

# American Linen Supply Co Dexter Ave

## CONTACTS & INFORMATION

### Comments accepted:

February 2-March 5, 2018

### Submit comments to:

Tamara Cardona - Site Manager  
WA State Department of Ecology  
Toxics Cleanup Program  
3190 160th Ave S.E.  
Bellevue, WA 98008  
Phone: (425) 649-7058  
E-mail: [taca461@ecy.wa.gov](mailto:taca461@ecy.wa.gov)

### Gretchen Newman

### Información en español

Teléfono: (360) 407-6097  
Correo electrónico:  
[preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov)

### Document review locations:

### Washington State Department of Ecology—Northwest Regional Office Central Records

3190 160<sup>th</sup> Ave S.E.  
Bellevue, WA 98008

Call for an appointment:

Sally Perkins

Phone: (425) 649-7190

Email:

[nwro\\_public\\_request@ecy.wa.gov](mailto:nwro_public_request@ecy.wa.gov)  
reference American Linen Supply Co  
Dexter Ave

## Interim Action Work Plan, State Environmental Policy Act and Determination of Non-Significance available for comment

The American Linen Supply Co Dexter Ave cleanup site (CS #12004; Site) is located at 700 Dexter Avenue North, Seattle, WA 98109. The Washington State Department of Ecology (Ecology) and the current property owner, BMR-Dexter LLC, signed an Agreed Order (#DE 14302) on October 24, 2017 to investigate and clean up chlorinated solvent and petroleum contamination at this Site. BMR-Dexter LLC has proposed a work plan to conduct an interim action for this Site.

Under the Interim Action Work Plan, BMR-Dexter LLC will:

- Excavate and dispose approximately 65,000 cubic yards of contaminated soil at an off-Site permitted facility.
- Implement *in-situ* (in-place) treatment of the contaminated soil remaining beneath the excavated soil. Modified Fenton's Reagent, a strong chemical that oxidizes (breaks down) chemical contaminants, will be injected into wells to treat contamination upon contact. Emulsified vegetable oil will then be injected as a food source for soil bacteria, to enhance the longer-term biodegradation of residual contaminants in soil and groundwater.
- Install additional injection wells for long-term treatment of contaminated groundwater flowing towards the eastern and southern property lines.
- Conduct groundwater monitoring prior to and after injection events.

## State Environmental Policy Act Checklist and Determination of Non-Significance

Ecology is the lead agency to implement the State Environmental Policy Act (SEPA) for the Site cleanup. Ecology has determined that the proposed interim action described in the Interim Action Work Plan will not have probable significant adverse impacts on the environment and that a Determination of Non-Significance (DNS) is appropriate.



### Seattle Public Library - Central

1000 4th Ave

Seattle, WA 98104

Phone: (206) 386-4636

### Special accommodations

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at (360) 407-7668 or visit <https://ecology.wa.gov/accessibility>.

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

### American Linen Supply Co Dexter Ave Cleanup Website:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12004>

**Facility Site ID #: 3573**

**Cleanup Site ID#: 12004**

## Public Comment Invited

Ecology invites you to review and comment on the following documents:

- Interim Action Work Plan
- SEPA Checklist and DNS

Send your written comments to Tamara Cardona at [taca461@ecy.wa.gov](mailto:taca461@ecy.wa.gov) or USA mail to 3190 160th Ave S.E., Bellevue, WA 98008. Please indicate American Linen Supply Co Dexter Ave Site.

## Public Meeting

Ecology invites you to attend a public meeting on the Interim Action Work Plan. You will have an opportunity to speak directly with staff members regarding the project.

**Date:** February 27, 2018

**Open House:** 6:30-7:00 pm

**Presentation:** 7:00-8:00 pm

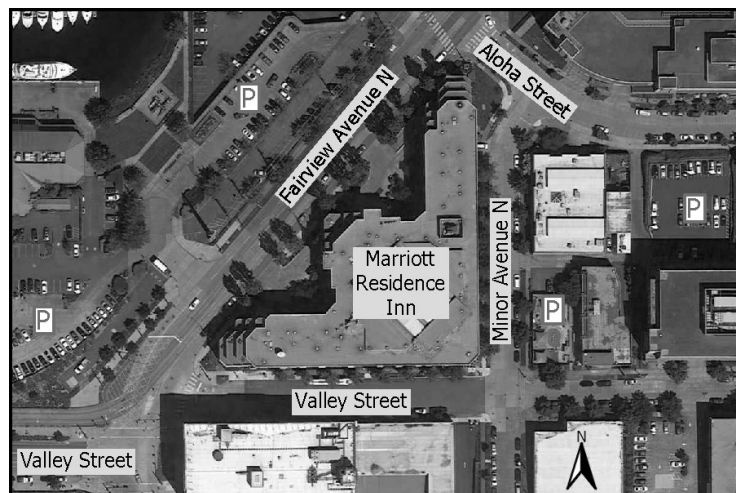
This will include a question and answer session.

**Location:** Residence Inn Marriott

800 Fairview Ave North, Seattle, WA 98109

**Parking:** Parking at the hotel will be provided to those attending the meeting. Space may be limited.

Contact Ecology prior to the public meeting to request an interpreter, translated materials, or ADA accommodations. Please refer to the special accommodations section on the left of this page.



## Site Background

The Site is located in the South Lake Union neighborhood of Seattle. American Linen Supply Company operated a commercial laundry on the Site from 1925 to 1995. Dry cleaning operations were also conducted from 1966 to about 1990. A gasoline station and a refueling facility operated on the Site between 1930 and 1966. Both the commercial dry cleaning operation and refueling operations released contaminants to the environment. All buildings have been demolished and operational equipment have been removed from the property (including underground storage tanks, piping, sumps, and chemical storage containers). The proposed use of the property by BMR-Dexter LLC is to redevelop as a commercial office building with underground parking.

In 2013, the property underwent a partial cleanup involving electrical resistance heating/soil vapor extraction that removed and reduced a large mass of the dry cleaning chemicals in soils. In 2017, additional soil investigations and a treatability study were conducted to provide updated data and information needed to evaluate an interim action. Groundwater monitoring has been occurring at both on- and off-property locations throughout the Site.

## Contaminants of Concern

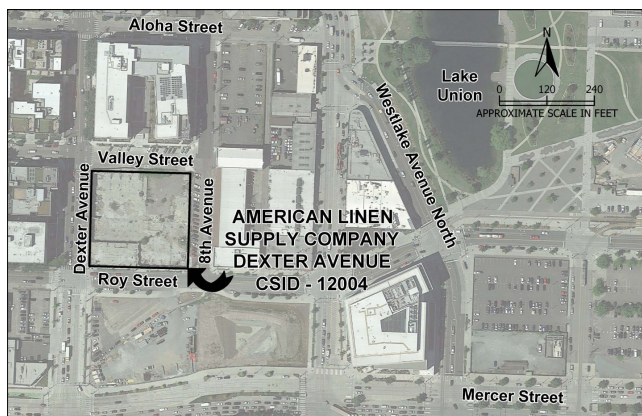
Dry cleaning fluid, chemicals resulting from natural degradation of dry cleaning fluid, and gasoline have contaminated soil, soil vapor, and groundwater. The contaminants of concern are:

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

\*Degradation product of dry cleaning fluid.



## What Happens Next?



If no significant changes are required, the Interim Action Work Plan and SEPA documents will be finalized. The interim action will begin at the Site in 2018. An interim action is a partial cleanup under the Model Toxics Control Act (MTCA), Chapter 173-340 WAC. The final cleanup action will be determined following completion of a Remedial Investigation, Feasibility Study, and draft Cleanup Action Plan under the Agreed Order.



Toxics Cleanup Program, Northwest Region

3190 160th Avenue SE

Bellevue, WA 98008-5452

## American Linen Supply Co Dexter Ave Cleanup Site

Ecology Seeks Public Comments on the Interim Action Work Plan, State Environmental Policy Act and Determination of Non-Significance from February 2-March 5, 2018

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