
Wyckoff/Eagle Harbor Site Phase III Acquisition Area



Ecology invites comment on a proposed Agreed Order

The City of Bainbridge Island proposes to enter into an Agreed Order (Order) with the Washington State Department of Ecology (Ecology) for the Wyckoff/Eagle Harbor Site - Phase III Acquisition Area (Site). This Order is issued by Ecology through the Model Toxics Control Act (Chapter 70.105D RCW, Chapter 173-340 WAC). The Site is a portion of a larger site cleanup called the Wyckoff/Eagle Harbor Superfund Site (the Property). Historic wood-treating activities resulted in the soil, groundwater and subtidal sediments being polluted with chemicals contained in creosote and pentachlorophenol (PCP).

Beginning in 1991, EPA has conducted a Superfund cleanup action on the Property. The City now plans to redevelop the Property as a city park. A portion of the Property, the Phase III Acquisition Area, will be redeveloped in accordance with the terms of the proposed Order. The Order lists actions the City must perform in the Phase III Acquisition Area in conjunction with developing the site as a public park. Actions required by this Order are separate from and intended not to conflict with the EPA remedy for the Site.

An Agreed Order is a legal document formalizing an agreement between Ecology and the Potentially Liable Person(s) (PLP)--the City--to ensure that the proposed site cleanup activities are conducted in a timely fashion and in accordance with the Model Toxics Control Act (MTCA) and other applicable laws and regulations.

You are invited to attend a public meeting about the Order on June 13, 2006, and to comment on this proposed Order through July 3, 2006. The box on the right gives information about the comment period, public meeting and where to send your comments.

Description of the Agreed Order

The Wyckoff/Eagle Harbor Site - Phase III Acquisition Area is located on Bill Point at the southern entrance to Eagle Harbor in Bainbridge Island, Washington. The area subject to this Order, Wyckoff/Eagle Harbor Site - Phase III Acquisition Area, consists of the eastern 23 acres of the 50-acre Superfund Site (see map). The City now owns this 50-acre property and plans to preserve, develop and use it as a public park known as Pritchard Park.

June 2006

Public Comment Period

June 3, 2006 - July 3, 2006

Public Meeting

June 13, 2006, at 7:00 p.m.
City Council Chambers
City Hall
280 Madison Avenue North
Bainbridge Island, WA

To Review Documents:

City of Bainbridge Island
Planning Department
280 Madison Avenue North
Bainbridge Island, WA
(206) 842-2552

Bainbridge Island Library
1270 Madison Avenue North
Bainbridge Island, WA
(206) 842-4162
www.ci.bainbridge-isl.wa.us

Department of Ecology
P.O. Box 47600
300 Desmond Drive
Olympia, WA 98504-7600
(360)407-7224 (by appointment)
http://www.ecy.wa.gov/programs/tcp/sites/wyckoff/wyckoff_hp.htm

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The Order requires the City of Bainbridge Island to perform work at the Wyckoff/Eagle Harbor Site – Phase III Acquisition Area by undertaking certain remedial actions consisting of construction, redevelopment and maintenance of the Park. The objective of the work is the development of the Pritchard Park Remediation and Redevelopment Plan (PPRRP). The work must be conducted by the City of Bainbridge Island so as not to conflict with the EPA remedy. This Plan contains a series of sub-plans to ensure that Park use and development is compatible with the Site remedy.

The City must submit to Ecology a series of sub-plans and Engineering Design Reports developed in conjunction with the Park development engineering documents. Each phase will relate to Park Concept Areas as described in the Pritchard Park Vision and Design Framework. Five of the nine Park Concept Areas are located in the Phase III Acquisition Area where contamination is known to exist. Prior to Park development in these five concept areas, the City must submit sub-plans to Ecology for review and approval. The sub-plans include:

- Cover and Capping Sub-Plan;
- Excavation Management Sub-Plan;
- Worker Health and Safety Sub-Plan;
- Park Management, Park Upkeep and Compliance Monitoring Sub-Plan;
- Best Management Practices Sub-Plan; and
- Institutional Controls Sub-Plan.

Site Background

What is the Wyckoff/Eagle Harbor Superfund Site?

A wood-treatment plant operated at this site from the early 1900's until it closed in 1988. Plant operations included use of chemicals commonly associated with industrial treatment of wood, including creosote and pentachlorophenol (PCP).

EPA listed Wyckoff/Eagle Harbor as a Superfund Site in 1987. As a result of the plant operations, soils at the facility and groundwater beneath it, are severely contaminated, primarily with creosote. These contaminants pose a risk to public health and the environment.

Although they are not governed by this Agreed Order, the Wyckoff/Eagle Harbor Superfund Site encompasses contaminated areas within Eagle Harbor. In Eagle Harbor, bottom sediments were severely contaminated with chemicals from both wood-treating and shipyard operations. A public health advisory recommends against eating fish and shellfish from the harbor.

What is the Contamination and Where is it Found on the Wyckoff/Eagle Harbor Site - Phase III Acquisition Area?

The Wyckoff/Eagle Harbor Site - Phase III Acquisition Area is contaminated with wood-treating chemicals that are hazardous to human health and the environment. Specifically, creosote contains polycyclic aromatic hydrocarbons (PAHs), which persist for very long periods of time and are readily accumulated by aquatic organisms. It has been estimated that one million gallons of creosote product remain in the Site's soil and groundwater. This contamination is located within the Phase III Acquisition Area, on Bill Point.

What Cleanup Activities Have Been Done?

As part of the Superfund activities for the Wyckoff/Eagle Harbor Superfund Site, a Remedial Investigation/Feasibility Study (RI/FS) was initiated in 1989. The Superfund Site was divided into four operable units (OU). Three of these areas (OU's) are within the subject site of the Agreed Order, including the East Harbor OU, Wyckoff Soil OU and Wyckoff Groundwater OU.

In the East Harbor OU, a removal action was conducted by EPA in 1993 to address subtidal sediment contamination in Eagle Harbor. From 1993 to 2002, contaminated sediments in various locations were capped with clean material. The cleanup action required placing clean dredged material over contaminated subtidal sediments in the harbor.

In the Wyckoff Soil OU and Groundwater OU, EPA issued a Record of Decision (ROD) in 2000. The ROD outlines the cleanup goals for protecting human health and the environment and called for a pilot study to test thermal steam-injection cleanup in one acre of the Former Processing Area, followed by an evaluation of the appropriateness of thermal treatment for the site. As stated in the EPA's 2000

ROD, in the event that thermal treatment is found to be inappropriate for the Site, a containment remedy will be put in place.

In 2001, a sheet-pile wall was constructed along the shoreline of the Wyckoff facility to prevent the movement of contaminated groundwater and creosote during thermal treatment. To mitigate for aquatic habitat lost from the sheet-pile wall installation, a mitigation beach was constructed in the intertidal area to attract aquatic life such as juvenile salmonids and their prey.

A groundwater extraction-and-treatment system has been operating on the site since 1990. However, contaminants were still moving into the marine environment until the sheet-pile wall was installed in 2001, which stopped most of the movement of contaminants.

EPA is developing and will implement a response action at the Superfund Site to address protection of human health and the environment. Ecology is responsible for a portion of the EPA Remedy cost and all long-term operation and maintenance associated with the EPA Remedy. EPA's remedial action objective for the Property is the removal and treatment or disposal of contaminants to the extent practicable, and/or containment thereof as described in the ROD.

What Will Happen at Pritchard Park?

The City will build and develop Pritchard Park on the 50-acre property. As the development is planned and conducted, the City will submit the required sub-plans to Ecology for review and approval. As park construction and development is completed for the Wyckoff/Eagle Harbor Site - Phase III Acquisition Area, Ecology may review information pertaining to individual Park Concept Areas submitted by the City, and may issue a letter finding that one or more requirements of the Order have been completed for a given Park Concept Area.

Cleanup activities at the Site will continue for a number of years, during which time the City, in conjunction with EPA and Ecology, will continue to conduct public involvement activities and will publish notices of meetings and opportunities for comment as described in the public participation

plan. Community members are encouraged to be involved by providing comments, attending meetings, or reviewing information about the site. Site information can be found on Ecology's website and at the information centers noted in the box on page one of this fact sheet. For more information contact:

Chung Ki Yee

Site Manager
WA State Department of Ecology
Toxics Cleanup Program, Headquarters
P.O. Box 47600
Olympia, WA 98504-7600
Phone: (360) 407-6991
E-Mail: cyee461@ecy.wa.gov

Libby Hudson

Division Manager, Long Range Planning
City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110-1812
Phone: (206) 842-2552
E-Mail: lhudson@ci.bainbridge-isl.wa.us

Implementation Schedule

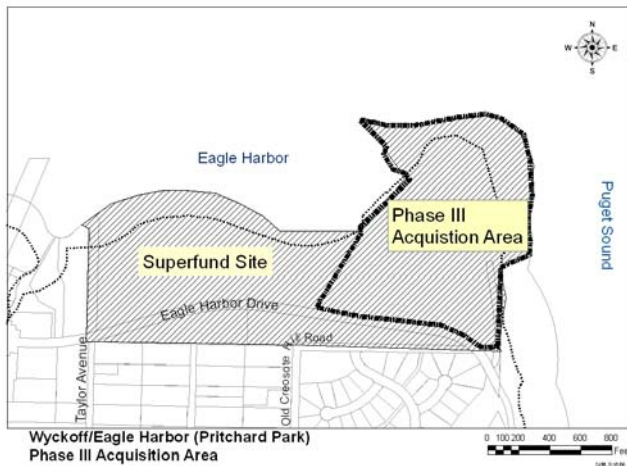
The City and Bainbridge Island Metropolitan Park and Recreation District will be conducting master planning and design process for Pritchard Park in 2006-2007. This planning process will also address the requirements of this Order and other Site considerations, including requirements of the Prospective Purchaser Agreement with EPA (December 2004). The planning process will result in a master plan for Pritchard Park. Implementation of the master plan will be conducted in phases, and each phase will relate to Park Concept Areas as described in the Pritchard Park Vision and Design Framework. Five of the nine Park Concept Areas are located in the Phase III Acquisition Area.

How You Can Get Involved.

This public comment period is an opportunity to have Ecology hear your ideas and comments. You may review and comment on the Agreed Order through July 3, 2006. Please submit written comments to Chung Ki Yee, Site Manager for Ecology, as listed above. Ecology will review and consider all comments received. Updates of Site activities will be provided to those who send comments or request to be added to the Site mailing

list. If you received this fact sheet directly, you are already on the Site mailing list.

A public meeting about the proposed Order will be held at the City of Bainbridge Island Council Chambers on Tuesday, June 13, 2006 at 7:00 p.m. This will be a chance to learn about the proposed actions and to give your comments or concerns for the record.



Site-related websites:

- Ecology's site:
http://www.ecy.wa.gov/programs/tcp/sites/wyckoff/wyckoff_hp.htm
- City of Bainbridge Island's Site Information:
www.ci.bainbridge-island.wa.us
- EPA's Site Information:
<http://yosemite.epa.gov/R10/CLEANUP.NSF/sites/cleanup>

What Happens Next?

Public comments on the proposed Order will be considered and the Order will be modified, if necessary, based on the comments received. Additional public comment periods will be conducted as the actions at the Site proceed.

Department of Ecology
Toxics Cleanup Program
PO Box 47600
Olympia WA 98504-7600

PUBLIC COMMENT REQUESTED

We use several mailing lists. If you receive a duplicate, please pass it on.