

Troy Laundry Cleanup Site



Troy Laundry, 2026

Comments accepted

March 23, 12:00 a.m. –
April 21, 11:59 p.m., 2026

Submit comments

Online:

[www.go.ecology.wa.gov/
TroyLaundryComments](http://www.go.ecology.wa.gov/TroyLaundryComments)

By mail or email:

Sunny Becker, Site Manager
WA Department of Ecology
PO Box 330316
Shoreline, WA 98133-9716
Sunny.Becker@ecy.wa.gov
425-457-3842

Document review

[www.go.ecology.wa.gov/
TroyLaundry](http://www.go.ecology.wa.gov/TroyLaundry)

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

Site info

Facility Site ID: 19135499
Site Cleanup ID: 11690

Public Outreach Contact

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

Documents ready for public review and comment

The Troy Laundry cleanup site is in the South Lake Union neighborhood of Seattle, WA. Hazardous dry-cleaning solvents, heating oil, and gasoline leaked from underground storage tanks at the site, contaminating the soil and groundwater. The Department of Ecology (Ecology) invites you to review and comment on the following documents related to the cleanup:

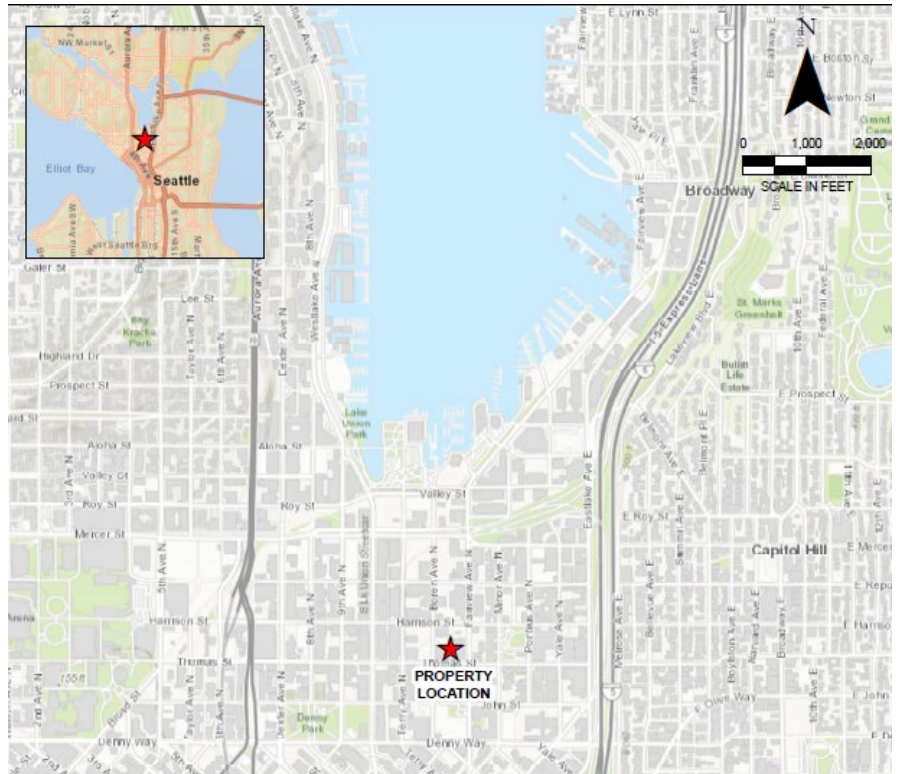
- **Remedial Investigation and Feasibility Study (RI/FS):** describes previous and remaining cleanup work, evaluates cleanup options, and recommends a preferred cleanup option.
- **Cleanup Action Plan (CAP):** describes Ecology's selected cleanup option based on the information in the RI/FS.
- **Consent Decree (legal agreement):** requires the property owner to monitor groundwater as described in the CAP and maintain existing site use controls.

You may request a meeting about the above documents. Ecology will hold a meeting or hearing if ten or more people request one. To make a request, contact Augie Nuszer before April 21. See the public outreach contact information in the blue box to the left.

要查看 中文 情况说明书，请访问西雅图公共图书馆南公园分馆 www.go.ecology.wa.gov/TroyLaundry, the Seattle Public Library – Central Branch, 致電425-533-5537, 或電子郵件 Sunny.Becker@ecy.wa.gov。

Site location and background

The Troy Laundry Seattle cleanup site is located at 399 Fairview Ave N and 300 Boren Ave N in Seattle, WA. It operated as an industrial laundry and dry-cleaning facility from 1926 until 1985. The Seattle Times Company purchased the property in 1985 and sold it in 2011 to Touchstone SLU LLC (Touchstone). In 2013, Touchstone agreed to perform an early partial cleanup, detailed in the section below. Later in 2013, Touchstone and another company merged to become TB TS/RELP LLC. This company is responsible for implementing the Cleanup Action Plan. In 2019, the building was sold to Ponte Gadea Seattle, LLC (Ponte Gadea), under a Perspective Purchaser Consent Decree. As many as nineteen storage tanks, both above and below-ground, were used to store hazardous substances at the site. Contamination at the site is related to the historical use and storage of dry-cleaning solvents, heating oil, and gasoline.



Troy Laundry Seattle cleanup site location, Seattle, WA

Early work to clean up the site

An interim action (early partial cleanup) was conducted between 2014 and 2017 alongside the redevelopment of the property. The following actions addressed soil and groundwater contamination both on- and off-property:

- The Seattle Times Company installed and operated a [soil vapor extraction \(SVE\)](#)¹ system at the site in 2011.
- Through 2014-2015, over 96,000 tons of contaminated soil were removed from the property.
- A network of groundwater injection wells was installed during redevelopment of the site after 2015. These wells were designed to treat contamination in the groundwater.
- During redevelopment of the site, a 5-inch thick concrete slab was installed beneath the five levels of underground parking, along with an HVAC system that protects the new buildings from vapor intrusion. Vapor intrusion occurs when chemical vapors from contaminated soil or groundwater move through the ground and enter buildings.
- Indoor air sampling was conducted in 2018 and 2019 to check if vapor intrusion could still be present on the site after redevelopment. Results showed no contamination above state cleanup levels.

¹ <https://www.sam.usace.army.mil/Portals/46/docs/library/DDMT/IR%203.22.pdf>

Study the site (Remedial Investigation) & consider the options (Feasibility Study)

A Remedial Investigation (RI) was started in 1985 and finished in 2019. The RI addressed data gaps and further evaluated the extent of contamination. The Feasibility Study (FS) considered multiple options for cleanup by comparing the costs and environmental benefits. Most of the contamination listed below was removed during the interim actions between 2014 and 2017.

Contamination

RI investigations confirmed the following contaminants in soil and groundwater (both on- and off-property) that required cleanup:

- **Soil contaminants:** Petroleum hydrocarbons and chlorinated solvents such as perchloroethylene (PCE) and trichloroethene (TCE), cis-1,2-DCE and vinyl chloride.
- **Groundwater contaminants:** Petroleum hydrocarbons, PCE, TCE, cis-1,2-DCE, and vinyl chloride.



Troy Laundry cleanup site, 2026

Plan the cleanup (Cleanup Action Plan)

Ecology selected Cleanup Action Alternative 1 — Monitored Natural Attenuation (MNA) with Engineering Controls and Institutional Controls as the cleanup action for the site. The selected remedy relies on natural processes to reduce groundwater contamination over time, combined with monitoring and protective controls to protect human health and the environment (see Figure 1 on page 4).

The estimated cost of the selected cleanup action is \$1,272,000.

Groundwater monitoring

Groundwater will be sampled twice a year for the first two years. If contamination levels are stable or decreasing, monitoring may shift to once a year. Samples will be tested for site-related chemicals, including dry-cleaning solvents such as PCE, TCE, and vinyl chloride.

Cleanup standards will be met when contaminant levels remain below regulatory limits for four consecutive monitoring events. Monitoring will continue until those standards are achieved and confirmed.

Engineering controls

Protective building features are already in place at the Property and nearby areas. These include:

- Concrete building slabs and foundation walls
- Vapor barriers beneath buildings
- Ventilation systems in underground parking garages
- Asphalt and concrete pavement in adjacent streets

These features prevent direct contact with contamination and protect indoor air quality.

Institutional controls

Legal controls will be recorded for the property to ensure long-term protection. These require ongoing groundwater monitoring and regular inspections of protective building features.

Annual inspections will check for cracks, damage, or other issues that could affect the protective barriers.

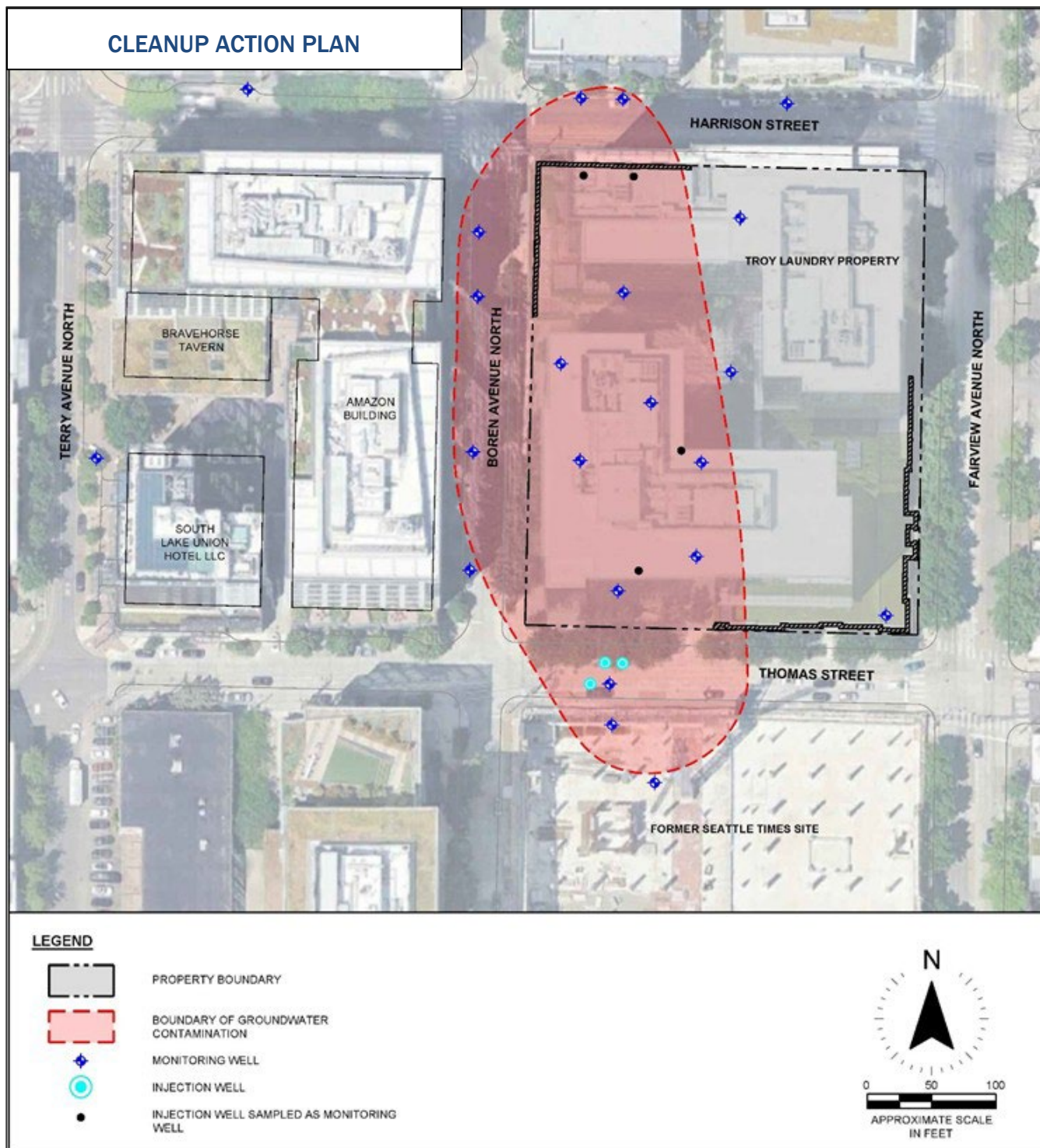


Figure 1 – Cleanup action plan for the Troy Laundry cleanup site

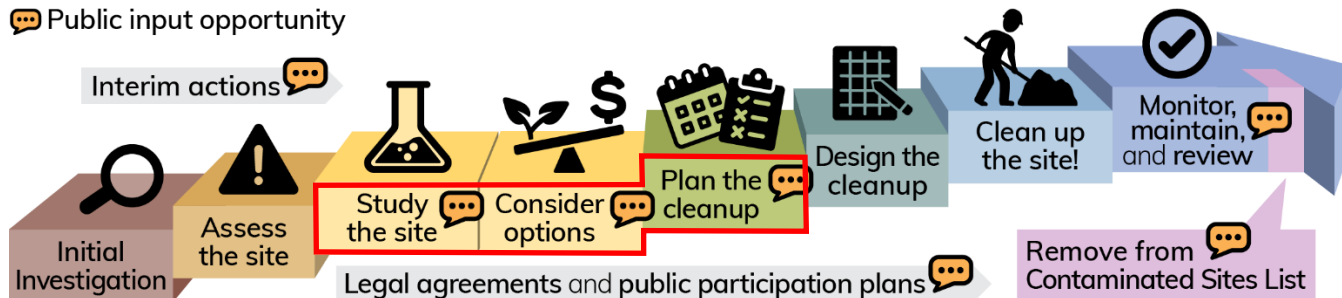
What happens next?

Ecology will consider all the comments received during this public comment period and may make changes to the documents. If the documents require significant changes, we will hold another public comment period. If no significant changes are made, Ecology will finalize the documents. The next steps include designing the cleanup and then cleaning up the site.

Ecology's cleanup process

The [Model Toxics Control Act \(MTCA\)](https://ecology.wa.gov/mtca)² is Washington's environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology is responsible for administering MTCA, including the oversight or management of cleanups. The [MTCA cleanup process](https://ecology.wa.gov/mtca-process)³ is completed in steps (see graphic below) over a variable timeline. The Troy Laundry Seattle cleanup site is currently in the "study the site, consider options, and plan the cleanup" steps, outlined in red below.

 Public input opportunity



Washington's formal cleanup process

Automatic site updates

You can subscribe from the site's [webpage](https://ecology.wa.gov/mtca).⁴ You'll receive a weekly email if we change the site's status, add documents to the site's webpage, or open a comment period.

² <https://ecology.wa.gov/mtca>

³ <https://ecology.wa.gov/mtca-process>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/11690>



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

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Documents ready for public review

中文



Scan for details

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ADA accessibility

To request an ADA accommodation, email Augie.Nuszer@ecy.wa.gov, call 425-533-5537, or dial 711 to call through the Washington Telecommunications Relay for services like text telephone (TTY). Visit Ecology.wa.gov/ADA for more accessibility information.