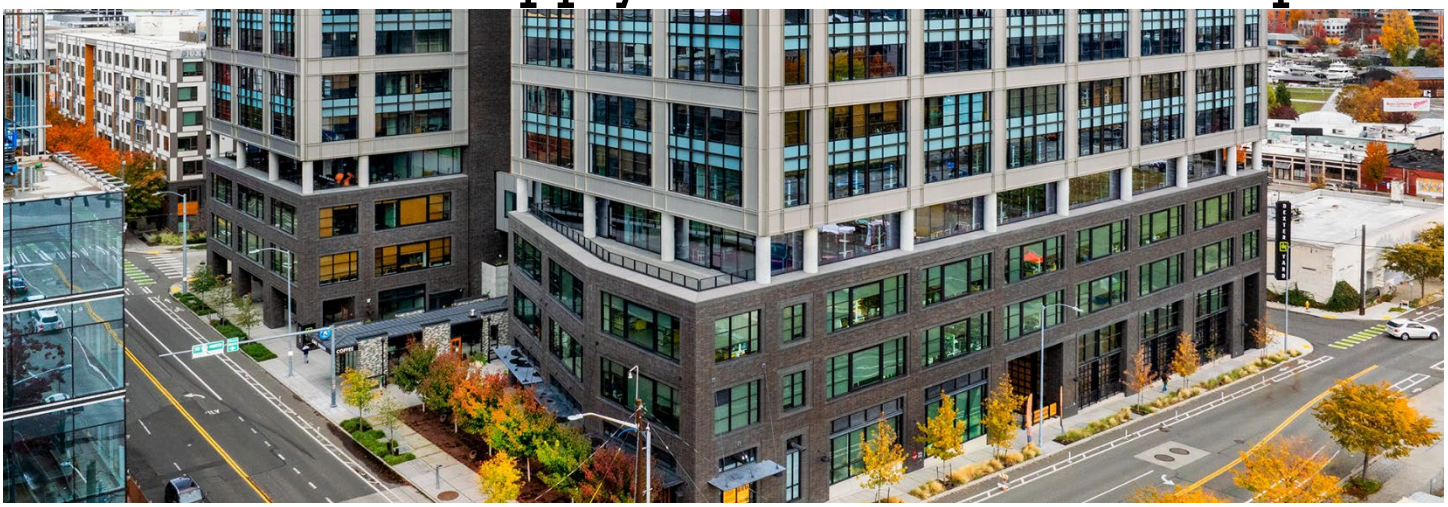
American Linen Supply Co Dexter Ave Cleanup Site



American Linen (photo courtesy: BMR-Dexter)

Comments accepted:

December 1, 12:00 am, 2025 – January 29, 11:59 pm, 2026

Submit comments:

Online:
go.ecology.wa.gov/AmericanLinen-Comments

By mail:
Tena Seeds, Site Manager
WA Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Phone: 425-457-3143
Email: Tena.Seeds@ecy.wa.gov

Document review:

go.ecology.wa.gov/AmericanLinen

Seattle Public Library
Central Branch, 1000 4th Ave
Seattle, WA 98104

Site info:

Facility Site ID: 3573
Site Cleanup ID: 12004

Public outreach contact:

Augie Nuszer,
Outreach Specialist
Augie.Nuszer@ecy.wa.gov
Phone: 425-533-5537

Draft Remedial Investigation Report ready for public review

The Department of Ecology (Ecology) is overseeing the cleanup of the American Linen Supply Co Dexter Ave cleanup site (site) in Seattle's South Lake Union neighborhood. American Linen, 700 Dexter LLC, and BMR-Dexter LLC (BMR-Dexter) are the Potentially Liable Persons (PLPs). BMR-Dexter, the current owner, is cleaning up the site under a legal agreement with Ecology. We invite you to review and comment on the following document:

- **Draft Remedial Investigation (RI) Report:** a document describing the nature (types) and extent (locations) of contamination at the site.

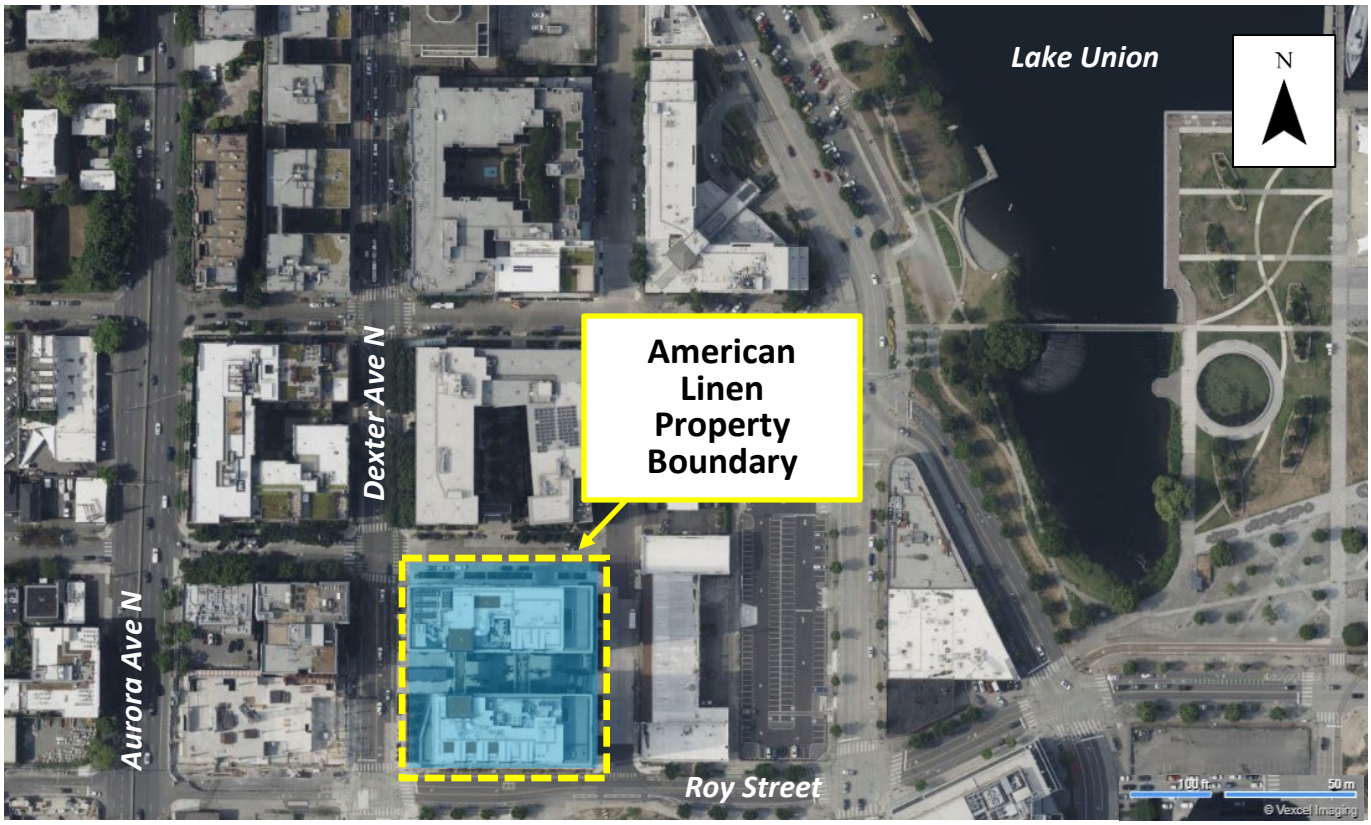
The Draft RI Report provides details and results of RI activities performed at the site between 2019 and 2021. It also provides a summary of previous investigations and other remedial actions that have taken place at the site since 1992.

View the Draft RI Report and provide comments by using the links on the left side of this page.

We will hold a public meeting if 10 or more people request one.

需要帮助或有疑问？我们免费提供翻译和口译服务。如果您需要这些服务，请发送电子邮件至 Augie.Nuszer@ecy.wa.gov 或致电 425-533-5537。如果您致电要求，我们将为你联系口译员。

Site location



American Linen Property Boundary

The site is located at and around the 700 Dexter Avenue North property (Property) in Seattle. The Property includes two recently constructed 14-story lab and office buildings and three levels of underground parking. These buildings also include retail spaces at street level.

Site background

From the 1920s through the 1990s, American Linen Supply Company operated a large commercial laundry facility on the Property, which included dry-cleaning operations beginning in the mid-1960s. These activities used laundry equipment, dry-cleaning machines, boilers, and heating oil storage tanks. Gasoline/fueling stations also operated on a northern portion of the Property between 1930 and 1966. The gas stations contained underground fuel storage tanks and fueling dispensers.

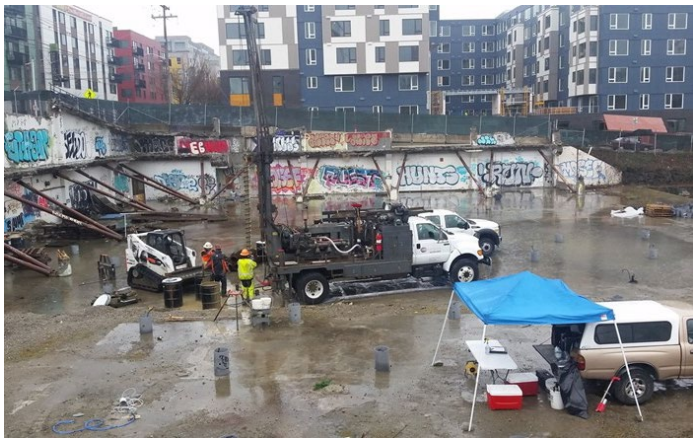
American Linen in 1948. Photo Credit: Puget Sound Archives.

Spills and leaks from these historical operations released chemicals into the ground and sewer system, resulting in contamination of soil and groundwater. After laundry and dry-cleaning operations ended in

the mid-1990s, the Property was used for other businesses such as auto repair shops, a bakery, and a car rental office. Existing buildings on the Property were demolished in 2013.

Recent redevelopment

Redevelopment of the American Linen Property began in 2019. During redevelopment, a significant remediation of the site was performed, including the removal of a large amount of contamination from the Property. The former structures were demolished and two 14-story, mixed-use buildings with underground parking were constructed. Construction during redevelopment involved mass excavation across the entire Property, reaching approximately 29–39 feet below ground level.



Construction progress at American Linen Property, 2019

Former uses at the American Linen Property

Remedial Investigation (RI)

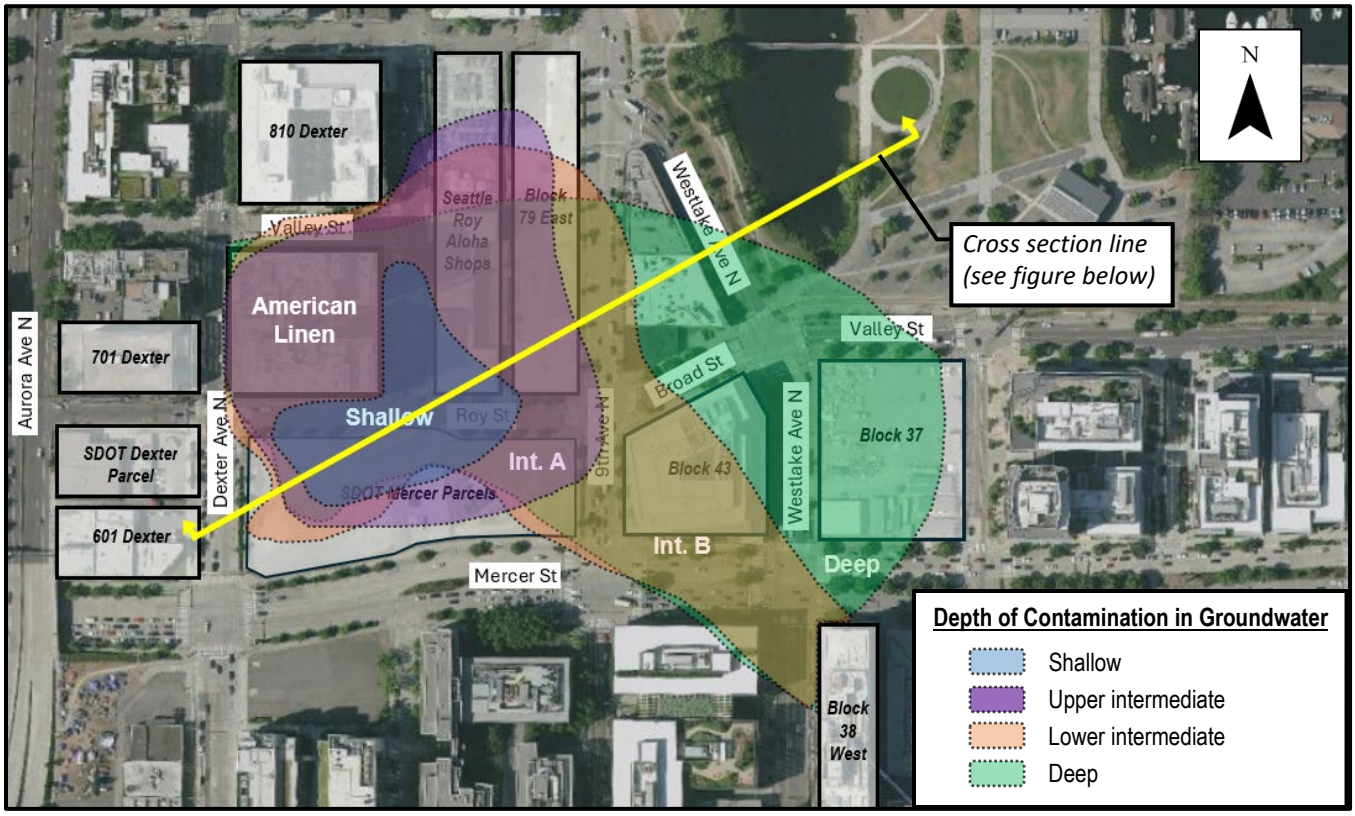
Between 2019 and 2021, the RI was carried out to better understand contamination at the site. The investigation included installing monitoring wells, collecting soil and groundwater samples, and testing vapors in the soil. The investigation found the following contaminants in soil and/or groundwater:

- Chlorinated solvents, including tetrachloroethene (a dry-cleaning solvent also known as perchloroethylene or PCE) and its breakdown products trichloroethene, cis-1,2-dichloroethene, and vinyl chloride. These were the main contaminants detected and primarily came from past dry-cleaning operations at the Property.
- Petroleum-related contamination (such as benzene) was primarily found at nearby properties, including a property to the east (Seattle Roy Aloha Shops). Other petroleum-related contamination was removed during past cleanup work.

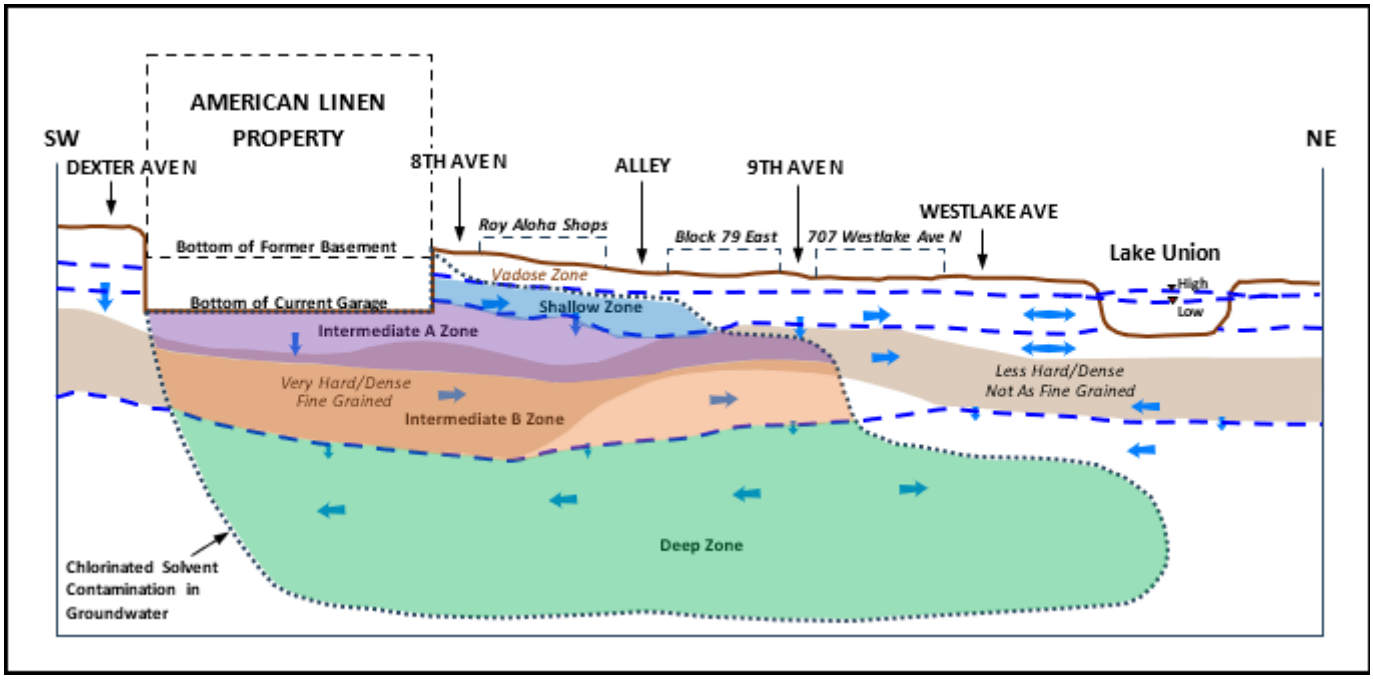
These contaminants were present at levels that exceeded standards under the state's cleanup law, the Model Toxics Control Act (MTCA).

Vapors from contaminated groundwater and soil were also found in some locations. Therefore, the new buildings on the Property have vapor barriers to protect occupants. Concentrations of chlorinated solvents have generally decreased over time because of past cleanup work (like soil excavation, soil and groundwater heating and vapor extraction, and injections to treat groundwater). Some contamination remains on the Property beneath the new buildings, especially near former boiler rooms and sewer lines. Treatment and monitoring of this contamination is ongoing. Contamination extends generally to

the east and south of the Property. However, the plume is stable or slowly shrinking due to cleanup actions in the past and natural breakdown processes. The contamination shown below is one continuous plume that spans multiple depths.



Approximate American Linen Groundwater Plume Extents, 2021 – Plan View



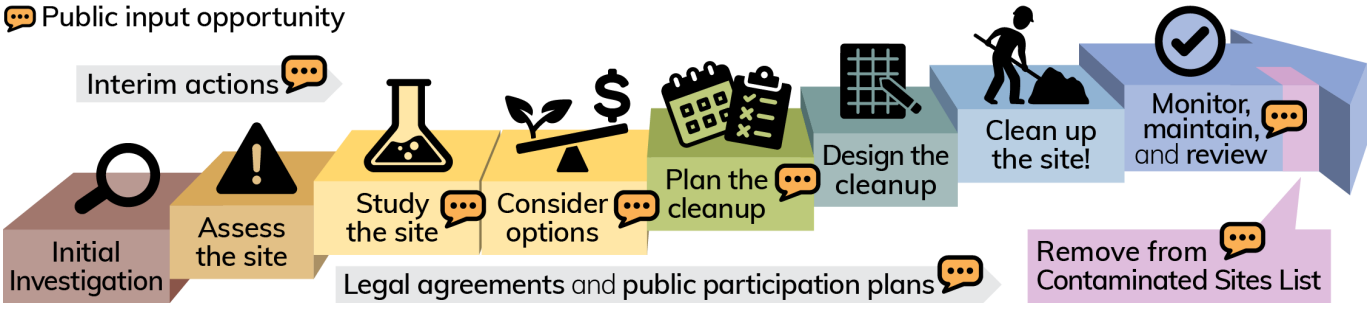
Approximate American Linen Groundwater Plume Extent and depths, 2021 – Cross Section View

What happens next?

Ecology will consider all comments received during this public comment period and may amend the draft RI Report based on the comments. If the draft RI Report requires significant changes, we will hold another public comment period. If no significant changes are made, Ecology will finalize the document.

Ecology's cleanup process

The Model Toxics Control Act (MTCA[1]) is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts MTCA and oversees cleanups. The MTCA cleanup process[2] is completed in steps (see graphic below) over a variable timeline.



Washington's formal cleanup process

[1] https://ecology.wa.gov/mtca
[2] https://ecology.wa.gov/mtca-process

Toxics Cleanup Program
PO Box 330316
Shoreline, WA 98133-9716

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Documents ready for public review and comment

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Public comment period

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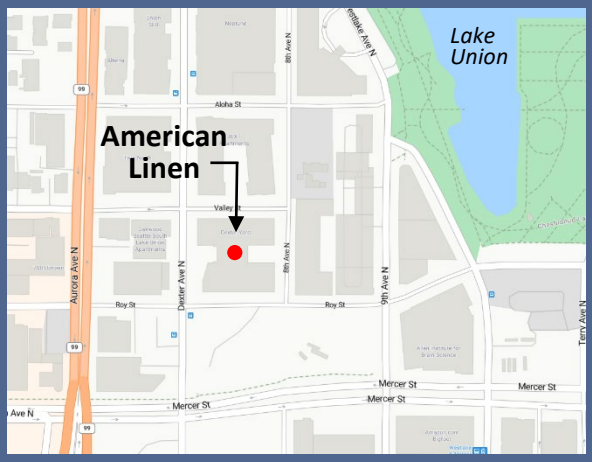

American Linen Supply Co Dexter Ave location

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-240-4353 or email at augie.nuszer@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.