

Seeds, Tena (ECY)

From: Seeds, Tena (ECY)
Sent: Friday, March 22, 2024 12:12 PM
To: Ryan Bixby
Cc: Arlan Collins; Chris Cass
Subject: RE: Seattle DOT Parcel
Attachments: SDOT Dexter (615 Dexter) plans and next steps

Thanks for providing the progress report for February. As a follow-up to previous communications to the team (see email from 2/22/2024), who is the attorney for this site? I'd like to forward their contact information to our assistant AG, Ivy Anderson. She will need to work with them on any amendments to the CAP and PPCD as things move forward. Also, Ecology is okay with holding off on further schedule extension requests until the details for cleanup and construction at this Site are confirmed by SLI and ARE. I have updated our project file with this information as well.

Tena

From: Ryan Bixby <rbixby@soundearthinc.com>
Sent: Thursday, March 14, 2024 9:20 AM
To: Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>
Cc: Arlan Collins <acollins@sl.co>; Chris Cass <ccass@soundearthinc.com>
Subject: Seattle DOT Parcel

External Email

Tena,

Attached is the monthly status update for February 2023. We are hoping to receive copies of the reports prepared on behalf of Alexandria soon. SLI submitted their application for an Affordable Housing Grant last week.

Please let us know if you have any questions.

Regards,

Ryan Bixby, LG
Managing Principal
Direct 206.436.5923
Cell 206.818-0669
Main 206.306.1900



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Seeds, Tena (ECY)

From: Seeds, Tena (ECY)
Sent: Thursday, February 22, 2024 11:20 AM
To: Arlan Collins; Ryan Bixby (rbixby@soundearthinc.com)
Cc: Chris Cass; Phillip Caplan; Bob Doherty; Bushnell, Tanner (ECY); Shivjiani, Dhroov (ECY); Wooten, Kim (ECY); Anderson, Ivy (ATG)
Subject: SDOT Dexter (615 Dexter) plans and next steps

Hi Arlan, Ryan, and team,

This is a follow-up to our call from last week. I received some guidance and clarification on the process if changes are needed for the cleanup action work.

1. If the alley contamination is to be excavated (i.e., a more permanent/preferred action) rather than being treated in situ with the originally planned injections, this will require amendment of 615 Dexter LLC's Prospective Purchaser Consent Decree (PPCD) and Cleanup Action Plan (CAP).
2. Before we begin any amendments to the PPCD and CAP, Ecology will need confirmation and a commitment from both parties (SLI and ARE) that the alley cleanup (via removal) will be included in the excavation work for the redevelopments on 601 and 615 Dexter. We do not want to waste any efforts on amending the PPCD and CAP if there is still uncertainty about the property and cleanup plans.
3. Our assistant AG, Ivy Anderson, will need to communicate with the attorneys for both sites (601 Dexter & SDOT Dexter Parcel) as things move forward. I know that Ken Lederman was originally the attorney working with ARE during negotiations for the SDOT Dexter Parcel PPCD, but am not sure if he is still involved. Is SLI working with Ken on this site, or is there a different attorney now? Please let me know so I can forward that information to Ivy. I believe he is still working with ARE on the 601 Dexter site.
4. Assuming that the alley cleanup can be included during the redevelopment excavation:
 - a. We will need to work with your team on preparation of the CAP amendment and PPCD amendment.
 - b. The amended PPCD and CAP will require a 30-day public comment period before finalizing.
 - c. The schedule for the Pre-Remedial Design Investigation (PRDI), if one is still needed, and the Engineering Design Report will be reset under the amendment. As such, so those could be put on hold until the amendments are final.

I hope you find this information helpful. Again, let me know which environmental attorney SLI is working with on this project, and let us know once plans are confirmed for the property work and how those plans will alter the cleanup action. We may want to schedule a meeting with both SLI and ARE to discuss how both sites will be moving forward concurrently with cleanup efforts.

Ivy, Dhroov, Kim, or Tanner -- do you have anything to add?

Regards,

Tena Seeds, PE (she/her)
Senior Engineer, Uplands Unit
Northwest Region Toxics Cleanup Program
Washington State Department of Ecology
Mailing Address: PO Box 330316, Shoreline, WA 98133-9716
Physical Address: 15700 Dayton Ave N, Shoreline, WA 98133
Phone: (425) 457-3143

24-hour reception line: 206-594-0000

tena.seeds@ecy.wa.gov



[Chat or call in Teams](#)



SoundEarth Strategies, Inc.
1011 SW Klickitat Way, Suite 212
Seattle, Washington 98134

March 14, 2024

Ms. Tena Seeds, PE
Senior Engineer, Uplands Unit
Washington State Department of Ecology
Northwest Region Toxics Cleanup Program
15700 Dayton Avenue North
Shoreline, Washington 98133

**SUBJECT: MONTHLY PROGRESS REPORT FOR FEBRUARY 2024
Seattle DOT Dexter Parcel Site
615 Dexter Avenue North, Seattle, Washington
Project No. 1551-001-03**

Dear Ms. Seeds:

On behalf of 615 Dexter, LLC, SoundEarth Strategies, Inc. (SoundEarth) presents this monthly progress report to provide a summary of activities performed during the month of February 2024 for the Seattle Department of Transportation (DOT) Dexter Parcel site at 615 Dexter Avenue North in Seattle, Washington (the Site). Work is being performed pursuant to the requirements of Prospective Purchaser Consent Decree No. 22-2-02699-5 SEA between 615 Dexter, LLC and the Washington State Department of Ecology (Ecology) dated February 2022 (Prospective Purchaser Consent Decree; PPCD). This monthly progress report is organized to include the requirements listed in Section XII of the Prospective Purchaser Consent Decree.

KEY ACTIVITIES CONDUCTED DURING THE REPORTING PERIOD

No on-site work was performed during the February 2024 reporting period.

DEVIATIONS FROM REQUIRED TASKS, SCHEDULE, OR SCOPE OF WORK IDENTIFIED IN THE CLEANUP ACTION PLAN

The anticipated start of earthwork construction for the Property has been delayed; the earliest start date for earthwork is tentatively estimated for summer 2025.

On November 6, 2023, a fourth schedule extension request was submitted to Ecology that would delay the start date for implementation of the Pre-Remedial Design Investigation (PRDI) work plan¹ until February 29, 2024. In addition, the submittal date for the Agency Review Draft Engineering Design Report (Draft EDR), concurrent with the Agency Review Draft Groundwater Compliance Monitoring Plan (Draft GCMP) and Agency Review Draft Operation and Maintenance Plan (Draft O&M Plan), was requested to be extended to August 31, 2024. These requests for extension for both the start of the implementation of

¹ *Final Pre-Remedial Design Investigation Work Plan, Seattle DOT Dexter Parcel Site, 615 Dexter Avenue North, Seattle, Washington* dated November 11, 2022 (PRDI work plan).

the Pre-Remedial Design Investigation activities and the submittal dates of the Draft EDR, Draft GCMP, and Draft O&M Plan were formally approved by Ecology on November 6, 2023.

SoundEarth is currently awaiting receipt of an environmental report and supporting data for the south-adjointing property from ARE-Seattle No. 32 Holding, LLC (owner of the south-adjointing property). Development plans and construction timing for the south-adjointing property may affect the length of the next requested schedule extension and may also affect the existing planned work scope for the PRDI and the Cleanup Action Plan for the Site.



The next schedule extension request for the Site and a request for potential amendments to the PPCD and Cleanup Action Plan are currently pending a decision from 615 Dexter, LLC and the ownership of the south-adjointing property regarding potential plans to excavate the petroleum-contaminated soil beneath the alley located adjacent to the south of the Site during redevelopment, instead of or supplemental to the remedial injections that were described in the Cleanup Action Plan.

No other deviations were encountered.

ANALYTICAL DATA RECEIVED DURING THE PROGRESS REPORTING PERIOD

No analytical data was received during the February 2024 reporting period.

LIST OF DELIVERABLES FOR UPCOMING MONTH IF DIFFERENT FROM THE SCHEDULE

No new deliverables are planned for the upcoming month.

CLOSING

Please contact us if you have questions regarding the content of this monthly progress report for the Site.

Respectfully,

SoundEarth Strategies, Inc.

A blue ink signature of Chris G. Cass, consisting of a cursive first name and a more formal last name.

Chris G. Cass, LG
Senior Geologist

A blue ink signature of Ryan K. Bixby, featuring a stylized first name and a more formal last name.

Ryan K. Bixby, LG
Managing Principal

cc: Arlan Collins, Sustainable Living Innovations

CGC/RKB:kak