

# South State Street Manufactured Gas Plant Site



Cleanup site and north end of Boulevard Park facina southwest. May 2018

## Comments accepted:

June 22 – July 21, 2020

## Submit comments:

**Online at:** [www.bit.ly/Ecology-SouthStateStMGP-Comments2020](http://www.bit.ly/Ecology-SouthStateStMGP-Comments2020)

## Or by mail to:

John Guenther, Site Manager  
 WA Department of Ecology  
 913 Squalicum Way, Unit 101  
 Bellingham, WA 98225  
 Phone: 360-255-4381  
 Email: [John.Guenther@ecy.wa.gov](mailto:John.Guenther@ecy.wa.gov)

## Document review options:

[www.bit.ly/Ecology-SouthStateStMGP](http://www.bit.ly/Ecology-SouthStateStMGP)

In consideration of public health and safety, Ecology cannot offer in-person review options at this time.

If you need document review assistance, please contact Ecology:

**Ian Fawley**  
 Outreach Specialist  
[Ian.Fawley@ecy.wa.gov](mailto:Ian.Fawley@ecy.wa.gov)  
 425-324-5901

## Site info:

Facility Site ID: 2864  
 Site Cleanup ID: 4606

## Cleanup Action Plan ready for public review

The Department of Ecology (Ecology) invites you to review a draft cleanup action plan and associated environmental review document for the South State Street Manufactured Gas Plant Site (Site) on the Bellingham waterfront. The plan calls for a combination of removing structures, capping contaminated soil and sediment, enhancing the natural breakdown of groundwater contamination, protecting the shoreline, monitoring conditions, and restricting activities that could disturb capped areas.

The following documents are available for review:

- **Cleanup Action Plan:** describes the cleanup work to address contamination at the Site.
- **State Environmental Policy Act-Determination of Non-Significance:** Ecology determination that the cleanup work is not likely to harm the environment.

The contamination is from a former manufactured gas plant and other historic operations located at the north end of Boulevard Park. The contaminant levels are potentially harmful and must be addressed under Washington's cleanup law, the Model Toxics Control Act (MTCA).

## Online public meeting

In consideration of public health and safety, Ecology will hold an online public meeting to provide more information and answer questions:

**Thursday, June 25, 2020; 6:00 – 8:00 p.m.**

(Please join at least 10 minutes before meeting to connect audio.)

## Pre-Meeting Registration and Information

- Visit Ecology's webpage for registration and login details: [www.bit.ly/Ecology-SouthStateStMGP](http://www.bit.ly/Ecology-SouthStateStMGP)
- Call Ian Fawley, Outreach Specialist, 425-324-5901, for dial-in options and other online meeting support.

## Online Site tour

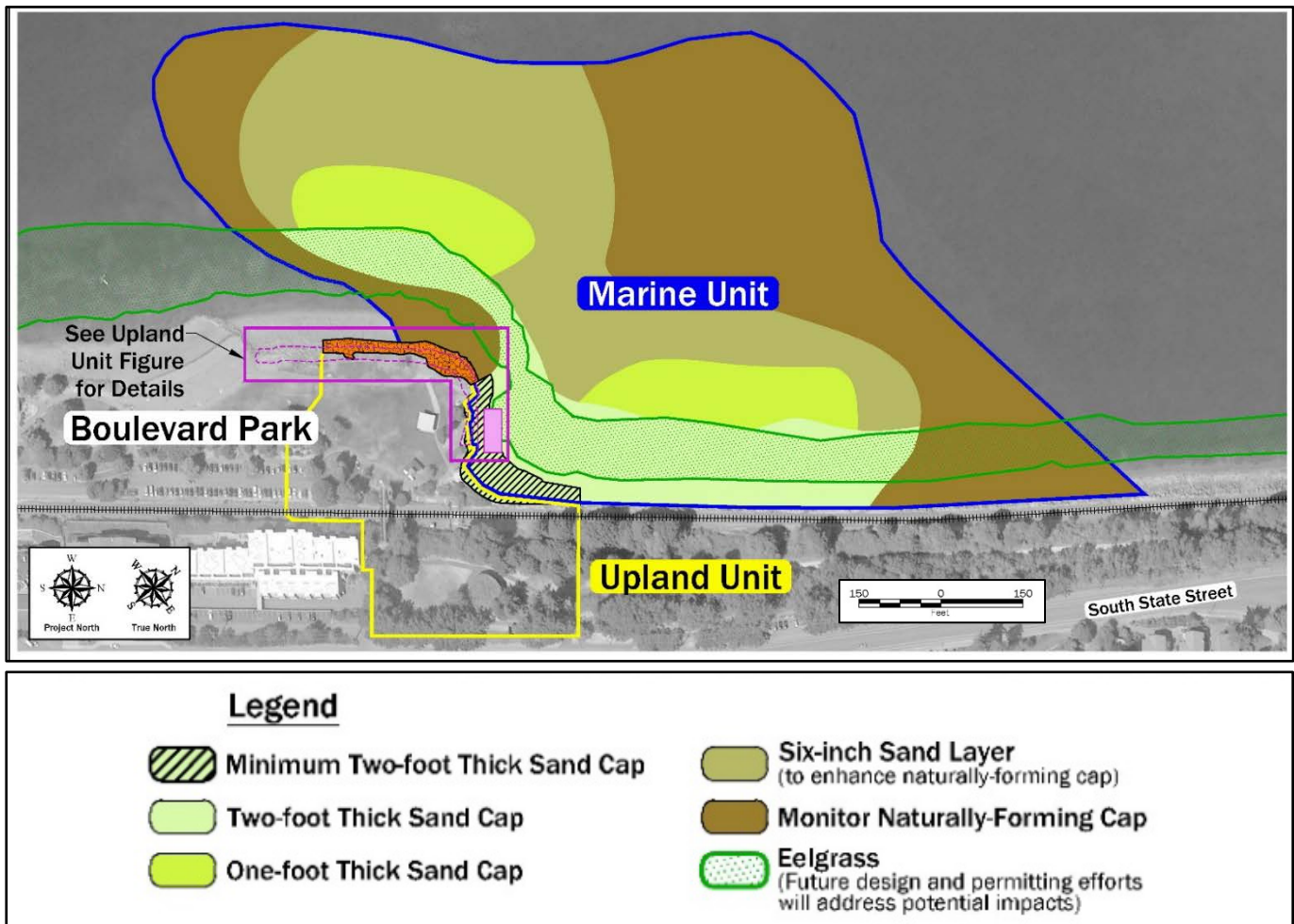
- View a virtual Site tour with informational videos created by RE Sources: [www.re-sources.org/BoulevardPark](http://www.re-sources.org/BoulevardPark)
- This product is funded through a Public Participation Grant from Ecology.

## Cleanup Action Plan

In January 2019 the City of Bellingham (City) and Puget Sound Energy (PSE), with Ecology supervision, completed an environmental study of the Site and assessed a range of cleanup options. Based on this work, Ecology has prepared a cleanup action plan to address contamination at the Site. The plan includes cleanup actions for both the Marine (in-water) and Upland (land) Units as shown below and on page 3.

The plan also includes land use restrictions that allow continued use as a park, but prohibit activities that could disturb the capped areas without prior Ecology approval.

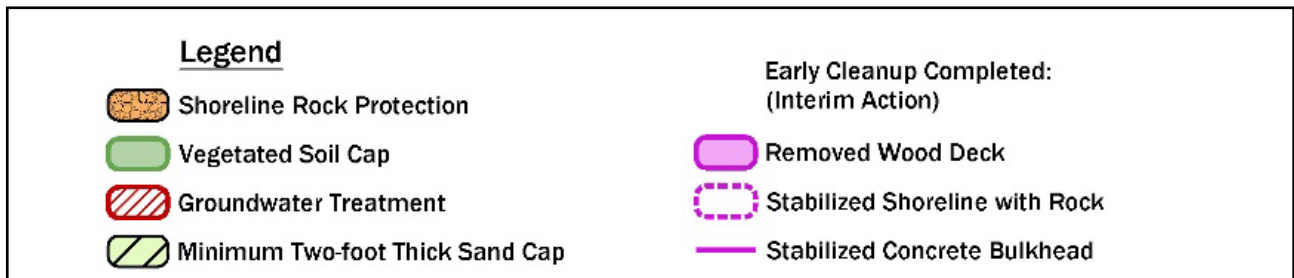
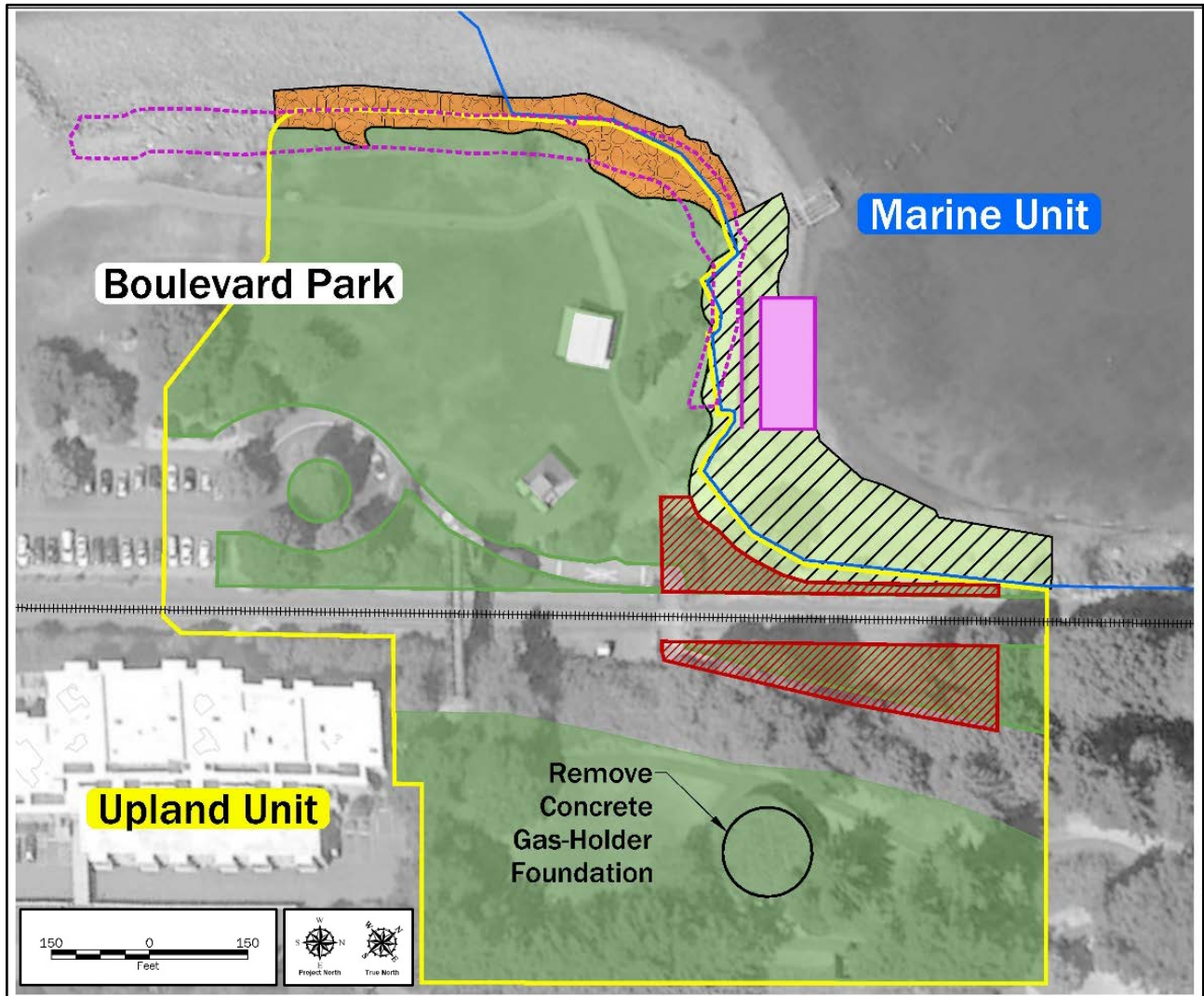
### Marine Unit Cleanup Action Plan



- Remove shoreline structures, debris and pilings.
- Cover nearshore sediment with a sand cap to prevent exposure to contaminants.
- Place a thin sand layer over deeper water sediment to enhance naturally-deposited clean sediment and monitor to ensure contaminant levels continue to decline.
- Monitor naturally-deposited clean sediment in deeper water to ensure contaminant levels continue to decline.



## Upland Unit Cleanup Action Plan



- Remove the remaining gas-holding tank and contents. See page 5 for image.
- Cover soil with a vegetated soil cap to prevent erosion and exposure to contaminants.
- Treat groundwater with amendments to stimulate the natural breakdown of groundwater contaminants.
- Protect the shoreline with rock to prevent erosion.
- Monitor groundwater to ensure natural processes continue to reduce contaminant levels.



*South State Street MGP site (and Boulevard Park), facing east, before 2017 Interim Action*

## Costs and funding

The cleanup action is estimated to cost about \$9.3 million to construct. The City and PSE are funding partners for the cleanup. The City is eligible for reimbursement of up to half of their cost from Ecology through the state's remedial action grant program, which helps to pay to clean up publicly owned sites. The Legislature funds the grant program with revenues from a tax on hazardous substances.

## What happens next?

- **June 22 – July 21, 2020:** Hold a 30-day public comment period.
- **June 25, 2020:** Host an online public meeting.
- **Later 2020:** Finalize the Cleanup Action Plan. Ecology will review and consider all comments received on the draft plan and respond accordingly.
- **Estimated 2022:** Complete design and permitting for the cleanup action.
- **Estimated 2023:** Begin construction of the cleanup action.

Cleanup construction will occur under a separate legal agreement, which will be issued for public review and comment.

The City anticipates that the park will remain open during cleanup construction but access may be limited in areas where cleanup construction is occurring. The City will communicate any park use restrictions prior to construction.

### En español

El Departamento de Ecología le invita a comentar sobre un reporte ambiental para el sitio que está contaminado South State Street Manufactured Gas Plant en Bellingham.

Si le gustaría recibir este documento en español, por favor llame a Gretchen Newman al 360-407-6097 o envíe un correo electrónico a [preguntas@ecy.wa.gov](mailto:preguntas@ecy.wa.gov). Traducciones de avisos públicos para los sitios de limpieza de la Bahía de Bellingham se preparan bajo solicitud.



# Toxics Cleanup Program

## Background

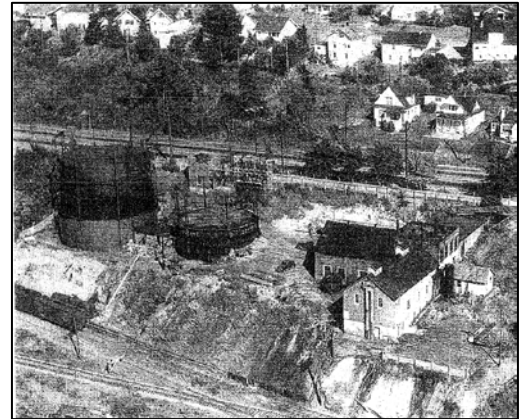
The South State Street Manufactured Gas Plant site is about 6 acres at the north end of Boulevard Park located on Bellingham Bay, which includes both upland and marine areas. Soil, groundwater and sediment contamination at the Site is related to a manufactured gas plant that operated from the 1890s to the 1950s. The plant made home heating and cooking fuel (gas) from coal. Other potential sources of contamination include historic railroad and lumber mill operations.

The City and PSE began investigating contamination at the Site in 2010 with Ecology oversight. Contaminants were found in soil, groundwater and sediment above state standards established to protect human health and the environment. Contaminants include: carcinogenic polycyclic aromatic hydrocarbons (cPAHs), benzene, naphthalene, cyanide, selenium, and lead.

The Site is one of 12 sites coordinated through the Bellingham Bay Demonstration Pilot. The Pilot is a bay-wide multi-agency effort to clean up contaminated sediment, control sources of sediment contamination, and restore habitat, with consideration for land and water uses.

Historically, marine forces and storms caused shoreline erosion and damage to a public pier. This triggered the need for an early cleanup action to prevent further shoreline erosion and potential exposure to and movement of contaminated soil. The early action, called an interim action, was completed in October 2017. The interim action:

- Removed creosote-treated piles and a wood deck.
- Stabilized an existing concrete bulkhead.
- Stabilized approximately 450 linear feet of shoreline with rock (see photo on page 1).



*Manufactured gas plant facing east, Circa 1955*



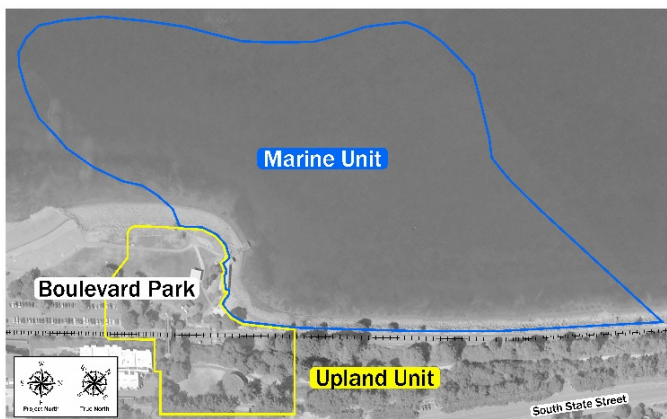
*Public pier removal, October 2017*



*Background Image: historical aerial view of cleanup site with surrounding log booms, Circa 1950*

Toxics Cleanup Program  
913 Squalicum Way, Unit 101  
Bellingham, WA 98225

## South State Street Manufactured Gas Plant Site *Cleanup Action Plan ready for public review*



*Aerial view of cleanup site Upland and Marine Units  
Located along South State Street in Bellingham*

### **Public comment period**

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### **Online Site tour**

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### **Información en español incluida**

**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology at ###-###-#### or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.