

May 15, 2020

Ms. Tena Seeds
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008

**RE: PROGRESS REPORT FOR APRIL 2020
BLOCK 38 WEST PROPERTY
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
AGREED ORDER NO: DE 17963
FARALLON PN: 397-019**

Dear Ms. Seeds:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of City Investors IX L.L.C. (City Investors IX) to document the independent remedial action activities conducted during April 2020 at the Block 38 West Site. The independent remedial action is being performed under the auspices of Agreed Order No. DE 17963 (AO) between the Washington State Department of Ecology (Ecology) and City Investors IX. The Block 38 West Site as defined under the AO is where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. The Site is generally located at 500 through 536 Westlake Avenue North in Seattle, Washington (Block 38 West Property).

This progress report provides a summary of activities performed during the reporting period; deviations from the scope of work; changes in key personnel involved with the work; deviations from the schedule and resolution; a summary of sampling and testing reports; work planned and deliverables for the next reporting period; and public or regulatory communications.

ACTIVITIES CONDUCTED DURING THE REPORTING PERIOD

The remaining elements of the independent remedial action being performed under the AO were implemented in accordance with the *Interim Action Work Plan, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington* dated November 8, 2019, prepared by Farallon (IAWP). The following work was conducted during the development of the Block 38 West Property:

- **Shoring Progress.** The third and final row of tiebacks were installed on the north shoring wall from elevation 2.5 to 0.5 feet North America Vertical Datum 1988 (NAVD88); the third and final row of tiebacks were installed on the east shoring wall from elevation 2.0 to -0.5 feet NAVD88; the fourth and final row of tiebacks were completed on the south shoring wall at elevation 2.0 feet NAVD88; and the fourth and final row of tiebacks on the west shoring wall from 3.0 to -1.5 feet NAVD88 are currently being completed. Wood



lagging will continue to the base of the mass excavation elevation, which is approximately -5 to -6.5 feet NAVD88. The estimated completion date of shoring and auger cast piles is June 8, 2020.

- **Excavation Progress.** Mass excavation activities started on January 30, 2020. After a work stoppage due to COVID-19, City Investors IX is currently excavating from elevation 0 to -5 feet NAVD88 across the Block 38 West Property. The estimated quantity of contaminated soil removed from the Block 38 West Property through April 30, 2020 is approximately 41,859.78 tons, a portion of which had concentrations of constituents of concern (COCs) that exceeded cleanup levels based upon performance sampling conducted during the remedial excavation. City Investors IX is continuing to manage soil associated with mass excavation consistent with the IAWP and in compliance with the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) and Ecology guidance. The estimated completion date of mass excavation is June 8, 2020.
- **Construction Dewatering.** The construction dewatering system is comprised of 18 dewatering wells and 3 water treatment systems. All water treatment systems are operational. During the reporting period approximately 17,285,173 gallons of water from the construction dewatering system and stormwater and/or water collected within the base of the excavation were collected, treated, and discharged to the City of Seattle stormwater system (17,271,700 gallons) and the sanitary sewer system (13,473 gallons). Compliance discharge water samples were collected in accordance with Ecology's Administrative Order Docket No. 16629 for National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit and King County Industrial Waste (KCIW) Discharge Authorization No. 4493-02. COCs were either reported non-detect at the laboratory practical quantitation limit or less than the established NPDES or KCIW discharge limits, as applicable.
- **Presentation to Ecology.** On April 8, 2020, Farallon presented to Ecology a conceptual site model for chlorinated volatile organic compounds in South Lake Union for the Block 38 West area.
- **Groundwater Performance Monitoring.** Farallon conducted a monthly groundwater sampling event for the Deep Outwash Aquifer on April 27, 2020 consistent with the IAWP and the Technical Memorandum regarding Groundwater Monitoring Program, South Lake Union Block 38 West Property dated January 22, 2020 submitted to Ecology.
- **Reporting.** Based on a meeting with Ecology on March 12, 2020, City Investors IX is preparing technical memoranda to describe the additional work elements associated with the current independent remedial action, which include (1) installation of two monitoring wells in the building foundation and one monitoring well in the east-adjacent alley, and (2) supplemental subsurface investigation of the east-adjacent alley – to be conducted during alley improvements associated with the development of the Block 38 West Property – necessary to support excavation of soil with COC concentrations exceeding screening levels to the extent practicable. The monitoring wells planned in the building foundation need to be installed no later than June 8, 2020, prior to the planned pour of the rat slab



foundation the same week. A separate technical memorandum will be prepared for additional work elements described above to allow for Ecology's review of the monitoring well work elements prior to the start of foundation work.

CHANGES IN KEY PERSONNEL

There were no changes to key personnel.

DEVIATIONS FROM INTERIM ACTION WORK PLAN OR APPROVED SCOPE OF WORK

There are no deviations to report for the independent remedial action being conducted under the auspices of the AO pursuant to Section VII (Work to Be Performed). Additional proposed remedial actions to be submitted for Ecology review are discussed above.

DEVIATIONS FROM SCHEDULE AND RESOLUTIONS

Currently, no delays are anticipated to the AO Schedule.

SAMPLING PERFORMED, RESULTS, DATA VALIDATION, AND EIM DATABASE

Activities conducted during this reporting period related to data collection, validation, and management include the following:

- Continued to validate soil data collected during the independent remedial action, which will be uploaded into the EIM database 60 days after the independent remedial action field activities are completed per the terms of the AO;
- Monthly groundwater performance data for the Deep Outwash Aquifer collected during the independent remedial action will be uploaded into the EIM database 60 days after the independent interim action field activities are completed per the terms of the AO; and
- Began preparing existing soil and groundwater data package for submittal into the EIM database no later than July 18, 2020.

WORK PLANNED FOR NEXT REPORTING PERIOD

Work planned for the May 2020 reporting period includes the following:

- Continue construction activities:
 - Complete shoring installation and mass excavation;
 - Begin foundation tie down anchors and foundation preparation;
 - Continue construction dewatering; and
 - Coordinate monitoring well installation in building foundation.
- Conduct monthly groundwater performance sampling for the Deep Outwash Aquifer;



- Submit technical memoranda for additional work to be performed during development activities and under the auspices of the AO pursuant to Sections VI.F and VII; and
- Begin preparation of the Agency Review Draft Remedial Investigation Work Plan.

PUBLIC OR REGULATORY COMMUNICATIONS

City Investors IX has not participated in any meetings with interested members of the public or local governments, nor has it had any formal communications with Ecology personnel during this reporting period (i.e., other than ongoing coordination and discussions with Ecology regarding construction and remedial actions).

Please contact 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

cc: Jim Broadlick, City Investors IX L.L.C.
Sean Biehl, City Investors IX L.L.C.

SES:/cm