

Kenmore Industrial Park

Notice of Public Comment Period



Investigation results, cleanup plan, and consent decree available for public review and comment

The Washington State Department of Ecology (Ecology) has prepared this fact sheet pursuant to the Model Toxics Control Act (MTCA) Chapter 70.105D to provide information about a completed environmental investigation and a proposed cleanup at the Kenmore Industrial Park site. The public is encouraged to comment on the Draft Remedial Investigation/Feasibility Study, Consent Decree, Public Participation Plan, and Cleanup Action Plan between June 25 and July 24, 2001. Also available for review is the SEPA checklist for the site cleanup.

A Remedial Investigation/Feasibility Study is used to define the nature, extent, magnitude, and source of the problems at a site. Based on information obtained through this work, cleanup methods are determined.

The *consent decree* is a legal document, approved and entered by a court, formalizing an agreement between Ecology and potentially liable persons (PLPs; Pioneer Towing Company is the PLP at this site). Once signed, a consent decree relieves liability of a PLP for known contamination once the cleanup is complete.

The *SEPA Checklist* provides information to identify impacts from a proposal and to help the agency decide whether an Environmental Impact Statement is required.

The *Cleanup Action Plan* describes the proposed cleanup actions and the work to be performed at the site.

Site Location

The site is located at 6423 NE 175th Street, southwest of the intersection of Bothell Way NE and 68th Avenue NE in Kenmore, King County. The site is located adjacent to and north of the mouth of the Sammamish River and the southwestern portion of the property forms a peninsula that extends into Lake Washington. The site covers approximately 45 acres; it is relatively flat and is bordered by roads and shoreline embankments.

Site Background

The site has been used primarily for industrial land uses. In the early 1900s the southern and western portions of the site comprised a shallow, submerged delta. In 1916, the United States Army Corps of Engineers lowered the lake level, and the southern and western portions of the property were reclaimed. During that time, fill materials were placed at the site, resulting in a landfilled peninsula elevated above the former delta environment. By 1969, the entire property was filled to its current elevation.

Fill records indicate that demolition debris waste, from housing demolition related to the construction of Interstate 5 (I-5), was disposed of at the site. The landfill was subsequently graded, covered with soil, and used as an industrial park.

June/July 2001

PUBLIC COMMENT PERIOD:

June 25 through July 24, 2001

PUBLIC HEARING:

July 11, 2001 6:00 – 9:00 PM
Northshore Utility District Building
Northshore Room
6830 NE 185th Street, Kenmore

SEND COMMENTS TO:

Ching-Pi Wang, Site Manager
Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008-5452
(425) 649-7134
cwan461@ecy.wa.gov

INFORMATION REPOSITORIES

- **Kenmore Public Library**
18138 73rd NE
Kenmore, WA
- **Lake Forest Park Library**
17171 Bothell Way, NE
Seattle, WA
- **Department of Ecology**
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008-5452
Call Sally Perkins at
(425) 649-7190

TO BE ADDED TO THE MAILING LIST, CONTACT:

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For special accommodation needs or language translation assistance, call **Rebekah Padgett** at (425) 649-7257, or (425) 649-4259 (TDD).

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Historical operations at the site included assorted small storage and manufacturing industries, sand and gravel staging and support facilities, and associated offices. The site is currently owned by the Pioneer Towing Company and is operated as an industrial park. Most of the site is a sand and gravel stockpile yard. There are also several smaller storage and light industrial operations on the property.

Current Environmental Conditions

In May 2001, a Remedial Investigation was completed and a report was submitted to Ecology. The results of the Remedial Investigation are included in the Draft Remedial Investigation/Feasibility Study report that is now available for public review and comment.

Results of the Remedial Investigation have identified the following environmental issues:

- **Soil:** Petroleum hydrocarbons (diesel and heavy oil) and metals (arsenic, lead, barium, and selenium) are present in the soil at low levels throughout the site; and
- **Groundwater:** Petroleum hydrocarbons (diesel and heavy oil) and metals (lead, barium, and arsenic) are also present in groundwater in the interior of the site; however, concentrations of these substances are currently below regulatory cleanup standards in groundwater at the site shoreline.

Proposed Land Use

Site redevelopment will occur in conjunction with, and form an integral part of, the cleanup action. The proposed redevelopment will include mixed commercial and residential uses. As currently planned, the redevelopment will include residential units, professional office space, retail and commercial space, a marina with recreational boat slips, parking stalls, and construction of a new public street connecting NE Bothell Way and 68th Avenue NE. The redevelopment also will include natural open space, pedestrian walkways and trails, and possibly a public amphitheater. The open space will provide public access and viewpoints to Lake Washington and the Sammamish River.

Proposed Cleanup Action

The proposed cleanup action will be conducted under the Washington Model Toxics Act (MTCOA) and includes the following actions:

1. Installation of an Engineered Cap Over a Portion of the Site

A soil cover and an engineered cap will be installed over the upland, landfilled portion of the site. The majority of the engineered cap will consist of new, cast-concrete structures supported upon structural piling and asphalt or concrete pavement. Landfilled, upland areas outside the building footprints and paved areas will have a soil cover, which will later be landscaped. The engineered cap will be set back an average of 100 feet behind the shoreline along the river and lake to avoid impacting existing wetland, riparian and aquatic habitats around the southern and western site margin.

In addition, the cleanup will include consolidation of roofing debris under the cap and management of any landfill gases present below the structures.

The proposed cleanup will prevent human contact with the demolition debris and reduce the potential risk of future contaminant migration in groundwater beneath the site to the adjacent surface water.

2. Institutional Controls

Institutional controls will be implemented to require the protection of workers performing any future excavation activities.

In addition, notices and restrictions will be attached to the existing deeds and access controls will be put in place to prevent future owners, residents, and site visitors from unknowingly intruding on the subsurface debris or interfering with the integrity of the engineered cap. Full disclosure of past land uses and contamination, as well as cleanup activities, will be required.

3. Groundwater Monitoring

Groundwater monitoring will be conducted in accordance with a Compliance Monitoring Plan approved by Ecology to ensure that contamination is controlled and is not flowing into Lake Washington and Sammamish River.

4. Continued Industrial Use

If redevelopment does not proceed and the site remains in industrial use, implementation of institutional controls and monitoring appropriate for continued industrial use will comprise the cleanup action for the site.

Public Involvement

The public is encouraged to review all documents related to this cleanup at the information repositories listed on page 1. Formal verbal comments will be accepted at the public hearing on July 11, 2001, or written comments may be sent to Ecology's Site Manager, Ching-Pi Wang, by July 24, 2001.

Once the public comment period ends, Ecology will review all comments received and will make recommendations for any suggested changes to the documents. Ecology also will prepare a Responsiveness Summary addressing all comments received. The Responsiveness Summary will be sent to all individuals who have submitted

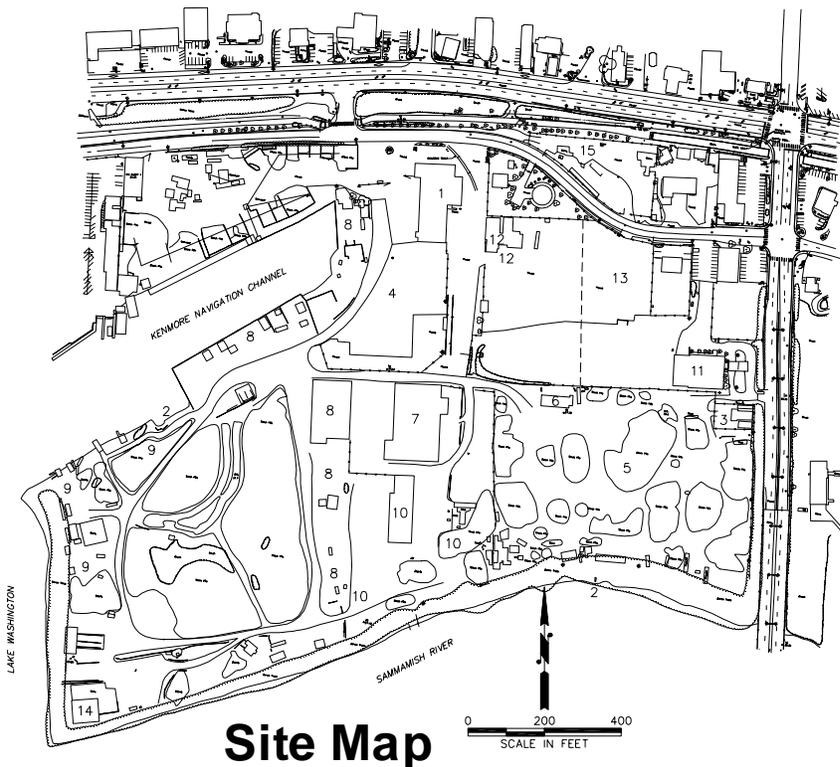
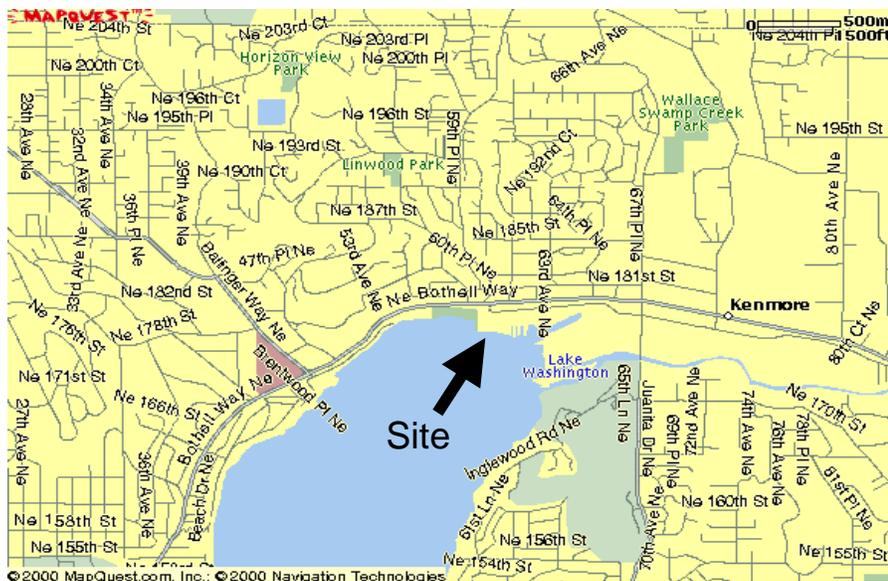
comments and to those who request it; it will also be available at the information repositories.

If significant changes are made to the documents, a second public comment period will be held. Otherwise, the documents will be considered final and the cleanup will begin.

FOR MORE INFORMATION:

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Kenmore Industrial Park: Ecology Seeks Public Comment on Proposed Cleanup

This is a one-time notification about this site.
If you want to be on the mailing list,
contact information is available inside.



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