



Central Waterfront MTCA Site

Proposed Interim Action

Public Meeting



March 9, 2016



Meeting Agenda & Purpose

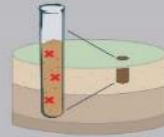
- **6:00 – 6:10** **Introductions, Meeting Purpose,
Cleanup Process**
Krista Kenner, Ecology
- **6:10 – 6:25** **Site Overview**
Brian Sato, Ecology
- **6:25 – 6:40** **Port Development Plans**
Brian Gouran, Port of Bellingham
- **6:40 – 6:55** **Interim Action**
Brian Sato, Ecology
- **6:55 – 7:00** **Next Steps**
Krista Kenner, Ecology
- **7:00 – 8:00** **Questions & Answers & Open House**

MTCA Process

The Cleanup Process

Central Waterfront's cleanup must follow the Washington State Model Toxics Control Act (MTCA) cleanup regulations, which consists of a standard process. Currently, the project is undergoing an Interim Action.

Remedial Investigation



A Remedial Investigation defines the nature, extent, and magnitude of pollution at a site in order to identify the best method for cleanup.

Interim Action

An interim action occurs when there is a remedial action that partially addresses the cleanup of a site.

In this case, the Port plans to construct a new building with a landfill gas extraction system, and implement roadway, infrastructure, and stormwater improvements in the area. These activities will address cleanup for a portion of the site.

Feasibility Study



A Feasibility Study takes the information from the Remedial Investigation to identify and evaluate cleanup alternatives. Then an optimal alternative will be selected and incorporated into the Cleanup Action Plan.

Cleanup Action Plan



The Cleanup Action Plan specifies cleanup standards, methods, and schedule, describes the steps to be taken, and includes any additional environmental monitoring required during and after the cleanup.

Cleanup & Monitoring



Implementation of the Cleanup Action Plan includes design, construction, and monitoring.

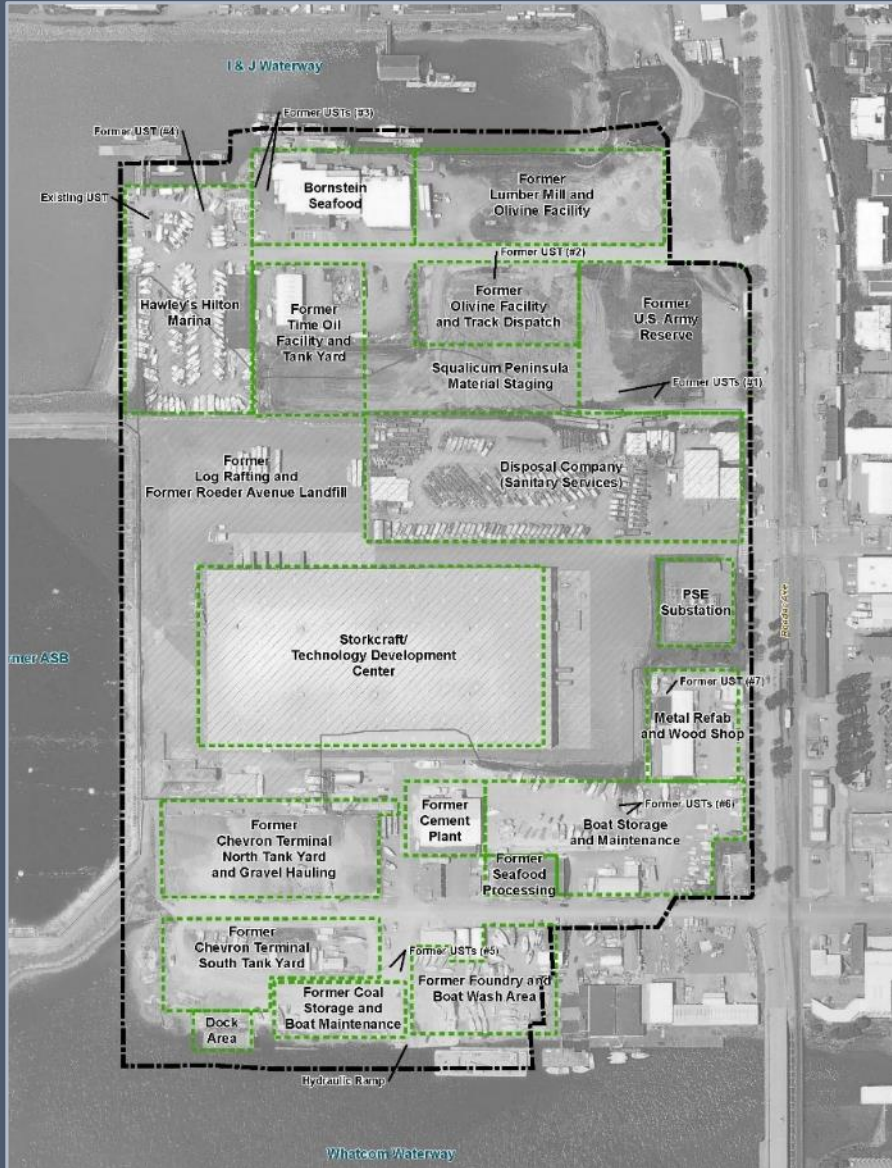


Public comment periods are held at key points throughout the cleanup process.

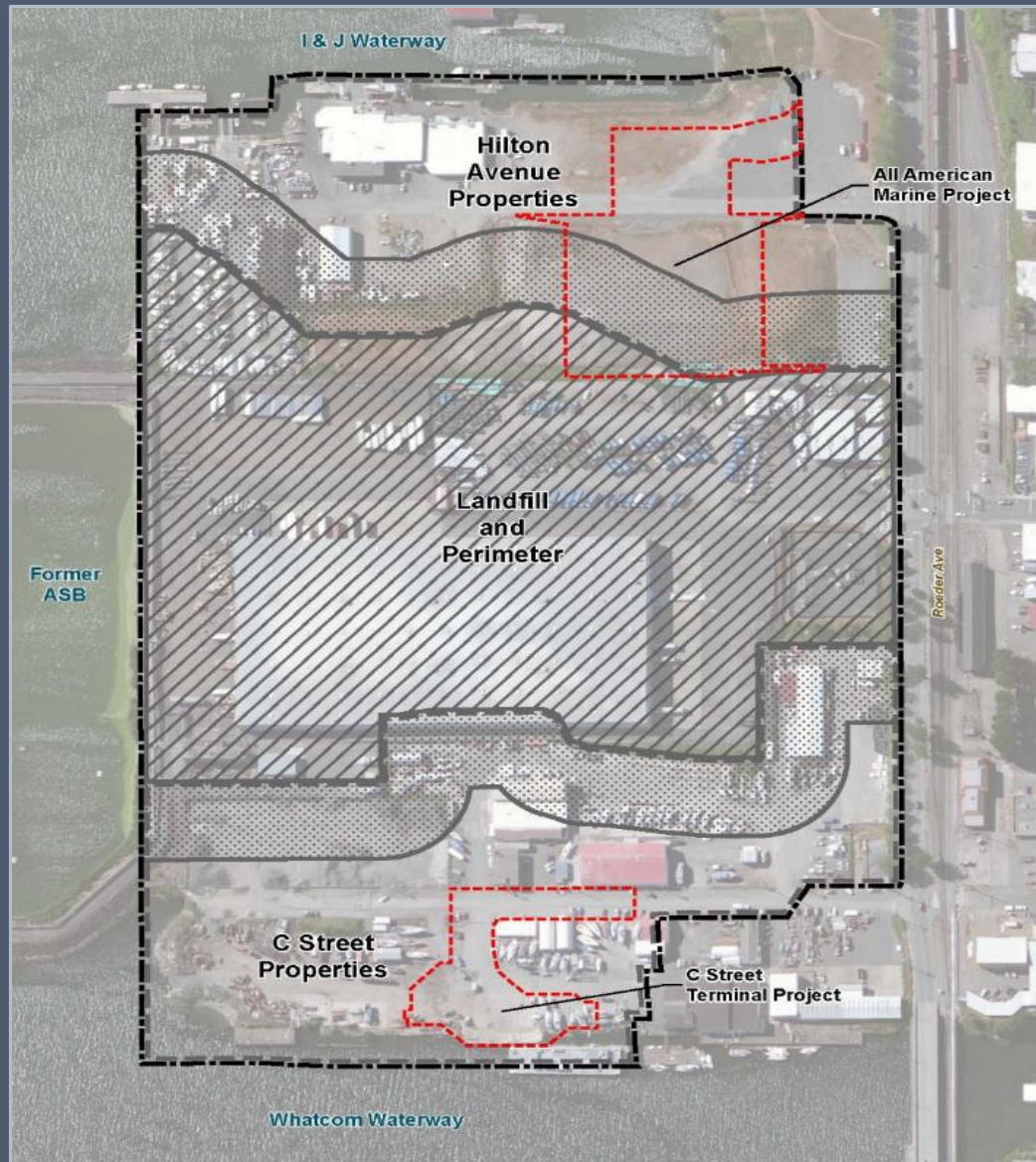
Central Waterfront Site Location



Historic Uses and "Sub-Areas"



Interim Action Locations



C Street Terminal- Conditions

Soil and groundwater impacts from bulk fueling and boat yard activities.

- Petroleum
- Metals
- Polycyclic Aromatic Hydrocarbons (PAHs)



All American Marine-Conditions

- Soil and groundwater impacts from landfill (refuse) and industrial activities.

- Petroleum
- Volatile Organic Compounds (VOCs)
- Metals
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Refuse
- Landfill Gas



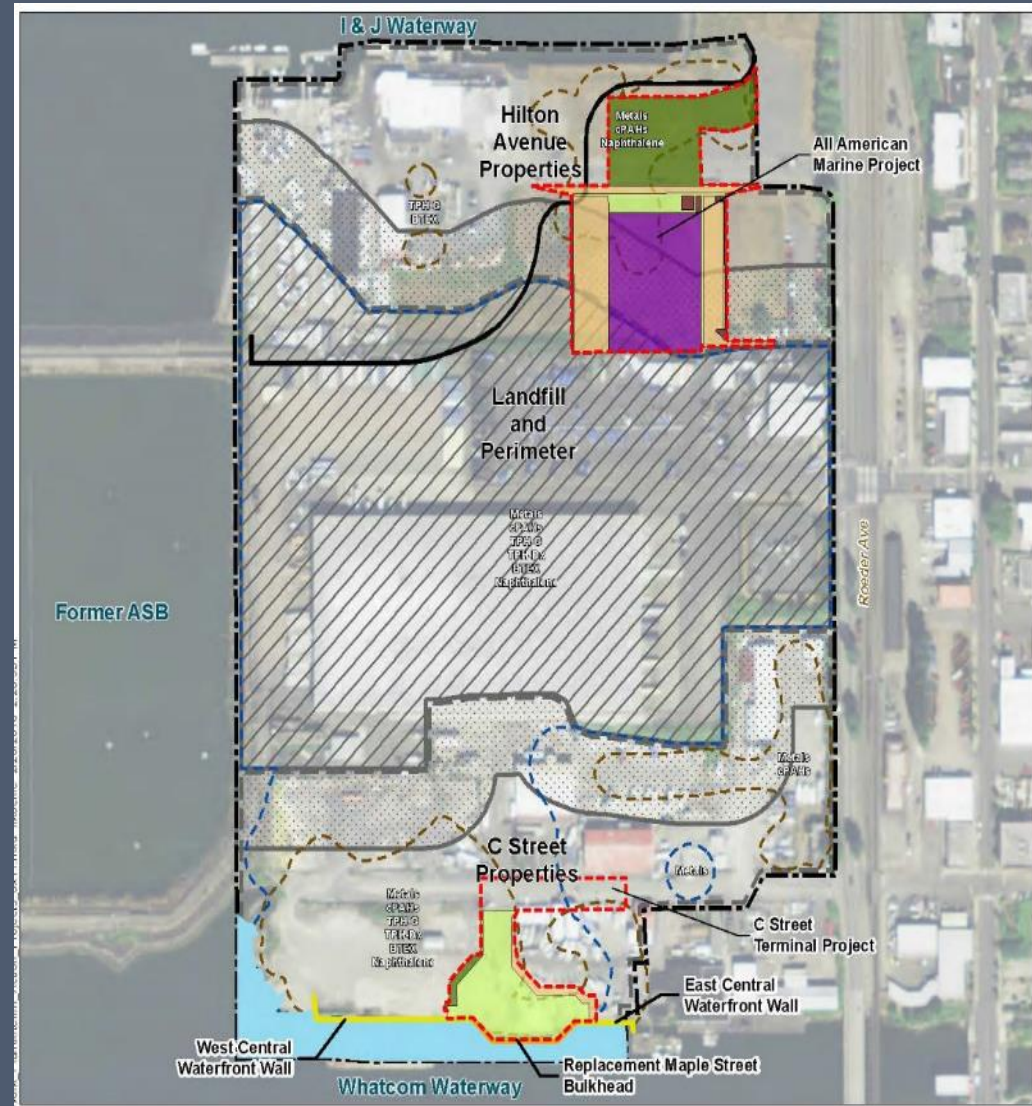
Port Development Plans

C Street Terminal:

- Marine Trades infrastructure project
- Enhanced stormwater collection and treatment
- Resurfacing roadways for low ground clearance vehicles and heavy haul
- Converting overhead power to below ground
- New and upgraded electrical services, lighting and water supply

All American Marine

- Move clean soil to Cornwall Avenue Landfill Site
- New 60,000 square-foot boat manufacturing facility





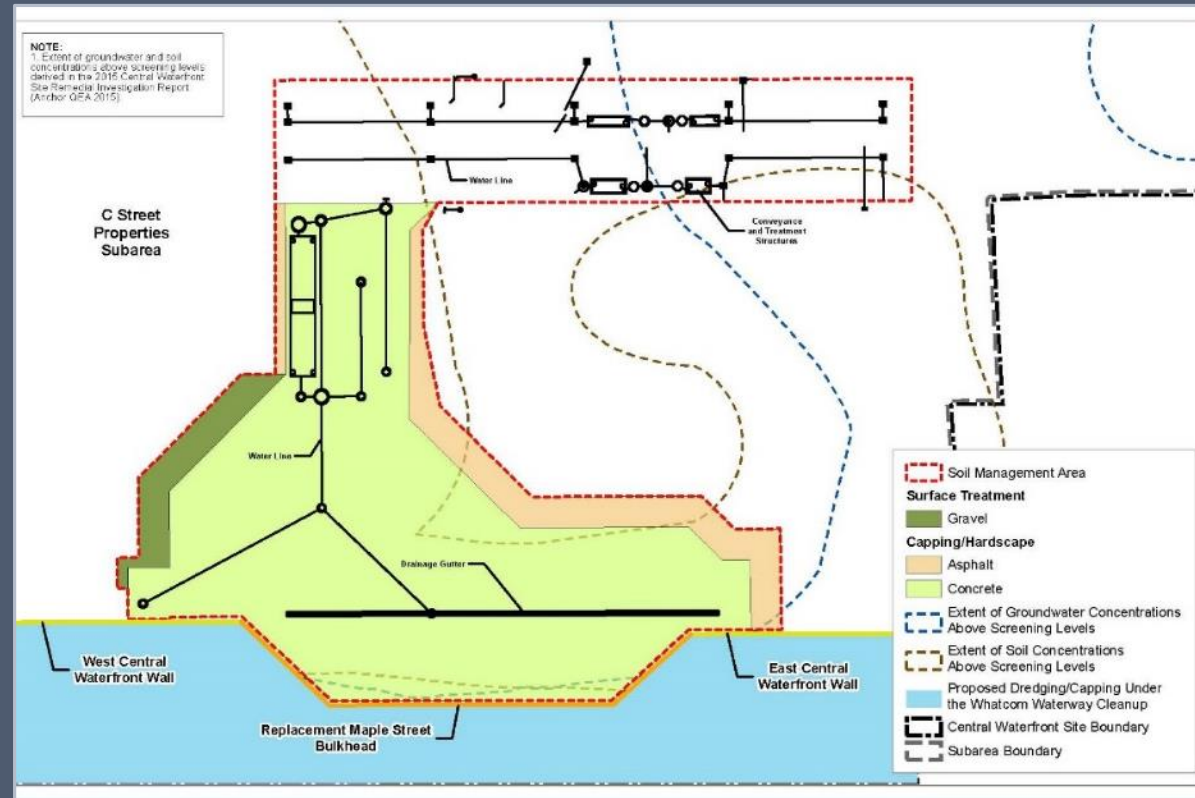
Schedule

- Phased Construction
 - **AAM Building** – *Spring 2016*
 - **C Street Terminal** – *Summer/Fall 2016*
- Incorporate Interim Action into Final RI/FS (**2016**)

C Street Terminal-Interim Action

Interim Action Goals:

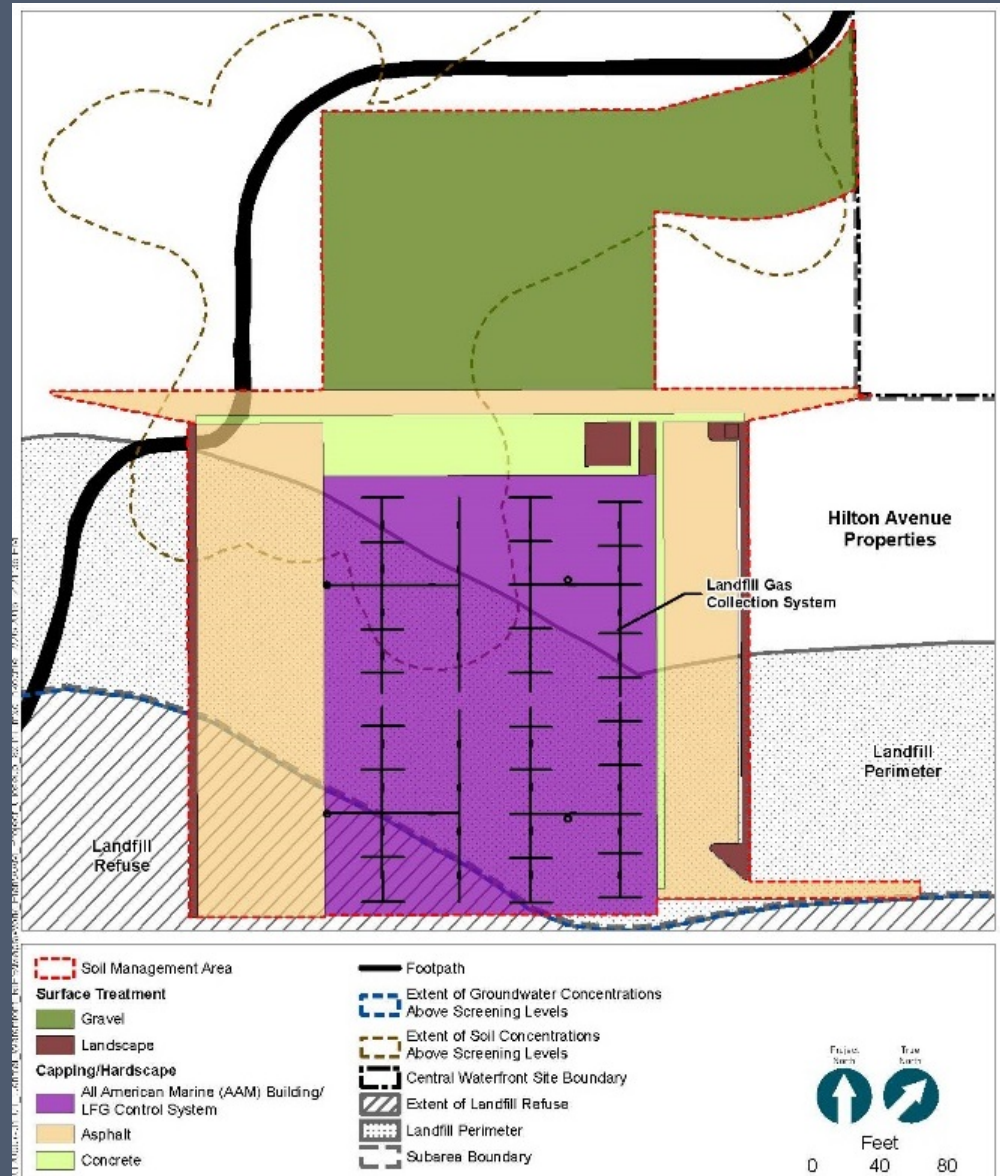
- Reduce amount of contaminants in soil by removing and disposing off-site
- Prevent contact with contaminated soil by capping
- Remove about 8,000 cubic yards of contaminated soil
- Cap and isolate about 1.4 acres of contaminated soil



All American Marine-Interim Action

Interim Action Goals:

- Reduce amount of contaminants in soil by removing and disposing off-site
 - Prevent contact with contaminated soil by capping
 - Prevent accumulation of landfill gas in building by installing a landfill gas collection system
- Remove about 6,800 cubic yards of contaminated soil
 - Cap and isolate about 2.8 acres of contaminated soil and refuse
 - Collect and passively vent landfill gas to prevent accumulation in new building.





Next Steps

- Proposed Interim Action
 - 30-day public comment ends **April 12th**
 - Ecology response to comments
 - Ecology decision

Ecology Wants Your Comments

- Document Availability

Ecology's Web Site:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3418>

Document Repositories

- Bellingham Library - Main Branch
- Ecology's Bellingham Field Office - Fairhaven
- Ecology's Northwest Regional Office – Bellevue

- Submit Comments by **April 12, 2016**

Ecology will prepare response to comments after public comment period

Questions?

