



February 8, 2019

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

Re: Progress Report No. 7 Grand Street Commons Project – January 2018
Mt. Baker Housing Association PPCD No. 18-2-14714-0
Facility Site ID #97763114 and Cleanup Site ID #3018
Aspect 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, 23rd 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 December 2018.

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

- No on-site activity this month.
- Waste Disposal report for the buildings demolition that occurred in December 2018 was submitted by Dickson (the demolition contractor) to the City of Seattle on January 24, 2019 for satisfying the demolition permit requirements. This is a final permit-closure report that presented information regarding the various types of building materials/debris that was generated from demolition activity and the offsite waste disposal facilities where the demolition debris was disposed.
- Delivered electronic and hard copies of the RI Work Plan to Ecology on January 31, 2019.
- Aspect spoke with William Carroll of Pacific Crest Environmental, LLC (Pacific Crest, consultant of the Penthouse Drapery) on January 28, 2019 regarding the progress of the Electrical Resistance Heating (ERH) remediation at the north-adjacent property (Seattle Collision Center, formerly occupied by Penthouse Drapery Cleaners) and northwest portion of the West Block (Grand Street Commons property).
- According to William Carroll, a report documenting the ERH progress and analytical results of preliminary confirmation sampling (soil, groundwater, and indoor air) was submitted by Pacific Crest to Ecology (Heather Vick of the Voluntary Cleanup Program) in December 2018.
- Project management, including interacting with Ecology, and miscellaneous project correspondence.

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

- None.

E. Raw Data Received from Laboratory

- None.

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

- Support Ecology's review of the RI Work Plan.
- Begin planning for the implementation of the RI Work Plan following Ecology's approval.

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 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



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Environmental Project Manager
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cc: Lake Union Partners, Brendan Lawrence (email only)
Mt. Baker Housing Association, Conor Hansen (email only)