

TO:

Zak Wall
Washington State Department of Ecology
15700 Dayton Avenue South
Shoreline, Washington 98133

DATE:

January 12, 2026

PPCD No. 25-2-17319-4 Progress Report 2, Fourth Quarter 2025

Estelita's Library Solidarity House Project, C L Auto Repair Site
Facility Site ID no. 74542995 | Cleanup Site ID no. 10376
Project No. 25009

This progress report was prepared by Black River Environmental, LLC (Black River), on behalf of Estelita's Library for the C L Auto Repair Site (Site), located at 2901 17th Avenue South in Seattle, Washington. The Site property consists of tax parcel nos. 308600-3356 and 308600-3355, that are intended for redevelopment by Estelita's Library as the proposed Solidarity House project.

This progress report is being completed as a condition of the Prospective Purchaser Consent Decree (PPCD) no. 25-2-17319-4, signed between Estelita's Library and the Washington State Department of Ecology (Ecology) for the Site and filed on June 11, 2025. Per the PPCD, Estelita's Library "shall submit to Ecology written quarterly Progress Reports that describe the actions taken during the previous quarter to implement the requirements of this Decree. The Progress Reports shall include the following:

- A. A list of on-site activities that have taken place during the quarter.
- B. Description of any sample results which deviate from the norm.
- C. Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests.
- D. Description of all deviations from the Scope of Work and Schedule (Exhibit C [of the PPCD]) during the current [quarter] and any planned deviations in the upcoming [quarter].
- E. For any deviations in schedule, a plan for recovering lost time and maintaining compliance with the schedule.

F. All raw data (including laboratory analyses) received during the previous quarter (if not previously submitted to Ecology), together with a detailed description of the underlying samples collected.

G. A list of planned activities for the upcoming [quarter].”

The reporting period for this progress report is October 1, 2025 through December 31, 2025. The following sections describe the actions taken during the reporting period to implement the requirements of the PPCD.

A. List of Activities

Activities completed during the reporting period in compliance with the PPCD consist of the following:

- Ecology and Estelita’s Library executed grant agreement no. TCPAHC-2527-EstLib-00010 on December 22, 2025, with an effective date of June 11, 2025, which provides funding for the PPCD scope activities that completed from June 2025 through July 2027.
- Black River submitted the Draft Remedial Investigation Work Plan for the Site to Ecology for their review and comment on December 9, 2025.
- Black River, Ecology, and Estelita’s Library with their development manager Edge Development, met on December 18, 2025 for the “Key Project Meeting” required by PPCD Task 1 to discuss the preliminary Conceptual Site Model, identify project data needs and possible interim actions, and review the proposed scope of work in the draft Remedial Investigation Work Plan for the Site.
- Black River continued preparation of the Interim Action Work Plan for the Site.
- Black River began preparation of the Feasibility Study Pilot Test Work Plan for the Site.
- Black River began early logistics and coordination for implementing the Remedial Investigation Work Plan for the Site, including preparing Street Use Permit submittal packages and access agreement discussions with the City of Seattle for the north-adjacent Beacon Hill Library property and with the owner of the south-adjointing residential property.
- Black River submitted the Third Quarter 2025 PPCD Progress Report to Ecology on November 3, 2025.

B. Sample Results That Deviate from the Norm

There were no sample results received during the reporting period.

C. Deviations From Required Tasks Not Otherwise Documented

There were no deviations from required tasks that are not otherwise documented during the reporting period.

D. Deviations from Scope and Schedule

There have been no deviations from the PPCD scope and schedule during the reporting period.

E. Plan for Recovering Lost Time due to Deviations in the Schedule

There has been no lost time to recover due to the deviation in the scope and schedule.

F. Raw Data Received from the Laboratory

No raw data was received from the laboratory during the reporting period.

G. Planned Activities for Upcoming Period

The upcoming reporting period is January 1, 2026 through March 31, 2026. Planned activities for the upcoming period consist of:

- The PPCD will be revised to reflect Estelita's Library's acquisition of the residential parcel with address 1615 S Forest Street. This amendment will not result in any anticipated changes to the planned remedial activities for the Site.
- Submit the Interim Action Work Plan to Ecology for review and public comment.
- Continue coordination and logistics for implementation of the Remedial Investigation Work Plan, including scheduling, coordinating access agreements, and coordination with City of Seattle for Street Use Permit(s).
- After Ecology's approval of the Remedial Investigation Work Plan, implement the scope of work including conducting the field program, data evaluation, and begin preparation of a data memorandum for submittal to Ecology. The field program is anticipated to begin in late January or early February 2026, dependent on Ecology's approval, receipt of Street Use Permits from the City of Seattle, executing access agreements, and driller availability.
- Submit the Feasibility Study Pilot Test Work Plan to Ecology for review and approval.

Please reach out to Ali Cochrane with any questions or concerns.

Regards,



Ali Cochrane, LG

Associate Geologist

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cc: Edwin Lindo, Estelita's Library