



Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Folsom | Irvine

December 9, 2019

Ms. Tena Seeds
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

**RE: RELEASE NOTIFICATION
BLOCK 38 WEST PROPERTY
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
FARALLON PN: 397-019**

Dear Ms. Seeds:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter on behalf of City Investors IX L.L.C. (City Investors) to report a release of a hazardous substance to the environment at the property at 500 through 536 Westlake Avenue North in the South Lake Union area of Seattle, Washington (Block 38 West Property) (Figure 1). This notification is provided in accordance with the requirements of Section 300 of Chapter 173-340 of the Washington Administrative Code (WAC 173-340-300).

The Block 38 West Property totals approximately 1.06 acres of land and comprises King County Parcel No. 1983200196 on the northern portion of the Block 38 West Property (534 and 536 Westlake Avenue North), King County Parcel No. 1983200180 on the central portion of the Block 38 West Property (520 Westlake Avenue North), and King County Parcel No. 1983200170 on the southern portion of the Block 38 West Property (500 and 510 Westlake Avenue North). The Block 38 West Property most recently was developed with structures formerly used for retail, temporary office space, storage, and parking. The vertical structures have been demolished as part of the planned redevelopment for the Block 38 West Property.

City Investors currently is negotiating with the Washington Department of Ecology (Ecology) an Agreed Order in connection with the Block 38 West Property. Farallon is providing this notice letter to you based upon our understanding that you have been designated as the Project Manager for this property and associated site.

On November 22, 2019, the general contractor for the redevelopment, GLY Construction (GLY), notified Farallon regarding the discovery of a black liquid discharging from a side sewer line at the Block 38 West Property while inspecting side sewer utilities in the east-adjacent alleyway. The



side sewer line where the liquid was observed extended west onto the Block 38 West Property¹ and was not documented on Seattle Public Utilities maps. Farallon personnel collected a sample of the liquid for laboratory analysis. The sample result indicated the presence of total petroleum hydrocarbons in the liquid.

GLY capped the side sewer line at the eastern Block 38 West Property boundary and inspected the length of the line to the maximum extent practicable. The side sewer was approximately 45 feet north of the southeastern boundary of the Block 38 West Property and traced approximately 35 feet to the west until an obstruction in the side sewer line was encountered or the line had previously collapsed (Figure 2). GLY and Farallon evaluated additional options to identify the extent of the side sewer line but determined that additional characterization was not feasible due to the presence of the former building concrete slab and stockpiled demolition debris that is providing structural support for the western sidewall.

Based on the laboratory analysis of soil samples collected previously on the southeastern portion of the Block 38 West Property, contaminants of concern were detected but at concentrations less than the applicable cleanup levels. Although structures on the Block 38 West Property are being demolished, a concrete slab from the former structures remains in place to provide a suitable working surface for demolition equipment and debris stockpiles. The concrete surface prevents contact with potentially impacted soil and eliminates the direct contact exposure pathway for construction workers currently working on the Block 38 West Property.

Following completion of demolition, removal of debris, and installation of the shoring system, the area proximate to the side sewer line will be accessible. When the area is accessible, additional investigation will be conducted to characterize potential impacts from the petroleum hydrocarbon material discovered in the side sewer line. If results from the additional characterization indicate that soil and/or groundwater are impacted proximate to the side sewer line, the cleanup will be conducted in accordance with the Interim Action Work Plan².

¹ This side sewer extended onto King County Parcel No. 1983200170 on the southern portion of the Block 38 West Property (500 and 510 Westlake Avenue North).

² *Interim Action Work Plan, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington* dated November 8, 2019, prepared by Farallon.



Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact either of the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

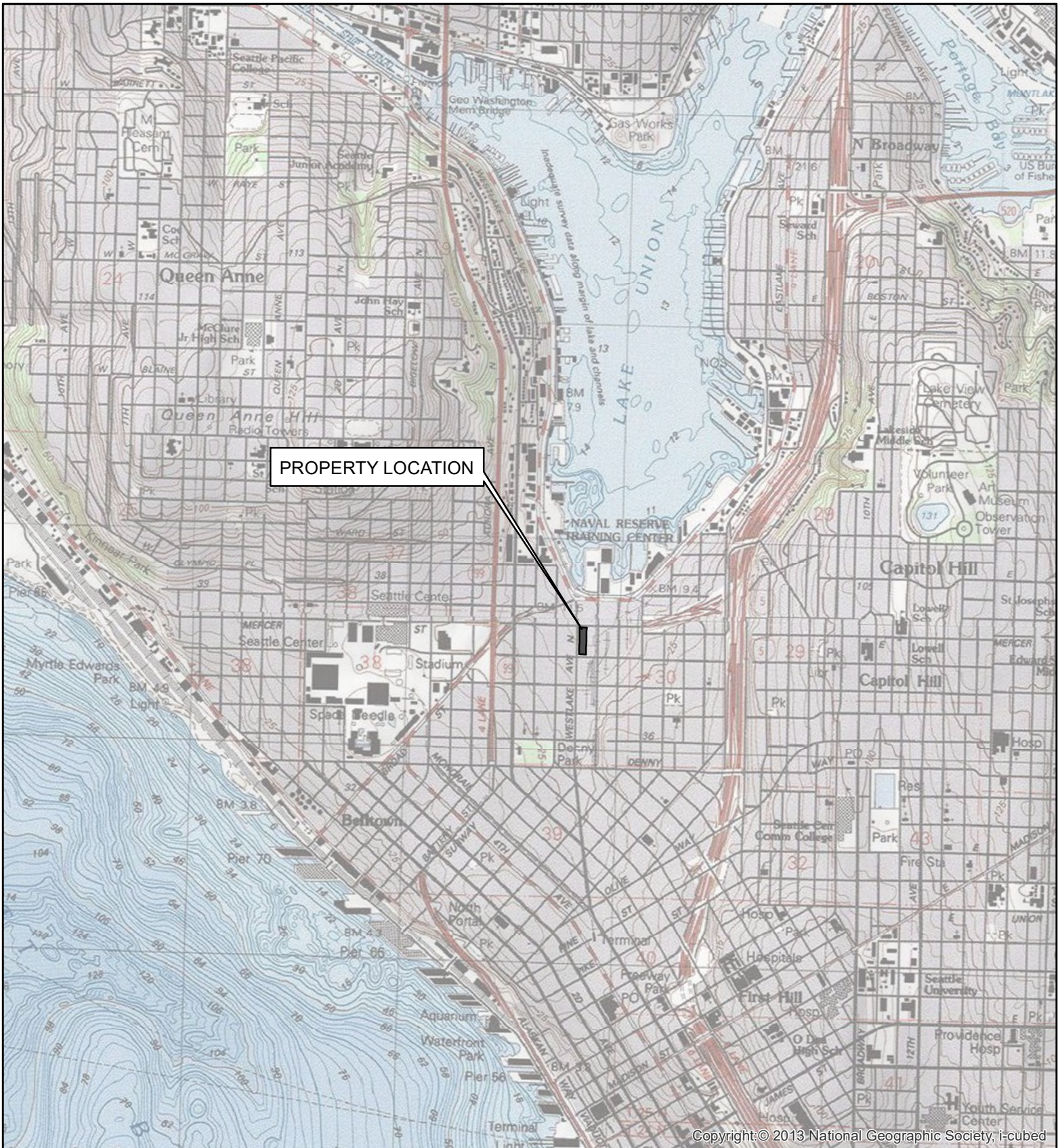
Suzy Stumpf, P.E.
Senior Design Engineer

Clifford T. Schmitt, L.G., L.H.G.
Principal Hydrogeologist

Attachments: Figure 1, *Vicinity Map*
Figure 2, *Property Map with Boring Locations*

cc: Tamara Cardona, Washington State Department of Ecology
Donna Musa, Washington State Department of Ecology

SES/CS:cm



Copyright: © 2013 National Geographic Society, i-cubed

REFERENCE: 7.5 MINUTE USGS QUADRANGLE SEATTLE NORTH, WASHINGTON, DATED 1983



Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Bend | Baker City

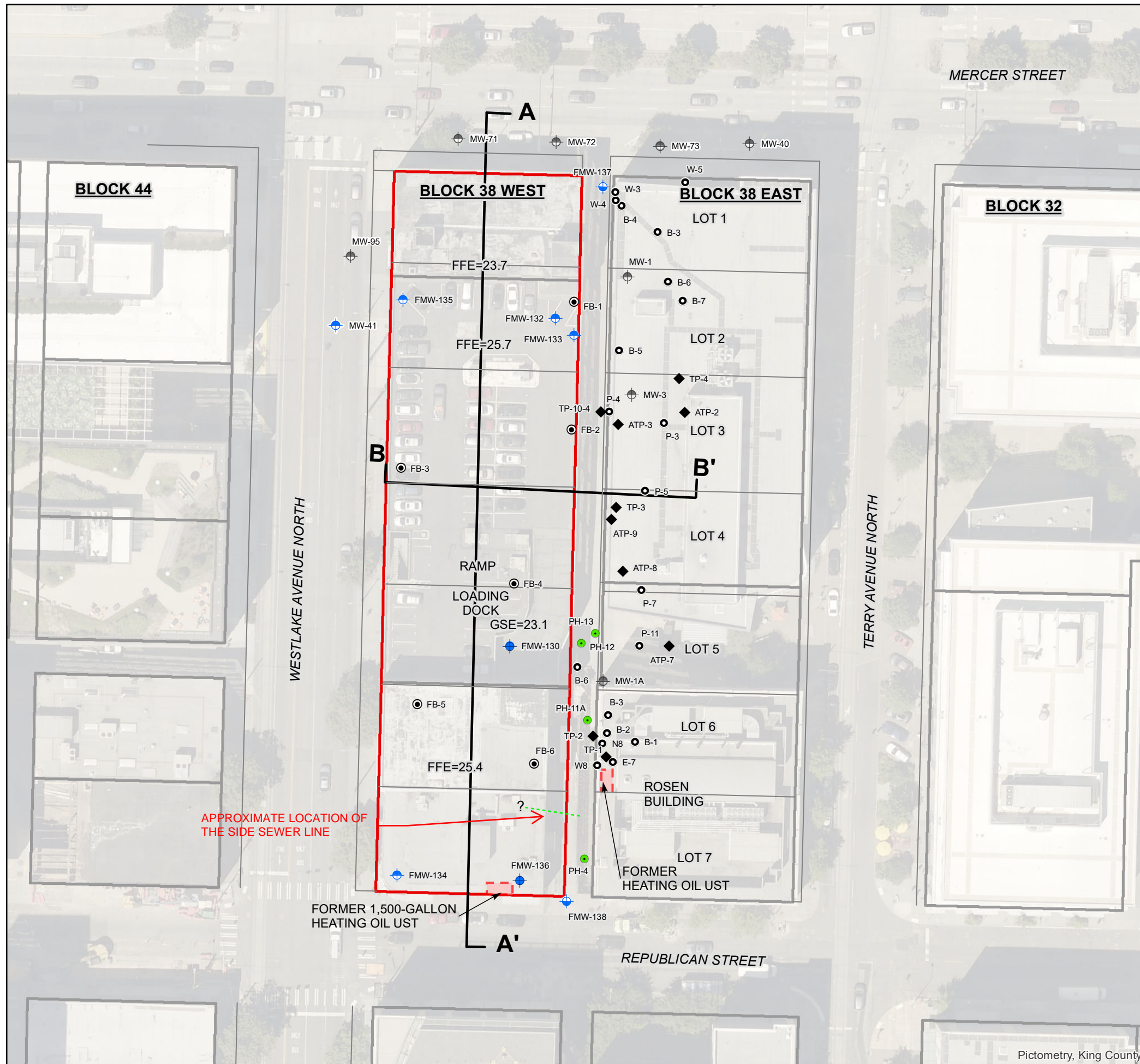
California
Oakland | Folsom | Irvine

FARALLON
CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 1
VICINITY MAP
BLOCK 38 WEST PROPERTY
SEATTLE, WASHINGTON

FARALLON PN: 397-019

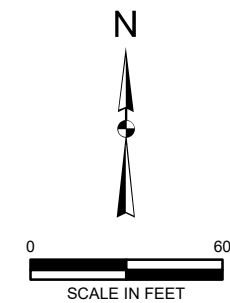


LEGEND

- BORING (FARALLON)
- BORING (OTHERS)
- ⊗ EXCAVATION BORING
- POTHOLE
- ◆ TEST PIT
- SHALLOW WATER-BEARING ZONE MONITORING WELL
- DECOMMISSIONED SHALLOW WATER-BEARING ZONE WELL
- INTERMEDIATE WATER-BEARING ZONE WELL
- DEEP OUTWASH AQUIFER WELL
- ▭ APPROXIMATE LOCATION OF FORMER HEATING OIL USTs
- ▭ PROPERTY BOUNDARY
- ▭ KING COUNTY PARCEL BOUNDARY
- A A' LINE OF CROSS SECTION

NOTES:
 LOADING DOCK HIGHER THAN GSE
 ELEVATION SOURCE: BUSH, ROED, & HITCHINGS, INC. (2014)
 ELEVATION DATA PRESENTED IN FEET ABOVE MEAN SEA LEVEL IN
 THE NORTH AMERICAN VERTICAL DATUM OF 1988

FFE = APPROXIMATE FINISH FLOOR ELEVATIONS
 OF GROUND FLOOR OF EXISTING BUILDING
 GSE = APPROXIMATE GROUND SURFACE ELEVATION
 OF EXISTING LOADING DOCK AREA
 UST = UNDERGROUND STORAGE TANK



ALL LOCATIONS ARE APPROXIMATE.
 FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES
 MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

DRAFT

Washington
 Issaquah | Bellingham | Seattle
 Oregon
 Portland | Baker City
 California
 Oakland | Folsom | Irvine

FARALLON
 CONSULTING

Quality Service for Environmental Solutions | farallonconsulting.com

FIGURE 2
 PROPERTY MAP WITH
 BORING LOCATIONS
 BLOCK 38 WEST PROPERTY
 SEATTLE, WASHINGTON
 FARALLON PN: 397-019