



SHARP Report — Part 1 of 2

• SHARP first assessment			This section is blank if this is a SHARP first assessment		
<ul style="list-style-type: none"> • SHARP Tool Version v2024.04.01 • SHARP rating Medium • SHARP date 4/2/2024 • EJFlagged? <input checked="" type="radio"/> - No Override • LD data confidence level low • Cleanup milestone feasibility study • Assessor Jeff Wirtz 					
Assessment Media	Scores	Conf	Additional Factors		Ecology Info
Indoor air	B3	medium	multiple chemical types	✓	ERTS 520379
Groundwater	C3	high	risk to off-site people	⊗	CSID 1785
Surface water	A1	high	climate change impacts	✓	FSID 29583133
Sediment	B2	high	plant/animal tissue data	⊗	VCP none
Soil	C1	high			UST ID none
					LUST ID none
Location and Land Use Info					
2652 N Harbor Loop Dr, Bellingham, Whatcom County, 98225			Responsible unit – NWRO		
Parcel 0318796			Land use – Industrial		
Source/source area description					
The Site began as Weldcraft Steel Works in 1946, and was subsequently used primarily for boat repair, maintenance and fabrication work. Contamination at the site is associated with the historic boatyard operations of this prior tenant.					
Local demographics comments					
Primary Census Tract: 53073000402					
Associated Census Tracts:					
The hazardous substances from this site remained on the census tract where the release occurred.					
Soil comments					
Based on the analytical results, one or more samples exceeded the soil screening levels for gasoline-range TPH (TPH-G), BTEX, diesel-range TPH (TPH-D), trichloroethene (TCE), copper, lead, mercury, nickel, and zinc.					
Groundwater comments					
Ecology has determined that groundwater beneath the Weldcraft Steel Site and other waterfront cleanup sites in Bellingham Bay is non-potable.					

**SHARP Report — Part 1 of 2****Surface water comments**

Several threatened species of fish may occasionally be present in marine areas near the Site.

Sediment comments

No sediment COCs were detected above the sediment screening levels in the most recent (i.e., 2009) round of sediment quality monitoring.
Based on the results of the 2009 marine sediment compliance monitoring, it is concluded that the sediment screening levels have been achieved by the marine sediment interim action in conjunction with subsequent natural recovery.

Indoor air comments

See overflow

Additional factors comments

BTEX, metals, PAHs, and VOCs exceed screening levels in soil and/or groundwater. The site is on Bellingham Bay and subject to sea level rise.



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Site contamination and cleanup history

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In 2003, Ecology and the Port signed a legal agreement requiring the Port to complete an environmental study of the Site (called a remedial investigation) and evaluate cleanup options (called a feasibility study). The agreement also required an interim cleanup action to remove contaminated sediment from the Site.

Concurrent with Port redevelopment activities in 2004, about 6,800 cubic yards of contaminated sediment were removed and disposed of at the Roosevelt Regional Landfill.

During the remedial investigation, site-wide investigation activities found contaminants exceeding state standards in the soil, groundwater and sediment. Contaminants include:

In groundwater: petroleum related chemicals and metals (copper nickel, zinc);

In soil: petroleum related chemicals and metals (copper, lead, nickel, zinc); and

In pre-interim cleanup action sediment: tributyltin, metals (mercury, zinc, copper), and semi-volatile organic compounds.

From Indoor Air comments:

The soil vapor migration pathway is a pathway of concern whenever VOCs are present in subsurface soil. This pathway is of primary concern at the Site if the current buildings remain. Under current redevelopment scenarios, new buildings would be located at a distance from the source area, which would significantly lessen the threat for this exposure pathway. However, even if the buildings are relocated, soil vapors could migrate significant distances laterally under a low permeability cap and potentially intrude into either the new buildings or other structures located at moderate distances from the source area. As a result, cleanup levels protective of the soil migration pathway must be developed for VOCs present in Site soil regardless of the future development scenario.

Weldcraft Steel & Marine

04/02/2024

SHARP First Assessment

Medium SHARP Rating

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Conceptual site model



Assessment scores by environmental medium

