

701 Dexter Site



Contact & Information

Comments accepted:

September 7 – October 6, 2020

Submit comments online at:

<https://bit.ly/701DexterComment>

Questions or comments:

Tanner Bushnell - Site Manager

3190 160th Ave SE

Bellevue WA 98008

Phone: 425-691-0571

Email: tanner.bushnell@ecy.wa.gov

Site Webpage:

<https://bit.ly/701Dexter>

Document review locations:

In consideration of public health and safety, Ecology cannot offer in-person review options at this time. Please refer to the Site webpage above. If you need document review assistance, please contact:

Brad Petrovich-Outreach Specialist
425-533-5537

Facility Site ID: 78082

Site Cleanup ID: 15112

Legal agreement ready for public review and comment

Ecology has negotiated a legal agreement called an Agreed Order with ARE-Seattle 33 LLC (ARE) for the 701 Dexter Site (Site).

The order names ARE as a Potentially Liable Person (PLP) and requires them to investigate environmental conditions, conduct an interim cleanup action (if necessary), and develop a cleanup action plan for the Site. We'd like your input on:

- **Agreed Order** – requires ARE to investigate environmental conditions, complete a Remedial Investigation (RI), prepare a Feasibility Study (FS) and a preliminary draft Cleanup Action Plan (dCAP) for the Site.
- **Public Participation Plan** – describes how Ecology will inform the community about Site activities and opportunities to be involved in the cleanup process.

More Information?

View these documents and site information

Follow the links on the left to view the site webpage (bottom link), and to submit comments (top link). You can also contact Tanner Bushnell or Brad Petrovich with questions.

Español:

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio 701 Dexter. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse con Mark Wheeler al 509-329-3444 o preguntas@ecy.wa.gov

Chinese

華盛頓州生態管理署邀請公眾對701 Dexter地產清理工作的清理行動計劃草案提供建意見。欲了解更多信息，或要求翻譯服務，請致電林昊 (425) 649-7487，電子郵件 sunny.becker@ecy.wa.gov

Site Background

The 701 Dexter property (Property) is approximately 0.62 acres and located at 701 Dexter Avenue North in Seattle. It is bordered by Dexter Avenue, Roy Street, and Aurora Avenue. One 61,800 square foot building covers most of the Property where the Site is generally located. The six story building was built in 1984 and includes two levels of above ground parking. It is currently occupied by 2 commercial tenants.

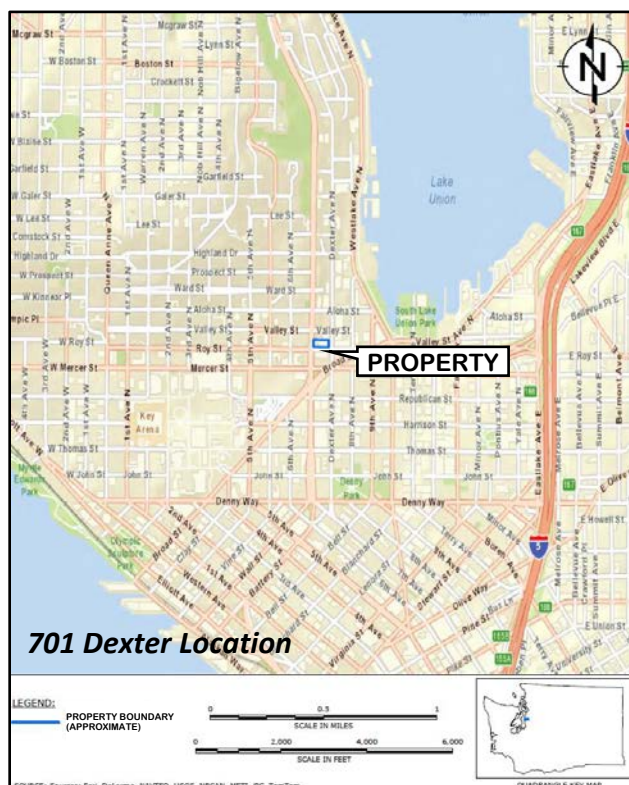
The Property was originally developed with one single-family residence in 1893. Then from 1905 to at least 1925 two single-family and two multi-family residences were located there.

From the 1930s to the 1980s the Property was used as a restaurant with a large parking lot. Since 1984 when the current building was built, numerous commercial tenants have occupied it and continue to do so.

Adjacent properties have historically been used for a variety of residential and commercial purposes, including an auto shop, an industrial laundry facility, and gas stations. Currently there are large residential complexes, commercial businesses, and redevelopment activities occurring on adjacent properties.



701 Dexter



Site Investigation and Contamination

Two Phase I Environmental Site Assessments have been done for the Site: one by Farallon Consulting in 2015, and one by Ramboll Corporation in 2018. These assessments have detected the following contaminants in soil and groundwater:

- petroleum hydrocarbon constituents
- chromium
- chloroform

Additionally, volatile organic compounds (VOCs) have been detected in soil vapor.

Adjacent properties are known to have contamination as well. A groundwater contaminant plume containing chlorinated VOCs has been identified to the east of the property. However, while this chlorinated VOC contaminant plume has not been found to extend onto the 701 Dexter property, the VOC plume may be affected if groundwater flow is altered.

What happens next?

Ecology will consider all comments received and may amend the Agreed Order or Public Participation Plan based on your comments. If comments warrant any significant changes, another public comment period will be done.

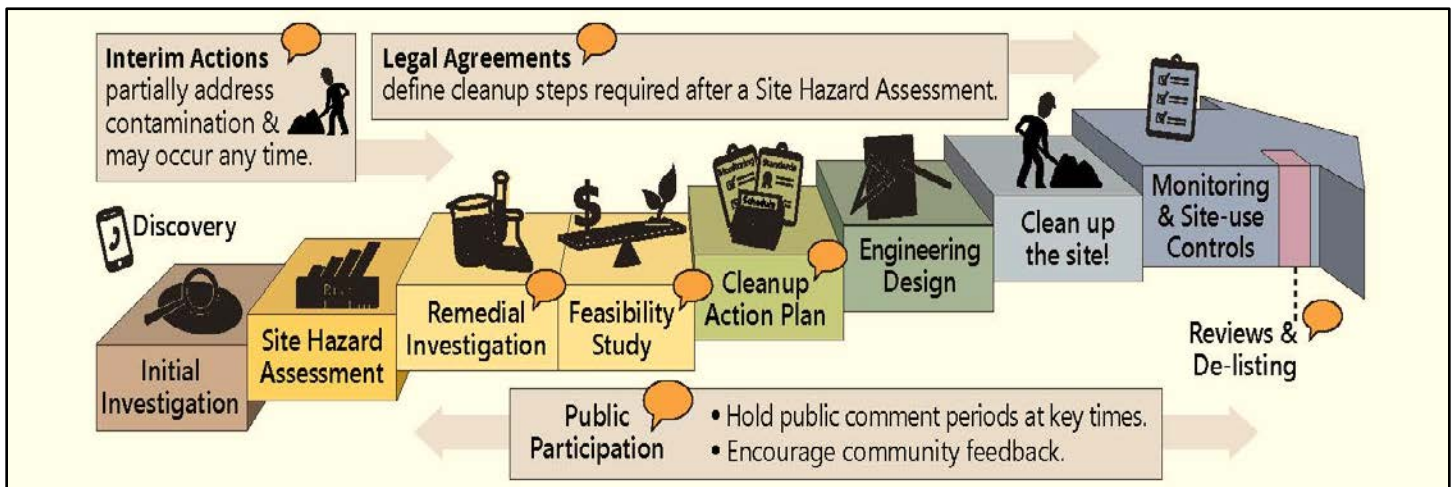
If no changes are necessary, the documents will be finalized, and ARE will proceed with the Remedial Investigation, Feasibility Study, Cleanup Action Plan, and any interim cleanup actions (if necessary). Each of those steps will require a public comment period (see Ecology’s Cleanup Process figure below), and steps may be combined into one comment period.

If ten or more persons request a public meeting about this Agreed Order and Public Participation Plan, Ecology will provide notice and host a meeting.

Due to the COVID-19 emergency, Ecology is hosting public meetings online until such time as it is deemed safe and appropriate to host physical meetings again.



Ecology’s Cleanup Process



Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008

Comments Invited – 701 Dexter Site



View of the 701 Dexter Cleanup Location

Public comment period

September 7 – October 6, 2020

<https://bit.ly/701Dexter>

The Washington Department of Ecology is asking for comments on documents related to the cleanup efforts proposed at the 701 Dexter Site, located in Seattle.

See inside for details on this site and how to comment!