



Response to Comments

Remedial Investigation and Amended Agreed Order

701 Dexter Cleanup Site  
Seattle, WA

**Toxics Cleanup Program**

Washington State Department of Ecology

Northwest Regional Office

Shoreline, Washington

April 2024

Publication Information

This document is available on the Department of Ecology’s website at:   
[701 Dexter - (15112) (wa.gov)](https://apps.ecology.wa.gov/cleanupsearch/site/15112)

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* Department of Ecology

Related Information

* Clean-up site ID: 15112
* Facility site ID: 78082

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**Website[[1]](#footnote-1):** [Washington State Department of Ecology](https://ecology.wa.gov/contact)

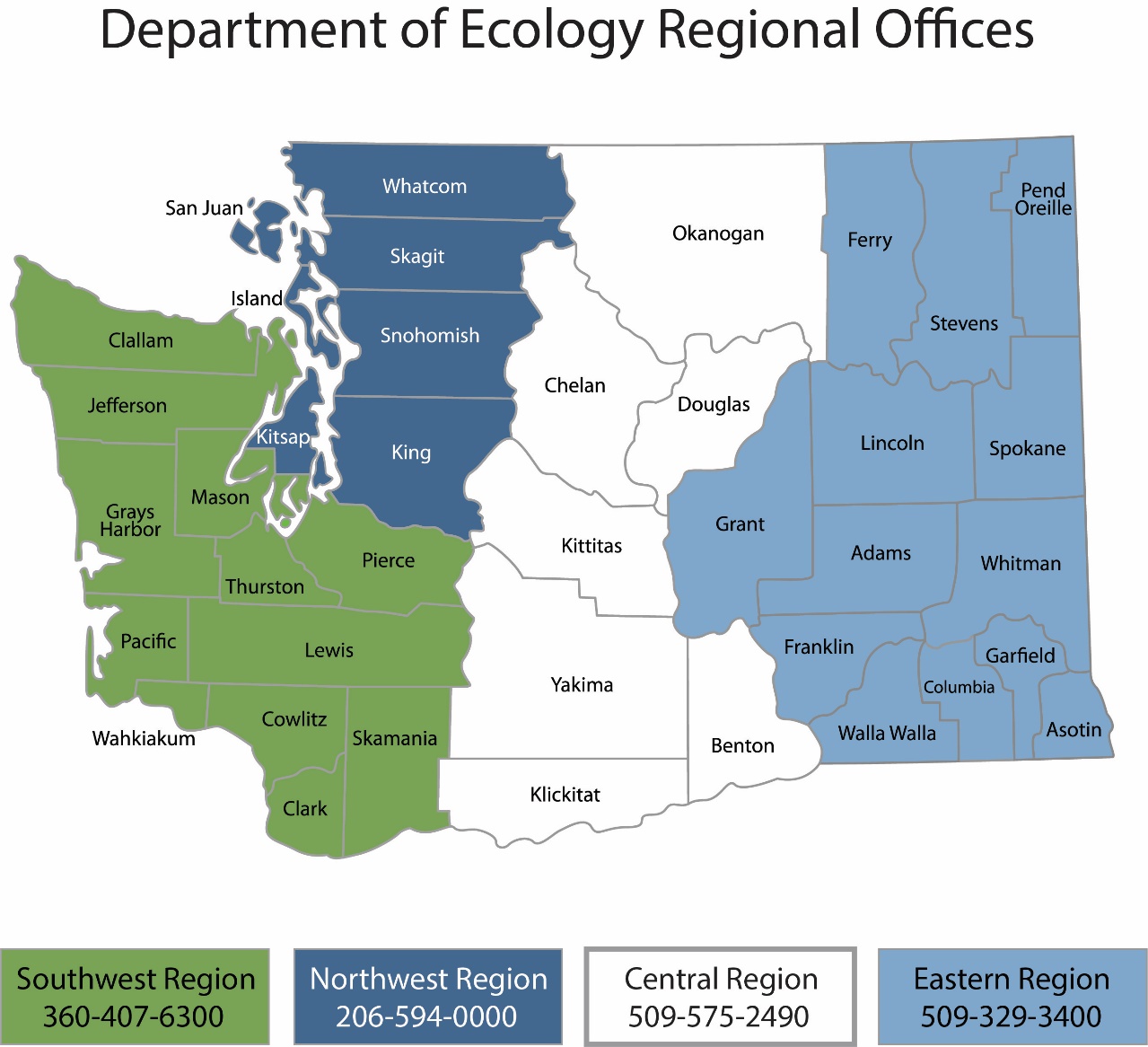
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Department of Ecology’s Regional Offices

Map of Counties Served



| 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 |

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## Public Outreach Summary

The 701 Dexter cleanup site (Site), located in Seattle is continuing Washington State’s [formal cleanup process](https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process)[[2]](#footnote-2) as directed under the Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca)[[3]](#footnote-3)). ARE-Seattle 33 LLC is addressing contamination at the Site under a legal agreement with Ecology.

The Department of Ecology’s public involvement activities related to this Site’s 30-day comment period (March 25 – April 23, 2024) included:

* **Postcard and Fact Sheet:**
  + US mail distribution of a postcard providing information about the cleanup documents and the public comment period, to approximately 6240 addresses including neighboring businesses and other interested parties.
  + Email distribution of the postcard and a fact sheet to 31 people, including interested individuals, local/county/state/federal agencies, neighborhood associations, and interested community groups.
  + The postcard and fact sheet were available digitally through Ecology’s [cleanup site webpage](https://apps.ecology.wa.gov/cleanupsearch/site/15112)[[4]](#footnote-4).
* **Legal Notices:**
  + Publication of one paid display ad in *The Seattle Times*, dated March 22, 2024
* **Site Register:**
  + Publication of 4 notices in Ecology’s Toxics Cleanup Site Register:
    - Comment Period Notice:
      * April 4, 2024
      * April 18, 2024
    - Response Summary Notice:
      * May 2, 2024
    - Visit [Ecology’s Site Register website](https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter)[[5]](#footnote-5) to download PDFs.
* **Websites**:
  + Ecology announced the public comment period, posted the fact sheet and postcard, and made the review documents available on Ecology’s [701 Dexter webpage](https://apps.ecology.wa.gov/cleanupsearch/site/15112)[[6]](#footnote-6) and Ecology’s [Public Inputs & Events webpage](https://ecology.wa.gov/Events/Search/Listing)[[7]](#footnote-7).
* **Document Repositories:**
  + Ecology made the documents at the Central Branch of the Seattle Public Library at 1000 4th Ave, Seattle, WA 98104. Documents were also available at the Northwest Regional Office in Shoreline, WA.

## Comment Summary

From March 25 – April 23, 2024, Ecology solicited public comments on a Remedial Investigation and Amended Agreed Order for the 701 Dexter cleanup site.

Ecology received 1 comment during the 30-day comment period.

Table 1: List of Commenters

|  | **First Name** | **Last Name** | **Agency/Organization/Business** | **Submitted By** |
| --- | --- | --- | --- | --- |
| 1 | Chapman | Anonymous |  | Individual |

## Next Steps

Ecology has reviewed and considered the public comment received on the Remedial Investigation and Amended Agreed Order. Based on Ecology’s evaluation of the comment, no changes were necessary in the documents, and they are being finalized.

Ecology will finalize the documents and remove this site from the [Contaminated Sites List](https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/site-register-lists-and-data)[[8]](#footnote-8). See graphic below and visit Ecology’s [cleanup process webpage](https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process)[[9]](#footnote-9) to learn more about Washington’s formal cleanup process.

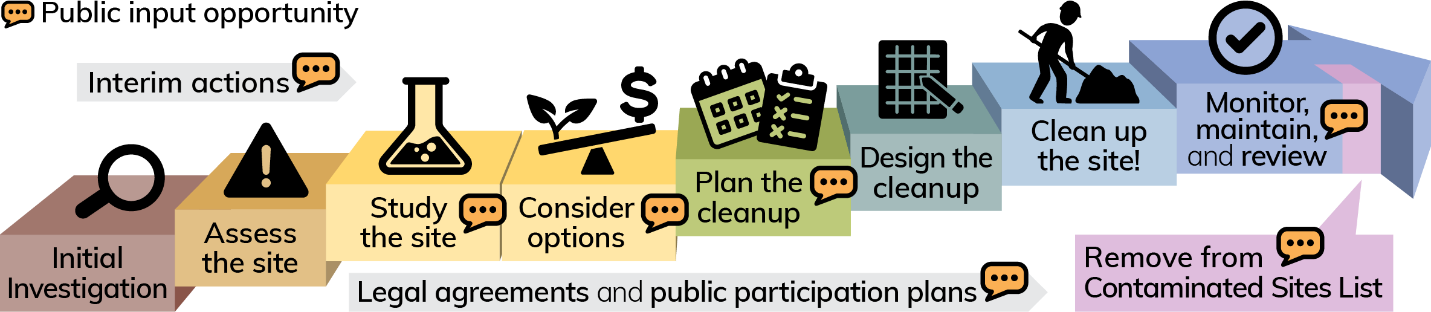


Figure 1: Washington's formal cleanup process

## Comments and Responses

The public comment is presented below, along with Ecology’s response. Appendix A, page 9 contains the comment in its original format.

### Comment from: Chapman Anonymous

#### I'd like ecology to conduct another remedial investigation due to the fact that the heating oil tank wasn't discovered until after the RI had completed

#### Response:

#### Remedial investigation data was collected before and after the heating oil tank was removed. Six soil samples were collected from the soil surrounding the heating oil tank following tank removal. An additional 15 soil samples were collected at the bottom of the excavation. None of the soil samples contained contamination above cleanup levels. Additionally, while TMW-5 was installed and sampled prior to tank discovery, it was located approximately 15 feet from the former tank. Groundwater from TMW-5 did not contain any detectable contaminants.

The remedial investigation included sampling focused on the removed heating oil tank, and property-wide sampling. Ecology considers the sample coverage sufficient to conclude that no more contamination cleanup is needed at the site.

## Appendices

Appendix A. Public comments in original format



1. www.ecology.wa.gov/contact [↑](#footnote-ref-1)
2. https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process [↑](#footnote-ref-2)
3. https://ecology.wa.gov/mtca [↑](#footnote-ref-3)
4. https://apps.ecology.wa.gov/cleanupsearch/site/15112 [↑](#footnote-ref-4)
5. https://apps.ecology.wa.gov/publications/UIPages/PublicationList.aspx?IndexTypeName=Program&NameValue=Toxics+Cleanup&DocumentTypeName=Newsletter [↑](#footnote-ref-5)
6. https://apps.ecology.wa.gov/cleanupsearch/site/15112 [↑](#footnote-ref-6)
7. https://10ecology.wa.gov/Events/Search/Listing [↑](#footnote-ref-7)
8. https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/site-register-lists-and-data [↑](#footnote-ref-8)
9. https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process

   15 https://apps.ecology.wa.gov/publications/SummaryPages/1909166.html [↑](#footnote-ref-9)