FARALLON CONSULTING

March 17, 2025

Frank P. Winslow, LHG
Toxics Cleanup Program – Headquarters Section
Washington State Department of Ecology
PO Box 47600
Olympia, Washington 98504

RE: COMPLIANCE GROUNDWATER MONITORING PLAN
BLOCK 10
420 PONTIUS AVENUE NORTH AND 1265 REPUBLICAN STREET
SEATTLE, WASHINGTON
FARALLON PN: 3241-001

Dear Frank Winslow:

Farallon Consulting, L.L.C. (Farallon) has prepared this Compliance Groundwater Monitoring Plan on behalf of Stack House Office LLC (client) to provide procedures for compliance groundwater monitoring at the Block 10 properties in Seattle, Washington, which include the Block 10 West property at 420 Pontius Avenue North (herein referred to as Block 10W) and the adjacent Block 10 Northeast property at 1265 Republican Street (herein referred to as Block 10NE). The Block 10W and Block 10NE sites, as identified under the Washington State Model Toxics Control Act Cleanup Regulation (MTCA), were combined into a single MTCA Site in April 2023 by the Washington State Department of Ecology (Ecology), identified as Block 10 (the Site). The Site is enrolled in the Ecology Expedited Voluntary Cleanup Program (VCP) and assigned VCP Project Identification No. XN0032.

The Site, as defined under MTCA, includes King County Parcel No. 684920-0110 and a localized area on the northeastern portion of King County Parcel No. 684920-0065 where hazardous substances associated with confirmed releases from former dry cleaner operations on the Site have come to be located at concentrations exceeding applicable cleanup levels (Figure 1). The Site is located completely within the boundaries of Block 10. Previous investigations completed at the Site by Farallon and others confirmed the presence of total petroleum hydrocarbons as diesel-range organics, as oil-range organics, and as gasoline-range organics; benzene; toluene; ethylbenzene; xylenes; tetrachloroethene; trichloroethene; cis-1,2-dichloroethene; trans-1,2-dichloroethene; and vinyl chloride at concentrations exceeding MTCA Method A or Method B cleanup levels in shallow soil and/or groundwater, which have been identified as the constituents of concern (COCs). The former

source(s) of the COCs identified on the Site were from releases related to historical dry cleaning and associated delivery truck refueling operations on the Site.

The Site interim action was performed in conjunction with the redevelopment of Block 10W, and the Supply Laundry Building restoration and interim action completed on Block 10NE in 2012 and 2013. Remediation of Block 10W was completed through interim actions associated with redevelopment activities. Redevelopment included construction of a multi-story building with three levels of subsurface parking on the northern half of Block 10W. This subsurface development footprint allowed for removal of contaminated soil to a depth of approximately 30 feet below grade and the perched, contaminated groundwater-bearing zone on Block 10W, the installation of vapor and groundwater barrier systems, and a footing drain water treatment system. The interim actions provided a permanent cleanup solution for Block 10W.

The Block 10NE interim action included localized shallow excavation of contaminated soil, installation of a dual-phase extraction (DPE) system, a soil vapor extraction system (SVE), and a subslab depressurization system (SSDS), in conjunction with restoration of the historical Supply Laundry Building. The DPE system operated from October 2013 to August 2023 and effectively reduced halogenated volatile organic compound (HVOC) concentrations in on-Site source areas and eliminated the migration of HVOCs in soil gas, soil, and groundwater to the maximum extent practicable at the Site. Operation of the DPE and SVE systems ceased in August 2023 following confirmation that asymptotic levels for HVOC removal were attained. Operation of the SSDS will continue following cessation of the DPE and SVE systems to ensure the continued elimination of potential soil vapor intrusion exposure pathway at the Site by maintaining a negative pressure beneath the subslab of the Block 10NE building.

The scope of work and methodology for compliance groundwater monitoring is described below.

MONITORING WELL NETWORK

The compliance monitoring well network consists of up to 15 groundwater monitoring wells, DPE-14, DPE-16, SVE-22, DPE-31, DPE-32, DPE-33, DPE-34, DPE-35, DPE-36, DPE-38, DDPE-39, DDPE-40, DDPE-41, DDPE-42, and FMW-43, as shown on Figures 2 and 3.

Based on discussions with Ecology in August 2024, monitoring well FMW-43 was installed down-gradient of the Site in the Pontius Avenue North right-of-way (Figure 2). The purpose of

installing well FMW-43 was to establish a down-gradient point of compliance for the Site. Monitoring well FMW-43 was installed on November 27, 2024, and screened from 10 to 25 feet below ground surface (bgs) (93.8 to 78.8 feet NAVD88) (Attachment A). The screened interval of well FMW-43 was set similar to the screened interval of well DPE-36 located on Block 10NE, which is screened from 12 to 27 feet bgs (92.8 to 77.8 feet NAVD88). As of January 2025, well FMW-43 was dry. Well FMW-43 is included in the compliance monitoring well network and water levels will be gauged during each compliance monitoring event. A groundwater sample will be collected if sufficient water is present at well FMW-43 to allow for low-flow sample collection.

In the event any of the monitoring wells are determined to be damaged, the damage will be promptly repaired to the extent practicable, and a letter documenting this work will be submitted to Ecology within 30 days of completing the repairs.

If any of the compliance wells must be decommissioned during future Property improvements or are damaged beyond repair, replacement monitoring wells will be installed, at the same or similar locations to the extent practicable and as approved by Ecology.

Any monitoring well decommissioned at the Site will be decommissioned in accordance with the Minimum Standards for Construction and Maintenance of Wells as established in Chapter 173-160 of the Washington Administrative Code (WAC 173-160).
A decommissioning report will be submitted to Ecology within 30 days after completion of decommissioning.

Any new monitoring well will be constructed in accordance with the Minimum Standards for Construction and Maintenance of Wells as established in WAC 173-160. A well installation log will be provided to Ecology within 30 days after construction of the well.

GROUNDWATER MONITORING AND LABORATORY ANALYSIS

Groundwater monitoring events will include measuring depth to groundwater and sampling up to 14 monitoring wells located at the Site (Figure 3) and well FMW-43 located down-gradient of the Site (Figure 2). Field personnel will remove the locking well cap from each monitoring well, as applicable, and groundwater levels will be allowed to equilibrate to atmospheric pressure for at least 15 minutes. The depth to groundwater will be measured in each monitoring well to the nearest 0.01 foot using an electronic water-level measuring device to the top of the well casing. Reusable equipment will be decontaminated between uses at each location.

Each monitoring well will be purged at a low-flow rate ranging from 100 to 300 milliliters per minute using a peristaltic or bladder pump and dedicated tubing. Temperature, pH, specific conductance, dissolved oxygen, turbidity, and oxidation-reduction potential will be monitored during purging to determine when stabilization of these parameters occurs. Following stabilization of the parameters, groundwater samples will be collected directly from the low-flow pump outlet, with care taken to minimize turbulence and not handle the seal or lid of the container when the samples are placed into the containers.

The groundwater samples will be placed on ice in a cooler under standard chain-of-custody protocols and submitted to an Ecology-accredited laboratory for analysis of HVOCs by U.S. Environmental Protection Agency Method 8260D.

MONITORING FREQUENCY

Groundwater monitoring events will be conducted every 15 months, beginning in the third quarter of 2025, for at least 5 additional years, until the first Periodic Review by Ecology in 2029.

REPORTING

A groundwater monitoring report summarizing the four groundwater monitoring events will be prepared and submitted to Ecology prior to the first 5-year periodic review. The groundwater monitoring report will include the following:

- Summary of the groundwater monitoring events;
- Figures showing locations of relevant monitoring wells and Site features, groundwater contours, and groundwater analytical results;
- Tables providing analytical results and water level elevations;
- Discussion of the groundwater sample analytical results and comparison to MTCA cleanup levels; and
- Laboratory analytical reports.

CLOSING

Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact Suzy Stumpf at (425) 394-4442 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Lisa Thompson, P.E.
Associate Engineer

Suzy Stumpf, P.E.
Principal Engineer

Attachments: Figure 1, *Block 10 MTCA Site*
Figure 2, *Compliance Monitoring Well Network*
Figure 3, *Compliance Monitoring Well Network, Block 10NE*
Attachment A, Boring Log FMW-43

cc: Ryne Torri, Stack House Office LLC
Ken Lederman, McCullough Hill PLLC

LNT/SS:mbg

FIGURES

COMPLIANCE GROUNDWATER MONITORING PLAN
Block 10
420 Pontius Avenue North and 1265 Republican Street
Seattle, Washington

Farallon PN: 3241-001

REPUBLICAN STREET

BLOCK 10 WEST PROPERTY (BLOCK 10W)
FORMER OUTDOOR EMPORIUM BUILDING
KING COUNTY TAX PARCEL NO. 684920-0065

BLOCK 10 NORTHEAST PROPERTY (BLOCK 10NE)
SUPPLY LAUNDRY BUILDING
KING COUNTY TAX PARCEL NO. 684920-0110

PONTIUS AVENUE NORTH

ALLEY

BLOCK 10 SOUTHEAST PROPERTY (BLOCK 10SE)
KING COUNTY TAX PARCEL NO. 684920-0100

YALE AVENUE NORTH

HARRISON STREET

BLOCK 10 MTCA SITE BOUNDARY
PROPERTY BOUNDARY
BLOCK 10NE PROPERTY BOUNDARY
BLOCK 10W PROPERTY BOUNDARY
EXISTING BUILDING
FORMER BUILDING

SURVEY MAP PROVIDED BY: BUSH, ROED & HITCHINGS, INC., 2011

0 20
Scale in feet

N

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FIGURE 1

BLOCK 10 MTCA SITE
BLOCK 10
SEATTLE, WASHINGTON

FARALLON PN: 1397-003

Drawn By: RB Checked By: SS Date: 2/14/2024 Disk Reference: 1397-003

REPUBLICAN STREET

VERTICAL VAPOR/GROUNDWATER BARRIER SYSTEM

BLOCK 10W

BLOCK 10NE

PONTIUS AVENUE NORTH

YALE AVENUE NORTH

ALLEY

BLOCK 10W GROUNDWATER TREATMENT SYSTEM EQUIPMENT ROOM

BLOCK 10NE REMEDIATION SYSTEM EQUIPMENT ROOM

BLOCK 10SE

HARRISON STREET

FMW-43

SSD-1 SSD-2 SSD-3 SSD-4 SSD-5 SSD-6

DPE-38 DPE-37 DPE-36 DPE-35 DPE-34 DPE-33 DPE-32 DPE-31 DPE-30 DPE-29 DPE-12 DPE-13 DPE-14 DPE-15

DDPE-42 DDPE-41 DDPE-40 DDPE-39 DDPE-16

SVE-28 SVE-27 SVE-26 SVE-25 SVE-24 SVE-23 SVE-22 SVE-21 SVE-19 SVE-18 SVE-17 SVE-7 SVE-8 SVE-9 SVE-10 SVE-11

LEGEND

- COMPLIANCE GROUNDWATER MONITORING WELL
- SVE-27 SOIL VAPOR EXTRACTION WELL
- DPE-38 DUAL-PHASE EXTRACTION WELL
- DDPE-42 DEEP DUAL-PHASE EXTRACTION WELL
- SSD-1 SUB-SLAB DEPRESSURIZATION WELL
- FMW-43 MONITORING WELL
- PROPERTY BOUNDARY
- VERTICAL VAPOR/GROUNDWATER BARRIER SYSTEM
- GROUNDWATER CAPTURE PIPE
- DPE = DUAL-PHASE EXTRACTION

0 20
Scale in feet

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FIGURE 2

COMPLIANCE MONITORING WELL NETWORK
BLOCK 10
SEATTLE, WASHINGTON

FARALLON PN: 3241-001

Drawn By: RB Checked By: LT Date: 1/28/2025 Disk Reference: 3241-001.dwg

REPUBLICAN STREET

VERTICAL VAPOR/GROUNDWATER BARRIER SYSTEM

BLOCK 10W

BLOCK 10W GROUNDWATER TREATMENT SYSTEM EQUIPMENT ROOM

BLOCK 10NE

BLOCK 10NE REMEDIATION SYSTEM EQUIPMENT ROOM

BLOCK 10SE

YALE AVENUE NORTH

SSD-1
SSD-2
SSD-3
SSD-4
SSD-5
SSD-6

DPE-38
DPE-37
DPE-36
DPE-35
DPE-34
DPE-33
DPE-32
DPE-31
DPE-30
DPE-29
DPE-12
DPE-13
DPE-14
DPE-15
DDPE-42
DDPE-41
DDPE-40
DDPE-39
DDPE-16

SVE-28
SVE-27
SVE-26
SVE-25
SVE-24
SVE-23
SVE-22
SVE-21
SVE-7
SVE-8
SVE-9
SVE-10
SVE-11
SVE-19
SVE-18
SVE-17

LEGEND

- COMPLIANCE GROUNDWATER MONITORING WELL
- SVE-27 SOIL VAPOR EXTRACTION WELL
- DPE-38 DUAL-PHASE EXTRACTION WELL
- DDPE-42 DEEP DUAL-PHASE EXTRACTION WELL
- SSD-1 SUB-SLAB DEPRESSURIZATION WELL
- PROPERTY BOUNDARY
- VERTICAL VAPOR/GROUNDWATER BARRIER SYSTEM
- GROUNDWATER CAPTURE PIPE
- DPE = DUAL-PHASE EXTRACTION

0 10
Scale in feet

N

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FIGURE 3

COMPLIANCE MONITORING WELL NETWORK, BLOCK 10NE
BLOCK 10
SEATTLE, WASHINGTON

FARALLON PN: 3241-001

Drawn By: RB Checked By: LT Date: 1/28/2025 Disk Reference: 3241-001.dwg

ATTACHMENT A
BORING LOG FMW-43

COMPLIANCE GROUNDWATER MONITORING PLAN
Block 10
420 Pontius Avenue North and 1265 Republican Street
Seattle, Washington

Farallon PN: 3241-001

Log of Boring: FMW-43

Client: Stack House Office LLC
Project: Block 10
Location: 425 Pontius Avenue North, Seattle, WA
Farallon PN: 3241-001
Logged By: D. Blackwell
Reviewed By: G. McKenney

Date/Time Started: 11/27/2024 11:00
Date/Time Completed: 11/27/2024 00:00
Drilling Company: Cascade
Drilling Method: Hollow Stem Auger
Drilling Equipment: CME 75
Drilling Operator: James Goble
Sampler Type: 1.5" Split Spoon

Depth to Water ATD (ft bgs): N/A
Boring Diameter (in): 8
Total Boring Depth (ft bgs): 31.5
Constructed Well Depth (ft bgs): 25

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	Water Level	% Recovery	Blow Counts	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
		0-0.5: Concrete	CCT								Concrete
		0.5-5: Air knife to 5.0' bgs to clear for utilities.									
5		5-6.5: POORLY GRADED SAND WITH GRAVEL, (80% sand, 5% fines, 15% gravel), with fine to coarse sized gravel, fine to medium grained sand, olive brown, dense, dry, no odor, no staining.	SP			60	10 15 16	0.0	FMW-43-5.0		2-inch SCH 40 PVC Bentonite
		6.5-10: Not logged.									
10		10-11.5: SANDY SILT, (35% sand, 60% fines, 5% gravel), fine grained sand, olive brown, low plasticity, dry, no odor, no staining.	ML			100	17 17 21	0.0	FMW-43-10.0		
		11.5-15: Not logged.									
15		15-16.5: SILTY SAND, (70% sand, 30% fines), fine grained sand, brown, loose, dry, no odor, no staining.	SM			100	13 13 15	0.3			
		16.5-20: Not logged.			▼						12/20 Sand 0.010-inch slotted PVC
20		20-21.5: SILTY SAND, (60% sand, 40% fines), fine grained sand, gray, dense, dry, no odor, no staining.	SM			100	21 21 20	0.0	FMW-43-20.0		
		21.5-25: Not logged.									
25		25-26.5: WELL-GRADED SAND WITH SILT, (80% sand, 20% fines), fine to coarse grained sand, gray, medium dense, moist, no odor, no staining.	SW-SM			100	21 21 26	0.0	FMW-43-25.0		
		26.5-30: Not logged.									Bentonite
30		30-31.5: SANDY SILT, (30% sand, 70% fines), fine grained sand, gray, hard, low plasticity, dry, no odor, no staining.	ML			100	23 29 31	0.1	FMW-43-30.0		
		FMW-43 Terminated at 31.5ft									

Well Construction Information

Monument Type: Flush Mount
Casing Diameter (in): 2
Screen Slot Size (in): 0.010
Screened Interval (ft bgs): 10-25
Filter Pack: 12/20 Sand
Surface Seal: Concrete
Annular Seal: Bentonite
Boring Abandonment: Bentonite
Ground Surface Elevation (ft): 104.13
Top of Casing Elevation (ft): 103.8
Surveyed Location: X:230753.05 Y:1270901.92
Unique Well ID: BPW 873