

Interim Action Cleanup Work to Begin at Troy Laundry

Starting in March 2014, Touchstone SLU LLC (Touchstone) will begin removing and reducing soil and groundwater contamination found at its Troy Laundry property called an interim action. The site is located at 307 Fairview Avenue North in Seattle, WA and south of Lake Union.

This approved interim action is expected to be completed in 2015. The interim action is being carried out through an amendment to the legal agreement called an Agreed Order between Ecology and Touchstone. An interim action cleanup is taken when it is technically necessary to reduce a threat to human health or the environment.

The Agreed Order requires Touchstone to complete the Remedial Investigation (RI) and Feasibility Study (FS) to investigate the full contamination at the site and evaluate cleanup options. The cleanup under the interim action is not the final cleanup remedy for this site and only addresses a portion of the site.

After the interim action, Touchstone will conduct additional sampling to complete the Remedial Investigation as a required part of Washington cleanup regulations for the Troy Laundry site.

Site Background

The Troy Site operated as an industrial dry cleaning facility from 1926 until 1985 and was possibly the largest dry cleaning operation west of the Mississippi River. Hazardous dry cleaning solvents, heating oil, and gasoline products were used at the property. These substances were stored in 19 tanks at the property according to historical records. Dry cleaning solvents and petroleum were released into the soil and groundwater on the property.

Site Update - No Comment Period

Technical Questions

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General Questions and Public Involvement

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Document Review Locations

Seattle Public Library – Central Branch

1000 Fourth Ave
Seattle, WA 98104
Phone: (206) 386-4636

Department of Ecology Northwest Regional Office – Central Records Office

3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:
Contact Sally Perkins
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Hours: Tuesday – Thursday
8:00 a.m. –12:00 p.m.
1:00 p.m. – 4:30 p.m.

Ecology's Toxics Cleanup Website

[https://fortress.wa.gov/ecy/gsp/
Sitepage.aspx?csid=11690](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=11690)
Facility Site ID #: 19135499
Cleanup ID #: 11690

Contaminants of Concern

Early investigations detected contamination exceeding state cleanup standards in soil, groundwater, and possibly in the air between soil particles (soil vapors). These contaminants or hazardous substances include:

- Dry cleaning solvents tetrachloroethene (also called perchloroethene), trichloroethene, cis-1, 2- dichloroethene, vinyl chloride.
- Gasoline, diesel, and oil-range petroleum hydrocarbons.

Agreed Order Amendment

In spring 2013, Ecology and Touchstone SLU LLC negotiated an amendment to their Agreed Order (AO) to conduct an interim action cleanup at the site. After a 30-day public comment period, Ecology approved the amendment and it was executed by Touchstone and Ecology on August 28, 2013. The amendment includes this Interim Action Plan (IAP) as part of planned property redevelopment. Specific details about how the IAP will be implemented are in the Engineering Design Report (EDR) for the Troy Laundry property.

The IAP and EDR describe how Touchstone will clean up contaminated soil and groundwater at the property that exceeds state cleanup levels, evaluate soil vapor intrusion, conduct compliance monitoring, follow site health and safety protocols, document subsurface conditions after excavation, dispose of contaminated material at regulated facilities, and treat underlying groundwater in place. According to Washington State cleanup regulations, an interim action is a cleanup action that:

- Reduces a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance, or
- Corrects a problem that could become substantially worse or cost substantially more if the remedial action is delayed, or
- Provides for completion of a site hazard assessment, RI/FS, or design of a cleanup action.

Interim Action Plan Implementation

The IAP with the EDR proposes to excavate contaminated soil and perched groundwater (small isolated quantity of groundwater) at the property then injecting edible oil into groundwater to degrade solvents and petroleum into harmless byproducts. After excavation, sidewall and bottom monitoring will be conducted to confirm soil and groundwater conditions at the property. In addition, Touchstone will evaluate indoor air quality (vapor intrusion) in any new buildings to make sure that contamination from the soil is not creating risks at the Troy property. Results will be incorporated into the Troy Site Remedial Investigation.

Troy Laundry Site


What happens next?

Touchstone will prepare a report on the interim action results. Following the report, they will complete their investigation of the nature and extent of the contamination in soil, ground water and in soil vapor as part of the Remedial Investigation. Touchstone will then evaluate and propose alternative methods for cleaning up the contamination at the site in the Feasibility Study.


Ecology will issue a Draft Cleanup Action Plan (DCAP) describing the preferred clean up actions, how they will be carried out, the schedule for cleanup, methods for making sure the cleanup is working (called compliance monitoring) and a plan for the public to comment. When the RI, FS, and DCAP are prepared, Ecology will conduct a 30-day public comment period. This is estimated to occur in late 2015.

Troy Laundry Property Map



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