



April 10, 2019

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

Re: Progress Report No. 9 Grand Street Commons Project – March 2019
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 March 2019.

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

- Ecology approved the Remedial Investigation (RI) Work Plan dated January 30, 2019 for the Grand Street Commons Site on March 14, 2019.
- Continued communications with PLPs for project-related elements.
- Aspect submitted a Street Use permit application and communicated with the City of Seattle for performing explorations in South Grand Street, South State Street, and 22nd Avenue S.
- Aspect started performing the RI explorations at the East Block of the Grand Street Commons property on March 25, 2019.
- As of March 29, 2019, Aspect completed 9 of the 17 soil borings and 4 of the 27 shallow groundwater monitoring wells proposed for the RI work. Additional explorations were completed during April 1 through 5, 2019 and those will be presented in the next Monthly Progress Report.
- Project management, including interacting with Ecology, and miscellaneous project correspondence.

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

- One soil boring (AC-SB-13) was additionally completed as a groundwater monitoring well near the existing underground storage tank (UST) in south portion of the East Block because the previous monitoring well was buried under concrete debris (approximately 3 feet thick) of the December 2018 building demolition activity at the East Block.

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

- Continue performing the RI explorations proposed at the West and South Blocks.
- Continue to provide weekly email updates to Ecology regarding the RI explorations work.
- Obtain necessary right-of-way use permits from the City of Seattle for the proposed RI explorations in rights-of-way (S Grand Street, 22nd Ave S, and S State Street). Continue to pursue permits for tentative wells in Rainier Avenue S, if they are to be completed in June/July 2019.
- Soil, soil gas, and groundwater sampling, obtain groundwater measurements, and survey the wells.

- Evaluate soil, soil gas, and groundwater chemical analytical results.

G. Communications and Public Outreach Activities

- None.

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
dcook@aspectconsulting.com



Fasih Khan
Environmental Project Manager
fkhan@aspectconsulting.com

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