



November 12, 2018

Ching-Pi Wang  
Washington State Department of Ecology  
3190 160<sup>th</sup> Ave SE  
Bellevue Washington 98008-5452

**Re: Progress Report No. 4 Grand Street Commons Project – October 2018**

Mt. Baker Housing Association PPCD No. 18-2-14714-0  
Facility Site ID #97763114 and Cleanup Site ID #3018  
Project No. 170304

Dear Ching-Pi:

This progress report is prepared by Aspect Consulting, LLC (Aspect) for the Grand Street Commons (GSC) site (Site) slated for cleanup and redevelopment, which includes multiple properties totaling approximately 3.2 acres and located between Rainier Avenue South, South State Street, 23<sup>rd</sup> Avenue South, and South Holgate Street in Seattle, Washington.

This progress report is being completed as a condition to a Prospective Purchaser Consent Decree (PPCD) signed between GSC/Mt. Baker Housing Association (MBHA) and the Washington State Department of Ecology (Ecology), amended and filed July 5, 2018. Per the PPCD, “MBHA will complete a Remedial Investigation and Feasibility Study (RI/FS) for the Site in accordance with the Model Toxics Control Act (MTCA) Regulation (Washington Administrative Code [WAC] 173-340) subject to Washington State Department of Ecology review and approval.”

Section XII of the PPCD states that, “MBHA shall submit to Ecology written monthly Progress Reports that describe the actions taken during the previous month to implement the requirements of this Decree. The Progress Reports shall include the following unless Ecology determines otherwise as provided in this Section:

- A. A list of on-site activities that have taken place during the month.
- B. Detailed description of any deviations from required tasks not otherwise documented in project plans or amendment requests.
- C. Description of all deviations from the Scope of Work and Schedule (Exhibit D of the PPCD) during the current month and any planned deviations in the upcoming month.
- D. For any deviations from the schedule, a plan for recovering lost time and maintaining compliance with the schedule.
- E. All raw data (including laboratory analyses) received by MBHA during the past month and an identification of the source of the sample.
- F. A list of deliverables for the upcoming month if different from the schedule.



Following is a summary of the project activities completed in September 2018.

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

- No on-site activities were performed in October 2018.
- Project management, including interacting with Ecology, City of Seattle (City), and subcontractors regarding the building demolition permitting, and miscellaneous project correspondence.
- Continued to meet and discuss with GSC and their contractors/representatives to coordinate the permitting for demolition of existing buildings on the East and West Blocks of the Site.
- Delivered electronically a SEPA Exemption Request letter dated October 12, 2018 to the City and Ecology.
- Delivered electronically a Supplemental Photo Log dated October 15, 2018 to the City and Ecology for supporting the SEPA Exemption request.
- Delivered electronically a Schedule Extension Request dated October 11, 2018 to Ecology for completing a Draft RI Work Plan.
- Continued preparing a remedial investigation (RI) work plan.

### **B. Deviations from Required Tasks Not Otherwise Documented in Project Plans or Amendment Requests**

- None.

### **C – D. Deviations from Schedule and Plan for Recovering Lost Time**

- As stated in the Progress Report #3 dated October 10, 2018, the delivery date of the RI Work Plan has changed to November 2018 for Ecology review. The final RI Work Plan will be completed in December 2018.

### **E. Raw Data Received from Laboratory**

- None.

### **F. List of Deliverables and/or Key Activities Planned for Next Month**

- Continue efforts to obtain a Demolition Permit from the City.
- Start buildings demolition.
- Support Ecology's review of the RI Work Plan.

### **G. Communications and Public Outreach Activities**

Because communications and public outreach are critical elements on this project, we have also included information related to contacts with PLPs, stakeholders, and the public:

- Continued communications with PLPs and the public for project-related elements.

## H. Ecology Funding Details

Since Ecology has not provided any public funding for the GSC project as of today, the project invoices are not included at this time. When Ecology allots public funds, GSC will summarize the allotments of public funds provided, the invoiced amount every month, and the amount to be withdrawn from the public funds in the progress reports. A copy of the project invoice may also be included at that time.

Please feel free to contact David Cook (206.838.5837) or Fasih Khan (206.838.5836) with any questions regarding this progress report.

Sincerely,

**Aspect consulting, LLC**



**Dave Cook, LG, CPG**  
Principal Geologist  
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**Fasih Khan**  
Environmental Project Manager  
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cc: Lake Union Partners, Brendan Lawrence (email only)  
Mt. Baker Housing Association, Conor Hansen (email only)

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