

Toxics Cleanup Program**June 2012****Public Meeting Scheduled for
Kenmore Industrial Park**

Washington State Department of Ecology (Ecology) is hosting an open house/public meeting to update citizens about the Kenmore Industrial Park Site, also known as Lakepointe. In 2001, Ecology and the site owner Pioneer Towing signed a legal agreement called a Consent Decree to implement the Cleanup Action Plan for the Site. The Consent Decree and Cleanup Action Plan allow two options:

1. Continue industrial use with compliance monitoring and a Restrictive Covenant (recorded 2001).
2. Install an engineered cap if the property is developed for commercial/industrial use.

This Site is currently used for industrial activities:

- Sand and gravel storage, recycling and sales.
- Redi-mix operations, concrete storage, recycling and sales.
- Top soil and bark storage and sales.
- Marine transportation of all types.
- Shoreline, bulkhead, dock and wharf repair.
- Short term and long term storage, maintenance and repair of boats, trailers, and other equipment.
- Washington State Department of Transportation (WSDOT) 520 Bridge Reconstruction support.

The site owner has obtained and renewed development and building permits with the City of Kenmore for a future commercial/residential waterfront development such as Lakepointe.

You are invited to a public meeting on July 18th

You will have an opportunity to talk with Ecology, City of Kenmore, Washington State Department of Transportation, Kiewit/General/Manson (KGM) staff members, and Washington State Department of Health to get answers to questions or concerns you may have regarding the Site.

Ask Technical Questions to:

Maura S. O'Brien – Site Manager
Washington State Department of
Ecology – Toxics Cleanup Program
3190 160th Ave. SE.,
Bellevue, WA 98008
Phone: (425) 649-7249
Email: maura.obrien@ecy.wa.gov

Nancy Lui – Outreach Coordinator
Washington State Department of
Ecology – Toxics Cleanup Program
3190 160th Ave. SE.,
Bellevue, WA 98008
Phone: (425) 649-7117
Email: nancy.lui@ecy.wa.gov

Document Review Locations

Kenmore Public Library
6531 Northeast 181st Street
Kenmore, WA 98028
Phone: (425) 486-8747

City of Kenmore
18120 68th Avenue Northwest,
Kenmore WA 98028
Phone (425) 398-8900

**Department of Ecology
Northwest Regional Office**
3190 160th Ave. SE
Bellevue, WA 98008
By appointment only:
Contact Sally Perkins
Email: sally.perkins@ecy.wa.gov
Phone: (425) 649-7190
Hours: Tuesday – Thursday
8:00 AM – 12:00 PM
1:00 PM – 4:30 PM

Kenmore Industrial Park Website:
[https://fortress.wa.gov/ecy/gsp/
Sitepage.aspx?csid=2134](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2134)

**Facility Site ID #: 2348
Cleanup ID#: 2134**

Kenmore Industrial Park Site aka Lakepointe

If you need special accommodations, please contact Nancy Lui at nancy.lui@ecy.wa.gov or at (425) 649-7117 to make arrangements prior to the public meeting. Please reference Kenmore Industrial Park Public Meeting.

Date: July 18, 2012
Open House: 5:30 – 7:00 pm
Public Meeting: 7:00 – 8:00 pm
Status update at the Kenmore Industrial Park site, project schedule, and next steps. Also learn about neighboring sites and Harbour Village Marina.

Location: Kenmore City Hall
18120 68th Avenue Northwest,
Kenmore WA 98028
Phone (425) 398-8900



Kenmore Industrial Park website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2134>

Background

The Kenmore Industrial Park Site is a former demolition debris landfill operating as a King County Landfill under permits P-69-138 and 118-72-P, this landfill received primarily wood construction debris. Landfilling ended in 1969 and the landfill was graded and covered with soil. Subsequently, the Site has been used as an industrial yard for maritime and concrete manufacturing businesses. In 2001, Ecology and the Site owner, Pioneer Towing Company Inc, completed negotiations for the Cleanup Action Plan and a legal agreement called a Consent Decree to implement work necessary to ensure that the Site meets Ecology cleanup requirements. The Consent Decree and Cleanup Action Plan outlined the scope of work that Pioneer Towing would implement with Ecology's oversight and approval for both continued industrial use and potential future commercial/residential redevelopment. The scope of work included implementation of compliance monitoring. Monitoring conducted in 2001, 2009, 2010 and 2012 has confirmed that soil and ground water at the site meet Ecology requirements for continued industrial use.

Current Status

In 2011, Pioneer Towing leased a portion of the Site to Kiewit/General/Manson (KGM) for use as an industrial support yard for WSDOT 520 Bridge Reconstruction. KGM is the design-build contractor hired by the Washington State Department of Transportation (WSDOT) for the bridge project, and will use the property to build concrete bridge anchors and deck panels. Prior to leasing the property to KGM, Pioneer Towing acquired permits from the City of Kenmore and Ecology to perform deferred maintenance to support this continued industrial use.

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The deferred industrial maintenance work restores the western 14-acres of the site for continued industrial use. The maintenance work adds a new gravel surface, upgrades storm water drainage, removes surface stockpiled soil, reinforces the existing bulkhead and wharf, and adds a perimeter berm to protect existing shoreline vegetation.



Installing the storm drainage required penetrating into the former demolition debris landfill at two locations. The soil and materials removed at these two locations were isolated and taken off-site for landfill disposal.

The timeline for the deferred maintenance work is to be completed in June 2012. KGM construction will be conducted at the Site through 2015. The property owner has obtained

and renewed the development and building permits with the City of Kenmore for a future commercial/residential waterfront development such as Lakepointe which they may pursue following completion of the KGM lease.

Required Monitoring

Ecology and City of Kenmore requested monitoring to evaluate if the maintenance work has changed the subsurface causing changes and possible migration of chemicals of concern to move through the groundwater into the adjacent waterways: Sammamish River, Lake Washington, and Kenmore Navigation Channel.

The ground-water monitoring will test for known chemicals of concern at the site and additional chemicals:

Known Chemicals of Concern:

Petroleum diesel and oil, arsenic, barium and lead.

Additional Chemicals Tested:

Cadmium, copper, zinc and semi-volatile organic compounds including PAHs (poly-aromatic hydrocarbons).



Monitoring Schedule

Performance monitoring was conducted in April 2012 and will be conducted again in September 2012. If monitoring results show compliance concerns, then Ecology will require additional

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monitoring and possibly cleanup action. The April results show the deferred maintenance work has not created changes in the subsurface that cause chemicals of concerns to migrate though ground water to the adjacent waterways. Monitoring in, 2001, 2009, 2010 and 2012 confirm that soil and ground water at the Site meets Ecology requirements for continued industrial use. There are no known chemicals of concern and no additional chemicals tested moving from the upland into adjacent waterways: Sammamish River, Lake Washington and Kenmore Navigation Channel.

What Happens Next?

Ecology will continue oversight for state cleanup and water quality regulations and compliance monitoring at the Kenmore Industrial Park site including:

- Complete the deferred maintenance and associated storm water permit.
- Publish the deferred maintenance performance monitoring results on Ecology's website.
- Oversee storm water National Pollutant Discharge Elimination System (NPDES) permit compliance for WSDOT 520 bridge work.
- Oversee protocols for off-site soil disposal.
- Conduct second deferred maintenance performance monitoring in September 2012. The results will be posted on Ecology's website.

Updated Public Participation Plan

Ecology is updating and expanding the Public Participation Plan (PPP). The draft Enhanced PPP will incorporate citizen comments. The Enhanced PPP will be posted on Ecology's website and available at the repositories when completed.

How you can stay informed

Ecology is currently updating the mailing list for the Kenmore Industrial Park site. To ensure you are on the mailing list, please send an email to Nancy Lui at nancy.lui@ecy.wa.gov and indicate "Kenmore Industrial Park Site" mailing list. Once you are on the mailing list you will receive updated materials regarding this site. To request to be taken off the mailing list, please indicated "Remove from Kenmore Industrial Park Site" mailing list.

Ecology encourages you to visit the website to find updates regarding this project. Ecology is working with other agencies. A list of agency contacts can be found on Ecology's website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2134>

You can also visit the Kenmore Public Library, City of Kenmore- City Hall, and Ecology's Northwest Regional Office to review site documents.

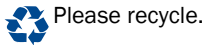




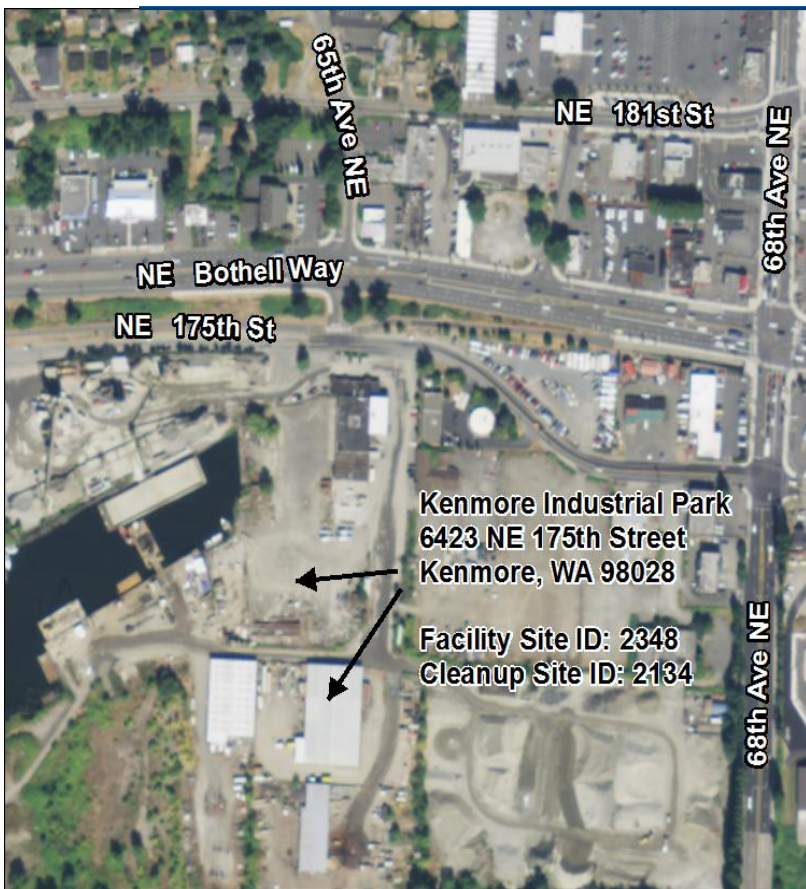
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If you need this publication in an alternative format, call Nancy Lui at (425) 649-7117. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call (877) 833-6341.