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January 10, 2019

Ching-Pi Wang
Washington State Department of Ecology
3190 160th Ave SE
Bellevue Washington 98008-5452

Re: Progress Report No. 6 Grand Street Commons Project – December 2018

Mt. Baker Housing Association PPCD No. 18-2-14714-0
Facility Site ID #97763114 and Cleanup Site ID #3018
Aspect Project No. 170304

Dear Ching-Pi:

This progress report is prepared by Aspect Consulting, LLC (Aspect) for the Grand Street Commons (GSC) site (Site) slated for cleanup and redevelopment, which includes multiple properties totaling approximately 3.2 acres and located between Rainier Avenue South, South State Street, 23rd Avenue South, and South Holgate Street in Seattle, Washington.

This progress report is being completed as a condition to a Prospective Purchaser Consent Decree (PPCD) signed between GSC/Mt. Baker Housing Association (MBHA) and the Washington State Department of Ecology (Ecology), amended and filed July 5, 2018. Per the PPCD, “MBHA will complete a Remedial Investigation and Feasibility Study (RI/FS) for the Site in accordance with the Model Toxics Control Act (MTCA) Regulation (Washington Administrative Code [WAC] 173-340) subject to Washington State Department of Ecology review and approval.”

Section XII of the PPCD states that, “MBHA shall submit to Ecology written monthly Progress Reports that describe the actions taken during the previous month to implement the requirements of this Decree. The Progress Reports shall include the following unless Ecology determines otherwise as provided in this Section:

- A. A list of on-site activities that have taken place during the month.
- B. Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests.
- C. Description of all deviations from the Scope of Work and Schedule (Exhibit D of the PPCD) during the current month and any planned deviations in the upcoming month.
- D. For any deviations from the schedule, a plan for recovering lost time and maintaining compliance with the schedule.
- E. All raw data (including laboratory analyses) received by MBHA during the past month and an identification of the source of the sample.
- F. A list of deliverables for the upcoming month if different from the schedule.



Following is a summary of the project activities completed in December 2018.

A. On-Site Activities and Progress Made during Reporting Period

- Supported the acquisition of three building demolition permits (Permit Nos. 6691985, 6694979, and 6694980) which required many communications, multiple plan revisions, educational and technical letters, site visits, response to correction notices. This significant effort resulted in approval of demolition plans by the City of Seattle (City). The demolition permits that were received during December 2018 facilitated demolition of the aboveground portions of the four dangerous and unsafe buildings (3 buildings on the East Block and 1 building on the West Block) at the Site.
- Delivered electronic and hard copies of demolition permits to the demolition contractor and coordinated the demolition planning activity.
- The aboveground portions of the four dangerous and unsafe buildings (3 buildings on the East Block and 1 building on the West Block) were demolished by Dickson Company (Dickson), a demolition contractor in December 2018. The floor slabs and footings of the former buildings remain in-place at the Site.
- Project management, including interacting with Ecology, City, and subcontractors regarding the building demolition, and miscellaneous project correspondence.

B. Deviations from Required Tasks Not Otherwise Documented in Project Plans or Amendment Requests

- None.

C – D. Deviations from Schedule and Plan for Recovering Lost Time

- As stated in the Progress Report #5 dated December 10, 2018, Draft RI Work Plan excerpts (rationale for proposed borings and figures dated November 16, 2018) were submitted to Ecology on November 21, 2018 for review. The final RI Work Plan will be completed within a month following receipt of Ecology comments.

E. Raw Data Received from Laboratory

- None.

F. List of Deliverables and/or Key Activities Planned for Next Month

- Waste Management report from Dickson to the City for satisfying the demolition permit requirements.
- Support Ecology's review of the Draft RI Work Plan excerpts.

G. Communications and Public Outreach Activities

Because communications and public outreach are critical elements on this project, we have also included information related to contacts with PLPs, stakeholders, and the public:

- Continued communications with PLPs and the public for project-related elements.

H. Ecology Funding Details

Since Ecology has not provided any public funding for the GSC project as of today, the project invoices are not included at this time. When Ecology allots public funds, GSC will summarize the allotments of public funds provided, the invoiced amount every month, and the amount to be withdrawn from the public funds in the progress reports. A copy of the project invoice may also be included at that time.

Please feel free to contact David Cook (206.838.5837) or Fasih Khan (206.838.5836) with any questions regarding this progress report.

Sincerely,

Aspect consulting, LLC



Dave Cook, LG, CPG
Principal Geologist
dcook@aspectconsulting.com



Fasih Khan
Environmental Project Manager
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cc: Lake Union Partners, Brendan Lawrence (email only)
Mt. Baker Housing Association, Conor Hansen (email only)

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