

American Linen Supply Co Dexter Ave



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	09/30/2025		CSID	12004
• EJFlagged?	⊘ - No Override		FSID	3573
• LD confidence level	medium		VCP	None
• Cleanup milestone	remedial investigation		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	C1	medium	multiple chemical types	✓
Groundwater	C2	high	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C1	high		

Location and land use info

700 Dexter Avenue N, Seattle, King County, 98109

Primary parcel 224900-0285

Land use commercial

Responsible unit NWRO

Sources reviewed

Second Qtr 2025 GW and Soil Vapor Data Report prepared by Aspect (9/29/2025)

Interim Action Completion Report prepared by NV5 (8/27/2025)

First Qtr 2025 GW and Soil Vapor Data Report prepared by Aspect (6/30/2025)

2024 Q3 and Q4 Groundwater and Soil Vapor Data Report prepared by NV5 (5/7/2025)

Draft Remedial Investigation Report prepared by NV5 (5/1/2025)

Primary census tract	Associated census tracts
53033006700	53033006600, 53033007200, 53033007300

Local demographics comments

EPA's EJ screening tool is not available at this time. The EJ evaluation is solely based on the information obtained from the Washington Tracking Network. EHD ranks for the other impacted census tracts are 6, 8, and 10, respectively.

Source/source area description

The subject property is 1.4 acres in size and is located in the South Lake Union area of Seattle at the northeast corner of the intersection of Roy Street and Dexter Avenue North. The property contains two recently-constructed multi-story commercial buildings with three levels of shared underground parking. An industrial laundry and dry cleaning facility historically operated on the property from the mid-1940s to the mid-1990s. A refueling station also operated in the northwest portion of the property between approximately 1930 and 1966. Contamination at the Site is attributed to releases during historical dry cleaning operations and releases from the former refueling system. Interim cleanup actions have removed petroleum contamination and have removed a large portion of chlorinated solvent contamination from the subject property. Chlorinated solvent contamination remains in groundwater that extends off of the property.

Soil comments

Vinyl chloride, which is a degradation product of the dry-cleaning solvent tetrachloroethylene (a.k.a. perchloroethylene or PCE), is extremely toxic and is present in saturated soil at this site. Interim cleanup actions have removed the source areas in soil, leaving residual chlorinated solvent contamination in soil at depths deeper than 15 feet below the ground surface.

Groundwater comments

Chlorinated solvents including PCE and its degradation products trichloroethylene (TCE), cis-1,2-dichloroethylene (cDCE), and vinyl chloride are present at concentrations above MTCA cleanup levels in shallow, intermediate, and deep groundwater zones, extending from the source property to other properties located to the south and east. While groundwater flows toward Lake Union in the shallow and intermediate groundwater zones, the contaminant plume in these zones has not yet reached the lake.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

PCE, TCE, and vinyl chloride are present in groundwater at concentrations exceeding screening levels for vapor intrusion. However, a chemical vapor barrier has been installed on the property buildings to mitigate vapor intrusion risk and soil vapor monitoring in the area surrounding the subject property indicate that chlorinated solvents and benzene concentrations no longer exceed the soil gas screening levels for vapor intrusion. Indoor air has not been assessed within the new buildings on the subject property, but is planned.

Additional factors comments

no comments

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The property was occupied by residences until it was developed into a laundry facility in 1925. By 1947, the laundry contained washers, tumblers, a starch cooker, extractors, tubs, and a bleach machine. One 500-gallon and two 1,000-gallon underground storage tanks (USTs) were reportedly present, contents not specified. A chemical pump and a UST of unknown capacity were present and there were multiple heating oil USTs below the boiler rooms. Dry cleaning operations took place on the property from as early as 1966 through the mid-1990s.

Between approximately 1930 and 1966, a gasoline refueling station operated in the northwest portion of the property. The service station was equipped with as many as two 5,000-, two 1,400-, four 3,500-, and one 550-gallon USTs. An additional refueling station with as many as three USTs operated on the northeast portion of the property between approximately 1947 and 1966.

In 1986, a wastewater treatment system was constructed, including a dry coagulant tank, an acid tank, a sludge storage tank, a caustic tank, and a propane tank. Waste material from the wastewater treatment facility was either discharged through the sewer system or conveyed into a disposal container on the property. This system was removed when the laundry operations ended in the mid-1990s.

During the mid to late 1990s, a variety of businesses operated at the property, including an autobody shop, a bakery, a tire store, and a rental car operation. The former buildings were demolished in 2013 and the property remained vacant until it was redeveloped beginning in 2019.

Numerous site investigations and interim cleanup actions have been conducted by various parties since 1992, with the most recent remedial investigation activities conducted between 2018 and 2021. Recent interim cleanup actions performed from 2018 through 2025 have included soil excavation concurrent with property redevelopment and injections of treatment fluids to enhance remediation of chlorinated solvents in groundwater. Performance monitoring of the interim actions is ongoing.

Overflow - Site contamination and cleanup history

No overflow

American Linen Supply Co Dexter Ave

12004 American Linen Supply Co Dexter Ave 20250930

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

09/30/2025



Assessment scores by environmental medium

