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M E M O R A N D U M

TO: Washington State Department of Ecology **DATE:** February 21, 2023

FROM: Levi Fernandes, PE, SoundEarth Strategies, Inc.
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SUBJECT: **PPCD Fourth Quarter 2022 Progress Report**
Troy Laundry Seattle Site
300 Boren Avenue North and 399 Fairview Avenue North
Seattle, Washington
Project No. 0731-004

SoundEarth Strategies, Inc. (SoundEarth) has prepared this Progress Report to summarize activities completed during the fourth quarter of 2022 at the Troy Laundry Seattle Site (Site), Cleanup Site ID No. 11690, which encompasses the property located at 300 Boren Avenue North and 399 Fairview Avenue North in Seattle, Washington (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—FOURTH QUARTER 2022

The following sections summarize activities completed at the Site during the fourth quarter of 2022.

Fourth Quarter 2022 Groundwater Monitoring Event

The fourth quarter 2022 semiannual groundwater monitoring event was completed between December 13 and 16, 2022. The groundwater monitoring event was conducted pursuant to Exhibit A (Scope of Work and Schedule) of the PPCD.¹

Groundwater elevations measured on December 13, 2022, ranged from 14.79 feet North American Vertical Datum (NAVD88) at injection well IW91 to 17.35 feet NAVD88 at monitoring well MW34. From December 13 through 16, 2022, groundwater samples were collected from all monitoring wells in the compliance monitoring well network as set forth in Exhibit A of the PPCD with exceptions as discussed below. The monitoring wells sampled included the following:

- **The Property:** MW17 through MW25 and injection wells IW04, IW06, IW50, IW61, and IW91. As approved by Ecology (see the Deviations from Required Tasks, Scope of Work, or Schedule

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 Site *Interim Action Plan, Troy Laundry Property, 307 Fairview Avenue North, Seattle, Washington* dated August 21, 2013 (Interim Action Plan). The Interim Action Plan was approved by Ecology on October 10, 2013.

section below), groundwater samples were not collected from monitoring wells MW17, MW20, and MW23 or injection well IW91 for chemical analysis during the second and fourth quarter 2022 monitoring events. However, the groundwater level was measured at each monitoring well during the second and fourth quarter 2022 monitoring events.

- **Seattle Times Site:** MW29, MW30, ONNI-MW-4, ONNI-MW-5, and ONNI-MW-9. As approved by Ecology (see the Deviations from Required Tasks, Scope of Work, or Schedule section below), groundwater samples were not collected from monitoring wells ONNI-MW-4 or ONNI-MW-5 for chemical analysis during the second quarter 2022 monitoring event. However, the groundwater level was measured at each monitoring well during the second quarter 2022 monitoring event.

These five monitoring wells were decommissioned on July 15, 2022, in advance of the redevelopment of the Seattle Times Site. Therefore, the groundwater levels were not measured and groundwater samples were not collected from monitoring wells MW29, MW30, ONNI-MW-4, ONNI-MW-5, or ONNI-MW-9 for chemical analysis during the fourth quarter 2022 monitoring event.

- **Harrison Street right-of-way (ROW):** MW01, MW26, MW32, and MW33.
- **Boren Avenue North ROW:** MW04, MW07, MW13, MW27, and MW31.
- **Thomas Street ROW:** MW28.
- **Terry Avenue North:** MW34.

Groundwater samples from the fourth quarter 2022 groundwater monitoring event were either submitted to Friedman & Bruya, Inc. of Seattle, Washington, or shipped to SiREM of Knoxville, Tennessee, on or before December 19, 2022, 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.

DEVIATIONS FROM SAMPLING RESULT NORMS

Any sample results that deviate from the norm will be discussed in connection with the review of those results for this event.

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 fourth quarter of 2022, except for the following:

- As communicated in the PPCD Second Quarter 2022 Progress Report², starting in June 2022, collection of groundwater samples for chemical analysis of CVOCs would be discontinued for monitoring wells MW17, MW20, MW23, ONNI-MW-4, and ONNI-MW-5 and injection well IW91.

² Memo regarding PPCD Second Quarter 2022 Progress Report, Troy Laundry Seattle Site, 300 Boren Avenue North and 399 Fairview Avenue North, Seattle, Washington dated August 24, 2022, from Levi Fernandes and Thomas Cammarata of SoundEarth to Ecology (PPCD Second Quarter 2022 Progress Report).

- As communicated in the PPCD Third Quarter 2022 Progress Report³, groundwater monitoring wells MW29, MW30, ONNI-MW-4, ONNI-MW-5, and ONNI-MW-9 were decommissioned at the Seattle Times Site on July 15, 2022.

PLANNED ACTIVITIES—FIRST QUARTER 2023

The following section summarizes activities planned at the Site for the first of quarter 2023 under the PPCD.

Final Feasibility Study Report

The draft Feasibility Study Report will be revised based on Ecology's comments and subsequent communications.

2022 Annual Groundwater Monitoring Report

Pursuant to Exhibit A of the PPCD, an annual groundwater monitoring report will be prepared and submitted to Ecology that summarizes the compliance groundwater monitoring conducted in the second and fourth quarters of 2022. This annual report will include a summary of field work performed in 2022, a scaled figure depicting the locations of compliance monitoring wells, an updated groundwater elevation contour map, summary tables of groundwater elevations and laboratory analytical results, a statistical trend analysis assessment for CVOCs in groundwater, and appended laboratory analytical reports. Additionally, all groundwater sampling data will be uploaded to Ecology's Environmental Information Management system.

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³ Memo regarding PPCD Third Quarter 2022 Progress Report, Troy Laundry Seattle Site, 300 Boren Avenue North and 399 Fairview Avenue North, Seattle, Washington dated November 4, 2022, from Levi Fernandes and Thomas Cammarata of SoundEarth to Ecology (PPCD Third Quarter 2022 Progress Report).