



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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**STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: November 30, 2021

Lead agency: Department of Ecology, Northwest Regional Office, Toxics Cleanup Program

Agency Contact: Tena Seeds, [tena.seeds@ecy.wa.gov](mailto:tena.seeds@ecy.wa.gov), (425) 457-3143

Description of proposal:

The proposal associated with this SEPA Environmental Checklist is for performing a cleanup action in accordance with Chapter 70A.305 RCW and WAC 173-340 at the Seattle DOT Dexter Parcel Site (Site). The Site comprises a portion of King County tax parcel number 224900120 (Property) and an adjacent alley located in Seattle's South Lake Union neighborhood. Cleanup will be conducted on the southeast portion of the Property and the eastern portion of the alley where historical gasoline service station operations resulted in environmental releases of petroleum hydrocarbons that have contaminated soil and groundwater.

This cleanup action is being conducted to remediate contaminated soil and groundwater beneath the Property and adjacent alley to meet the cleanup standards established for the Seattle DOT Dexter Parcel cleanup Site. The proposed cleanup action consists of both active and passive remediation elements. Active remediation will include excavation and off-Site disposal of contaminated soil from the Property. Passive remediation will include injection of treatment substances containing oxygen release compound into the alley to enhance *in situ* bioremediation of remaining contamination and performing monitored natural attenuation of groundwater and affected soil in the contaminated smear zone. The cleanup action also includes the following elements:

- Installation of a passive vapor barrier concurrent with construction of a new building on the Property to provide protection from potential vapor intrusion risks while residual contamination remains in the subsurface at concentrations above cleanup levels.
- Implementation of institutional controls to prohibit the use of groundwater as drinking water and to maintain the paved alley and new building slab as a cap while residual contamination remains in the subsurface at concentrations above cleanup levels.
- Compliance monitoring and maintenance activities that include soil and groundwater

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sampling and analysis, cap monitoring and maintenance, periodic air monitoring, and long-term groundwater monitoring.

Location of proposal: Seattle DOT Dexter Parcel Site – generally located at 615 Dexter Avenue North, Seattle, WA 98109

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Applicant/Proponent:

SLP 615 Dexter LLC  
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Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request or at the Site web page: <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14785>.

The comment period for this DNS corresponds with the comment period for a Prospective Purchaser Consent Decree, Remedial Investigation, Feasibility Study, Draft Cleanup Action Plan, Public Participation Plan, and State Environmental Policy Act checklist that will end on January 19, 2022.

Responsible official:

Robert W. Warren  
Section Manager  
Department of Ecology  
Northwest Regional Office  
Toxics Cleanup Program  
Shoreline, WA 98133-9716  
(206) 594-0093

Signature



Date

November 30, 2021

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the Prospective Purchaser Consent Decree may be appealed by the applicable citation and summary of timeline.