



Public Participation Plan 601 Dexter

Address: 601 Dexter Avenue N. Seattle, WA

Facility Site ID: 56257757

Cleanup Site ID: 15113

For the

Toxics Cleanup Program

Washington State Department of Ecology
Shoreline, Washington

September 2022

Publication Information

This document is available on the Department of Ecology's website at:

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=15113>

Related Information

- Cleanup site ID: 15113
- Facility site ID: 56257757

Contact Information

Toxics Cleanup Program

Northwest Regional Office

Ian Fawley

Senior Outreach Planner

(425) 324-5901, ian.fawley@ecy.wa.gov

Tanner Bushnell

Site Manager

(425) 691-0571, Tanner.Bushnell@ecy.wa.gov

15700 Dayton Ave N.

Shoreline, WA 98133

Phone: 206-594-0000

Website¹: Washington State Department of Ecology

ADA Accessibility

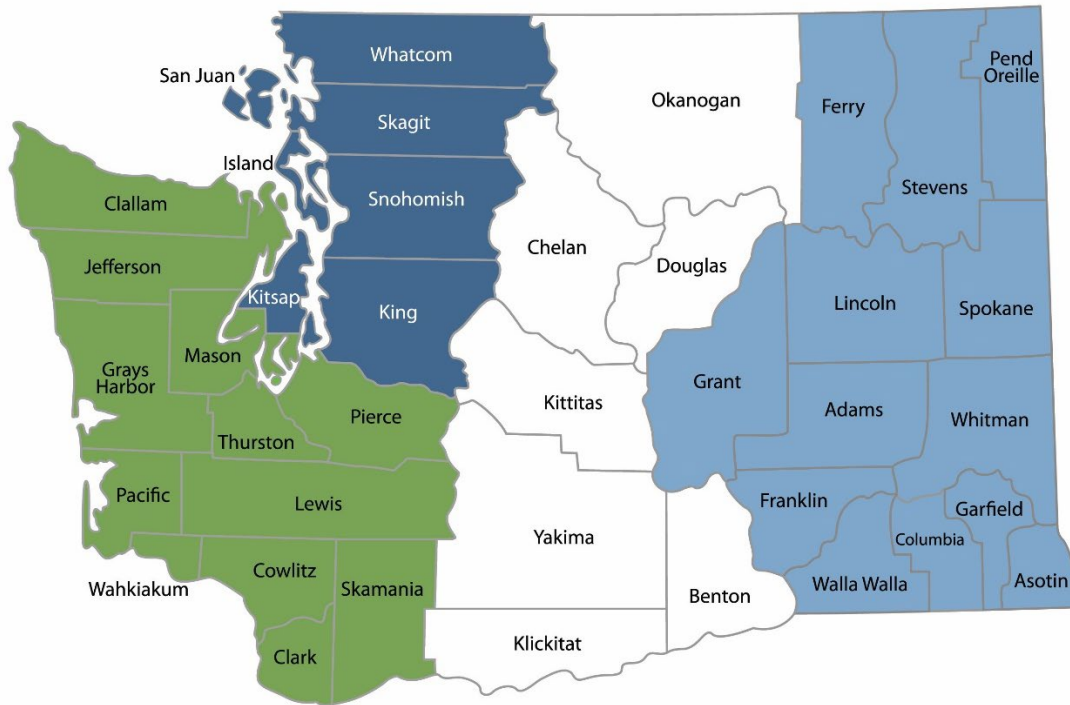
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¹ www.ecology.wa.gov/contact

Department of Ecology's Regional Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400
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Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

Draft Public Participation Plan

**601 Dexter
601 Dexter Ave N., Seattle, WA**

Toxics Cleanup Program
Washington State Department of Ecology
Northwest Regional Office
Shoreline, WA

September 2022



DEPARTMENT OF
ECOLOGY
State of Washington

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Public Involvement in Contamination Cleanup

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) in cooperation with ARE Seattle No. 32 LLC (ARE), the party responsible for cleanup costs. The purpose of the plan is to promote meaningful community involvement during cleanup.

The plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the cleanup process. Ecology encourages the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

Ecology

Northwest Regional Office
15700 Dayton Ave N
Shoreline, WA 98133

Tanner Bushnell
Tanner.Bushnell@ecy.wa.gov
425-691-0571

Ian Fawley, public involvement
ian.fawley@ecy.wa.gov
425-324-5901

ARE Seattle No. 32, LLC

400 Dexter Ave N
Suite 200
Seattle, WA 98109

Ginger Hutton
ghutton@are.com

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information²
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Faith Wimberley at 425-275-7285 or faith.wimberley@ecy.wa.gov. You may also visit the [Public Participation Grant website](#).³

² Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the site.

³ ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants

Washington's Cleanup Laws

Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities.

This plan is required under MTCA, a law that passed in 1989. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment.

Model Toxics Control Act

MTCA began as a grassroots citizen's initiative in 1988, and started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts MTCA and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).⁴ Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Hazardous Sites List, and the cleanup process begins.

Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process.

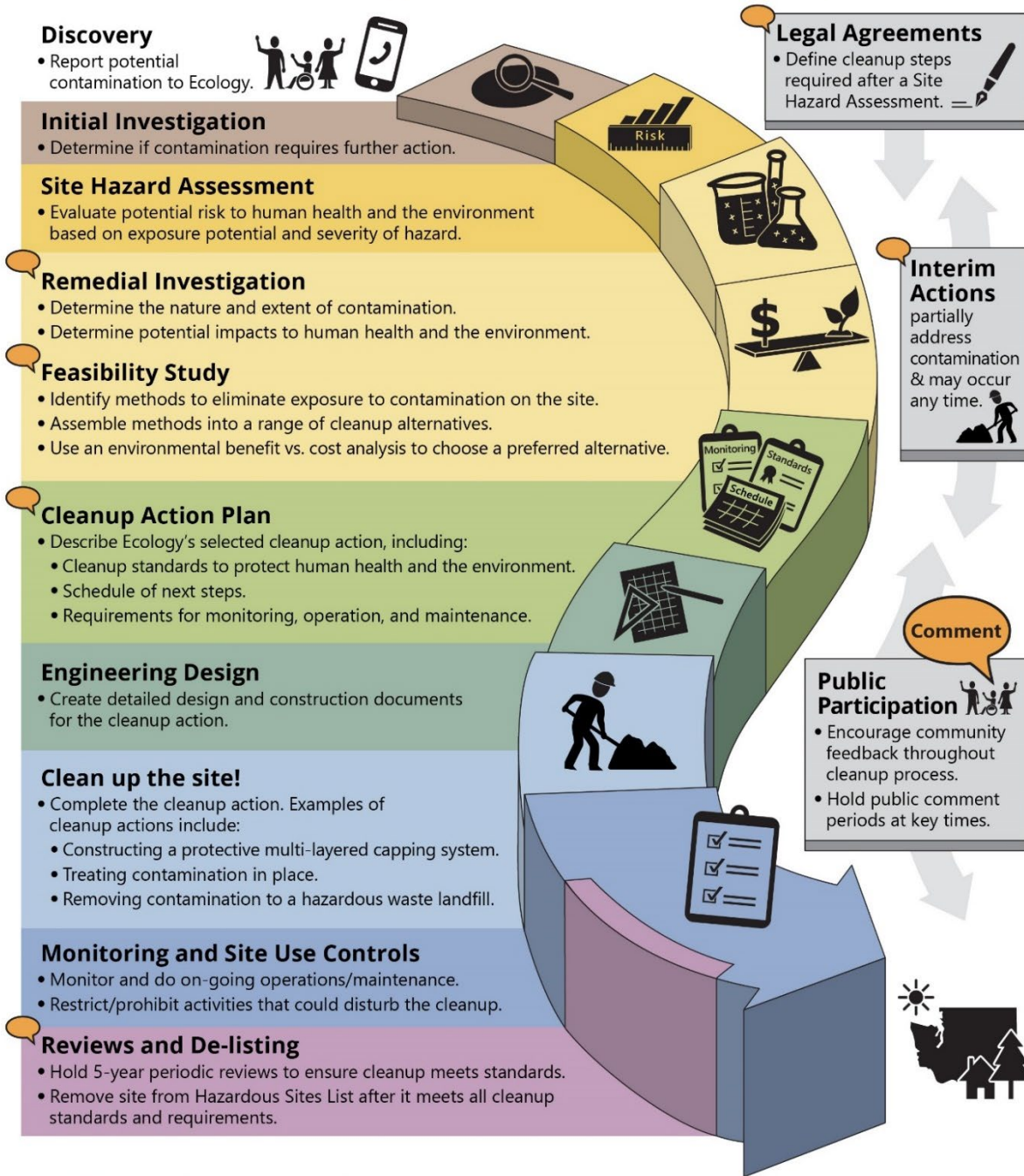
Under MTCA, the cleanup process generally includes five phases. Each phase includes an opportunity for the public to review and comment on cleanup documents.

State Environmental Policy Act

The State Environmental Policy Act (SEPA) is followed during review and development of cleanup plans.

⁴ <https://apps.ecology.wa.gov/publications/publications/9406.pdf>

Washington's Formal Cleanup Process



 **Washington's Cleanup Law**
Model Toxics Control Act (MTCA)

MTCA defines the cleanup process. This public-initiated environmental law directs upland cleanups (on land or in groundwater) and sediment cleanups (in freshwater or marine environments). Ecology enacts MTCA and regulates the cleanup process.

September 2019
Ecology Publication 19-09-166

Figure 1: Steps in Washington's Cleanup Process⁵

⁵ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

Site Information

Land use

The site is generally located at 601 Dexter Ave N in Seattle's South Lake Union neighborhood. It includes one King County parcel that is approximately 0.54 acres (Property). Currently, there is a commercial building occupied by Copiers Northwest and a parking lot in the northeastern part of the Property. An alley right-of-way owned by the City of Seattle separates the Property from the adjacent property (615 Dexter Ave N).

The building currently occupying the Property was constructed in 1919 with additional offices constructed in 1962. Former commercial tenants include Modern Automobile and Tractor School, Dexter Cabinet Works, and Colotyle Corporation, a manufacturer of a tile substitute.

Past uses of the site include a laundry and cleaning business during the 1930s and 1940s and a small fueling station during the 1940s and 1950s.

Contamination

Investigations at the site show the following hazardous substances in the soil and groundwater:

- **Soil:** gasoline
- **Groundwater:** gasoline

These contaminants are present at levels that exceed allowable standards under the state's cleanup law, the Model Toxics Control Act ([MTCA⁶](https://ecology.wa.gov/mtca)), and must be addressed.

Some of these hazardous substances were also found in the alley right-of-way next to the Property.

Under certain conditions, contamination below ground can become hazardous in the air at a cleanup site. This is called vapor intrusion. Acrolein and Naphthalene were detected at concentrations greater than screening levels in soil vapor studies at the site.

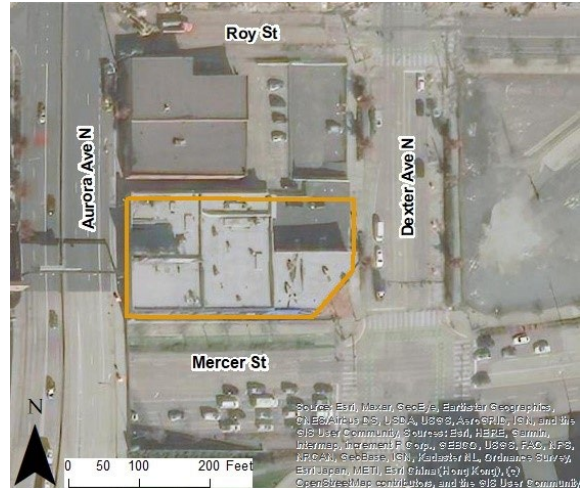


Figure 2 The site is located at 601 Dexter Ave N.

Figure 3 Historic photo of the site at 601 Dexter Ave N and adjacent property, Sanitary Laundry at 607 Dexter Ave (in background to west).



⁶ <https://ecology.wa.gov/mtca>

Cleanup plans

Ecology has negotiated a legal agreement called an Agreed Order with ARE Seattle No. 32 LLC (ARE) for the 601 Dexter cleanup site (site). The Agreed Order names ARE as the Potentially Liable Person (PLP) and requires them to address contamination at the site.

In 2022, Ecology invited input on:

- **Agreed Order** – legal document that requires the PLP to investigate environmental conditions, complete a Remedial Investigation (RI), Feasibility Study (FS), and a draft Cleanup Action Plan (dCAP) for the site. This Agreed Order also includes a description of interim cleanup work to be completed during the RI.
- **Public Participation Plan** – describes how Ecology will inform the community about site activities and ways to be involved in the cleanup process.
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)**: evaluation and determination that the proposed cleanup at the site is not likely to cause harm.

Ecology will invite public input on the future cleanup steps (RI, FS, and dCAP) required in the Agreed Order. Sometimes multiple steps occur in one comment period.

Area community

Neighborhood

This site is located in the South Lake Union Neighborhood of Seattle. Copiers Northwest currently operates at the site. The site has SM-SLU 100/95 [zoning](#)⁷. This is a Mixed-Use zone where both residential and commercial development is allowed.

South of the site along Mercer Street are other major redevelopment and cleanup projects where low lying industrial buildings from the early 1900s are replaced with multi-level office buildings. Restaurants, bars, and coffee shops are housed in the ground floors of these spaces.

The South Lake Union Line of the Seattle Streetcar stops a few blocks away from the site as well as various bus routes.

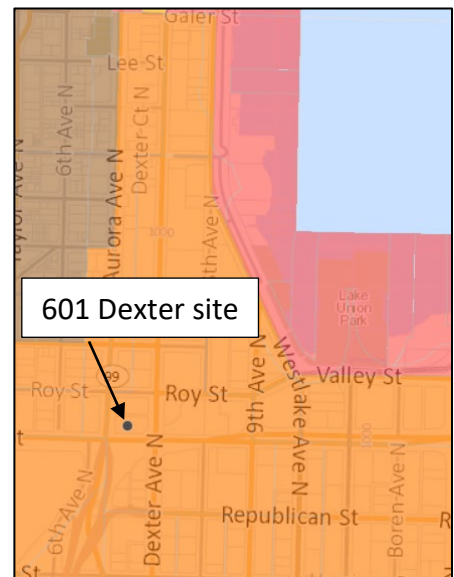


Figure 4 The orange and red shading indicates mixed-use commercial and residential zoning. The brown shading NW of the site is a Multifamily Residential zone

⁷ <https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

Demographics

Language needs

Ecology will reach out to cultural community organizations as part of our outreach and provide information in other languages as appropriate following federal guidance.⁸ The non-English languages most widely spoken in the [quarter-mile area](#)⁹ around 601 Dexter are Chinese and Spanish. Outreach materials provided in Chinese and Spanish is a practice consistent for other sites in the South Lake Union area based on [census tract data from the US Census Bureau](#)¹⁰. When appropriate, Ecology will provide outreach in these languages. We strive to make our public participation efforts as inclusive as possible and welcome your input about how to best reach the nearby community.

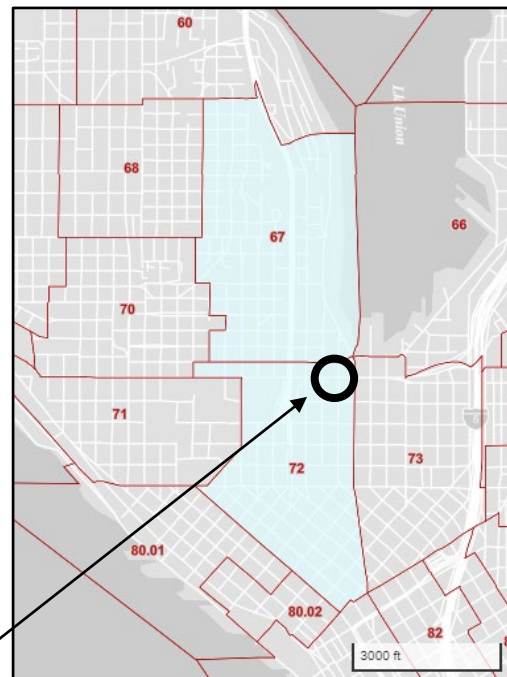
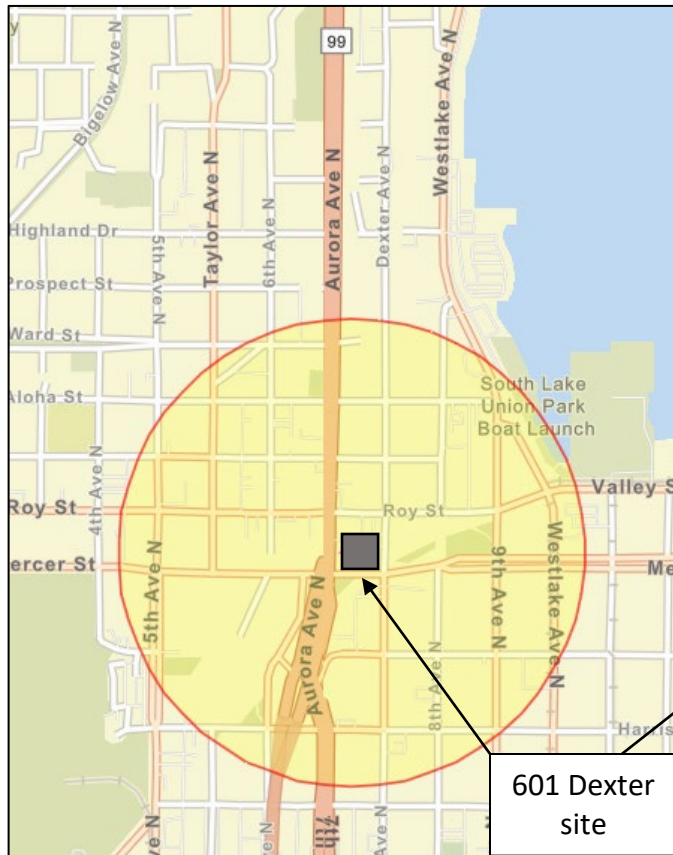


Figure 6 (above) Map showing the [census tracts](#) surveyed for Environmental Justice concerns surrounding the site.

Figure 5 (left) Map showing the [quarter-mile radius around the site](#) surveyed for Environmental Justice concerns.

⁸ Guidance to Environmental Protection Agency Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 69 Fed. Reg. § 35602 (June 15, 2004).

⁹ <https://ejscreen.epa.gov/mapper/>

¹⁰

<https://data.census.gov/cedsci/table?q=B16004%3A%20AGE%20BY%20LANGUAGE%20SPOKEN%20AT%20HOME%20BY%20ABILITY%20TO%20SPEAK%20ENGLISH%20FOR%20THE%20POPULATION%205%20YEARS%20AND%20OVER&g=1400000US53033006700,53033007200&tid=ACSDT5Y2019.B16004&hidePreview=true>

Sensitive Populations

The [Washington Environmental Health Disparity Map](#)¹¹ shows environmental risk based on threat and vulnerability. Environmental risk is ranked on a scale of 1-10 (low to high).

601 Dexter sits close to two census tracts. Both tracts were researched for health risks to sensitive populations to better inform the outreach needs for the site. Track 67 has a risk rating of 2 (low) while Track 72, to the south, has a risk rating of 7 (higher).

This disparity between the two tracts furthers the need for offering translations of 601 Dexter outreach materials to make sure as many people in the area as possible have access to the information about this site's comment period.

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

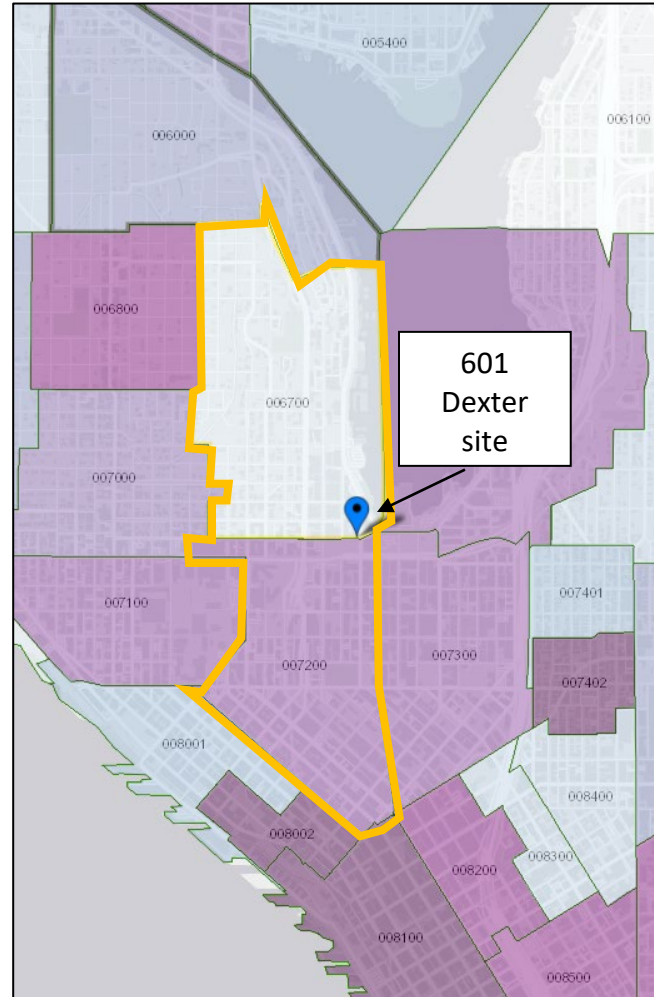


Figure 7 Washington Environmental Health Disparity map for the census tracts on either side of the 601 Dexter cleanup area showing sensitive population data overlays.

¹¹ <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located, but the list will at least include addresses within a 1/4-mile radius of the site and other interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Comment period notices and other site announcements may also be posted in various locations throughout the community (for example, local businesses, schools, libraries).

Postal mailing list

Ecology maintains a mailing list that includes addresses within a quarter-mile of the site and relevant local, state, and federal government contacts.

These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this site, please contact Ian Fawley at 425-324-5901 or ian.fawley@ecy.wa.gov.

Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).¹² To receive the *Site Register* by email, please contact Sarah Kellington at 360-407-7466 or sarah.kellington@ecy.wa.gov.

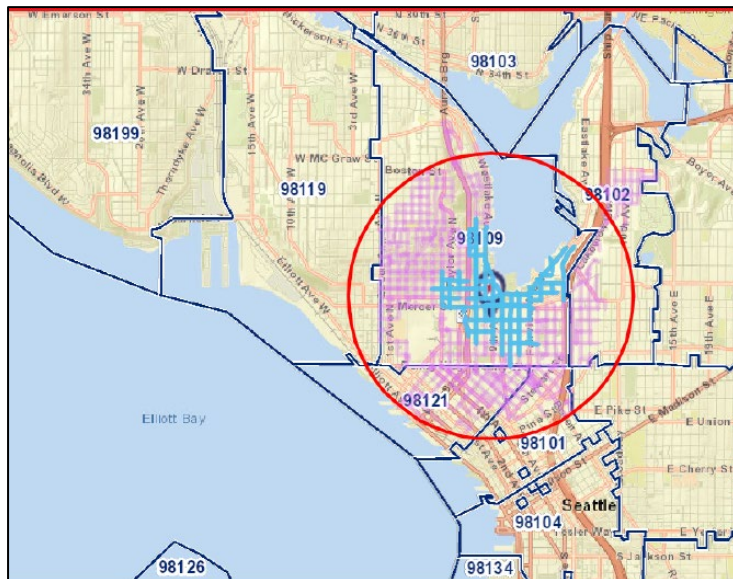


Figure 8 The blue lines represents postal routes where the fact sheet was physically mailed.

¹² ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data

Newspaper display ads or legal notices

We announce public comment periods and events in ads or notices published in *The Seattle Times*. We will also publish notice on our [Public Input & Events Listing](#).¹³

Email lists

Ecology maintains an email list to update interested persons about this site. If you would like to be added to the email list for the sites in the South Lake Union area, please subscribe at https://public.govdelivery.com/accounts/WAECY/subscriber/new?topic_id=WAECY_229.

Ecology's website and social media platforms

We maintain a [website for the 601 Dexter site](#).¹⁴ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).¹⁵

Document repositories

During public comment periods when review locations are possible, you can find print documents at the following locations:

Seattle Public Library – Central
1000 4th Avenue, Seattle, WA 98104
206-386-4636

Washington Department of Ecology
Northwest Regional Office
15700 Dayton Ave N., Shoreline, WA 98133

Please call for an appointment by contacting our public disclosure coordinator at 206-594-0016.

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

¹³ ecology.wa.gov/Events/Search/Listing

¹⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/15113>

¹⁵ ecology.wa.gov/About-us/Get-to-know-us/News

How to share information with us

At minimum, MTCA requires 30-day public comment periods for draft cleanup documents and 14-day comment periods SEPA documents. SEPA documents are often made available for public review with other cleanup documents. In that case, we combine the comment periods, and they last at least 30 days. We may hold comment periods longer than 30 days.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, please contact Ian Fawley at 425-324-5901 or ian.fawley@ecy.wa.gov.

Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest, Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least two weeks and may extend to 30 days or more when other cleanup documents are concurrently available for review.

Following a comment period, we publish all the input we received and respond to significant comments and questions. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they become final.

Public events

We hold in-person and online public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a meeting, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during it.

Events are held at locations close to the site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

Americans with Disabilities Act

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, contact the Ecology ADA Coordinator at 360-407-6831 or ecyadacoordinator@ecy.wa.gov, or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Ian Fawley at 425-324-5901 or ian.fawley@ecy.wa.gov.

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.