

# Site Cleanup Documents Available for Public Review and Comment



A PUGET SOUND INITIATIVE Site

Reaching the goal of a healthy, sustainable Puget Sound

## Ecology Wants Your Input!

The Department of Ecology is asking for your comments on plans to clean up a site on Puget Sound. The North Marina Ameron/Hulbert Site is one of several properties located on the waterfront in Port Gardner Bay that have been studied for cleanup under the State's Puget Sound Initiative.

The North Marina Ameron/Hulbert Site, which is part of a larger area referred to as the North Marina Area, is generally located between 11th and 13th Streets, west of West Marine View Drive in Everett, Snohomish County, WA (**Figure 1**). The Site is southwest of the Legion Memorial Golf Course in western Everett.

You are invited to:

- **Review** the draft Remedial Investigation and Feasibility Study (RI/FS) and the draft Public Participation Plan (PPP) for the Site.
- **Send** your comments to Ecology for consideration. Comments will be accepted from **March 6 - April 7, 2014**.

See the box on the right for details about where to review documents and submit comments.

## Site Background

Operations on the North Marina Ameron/Hulbert Site began in the early 1900s. Primary uses of the Site have included shingle and saw milling, marine support services, and concrete pole and piling manufacturing. The William Hulbert Mill Company (Hulbert) owned most of the Site from the 1920s until 1991 and conducted sawmill operations at the Site until approximately 1960. In approximately 1972, Hulbert leased a large portion of the Site to Centrecon, a concrete pole manufacturing company. Utility Vault Company (UVC; now Oldcastle Precast, Inc.) purchased Centrecon by sometime around 1978. In 1988, Ameron International (Ameron) entered into an asset purchase agreement with UVC, whereby it purchased most of the assets,

### Comments Invited

March 6, 2014 –  
April 7, 2014

### Submit Comments and Technical Questions to:

Andy Kallus - Site Manager  
Department of Ecology  
Toxics Cleanup Program  
PO Box 47600  
Olympia, WA 98504-7600  
(360) 407-7259  
Andrew.Kallus@ecy.wa.gov

### Document Review Locations

#### Everett Public Library

2702 Hoyt Avenue  
Everett, WA 98201  
(425) 257-8010  
[www.epls.org](http://www.epls.org)

#### Ecology Headquarters

300 Desmond Drive SE  
Lacey, WA 98503  
By appointment only:  
Contact Carol Dorn  
(360) 407-7224  
[Carol.Dorn@ecy.wa.gov](mailto:Carol.Dorn@ecy.wa.gov)

#### North Marina Ameron/Hulbert Website

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3546>

Facility Site ID #: 68853261

Cleanup Site ID #: 3546

properties, and business of UVC's Centrecon division. Ameron currently manufactures decorative concrete poles at the Site. The Port of Everett (Port) purchased the property from Hulbert in 1991, and historically used a portion of the property to stockpile soil from other Port properties.

The Port, who is the Site owner, has completed significant investigation and cleanup of this Site. Interim actions were conducted in the early 1990s (1991, 1993) and in the mid 2000s (2005-2007) to clean up much of the contaminated soil at the Site. Close to 22,000 cubic yards of contaminated soil were removed as part of the interim actions. Additional cleanup work was conducted as part of an emergency action to address petroleum hydrocarbon soil contamination (removal of about 79 cubic yards) in 2011.

Ecology is working with the Port, Ameron International, and Hulbert to complete investigation and cleanup work at the Site.

### North Marina Area Redevelopment

Port-led efforts to redevelop the North Marina Area are currently underway. Cleanup of the North Marina Ameron/Hulbert Site will protect against contaminants entering the nearby surface water and sediments and enable future development of commercial and retail space associated with the Port's Craftsman District. For more information about the Port's redevelopment plans visit <http://www.portofeverett.com/home/index.asp?page=75>.

### Overview of draft Remedial Investigation/ Feasibility Study

The draft RI and FS were combined into one report and prepared by the Port, Ameron, and Hulbert under an Agreed Order (legal agreement) with Ecology. The report

describes exposure pathways, or how contaminants move through different medias (e.g. soil, groundwater and sediment), and how human health and the environment may be affected. Information about the amount and location of contaminants along with exposure pathways were used to identify cleanup alternatives for the Site.

### Overview of the Remedial Investigation

RI activities were designed to address data gaps identified in the 2010 RI/FS Work Plan and include areas not previously investigated. The RI describes contamination at the Site and determines whether there is a significant threat to human health or the environment. RI results are discussed below.

**Soil** – Results indicate that following previous interim and emergency cleanup actions, remaining contaminants of concern in the soil include antimony, arsenic, copper, lead, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and petroleum hydrocarbons.

**Groundwater** – Results indicate that Site groundwater contains dissolved copper, dissolved arsenic, petroleum hydrocarbons, 1,1-dichloroethylene (1,1-DCE) and bis(2-ethylhexyl) phthalate (BEHP) above cleanup levels. However, it is noted that for some of these (i.e., 1,1-DCE and dissolved copper), the groundwater exceedances occurred in the first round of groundwater sampling, and were not repeated in subsequent rounds.

**Marine sediment** – Marine sediment did not exceed cleanup levels established under Ecology's sediment management standards (SMS).

**Stormwater system repairs** – Due to the potential for contaminants associated with stormwater solids to be released to surface

water and marine sediment, the Port is undertaking an emergency action to decommission and replace the western portion of an existing stormwater pipe that discharges to the 12th Street Yacht Basin. The remaining eastern portion of the pipe runs through contaminated soil in Area G-2 and will be removed and replaced as part of the final cleanup action. Accumulated solids within the entire pipe were removed as part of the emergency action. An additional emergency action has been proposed by Oldcastle Precast, Inc., Ameron and the Hulberts to remove contaminated soil in Area G-1b to protect groundwater and to facilitate removal and replacement of a damaged stormwater lateral pipe (SD-8/SD-9) that connects to the primary pipe and runs through Area G-1b.

### Overview of the Feasibility Study

The purpose of the FS is to evaluate potential cleanup action alternatives and recommend a preferred cleanup action for the Site. Information from the RI about the amount and location of contaminants is used to understand potential risks and identify cleanup alternatives. Alternatives may include contaminant removal, capping, and/or institutional controls to reduce exposure, and they may be used in different combinations.

Based on the results of the RI, four cleanup action alternatives were identified and evaluated (based on regulatory criteria) to address risk on the upland portion of the Site. The preferred alternative for the Site is Alternative 3. This alternative includes containment with focused remedial excavation and is described by medium.

**Soil** – Focused remedial excavation and offsite disposal of contaminated soil

associated with hot spot areas (i.e., areas G-1b, G-2, and G-3) was selected as the preferred alternative for soil. Area G-1b and Area G-3 are proposed for clean up as an emergency action. The final cleanup, which also accounts for prior interim and emergency actions, will result in the removal of over 90 percent of the total contaminants on the Site, which will protect surface water and groundwater at the Site. Containment (i.e., capping) along with institutional controls will be applied to remaining areas of the Site where soil contamination remains.

**Groundwater** – To address groundwater contamination, the cleanup alternative will consist of removal of contaminated soil followed by long-term groundwater compliance monitoring. Institutional controls will be applied to the Site to prevent exposure with contaminated shallow groundwater.

### Overview of the Public Participation Plan

Ecology is committed to providing the public with timely information and meaningful opportunities to participate in the cleanup process. As part of this commitment, Ecology has developed a draft PPP. This PPP outlines how citizens and interested parties can learn about and provide input on the cleanup.

Your comments and ideas are needed to improve the cleanup. The draft PPP explains how Ecology will do the following:

- Notify the public when and where documents are available for review and comment.
- Notify the public about how they can get involved.
- Provide public participation opportunities.
- Consider public comments in cleanup decisions.

## North Marina Ameron/Hulbert Site

### Why This Cleanup Matters

Protecting and restoring Puget Sound

In 2007, Washington State established the Puget Sound Initiative to protect and restore Puget Sound. Several baywide areas in the Sound have been identified as high-priority cleanup areas as part of this Initiative, including Port Gamble, Dumas Bay, Padilla and Fidalgo Bays, Port Angeles, Budd Inlet, and Port Gardner Bay. This work includes cleaning up 50-60 sites within one-half mile of the Sound, including the North Marina Ameron/Hulbert Site. These cleanup actions will help to reduce pollution and restore habitat and shorelines in Puget Sound.

For more information about other cleanup sites, go to:

[www.ecy.wa.gov/programs/tcp/sites\\_brochure/psi/overview/psi\\_baywide.html](http://www.ecy.wa.gov/programs/tcp/sites_brochure/psi/overview/psi_baywide.html)

### What Happens Next?

Once the public comment period ends on April 7, 2014, Ecology will review and consider all comments received. The draft RI/FS and draft PPP may be modified based on your comments. As future documents on the Site are developed, you will be notified of additional public comment periods.

For information about other Ecology public comment periods, meetings, and other events, please visit Ecology's public events calendar at:

<http://apps.ecy.wa.gov/pubcalendar/calendar.asp>

### What can you do?

1. Read about the cleanup in this handout.
2. To get more detailed information, review the supporting documents at the locations listed on page one.
3. Write down your comments and questions. Send them to the Department of Ecology at the address shown on page one.

**We appreciate your comments and concerns. Thank you.**



Figure 1. Site location map



Toxics Cleanup Program  
C/O Andy Kallus  
PO Box 47600  
Olympia, WA 98504-7600

---

**North Marina Ameron/Hulbert Site  
Everett, Snohomish County, WA**

**Ecology Seeks Public Comment on  
Site Cleanup Documents**

**Public Comment Period:**  
March 6, 2014 – April 7, 2014

**Facility Site ID #: 68853261  
Cleanup Site ID #: 3546**

**Help with other languages and  
formats?**

If you need this publication in an alternate format, please call the Toxics Cleanup Program at (360) 407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call (877) 833-6341.