

Proposed draft Consent Decree, draft Remedial Investigation Report, Feasibility Study, and Proposed Cleanup Action, draft Cleanup Action Plan, SEPA Checklist, Determination of Non-Significance, and draft Public Participation Plan available for public review and comment

The Washington State Department of Ecology (Ecology) prepared this fact sheet to provide you with information about the Wesmar Company, Inc. site, also known as Former Wesmar Ballard Facility site, located at 1401/1451 Northwest 46th Street in Seattle, Washington.

Consent Decree

Ecology and Block at Ballard II, LLC (current owner of the property) are entering into a legal agreement called a Consent Decree. Under this Consent Decree, Block at Ballard II, LLC agrees to do the following tasks described in a Cleanup Action Plan (CAP):

- Install water tight shoring wall within the perimeter of the property
- Excavate contaminated soil within the shoring wall
- Implement dewatering system
- Cap or cover the contaminated soil at the sidewalk and City's right-of way
- Implement institutional controls under an environmental covenant
- Monitor groundwater

A draft "Remedial Investigation Report, Feasibility Study, and the Proposed Cleanup Action" document was produced under an Agreed Order with the previous owner of the property (Bridge Group II, LLC) and Ecology. This report is also available for public comment.

Comments Accepted

October 23 – November 23, 2009

Submit Comments and Technical Questions to:

Sunny Becker - Site Manager
Washington State Department of Ecology
Northwest Regional Office - Toxics Cleanup Program
3190 160th Avenue SE
Bellevue, WA 98008
Phone: (425) 649-7187
E-mail: hlin461@ecy.wa.gov

DOCUMENT REVIEW LOCATIONS

Ballard Public Library

5614 22nd Ave N.W.
Seattle, WA 98107
(206) 684-4089

**Washington State Department of Ecology
Northwest Regional Office**

3190 160th Ave SE
Bellevue, WA 98008

Call for an appointment: Sally Perkins
Phone: (425) 649-7190
Fax: (425) 649-4450
E-mail: sper461@ecy.wa.gov
Hours: Tuesday – Thursday
8:00 AM – 12:00 PM and 1:00 PM – 4:30 PM

Ecology's Toxics Cleanup Website:

http://www.ecy.wa.gov/programs/tcp/sites/wesmar/wesmar_hp.htm

Facility Site ID: # 2194

Site Background

Block at Ballard II, LLC currently owns the property that was formerly operated by Wesmar Company, Inc., a chemical product manufacturer and distributor, and Color Tech, Inc. (aka Color-Tech, Inc; Colortech, Inc.) a metal coating service.

The chemicals of concern (COCs) in soil and groundwater at this site are:

- Polycyclic aromatic hydrocarbons (PAHs)
- Petroleum hydrocarbons
- Volatile organic compounds (VOCs)
- Heavy metals, including arsenic, lead, barium, and chromium

The property is located in a commercial/industrial area in the Ballard neighborhood of Seattle. Portions of the property are located within 200 feet of the shoreline for Lake Washington Ship Canal, a freshwater surface body. From 1905 to 1917, the site was the location of operations for Pacific Coast Pipe Company, which used and stored the wood preservative creosote.

Plans are underway to redevelop the property into a multi-story mixed-use office/retail complex with an underground parking facility. Improvements to the property will also include new sidewalks, trees, and lighting.

State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS)

The SEPA environmental checklist and Determination of Non-Significance (DNS) are also available for public review at this time. This checklist evaluates potential environmental impacts if this cleanup action is

conducted. Ecology has reviewed this checklist and has determined that no significant adverse environmental impacts will be caused by this project.

Environmental Covenant

An environmental covenant is required because the draft cleanup action plan indicates the remaining contamination will exceed the state cleanup level for polycyclic aromatic hydrocarbons and arsenic. This document will also be available for review by the public.

Public Participation Plan

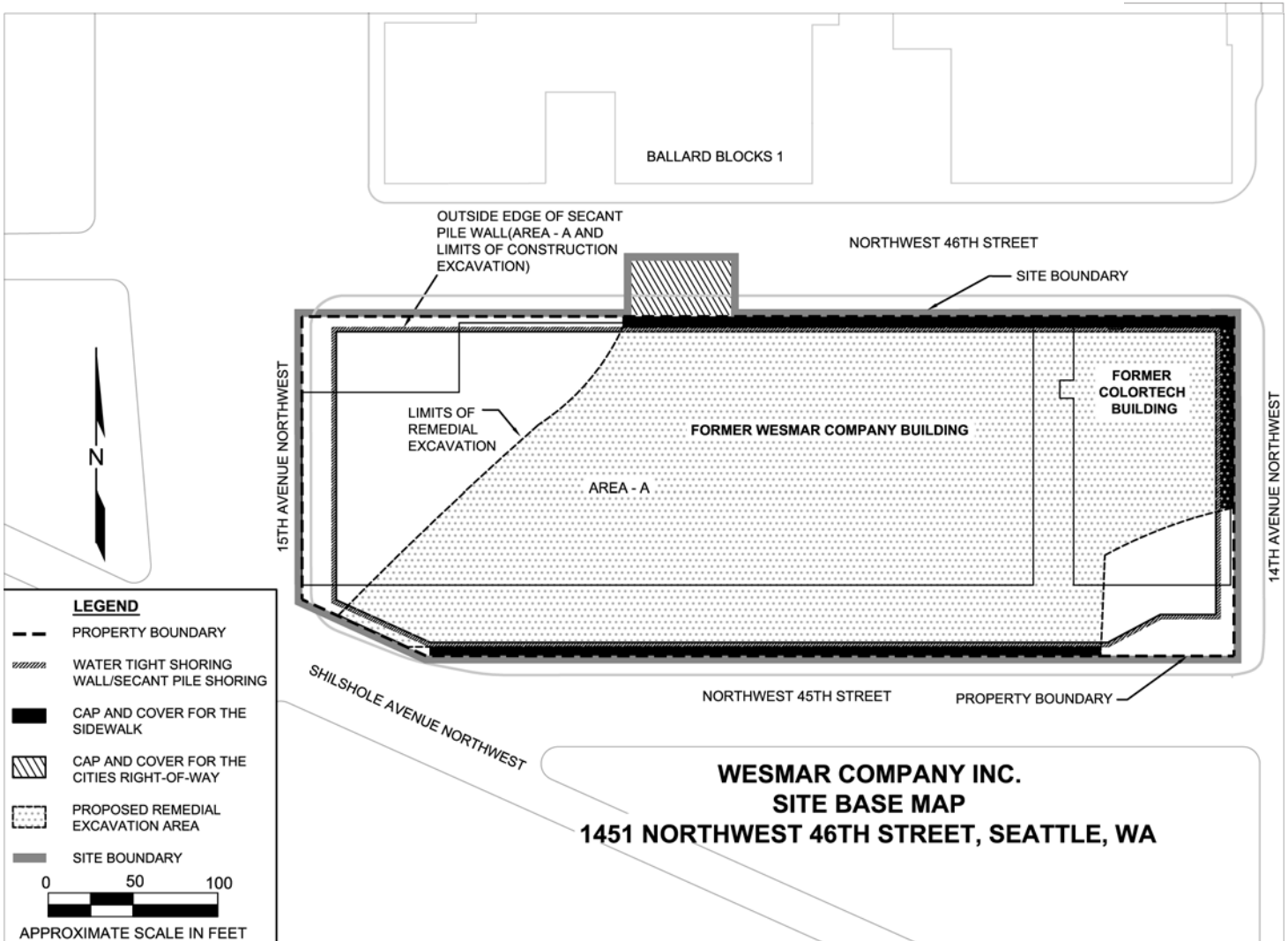
The public participation plan is designed to promote meaningful community involvement during the cleanup process. The plan outlines and describes the tools and approaches that Ecology will use to inform the public about site activities, and it identifies opportunities for the community to become involved in this process.

What Happens Next?

After the 30-day public comment period, Ecology will review all comments received and consider input for the plans in the draft Consent Decree, draft "Remedial Investigation Report, Feasibility Study, and Proposed Cleanup Action", draft Cleanup Action Plan, SEPA Checklist, Determination of Non-Significance, and draft Public Participation Plan. If no significant changes are necessary, these documents will be considered final.

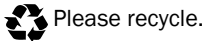
A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period.

Wesmar Company, Inc.(Former Wesmar Ballard Facility) Site Map





DEPARTMENT OF
ECOLOGY
State of Washington
3190 160th Ave SE
Bellevue, WA 98008



**Wesmar Company Inc. Site Former known as Wesmar Ballard Facility
King County, WA**

**Ecology wants your input on the draft Consent Decree, draft Remedial Investigation Report,
Feasibility Study, and Proposed Cleanup Action, draft Cleanup Action Plan, SEPA checklist,
Determination of Non- Significance, and draft Public Participation Plan**

Public Comment Period: October 23 - November 23, 2009

Facility Site ID #: 2194

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.
