



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

## **American Linen Supply Co Dexter Ave Cleanup Site**



### **Public Participation Plan 2017**

**Northwest Regional Office – Toxics Cleanup  
Program  
Shoreline, Washington  
Updated November 2025**

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## 1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan pursuant to the **Model Toxics Control Act (MTCA)**, to promote meaningful community involvement prior to implementation of remedial action at the American Linen Supply Co Dexter Ave site (Site), located at and in the vicinity of 700 Dexter Avenue North, Seattle, WA 98109. This site is listed in Ecology's known and suspected contaminated sites list under **Facility Site ID #3573** and **Cleanup Site ID #12004**.

This plan outlines and describes the tools and approaches that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved. This plan aims at addressing potential community concerns regarding the remedial action and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's Model Toxic's Control Act regulations (WAC 173-340-600 Public Participation).

Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process.

BMR-Dexter LLC is the current owner of the property at which contaminants were released. BMR-Dexter LLC has negotiated a legal agreement with Ecology called an Agreed Order. Under the Agreed Order, BMR-Dexter LLC will be required to:

- Prepare a Remedial Investigation (RI) and Feasibility Study (FS) work plan that describes the environmental investigations that will be performed to determine the full extent of the contaminated area.
- Implement the final RI/FS Work Plan approved by Ecology.
- If proposed, prepare an Interim Action Work Plan describing the cleanup actions to be implemented on the Property prior to its redevelopment.
- Implement the final Interim Action Work Plan, if proposed and approved by Ecology.
- Complete a RI and FS Report, including alternative approaches to clean up the contaminated area; and
- Assist Ecology with drafting a Cleanup Action Plan and holding an additional public comment period on the draft Cleanup Action Plan (CAP), RI and FS Reports.

Following the completion of the draft reports, additional public involvement activities may be scheduled. The public involvement activities will be tailored based on public comments received for this site and MTCA requirements. This will include public notification and public comment period when appropriate.

Cleanup activities at the American Linen Supply Co Dexter Ave Site fall under Washington's Model Toxics Control Act (MTCA) and accompanying regulations (Revised Code of Washington (RCW) 70.105D and Washington Administrative Code (WAC) 173-340). See

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Appendix A.

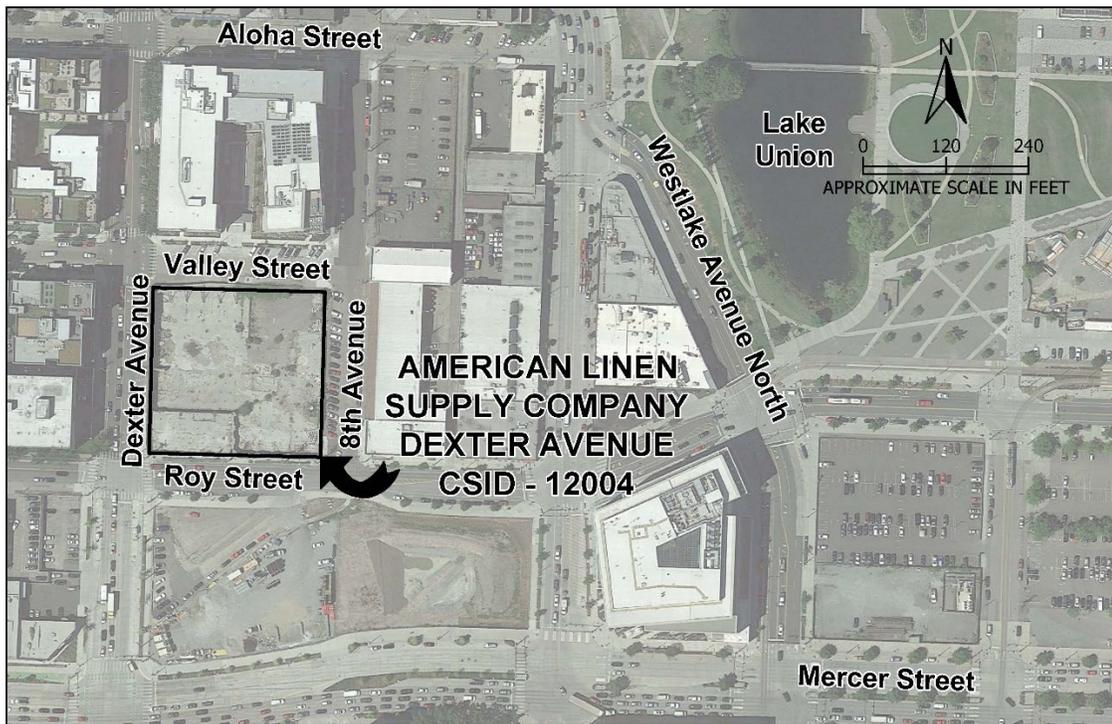
## **2.0 SITE BACKGROUND**

The Site is located north of downtown Seattle in the South Lake Union neighborhood. American Linen Supply Company operated a commercial laundry at the Property from 1925 to 1995, and commercial dry cleaning operations were included from 1966 to about 1990. A gasoline station and a refueling facility operated on the Property between 1930 and 1966. Both the commercial dry cleaning operation and refueling operations released contaminants to the environment.

All buildings on the Property have been demolished. The Property will be redeveloped as a commercial, mixed-use, and/or residential building with underground parking. Contamination extends beyond the Property, generally to the east and south. The American Linen Supply Co Dexter Ave Site covers both the area in which contamination from the dry cleaning and gasoline refueling facility operations was released and the area around the Property to which it has traveled.

In 2013, the Property underwent a significant partial cleanup involving electrical resistance heating that removed and reduced a large mass of dry cleaning fluid and breakdown products or chemicals (chlorinated solvents) in soil and groundwater. The general area of contamination outside of the Property is known from previous sampling. The area will be further defined by collecting additional soil, soil vapor, and groundwater samples.

## Site Map



### 3.0 CONTAMINANTS OF CONCERN

Based on the investigations performed to date, dry cleaning fluid, chemicals resulting from natural degradation of the dry cleaning fluid, and gasoline have contaminated soil, soil vapor, and groundwater at the Site.

The contaminants of concern are:

- Tetrachloroethene (dry cleaning fluid)
- Trichloroethene (degradation product)
- Cis-1,2-dichloroethene (degradation product)
- Trans-1,2-dichloroethene (degradation product)
- Vinyl Chloride (degradation product)
- Gasoline
- Benzene (component of gasoline)

### 4.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) cleanup activities planned for this Site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the Site activities.

Ecology urges the public to become involved in the cleanup process. Information will be provided regularly for opportunities to review material and provide comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process.

To arrange for a briefing with project staff, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below.

**Site-related questions, contact:**

Tena Seeds, Site Manager  
Washington State Department of Ecology  
15700 Dayton Ave N.  
PO Box 330316  
Shoreline, WA 98133-9716  
Phone: 425-457-3143  
Email: [tena.seeds@ecy.wa.gov](mailto:tena.seeds@ecy.wa.gov)

**Community Outreach questions, contact:**

Augie Nuszer, Community Outreach Specialist  
Washington State Department of Ecology  
15700 Dayton Ave N.  
PO Box 330316  
Shoreline, WA 98133-9716  
Phone: 425-533-5537  
Email: [augie.nuszer@ecy.wa.gov](mailto:augie.nuszer@ecy.wa.gov)

To obtain more information in Spanish regarding this cleanup project, please see below and reference American Linen Supply Co Dexter Ave Site.

**Spanish – Español**

El sitio de limpieza conocido como American Linen Supply Co Dexter Ave está localizado en 700 Dexter Avenue North, Seattle, WA. Para obtener más información en español acerca del Sitio o para traducciones de otros materiales, favor de comunicarse por correo electrónico a [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov). Por favor refiérase al sitio de limpieza American Linen Supply Co Dexter Ave.

**Cleanup Construction and Redevelopment questions, contact:**

John Moshy, BMR-Dexter LLC  
Phone: (858) 485-9840

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## **Americans with Disabilities Act (ADA)**

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at 360-407-6831 or visit <http://www.ecy.wa.gov/accessibility.html>

Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

## **Public Involvement Activities**

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of contaminated sites. Ecology will take into consideration input provided by the community.

This list details the public involvement activities that Ecology will use, their purposes, and description of when and how they will be used during this site cleanup.

## **Formal Public Comment Periods**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup actions or decisions. Comment periods usually last 30 days and are required at key points during the investigation and evaluation of proposed cleanup process before final decision are made.

During a comment period, the public can comment in writing. At the conclusion of the comment period, Ecology reviews all comments and may respond in a document called a Responsiveness Summary. Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

## **Public Meetings and Hearings**

Public Meetings and Hearings may be held at key points during the cleanup process. Ecology may also offer public meetings or hearing for actions expected to be of particular interest to the community and if ten or more people request during the 30-day comment period. Ecology will hold a public meeting or hearing for the purpose of taking comments on draft documents out for public comment.

## **Information Repositories**

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites which

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provide public access. During the comment period, the Site documents will be available for review at each repository listed below. For special accommodation or translation assistance please call 360-407-6831 or email at [ecyadacoordinator@ecy.wa.gov](mailto:ecyadacoordinator@ecy.wa.gov). Please indicate you would like assistance with American Linen Supply Co Dexter Ave cleanup site.

Ecology has established the following repositories:

**Seattle Public Library – Central Branch**

1000 4<sup>th</sup> Ave  
Seattle, WA 98104  
Phone: (206) 386-4636

**Washington State Department of Ecology – Northwest Region**

15700 Dayton Ave N.  
PO Box 330316  
Shoreline, WA 98133-9716  
Phone: 206-594-0000

**American Linen Supply Co Dexter Ave cleanup website**

Ecology has a webpage for the American Linen Supply Co Dexter Ave. cleanup site. This website will be updated when new information becomes available. Documents will be available on the website:

American Linen Supply Co Dexter Ave cleanup site website address:  
<https://apps.ecology.wa.gov/cleanupsearch/site/12004>

**Site Register and Public Events Calendar**

Ecology's Toxics Cleanup Program uses the Site Register to announce all of its public meetings and comment periods as well as additional Site activities.

To receive the Site Register in electronic format, you may sign up [through email](#). The site register is available on Ecology's website site at: [Site register lists & data - Washington State Department of Ecology](#).

**Fact Sheet**

Ecology will prepare and mail fact sheets to persons and organizations interested in the American Linen Supply Co Dexter Ave Site to inform them of public meetings and comment opportunities and important Site activities. Ecology also may mail a fact sheet about the progress of Site activities. The fact sheet will be posted on Ecology's website at:

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<https://apps.ecology.wa.gov/cleanupsearch/site/12004>.

### **Mailing List**

Ecology has compiled and maintained a list of interested parties, organizations and residents living near the cleanup site. This mailing list will be used to provide information regarding this project. If you are not on the mailing list for this site and wish to be added or taken off the mailing list, please call 425-533-5537 and reference American Linen Supply Co Dexter Ave.

### **Newspaper Display Ads**

Ecology will place ads in the local newspaper to announce public comment periods, public meetings or hearings for this Site.

## **5.0 PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE**

Additionally, citizen groups living near a known or suspected contaminated site may apply for public participation grants during open application periods. These grants may be used to provide assistance to citizens through a citizen technical advisor who helps them understand the cleanup process and creates additional avenues for public participation.

For more information about the public participation grant, visit Ecology's website site at: [Public Participation Grants - Washington State Department of Ecology](#).

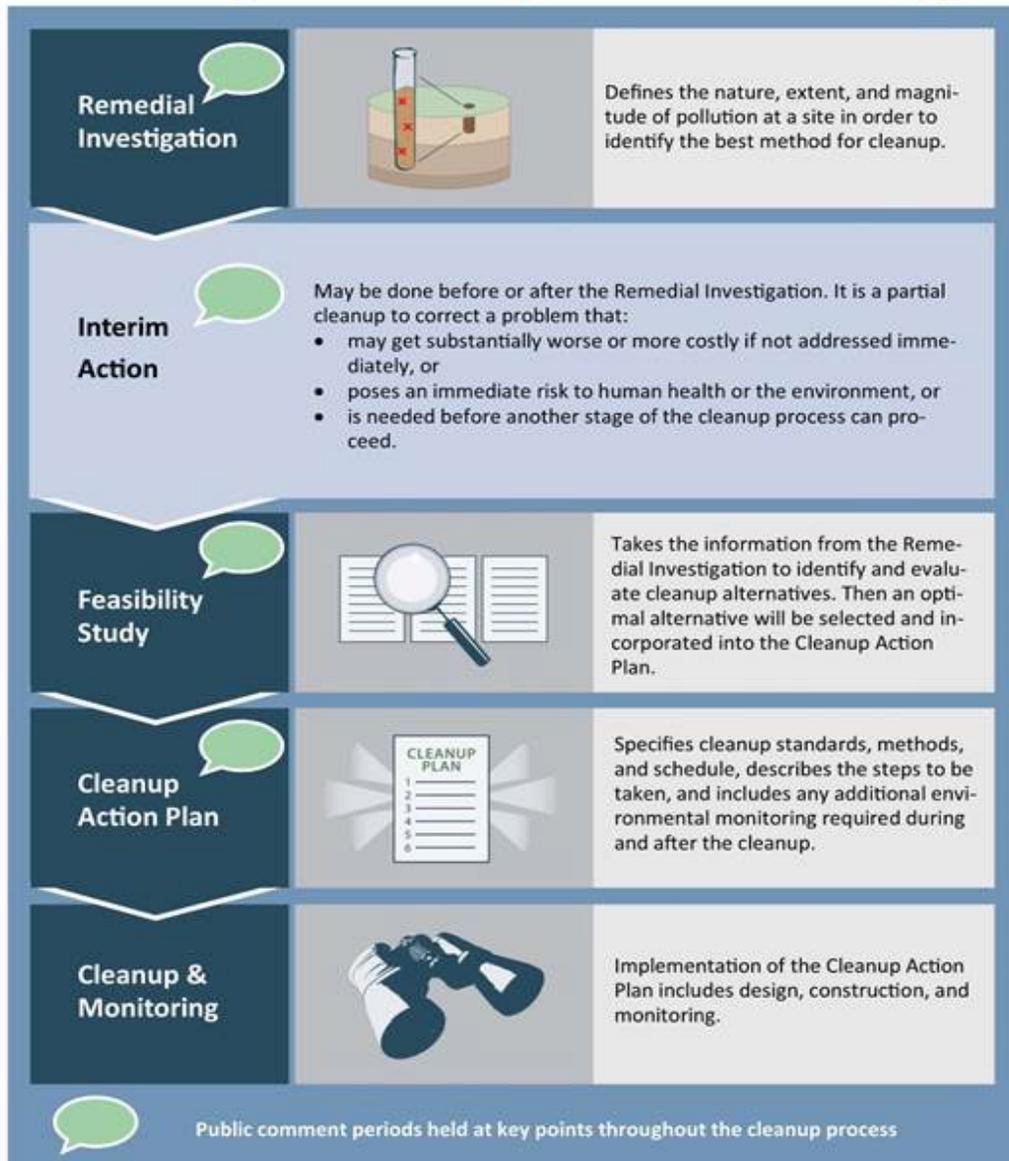
Ecology currently does not have a citizen technical advisor for the Site.

## **6.0 PUBLIC PARTICIPATION PLAN AMENDMENTS**

This Public Participation Plan update was developed by Ecology and complies with the Model Toxics Control Act regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager, Tena Seeds, for review and consideration at [tena.seeds@ecy.wa.gov](mailto:tena.seeds@ecy.wa.gov).

## APPENDIX A – CLEANUP PROCESS FOR CONTAMINATED SITES

### Cleanup Process for Contaminated Sites Washington State Department of Ecology



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## APPENDIX B - GLOSSARY

**Agreed Orders:** A legally binding administrative order issued by Ecology and agreed to by the potentially liable person. Agreed orders are available for remedial investigations, feasibility studies, and final cleanups. An agreed order describes the site activities that must occur for Ecology to agree not to take enforcement action for that phase of work. Agreed orders are subject to public review and offer the advantage of facilitating contribution claims against other persons and exempting cleanup work from obtaining certain state and local permits.

**Cleanup:** The implementation of a cleanup action, or interim action.

**Cleanup Action:** Any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340- 390.

**Chemicals of Concern (COCs):** Hazardous substances that are of particular concern at this site.

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

**Environment:** Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington.

**Facility:** Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly-owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed or, placed, or otherwise come to be located.

**Facility Site ID #:** Site specific number assigned by Ecology for the Ecology known and suspected contaminated site database.

**Feasibility Study:** The Feasibility Study takes the information from the Remedial Investigation and identifies and analyzes the cleanup alternatives available. As with the Remedial Investigation, a work plan will be prepared which describes how the study will

be done.

**Interim Action:** Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

**Model Toxics Control Act (MTCA):** Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173- 340 and was amended in 2001.

**Public Participation Plan:** A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

**Remedial Investigation:** A Remedial Investigation is a study to define the nature, extent, and magnitude of contamination at a site. Before a remedial investigation can be conducted, a detailed work plan must be prepared which describes how the investigation work will be done.

**Responsiveness Summary:** A compilation of all questions and comments into a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

**Site Register:** Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste site under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.