



# Seattle DOT Dexter Parcel

File: 14785 Seattle DOT Dexter Parcel 20240429

SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	none
• SHARP date	1/29/1900		CSID	14785
• EJFlagged?	⊘ - No Override		FSID	81735
• LD confidence level	medium		VCP	NW3257 (closed)
• Cleanup milestone	cleanup action plan		UST ID	none
• SHARPster	Tena Seeds		LUST ID	none

**This section is blank if this is the first SHARP**

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⊘
Groundwater	C3	medium	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C3	medium		

Location and land use info	
615 Dexter Ave N, Seattle, King County, 98109	
Parcel(s)	224900-0120
Responsible unit	NWRO
Land use	mixed use

Sources reviewed
2023 Draft analytical data for 601 Dexter, TRC
2022 Pre-Remedial Design Investigation Work Plan, SoundEarth Strategies
2022 Cleanup Action Plan, Hart Crowser
2022 Feasibility Study, Hart crowser
2022 Remedail Investigation Report, Hart Crowser
King County iMap



Primary census tract	Associated census tracts
53033007203	53033006702

Local demographics comments	<a href="#">Go to top</a>
<p>Medium confidence level supported by completed remedial investigation.</p>	

Source/source area description	<a href="#">Go to top</a>
<p>The subject property is 0.56 acre in size and is located in the South Lake Union area of Seattle at the southwest corner of the intersection of Roy Street and Dexter Avenue North. The property contains a warehouse recently used by Copiers Northwest and two paved parking lots. A gas station historically operated on the eastern portion of the property along Dexter Avenue North from approximately 1930 to the mid-1940s. Contamination at the Site is attributed to releases from underground storage tanks (USTs) and the fueling system associated with the historical gas station operations. The property has been used for a variety of commercial and light industrial purposes between 1930 and the present, but no contamination associated with the other uses has been detected. Contaminants associated with the gasoline releases are present within the southeast corner of the property and extend southward onto the adjacent alley and beyond the alley onto property located at 601 Dexter Avenue North.</p>	

Soil comments	<a href="#">Go to top</a>
<p>Testing conducted between 1997 and 2023 indicate gasoline-range organics in soil exceeding the cleanup level at the Site. There may be additional hazardous compounds present beneath existing buildings where drilling and soil sampling has been inaccessible. Additional soil testing will be performed after the existing buildings are removed for property redevelopment.</p>	



**Groundwater comments**

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Testing conducted between 1997 and 2023 indicate gasoline-range organics, diesel-range organics, and benzene in groundwater exceeding applicable cleanup levels at the Site. GRO and DRO extend beyond the property boundary to the south and are present within the adjacent alley as well as the neighboring property (601 Dexter) across the alley.

**Surface water comments**

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no comments

**Sediment comments**

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no comments

**Indoor air comments**

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Benzene was detected in groundwater above the screening level for protection of vapor intrusion, but there appears to be more than a 30-foot separation distance for existing buildings.

**Additional factors comments**

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no comments

### Site contamination and cleanup history

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Environmental site investigations have been conducted by various parties between 1997 and 2020, comprising the remedial investigation for the Site. Additional investigation activities on the neighboring 601 Dexter Avenue North property to the south were conducted in 2023 (associated with the 601 Dexter site; CSID 15113), which provides more recent information concerning the southern extent of contamination from the Site.

Contaminants exceeding Site cleanup levels in soil and groundwater are as follows:

- Gasoline-range organics (GRO) is the chemical of concern for soil. GRO exceeds its soil cleanup level of 30 mg/kg, with concentrations detected up to 1,200 mg/kg at depths ranging between 10 and 25 feet bgs in the southeast corner of the parcel, extending onto the alley to the south.
- GRO, diesel-range organics (DRO), and benzene are chemicals of concern for groundwater. GRO and DRO exceed their cleanup levels of 800 ug/L and 500 ug/L, respectively for protection of drinking water, and benzene exceeds its cleanup level for protection of vapor intrusion. These exceedances of the site groundwater cleanup levels are present in the southeast corner of the parcel, extending onto the alley and the 601 Dexter parcel to the south. GRO occurs at concentrations up to 6,900 ug/L; DRO, up to 4,300 ug/L; and benzene, up to 2.9 ug/L.

Contaminated soil and groundwater within the source area and on the south-adjacent parcels will be excavated and disposed offsite concurrent with property redevelopment planned for 2025. Some in situ treatment may also be performed to treat any contamination that remains in place following excavation.

**Overflow - Site contamination and cleanup history**

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#1 (land use): The parcel is zoned for mixed use (Seattle Mixed-South Lake Union 175/85-280). It currently contains commercial structures. The property will be redeveloped with an apartment building partially containing affordable housing units and is expected to have commercial/retail spaces on the ground floor.

#2 (VCP): Site was previously enrolled in VCP with project number NW3257 during negotiations for a prospective purchaser consent decree (PPCD). The site was terminated from the VCP when the PPCD (No. 22-2-02699-5 SEA) became effective as of March 18, 2022.

#4 (MTCA milestone): Cleanup Action Plan completed. Engineering and design currently in process.



Assessment scores by environmental medium

