



## MEMORANDUM

**Date:** July 26, 2024 **RGI Project Number:** 2012-107P

**To:** Ms. Tamara Welty  
Washington Department of Ecology  
Northwest Regional Office  
3190 160th Avenue Southeast  
Bellevue, Washington 98008

**cc:** Mr. David Ostrer  
Main Street Flats Owner LLC

**From:** Grace Shaw/Jerry Sawetz  
The Riley Group, Inc.

**Subject:** 2024 Biennial Inspection Summary  
Main Street Flats  
10575 Main Street  
Bellevue, Washington 98004  
Ecology VCP No. NW2811

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Riley Group, Inc. (RGI) is pleased to present this 2024 Biennial Inspection Summary Memorandum documenting a recently conducted inspection at the Main Street Flats property located at 10575 Main Street in Bellevue, Washington (herein referred to as the Property). The general location of the Property is displayed on Figure 1.

### BACKGROUND

The Property has been enrolled in the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program (VCP) since December of 2013. The Property is identified by Ecology as the Alamo Manhattan Main Street project (VCP No. NW2811).

The Property received a No Further Action/Environmental Covenant (NFA/EC) in 2017, which indicated that no further remedial action was necessary at the Property. The EC was approved by Ecology and recorded by King County on June 27, 2017. Ecology also issued a NFA letter dated July 25, 2017. The EC restricts certain uses of the Property and requires that contaminated soil left in place in Areas 1 and 2 be contained by the concrete garage floor. The EC also required that inspections of the garage floor and groundwater monitoring wells be conducted annually.

In accordance with the requirements of the EC, RGI completed groundwater sampling at wells RW-1 and RW-2 in June of 2022, which was approximately 5 years after the issuance of the EC. No contaminants of concern were detected in groundwater at concentrations above applicable MTCA groundwater cleanup levels. This work was documented in the *Environmental Status Report* (ES Report) dated August 26, 2022 by RGI. Based on Ecology's review of the ES Report, Ecology granted Main Street Owner, LLC permission to decommission all four groundwater monitoring

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wells associated with the Property (RW-1, RW-2, MW-5, and MW-6) and also allowed for the frequency of inspections to be reduced from annually to a biennial basis.

All four groundwater monitoring wells were decommissioned in March of 2023 and this work was documented in the *Main Street - Well Decommissioning Memorandum* dated April 20, 2023 by RGI.

The Ecology approved procedure for performing inspections is described in Exhibit E of the EC (Operation, Maintenance, Inspection, and Contingency Plan) and a copy of Exhibit E is included as Attachment A. The locations of Area 1 and 2 along with the former groundwater monitoring well locations are displayed on Figures 2 and 3. The purpose of the biennial inspection was to determine if the parking garage floor was altered or damaged in any way that would impact the ability of the concrete floor to contain contaminated soil in Areas 1 and 2.

The scope of work for this project was performed in general accordance with the *Main Street Flats Well Decommissioning & 2024 Biennial Inspection Services Proposal* dated October 7, 2022 by RGI, which was authorized by the Client.

### **JUNE 2024 BIENNIAL INSPECTION**

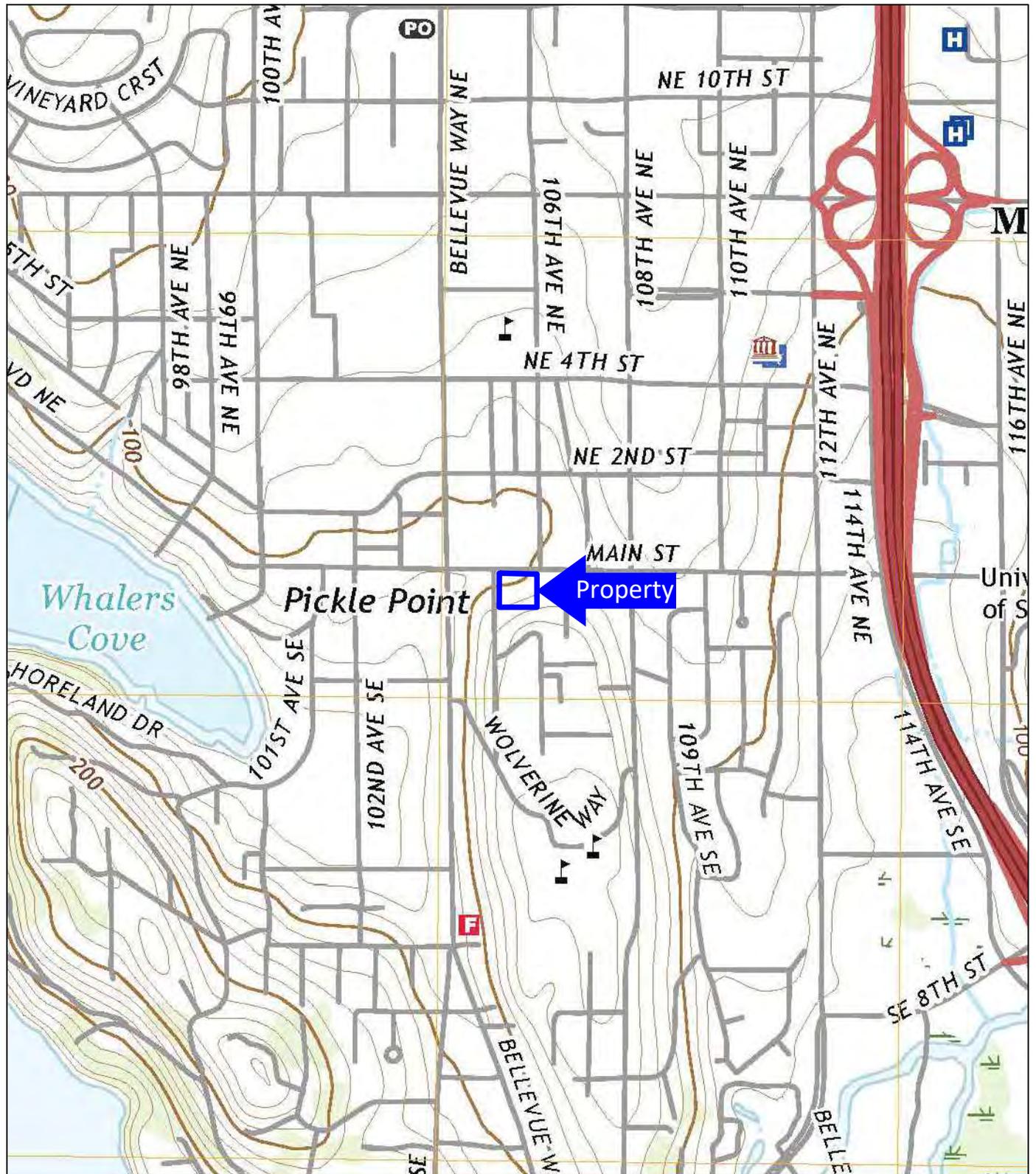
On June 19, 2024, Ms. Grace Shaw of RGI inspected the concrete floor in the lower level of the Main Street Flats parking garage in the locations of Areas 1 and 2. The layout of the parking garage with the locations of Areas 1 and 2 and former groundwater monitoring well locations are displayed on Figure 3. Photographs of the inspection areas are presented in Attachment B.

The portions of the concrete garage floor slab situated above Areas 1 and 2 were in good condition and no damage was observed (see Photos 1 through 5).

No further work is recommended at this time. The next biennial inspection will be completed in June of 2026.

Please do not hesitate to contact us at 425-415-0551 with any questions or comments regarding this 2024 Biennial Inspection Summary Memorandum.

*Attachments: Figure 1, Property Vicinity Map  
Figure 2, Property Representation Map With Locations of Areas 1 and 2  
Figure 3, Garage Floor Layout With Locations of Areas 1 and 2  
Attachment A, Exhibit E of Environmental Covenant  
Attachment B, June 2024 Inspection Photographs*



USGS, 2020, Mercer Island, Washington  
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'



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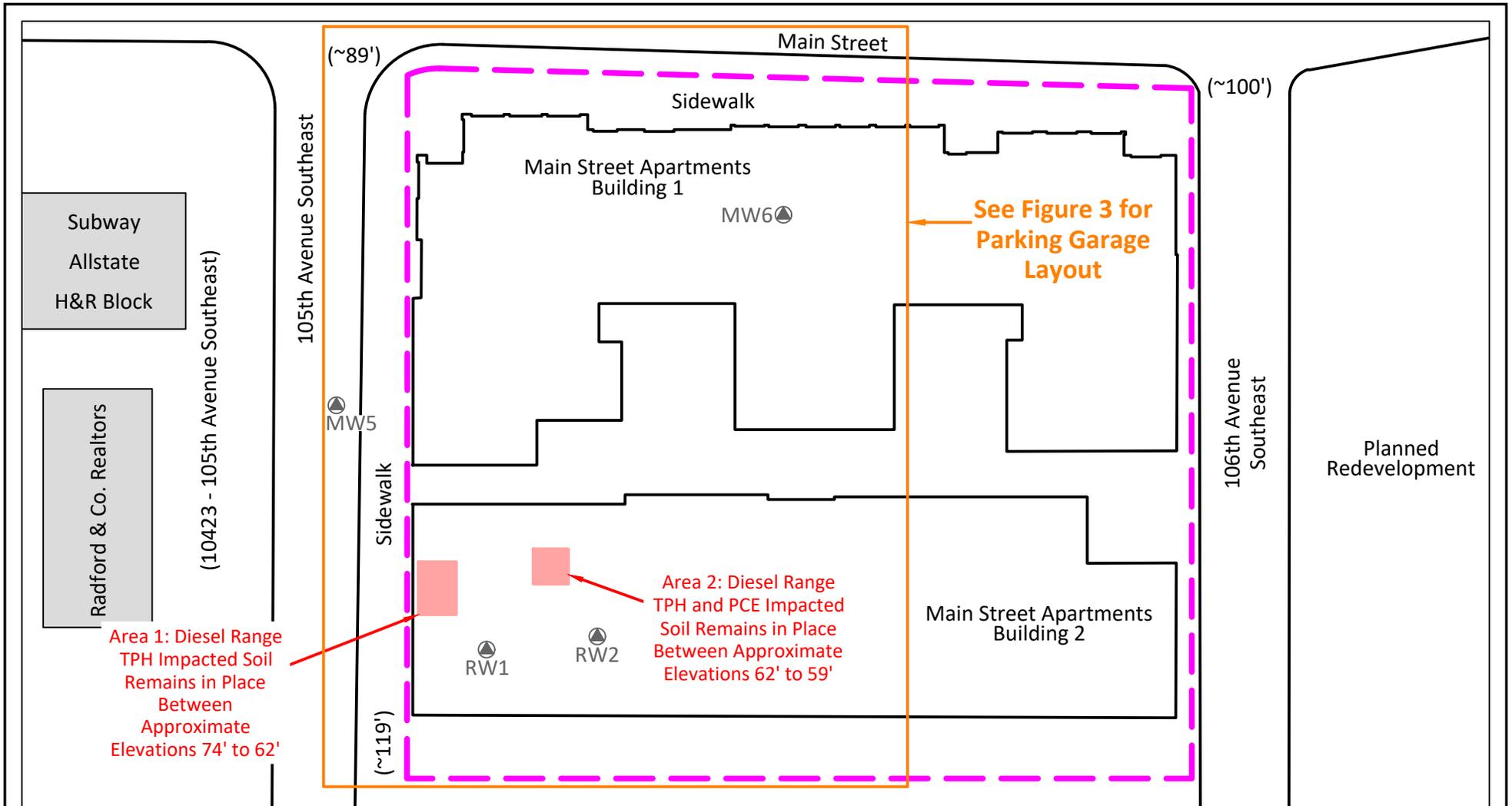
Main Street Bellevue

Property Vicinity Map

Figure 1

Date Drawn:  
07/2024

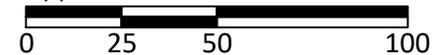
Address: 10505 Main Street, Bellevue, Washington 98004



Drawn from Bush, Roed & Hitchings, Inc., ALTA/ACSM Land Title Survey, dated 03/2012 and HLR Architects, Overall Building Plan 'A' A2.1, 08/04/15.

-  = Former groundwater monitoring well decommissioned by RGI in March of 2023.
- (~89') = Approximate surface elevation.
- DSL = Diesel-range total petroleum hydrocarbons.
- PCE = Tetrachloroethylene.
-  = (in pink) Property boundary.

Approximate Scale: 1"=50'



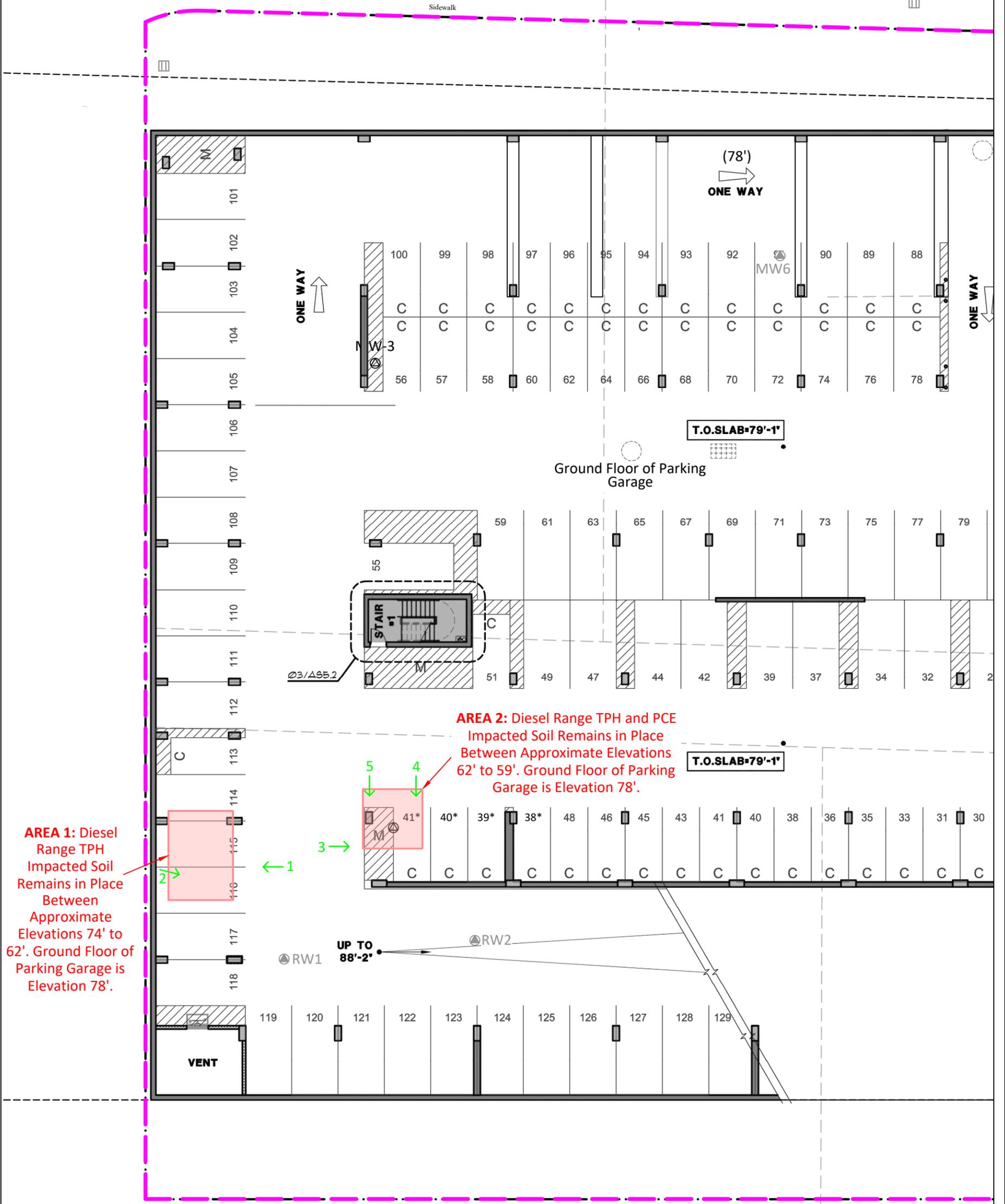
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|  |  |                        |
|--|--|------------------------|
| Main Street Bellevue                                   |  | Figure 2               |
| RGI Project Number<br>2012-107P                        | Property Representation Map with<br>Locations of Areas 1 and 2 | Date Drawn:<br>07/2024 |
| Address: 10505 Main Street, Bellevue, Washington 98004 |  |                        |

**MAIN ST.**

Main Street

Sidewalk



**AREA 1:** Diesel Range TPH Impacted Soil Remains in Place Between Approximate Elevations 74' to 62'. Ground Floor of Parking Garage is Elevation 78'.

**AREA 2:** Diesel Range TPH and PCE Impacted Soil Remains in Place Between Approximate Elevations 62' to 59'. Ground Floor of Parking Garage is Elevation 78'.

- ← 1 = Photograph number and direction pertaining to the photographs presented in Attachment B.
- \* = Parking stall number differed from number provided on plan.
- ⊙ = Former groundwater monitoring well decommissioned by RGI in March of 2023.
- (in pink) = Property boundary.

Approximate Scale: 1"=20'



Drawn from Bush, Roed & Hitchings, Inc., ALTA/ACSM Land Title Survey, dated 03/2012.

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|--|--|--|------------------------|
|  Corporate Office<br>17522 Bothell Way Northeast<br>Bothell, Washington 98011<br>Phone: 425.415.0551<br>Fax: 425.415.0311 | Main Street Bellevue                                   |  | Figure 3               |
|  | RGI Project Number<br>2012-107P                        | Parking Garage Layout with Locations<br>of Areas 1 and 2 | Date Drawn:<br>07/2024 |
|  | Address: 10505 Main Street, Bellevue, Washington 98004 |  |                        |

## Exhibit E

### OPERATION, MAINTENANCE, INSPECTION, AND CONTINGENCY PLAN

The garage floor slab and three groundwater monitoring wells are situated at the lower level of the parking garage (RW1, RW2, and MW6) at the Main Street Apartments Building located on the Property. The garage floor slab and the monitoring wells shall be inspected on an annual basis in order to determine if any damage has occurred that could jeopardize the integrity or performance of the floor slab and/or the monitoring wells.

The annual inspection shall consist of qualified personnel walking through the garage and closely inspecting the monitoring wells and the areas of the floor slab situated above the two areas of residual contaminated soils. The results of the inspection will be documented in a field report, and photographs of the monitoring wells and floor slab shall be obtained during each inspection and will be maintained in the project file.

If Grantor discovers any damage that would indicate that the integrity or performance of the monitoring wells or the areas of the garage floor slab above the two areas of residual contaminated soils have been jeopardized, then the Grantor shall report these findings to Ecology within three (3) business days of discovery of the damage.

Unless Ecology approves of an alternative plan in writing, the Grantor shall promptly repair any damage by retaining the appropriate contractor (i.e., general contractor, driller, etc.) to perform the work required to restore the integrity and performance of the concrete slab and/or the monitoring wells. The Grantor will also prepare a report documenting any such work, which will be submitted to Ecology within thirty (30) days of completing the repairs.



Photograph 1: View looking west at the garage floor slab overlying Area 1.



Photograph 2: View looking east at the garage floor slab overlying Area 1.



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Main Street Bellevue

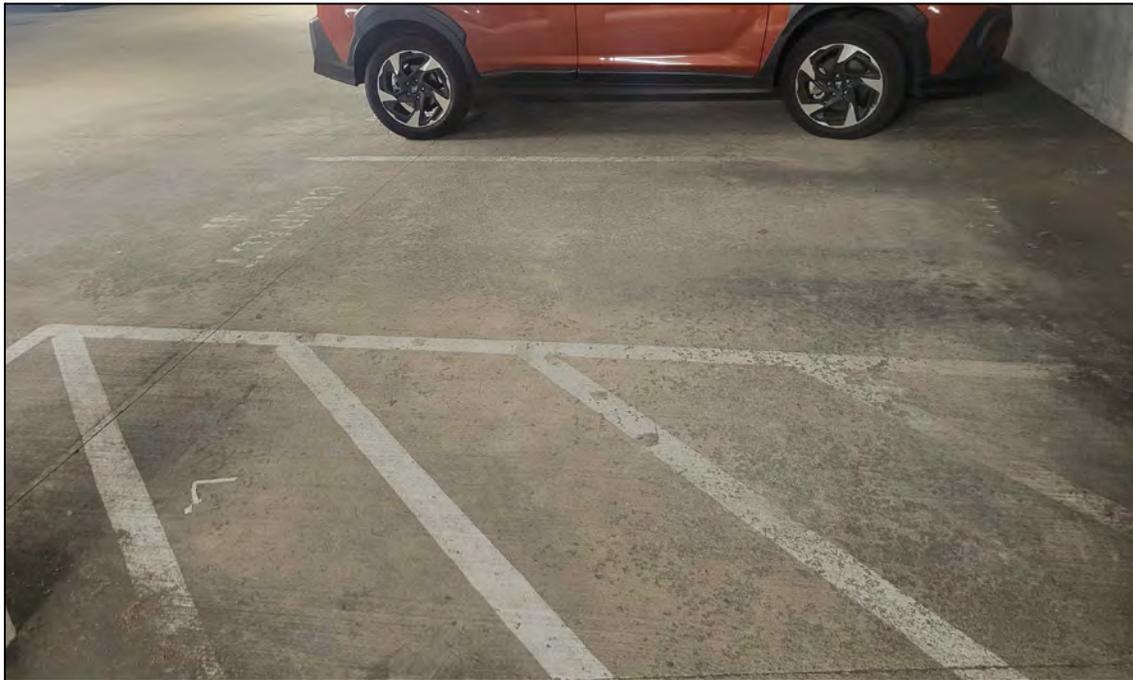
Figure B-1

RGI Project Number  
 2012-107P

June 2024 Inspection Photographs

Date Drawn:  
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Photograph 3: View looking east at the garage floor slab overlying Area 2.



Photograph 4: View looking south at the garage floor slab overlying Area 2.



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June 2024 Inspection Photographs

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Photograph 5: View looking south at the garage floor slab overlying Area 2.



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June 2024 Inspection Photographs

Figure B-3

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