

601 Dexter cleanup site



601 Dexter today

Comments accepted:

August 15 – September 13, 2022

Submit comments:

Online: www.bit.ly/Ecology-601Dexter-Comments

By mail:

Tanner Bushnell, Site Manager
 PO Box 330316
 Shoreline, WA 98133-9716
 (425) 691-0571
tanner.bushnell@ecy.wa.gov

Document review:

www.bit.ly/Ecology-601Dexter

Seattle Public Library – Central
 1000 4th Avenue, Seattle, WA
 Phone: (425) 386-4636

Ecology, NW Regional Office
 By appointment only
 15700 Dayton Ave N
 Shoreline, WA 98133
 Phone: (206) 594-0000

Site info:

Facility Site ID: 56257757
 Site Cleanup ID: 15113

Legal agreement ready for public review and comment

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. We would like your 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.

Submitting a comment

Use the links on the left to read more about this site and submit a comment on the Agreed Order and Public Participation Plan. You can contact Tanner Bushnell with questions.

Español: El departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio 601 Dexter. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Tanner Bushnell al preguntas@ecy.wa.gov.

粵語: 華盛頓州生態管理署邀請公眾對601 Dexter地產清理工作的清理行動計劃草案動提供建意見。欲了解更多信息，或要求翻譯服務，請致電林昊 (425) 457-3842，電子郵件 sunny.becker@ecy.wa.gov

Toxics Cleanup Program

Site background

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.

Site investigation and contamination

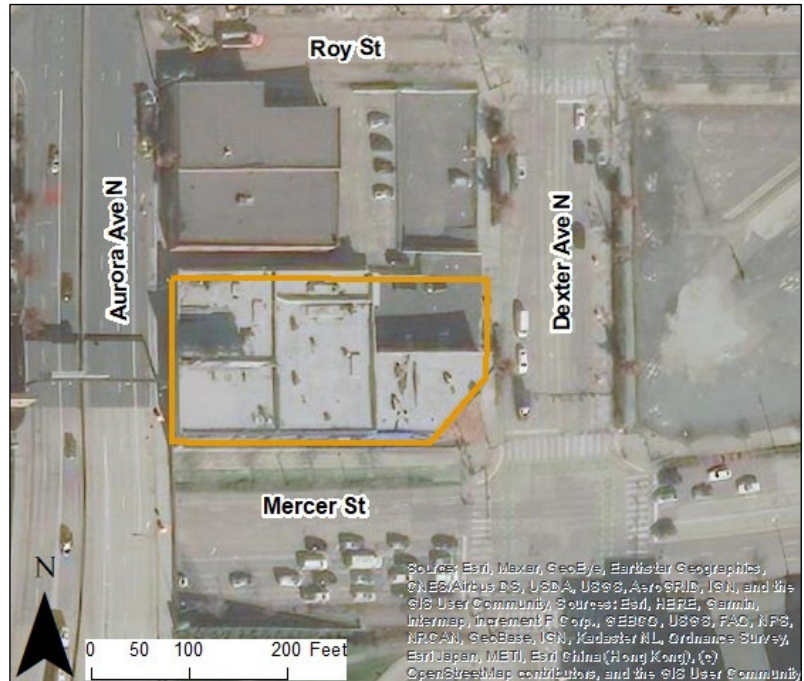
Investigations at the site show the following hazardous substances in the soil and groundwater:

- **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 ([MTCA¹](https://ecology.wa.gov/mtca)), and must be addressed.

Some of these hazardous substances were also found in the alley right-of-way north of 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.



Aerial view of the 601 Dexter cleanup site.



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

¹ <https://ecology.wa.gov/mtca>

Toxics Cleanup Program

What happens next?

Ecology will consider all comments received during this public comment period and may make changes to the Agreed Order or Public Participation Plan. If the documents require significant changes, we will hold another public comment period.

If no changes are made, Ecology will finalize the documents and the PLPs will proceed with the RI, interim cleanup actions, FS, and CAP.

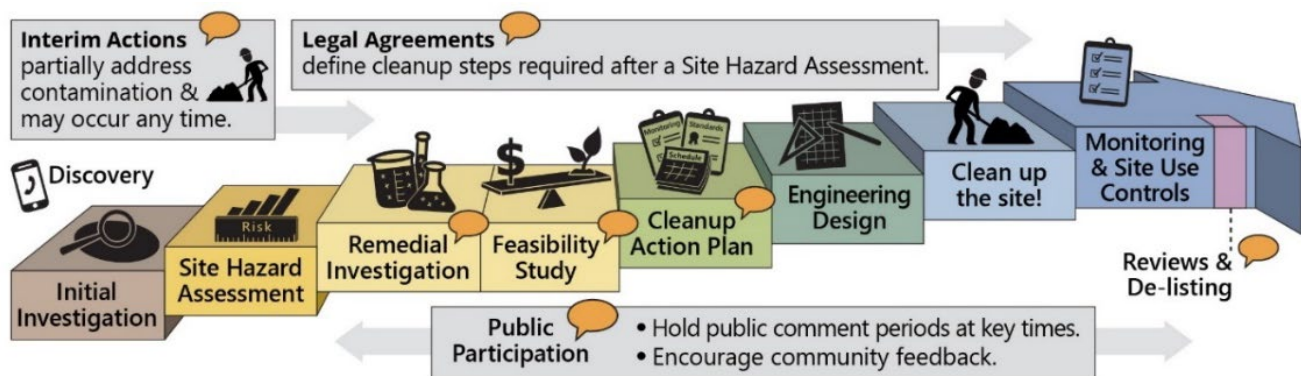
Each of those steps will require a public comment period. The graphic below shows these different stages of cleanup. Sometimes multiple stages occur in one comment period.

Why this site matters

The 601 Dexter site is part of the South Lake Union neighborhood, which is located next to downtown Seattle and bordered on the north by Lake Union. This area has a long history of industrial and commercial activities which caused contamination of the soil and groundwater. Currently, this area is undergoing extensive redevelopment as new buildings are constructed for commercial and residential use. Ecology is working with property owners to clean up contamination present at this site and other nearby sites to reduce impacts to human health and the environment.

Ecology’s cleanup process

The Model Toxics Control Act is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology implements the [MTCA cleanup process](#)² and oversees cleanups.



Washington’s formal cleanup process ([download text explanation](#)³)

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

³ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

601 Dexter Cleanup Site

Legal agreement ready for public review and comment

Información en Español incluida (página 1)

有關的信息, 已被翻譯成中文 (第1頁)

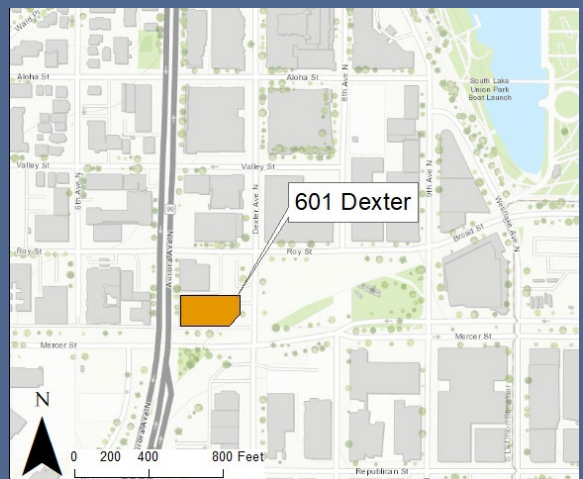
Public comment period

August 15 – September 13, 2022

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The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts proposed at the 601 Dexter site, located in Seattle's South Lake Union neighborhood.

See inside for details on this site and how to comment!



The 601 Dexter site location.

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-324-5901 or email at ian.fawley@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.