

August 14, 2020

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

**RE: PROGRESS REPORT FOR JULY 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 to document the independent interim action activities conducted during July 2020 at the Block 38 West Site. The independent interim 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 submitted the Agency Review Draft Remedial Investigation Work Plan to Ecology on July 20, 2020 in accordance with the requirements of the AO. In addition, Farallon submitted the following data sets to Ecology's electronic information management (EIM) database on July 16, 2020:

- Soil and groundwater analytical data generated during subsurface investigations conducted at the Block 38 West Property;
- Soil analytical data for samples collected through May 30, 2020 during the independent interim action being conducted at the Block 38 West Property; and
- Groundwater analytical data collected through June 29, 2020 for the Deep Outwash Aquifer Performance Groundwater Monitoring Program.



The other elements of the independent interim 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) and Technical Memorandum Regarding Monitoring Well Installation, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington dated May 22, 2020, prepared by Farallon. The following work was conducted during redevelopment of the Block 38 West Property:

- **Shoring Progress.** The installation of the auger cast piles at the base of the mass excavation began on May 26, 2020 and was completed by July 2, 2020.
- **Excavation Progress.** Mass excavation activities started on January 30, 2020 and were completed in mid-July 2020. The mass excavation continued to an elevation of -5 to -5.5 feet North American Vertical Datum of 1988 (NAVD88) across the Block 38 West Property. The estimated quantity of Class 3 petroleum-contaminated soil removed from the Block 38 West Property is 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. Approximately 50 percent of this volume was associated with wood and organic debris managed and disposed of under the same waste profile as Class 3 petroleum-contaminated soil. City Investors IX managed 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.
- **Construction Dewatering.** The construction dewatering system is comprised of 18 dewatering wells and 3 water treatment systems. Two additional dewatering wells were installed within the Block 38 West Property in late June 2020 and planned to operate for approximately 1 month in order to slightly lower groundwater levels in the middle portion of the Block 38 West Property to support construction of deeper foundation features. Groundwater withdrawn from these two additional, temporary dewatering wells is being treated using the existing groundwater treatment systems. All water treatment systems are operational. During the reporting period approximately 16,984,000 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 to the City of Seattle stormwater system. 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. COCs were either reported non-detect at the laboratory practical quantitation limit or less than the established NPDES discharge limits, as applicable.
- **Monitoring Well Installation.** On July 7, 2020, Malcolm Drilling installed monitoring well FMW-150 in the east-central portion and FMW-153 on the southern portion of the Block 38 West Property using an air rotary drill rig.



- **Performance Groundwater Monitoring.** Farallon conducted a monthly groundwater sampling event for the Deep Outwash Aquifer Performance Groundwater Monitoring Program on July 28, 2020 consistent with the IAWP and the Technical Memorandum regarding Groundwater Monitoring Program, South Lake Union Block 38 West Property dated January 22, 2020, from Mr. Clifford T. Schmitt of Farallon to Mr. Jim Broadlick of Vulcan, Inc.
- **Reporting.** On June 20, 2020 Farallon submitted the *Agency Review Draft Remedial Investigation Work Plan* to Ecology.
- **Foundation Installation.** The north mat foundation was poured in mid-July. The center mat foundation pour is scheduled for mid-August and the south mat foundation pour is scheduled for late August.

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:

- Uploaded the data sets described above on July 16, 2020 in accordance with the requirements of the AO or at the request of Ecology. The remainder of the soil laboratory analytical data associated with the independent interim action and monthly groundwater performance laboratory analytical data for the Deep Outwash Aquifer will be uploaded into the EIM database 60 days after the independent interim action field activities are completed per the terms of the AO.
- Conducted monthly groundwater performance sampling for the Deep Outwash Aquifer on July 28, 2020.



WORK PLANNED FOR NEXT REPORTING PERIOD

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

- Continue construction activities:
 - Continue foundation installation;
 - Continue the installation of the vapor barrier system on vertical and horizontal foundation elements and phased vertical and mat slab foundation pours; and
 - Continue construction dewatering.
- Conduct monthly sampling for the Deep Outwash Aquifer Performance Groundwater Monitoring Program; and
- Submit letter clarifying the design revisions to extend the vapor barrier elements to wrap the entire building foundation.

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 the independent interim action).

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