



SoundEarth Strategies, Inc.  
2811 Fairview Avenue East, Suite 2000  
Seattle, Washington 98102

April 25, 2014

Ms. Libby Goldstein  
Washington State Department of Ecology  
3190 160<sup>th</sup> Avenue Southeast  
Bellevue, Washington 98008

**SUBJECT: CLEANUP SCHEDULE EXTENSION REQUEST**  
**Alaska Street Texaco (SKS Shell)**  
**3901 Southwest Alaska Street**  
**Seattle, Washington**  
**Project Number: 0914-001-003**

Dear Ms. Goldstein:

SoundEarth Strategies, Inc. (SoundEarth) is formally requesting that the Washington State Department of Ecology (Ecology) allow for an extension of the cleanup schedule at the Alaska Street Texaco site, also known as SKS Shell (the Site). The Site is being cleaned up under a Prospective Purchaser Consent Decree lodged on July 29, 2013. The removal of petroleum contaminated soil (PCS) and groundwater at the Site is to be integrated with the development of a five-story mixed-use building including excavation for two-levels of underground parking.

The cleanup schedule included in Exhibit D of the Consent Decree assumed a Master Use Permit (MUP) would be issued by the City of Seattle in October 2013, with an excavation start date of November 2013. Assuming this schedule, a cleanup report summarizing the removal of underground storage tanks (UST) and petroleum-contaminated soil at Alaska Street Texaco was to be submitted to Ecology in April 2014.

Removal of the four gasoline USTs at the Site was conducted on schedule in December 2013. A UST removal report was prepared and submitted to Ecology (report dated January 3, 2014).

However, removal of the PCS was dependent on issuance of the MUP and the associated grading permit. Issuance of the MUP was delayed by development matters related to an alley vacation. Leading up to the mayoral election in November 2013, the alley issue was set aside by the City Council until early 2014. A council vote for the vacation was then delayed in early March and rescheduled for April. On April 21, 2014 the city council officially approved the alley vacation.

The current schedule is for issuance of a MUP on approximately June 17, 2014. Assuming there are no significant public appeal delays to the MUP, shoring would begin in early August, with excavation commencing in mid-August. SoundEarth is presently working with the general contractor and architect in preparation for installation of dewatering wells in early August. The mass-excavation will occur over a 2 to 3 month period, with removal of PCS at Alaska Street Texaco currently scheduled for September and

October 2014. Once all of the PCS is removed from the property, a cleanup action report will be prepared and submitted to Ecology approximately one month upon receipt of confirmation soil data.

Given the delays in the permitting schedule, SoundEarth requests that Ecology approve the following revised schedule for cleanup at the Alaska Street Texaco Site.

**Cleanup Plan Task**

UST Fuel Removal and Station Shutdown  
UST Grading Plan Approval  
Installation of Shoring for UST removal  
UST System cleaning and removal  
Submit UST Removal Report  
MUP issuance  
Permitting for Wells  
Install Dewatering System in right-of-way (8 wells)  
Install West Bounding well MW107 (post demolition)  
Operate Dewatering System  
Contaminated Soil Excavation and Confirmation Sampling  
Backfill Excavation and install membrane barrier  
Chemical Oxidant Injection (ChemOx)  
Submit Cleanup Action Report  
First Quarter Post Cleanup Groundwater Monitoring  
Groundwater Monitoring and Contingent ChemOx Injection  
Groundwater Monitoring (as necessary)

**Date**

Conducted: July 2013  
Conducted: October 2013  
Conducted: November 2013  
Conducted: December 2013  
Conducted: January 2014  
Planned: June 17, 2014  
Planned: June 2014  
Planned: August 2014  
Planned: July 2014  
Planned: August – Nov. 2014  
Planned: September – October 2014  
Planned: November 2014  
Planned: December 2014  
Planned: January 2015  
Planned: January 2015  
Planned: April 2015 – April 2016  
Planned: 2016 to 2021

**CLOSING**

If you have any questions about this schedule and the Cleanup Action Plan, please contact me at 206-306-1900.

Respectfully,

SoundEarth Strategies, Inc.



Rob Roberts  
Associate Scientist

cc: Mr. Ed Easley, Lennar Multifamily  
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