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MEMORANDUM

TO: Washington State Department of Ecology **DATE:** August 2, 2021

FROM: Levi Fernandes, PE, SoundEarth Strategies, Inc.
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SUBJECT: **PPCD SECOND QUARTER 2021 PROGRESS REPORT**
Troy Laundry Seattle Site
300 Boren Avenue North and 399 Fairview Avenue North
Seattle, Washington
Project Number: 0731-004

SoundEarth Strategies, Inc. (SoundEarth) has prepared this progress report to summarize activities completed during the second quarter of 2021 at the Troy Laundry Seattle Site (the Site), Cleanup Site ID No. 11690, which encompasses the property located at 300 Boren Avenue North and 399 Fairview Avenue North in Seattle, Washington (the Property). The work summarized below was conducted under Prospective Purchaser Consent Decree No. 19-2-07344-6 SEA (PPCD) between the Washington State Department of Ecology (Ecology) and Ponte Gadea Seattle LLC. This Progress Report is provided pursuant to Section IV.H. of the PPCD.

SITE ACTIVITIES: SECOND QUARTER 2021

The following sections summarize activities completed at the Site during the second quarter of 2021.

Second Quarter 2021 Groundwater Monitoring Event

The second quarter 2021 semiannual groundwater monitoring event was completed between June 22 and June 25, 2021. The groundwater monitoring event was conducted pursuant to Exhibit A, Scope of Work and Schedule, of the PPCD.¹

Groundwater elevations measured on June 22, 2021, ranged from 12.43 feet North American Vertical Datum 1988 (NAVD88; monitoring well MW29) to 9.42 feet NAVD88 (monitoring well ONNI-MW-4). A depth to water measurement was not collected from monitoring well MW15 (Terry Avenue North) because nearby construction damaged the wellhead.

Groundwater samples were collected from June 23 through 25, 2021, from all monitoring wells in the compliance well network and select Site wells as set forth in Exhibit A of the PPCD, including the following:

¹ As set forth in Exhibit A to the PPCD, the groundwater monitoring results will be used to evaluate the effectiveness of the groundwater treatment program that has been implemented as part of the Interim Action Plan (SoundEarth 2013) for the Site, which was approved by Ecology on October 10, 2013.

- On Property: MW17 through MW25, IW04, IW06, IW50, IW61, and IW91
- South-adjacent property: MW29, MW30, ONNI-MW-4, and ONNI-MW-5
- Harrison Street right-of-way (ROW): MW01, MW26, MW32, and MW33
- Boren Avenue ROW: MW04, MW07, MW13, MW27, and MW31
- Thomas Street ROW: MW28
- Terry Avenue North: MW15 (this monitoring well not sampled because nearby construction damaged the wellhead)

Groundwater samples from the second quarter 2021 groundwater monitoring event were submitted to Friedman & Bruya, Inc., of Seattle, Washington, or shipped to SiREM of Knoxville, Tennessee, under standard chain-of-custody protocols for analysis of the following: chlorinated volatile organic compounds (CVOCs); gasoline-, diesel-, and oil-range petroleum hydrocarbons (GRPH, DRPH, and ORPH, respectively); and/or select geochemical parameters.

Note: As communicated in the PPCD Third Quarter 2020 Progress Report dated December 10, 2020, GRPH, DRPH, and ORPH chemical analysis was performed for groundwater samples collected from monitoring wells MW13, MW21, MW22, and MW28 only; chemical analysis for benzene, toluene, ethylbenzene, and total xylenes has been discontinued for all monitoring wells on the Site going forward.

Results

At the time of the preparation of this memorandum, the Friedman & Bruya, Inc., and SiREM laboratory analytical results have not been received. Once received, groundwater results from the second quarter 2021 groundwater monitoring event will be tabulated and summarized for Ecology within 6 weeks. Second quarter groundwater sampling results and laboratory analytical reports (raw data) will also be included in the Third Quarter 2021 Progress Report.

DEVIATIONS FROM SAMPLING RESULTS NORMS

No sampling results have been received for the second quarter 2021 groundwater monitoring event. Any sample results that deviate from the norm will be discussed in future communications.

DEVIATIONS FROM REQUIRED TASKS, SCOPE OF WORK, OR SCHEDULE

No deviations from the scope, schedule, or required tasks outlined in the PPCD were noted for the second quarter 2021. A groundwater sample was not collected from MW15 given the wellhead damage circumstance mentioned above.

PLANNED ACTIVITIES: THIRD QUARTER 2021

The following section summarizes activities planned at the Site for the third quarter of 2021 under the PPCD.

Feasibility Study Report and Pilot Test

The project team is currently preparing the Feasibility Study (FS) Report. In support of the development of remedial alternatives, the project team has performed a pilot test to evaluate the efficacy of using powder activated carbon (PAC) to reduce concentrations of CVOCs in the Thomas Street ROW.

For the pilot test, the first round of performance groundwater monitoring was conducted on May 21, 2021, and consisted of the collection of a groundwater sample from monitoring well MW28 and submittal of the sample for CVOC chemical analysis. The second round of performance groundwater monitoring was performed concurrently with the existing semiannual groundwater monitoring program (June 2021). The results of the pilot test will be included in the FS Report. Ecology was apprised of the planned pilot study activities in an email dated March 22, 2021, and in the First Quarter 2021 Progress Report dated April 29, 2021.

Third Quarter 2021 Performance Groundwater Monitoring

For the pilot test, the third round of performance groundwater monitoring is scheduled for mid-August 2021 (approximately 4 months following the injections) and will consist of the collection of a groundwater sample from monitoring well MW28 and submittal of the sample for CVOC chemical analysis.

Data Tabulation, Review, and Reporting

Once data from the second quarter 2021 groundwater monitoring event has been received and reviewed, updated groundwater data tables and figures will be prepared. Results of the second quarter 2021 groundwater monitoring event will be communicated to Ecology and presented in the PPCD Third Quarter 2021 Progress Report and the 2021 Annual Groundwater Monitoring Report.

REFERENCES

- SoundEarth Strategies, Inc. (SoundEarth). 2013. *Interim Action Plan, Troy Laundry Property, 307 Fairview Avenue North, Seattle, Washington*. August 21.
- SoundEarth Strategies, Inc. (SoundEarth). 2020. *Draft Remedial Investigation Report, Troy Laundry Seattle Site, 300 Boren Avenue North and 399 Fairview Avenue North, Seattle, Washington*. May 8.

LMF/TJC:kar