



September 30, 2022

1413.001.10

Washington Department of Ecology
Northwest Regional Office Toxics Control Program
15700 Dayton Avenue North
Shoreline, WA 98133-9716
Attn: Ms. Tena Seeds

BY EMAIL ONLY

**APPROACH FOR MONITORING WELL
DECOMMISSIONING AND REPLACEMENT
AMERICAN LINEN SUPPLY CO DEXTER AVE SITE
AGREED ORDER NO. DE 14302**

Dear Ms. Seeds:

On behalf of BMR-Dexter LLC (“BMRD”), PES Environmental, Inc. (“PES”), has prepared this letter to summarize the approach for decommissioning monitoring wells MW119, MW-325, and MW-326 and subsequently replacing monitoring wells MW119 and MW-326. The wells are located on 9th Avenue North (MW119) and Mercer Street (MW-325, MW-326), southeast of the American Linen Supply Co Dexter Avenue Site (the “Site”), which is located at 700 Dexter Avenue North, Seattle, Washington (see Figure 1). The decommissioning and replacement of MW119 and MW-326, and the decommissioning of MW-325 were discussed during the Site Status Meeting on April 27, 2022, at Ecology’s Northwest Regional Office. Subsequent to this meeting, PES and BMRD have coordinated with Alexandria Real Estate (“ARE”) and their consultants regarding details of the planned redevelopment activities at the Seattle DOT Mercer Parcels (the “SDOT Mercer Parcels”) property located at 800 Mercer Street. Based on the SDOT Mercer Parcel redevelopment details, PES and BMRD have developed an approach for decommissioning and replacing the wells, which is presented below.

BACKGROUND

Monitoring well MW119 is an Intermediate A Zone well located on the west side of 9th Avenue North between Roy and Mercer Streets. It extends approximately 45 feet below ground surface (“bgs”) and is screened from elevations of 2.7 to -7.3 feet relative to the North American Vertical Datum of 1988 (“NAVD88”). MW-325 and MW-326 are a pair of Intermediate A Zone and Deep Zone monitoring wells located on the north side of Mercer Street near the intersection with 9th Avenue North. MW-325 extends approximately 44.5 feet bgs and is screened between elevations 7.0 and -3.0 feet relative to NAVD88. MW-326 extends approximately 100 feet bgs and is screened from -48.7 and -58.7 feet relative to NAVD88. All three wells are used to monitor CVOC concentrations at the Site.

As noted above, the SDOT Mercer Parcels property located at 800 Mercer Street is being redeveloped by ARE. Excavation and related shoring activities during the proposed redevelopment are likely to damage monitoring wells MW119, MW-325, and MW-326, and these three wells will require

decommissioning. Based on discussions with Ecology, MW119 and MW-326 will be replaced to provide long-term groundwater monitoring and water level data at those locations and depths, while MW-325 will not need to be replaced given its screen depth above the bottom of the shoring system for the SDOT Mercer Parcels and location on the downgradient side of the SDOT Mercer parcels.

WELL DECOMMISSIONING AND REPLACEMENT APPROACH

The following approach for addressing the well decommissioning and replacement was agreed on:

- Monitoring wells MW119, MW-325, and MW-326 will be decommissioned by PES in accordance with the applicable regulations. As noted above, monitoring well MW-325 will not require replacement;
- Monitoring wells MW119 and MW-326 will require replacement in the areas shown on Figure 1. As the current MW119 location is on the downgradient side of the SDOT Mercer Parcels and its screen depth is above the bottom of the permanent shoring system for the SDOT Mercer Parcels, the location of the replacement well, MW-351, will be moved north to the south side of Roy Street, just west of 9th Avenue (see Figure 1). Replacement well MW-326R will be installed near the current location of MW-326. The exact location for the replacement wells will be determined after existing utilities are located, and the ARE team provides detailed information regarding the location of future shoring elements and/or utility installations. The final locations of the replacement wells for MW119 and MW-326 will be provided to Ecology prior to installation;
- In general, the new wells will be constructed similar to the wells they are replacing. Specifically:
 - MW-351 will replace MW119 and be installed in the sidewalk right-of-way on Roy Street near the northeast corner of the SDOT Mercer Parcels. The well will be installed with a 10-foot-long well screen placed between elevations of approximately 2.7 and -7.3 feet relative to the North American Vertical Datum of 1988 (“NAVD88”);
 - Construction of MW-326R will be consistent with MW-326, with a 10-foot-long well screen placed between elevations of approximately -48.7 and -58.7 feet NAVD88;
 - A total of 2 soil samples and 1 water sample will be collected and analyzed for volatile organic compounds (VOCs). One soil sample will be collected during the installation of MW-351 and MW-326R for waste characterization purposes. After well development is complete, one sample of the accumulated drilling and/or development water will be analyzed for waste characterization purposes. The new wells will be sampled during the next regularly scheduled quarterly monitoring event; and
 - PES will prepare a brief letter report summarizing the work completed, which will include monitoring well boring logs, decommissioning logs from the driller, and laboratory data.

PES has applied for a street use permit for this work and anticipates the approval process to take between eight to twelve weeks. Contingent upon issuance of the street use permit, scheduling of the

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PES Environmental, Inc., an NV5 Company

driller, and Ecology's concurrence with the above approach, well decommissioning and installation will occur in mid- to late December 2022.

We appreciate your review of this information.

Sincerely,

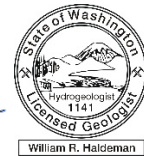
PES ENVIRONMENTAL, INC.



Brian L. O'Neal, P.E.
Principal Engineer

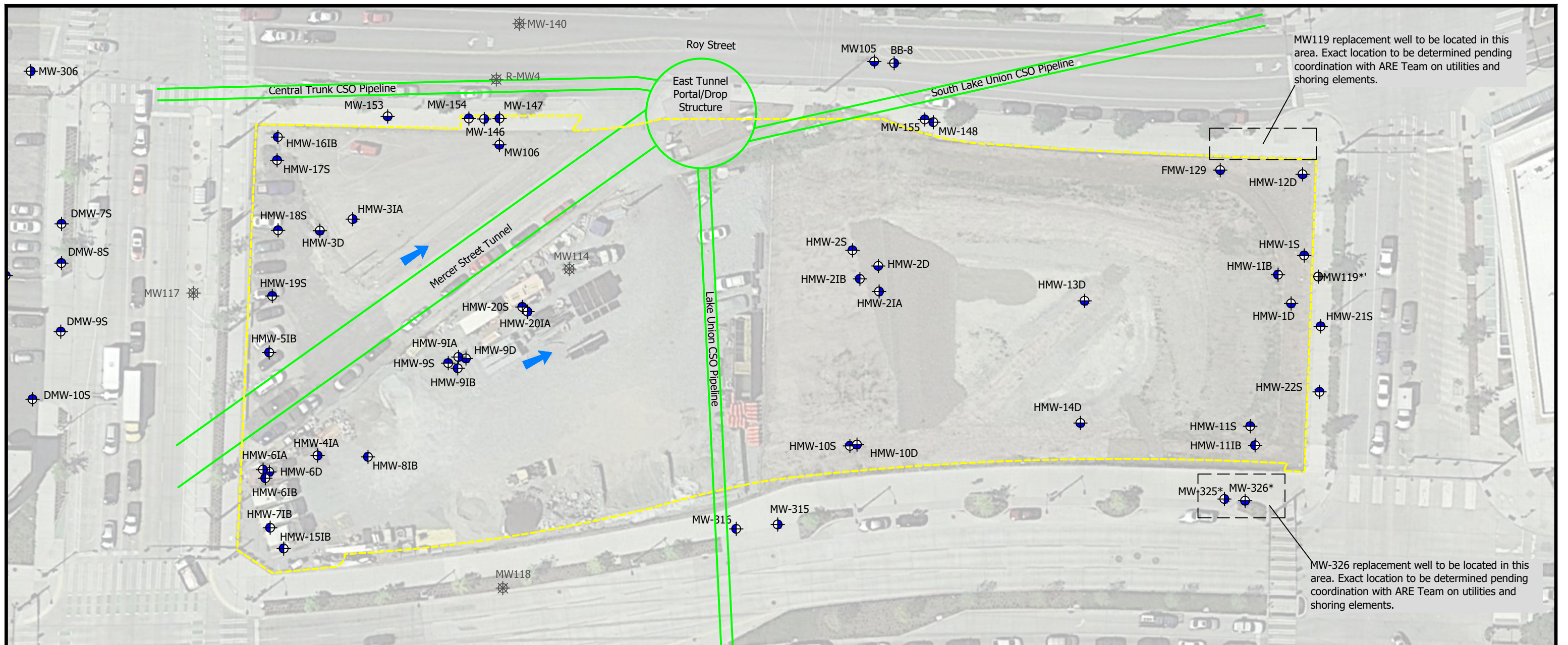


William R. Haldeman, LHG, R.G.
Associate Hydrogeologist



Attachment: Figure 1 – SDOT Mercer Parcels Monitoring Well Locations

cc: John Moshy, BMRD
Elizabeth Dickey, BMRD
Jeff Kray, Marten Law
Drew Graham, OAC
Christian Gunter, ARE
Marissa Goodman, Hayley and Aldrich
Ken Lederman, McCullough Hill Leary



Explanation

- Approximate SDOT Mercer Parcels Property Boundary
- Sanitary Sewer Pipe
- MW-310 Shallow Zone Monitoring Well
- MW116 Intermediate A Zone Monitoring Well
- W-MW-02 Intermediate B Zone Monitoring Well
- MW105 Deep Zone Monitoring Well
- MW-140 Decommissioned Monitoring Well
- Approximate Groundwater Flow Direction

*NOTE: Existing monitoring wells MW119, MW-325, and MW-326 to be decommissioned.

