

June 15, 2020

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

**RE: PROGRESS REPORT FOR MAY 2020  
BLOCK 38 WEST SITE  
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 provide a written monthly report describing actions taken during the previous month to implement the requirements of the agreed order and that document the independent remedial action activities conducted during May 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**

Farallon is preparing the Agency Review Draft Remedial Investigation Work Plan that will be submitted to Ecology by July 18, 2020 in accordance with the requirements of the AO. In addition, Farallon is preparing the data set associated with subsurface investigations conducted at the Block 38 West Property for submittal to Ecology's electronic information management (EIM) database by July 18, 2020 in accordance with the requirements of the AO. At Ecology's request, Farallon is also preparing the soil data set for soil samples analyzed through May 30, 2020 and associated with the independent remedial action being conducted at the Block 38 West Property for submittal to the EIM database to support Ecology's review of the existing data set.

The other elements of the independent remedial action being performed under the AO during this reporting period 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 final row of tiebacks was installed and tested across the Block 38 West Property. The final row of tiebacks was installed on the north shoring wall from elevation 2.5 to 0.5 feet North America Vertical Datum 1988 (NAVD88); the final row of tiebacks was installed on the east shoring wall from elevation 2.0 to -0.5 feet NAVD88; the final row of tiebacks was completed on the south shoring wall at elevation 2.0 feet NAVD88; and the final row of tiebacks was completed on the west shoring wall from 3.0 to -1.5 feet NAVD88. Installation of wood lagging was completed to the base of the mass excavation elevation, which is approximately -5 to -6.5 feet NAVD88. The installation of the auger cast piles at the base of the mass excavation began on May 26, 2020 with an estimated completion date of June 18, 2020.
- **Excavation Progress.** Mass excavation activities started on January 30, 2020. The mass excavation continued to an elevation of -5 to -5.5 feet NAVD88 across the Block 38 West Property. The estimated quantity of Class 3 petroleum-contaminated soil removed from the Block 38 West Property through May 30, 2020 is approximately 43,701.86 tons, a portion of which had concentrations of constituents of concern (COCs) that exceeded screening 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 19, 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 18,295,496 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 via a private stormwater lateral managed by the City of Seattle stormwater system (18,288,300 gallons) and the King County sanitary sewer system (7,196 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 Submittal.** On May 6, 2020, Farallon provided a copy of the presentation materials associated with the April 8, 2020 presentation to Ecology regarding a conceptual site model for chlorinated volatile organic compounds in groundwater in the South Lake Union area.
- **Groundwater Performance Monitoring.** Farallon conducted a monthly groundwater sampling event for the Deep Outwash Aquifer on May 19, 2020 consistent with the IAWP



and the Technical Memorandum regarding Groundwater Monitoring Program, South Lake Union Block 38 West Property dated January 22, 2020.

- **Reporting.** Based on a meeting with Ecology on March 12, 2020; email correspondence dated March 31, May 5, and May 15, 2020; and a conference call on May 20, 2020, City Investors IX has prepared or is in the process of preparing technical memoranda to describe the additional work elements associated with the current independent remedial action and subject to Ecology approval, which include (1) installation of two monitoring wells in the building foundation and preliminary locations of additional proposed monitoring wells outside of the building, (2) design of the foundation for the building being constructed, and (3) a supplemental subsurface investigation of the east-adjacent alley. The installation of the monitoring wells will be performed in June or July 2020, the waterproof mat slab foundation will be poured over three phases from early to mid-July to mid-August 2020, and the supplemental subsurface investigation will be conducted in July or August 2020 during alley improvements associated with the development of the Block 38 West Property and necessary to support excavation of soil with COC concentrations exceeding screening levels to the extent practicable. The final schedule for field activities is pending Ecology's approval of the proposed work elements.

On May 22, 2020 Farallon submitted a Technical Memorandum to Ecology regarding the installation of monitoring wells in the building foundation and preliminary locations of additional proposed monitoring wells outside of the building.

On May 29, 2020 Farallon submitted a Technical Memorandum to Ecology regarding the soil data package associated with the independent remedial action on the Block 38 West Property collected and analyzed prior to May 30, 2020.

The currently proposed monitoring wells to be installed in the building foundation are scheduled to be installed 2 weeks prior to starting the pour of the mat slab foundation, with the first of three pours scheduled for July 10, 2020, pending Ecology approval.

#### **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 work related to the requirements of the AO or independent remedial actions 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 analytical 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 laboratory analytical data and groundwater elevation 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 associated with subsurface investigations conducted at the Block 38 West Property for submittal into the EIM database no later than July 18, 2020 per the terms of the AO.

## **WORK PLANNED FOR NEXT REPORTING PERIOD**

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

- Continue construction activities:
  - Complete auger cast pile installation and mass excavation;
  - Begin foundation preparation;
  - Pour tower crane footing;
  - Continue construction dewatering; and
  - Coordinate monitoring well installation in building foundation.
- Conduct monthly groundwater performance sampling for the Deep Outwash Aquifer;
- Installation of two additional construction dewatering wells, centrally located, to lower groundwater levels temporarily in order to support deeper foundation elements.
- Submit technical memorandum for supplemental subsurface investigation to be performed in the alley during development activities and under the auspices of the AO pursuant to Sections VI.F and VII;
- Conduct Key Project Meeting on June 16, 2020 with Ecology and City Investors IX; and
- Continue 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/CTS:cm