

September 15, 2020

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

**RE: PROGRESS REPORT FOR AUGUST 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 August 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**

The 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:

- **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 in order to slightly lower groundwater levels in the middle portion of the Block 38 West Property to support



construction of deeper foundation features; these additional wells were decommissioned on August 7, 2020. Groundwater withdrawn from these two additional, temporary dewatering wells was treated using the existing groundwater treatment systems. All water treatment systems are operational. During the reporting period approximately 15,724,000 gallons of water from the construction dewatering system, stormwater, and 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 and King County Industrial Waste (KCIW) Discharge Authorization No. 4493-02. Contaminants of concern were reported either non-detect at the laboratory practical quantitation limit or less than the established NPDES or KCIW discharge limits, as applicable.

- **Performance Groundwater Monitoring.** Farallon conducted a monthly groundwater sampling event for the Deep Outwash Aquifer Performance Groundwater Monitoring Program on August 26, 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.
- **Vapor Barrier Installation.** The remaining horizontal application of Drago Wrap vapor barrier was completed prior to the mat foundation pours in mid-August. The Drago Wrap vapor barrier continued up the vertical foundation walls to wrap the entire building foundation.
- **Foundation Installation.** The center and south mat foundation pours were completed mid-August. The vertical foundation walls will be poured in sections with the waterproof concrete (Hycrete) extending up to elevation 20 feet NAVD88.
- **Reporting.** On August 12, 2020, Ecology provided comments on the Technical Memorandum regarding Supplemental Subsurface Investigation and Foundation Elements, Block 38 West Property, 500 through 536 Westlake Avenue North, Seattle, Washington dated June 15, 2020 from Ms. Suzy Stumpf and Mr. Clifford T. Schmitt of Farallon to Ms. Tena Seeds of Ecology (Technical Memorandum). Ecology's comments were clarified on a conference call on August 21, 2020 with Ecology. Based on the conference call, Farallon scheduled a drilling contractor for the alley supplemental subsurface investigation for September 12 and 13, 2020.<sup>1</sup>

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<sup>1</sup> Subsequent to the August 2020 reporting period, but prior to the date of this monthly progress report, City Investors and Farallon have prepared and submitted a response to Ecology's comments.



## **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:

- Conducted monthly groundwater performance sampling for the Deep Outwash Aquifer on August 26, 2020.

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

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

- Continue construction activities:
  - Continue foundation installation;
  - Continue the installation of the vapor barrier system on vertical foundation elements and phased vertical foundation pours; and
  - Continue construction dewatering.
- Submit a response to Ecology's comments regarding the Technical Memorandum;<sup>2</sup>
- Conduct the supplemental subsurface investigation activities in the alley;
- Conduct monthly sampling for the Deep Outwash Aquifer Performance Groundwater Monitoring Program; and
- City Investors plans to prepare the documentation required by the AO to implement and document the interim remedial action to be performed in connection with the alley improvements for the Block 38 West Site.

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<sup>2</sup> As noted above, these comments have been submitted to Ecology as of the date of this monthly progress report.



## **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