

November 15, 2021

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

**RE: PROGRESS REPORT FOR OCTOBER 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 October 2021 at the Block 38 West Site. The 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 remedial investigation being performed under the AO during this reporting period were implemented in accordance with the AO and 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 (Draft RI Work Plan).¹ The following work was conducted during redevelopment of the Block 38 West Property:

¹ City Investors IX recognizes that the *Remedial Investigation Work Plan* is still in draft form and subject to further revision and final approval by Ecology.



- **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 winter 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 landscaping, site concrete restoration, and interior finishes.
- **Monitoring Well Installation.** On October 15, 2021, the City of Seattle Department of Transportation issued the street use permit for the installation of the four remaining monitoring wells to be installed in the alley. Farallon began coordinating access and scheduling for the monitoring well installation. On behalf of City Investors IX, Farallon prepared a second street use permit application to advance five borings and eight monitoring wells to be installed within the Mercer Street, Westlake Avenue North, and Republican Street rights-of-way.
- **Reporting.** On October 12, 2021, Ecology and Farallon had a conference call to discuss the September 14, 2021 response letter from Ecology, revisions to the draft Sampling and Analysis Plan, and clarification of Ecology's comments on the Draft RI Work Plan. Review of Ecology comments and revisions are ongoing. On October 12, 2021, Ecology clarified that an Interim Action Report will be required to document the interim action conducted in the alley and in accordance with the AO.

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.

DEVIATIONS FROM SCHEDULE AND RESOLUTIONS

Currently, no delays are anticipated to the AO Schedule.

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 November 2021 reporting period includes the following:

- Continue construction activities: exterior site improvements, roofing, and interior finishes;
- Coordinate the schedule for the installation of the proposed monitoring wells in the alley;
- Submit a street use permit to the City of Seattle Department of Transportation for the remaining scope of the remedial investigation;
- Confirm the deliverable schedule for the *Interim Action Report – Alley Area* of the Block 38 West Site with Ecology;
- Coordinate a technical meeting with Ecology regarding the data gaps for the Draft RI Work Plan for the Block 38 West Site; and
- Revise the Draft RI 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 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.

A handwritten signature in blue ink, appearing to read "Suzy Stumpf".

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