



June 10, 2019

Sandra Matthews  
Washington State Department of Ecology  
3190 160<sup>th</sup> Ave SE  
Bellevue, Washington 98008-5452

**Re: Progress Report No. 11 Grand Street Commons Project – May 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 Sandra and Ching-Pi:

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, 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 Mt. Baker Housing Association (MBHA) and the Washington State Department of Ecology (Ecology), filed September 6, 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.” Because of the scale of this project, a partnership was established whereby Grand Street Commons LLC (GSC) signed a separate PPCD for the development property (**Grand Street Commons LLC PPCD No. 18-2-14708-S**). MBHA is also a signatory of the GSC PPCD. However, as the decree indicates, “MBHA will be the lead party in performing the cleanup work required by this Decree.”

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 May 2019.

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

- Aspect oversaw RI explorations in S State Street, 22<sup>nd</sup> Ave S, and S Grand Street. As of May 17, 2019, Aspect completed 17 of the 17 soil borings, 4 of the 7 soil gas samples, and 16 of the 19 shallow groundwater monitoring wells outlined in the RI Work Plan. The RI Work Plan also notes that 9 additional shallow monitoring wells are “tentative” that may or may not be performed. To date, no determination has yet been made on whether those wells are necessary, or not.
- Aspect completed groundwater sampling between the weeks of May 13 and May 20, 2019 of 42 of the 45 monitoring wells at the Site. Two wells were inaccessible (buried under concrete debris) and one well was not located.
- No activity occurred at the Site between May 27 through 31, 2019.
- Aspect provided weekly status updates to Ecology and the project team.
- Project management, including interacting with Ecology, and miscellaneous project correspondence.

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

- Ecology hosted a meeting between the PLPs, MBHA, GSC, Penthouse Drapery and Seattle Collision Center on April 12, 2019. As a result of that meeting Ecology requested that the parties share data and communicate about contaminant characterization and cleanup activities related to releases of dry-cleaning solvents from the former Penthouse Drapery location (currently Seattle Collision Center) and its effect on the GSC property, and RI activities planned there. Aspect shared RI soil and soil gas laboratory reports with PLPs (Penthouse Drapery and their consultant Pacific Crest Environmental) and continued communication for accessing and sampling existing monitoring wells in the Electrical Resistance Heating (ERH) treatment zone and other project-related elements.

### **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 samples that were obtained from the explorations completed between May 15 and 17, 2019.

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

- Evaluate the need for performing RI explorations proposed within the ERH zone as access becomes available.
- Continue to collaborate with Penthouse Drapery and their environmental team related to solvent characterization and cleanup at and from the former Penthouse Drapery location.
- Continue to provide regular status 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 subcontract a survey for 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**  
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cc: Lake Union Partners, Brendan Lawrence (email only)  
Mt. Baker Housing Association, Conor Hansen (email only)