



May 10, 2019

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

Re: Progress Report No. 10 Grand Street Commons Project – April 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 and Sandra:

This progress report was 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 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 April 2019.

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

- Aspect submitted revised Traffic Control Plans for the Street Use permit application to the City of Seattle for performing explorations in South Grand Street, South State Street, and 22nd Avenue S.
- Aspect continued to perform RI explorations at the East, West, and South blocks of the Grand Street Commons property and evaluate chemical analytical results of soil and soil gas samples in April 2019.
- As of April 5, 2019, Aspect completed 14 of the 17 soil borings, 4 of the 7 soil gas samples, and 10 of the 19 shallow groundwater monitoring wells proposed for the RI work. The RI Work Plan noted that the additional 9 shallow monitoring wells are “tentative” that may or may not be performed.
- No activity occurred at the Site between April 8 and 30, 2019.
- Provided weekly updates to Ecology and the project team.
- Continued communications with PLPs for project-related elements.
- 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

- Aspect received chemical analytical results of soil and soil gas samples that were obtained from the explorations completed between March 25 and April 5, 2019.

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

- Resume performing the RI explorations proposed for South Grand Street, South State Street, and 22nd Avenue S after receipt of Street Use permit from the City and in the West Block as access becomes available.
- Continue to provide weekly email updates to Ecology regarding the RI explorations work.
- Continue to pursue permits for tentative wells in Rainier Avenue S, if they are to be completed in June/July 2019.
- Perform soil and groundwater sampling, obtain groundwater measurements, and survey the RI wells.
- Evaluate soil 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 Dave 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)