



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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March 12, 2019

Cathie Coyle
Development Manager
Aegis Living
415 118th Avenue SE
Bellevue, WA 98005

Response to Aegis Living's Request to Alter Engineered Controls at the Following Cleanup Site:

- **Name:** Potala Village
- **Address:** 21 10th Avenue South, 1006 Lake Street South, and 6700 Lake Washington Blvd NE, Kirkland, Washington (Property)
- **Facility/Site No.:** 4595
- **Cleanup Site ID No.:** 12329

Dear Cathie Coyle:

Aegis Living has requested approval from the Washington Department of Ecology (Ecology) to alter engineered controls that were installed to prevent vapor migration from contaminated soils at the Property line onto the Property. Approval from Ecology is required in accordance with the Environmental Covenant attached to a No Further Action letter dated March 6, 2018 (King County Recording No. 20180305000370).

The remedial action for the Property included containing contaminated soil in the right of way behind a barrier and vapor shield consisting of a 0.5-inch thick Volclay bentonite wall. The barrier and vapor shield are equipped with a high-density polyethylene sheet drain for ventilation. An approximately 4-inch thick concrete sidewalk acts as a cap over the top of the barrier and vapor shield. The primary purpose of the barrier and vapor shield is to prevent potential vapors from contaminated soil that remains in the right of way from migrating onto the Property.

Aegis Living has requested to adjust the sidewalk and the upper portion of the Volclay wall as part of their redevelopment project. This will involve cutting off the top 0.9 feet of the Volclay wall.

Ecology approves the proposed scope of work, with the following conditions:

- Cutting of the Volclay wall must be performed so that no damage or cracking will occur.
- A circular saw with a concrete cutting blade that has small or no teeth should be used to cut approximately 0.9 feet off the top of the Volclay wall. The concrete blade should provide a clean, even cut across the top of the Volclay wall, and operation of the saw should limit vibration that could damage or crack the Volclay wall below the cut line.
- Only expose what is necessary to make the cut along the top of the Volclay wall. After completing cutting, build back the soil layer, compacting it around the top of the cut Volclay wall.
- Ventilation should be installed along the top of the Volclay wall sheet drain to allow vapors to vent up the sheet drain and dissipate into the open air.
- Do not excavate or perform any other work in the contaminated area, the top of which is approximately 4 to 6 feet below the existing sidewalk. Any additional work would require additional information and a separate approval from Ecology.
- Restore the 4-inch thick concrete sidewalk, which acts as a cap.
- Inform Ecology in advance of your work schedule so that we may visit the site while the work is being performed.
- After the work has been completed, provide Ecology with a report summarizing the alterations and restoration work including as-built drawings in map view and cross-section.

Please contact me at tamara.welty@ecy.wa.gov or 425-649-7023 if you have any questions.

Sincerely,



Tamara Welty, LG, LHG
Toxics Cleanup Program

Enclosures (2): Aegis Living Memo dated February 19, 2019
 Pace Engineering Site Plan dated February 13, 2019

cc: Heather Vick, Ecology Toxics Cleanup Program
 Louise Bardy, Ecology Toxics Cleanup Program
 Ecology Periodic Review Site File

February 19, 2019

Heather
Toxics Cleanup Program
Department of Ecology
Northwest Regional Office
3190 160th Ave SE
Bellevue, WA 98008

Dear Heather,

Thank you for discussing the Kirkland project with the team on February 15, 2019. As discussed, we are requesting approval to adjust the side walk and the upper portion of the bentonite wall, refer to attached Exhibit. The work being done was planned so that we will stay out of the contaminated area.

The information below is in response to your follow-up email.

1. Cutting of the ½" volclay bentonite wall will be done so that no damage or cracking will occur. The General Contractor intends to use a carbide tipped circular saw to cut thru the bentonite wall. We will monitor the work and send you a summary of work performed with photographs.
2. The attached Exhibit shows a cross section of the shortened bentonite wall and sheet drain. The new improvements to the sidewalk and curb area are shown in red. A PVC manifold and pipe will be installed to allow ventilation.
3. Earth Solutions NW contract has been executed. The monitoring wells to the north will be decommissioned on 3/12/19. The 3 vapor probes will be decommissioned with the sidewalk work.

Thank you for your help. Please let me know if you have any questions.

Sincerely,



Cathie Coyle
Development Manager
Aegis Living

