 interim action being performed under the AO during this reporting period were implemented in accordance with the AO and the *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.** The 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 Property 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 sometime after 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.** The building structure is complete. Work continues on exterior cladding and interior finishes.
- **Monitoring Well Installation.** In early August 2021, construction dewatering observation wells located in the alley, OW-1 and OW-2, were completed with a permanent monument and repurposed for future compliance groundwater monitoring in the Intermediate Water-Bearing Zone. On August 18, 2021, Farallon submitted a street use permit application for the installation of the four remaining monitoring wells to be installed in the alley on behalf of City Investors IX.
- **Reporting.** On August 13, 2021, City Investors IX submitted the *Agency Review Draft Interim Action Report, Block 38 West Site, 500 through 536 Westlake Avenue North, Seattle, Washington* dated August 13, 2021, prepared by Farallon for the independent interim action conducted at the Block 38 West Site. Review of Ecology comments and revisions are ongoing for the *Agency Review Draft Remedial Investigation Work Plan, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington* dated July 20, 2020, prepared by Farallon.

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 August 12, 2021, Ecology granted an extension request to the AO Schedule for the Final Remedial Investigation Work Plan from September 7, 2021, to 30 days following resolution of data gaps for the remedial investigation. This extension to the AO schedule will allow for City Investors IX to address Ecology's comments in the above referenced document.

SAMPLING PERFORMED, RESULTS, DATA VALIDATION, AND EIM DATABASE

No sampling was conducted during this reporting period.



WORK PLANNED FOR NEXT REPORTING PERIOD

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

- Continue construction activities: exterior cladding, roofing, interior finishes, and utility connections;
- Review response from Ecology regarding the data gaps for the Agency Review Draft Remedial Investigation Work Plan for the Block 38 West Site; and
- Revise 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 alley interim action, and the remedial investigation).

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:eh