

February 15, 2021

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

**RE: PROGRESS REPORT FOR JANUARY 2021
BLOCK 38 WEST SITE
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
AGREED ORDER NO: DE 17963
FARALLON PN: 397-019**

Dear Tena:

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 January 2021 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 Block 38 West 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). 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 systems¹. As part of the planned shutdown of the construction dewatering system, only five dewatering wells, DW-6 through DW-8, DW-17, and DW-18A, remain operational. Based on reduced pumping rates, one system instead of two is treating the groundwater generated by the construction dewatering system, and the stormwater treatment system remains operational.

During this reporting period, approximately 4,650,000 gallons of water from the construction dewatering system and stormwater 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 the Ecology Administrative Order Docket No. 16629 for National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit. Contaminants of concern were reported either non-detect at the laboratory practical quantitation limit or at concentrations less than the established NPDES discharge limits, as applicable.

- **Building Construction.** The concrete pour for the first floor of the building was completed in January 2021. Steel erection work for the building superstructure continued.
- **Reporting.** On January 15, 2021, City Investors IX submitted the Draft for Agency Review Sampling and Analysis Plan to support the Interim Action Work Plan for the Alley.

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 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

There was no sampling conducted during this reporting period.

¹ Two additional dewatering wells were installed within the Block 38 West Property in late June 2020 to slightly lower groundwater elevations 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 (see Progress Report for August 2020).



Farallon is conducting a Level I Compliance screening of the data collected from the Block 38 West Site independent interim action.

WORK PLANNED FOR NEXT REPORTING PERIOD

Work planned for the February 2021 reporting period includes the following:

- Continue construction activities:
 - Continue steel erection work for the building superstructure;
 - Continue construction dewatering;
- Finalize the Sampling and Analysis Plan to support the Interim Action Work Plan for the Alley pending Ecology's approval;
- Finalize the Interim Action Work Plan for the Alley pending Ecology's approval; and
- Implement the approved interim action scope of work for the Alley.

PUBLIC OR REGULATORY COMMUNICATIONS

On January 17, 2021, the public comment period for the Interim Action Work Plan – Alley Area of Block 38 West Site was completed. On January 21, 2021, City Investors IX provided a response to Ecology addressing the single public comment regarding available documentation for the former heating oil underground storage tank associated with the Rosen Building. Other than the public comment period, 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, the planned Alley interim action, 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.
Principal Engineer

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

SS:cm