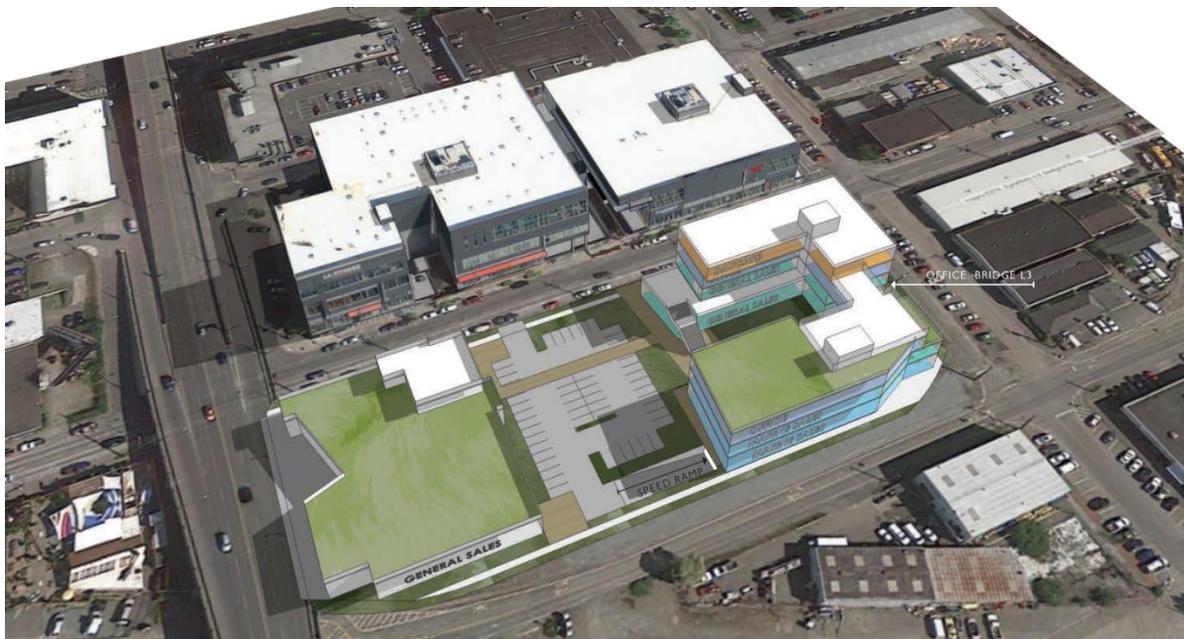




DEPARTMENT OF
ECOLOGY
State of Washington

Wesmar Company Inc



Public Participation Plan 2017

**Northwest Region Office – Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA 98008**

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1.0 INTRODUCTION

The Washington State Department of Ecology (Ecology) has developed this public participation plan pursuant to the **Model Toxics Control Act (MTCA)**, to promote meaningful community involvement prior to implementation of remedial action at the Wesmar Company Inc site (Site), located at 1401 and 1451 NW 46th, Seattle, WA 98107. This site is listed on Ecology's Confirmed and Suspected Contaminated Sites List under **Facility Site number 2194**.

This plan outlines and describes the tools and approaches that Ecology uses to inform the public about site activities and identifies opportunities for the community to become involved. This plan aims at addressing potential community concerns regarding the remedial action and defines the types of public participation activities that will take place as a part of the cleanup process. It is based on Ecology's Model Toxic's Control Act (MCTA) regulations (WAC 173-340-600 Public Participation).

Ecology is committed to an open dialogue with the community to ensure that interested parties receive information as well as provide input during the decision-making process.

Ecology and the Block at Ballard II, LLC have negotiated a legal agreement called a Consent Decree that formally describes their working relationship and outlines the scope of work. The Block at Ballard II, LLC will complete the remedial action outlined in the Consent Decree. The remedial action tasks at this site are to complete the **Remedial Investigation (RI)**, to develop a **Feasibility Study (FS)**, and prepare a **Draft Cleanup Action Plan (DCAP)** for the site.

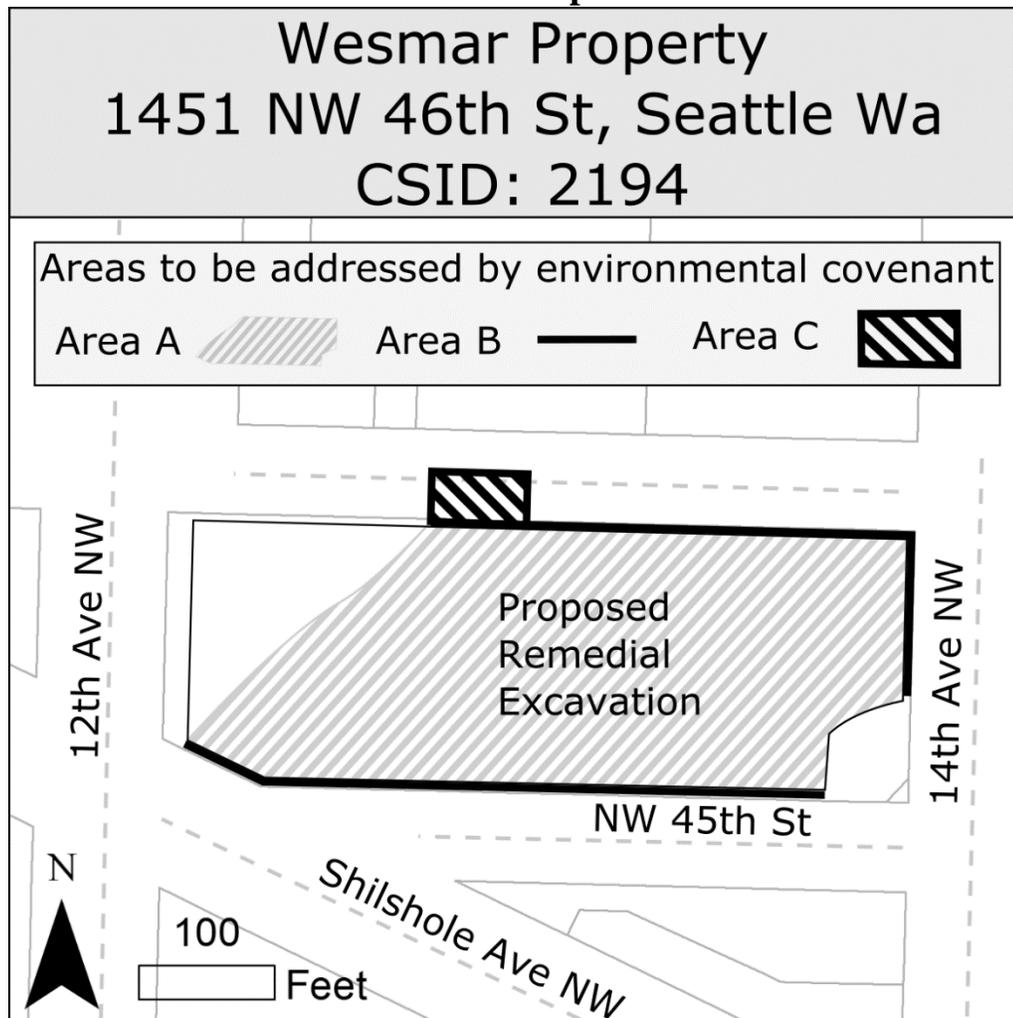
Following the completion of the draft RI/FS and DCAP, additional public involvement activities will be scheduled. The public involvement activities will be tailored based on public comments received for this site and MTCA requirements. This will include public notification and public comment period when appropriate.

2.0 SITE BACKGROUND

The Wesmar Company, Inc. cleanup site is located at 1401 and 1451 NW 46th Street in the Ballard neighborhood of Seattle. Block at Ballard II, LLC currently owns the property that was formerly occupied by Wesmar Company, Inc., a chemical product manufacturer and distributor, and Color Tech, Inc, a metal coating service.

The property is located in a commercial/industrial zoned area. Portions of the property are located within 200-feet of the Lake Washington Ship Canal shoreline, a freshwater surface body. Historically, the property is known to have been occupied by Pacific Coast Pipe Company from 1905 to 1917, which used and stored the wood preservative creosote. In 1991, two underground fuel storage tanks were reported to have been removed from the property. Current property redevelopment plans are for a multi-story mixed-use office/retail complex with underground parking. Ancillary development will include new sidewalks, landscaping and improved lighting.

Site Map



3.0 CLEANUP ACTIONS AND SCHEDULE

The cleanup action will be conducted concurrent with property redevelopment. The updated development plan will retain the three separate areas of the site, each of which will be subject to a specific remedial action. Area A is defined by the limits of the PAH-contaminated soil located within the perimeter of the planned shoring system. Area B is defined by the extent of PAH contaminated soil located within the Property boundary but beyond the perimeter of the shoring system. Areas A and B may be adjusted slightly depending on the final placement of the shoring system and the extent of the construction excavation. Area C will remain unchanged from the Consent Decree CAP and is defined by the limits of the PAH-contaminated soil located within the Northwest 46th Street ROW.

As part of the Consent Decree, an Environmental Covenant will be recorded for the property with King County that includes long-term compliance monitoring to ensure that the MTCA cleanup standards are met. A review of the status of the cleanup site, relative to the cleanup standards, will be conducted by Ecology every five years.

The cleanup action and property redevelopment will be initiated during spring of 2018 and is estimated to be completed by mid-2019.

4.0 CHEMICALS OF CONCERN

Results of environmental investigation work conducted on the property indicate that soil has been adversely impacted by polycyclic aromatic hydrocarbons (PAHs) and arsenic and groundwater has been impacted by arsenic.

5.0 PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the Model Toxics Control Act (MTCA) cleanup activities planned for this site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the site activities.

Ecology urges the public to become involved in the cleanup process. Information will be provided regularly for opportunities to review material and provide comments. This plan is intended to be a flexible working document that will be updated as community concerns emerge and/or more information becomes available during the cleanup process.

To arrange for a briefing with project staff, ask questions, or provide comments on the plan or other aspects of the cleanup, please contact one of the persons listed below.

Technical questions, contact:

John Guenther, Site Manager
Washington State Department of Ecology
1440 10th Street, Suite 102
Bellingham, WA 98225
Phone: (360) 715-5213
Email: john.guenther@ecy.wa.gov

Community Outreach questions, contact:

Nancy Lui, Community Outreach Coordinator
Washington State Department of Ecology
3190 160th Ave S.E.
Phone: (425) 649-7117
Email: nancy.lui@ecy.wa.gov

Development questions, contact:

Chris Carter
Sound Environmental Strategies
2811 Fairview Ave E #2000
Seattle, WA 98102
Phone: (206) 436-5905
E-mail: chrisc@soundearthinc.com

To obtain more information in Spanish regarding this cleanup project, please see below and reference Wesmar Company Inc Site.

Español

Para obtener más información en español o traducciones de otros materiales, por favor comunicarse con Gregorio Bohn en 509 454-4174, o por correo electrónico a preguntas@ecy.wa.gov. Usted debe referirse al Sitio de Wesmar Company, Inc.

Americans with Disabilities Act (ADA)

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at (425) 649-7117 or visit <http://www.ecy.wa.gov/accessibility.html>

Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

Public Involvement Activities

Ecology uses a variety of activities to facilitate public participation in the investigation and cleanup of contaminated sites. Ecology will take into consideration input provided by the community.

This list details the public involvement activities that Ecology will use, their purposes, and description of when and how they will be used during this site cleanup.

Formal Public Comment Periods

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup actions or decisions. Comment periods usually last 30 days and are required at key points during the investigation and evaluation of proposed cleanup process before final decision are made.

During a comment period, the public can comment in writing. At the conclusion of the comment period, Ecology reviews all comments and may respond in a document called a Responsiveness Summary. Ecology will consider the need for changes or revisions based on input from the public. If significant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

Public Meetings and Hearings

Public Meetings and Hearings may be held at key points during the cleanup process. Ecology may also offer public meetings or hearing for actions expected to be of particular interest to the community and if ten or more people request during the 30-day comment period. Ecology may hold a public meeting or hearing for the purpose of taking comments on draft documents out for public comment.

Information Repositories

Information repositories are convenient places where the public can go to read and review site information. The information repositories are often at libraries or community sites which provide public access. During the comment period, the site documents will be available for review at each repository listed below. For special accommodation or translation assistance please call (425) 649-7117. Please indicate you would like assistance with Wesmar Company Inc Cleanup site.

Ecology has established the following repositories:

Ballard Public Library
5614 22nd Ave NW
Seattle, WA 98107
Phone: (206) 684-4089

Washington State Department of Ecology

3190 160th Ave. S.E.
Bellevue, WA 98008

Please contact Sally Perkins to schedule an appointment at (425) 649-7190 or send an email to nwro_public_request@ecy.wa.gov and reference Wesmar Company Inc
Hours: Tuesday – Thursday, 8 a.m.–Noon and 1–4:30 p.m.
Fax Number: (425) 649-4450

Wesmar Company Inc cleanup website

Ecology has a webpage for the Wesmar Company Inc. Cleanup site. This website site will be updated when new information becomes available. Documents will be available on the website site:

Wesmar Company Inc cleanup site website site address:
<https://fortress.wa.gov/ecy/gsp/SiteSitepage.aspx?csid=1325>

Site Register and Public Events Calendar

Ecology's Toxics Cleanup Program uses the Site Register and web-based Public Involvement Calendar to announce all of its public meetings and comment periods as well as additional Site activities.

To receive the Site Register in electronic or hard copy format, please contact Cheryl Ann Bishop at (360) 407-6848 or via email cherylann.bishop@ecy.wa.gov. The site register is available on Ecology's website site at: http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html

The Public Involvement Calendar is available on Ecology's website site at:
<https://fortress.wa.gov/ecy/publiccalendar/>

Fact Sheet

Ecology will prepare and mail fact sheets to persons and organizations interested in the Wesmar Company Inc site to inform them of public meetings and comment opportunities and important site activities. Ecology also may mail fact sheet about the progress of site activities. The fact sheet will be posted on Ecology's website site
<https://fortress.wa.gov/ecy/gsp/SiteSitepage.aspx?csid=1325>

Mailing List

Ecology has compiled and maintained a list of interested parties, organizations and residents living near the cleanup site. This mailing list will be used to provide information regarding this project. If you are not on the mailing list for this site and wish to be added or taken off the mailing list, please call (425) 649-7117 and reference Wesmar Company Inc.

Newspaper Display Ads

Ecology will place ads in the local newspaper to announce public comment periods, public meetings or hearings for this site.

6.0 PARTICIPATION GRANTS AND TECHNICAL ASSISTANCE

Additionally, citizen groups living near known or suspected contaminated site may apply for public participation grants during open application periods. These grants may be used to provide assistance to citizens through a citizen technical advisor who helps them understand the cleanup process and creates additional avenues for public participation.

For more information about the public participation grant, please go to Ecology's website site at: <http://www.ecy.wa.gov/programs/swfa/grants/ppg.html>

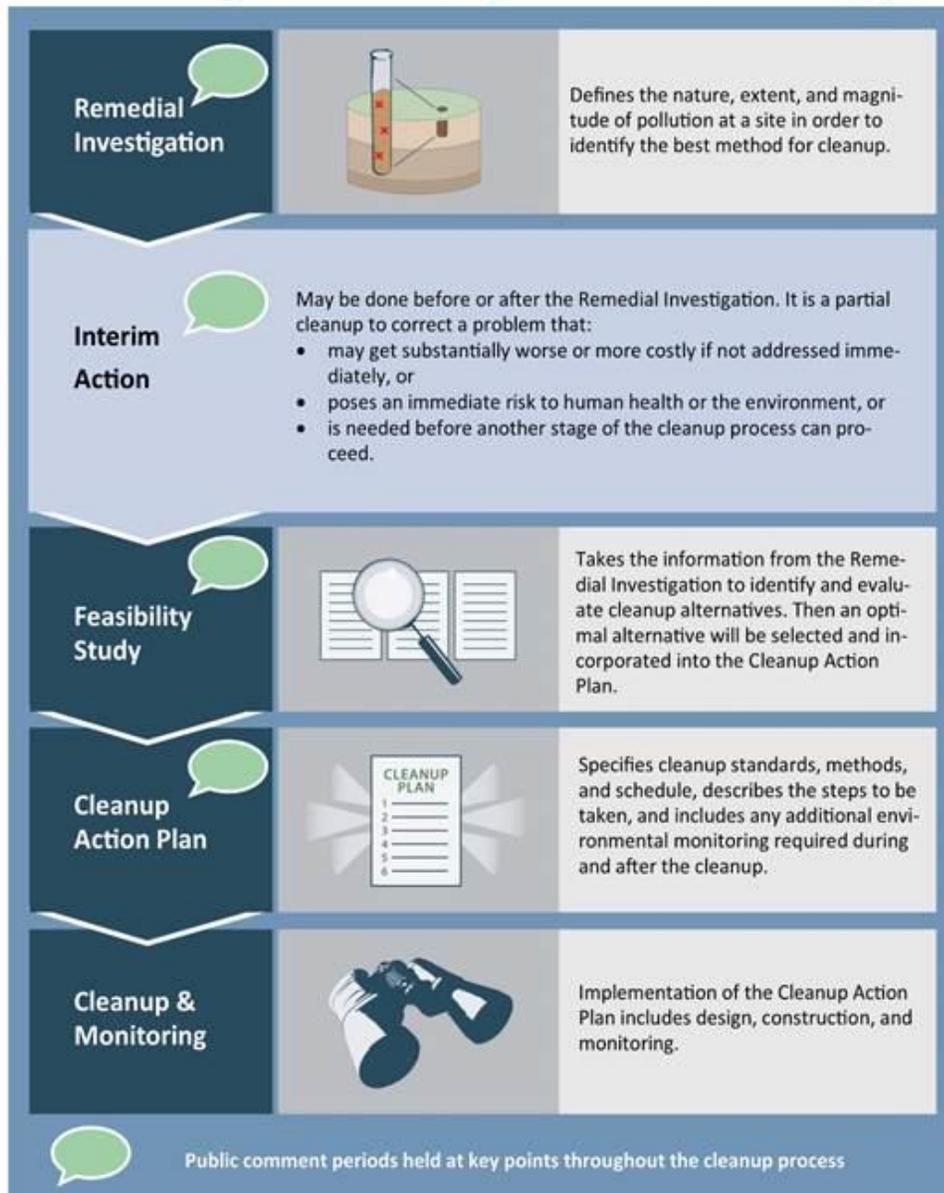
Ecology currently does not have a citizen technical advisor for the site.

5.0 PUBLIC PARTICIPATION PLAN AMENDMENTS

This Public Participation Plan update was developed by Ecology and complies with the Model Toxics Control Act regulations (Chapter 173-340 WAC). It will be reviewed as cleanup progresses and may be amended if necessary. Amendments may be submitted to Ecology's site manager John Guenther for review and consideration at john.guenther@ecy.wa.gov or mail your request to Department of Ecology,

FIGURE – CLEANUP PROCESS FOR CONTAMINATED SITES

Cleanup Process for Contaminated Sites Washington State Department of Ecology



APPENDIX A – GLOSSARY

Cleanup: The implementation of a cleanup action, or interim action.

Cleanup Action: Any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with WAC 173-340-350 through 173-340- 390.

Chemicals of Concern (COCs): Hazardous substances that are of particular concern at this site.

Comment Period: A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed cleanup action alternatives and proposed plans.

Consent Decree: A legal document approved and issued by a court which formalizes an agreement reached between the state and potentially liable persons (PLPs) on the actions needed at a site. A decree is subject to public comment. If a decree is substantially changed, an additional comment period is provided.

Contaminant: Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

Environment: Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington.

Facility: Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly-owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed or, placed, or otherwise come to be located.

Facility Site ID #: Site specific number assigned by Ecology for the Ecology known and suspected contaminated site database.

Feasibility Study: The Feasibility Study takes the information from the Remedial Investigation and identifies and analyzes the cleanup alternatives available. As with the Remedial Investigation, a work plan will be prepared which describes how the study will be done.

Interim Action: Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

Model Toxics Control Act (MTCA): Refers to RCW 70.105D approved by voters in the state of Washington in November 1988. The implementing regulation is WAC 173- 340 and was amended in 2001.

Public Participation Plan: A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

Remedial Investigation: A Remedial Investigation is a study to define the nature, extent, and magnitude of contamination at a site. Before a remedial investigation can be conducted, a detailed workplan must be prepared which describes how the investigation work will be done.

Responsiveness Summary: A compilation of all questions and comments into a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments, and its availability is published in the Site Register.

Site Register: Publication issued every two weeks of major activities conducted statewide related to the study and cleanup of hazardous waste site under the Model Toxics Control Act. To receive this publication, please call (360) 407-7200.