

December 15, 2021

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

**RE: PROGRESS REPORT FOR NOVEMBER 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 November 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).<sup>1</sup> The following work was conducted during redevelopment of the Block 38 West Property:

- **Construction Dewatering.** The Block 38 West Property construction dewatering system was shut down on March 24, 2021. The 18 dewatering wells associated with the

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<sup>1</sup> 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 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.

- **Remedial Investigation Activities.** On November 9, 2021, on behalf of City Investors IX, Farallon submitted a street use permit application to the City of Seattle for the five borings and eight monitoring wells to be installed within the Mercer Street, Westlake Avenue North, and Republican Street rights-of-way. On November 19, 2021, Ecology provided partial approval for the Draft RI Work Plan scope elements that include advancing four proposed borings on Westlake Avenue North and confirmed the proposed laboratory analyses. On November 24, two of the four approved borings were advanced and soil samples collected in accordance with the revised RI Work Plan Sampling and Analysis Plan and per Ecology's comments. The remaining two borings are anticipated to be completed in late January 2022.
- **Reporting.** Review of Ecology comments and revisions on the Draft RI Work Plan are ongoing. Farallon began preparing the Agency Review Draft Interim Action Report for the Alley at the Block 38 West Site based on 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**

Soil samples were collected from borings FB-18 and FB-19, west of former soil sample location TP-12, in accordance with the revised RI Work Plan Sampling and Analysis Plan to support the remedial investigation at the Block 38 West Site. The soil laboratory analytical results will be incorporated into the Agency Review Draft Remedial Investigation Report. Data validation is ongoing.



## WORK PLANNED FOR NEXT REPORTING PERIOD

Work planned for the December 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;
- Confirm the deliverable schedule for the Agency Review Draft Interim Action Report for the Alley at the Block 38 West Site with Ecology;
- Submit a response to the September 14, 2021 letter from Ecology regarding general issues related to the remedial investigation data gaps;<sup>2</sup> 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.**

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

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<sup>2</sup> Letter regarding Clarification of Comments on Agency Review Draft Remedial Investigation Work Plan for Block 38 West, Seattle, WA; Agreed Order No. DE 17963 dated September 14, 2021, from Tena Seeds of Ecology to Suzy Stumpf of Farallon.