

Seattle DOT Dexter Parcel Cleanup Site



Comments accepted:

December 6, 2021 – January 19, 2022

Submit comments:

Online at:

<http://bit.ly/Ecology-DexterParcel-Comments>

Or by mail to:

Tena Seeds, Site Manager
 WA Department of Ecology
 PO Box 330316
 Shoreline, WA 98133
 Phone: (425) 457-3143
 Email: Tena.Seeds@ecy.wa.gov

Site info:

<http://bit.ly/Ecology-DexterParcel>

Facility Site ID: 81735
 Cleanup Site ID: 14785

Document review locations:

Documents are available on the Seattle DOT Dexter Parcel Cleanup Site website: <http://bit.ly/Ecology-DexterParcel>

Ecology-NW Regional Office
 15700 Dayton Ave N
 Shoreline, WA 98133
 Please call for appointment,
 Phone: (206) 594-0000

Cleanup documents ready for public review and comment

SLP 615 Dexter LLC (Prospective Purchaser) plans to purchase, redevelop, and clean up the Seattle DOT Dexter Parcel site (Site).

The Department of Ecology (Ecology) is overseeing the cleanup. We would like your input on the following documents:

- **Prospective Purchaser Content Decree (PPCD):** *legal agreement that directs the Prospective Purchaser to implement cleanup of the Site in accordance with the Cleanup Action Plan (below) once it has completed its purchase.*
- **Remedial Investigation Report (RI):** *describes contamination at the Site*
- **Feasibility Study (FS):** *evaluates cleanup alternatives and recommends a preferred action.*
- **Draft Cleanup Action Plan (DCAP):** *describes Ecology's chosen cleanup plan and specifies cleanup standards and requirements for the Site.*
- **State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS):** *evaluation and determination that the proposed cleanup at the Site is not likely to cause harm.*
- **Public Participation Plan:** *describes how Ecology will engage with the community and keep the public informed.*

Online Public Meeting – January 6, 2022

In consideration of public health and safety, Ecology will hold an online public meeting to provide more information and answer questions.

Registration is required.

6:00 – 7:00 pm presentation; 7:00 pm question / answer time as needed
 Visit <http://bit.ly/Ecology-DexterParcel> for registration and login details.

Project location and background

The Seattle DOT Dexter Parcel Site is generally located at 615 Dexter Avenue North (Property) in the South Lake Union neighborhood of Seattle. The Property is 0.56 acres and bounded to the north by Roy St, to the south by an alley, to the east by Dexter Ave N, and to the west by Aurora Ave North. Contamination at the Site is present on a portion of the Property and extends into an adjacent alley.

Private residences existed on the Property until the early 20th century. In the 1920s, a building was constructed on the southern portion of the Property, and later expanded to the north and east in the 1940s. Various commercial and light industrial businesses occupied the building, including sandpaper, hardwood flooring and woodworking companies, a coated wall board manufacturer, a plastic mixing and storage facility, and a restaurant. Most recently, a copier sales and service business occupied the building. A fueling and service station also operated on the Property during the 1930s and 1940s (see Figure 1).



Figure 1. Gas and auto repair station located in northeast portion of current site around 1930. Photo credit: Puget Sound Archives

In 2005, a fire destroyed a portion of the main building. A parking lot replaced the damaged structure. Currently, there is a parking lot and warehouse on the Property. Proposed redevelopment plans include demolishing the existing building and constructing a residential tower that will include a mix of market rate and income-restricted units.

Future Property Use

The Property is planned to be redeveloped with an 18-story tower and a below-grade parking garage that will encompass the entire footprint of the Property. Two levels of below-grade parking are planned. The building will be a multi-family residential tower and will include a mix of units including market rate and income-restricted units ranging from 60 to 85 percent Area Median Income. Redevelopment is expected to begin in 2023 and is expected to be completed by 2024.

Contamination

Investigations at the Site found the following contaminants in soil and/or groundwater:

- Gasoline-range petroleum hydrocarbons
- Diesel-range petroleum hydrocarbons
- Benzene



Figure 2. Image of proposed redevelopment. Credit: Alexandria Real Estate Equities, Inc.

These contaminants are present at levels that exceed allowable standards under the state’s cleanup law, the Model Toxics Control Act ([MTCA](#)), and will be addressed during the Cleanup Action.

Proposed cleanup actions

The FS developed three cleanup alternatives that were evaluated for the Site based on permanence, effectiveness, protectiveness, implementability, short- and long-term risk, public concerns, and cost. From that evaluation, a preferred alternative was identified and developed into a draft CAP. The preferred alternative consists of the following actions to clean up the contaminated areas of the Site:

- Excavating contaminated soil and groundwater within the redevelopment excavation area on the Property and transporting it off-site for treatment and/or disposal.
- Injecting oxygen-release compound (ORC®) into the contaminated area within the adjacent alley to enhance *in situ* bioremediation processes.
- Implementing monitored natural attenuation for remaining contamination in the alley and for any residual contaminated groundwater that may remain on the Property below the planned redevelopment excavation.
- Installing a vapor barrier to protect occupants of the new building from exposures to remaining contamination until concentrations decrease to protective levels.
- Maintaining a protective cap over remaining contamination at the Site.
- Implementing institutional controls to maintain protective barriers and place restrictions on land use to prevent exposures to remaining contamination until concentrations decrease to protective levels.
- Performing compliance monitoring and maintenance.

The draft CAP also includes contingency actions that would be implemented if additional contamination is discovered beneath the existing building following its removal, and to facilitate more rapid remediation of contaminated groundwater in the alley if monitored trends indicate that full compliance would not be met within the estimated restoration time frame. Implementation of this cleanup action will address the cleanup action objectives for the Site.

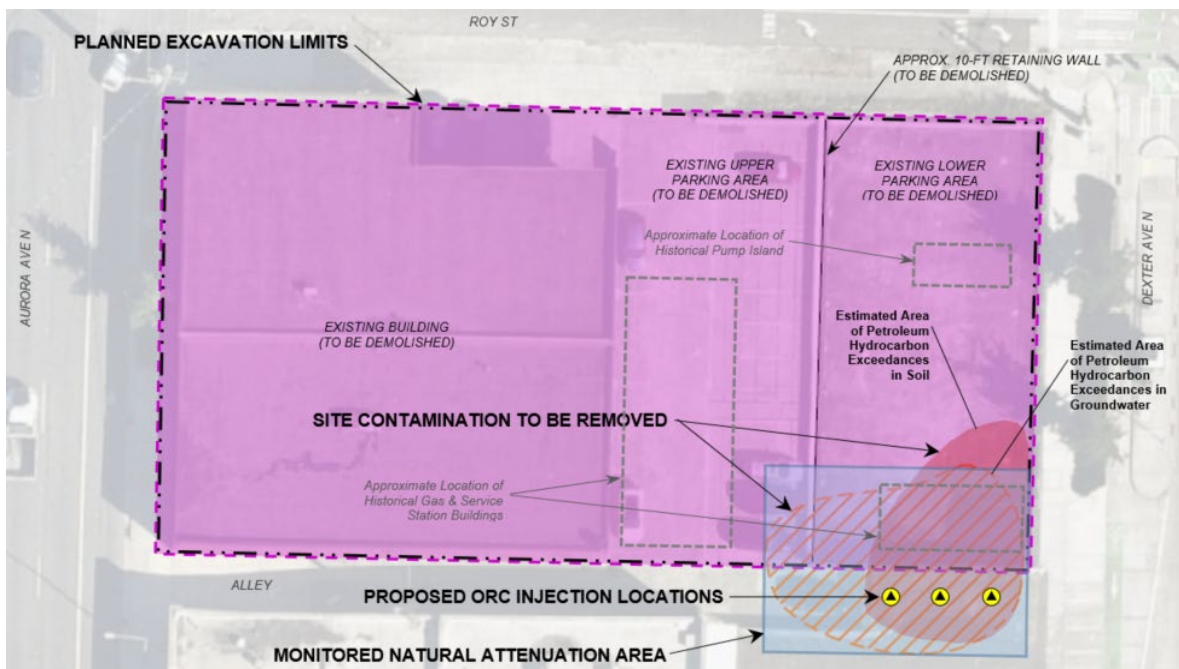


Figure 3. Map of Site showing the location of historical and existing structures, contaminated areas, and the planned excavation area. The area of soil contaminated by petroleum hydrocarbons is shown in solid red. The area of groundwater contaminated by petroleum hydrocarbons is shown in red lines. The planned excavation area is within the dashed purple lines. An area planned for monitored natural attenuation is in blue. Planned treatment injection locations are represented by yellow and black symbols.

Toxics Cleanup Program

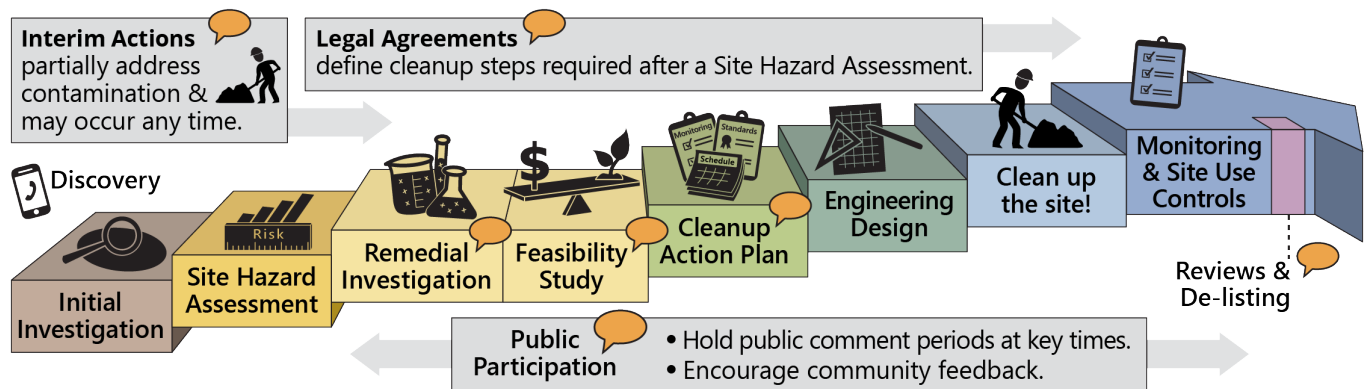
Why this site matters

The Seattle DOT Dexter Parcel is part of the South Lake Union neighborhood, which is located next to downtown Seattle and bordered on the north by Lake Union. This area has a long history of industrial and commercial activities which caused contamination of the soil and groundwater. Currently, this area is undergoing extensive redevelopment as new buildings are constructed for commercial and residential use. Ecology is working with property owners to clean up contamination present at the Site and other nearby sites to reduce impacts to human health and the environment.

What happens next?

Ecology will consider all comments received and may amend the documents based on your comments. After that, the PPCD and Cleanup Action Plan will be finalized, ownership of the Property will be transferred to the Prospective Purchaser, and then work will proceed.

Ecology's cleanup process



Español:

El Departamento de Ecología está anunciando el periodo de comentario público relacionado a la limpieza ambiental del sitio Seattle DOT Dexter Parcel. Para obtener este documento, o más información sobre este sitio, en español favor de comunicarse al 360-407-6097 o preguntas@ecy.wa.gov.

Chinese

華盛頓州生態管理署將為 Seattle DOT Dexter Parcel 街区的清理工作主辦一個公眾建議徵詢期。如要获取更多信息，或要求有关文件的本文翻译版，请联系林昊，(425) 457- 3842, sunny.becker@ecy.wa.gov