



SHARP Report — Part 1 of 2

• SHARP first assessment			This section is blank if this is a SHARP first assessment		
• SHARP Tool Version	v2024.04.01				
• SHARP rating	Critical				
• SHARP date	5/16/2024				
• EJFlagged?	<input type="radio"/> - No Override				
• LD data confidence level	low				
• Cleanup milestone	cleanup action plan				
• Assessor	Julia Schwarz and Lucy McCl				
Assessment Media	Scores	Conf	Additional Factors		Ecology Info
Indoor air	D4	high	multiple chemical types	✓	ERTS n/a
Groundwater	C1	high	risk to off-site people	<input type="radio"/>	CSID 3928
Surface water	A1	high	climate change impacts	✓	FSID 2870
Sediment	A1	high	plant/animal tissue data	✓	VCP n/a
Soil	A1	high			UST ID n/a LUST ID n/a
Location and Land Use Info					
Cornwall Ave N, Bellingham, Whatcom County, 98227			Responsible unit – NWRO		
Parcel 53904, 54062, 54008			Land use – Industrial		
Source/source area description					
The production and handling of pentachlorophenol-treated wood products occurred at the Site between approximately 1948 and 1985.					
Local demographics comments					
Primary Census Tract: 53073001102					
Associated Census Tracts: 53073000600					
This site is in both census tract 53073001102 and 53073000600. The hazardous substances from this site remain on both census tracts 53073001102 and 53073000600.					
Soil comments					
The upland portion of the Site is currently fenced and vacant. A vertical sheet pile barrier is present along a portion of the shoreline. The shoreline is covered with armoring, sparse vegetation, gravel and debris. Numerous remnant timber pilings and debris associated with former overwater structures remain in the intertidal zone.					
Groundwater comments					
Ecology has determined that groundwater beneath the Haley Site and other waterfront cleanup sites in Bellingham Bay is non-potable; therefore, use of groundwater as drinking water was not considered in the development of cleanup levels.					



SHARP Report — Part 1 of 2

Surface water comments
Pine Street beach is located adjacent to the site. Several threatened species of fish may occasionally be present in marine areas near the Site.
Sediment comments
Seven of fourteen sediment samples passed the biological effects criteria for all endpoints; these samples bound the maximum western extent of the area where benthic invertebrates may be adversely affected by sediment contaminants. Seven other samples, all within 100 feet of the shoreline bank, failed the SCO criterion for larval mussel growth (but passed for all others); two of these seven samples also failed the CSL criterion for mussel growth.
Indoor air comments
Ecology's sub-slab soil vapor screening levels are applicable to shallow soil vapor samples: that is, soil vapor samples obtained at depths between 0- to 15-feet bgs. The soil vapor samples at the Site were obtained at depths of 5 feet bgs. Air cleanup levels were established for some analytes. Outdoor or ambient air is managed by the Air Quality Program, who doesn't manage cleanups of soil, groundwater, surface water, sediment, or indoor air. Since there are no buildings on site, the indoor air ranking must be D4.
Additional factors comments
Dioxins/furans and PAHs exceed cleanup levels in sediment, soil, groundwater, and surface water. The site is on Bellingham Bay and subject to sea level rise.



SHARP Report — Part 1 of 2

Site contamination and cleanup history

[Click to top](#)

The Haley upland is located on the eastern shore of Bellingham Bay, at the foot of a steep bluff south of the Central Business District of downtown Bellingham. The South Bay Trail and Boulevard Street are east of the Site, near the top of the bluff. A long-established residential neighborhood (Sehome) is located higher on the hill east of Boulevard Street. The residential area extends to the crest of Sehome Hill and the grounds of Western Washington University. Properties immediately adjoining the Haley property include the Nielson Brothers parcel with an associated two-story office building to the north, the Cornwall property to the south, and active BNSF railroad tracks to the east. A public access beach, on a parcel owned by the Port of Bellingham (Pine Street beach), is situated north of the northwest boundary of the Haley property.

Other industrial properties are located farther north of the Haley property. The most notable of these include the existing Bellingham Shipping Terminal facility, the Encogen cogeneration facility, and the former Georgia Pacific (GP) chlor-alkali plant and pulp and tissue mill.

Notable in-water features in the general Site vicinity include the Whatcom Waterway navigation channel to the west and Starr Rock located to the south. Sediment from previous navigational dredging has been disposed of near Starr Rock.



Assessment scores by environmental medium

