

16 June 2023

Memorandum

To: Dale Myers
From: Ryan Hultgren, Kennedy Jenks
Subject: Chevron 209335 Stone Way Project Summary
K/J 1996002*03

Introduction

The Chevron 209335 Cleanup Site is located at 1215 North 45th St., Seattle, WA 98103. A service station operated at the Site beginning around 1935. Standard Oil purchased the property in 1954 and replaced the existing underground storage tanks (USTs) during a 1956 station renovation. The station was decommissioned in 1969. The property was purchased in 1978 by the Seattle Housing Authority and remained undeveloped until it was sold to Housing Resources Group in 2005. The property was redeveloped in 2005 into a multistory housing complex with an underground parking lot.

Petroleum hydrocarbon contamination was discovered at the Site in August 1999 during a Preliminary Subsurface Environmental Study by Environmental Associates, Inc. Gasoline-range petroleum hydrocarbons (TPH-g) and total xylenes were detected at concentrations in exceedance of Model Toxics Control Act (MTCA) Method A cleanup levels. Diesel-range petroleum hydrocarbons (TPH-d) and lead were also detected but did not exceed MTCA Method A cleanup levels. A groundwater sample from one of the five soil borings contained TPH-g; and benzene, ethylbenzene, toluene, and total xylenes (BTEX) at concentrations in exceedance of MTCA Method A cleanup levels. Groundwater samples taken following the installation of five groundwater monitoring wells at the property in November 2000 contained TPH-g, TPH-d, BTEX, and lead at concentrations in exceedance of MTCA Method A cleanup levels.

As part of the 2005 Site redevelopment, the Site was excavated to approximately 13 feet below grade. Following the completion of the development excavation, 20 large-diameter bucket auger borings were completed on the former Chevron property to approximately 42 feet below grade to remove deep impacted soil. Approximately 2,370 tons of petroleum impacted soil were removed during the redevelopment excavation. Residual contamination was left only in the northeastern corner of the property where it extends beneath the adjacent sidewalk at a depth below 6 feet.

The Site is under an Agreed Order to investigate the site and develop cleanup alternatives, in a document called a Remedial Investigation /Feasibility Study (RI/FS) Report, and to develop a plan based on that report, called a draft Cleanup Action Plan (dCAP).

Memorandum

Dale Myers
 16 June 2023
 1996002*03
 Page 2

List of PLPs & their associated consulting firms included below:

PLPs	Consultants
Stone Way Apartments/ Bellwether Housing	Aspect Consulting
Chevron Environmental Management Company	Arcadis

Project Milestones

Below is a list of project milestones included in the Kennedy Jenks proposal dated 9 January 2019.

1. Project Support During Pre-Remedial Investigation and 1st Check-in Meeting
2. Project Support During Remedial Investigation Work Plan (RIWP) Review and 2nd LEAN Planning Meeting

Work Completed to Date

Work completed for each project milestone is listed below. In the following bullets there are references made to final deliverables being provided by Kennedy Jenks. These final deliverables are included in Attachment 1, along with selected other documents (e.g., data figures or maps prepared by Kennedy Jenks).

1. Pre-Remedial Investigation Support

- Kennedy Jenks accompanied Ecology on a site visit of three Agreed order sites including the Stone Way Chevron on 30 January 2019. Kennedy Jenks developed a site visit summary and provided them to Ecology on 5 February 2019 (attached).
- An Agreed Order kickoff meeting was held with Kennedy Jenks, Ecology, Chevron, and Stone Way Apartments/Bellwether housing on 21 February 2019. Kennedy Jenks developed a summary of the meeting and provided them to Ecology on 26 February 2019 (attached).
- Kennedy Jenks produced figures for Ecology's slide deck presentation for a public meeting regarding the Site on 29 September 2020 (attached).

Memorandum

Dale Myers
16 June 2023
1996002*03
Page 3

- Kennedy Jenks developed a draft summary of the potential data gaps for Ecology on 17 February 2021.
- Pre-RI meeting was conducted with the PLPs, Ecology, and Kennedy Jenks on 1 March 2021. This meeting covered a schedule of deliverables and future meetings and established contact people from each party and consultant. The data gaps identified at the site were also discussed. Kennedy Jenks provided draft meeting minutes to Ecology for review on 8 March 2021 (attached).

2. Remedial Investigation Work Plan (RIWP) Review and Support

- A draft Remedial Investigation Work Plan (RIWP) was provided to Ecology on 25 May 2021. Kennedy Jenks reviewed the work plan and provided comments to Ecology on 10 June 2021 (attached).
- A meeting was held between Ecology and the PLPs to discuss responses to the comments on the RI Work Plan on 14 July 2021. Kennedy Jenks developed meeting summary notes and provided them to Ecology on 19 July 2021 (attached).
- A meeting was held between Kennedy Jenks, Ecology, PLPs, and Arcadis to discuss RI field activities, status of EIM data upload, submittal of the draft RI Report, and the next steps moving forward on 24 May 2023. Kennedy Jenks developed a summary of the meeting and provided them to Ecology (attached). Among the topics covered was that the process for obtaining right-of-way (ROW) access to install monitoring well MW-11 and other proposed wells took a long time – approximately one year. This delayed conducting the investigation work and associated reporting.

Ongoing Work

- On May 26, 2023, Arcadis submitted the Remedial Investigation Report – Draft to Ecology. Kennedy Jenks is in the process of reviewing the report and will submit comments to Ecology in mid-June 2023. Kennedy Jenks TWA contract ends on 30 June 2023.
- PLPs to upload existing site data to EIM for Ecology review.

Enclosures:

Attachment 1: Final comments and data presentations provided by Kennedy Jenks.