

Dawn Food Products Cleanup Site



Dawn Food Products Main Building

Comments accepted:

October 5, 12:00 a.m. -
November 3, 11:59 p.m., 2026

Submit comments:

Online: [go.ecology.wa.gov/
DawnFoodProducts-Comment](https://go.ecology.wa.gov/DawnFoodProducts-Comment)

By mail:

David Unruh, Site Manager
PO Box 330316
Shoreline, WA 98133-9716
(206) 459-6287
David.Unruh@ecy.wa.gov

Document review:

[go.ecology.wa.gov/
DawnFoodProducts](https://go.ecology.wa.gov/DawnFoodProducts)

Seattle Public Library
South Park Branch
8604 8th Ave S.
Seattle, WA 98108
Phone: (206) 615-1688

Site info:

Facility Site ID: 3505
Site Cleanup ID: 16678

Public outreach contact:

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

Documents ready for public review and comment

We invite you to comment on documents for the cleanup of the Dawn Food Products site next to the Lower Duwamish Waterway. Bridge Point Seattle 130 LLC (Bridge Point) owns the site at 6901 Fox Avenue South in Seattle and is responsible for cleaning up the site.

The following documents are available for review:

- **Remedial investigation and feasibility study (RI/FS):** describes the contamination and different options for cleaning it up.
- **Cleanup action plan (CAP):** describes what will be done to clean up contamination at this site. It includes a timeline.
- **Consent decree:** A legal agreement that requires Bridge Point to carry out the cleanup action plan, Ecology's plan to address contamination at the site. It also settles Bridge Point's liability.

Learn more at a neighborhood meeting

Ecology will present information about this cleanup site at neighborhood meetings in Georgetown and South Park. Contact Augie Nuszer (see left) with questions about these events.

Tuesday, October 13 (6:00 p.m.)

South Park Neighborhood Assoc. Meeting
Duwamish River Community Hub
8600 14th Ave S., Seattle

Monday, October 19 (7:00 p.m.)

Georgetown Community Council Meeting
Georgetown Old City Hall
6202 13th Ave S., Seattle



Language services →

Español (p. 5), 中文 (見第 5 頁), Tiếng Việt (Trang 5), ភាសាខ្មែរ (ទំព័រ 5)

Toxics Cleanup Program

Site background

The Dawn Food Products cleanup site is at 6901 Fox Avenue South in Seattle. Bridge Point purchased the 5.4-acre property in the industrial area near Seattle's Georgetown neighborhood in 2021. This property is located adjacent to the Lower Duwamish Waterway (LDW) [Superfund Site](#)¹.

Historical evidence shows that the property has been used since 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. The existing structure is 128,800 square feet (2.96 acres). The warehouse was used by multiple food companies over the decades but is currently vacant.



Aerial view of the Dawn Food Products cleanup site

Remedial investigation (RI): studying contamination at the site

The RI is the stage in the cleanup process where we try to figure out what type of contamination is at the site and where it is. The RI identified the following contaminants:

- **Soil:** zinc, perchloroethylene (PCE), trichloroethylene (TCE), gasoline- and diesel-range petroleum, and dioxins/furans
- **Groundwater:** zinc, PCE, TCE, vinyl chloride, and gasoline- and diesel-range petroleum
- **Indoor air:** PCE, TCE, and xylenes

The contamination appears to come from older activities at the site, including ship painting and repair from 1917–1953 and industrial manufacturing through 1977. Food-production operations that started afterward are not believed to have added to the contamination. We haven't found any ongoing sources of contamination.

Groundwater has also been affected by PCE and TCE from the [Fox Ave Building cleanup site](#)² next to the site, which has mostly broken down into vinyl chloride.

¹ <https://www.epa.gov/superfund/what-superfund>

² <https://apps.ecology.wa.gov/cleanupsearch/site/5082>

Toxics Cleanup Program

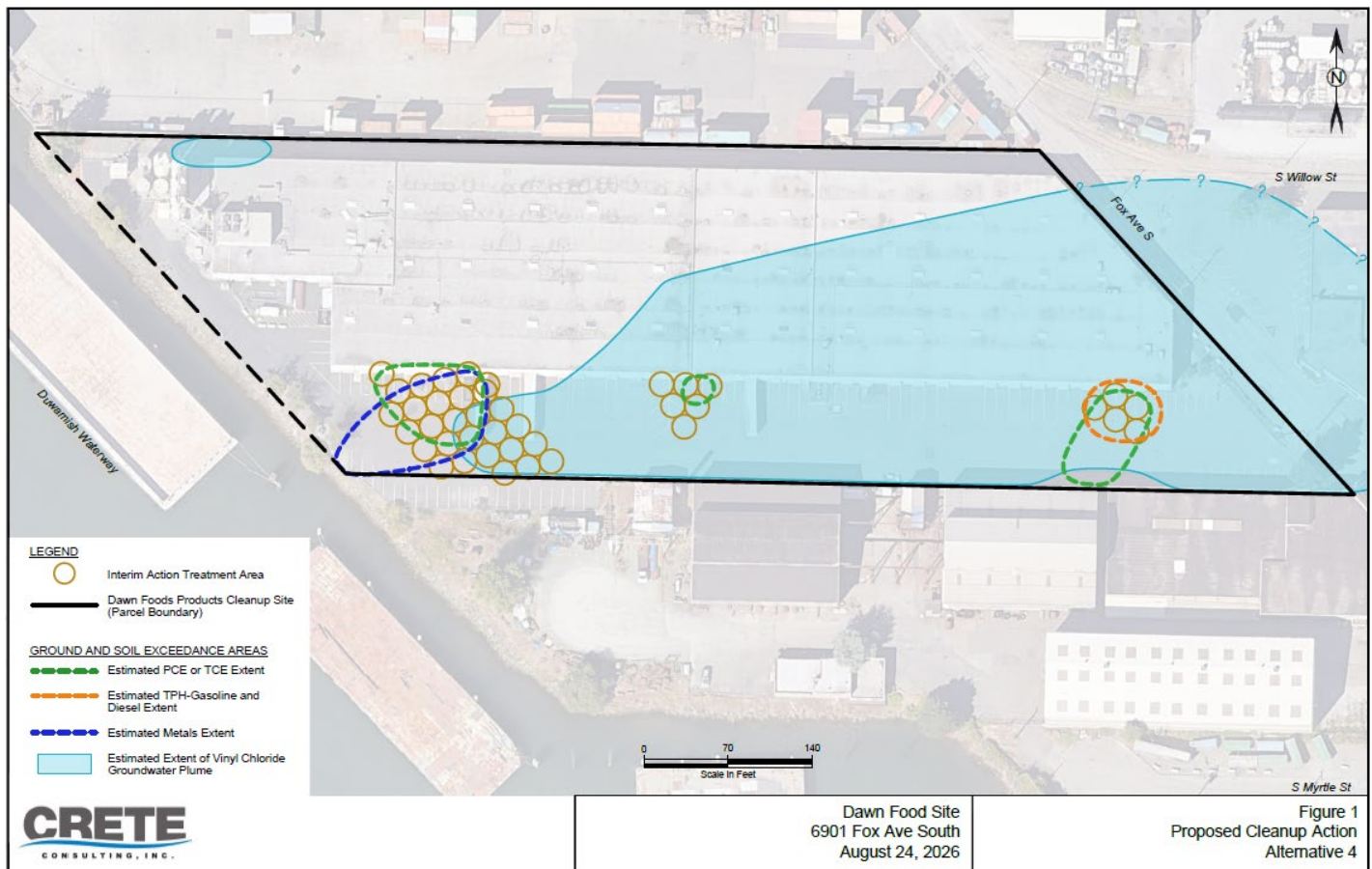
Feasibility study: comparing cleanup options

Cleanup options are chosen based on how well they protect human health and the environment, comply with regulations, and can be completed within a manageable timeframe. Ecology looked at four cleanup options, called alternatives, for the site:

- **Alternative 1:** [Enhanced reductive dechlorination](#)³ (ERD), excavation, capping, and institutional controls (rules or restrictions that help make sure a cleanup keeps working and that people and wildlife aren't exposed to leftover contamination).
- **Alternative 2:** ERD, targeted excavation, capping, and institutional controls.
- **Alternative 3:** ERD, a permeable reactive barrier, capping, and institutional controls.
- **Alternative 4 (preferred option):** ERD and institutional controls.

Cleanup action plan: explaining the selected cleanup option

The cleanup action plan describes the selected cleanup option, chosen in the feasibility study. For this site, Ecology selected Alternative 4, which includes ERD and institutional controls. If the ERD is unsuccessful in reducing contamination, more cleanup actions will be needed to meet cleanup standards.



Cleanup action plan for the site

³ <https://www.frtr.gov/matrix/Enhanced-In-Situ-Reductive-Dechlorinated-for-Groundwater/>

Toxics Cleanup Program

Interim action

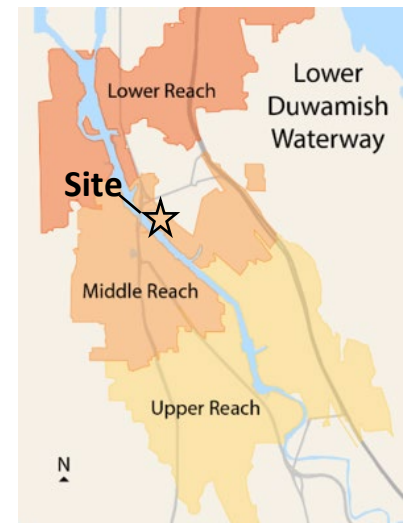
In November 2024, we added a mix of carbohydrates and nutrients to the soil and groundwater at the site. This helps lower levels of zinc, chlorinated solvents, and petroleum. The mixture changes the groundwater chemistry and gives natural bacteria what they need to break down the solvents and petroleum. The change in chemistry also helps keep zinc locked in the soil so it doesn't move into the groundwater. Sampling done since 2024 shows that this treatment is working and that zinc, chlorinated solvent, and petroleum levels have all gone down. More samples will be collected to make sure that concentrations meet cleanup levels.

What happens next?

Ecology will consider all the comments received during this public comment period. If the documents require significant changes, we will hold another public comment period. If not, we'll finalize the documents. Next steps include designing the cleanup and then cleaning up the site.

Why this site matters

The Dawn Food Products site lies along the [Lower Duwamish Waterway](https://ecology.wa.gov/LDW)⁴ Superfund Site, which is a 5-mile stretch of the Duwamish River. The U.S. Environmental Protection Agency (EPA) added the [LDW Superfund Site](https://www.epa.gov/superfund/lower-duwamish)⁵ to the Superfund National Priorities List in 2001. Ecology is working to stop or reduce sources of contamination to the LDW Superfund Site, an effort known as "[source control](https://ecology.wa.gov/LDW-source-control),"⁶ so that the EPA can proceed with the cleanup of the river sediment.



The Dawn Food Products site is in the Middle Reach

⁴ <https://ecology.wa.gov/LDW>

⁵ <https://www.epa.gov/superfund/lower-duwamish>

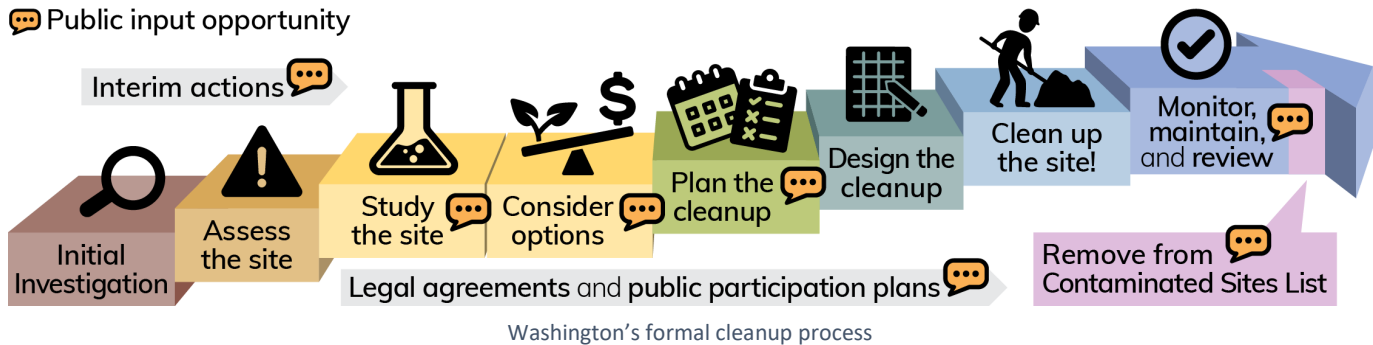
⁶ <https://ecology.wa.gov/LDW-source-control>

Toxics Cleanup Program

Ecology's cleanup process

The Model Toxics Control Act ([MTCA](https://ecology.wa.gov/mtca)⁷) 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](https://ecology.wa.gov/MTCA-process)⁸ and oversees cleanups over a variable timeline.

 Public input opportunity



Language services

To see a copy of this information in the languages below, go to go.ecology.wa.gov/dawnfoodproducts, the Seattle Public Library South Park Branch, call 425-533-5537, or send an email to augienuszer@ecy.wa.gov.

Español: Para ver una copia de esta hoja informativa en español, go.ecology.wa.gov/dawnfoodproducts, the Seattle Public Library South Park Branch, llama al (360) 407-6097, o manda un correo electrónico a preguntas@ecy.wa.gov.

中文: 要查看 中文 情况说明书, 请访问西雅图公共图书馆南公园分馆 go.ecology.wa.gov/dawnfoodproducts, the Seattle Public Library South Park Branch 致電 (425) 533-5537, 或電子郵件 augie.nuszer@ecy.wa.gov.

Tiếng Việt: Để xem bản sao của Tờ Thông Tin này bằng tiếng Việt, hãy truy cập trang mạng: go.ecology.wa.gov/dawnfoodproducts, the Seattle Public Library South Park Branch, hoặc gọi (425) 533-5537, hoặc gửi email đến augie.nuszer@ecy.wa.gov.

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⁷ <https://ecology.wa.gov/mtca>

⁸ <https://ecology.wa.gov/MTCA-process>

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

Comment on cleanup documents for a Lower Duwamish cleanup site

Español (p. 5) | 中文 (見第 5 頁) | Tiếng Việt (Trang 5)
ភាសាខ្មែរ (ទំព័រ 5)

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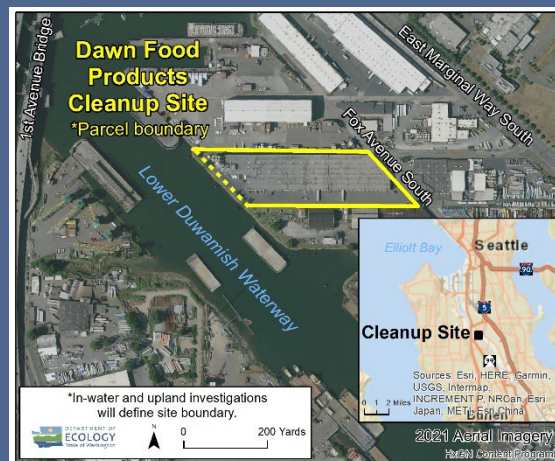
A study of contamination, review of the cleanup options, and our selected option for the Dawn Food Products site are now available for review and comment. This cleanup site is located along the Lower Duwamish Waterway.

Join us at a neighborhood meeting in October.

Learn more and ask questions! Details on page 1.

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.



Aerial map of the Dawn Food Products
cleanup site