

**TO:**

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

**DATE:**

April 22, 2026

**PPCD No. 25-2-17319-4 Progress Report 3, First Quarter 2026**

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 17<sup>th</sup> 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 January 1, 2026 through March 31, 2026. 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:

- Black River received and reviewed Ecology comments on the Draft Remedial Investigation Work Plan (RIWP) on January 8, 2026. Black River then revised the Draft RIWP per Ecology’s comments and submitted the Final RIWP on January 16, 2026.
- Black River prepared and submitted the Draft Interim Action Work Plan (IAWP) for the Site for Ecology’s review on January 27, 2026. Black River is in the process of revising the Draft IAWP per Ecology’s comments.
- Black River continued preparation of the Draft Feasibility Study Pilot Test Work Plan (PTWP) for the Site.
- Black River began preparation of the SEPA Checklist for the implementation of the IAWP for the Site.
- Black River began implementation of the approved RIWP for the Site, including performing the following activities:
  - Applied for and received issuance of Street Use Permits for work in the adjacent rights-of-way;
  - Continued access agreement discussions with the City of Seattle for the north-adjacent Beacon Hill Library property;
  - Completed vapor intrusion evaluation sampling at the 1615 S Forest Street residence on the property, including sub-slab soil gas sampling on January 30, 2026 and indoor air sampling on February 27, 2026;
  - Executed the access agreement and conducted vapor intrusion evaluation sampling at the south-adjacent residential property, consisting of sub-slab soil gas sampling on February 11, 2026; and
  - Conducted on-property drilling, soil sampling, and well installation oversight on March 16 – 18, 2026.
- Black River submitted the Fourth Quarter 2025 PPCD Progress Report to Ecology on January 12, 2026.

**B. Sample Results That Deviate from the Norm**

Sample results received during the reporting period did not deviate from approved Work Plans or the PPCD.

**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.

**F. Raw Data Received from the Laboratory**

The following raw laboratory data from implementation of the RIWP was received during the reporting period:

- Sub-slab soil gas analytical data from the 1615 S Forest Street residence on property
- Indoor air analytical data from the 1615 S Forest Street residence on property
- Sub-slab soil gas analytical data from the south-adjacent residential property
- Initial soil analytical data from the on-property drilling

In accordance with the PPCD and RIWP, validated laboratory analytical data will be submitted to Ecology with the Interim RI Data Memorandum following completion of the investigation program.

**G. Planned Activities for Upcoming Period**

The upcoming reporting period is April 1, 2026 through June 30, 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 Public Comment Draft IAWP and SEPA Checklist to Ecology to for Public Comment. The Public Comment period is scheduled to begin on June 1, 2026.
- Submit the Draft PTWP to Ecology for review and approval.

- Continue implementation of the approved RIWP, including drilling, soil sampling, and well installation in the Site rights-of-way, completing a Site-wide groundwater sampling event, and continuing vapor intrusion evaluation at the south-adjacent property. If an access agreement is secured, vapor intrusion evaluation sampling will also be performed at the Seattle Public Library property. The Remedial Investigation fieldwork scope is anticipated to be completed in May 2026.
- Prepare and submit to Ecology the Interim RI Data Memorandum.
- After Ecology's approval of the PTWP, begin implementing the scope of work including scheduling, City of Seattle Street Use Permitting preparation and submittal, and reagent and chemical ordering.

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

**Regards,**



**Ali Cochrane, LG**

Associate Geologist  
ali@blackriverenv.com



**Hannah Cohen, LG**

Project Geologist  
hannah@blackriverenv.com

cc: Edwin Lindo, Estelita's Library