

# Snopac Property Cleanup Site



Aerial View of Snopac Property

## Comments accepted

August 28 – October 26, 2023

## Submit comments

Online at:

[www.bit.ly/Ecology-Snopac-Comments](http://www.bit.ly/Ecology-Snopac-Comments)

Or by mail to:

Sandra Matthews, Site Manager  
 WA Department of Ecology  
 PO Box 330316  
 Shoreline, WA 98133-9716  
 425-223-1999  
[Sandra.Matthews@ecy.wa.gov](mailto:Sandra.Matthews@ecy.wa.gov)

## Document review locations

[www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac)

Seattle Public Library  
 New Holly Branch  
 7058 32<sup>nd</sup> Ave South  
 Seattle, WA 98118

For document review assistance,  
 please contact:

Augie Nuszer, Outreach Specialist  
[Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov)  
 425-533-5537

## Site info

Facility Site ID: 1523145  
 Site Cleanup ID: 12463

## Documents ready for public review and comment

The Department of Ecology (Ecology) invites you to review and comment on several documents related to the cleanup of the Snopac cleanup site along the Lower Duwamish Waterway.

The **Remedial Investigation (RI)** and **Feasibility Study (FS)** was prepared by 5055 Properties LLC (5055 Properties) with Ecology oversight. It describes the areas requiring remediation, identifies and evaluates a range of cleanup action alternatives, and identifies a preferred way to address the cleanup.

The **legal agreement** (agreed order) between Ecology and the Potentially Liable Person (PLP), 5055 Properties, requires the completed interim action and RI/FS to be available for review, and development of a draft cleanup action plan based on the findings of the RI/FS.

## Open house and simultaneous public meeting

Ecology will hold an open house and then an in-person/online meeting simultaneously with interpretation available in Spanish, Chinese, Vietnamese, Khmer, Somali, and Amharic.

### Thursday September 7th, 2023:

- **Open House:** 5:30 p.m.
- **Presentation:** 6:30 p.m.
- **In-Person Meeting:** South Seattle College, Main Campus, 6000 16th Avenue SW, Seattle WA
  - Interpretation available with a smartphone and headphones. Ecology will have a limited number of smartphones and headphones to borrow.
- **Online Meeting:** Register online and join Zoom at [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac)
  - Interpretation available on Zoom.

**For more language information, see page 5 →**

## Background

The Snopac Property is located at 5055 East Marginal Way South in Seattle. It is approximately 1.3 acres on the east bank of the Lower Duwamish Waterway (LDW), at the head of Slip 1. Olympic Ligherage Company used the site for shipping operations from 1935 to 1940. Pioneer Towing Company occupied the buildings and utilized underground storage tanks (USTs) from 1935 through 1970. Marine Leasing/Marine Logistics in connection with Marine Power & Equipment utilized the warehouse for marine equipment storage and unlawfully disposed of sandblast grit (SBG) on the site between 1973 and 1988. The contaminated SBG was spent from boat cleaning and maintenance operations. Snopac Products Inc. operated a fish packing facility in the building 1992 to 2008. In 2008 they relocated the business, leaving the property and warehouse vacant. 5055 Property LLC purchased the property in 2012 and removed the warehouse on the site in 2019.

## Remedial Investigation: Investigating the contamination

The Snopac site consists of an uplands area, a shoreface area, and an in-water sediment area. The contamination on this site is found in the soil, groundwater, and the sediment. The contaminants of concern (COCs) are:

- Metals
- Polychlorinated biphenyls
- Polycyclic aromatic hydrocarbons
- Pentachlorophenol
- Tributyltin Ion
- Total petroleum hydrocarbons

The primary source of contamination at the site is spent sand blast grit (SBG) which contains waste paint. The SBG contains metals typical of smelter slag, brought in from offsite. Erosion of this material on the bank (yellow area, Figure 1) has moved contamination into the sediment (blue area, Figure 1).

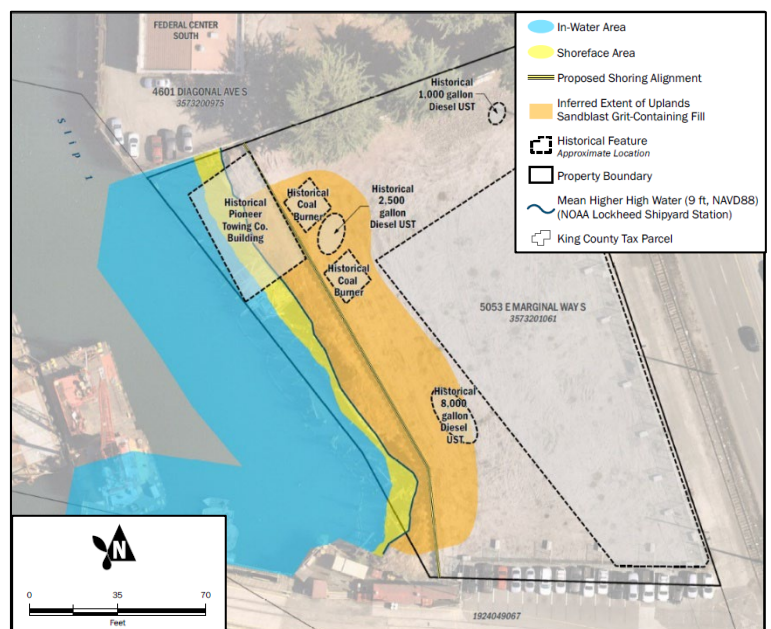


Figure 1: Site areas and contamination

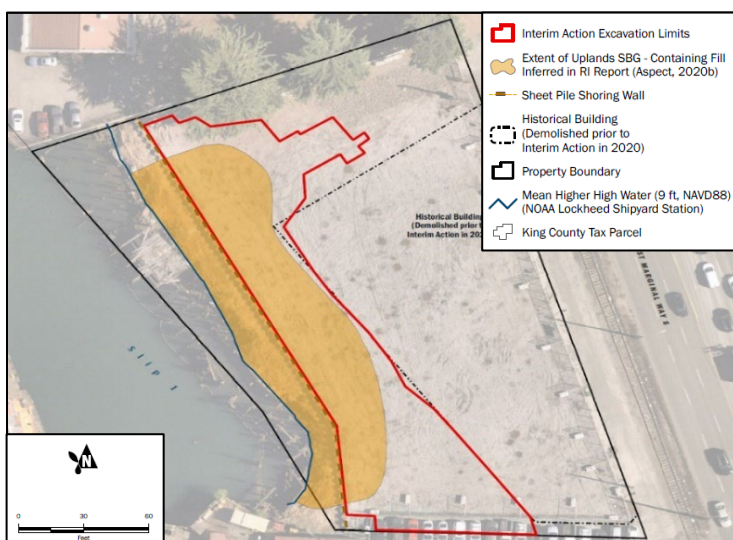


Figure 2: Extent of 2020-2021 Interim Action

## Interim Action

An Interim Action (partial cleanup) was completed at the site between December 2020 and January 2021. A shoring wall was installed to 45 feet below ground surface along the western shoreline of the property to support the shoreface. Almost 6,000 tons of SGB-contaminated soil were removed from the landward side of the shoring wall and disposed of offsite. Groundwater monitoring performed after the removal showed reduced concentrations of COCs, indicating the Interim Action was successful in reducing contamination entering the river.

### Preferred Cleanup Action Alternative

To address the areas requiring remediation, a Feasibility Study (FS) was developed. This document evaluates and compares the environmental benefits and costs of cleanup alternatives and identifies a preferred cleanup action alternative. The preferred cleanup action alternatives for the Uplands Area (Figure 3) are described below.

Ecology will address the Sediment Area FS in the future. In-water work will be supervised by the EPA as part of the cleanup for the Lower Duwamish Waterway. The preferred alternative was selected by the EPA based on data summarized in the [Lower Duwamish Waterway Feasibility Study](#)<sup>1</sup> (AECOM 2012) and [Lower Duwamish Waterway Record Of Decision](#)<sup>2</sup> (USEPA 2014).

### Upland Area Actions

The Upland Feasibility Study presents the evaluation of cleanup technologies for the contamination on the site. The cleanup technologies evaluated for this site include:

- **Removal:** Excavation and offsite disposal of contaminated materials.
- **In-situ Treatment:** Uses physical, biological, and/or chemical mechanisms to transform or destroy the target contaminants.
- **Monitored Natural Attenuation (MNA):** The reduction of contaminant concentrations over time through natural processes such as precipitation, sorption, dilution, dispersion, and/or biodegradation.
- **Institutional Controls (ICs):** Administrative or engineering measures undertaken to limit or prohibit activities that may interfere with a cleanup action or result in exposure to contaminated media.

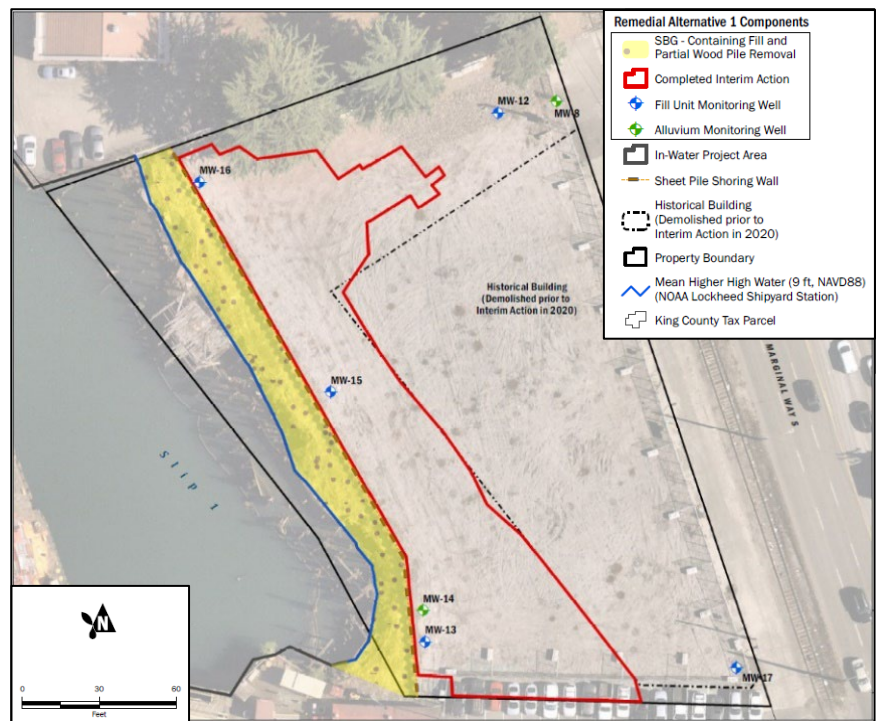


Figure 3: Preferred Alternative 1 for Uplands Area

The Upland FS evaluated three remedial alternatives to cleanup contamination on the upland portion of Snopac site.

- Alternative 1: SBG-Containing Fill Removal, Partial Wood Piling Removal, Groundwater Monitored Natural Attenuation (MNA), ICs
- Alternative 2: SBG-Containing Fill Removal, Complete Wood Piling Removal, Groundwater MNA, and ICs
- Alternative 3: SBG-Containing Fill Removal, Complete Wood Piling Removal, Groundwater Treatment and MNA, and ICs

The preferred alternative from this Upland FS is Alternative 1. The final cleanup action for the upland portion of the site will be selected by Ecology and detailed in the upland Cleanup Action Plan.

<sup>1</sup> [https://ldwg.org/wp-content/uploads/2019/01/LDW-Final-FS-Executive-Summary\\_October-31-2012\\_ADA.pdf](https://ldwg.org/wp-content/uploads/2019/01/LDW-Final-FS-Executive-Summary_October-31-2012_ADA.pdf)

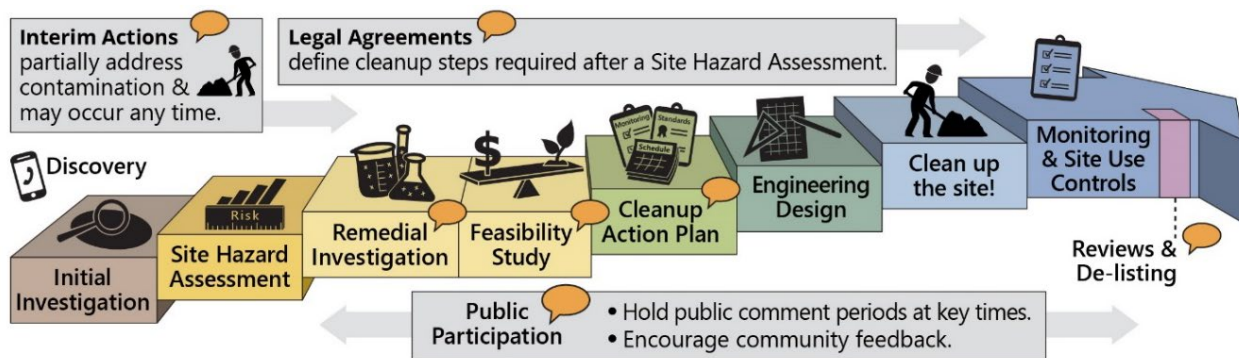
<sup>2</sup> <https://semspub.epa.gov/work/10/715975.pdf>

### Why this site matters

The Snopac site is adjacent to the [Lower Duwamish Waterway](#)<sup>3</sup> Superfund Site, which includes a 5-mile stretch of the Duwamish River. The U.S. Environmental Protection Agency (EPA) added the [LDW Superfund Site](#)<sup>4</sup> to the Superfund National Priorities List in 2001. Ecology is working to stop or reduce sources of contamination to the LDW Superfund Site, an effort known as “[source control](#)<sup>5</sup>,” so that the EPA can proceed with the cleanup of the river sediment.



Figure 4: View of Lower Duwamish Waterway



### What happens next?

Washington’s formal Model Toxics Control Act (MTCA) [cleanup process](#)<sup>6</sup> is shown in the graphic above. The Upland Area is in the remedial investigation/feasibility study step. Public comments will be addressed during this comment period and the RI/FS will be finalized. Ecology will also issue a cleanup action plan based on the information in the final RI/FS and release it for public review.

<sup>3</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway>

<sup>4</sup> <https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=1002020>

<sup>5</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Lower-Duwamish-Waterway/Source-control>

<sup>6</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

## Language Information

### Español

Para ver una copia de esta hoja informativa en español (que incluye información sobre reuniones públicas el 7 de septiembre con interpretación), visita [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac), the Seattle Public Library South Park Branch, llama al (360) 407-6097, o manda un correo electrónico a [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov).

### 中文

要查看 中文 情况说明书（包括有关 9 月 7 日公开会议的信息, 及口译），请访问西雅图公共图书馆南公园分馆 [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac), the Seattle Public Library South Park Branch 致電 425-533-5537, 或電子郵件 [sunny.becker@ecy.wa.gov](mailto:sunny.becker@ecy.wa.gov).

### Tiếng Việt

Để xem bản sao của Tờ Thông Tin này bằng tiếng Việt (bao gồm thông tin về các cuộc họp công cộng vào ngày 7 tháng 9 có thông dịch), hãy truy cập trang mạng: [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac), the Seattle Public Library South Park Branch, hoặc gọi (360) 407-6097, hoặc gửi email đến [Lngu461@ecy.wa.gov](mailto:Lngu461@ecy.wa.gov).

### ភាសាខ្មែរ

ដើម្បីមើលឯកសារថតចម្លងភាសាខ្មែរនេះជាភាសា ភាសាខ្មែរ (រួមមានព័ត៌មានអំពីកិច្ចប្រជុំសាធារណៈ នៅថ្ងៃទី 7 ខែកញ្ញា: ដោយមានការបកប្រែភាសា) សូមចូលមើលវិបសាយ [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac), សាខា Seattle Public Library South Park Branch, សូមហៅទូរស័ព្ទលេខ (425) 533-5537, ឬអ៊ីម៉ែល [LDW@ecy.wa.gov](mailto:LDW@ecy.wa.gov)

### Af Soomaali

Si aad u eegto nuqulka xaashidan macluumaadka oo oo ku qoran af Soomaali (waxaa kamid ah macluumaadka kulmada shacabka Sebtembar 7 turjuban), booqovisit [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac), the Seattle Public Library South Park Branch, la hadal (425) 533-5537, ama iimeel u dir [LDW@ecy.wa.gov](mailto:LDW@ecy.wa.gov)

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

## Snopac Property Cleanup Site

### Documents ready for public review

Información en Español incluida (página 5)  
有關的信息, 已被翻譯成中文 (第5頁)  
Có thông tin bằng tiếng Việt (Trang 5)  
ព័ត៌មានជាភាសាខ្មែររួមបញ្ចូល (ទំព័រ 5)  
Macluumaad af Soomaali ah ayaa la socda (Boga 5)  
በአማርኛ የተጻፈ መረጃ ተካትቷል (ገፅ 5)

#### Public comment period

August 28, 2023 – October 26, 2023  
[www.bit.ly/Ecology-Snopac-Comments](http://www.bit.ly/Ecology-Snopac-Comments)

#### Public events – See page 1 for details

September 7, 2023, Starting at 5:30 p.m.  
More information: [www.bit.ly/Ecology-Snopac](http://www.bit.ly/Ecology-Snopac)

#### ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-533-5537 or email at [Augie.Nuszer@ecy.wa.gov](mailto:Augie.Nuszer@ecy.wa.gov), or visit [ecology.wa.gov/Accessibility](http://ecology.wa.gov/Accessibility). For Relay Service or TTY call 711 or 877-833-6341.



Aerial View of Snopac Property