



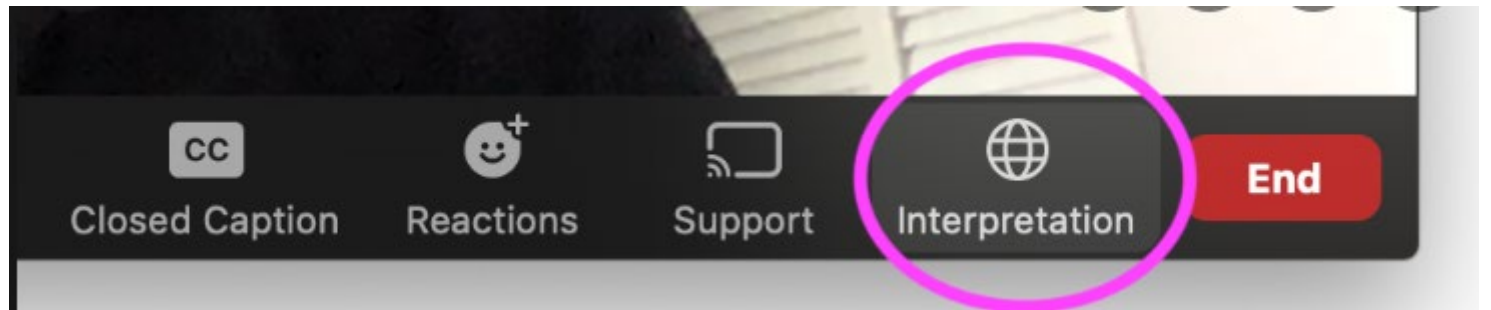
Dawn Food Products Cleanup Site

Agreed Order & Public Participation Plan

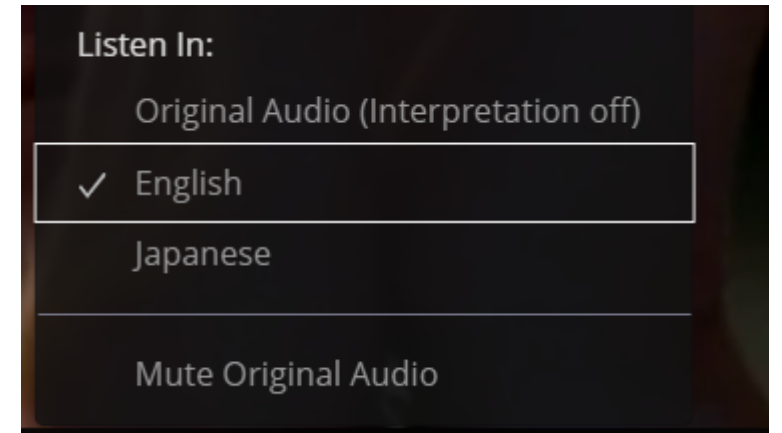
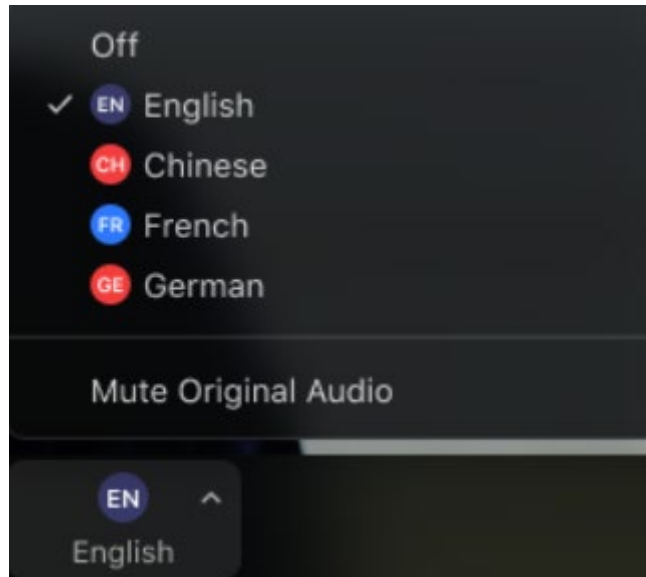
Public Meeting: May 31, 2023

Joining a language line.

1. Click Interpretation



2. Select the language you prefer.



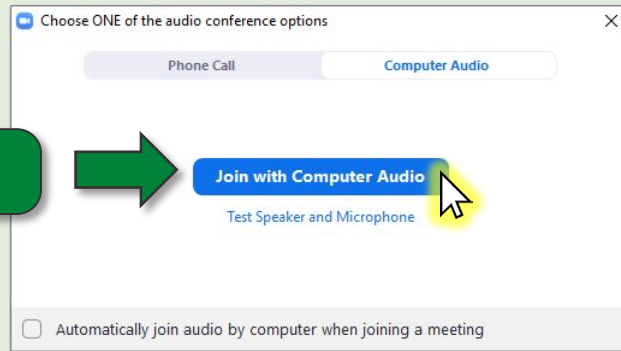
Welcome to our combined in-person and online meeting

We will start our presentation shortly.

No sound? We will unmute soon for sound checks.

Join

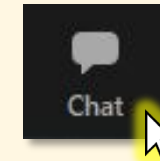
Connect Audio & Join



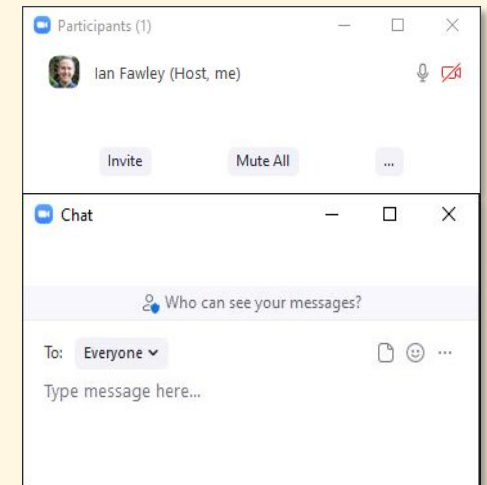
Tip Try your computer audio *first*.

If you'd like, you can test your speaker and microphone *before* joining.

Participate



Question?
Need help?
Chat with us!



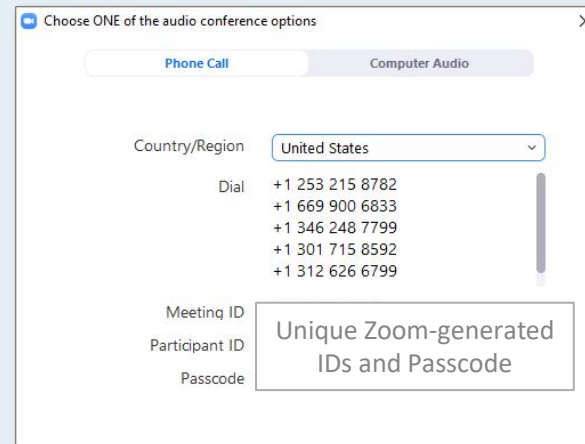
Turn on the Chat box and Participant list from your toolbar.

Audio

A Best Option: Use computer for audio

B If selecting "Phone Call"...

- Dial: **253-215-8782 (Tacoma)**
- Enter Zoom Meeting ID **913 8720 4125** followed by "#"
- Enter your unique Zoom Participant ID, followed by "#"
- (If you do not enter the Participant ID, you will be prompted to enter the Passcode.)



Joining a language line.

Español: Interpretación disponible con un teléfono inteligente y auriculares

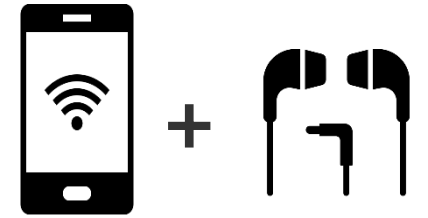
中文: 可通过智能手机和耳机获取翻译

Tiếng Việt: Thông dịch viên có sẵn với điện thoại thông minh và tai nghe

ភាសាខ្មែរ: ការបកប្រែភាសាផ្ទាល់មាត់ដែលអាចមានតាមទូរស័ព្ទស្អាតឬនិងកាសស្តាប់

Af Soomaali: Turjubaada waxaa lagu heleyaa taleefanka qacanta iyo samecadaha

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zoom



In-person and Online Meeting Participation

During the Presentation

Please save questions for Q/A
at the end of presentation.

(This will help our interpreters
joining online.)

During Q&A

Facilitators will address questions:

- **1st:** With in-room attendees
(English)
- **2nd :** Chat questions
- **3rd:** With interpreters online
(Other Languages)

Verbal questions are NOT *formal* comments and will NOT receive *formal* responses.
See eComments link at end of presentation submit *formal* comments. →

Presentation Outline



- Welcome and Introductions
- Cleanup Process and Public Participation
- Site Location and Background
- Site Operations
- Site Investigation and Contamination
- Redevelopment Overview
- Planned Next Steps
- How to Comment
- Questions/Answers

Meet Your Presenters



David Butler
Site Manager

Ian Fawley
Senior Outreach Planner

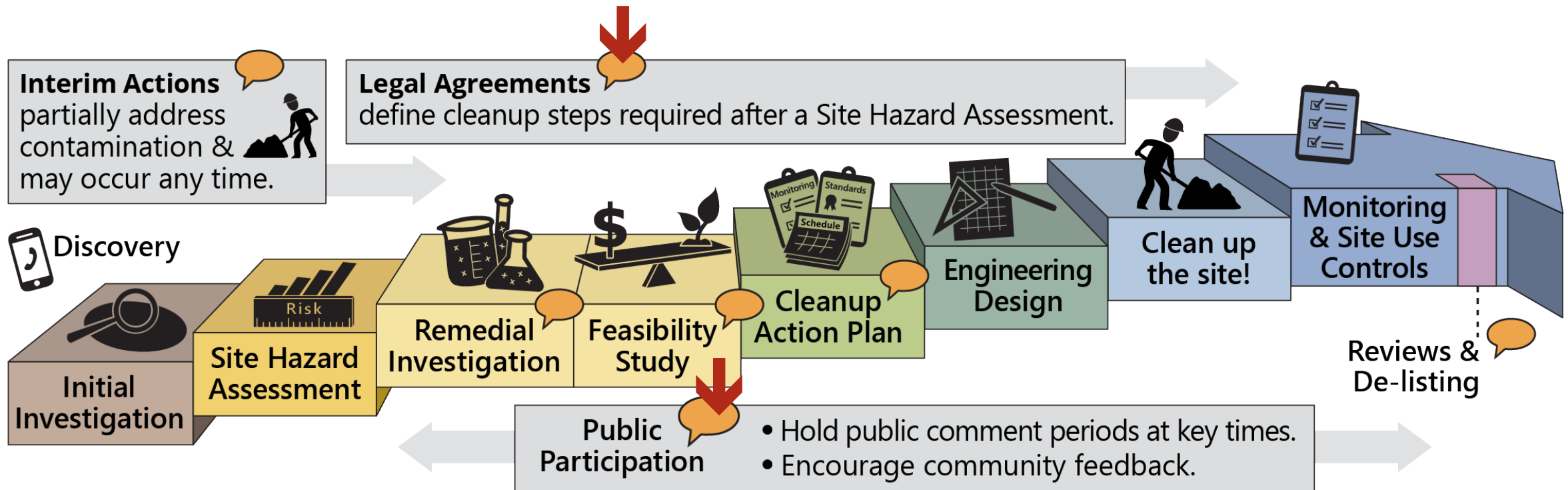
Augie Nuszer
Outreach Specialist



Matt Gladney
Senior Vice President of Development

The Model Toxics Control Act (MTCA)

Washington's Formal Cleanup Process and where we are now...



Public Participation



Ecology has 2 documents ready for public review and comment:


Agreed Order (Legal Agreement)

- **Sections:**
 - Introduction
 - Jurisdiction
 - Parties Bound
 - Definitions
 - Findings of Fact
 - Ecology Determinations
 - Work to be Performed
 - Terms and Conditions
 - Satisfaction of Order
 - Enforcement
- **Exhibits:**
 - Location Diagram
 - Scope of Work and Schedule of Deliverables


Public Participation Plan

- Public Involvement in Contamination Cleanup
- Washington's Cleanup Laws
- Site Information
- Public Participation Activities
- Plan Amendments

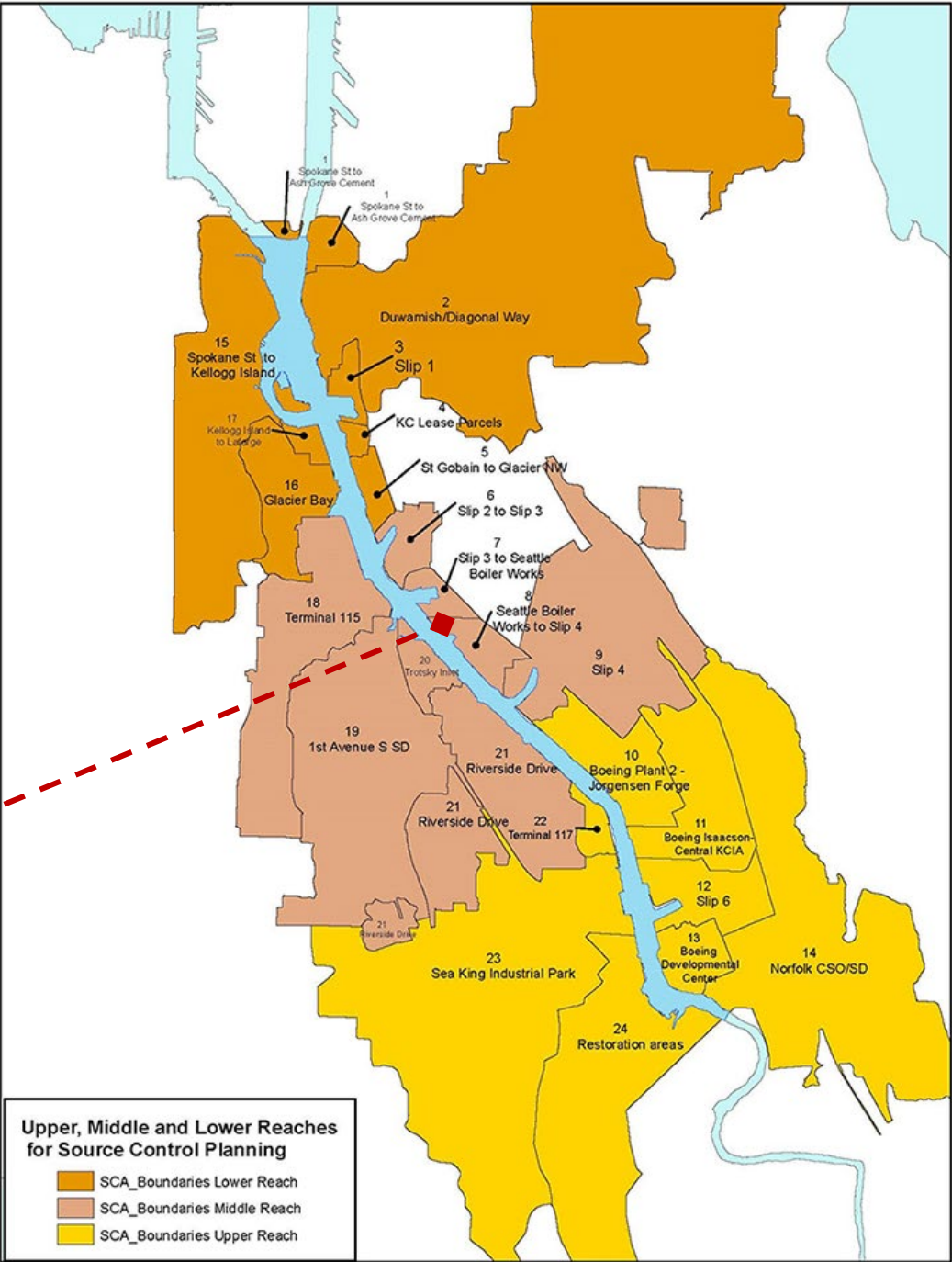
Lower Duwamish Waterway (LDW)



- Lead agency for sediment cleanup



- Lead agency for source control





Site Location

This property is located adjacent to the Lower Duwamish Waterway (LDW) Superfund Site.

Site Address:

6901 Fox Avenue South,
Seattle, Washington

Facility Site ID: 3505

Site Cleanup ID: 16678

Site Background

- Approximately 5.4-acre property in the industrial area near Seattle's Georgetown neighborhood
- The property has been used since at least 1917 for various commercial and industrial uses including ship building, sheet metal fabrication and generator manufacturing, electric thermostat manufacturing, paint spraying, general storage, and offices.



- Ship building operations occurred primarily in the southwestern portion of the property.
- Roughly seven structures were removed and replaced with the existing warehouse in 1977.
- Bridge Point Seattle 130 LLC purchased the property in 2021.

Site Operations



- The Site includes a warehouse building built in 1977 that is approximately 128,800 square feet (2.96 acres).
- Dry foods and cooking oils are currently stored in the warehouse, which has been used by multiple food companies over the decades.
- The Site is currently being leased to Dawn Food Products.

Site Investigation and Contamination

- **1996:** Limited subsurface investigation conducted on the Property.
- **2020-2021:** A focused environmental investigation was conducted at the Property, including collecting soil and groundwater samples.
- **December 2022:** Ecology added the property to its database as a state cleanup site and the site is awaiting cleanup.
- **2023:** Ecology negotiated an Agreed Order (AO) with Bridge Point Seattle 130 LLC (Bridge Point), the Potentially Liable Person (PLP).
- **Soil and Groundwater Contamination:**
 - Metals
 - Total petroleum hydrocarbons (TPH) from gasoline
 - Carcinogenic Polycyclic Aromatic Hydrocarbons (cPAHs)
 - Halogenated solvents

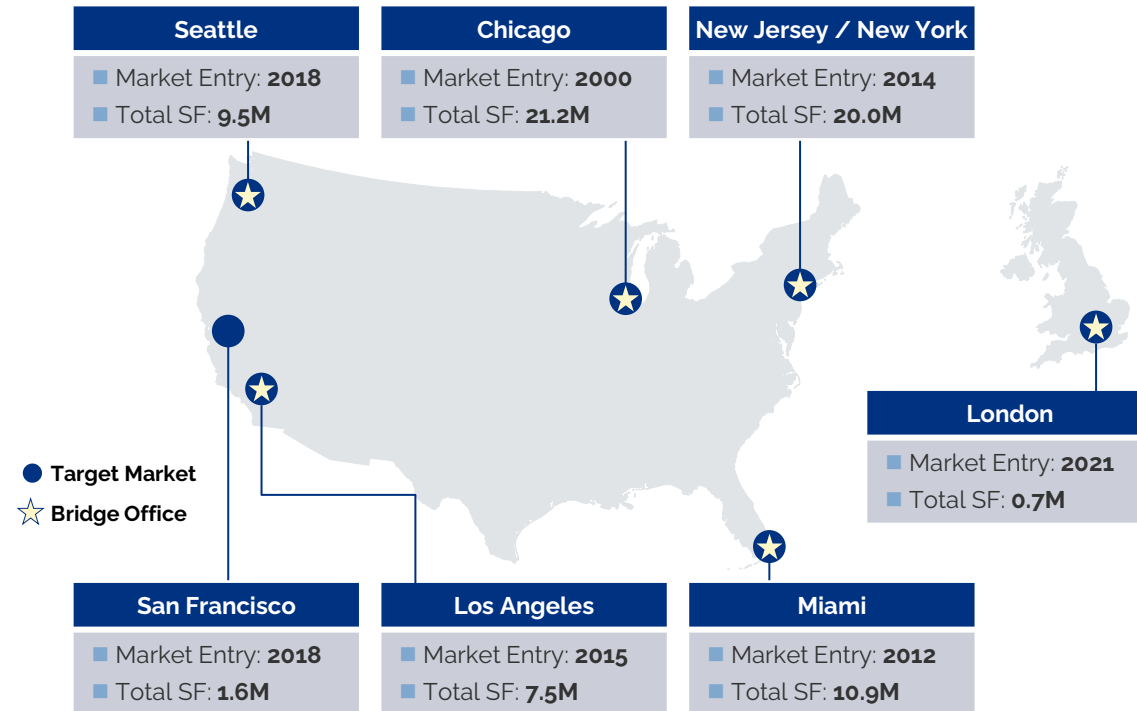


Aerial view of the Dawn Food Products Cleanup Site

BRIDGE INDUSTRIAL – OVERVIEW

A Leading Global Industrial Real Estate Specialist, with Established Local Presence and Broad Investment Experience Across 7 Core U.S. and U.K. Logistics Markets

- **Founded in 2000** by Steve Poulos
 - Team has deep industry experience and proven track record in its target markets
- **Primary focus** on infill locations in 6 supply-constrained, core U.S. logistics markets
 - Opened London office in 2020 for UK / Europe market entry
- **Development / repositioning expertise**
 - In-house capabilities to transform complex opportunities into market-leading industrial assets
 - Largest developer in the Target Markets; Top 10 Nationwide¹



#1
Industrial Developer
in the Target Markets¹

72M / \$15.2B
Total SF / GAV Acquired or
Developed since Inception⁴

\$6.4B
Total Equity Commitments
since 2013

[1] Source: Real Capital Analytics rankings of U.S. industrial real estate developers, ranked by total estimated development value 2018 – 2021

BRIDGE INDUSTRIAL – PROJECT OVERVIEW

Before



After



■ Site Program

- Purchased in 2021 under value-add program
- Address existing environmental issues
- Update Class C warehouse to modern best in class standards
- Structural and Seismic upgrades

■ Tenanting and Potential Uses

- Current User – Dawn Food Production
- Future Potential Users - Speculative

BRIDGE INDUSTRIAL – ENVIRONMENTAL EXPERIENCE

BRIDGE POINT OAKLAND

BRIDGEPORT LOGISTICS CENTER

BRIDGE POINT AUBURN 200

BRIDGE POINT FRANKLIN PARK



Planned Next Steps



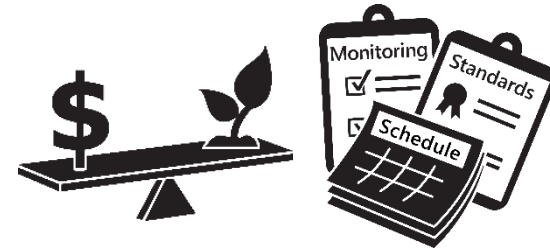
Summer 2023

- Ecology addresses comments and finalizes documents



2023

- Begin Remedial Investigation



Beyond 2023...

- Complete Feasibility Study and Cleanup Action Plan

How to Comment

May 22 to
July 5, 2023



Comment Online

bit.ly/Ecology-DawnFoodProducts-Comments



Contact Site Manager

David Butler - Site Manager

PO Box 330316

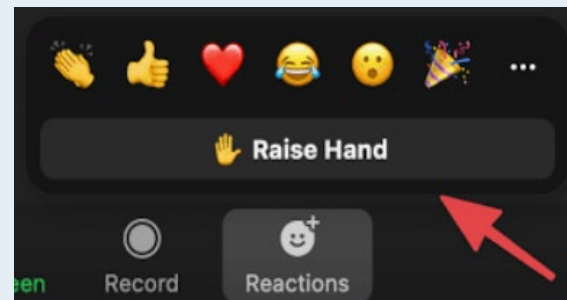
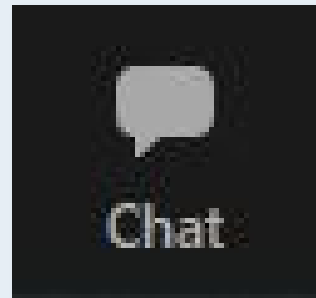
Shoreline, WA 98133-9716

David.Butler@ecy.wa.gov

Questions and Answers

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Thank you

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Augie Nuszer

(425) 533-5537

LDW@ecy.wa.gov



DEPARTMENT OF
ECOLOGY
State of Washington

Reminder:

A digital PDF of this presentation will be available on Ecology's webpage:

bit.ly/Ecology-DawnFoodProducts