

Snopac Property Cleanup Site



Aerial View of Snopac Property

Comments accepted

February 24 (12:00 a.m.) –
April 24, 2024 (11:59 p.m.)

Submit comments

Online at:

<https://go.ecology.wa.gov/snopac-comment>

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

Document review locations

<https://go.ecology.wa.gov/snopac>

Seattle Public Library
South Park Branch
8604 8th Ave S., Seattle

Public Outreach Contact

Meredith Waldref
Meredith.Waldref@ecy.wa.gov
(425) 229-3683

Site info:

Facility Site ID: 1523145
Site Cleanup ID: 12463

Documents ready for public review and comment

Ecology invites you to comment on two documents for the Snopac Property cleanup site (Site) located at 5055 and 5053 East Marginal Way South in Seattle on the Lower Duwamish Waterway (LDW).

The following documents are available:

- **Uplands Draft Cleanup Action Plan:** Ecology’s plan describing the cleanup work to address the remaining contamination at the portion of the Site outside of the water, called the uplands area.
- **In-water Feasibility Study:** A document that describes the areas requiring cleanup, identifies and evaluates a range of cleanup actions, called alternatives, and identifies a preferred way to address the cleanup of the sediments in a portion of Slip 1, called the in-water area.

Questions? Join us at our community office hours!

Drop-in during this two-hour community event for a conversation about this cleanup site and others. Phone interpretation available in Spanish, Chinese, Vietnamese, and Khmer. All ages welcome!

Thursday, March 13, 2025
(4:00 p.m. - 6:00 p.m.)

Location:

Georgetown Brewing
5200 Denver Ave S,
Seattle, WA 98108
(206) 766-8055



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 Lighterage 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 spent sandblast grit (SBG) on the Site between 1973 and 1988. The contaminated SBG was waste from boat cleaning and maintenance operations. Snopac Products Inc. operated a fish packing facility in the building from 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.

Contamination

The 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 SBG which contains metals typical of smelter slag. Erosion of this material on the bank (yellow area, Figure 1) has moved contamination into the sediment (blue area, Figure 1).

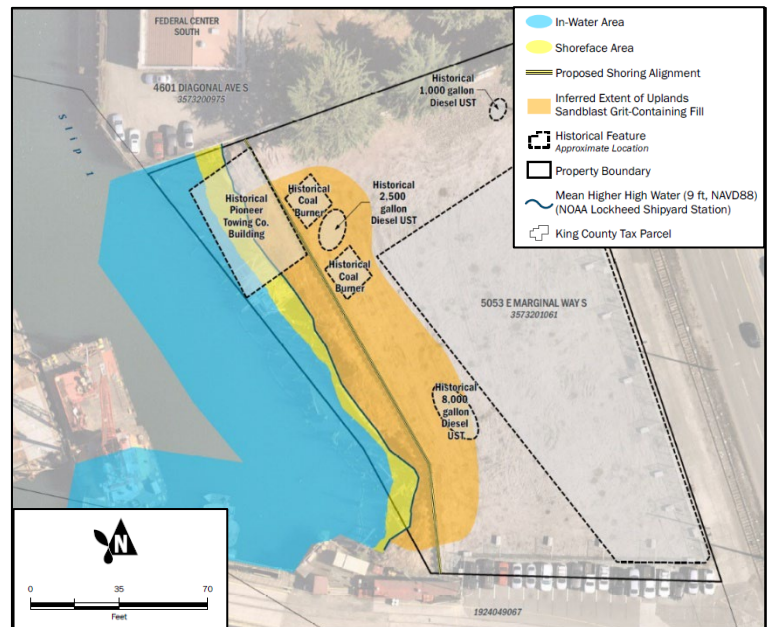


Figure 1: Site areas and contamination

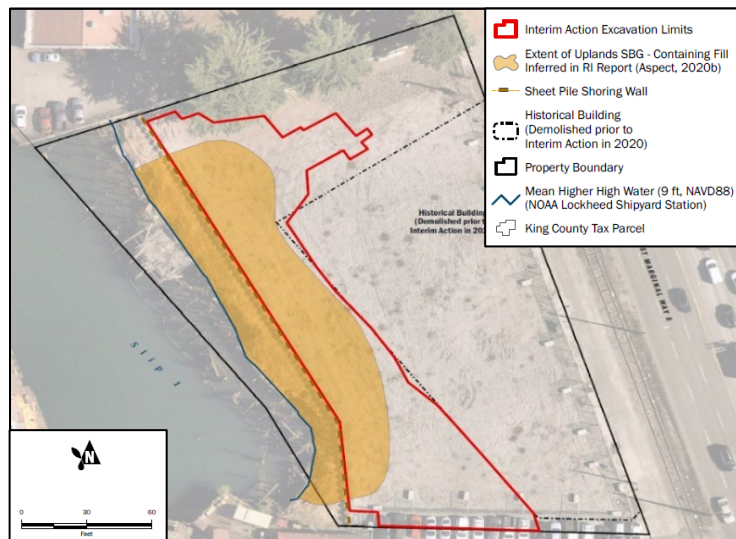


Figure 2: Extent of 2020-2021 Interim Action

Interim Action

An Interim Action (partial cleanup) was completed at the Site between December 2020 and January 2021 (Figure 2). 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.

Uplands Draft Cleanup Action Plan

To address the contamination found at the Site, 5055 Properties LLC prepared a Feasibility Study, which evaluated three different cleanup alternatives. The costs and environmental benefits of the alternatives were then compared, leading Ecology to select a cleanup action.

This cleanup action consists of the following activities:

- **Removal:** Excavation and offsite disposal of contaminated materials between the shoring wall and the mean higher high water mark (MHHW, dotted blue line on Figure 3). Any wood pilings within the excavation area would be completely removed. Once the cleanup is completed, the slope into Slip 1 will be restored with native plants.
- **Monitored Natural Attenuation (MNA):** After the removal of the contamination, any remaining contamination would be monitored over time through natural processes.
- Fencing and signage, called **institutional controls** in the uplands draft cleanup action plan, will be maintained. These are already at the Site as a part of the previous cleanup work in order to restrict human access and use of the shoreface and tidelands until the removal activities are complete.

In-water Feasibility Study: Considering Options for Cleanup

The Snopac Property In-water Area of Slip 1 is a portion of the Lower Reach of the Lower Duwamish Waterway. In-water work will be supervised by the U.S. Environmental Protection Agency (EPA) as part of the cleanup for the Lower Duwamish Waterway. The preferred alternative for the cleanup of Duwamish Waterway in-water cleanup was selected by the EPA based on data summarized in the [Lower Duwamish Waterway Feasibility Study](https://ldwg.org/wp-content/uploads/2019/01/LDW-Final-FS-Executive-Summary_October-31-2012_ADA.pdf)¹ (AECOM 2012) and [Lower Duwamish Waterway Record Of Decision](https://semsub.epa.gov/work/10/715975.pdf)² (USEPA 2014). Some of the cleanup activities in the in-water area include removing contaminated sediment (dredging), placing clean sediment (capping), or

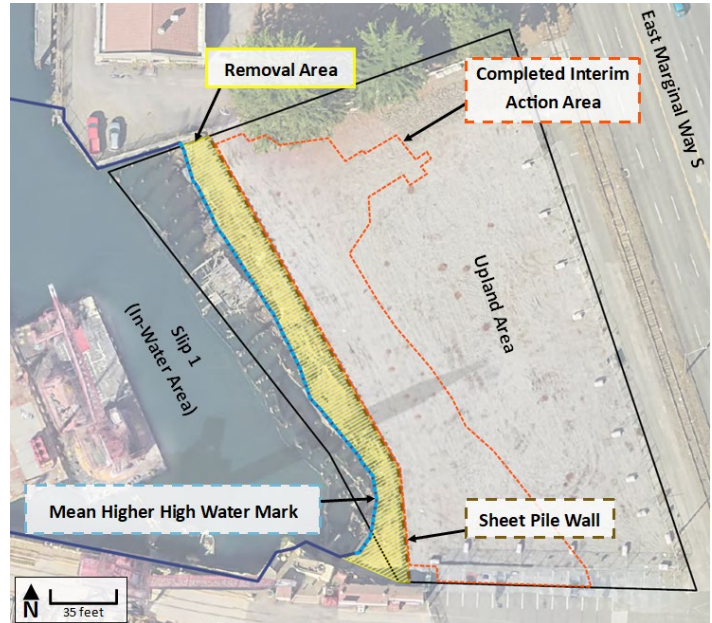


Figure 3: Approximate locations of the selected upland cleanup activities at the Site.

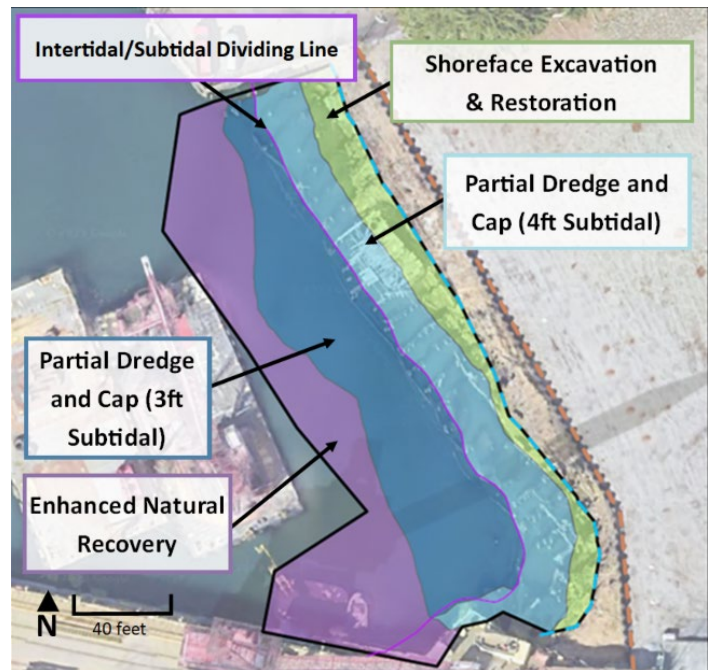


Figure 4 Approximate locations of the selected in-water cleanup activities at the Site.

¹ https://ldwg.org/wp-content/uploads/2019/01/LDW-Final-FS-Executive-Summary_October-31-2012_ADA.pdf

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

allowing the sediment flowing in the river to naturally bury or cover up contaminated sediment (natural sedimentation).

The EPA selected cleanup alternative for the Snopac Property portion of Slip 1 is a combination of dredging and capping. Information gathered during the RI for this Site was used to refine the selected cleanup actions. The preferred in-water cleanup action includes measures shown in figure 4 and detailed on the site webpage.

Why this site matters

The Site is adjacent to the [Lower Duwamish Waterway](#)³ Superfund Site, which includes a 5-mile stretch of the Duwamish River. The EPA added the [LDW Superfund Site](#)⁴ 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](#)⁵,” so that the EPA can proceed with the cleanup of the river sediment.



Figure 5: View of the Lower Duwamish Waterway.

Ecology’s cleanup process

The Model Toxics Control Act ([MTCA](#)⁶) 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 oversight of cleanups. The [MTCA cleanup process](#)⁷ is completed in steps (see graphic below) over a variable timeline.

This Site’s review documents are each outlined below in red.

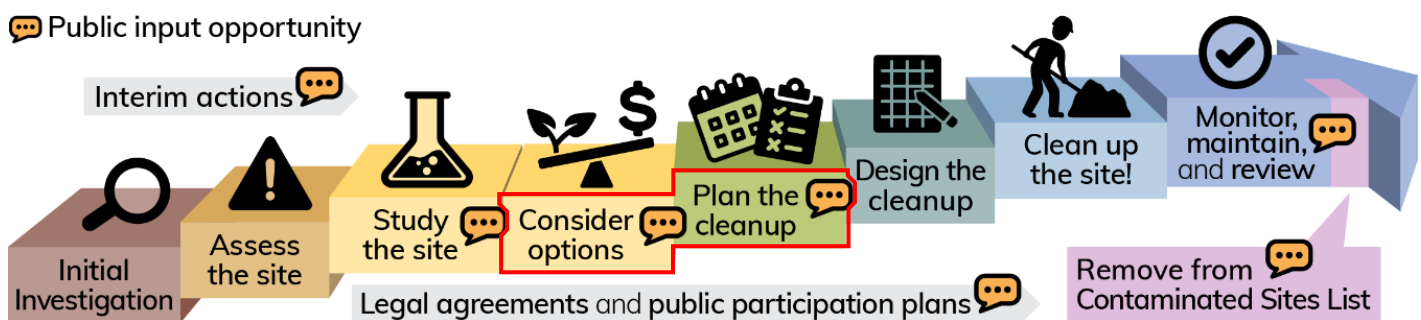


Figure 6: Washington’s formal cleanup process.

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

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

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

⁶ <https://ecology.wa.gov/mtca>

⁷ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

What happens next?

Ecology will consider all 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.

- 5055 Properties LLC, with Ecology oversight, will then create an Engineering Design Report to document engineering concepts and design criteria used for design of the uplands cleanup action. This will provide sufficient information for the development and review of construction plans and specifications.
- EPA will create a similar document for the design of the in-water work in the Lower Reach of the Superfund site. EPA will also prepare detailed Construction Plans and Specifications and associated quality assurance, permitting/site access, and monitoring plans for the removal and capping action.
- Next, the remaining upland cleanup work (overseen by Ecology) and the in-water cleanup work (overseen by EPA) will happen at the same time. This portion of the Lower Duwamish Waterway Superfund Site cleanup is projected to occur in 2030.

Language Information

Español: Para ver una copia de esta hoja informativa en español, visita <https://go.ecology.wa.gov/snopac>, the Seattle Public Library South Park Branch, llama al (360) 407-6097, o manda un correo electrónico a preguntas@ecy.wa.gov.

中文: 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 <https://go.ecology.wa.gov/snopac>, the Seattle Public Library South Park Branch 致電 (425) 229-3683, 或電子郵件 sunny.becker@ecy.wa.gov.

Tiếng Việt: Để xem bản sao của Tờ Thông Tin này bằng tiếng Việt , hãy truy cập trang mạng: go.ecology.wa.gov/8801, the Seattle Public Library South Park Branch, hoặc gọi (360) 407-6097, hoặc gửi email đến Lngu461@ecy.wa.gov.

ភាសាខ្មែរ: ដើម្បីមើលឯកសារថតចម្លងភាសាខ្មែរនេះជាភាសា ភាសាខ្មែរ សូមចូលមើលវិបសាយ go.ecology.wa.gov/8801, សាខា Seattle Public Library South Park Branch, សូមហៅទូរស័ព្ទលេខ (425) 533-5537, ឬអ៊ីមែល LDW@ecy.wa.gov.

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)

Public comment period

Feb. 24 (12:00 a.m.) – April 24 (11:59 p.m.), 2025

<https://go.ecology.wa.gov/snopac>

Public Event – See Page 1 for information

Lower Duwamish Waterway Office Hours

Thursday, March 13, 2025 | 4 - 6 pm; in-person

All ages welcome!

ADA accessibility

To request an ADA accommodation, contact Ecology by phone at 425-229-3683 or email at Meredith.Waldref@ecy.wa.gov, or visit ecology.wa.gov/Accessibility. For Relay Service or TTY call 711 or 877-833-6341.



Aerial View of Snopac Property