

# Wesmar Company Inc Cleanup Site

## CONTACTS & INFORMATION

### Cleanup Questions Contact

John Guenther - Site Manager  
Northwest Regional Office - Toxics  
Cleanup Program  
1440 10th Street, Suite 102  
Bellingham, WA 98225  
Phone: (360) 715-5213  
E-mail: john.guenther@ecy.wa.gov

### Informacion en español

Gretchen Newman  
Teléfono: (360) 407-6097  
Correo electrónico:  
preguntas@ecy.wa.gov

### Development Questions Contact

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

### Wesmar Company Inc

#### Website:

[https://fortress.wa.gov/ecy/gsp/  
Sitepage.aspx?csid=1325](https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1325)

### Facility Site ID No. 2194

### Cleanup Site ID No. 1325

## Property Development Plan Prompts Update to Ecology Cleanup Documents Fall 2017

The Wesmar Company, Inc site (Former Wesmar Ballard Facility) is located at 1401/1451 Northwest 46<sup>th</sup> Street in Seattle, Washington. 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 of the Lake Washington Ship Canal, a freshwater surface body.

Block at Ballard II, LLC currently owns the property, which was occupied by Wesmar Company, Inc. and Color Tech. Inc. between 1979 and 2007.

Wesmar was a chemical product manufacturer and distributor, and Color Tech was a metal coating service. The Pacific Coast Pipe Company operated at this site from 1905 to 1917, and included use and storage of creosote (a wood preservative).

In 2007, Ecology and Wesmar signed a Consent Decree for cleanup of the property. Regency, a property development firm, plans to redevelop the property on behalf of Block at Ballard II, LLC. Environmental cleanup work will be conducted concurrent with the property redevelopment. The project is expected to begin in late 2017, with completion of the cleanup by mid-2018.

Ecology wants to inform the community about the updated development and cleanup work. There will be no public comments taken on the amended documents since the changes are considered minor.

## Updated Consent Decree

A Consent Decree, which includes a Cleanup Action Plan and Environmental Covenant, were approved by Ecology and recorded with King County in 2007. Ecology has amended these environmental documents to address the following minor changes to the current development plans:

- A sealed metal sheet-pile wall will be installed instead of secant piles, to prevent off-property migration of contaminated groundwater.
- The updated location of the sheet-pile shoring will slightly reduce the size of the area of soil contamination that will remain between the shoring



## Document review locations:

### Ballard Public Library

5614 22nd Ave NW

Seattle, WA 98107

Phone: (206) 684-4089

### Washington State Department of Ecology – Northwest Regional Office Central Records

3190 160<sup>th</sup> Ave S.E.

Bellevue, WA 98008

Call for an appointment:

Sally Perkins

Phone: (425) 649-7190

Email:

nwro\_public\_request@ecy.wa.gov  
reference Wesmar Company Inc

## Special accommodations

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.

and the property boundary to be under institutional control subject to the Environmental Covenant.

- Only one floor of underground parking will be constructed beneath the multi-story, mixed-use commercial/retail building to be erected on the site.

## Chemicals of Concerns (COCs)

The COCs are:

- Polycyclic aromatic hydrocarbons (PAHs) and arsenic in soil.
- Arsenic in groundwater

## Updated Environmental Covenant

The updated environmental covenant is required because the Cleanup Action Plan indicates the remaining groundwater contamination will exceed the state cleanup level for arsenic. The Environmental Covenant will require long-term compliance monitoring and periodic reviews by Ecology to ensure compliance with the Consent Decree.

## Updated Public Participation Plan

The 2007 public participation plan (PPP) has also been updated to address mostly administrative project changes. The PPP 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.

## Development Plan

The development will consist of three separate buildings, up to four-stories of office and retail space, including a day care with surface parking and one floor of underground parking for approximately 310 stalls. The plan is expected to include improvements throughout the entire property footprint such as upgraded sidewalks and curbing around the perimeter of the property, lighting and trees. A dewatering system may be designed and installed if necessary to manage any remaining contaminants in groundwater.

## What Happens Next?

The updated Consent Decree along with the Cleanup Action Plan and Environmental Covenant will be recorded with King County and will be considered final.



# Wesmar Property 1451 NW 46th St, Seattle Wa CSID: 1325

Areas to be addressed by  
environmental covenant

Area B 

Area C 

15th Ave NW

14th Ave NW

Area A: Proposed  
Remedial Excavation

NW 45th St

N



100

 Feet

Shilshole Ave NW



Toxics Cleanup Program, Northwest Region

3190 160th Avenue SE

Bellevue, WA 98008-5452

## **Wesmar Company Inc Cleanup Site Status Update Fall 2017**

**Notice of updated property development and environmental cleanup plans.**

