

March 15, 2022

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

**RE: PROGRESS REPORT FOR FEBRUARY 2022
BLOCK 38 WEST SITE
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
AGREED ORDER NO.: DE 17963
FARALLON PN: 397-019**

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 February 2022 at the Block 38 West Site. The remedial investigation activities are being performed under 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:

- **Monitor Groundwater Elevations.** Farallon monitored groundwater levels at the Block 38 West Property through February 14, 2022, at a series of observation wells, OW-1, OW-2, OW-3, and OW-5, associated with the former construction dewatering system. Based on groundwater elevations in observation wells OW-1 through OW-3 and OW-5,

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



the groundwater table has recovered to static (non-pumping) conditions at the Block 38 West Site. No additional monitoring of groundwater elevations is proposed at this time other than those events identified in the Draft RI Work Plan.

- **Remedial Investigation Activities.** On February 3, 2022, the City of Seattle approved and issued the street use permit application for the remaining boring and eight monitoring wells to be installed within the Mercer Street, Westlake Avenue North, and Republican Street rights-of-way. The permit is active for 6 months, through August 4, 2022.

On February 5 and 6, 2022, three Shallow-Water Bearing Zone monitoring wells and one Intermediate-Water Bearing Zone monitoring well were completed in the alley, one boring was advanced north of the alley, and a second boring was advanced north of mass excavation grid N1. Soil samples were collected in accordance with the revised Draft RI Work Plan Sampling and Analysis Plan and per Ecology's comments.

- **Reporting.** Review of Ecology comments and revisions on the Draft RI Work Plan are ongoing. On February 10, 2022, City Investors IX provided a site plan with the location of the construction dewatering wells and clarified the configuration of the construction dewatering treatment systems in response to a request from Ecology dated February 10, 2022. Farallon is 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 requirements.

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 ENVIRONMENTAL INFORMATION MANAGEMENT DATABASE

Soil samples were collected from the Mercer Street right-of-way borings FB-20, north of the former bunker fuel oil underground storage tanks, and FB-21, north of the alley interim action excavation, in accordance with the revised Draft RI Work Plan Sampling and Analysis Plan to support the remedial investigation at the Block 38 West Site.

- Total petroleum hydrocarbons as diesel- and oil-range organics (DRO and ORO, respectively) were reported non-detect at the laboratory practical quantitation limit in soil samples collected from boring FB-20 at elevations of 20 and 17 feet North American Vertical Datum of 1988 (NAVD88). Concentrations of DRO, ORO, and DRO+ORO were reported at 59, 210, and 269 milligrams per kilogram in the soil sample collected from



boring FB-20 at an elevation of 15 feet NAVD88, which is less than the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) screening level.

- Total naphthalenes and carcinogenic polycyclic aromatic hydrocarbons were either reported non-detect at the laboratory reporting limit or at concentrations less than the MTCA screening levels in soil samples collected from boring FB-20 at elevations of 20, 17, and 15 feet NAVD88.
- Carcinogenic polycyclic aromatic hydrocarbons were detected at a concentration exceeding the MTCA screening level in the soil sample collected from boring FB-21 at an elevation of 28 feet NAVD88, and reported non-detect at the laboratory practical quantitation limits in the soil sample collected from boring FB-21 at an elevation of 26 feet NAVD88.

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 March 2022 reporting period includes the following:

- Completion of exterior paving and hardscaping, including the alley improvements;
- Preparation of the Agency Review Draft Interim Action Report for the alley at the Block 38 West Site; and
- Revision of 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:sw