



## **PUBLIC PARTICIPATION PLAN**

### **Wesmar Company, Inc. Site aka Former Wesmar Ballard Facility**



**SEATTLE, WASHINGTON**

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## **1.0 INTRODUCTION**

The Washington State Department of Ecology (Ecology) has developed this public participation plan pursuant to the Model Toxics Control Act (MTCA), to promote meaningful community involvement prior to implementation of remedial investigation and evaluation for the future cleanup at Wesmar Company Inc. site, located at and around 1401/1451 Northwest 46<sup>th</sup> Street, Seattle, WA, the property owned Bridge Group II, LLC. This plan outlines and describes the tools and approaches that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved. This plan aims at addressing potential community concerns regarding the cleanup and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's MTCA regulations (WAC 173-340-600 public participation). Ecology is committed to an open dialogue with the community to ensure that interested parties can receive information as well as provide input during the decision-making process.

Ecology and Bridge Group II, LLC have negotiated a legal agreement called an Agreed Order (AO No. DE 5242) that formally describes their working relationship, outlines the scope of work, and sets a schedule for developing a draft cleanup action plan. The Agreed Order requires Bridge Group II, LLC to implement remedial activities that will facilitate cleaning up contaminated soil and groundwater at the site.

## **1.1 CLEANUP WORK TO BE PERFORMED**

Under the Agreed Order, Bridge Group II, LLC will conduct the following tasks described in a Remedial Investigation Work Plan:

- Drilling soil borings on the property.
- Drilling soil borings in the public right away within the 14<sup>th</sup> Ave Northwest, 45<sup>th</sup> Street Northwest and 46<sup>th</sup> Street Northwest.
- Installing groundwater monitoring wells.
- Collecting soil and groundwater samples from the borings and monitoring wells.

Upon completion of the investigation work, a Remedial Investigation/Feasibility Study (RI/FS) report will be completed that presents the results of the investigation and evaluates cleanup options. When a preferred cleanup alternative is selected based upon the RI/FS, details of the cleanup will be presented in a draft Cleanup Action Plan (dCAP).

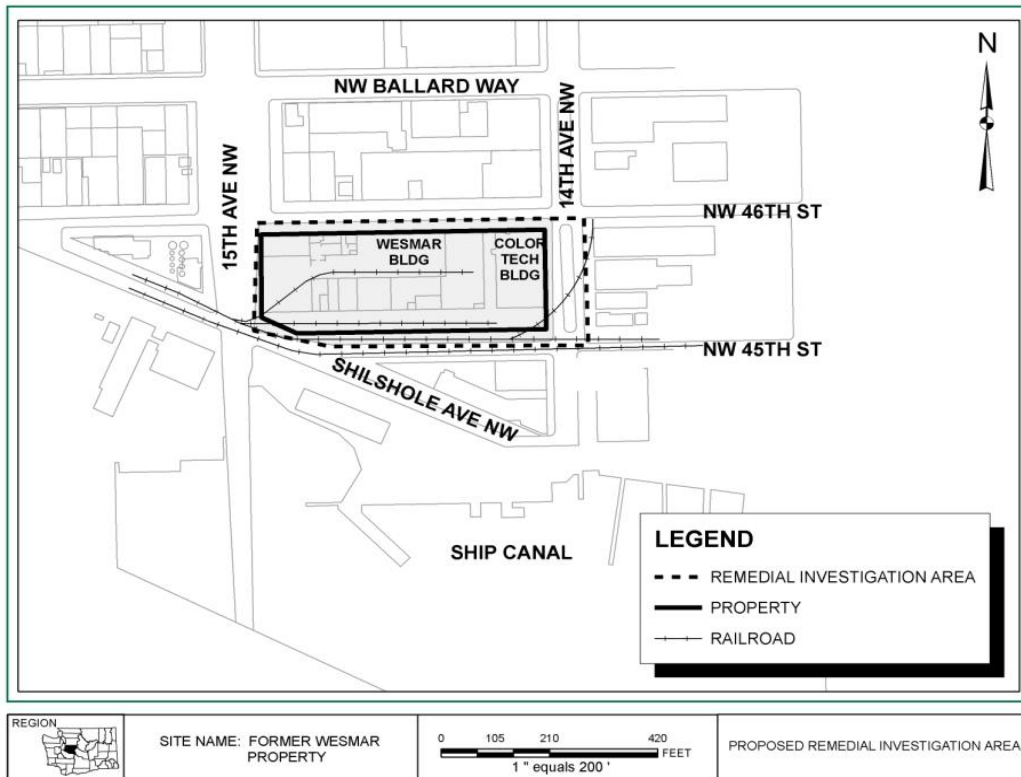
## 1.2 SITE LOCATION

Bridge Group II, LLC currently owns the property that was formerly known to be operated by Wesmar Company, Inc., a chemical product manufacturer and distributor, and Color Tech, Inc. (aka, Color-Tech, Inc; Colortech, Inc.) a metal coating service.

The property is located in a commercial/industrial area in the Ballard neighborhood of Seattle. Portions of the property is located within 200 feet of the shoreline for Lake Washington Ship Canal, a freshwater surface body. It is known to have been operated from 1905 to 1917 by Pacific Coast Pipe Company, which used and stored the wood preservative creosote. In 1991, two underground fuel storage tanks are reported to have been removed from the property.

The property is planned to undergo redevelopment to a multi-story mixed-use office/retail complex with an underground parking facility. Improvements to the property will also include new sidewalks, trees, and lighting.

### Area Map



## **2.0 CONTAMINANTS OF CONCERN**

The following hazardous substances are chemicals of concern (COCs) for subsurface soil and groundwater at the site.

- Heavy metals, including arsenic, lead, barium, and chromium;
- Polycyclic aromatic hydrocarbons (PAHs);
- Gasoline-range petroleum hydrocarbons;
- Diesel-range petroleum hydrocarbons;
- Volatile organic compounds (VOCs)

## **3.0 COMMUNITY ACCESS ISSUE**

Most of the remedial investigation work will occur within the property boundaries. Some boring locations will be located within the public right-of-way. For example, streets and sidewalks will be barricaded to protect public safety. There will be alternative access routes approved by City of Seattle Department of Transportation.

### **3.1 Key Community Concerns**

- Construction oversight
- Public access
- Open, collaborative public information process
- Future land use
- Public safety
- Noise

### **3.2 Key Community Organizations:**

Ballard Chamber of Commerce  
Address: 2208 NW Market Street, Suite 100  
Contact person: Beth Miller  
Phone #: (206) 784-9706

BINMIC Action Committee  
Address: 5604 22<sup>nd</sup> Ave NW  
Phone #: (206) 691-0476

Friends of the Burke-Gilman Trail  
Address: 2442 NW Market St. #339

Groundswell N.W.  
Phone #: (206) 789-3483

Neighborhood District Coordinator  
Address: 5604 22nd Ave NW  
Rob Mattson  
email: rob.mattson@seattle.gov  
Phone #: (206) 684-4060

North Seattle Industrial Association  
Address: 3915 2<sup>nd</sup> Ave NE #209  
Seattle, WA 98105  
Phone #: (206) 440-2660

Norwegian Commercial Club  
Doug Dixon  
Phone #: (206) 784-2562

#### **4.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITY**

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup process for this site. This section addresses how Ecology will keep the public informed about site activity and provide opportunity for being involved in the cleanup.

Ecology will use a variety of tools to facilitate public participation in the planning and cleanup of this site. These tools are: formal comment periods and responsiveness summaries, fact sheets, public meeting (if required), information repositories, site register, web tools including a web based Events calendar and the Wesmar website. Ecology will consider and implement constructive input provided by the community whenever possible.

Ecology urges the public to become involved in the remedial action process. Information will be provided regularly to provide many opportunities to review materials and provide comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process. To arrange for a briefing with project staff, ask questions or provide comments on the plan or

other aspects of the cleanup, please contact one of the persons listed below. This public participation plan will be a working document as the project progresses.

**For technical questions, please contact:**

Ronald Timm Site Manager WA State Department of Ecology Toxics Cleanup Program Phone: 425-649-7185 E-mail: rtim461@ecy.wa.gov
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**For Community Involvement questions, please contact:**

Nancy Lui Community Outreach Coordinator WA State Department of Ecology Toxics Cleanup Program Phone: 425-649-7135 E-mail: nlui461@ecy.wa.gov
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**4.1 Roles and Responsibilities**

Ecology maintains overall responsibility and approval authority for the activities outlined in this plan in accordance with MTCA requirements. Ecology conducts public comment periods as required by MTCA, including soliciting, receiving and considering comments, making decisions, and preparing responsiveness summaries.

**4.2 Formal Public Comment Period**

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions, which Ecology presents as draft documents. Comment periods usually last for 30 days and are required at key points during the investigation and cleanup process before final decisions are made.

During a comment period, the public can comment in writing. Verbal comments are taken if a public hearing is held. After formal comment periods, Ecology reviews all comments received and may respond in a document called a Responsiveness Summary.

Ecology will consider the need for changes or revisions to draft documents based on input from the public. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

### **4.3 Public Meetings and Hearings**

Public meetings may be held at key points during the cleanup process. Ecology may also offer public meetings for actions expected to be of particular interest to the community. Also, if ten or more people request a public meeting or hearing during the 30 day comment period, Ecology will hold a public meeting for the purpose of taking oral comments on draft documents.

### **4.4 Information Repositories**

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites to which the public has access. During the comment period, the site documents will be available for review at each repository that is listed below. Documents remain at the repositories for the entire duration of the project.

<p><b>Washington State Department of Ecology</b> 3190 160th Ave., S.E. Bellevue, WA 98008 Call for an appointment: Sally Perkins (425) 649-7190 (425) 649-4450 FAX E-mail: <a href="mailto:sper461@ecy.wa.gov">sper461@ecy.wa.gov</a> Hours: Tuesday - Thursday, 8 AM - 12:00 PM and 1:00 - 4:30 PM</p> <p><b>Ballard Branch Public Library</b> 5614 22<sup>nd</sup> Ave N.W Seattle, WA 98107 (206) 684-4089</p>
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### **4.5 Site Register and Public Events Calendar**

Ecology's Toxics Cleanup Program uses its bimonthly Site Register and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional site activities. To receive the Site Register



in electronic or hard copy format, contact Linda Thompson at 360-407-6069 or by email at ltho461@ecy.wa.gov. The Public Involvement Calendar is available on Ecology's website at <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>

#### **4.6 Mailing List**

Ecology has compiled and maintained a list of interested parties, organizations and residents living in proximity to the cleanup site. This list will be used to disseminate information via mail (fact sheets, site updates, public notices, etc.). If you are not on the mailing list for this site and wish to be added, please contact Nancy Lui at 425-649-7117 or by email at [luin461@ecy.wa.gov](mailto:luin461@ecy.wa.gov). In the subject line, please indicate Bridge Group II, LLC aka Wesmar Company, Inc site mailing list.

#### **4.7 Wesmar Company, Inc. Website**

Information on the cleanup at the Wesmar site is also available online. These websites include background information, status updates, and contact information for the site.

#### **Ecology Website:**

[http://www.ecy.wa.gov/programs/tcp/sites/wesmar/wesmar\\_hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/wesmar/wesmar_hp.htm)

#### **4.8 Public Participation Grants and Technical Assistance**

Additionally, citizen groups living near contaminated sites may apply for public participation grants (during open application periods). These grants help citizens receive technical assistance in understanding the cleanup process and create additional public participation avenues.

**NOTE:** Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the Site.

#### **4.9 Public Participation Plan Amendments**

The Plan was developed by Ecology and complies with the Model Toxics Control Act regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager, Ronald Timm, for review and consideration. Ecology will determine final approval of the Plan as well as any amendments.

## APPENDIX A - GLOSSARY

**Agreed Order:** means an order issued by the department under WAC 173-340-530 with which the potentially liable person receiving the order agrees to comply. An agreed order may be used to require or approve any cleanup or other remedial actions but it is not a settlement under RCW 70.105D.040 (4) and shall not contain a covenant not to sue, or provide protection from claims for contribution, or provide eligibility for public funding of remedial actions under RCW 70.105D.070(2)(d)(xi).

**Cleanup:** The implementation of a cleanup action, or interim action.

**Cleanup Action:** means any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340-390.

**COCs:** Chemicals of Concern means hazardous substances that are of particular concern at this site.

**Containment:** A container, vessel, barrier, or structure, whether natural or constructed, which confines a hazardous substance within a defined boundary and prevents or minimizes its release into the environment.

**Contaminant:** Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

**Interim Action:** Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

**Model Toxics Control Act (MTCA):** Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173-340 and was amended in 2001.

**Public Notice:** At a minimum, adequate notice mailed to all persons who have made a timely request to Ecology and notice to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city or county) newspaper of largest circulation; and the opportunity for interested persons to comment.

**Public Participation Plan:** A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

**Remedial Investigation/Feasibility Study:** Means a remedial action that consists of activities conducted under WAC 173-340-350 to collect, develop, and evaluate sufficient information regarding a site to select a cleanup action under WAC 173-340-360 through 173-340-390.

**Responsiveness Summary:** A compilation of all questions and comments into a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

**Soil Borings:** The process of drilling in soil that allows subsurface soil and groundwater sampling.

**VOCs:** Volatile Organic Compounds means those carbon-based chemicals that have vapor pressures or boiling points that may cause them to be hazards in the air.