



# Troy Laundry Cleanup Site

Troy Laundry Site

## CONTACT & INFORMATION

Comments accepted:  
February 4 – March 5, 2019

Submit comments online at: [Web page where people can submit comments](#)

Or by mail/email to:  
Sunny Becker, Site Manager  
Department of Ecology  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452  
Email: [Sunny.Becker@ecy.wa.gov](mailto:Sunny.Becker@ecy.wa.gov)

Document review locations:  
Seattle Public Library  
1000 4<sup>th</sup> Avenue  
Seattle, WA 98104  
Phone: 206-386-4636

Ecology-Bellevue Office  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452  
By appointment, call 360-649-7190

Ecology's Troy Laundry Website:  
[Ecology's Troy Laundry web page](#)

Facility Site ID: 19135499

Site Cleanup ID: 11690

## Comments wanted on proposed legal agreement

The Department of Ecology (Ecology) and Ponte Gadea propose to enter into a legal agreement called a Prospective Purchaser Consent Decree (PPCD) prior to the sale of a downtown Seattle property. The property is located at 300 Boren Avenue North and 399 Fairview Avenue North (previously listed as 307 Fairview Avenue North).

## Ecology wants to hear from you!

We invite you to comment on the PPCD from **February 4 to March 5, 2019**. The PPCD would require the operators to:

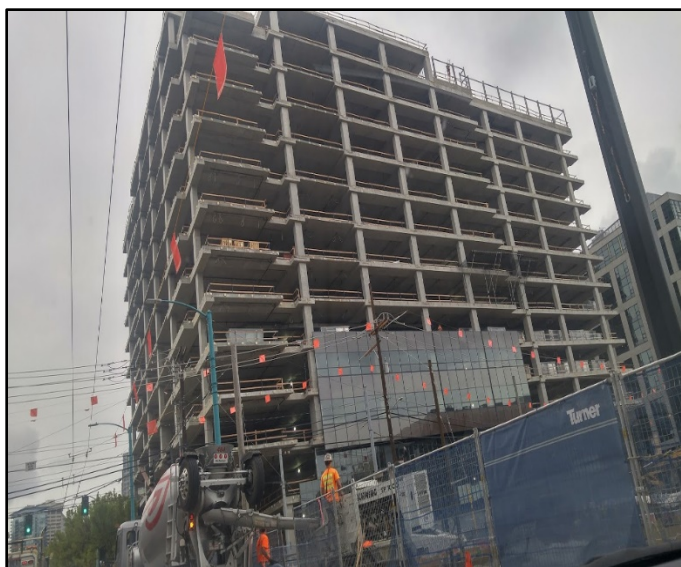
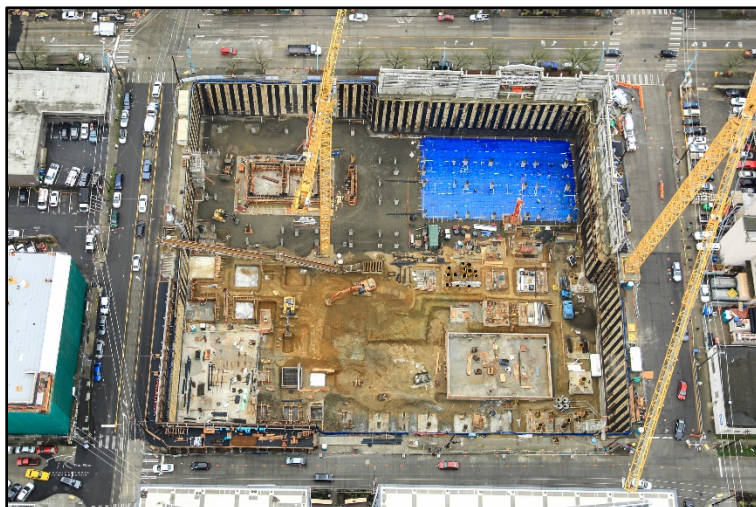
- Monitor groundwater beneath the property;
- Monitor groundwater beneath the adjacent rights-of-way located north (Harrison Street), west (Boren Avenue North), and south (Thomas Street) of the property;
- Perform additional groundwater treatment if deemed necessary.

A draft public participation plan is also available for review. The plan describes the tools Ecology will use to inform the public and gather feedback. Check the blue box on the left to see where to review documents and how to submit comments.

## Site background

The Troy Laundry Property is a recently redeveloped city block in South Lake Union that is part of the Troy Laundry Seattle cleanup site (Site). It operated as an industrial laundry and dry cleaning facility from 1926 until 1985.

Touchstone, the current owner of the Property, performed cleanup activities in coordination with redevelopment and is now proposing to sell the Property to Ponte Gadea Seattle, LLC (Ponte Gadea).



## Contamination

Hazardous dry cleaning solvents, heating oil, and gasoline products were used and stored in 19 above- and under-ground tanks located on the Property. Dry cleaning solvents and petroleum were released on the Property, resulting in soil and groundwater contamination.

Contaminants found included:

- Tetrachloroethene (PCE) and its degradation compounds trichloroethene (TCE), cis-1,2-dichloroethene (DCE), and vinyl chloride (VC).
- Gasoline, diesel, and oil-range petroleum hydrocarbons.

## Agreed Order and Interim Action

- **2012:** Ecology enters into an Agreed Order with Touchstone, the current owner of the Property. The Order requires Touchstone to:
  - Complete an investigation (RI/FS) of the site;
  - Prepare a draft cleanup plan (DCAP) for the site.
- **2013:** Ecology and Touchstone amend the Agreed Order, providing for:
  - An interim cleanup action (Interim Action) to be performed in coordination with property redevelopment;
- **2014:** Touchstone conducts Interim Action work:
  - Excavates and disposes of 100,000+ tons of contaminated soil;
  - Installs groundwater treatment system to address contamination remaining in groundwater beneath and adjacent to the property. The treatment system injects edible oil into groundwater in order to degrade dry cleaning solvents and petroleum into byproducts that do not pose a threat to human health and the environment.
- **2015:** Interim Action work completed
  - Construction of two new commercial buildings on property
  - Touchstone begins evaluating indoor air quality (vapor intrusion) in new buildings to ensure that residual groundwater contamination is not creating health risks.





## Additional Agreed Order & PPCD Work

The cleanup that Touchstone performed on the Property as an interim action is not necessarily the final cleanup remedy for the Site. Upon entry of the PPCD, Touchstone will remain obligated under the Agreed Order to investigate the full nature and extent of contamination at the Site and evaluate site-wide cleanup options.

While Touchstone will complete the work required under the Agreed Order for the entire Site, the PPCD will require Ponte Gadea to perform monitoring of groundwater beneath the Property and beneath the adjacent rights-of-way located north of the Property (Harrison Street), west of the Property (Boren Avenue North), and south of the Property (Thomas Street), and to perform additional groundwater treatment on the Property if necessary. In addition, the sale of the Property will result in significant new funds being set aside for site-wide investigation and cleanup.

## What happens next?

After the public comment period ends, Ecology will review and consider all comments received and make recommendations for any suggested changes. If no significant changes are necessary, the Prospective Purchaser Consent Decree will be signed and filed in King County Superior Court. A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period.



## En Español

El Departamento de Ecología le invita a comentar acerca de un reporte ambiental para el sitio de limpieza *Troy Laundry* en Seattle, WA. Para preguntas o traducciones de este documento en español favor de llamar a Gretchen Newman al 360-407-6097 o envíe un correo electrónico a [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov). Favor de referirse al sitio de limpieza *Troy Laundry*.



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

Toxics Cleanup Program  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008

## Troy Laundry Cleanup Site – Legal Agreement Proposed



### Public Comment Period

February 4 – March 5, 2019

### Web Page:

[Ecology's Troy Laundry web page](#)

Ecology is entering into a legal agreement with prospective purchaser of the Troy Laundry Property.

Ecology will be accepting comments on cleanup documents. See inside for details.

### Special accommodations

To request ADA accommodation for disabilities, contact Hanna Waterstrat at [hwat461@ecy.wa.gov](mailto:hwat461@ecy.wa.gov) or 360-407-7668, or visit [Ecology's accessibility information web page](#). Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.