

May 9, 2025

Zak Wall
Northwest Region Toxics Cleanup Program
Washington State Department of Ecology
PO Box 330316
Shoreline, Washington 98133

Via email: zak.wall@ecy.wa.gov

Regarding: Monthly Progress Report No. 12 (April 2025)
Spic N Span Cleaners Site
SCIDpda PPCD No. 24-2-05868-1
652 S Dearborn Street
Seattle, Washington
PBS Project 41593.006

Dear Zak:

This progress report was prepared by PBS Engineering and Environmental LLC (PBS) for the Spic N Span Cleaners site (Site), which has undergone thermal remediation and monitoring to ultimately facilitate redevelopment of the property into affordable housing by Seattle Chinatown International District Preservation and Development Authority (SCIDpda).

This progress report is being completed as a condition of the Prospective Purchaser Consent Decree (PPCD) signed between SCIDpda and the Washington State Department of Ecology (Ecology), filed March 18, 2024.

The following is a summary of project activities completed for April 2025.

A. On-Site Activities and Progress Made during Reporting Period

- Prepared monthly progress report for March 2025 and submitted it on April 8, 2025.
- Developed and submitted a scope of work to SCIDpda on April 11, 2025, for a remedial injection pilot test.
- Received a two-year extension funding through the Affordable Housing Cleanup Grant. Subsequently, the proposal was not approved by SCIDpda and the remedial injection pilot test was cancelled.
- Submitted application to Seattle Department of Transportation (SDOT) for Minor Utility Street Use permit.
- Submitted application for Historic District Certificate of Approval.
- Conducted site reconnaissance for new monitoring well location to evaluate utilities in the general vicinity.
- Provided notice to businesses that will be impacted by monitoring well installation activities.
- Postponed scheduled monitoring well installation activities due to delays with the SDOT permitting process.
- Postponed quarterly groundwater monitoring event due to changes in monitoring well installation schedule.

B. Deviations from Required Tasks

- There were no deviations of required tasks during the reporting period.

C. Description of Deviations from the Scope of Work and Schedule

- There were no deviations to the scope of work or schedule during the reporting period.

D. Plan for Recovering Lost Time for Schedule Deviations

- Not applicable.

E. Raw Data Received from Laboratory

- Not applicable during this reporting period.

F. List of Planned Activities for the Next Month

- Schedule monitoring well installation (planned to be completed by end of June 2025).
- Obtain Historic District Certificate of Approval to obtain a right-of-way (ROW) permit.
- Obtain ROW permit from Seattle Department of Transportation for drilling and installing one new monitoring well.
- Conduct monitoring well installation and development activities in June 2025.
- Conduct 2nd Quarter 2025 Groundwater Monitoring Event beginning on May 20, 2025.

Please feel free to contact me at 206.766.7640 or melanie.young@pbsusa.com with any questions or comments.

Sincerely,

Melanie Young, PE
Senior Environmental Engineer

cc: Josh Sellers Park, SCIDpda
Crystal Ng, SCIDpda

BG:MY