

April 23, 2018

Mr. Doug Gardner  
Sabey Corporation  
12201 Tukwila International Boulevard, Fourth Floor  
Seattle, WA 98168-5121

**RE: GEOTECHNICAL EVALUATION OF GROUNDWATER,  
PROPOSED MEDICAL OFFICE BUILDING AT 18<sup>TH</sup> AVENUE,  
SEATTLE, WASHINGTON**

Dear Doug:

We understand that adjacent property owners have a concern about groundwater at the 18<sup>th</sup> Avenue Medical Office Building (MOB) project site. We evaluated the presence of groundwater extensively during our subsurface exploration phase in 2017.

Perched groundwater was evidenced by relatively wet soil encountered during drilling of borings SW-3, SW-4, SW-5, and SW-6 at depths of approximately 37, 3, 15, and 55 feet, respectively. Two wells were installed in borings SW-1 and SW-6 to measure groundwater levels on the south and north sections of the project site. Subsequent readings of well SW-1 indicated no presence of groundwater, while readings of well SW-6 indicated groundwater at approximately 53 feet below ground surface.

Based on the groundwater observations during drilling, the observed inflow rates, and information from the wells installed in borings SW-1 and SW-6, it appears that groundwater inflow will not be a construction issue for this project. Perched groundwater observed in localized zones within glacial till is expected to cause relatively minor and temporary seepage during excavation. This could be addressed with the installation of temporary sumps during site excavation.

In our opinion, the reported occurrence of groundwater on adjacent properties that causes flooding of a basement during periods of heavy rainfall is surface runoff that occurs, because the native glacial till soils at the subject property do not infiltrate very quickly. Runoff water likely

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flows toward the neighboring properties to the east because it cannot soak into the ground. The proposed project will prevent concentrated stormwater runoff from entering adjacent properties. We expect that the neighboring properties that have reported water seeping into their basements will experience a significant reduction in flooding as a result of stormwater improvements made as part of the 18<sup>th</sup> Avenue MOB project.

Should you have questions regarding this letter, please contact me at (206) 695-6875.

Sincerely,

**SHANNON & WILSON, INC.**

Martin W. Page, PE, LEG  
Geotechnical Engineer  
Vice President

MWP/mwp