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MEMORANDUM

TO: Washington State Department of Ecology **DATE:** June 28, 2019

FROM: Logan Schumacher, LG; Thomas Cammarata, LG, LHG;
SoundEarth Strategies, Inc.

SUBJECT: **Troy Laundry Property—PPCD Second Quarter 2019 Progress Report**

SoundEarth Strategies, Inc. (SoundEarth) has prepared this Progress Report to summarize activities completed during the Second Quarter 2019 at the Troy Laundry Seattle Site (the Site), Cleanup Site ID No. 11690 located at and adjacent to the property located at 300 Boren Avenue North and 399 Fairview Avenue North in Seattle, Washington (the Property). The location of the Property is shown on Figure 1. The work summarized below was conducted under Prospective Purchaser Consent Decree No. 19-2-07344-6 SEA (PPCD) between the Washington State Department of Ecology (Ecology) and Ponte Gadea Seattle LLC. This Progress Report is provided pursuant to Section IV.H. of the PPCD.

In addition, and in coordination with Touchstone SLU LLC, the former owner of the Property and party to Agreed Order No. DE 8996, as amended, (Agreed Order) between Touchstone SLU LLC and Ecology, this Progress Report will update Ecology regarding further work completed and planned under the Agreed Order.

SITE ACTIVITIES—SECOND QUARTER 2019

The following sections summarize activities completed at the Site during the Second Quarter 2019.

Second Quarter 2019 Groundwater Monitoring Event

The Second Quarter 2019 semiannual groundwater monitoring event was completed between June 13 and 15, 2019. The groundwater monitoring event was conducted pursuant to Exhibit A (Scope of Work and Schedule) to the PPCD.¹

Groundwater elevations measured on June 13, 2019, ranged from 11.88 feet North American Vertical Datum of 1988 (NAVD88) (monitoring well MW21) to 17.24 feet NAVD88 (monitoring well MW15). Groundwater samples were collected on June 13 through 15, 2019, from all wells in the compliance well network and select Site wells as set forth in Exhibit A (Scope of Work and Schedule), including:

- On-Property: MW17 through MW25, and IW04, IW06, IW50, IW61, IW91
- Harrison Street ROW: MW01 and MW26

¹ As set forth in Exhibit A to the PPCD, the groundwater monitoring results will be used to evaluate the effectiveness of the groundwater treatment program that has been implemented as part of the Interim Action Plan (SoundEarth 2013) for the Site dated August 21, 2013, which was approved by Ecology on October 10, 2013.

- Boren Avenue ROW: MW04, MW07, MW13, and MW27
- Thomas Street ROW: MW28
- Terry Avenue North: MW15²

Groundwater samples from the Second Quarter 2019 groundwater monitoring event were submitted to Friedman & Bruya, Inc., of Seattle, Washington, or shipped to SiREM, of Knoxville, Tennessee, on or before June 17, 2019, under standard chain of custody protocols for analysis for chlorinated volatile organic compounds and/or select geochemical parameters.

Results

At the time of the preparation of this memorandum analytical results from the Second Quarter 2019 groundwater monitoring event have not been received. Once received, groundwater results from the Second Quarter 2019 groundwater monitoring event will be tabulated and summarized for Ecology within six weeks. Second Quarter 2019 groundwater sampling results and laboratory analytical reports (raw data) will additionally be included in the Third Quarter 2019 Progress Report.

The following section summarizes activities completed at the Site during the Second Quarter 2019 under the Agreed Order.

2019 Supplemental Vapor Intrusion Assessment Report

The 2019 Supplemental Vapor Intrusion Assessment Report (SoundEarth 2019) summarizing the results of the 2019 indoor air vapor intrusion assessment that was conducted at the Site was submitted to Ecology May 21, 2019, under the authority of the Agreed Order, and is currently under review by Ecology.

DEVIATIONS FROM SAMPLING RESULTS NORMS

No sampling results are available from the Second Quarter 2019 groundwater monitoring event. Any sample results that deviate from the norm will be discussed in connection with the review of those results for this event.

DEVIATIONS FROM REQUIRED TASKS, SCOPE OF WORK, OR SCHEDULE

The Second Quarter 2019 groundwater monitoring event was completed in accordance with the work scope and schedule outlined in Exhibit A (Scope of Work and Schedule) of the PPCD. No deviations from the scope, schedule, or required tasks outlined in the PPCD were noted for the Second Quarter 2019, other than the sampling of MW15, noted above.

DATA AND DESCRIPTION OF UNDERLYING SAMPLES COLLECTED

No sampling results are available from the Second Quarter 2019 groundwater monitoring event. All raw data (including laboratory analyses), together with a detailed description of the underlying samples collected, will be presented in connection with reporting the results for this event.

² MW15 is not sampled under the PPCD, but it is a part of the Site monitoring well network, and results will be presented in connection with the Progress Reports to ensure that all data associated with the Site are readily available to Ecology.

PLANNED ACTIVITIES—THIRD QUARTER 2019

The following section summarizes activities planned at the Site for the Third Quarter 2019 under the PPCD.

Data Tabulation and Review

Once data from the Second Quarter 2019 groundwater monitoring event are delivered and reviewed, updated groundwater data tables and figures will be prepared. Results of the Second Quarter 2019 groundwater monitoring event will be communicated to Ecology and presented in the Third Quarter 2019 Progress Report.

The following sections summarize activities planned at the Site for the Third Quarter 2019 under the Agreed Order.

Remedial Investigation—ROW Well Installation

The installation of five additional groundwater monitoring wells (MW29 through MW33; Figure 2) in the Thomas Street, Harrison Street, and Boren Avenue North rights-of-way (ROWS) and on the south-adjacent property is currently scheduled to be completed in August 2019 under the authority of the Agreed Order. The work will include soil sampling, well installation and development, installation of dedicated sampling pumps, and surveying of the well casing elevations. Ecology-approved well locations MW29 through MW33 are shown on Figure 2.

Supplemental ROW Well Groundwater Sampling

Following installation of the five additional groundwater monitoring wells, a supplemental groundwater sampling event will be conducted at wells MW29 through MW33 to determine baseline groundwater conditions. Groundwater elevations will also be measured from all Site wells to aid in mapping groundwater flow in the vicinity of the Site. Results from the supplemental groundwater sampling will be included in the PPCD Third Quarter 2019 Progress Report. The timing for the supplemental groundwater sampling will be determined once all well installations have been completed.

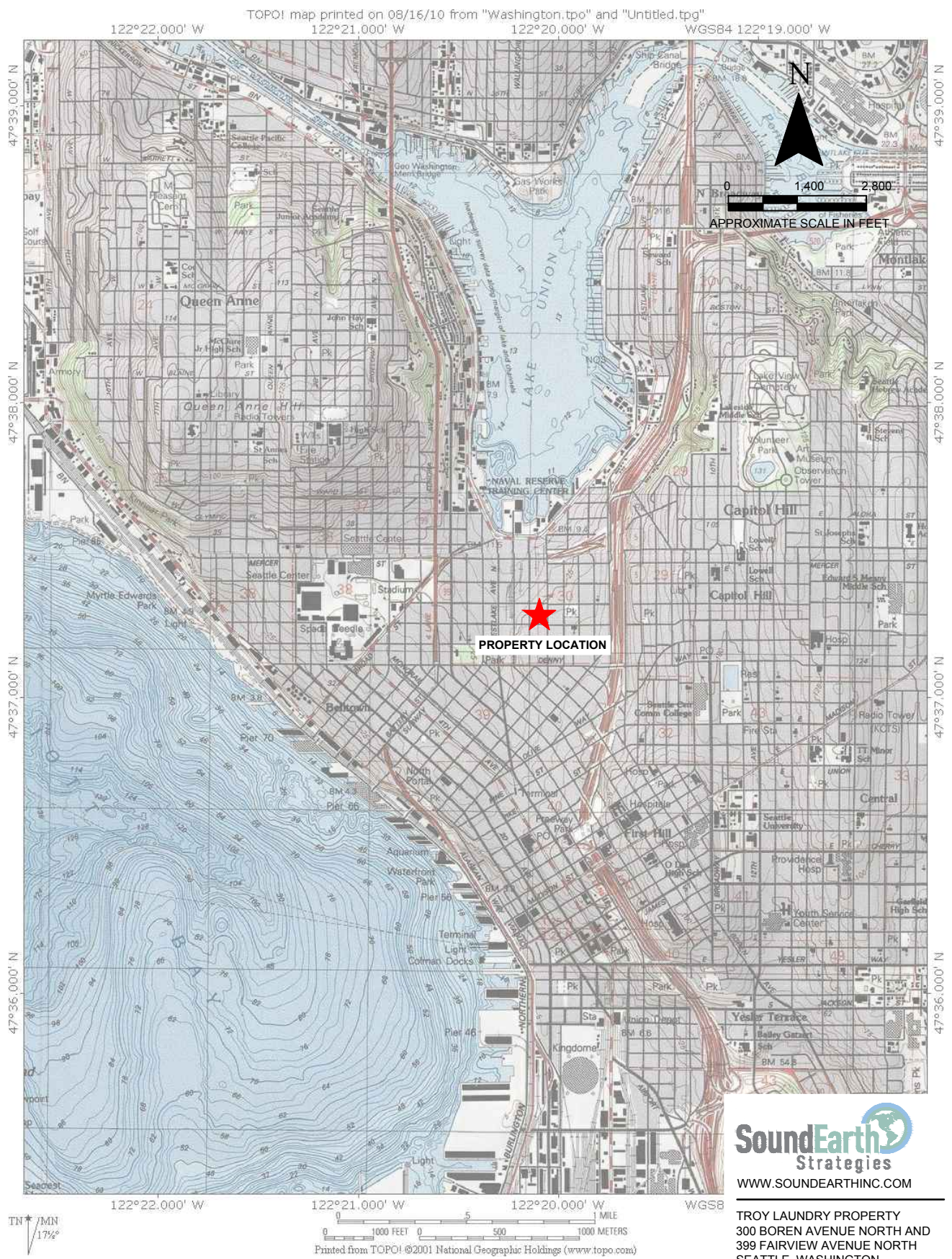
Attachments: Figure 1, Property Location Map
Figure 2, Proposed Exploration Location Plan

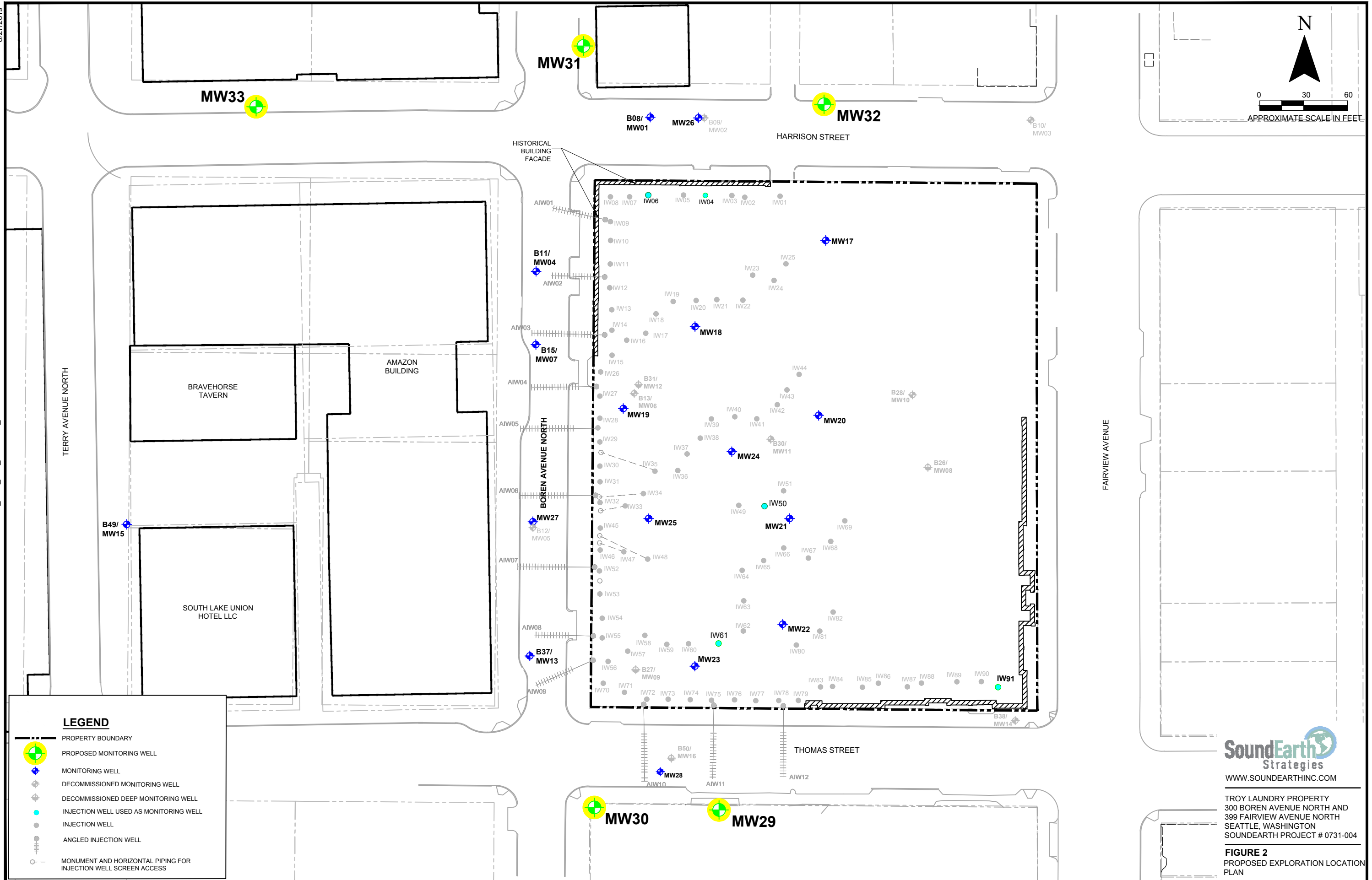
REFERENCES

SoundEarth Strategies, Inc. (SoundEarth). 2013. *Interim Action Plan, Troy Laundry Property, 307 Fairview Avenue North, Seattle, Washington*. August 21.

_____. 2019. *Supplemental Vapor Intrusion Assessment Report, Troy Laundry Property, 300 Boren Avenue North and 399 Fairview Avenue North, Seattle, Washington*. May 21.

LDS/TJC:hsb/dnm





LEGEND

- PROPERTY BOUNDARY
- PROPOSED MONITORING WELL
- MONITORING WELL
- DECOMMISSIONED MONITORING WELL
- DECOMMISSIONED DEEP MONITORING WELL
- INJECTION WELL USED AS MONITORING WELL
- INJECTION WELL
- ANGLED INJECTION WELL
- MONUMENT AND HORIZONTAL PIPING FOR INJECTION WELL SCREEN ACCESS



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TROY LAUNDRY PROPERTY
 300 BOREN AVENUE NORTH AND
 399 FAIRVIEW AVENUE NORTH
 SEATTLE, WASHINGTON
 SOUNDEARTH PROJECT # 0731-004

FIGURE 2
 PROPOSED EXPLORATION LOCATION
 PLAN