

701 Dexter Cleanup Site



701 Dexter (January 2024)

Comments accepted:

March 25 – April 23, 2024

Submit comments:

Online: www.bit.ly/Ecology-701Dexter-Comments

By mail:

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

Document review:

www.bit.ly/Ecology-701Dexter

Seattle Public Library
Central Branch
1000 4th Ave
Seattle, WA 98104
Phone: (206) 386-4636

Site info:

Facility Site ID: 78082
Site Cleanup ID: 15112

Public Outreach Contact:

Augie Nuszer,
Outreach Specialist
Augie.Nuszer@ecy.wa.gov
Phone: (425) 533-5537

Documents ready for public review and comment

The Department of Ecology (Ecology) invites you to review and comment on several documents for the 701 Dexter cleanup site (Site) located in Seattle's South Lake Union neighborhood:

- **Remedial Investigation:** this document was prepared by ARE-Seattle 33 LLC (ARE) with Ecology oversight. It describes where and what types of contamination are at the Site.
- **Amended Agreed Order:** Ecology and the Potentially Liable Person (PLP), ARE, have changed this legal agreement to remove the requirement to prepare a Feasibility Study and Cleanup Action Plan, based on results of the Remedial Investigation.

Public Meeting

Ecology will hold a public meeting to discuss this phase of the cleanup if we receive 10 or more requests.

如果您想收到完整的中文情况说明书，请访问

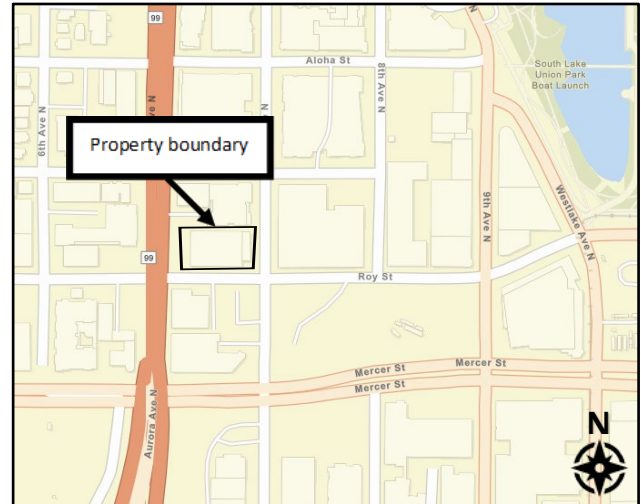
www.bit.ly/Ecology-701Dexter、

西雅图公共中心分部 (1000 4th Avenue, Seattle, WA 9810) · 或致电

425-533-5537 等待译员加入通话。

Site Background

The 701 Dexter cleanup site is located at 701 Dexter Ave N. in the South Lake Union neighborhood of Seattle. The Site is approximately 0.62 acres and has been the location of single-family and multi-family residences, a restaurant, and various other businesses that covered most of the property area from 1893 to 2021. It was most recently a six-story mixed-use building with above ground parking. That structure was demolished in 2021 to make way for redevelopment as a 10-story commercial office space/laboratory with a 4-story below ground parking garage.



Aerial view of Site



East side of 701 Dexter

Remedial Investigation: Investigating the contamination

A Remedial Investigation (RI) for this site was conducted in 2021. It identified the following contaminants of concern in soil vapors on the property:

- Vinyl Chloride
- Trichloroethylene (TCE)
- Benzene
- Chloroform
- Acrolein
- 1,3-butadiene

No sources of groundwater or soil contamination were found on the Site during the RI. Most of the RI was conducted before demolition of the building that was housed on the site. After demolition, the property was excavated to approximately 40 feet below ground level to make way for new development. During the excavation, an undiscovered heating oil tank was found and removed. The RI, including samples collected following excavation, showed no sources of contamination at the site.

A Feasibility Study is typically the next step after an RI, where a best option is selected to remove the remaining contamination at a site. A Cleanup Action Plan is then conducted to see how best to carry out the selected option. At the 701 Dexter cleanup site, all sources of contamination were successfully removed during the Remedial Investigation. Because there is no more contamination to clean up, ARE will not be required to conduct a Feasibility Study or Cleanup Action Plan.



Construction Progress at 701 Dexter (February 2023)

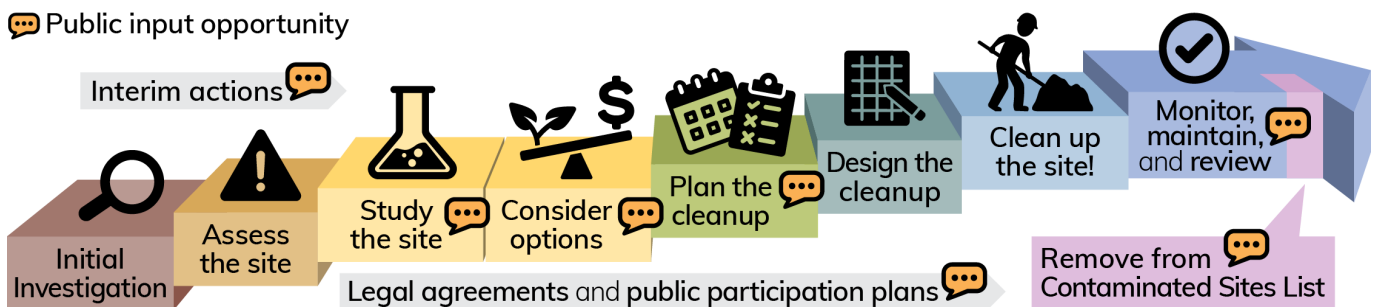
What happens next?

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

If no significant changes are made, Ecology will finalize the documents and remove this site from the [Contaminated Sites List](#)¹.

Ecology’s cleanup process

The Model Toxics Control Act ([MTCA](#)²) 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](#)³ and oversees cleanups. The graphic below shows these different stages of cleanup. Sometimes multiple stages occur in one public comment period.



Washington’s formal cleanup process ([download text explanation](#)⁴)

¹ <https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/site-register-lists-and-data>

² <https://ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

⁴ <https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html>

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

701 Dexter Cleanup Site

Documents ready for public review and comment

请参阅第 1 页了解语言信息。

Public Comment Period

March 25 – April 23, 2024

www.bit.ly/Ecology-701Dexter-Comments

Public Events – See Page 1 for information

Will only be held if Ecology receives 10+ requests.

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-533-5537 or email

Augie.Nuszer@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.

