



June 10, 2025

Brett Carp  
Washington State Department of Ecology  
15700 Dayton Avenue North  
Shoreline, Washington 98133

**RE:    PROGRESS REPORT FOR MAY 2025  
         EMERALD GATEWAY SITE  
         3301 SOUTH NORFOLK STREET  
         SEATTLE AND TUKWILA, WASHINGTON  
         AGREED ORDER NO: DE 16659  
         FARALLON PN: 1071-026**

Dear Brett Carp:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of Prologis-Exchange 3301 South Norfolk LLC (Prologis) to document the activities conducted during May 2025 at the Emerald Gateway Site at 3301 South Norfolk Street in Seattle and Tukwila, Washington (herein referred to as the Site). This progress report was prepared in accordance with the requirements of Section VII(E) of Agreed Order No. DE 16659 dated January 15, 2020, between the Washington State Department of Ecology (Ecology) and Prologis (Agreed Order).

#### **ACTIVITIES COMPLETED DURING THIS REPORTING PERIOD**

The following activities were completed during this reporting period to comply with the Agreed Order:

- Farallon continued to support the general contractor during Site redevelopment, including collection of soil samples from stockpiled soil in the central portion of the Property to evaluate options for reuse and/or disposal. No contaminated or potentially contaminated soil was encountered during this reporting period.
- Farallon continued preparation of an Interim Action Report.
- Farallon submitted an annotated Remedial Investigation Work Plan (RIWP) Outline to Ecology for review on May 16, 2025. Ecology provided comments on May 20, 2025.
- Farallon began preparation of the RIWP.
- The progress report for April 2025 was prepared and submitted.



## SAMPLING RESULTS AND DATA VALIDATION

Stockpile soil samples were collected to evaluate reuse and/or disposal options during this reporting period. Per Ecology's guidance regarding data types uploaded to the Environmental Information Management database (EIM), stockpile samples are not uploaded to EIM.

## SCHEDULE OF PROPOSED ACTIVITIES FOR JUNE 2025 REPORTING PERIOD

Farallon anticipates conducting the following activities for the next reporting period:

- Continuing to support the general contractor during discoveries of underground storage tanks or petroleum-contaminated soil;
- Submitting an Interim Action Report to Ecology for review; and
- Continuing preparation of the RIWP, which is anticipated to be submitted to Ecology in July 2025.

The project schedule is included in Attachment A.

## PROBLEMS ENCOUNTERED, ANTICIPATED DELAYS, AND SOLUTIONS

No problems or delays were encountered during this reporting period.

## CLOSING

Please contact Pete Kingston at (206) 200-2346 if you have questions or need additional information.

Sincerely,

**Farallon Consulting, L.L.C.**

Pete Kingston, L.G.  
Principal Geologist

Attachment A: Project Schedule

cc: Manasi Chavan, Prologis, L.P.  
Brett Richer, Prologis, L.P.  
Beau Johnson, Ecology  
Yusuf Pehlivan, Farallon

PK:cm

**ATTACHMENT A  
PROJECT SCHEDULE**

PROGRESS REPORT FOR MAY 2025  
Emerald Gateway Site  
3301 South Norfolk Street  
Seattle and Tukwila, Washington

Farallon PN: 1071-026

Emerald Gateway - Project Schedule



Task Name					2019				2020				2021				2022				2023				2024				2025				2026				2027			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	RI/FFS-CAP and VCP Application Submitted to Ecology	1d	01/29/19	01/29/19																																				
2	VCP Application Rejected by Ecology; Agreed Order Negotiations Begin	1d	02/22/19	02/22/19																																				
3	Area 4 UST Decommissioning	8d	04/02/19	04/09/19																																				
4	Pre-Interim Action Design Investigation	8d	06/26/19	07/03/19																																				
5	Interim Action Work Plan Submitted to Ecology	1d	12/13/19	12/13/19																																				
6	Ecology Issued Agreed Order No. DE 16659	1d	01/15/20	01/15/20																																				
7	Interim Action Design Report Submitted to Ecology	1d	04/02/20	04/02/20																																				
8	Monitoring Well Decommissioning	63d	05/29/20	07/30/20																																				
9	Demolition of Existing Buildings	131d	06/01/20	10/09/20																																				
10	Site Grading and Development	1914d	06/01/20	08/27/25																																				
11	Site Grading and Utility Infrastructure Construction (Ongoing)	1690d	06/01/20	01/15/25																																				
12	East Warehouse and King County Metro Building Construction (Complete)	391d	01/01/21	01/26/22																																				
13	North Warehouse Construction (Complete)	196d	07/01/22	01/12/23																																				
14	West Warehouse Construction (Complete)	175d	01/01/24	06/23/24																																				
15	Central Warehouse Construction (Planned)	180d	03/01/25	08/27/25																																				
16	Interim Action	1799d	05/29/20	05/01/25																																				
17	Development Support for Contaminated Soil Discoveries (Ongoing)	1796d	06/01/20	05/01/25																																				
18	May 2020 Well Decommissioning	1d	05/29/20	05/29/20																																				
19	August 2020 Well Decommissioning	1d	08/25/20	08/25/20																																				
20	Area 2 Excavation	1d	06/22/20	06/22/20																																				
21	Area 6 Excavation	12d	09/16/20	09/27/20																																				
22	Area 7 Excavation	6d	06/11/20	06/16/20																																				
23	Area 7 Supplemental Subsurface Investigation and Off-Property Monitoring Well Installation/Sampling	545d	04/28/21	10/24/22																																				
24	Area 11 Excavation and UST Decommissioning	75d	07/14/20	09/26/20																																				
25	Former Dry Grocery Warehouse UST Discovery and Decommissioning	38d	08/18/20	09/24/20																																				
26	Area 7/Area 13 UST Discovery and Decommissioning	4d	08/26/22	08/29/22																																				
27	Area 13 Pond/Brick Excavation	7d	01/09/24	01/15/24																																				
28	March 2025 Well Decommissioning	1d	03/28/25	03/28/25																																				
29	Anticipated Interim Action Completion (concurrent with completion of subsurface site development work)	1d	05/01/25	05/01/25																																				
30	Interim Action Reporting	1121d	11/18/22	12/12/25																																				
31	Interim Action Progress Report Submitted to Ecology	1d	11/18/22	11/18/22																																				
32	Prepare Draft Interim Action Report and Submit to Ecology	60d	05/02/25	06/30/25																																				
33	Ecology Review of Draft Interim Action Report	90d	07/01/25	09/28/25																																				
34	Address Ecology Comments and Submit Final Interim Action Report to Ecology	30d	09/29/25	10/28/25																																				
35	Ecology Review/Approval of Final Interim Action Report	45d	10/29/25	12/12/25																																				
36	RI Work Plan	1764d	11/04/20	09/02/25																																				
37	RI Work Plan Extension Request	1d	11/04/20	11/04/20																																				
38	RI Work Plan Extension Approval Letter	1d	11/17/20	11/17/20																																				
39	RI Work Plan Initial Outline Submitted to Ecology	1d	03/24/25	03/24/25																																				
40	RI Work Plan Initial Comments Returned by Ecology	1d	04/02/25	04/02/25																																				
41	Prepare RI Work Plan Annotated Outline and Submit to Ecology	45d	04/03/25	05/17/25																																				
42	Ecology Review of Annotated RI Work Plan Outline	3d	05/18/25	05/20/25																																				
43	Prepare Agency Review Draft RI Work Plan	60d	05/21/25	07/19/25																																				
44	Ecology Review of Agency Draft RI Work Plan	45d	07/20/25	09/02/25																																				
45	RI Field Program	180d	09/03/25	03/01/26																																				
46	RI/FS Report	300d	03/02/26	12/26/26																																				
47	Prepare Draft RI/FS Report and Submit for Ecology Review	90d	03/02/26	05/30/26																																				
48	Ecology Review of Draft RI/FS Report	90d	05/31/26	08/28/26																																				
49	Address Ecology Comments and submit Public Comment Draft RI/FS Report to Ecology	30d	08/29/26	09/27/26																																				

Task Name					2019				2020				2021				2022				2023				2024				2025				2026				2027			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
50	RI/FS Report Public Comment Period	30d	09/28/26	10/27/26	49																																			
51	Address Public Comments and submit Final RI/FS Report to Ecology	30d	10/28/26	11/26/26	50																																			
52	Ecology Review/Approval of Final RI/FS Report	30d	11/27/26	12/26/26	51																																			
53	Prepare Draft Cleanup Action Plan and Submit for Ecology Review	90d	12/27/26	03/26/27	52																																			