

Central Waterfront Cleanup Site



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Document review locations:

Bellingham Public Library
210 Central Avenue
Bellingham, WA 98225
Phone: 360-778-7323

Ecology-Bellingham Office
1440 10th Street; Suite 102
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By appointment; call 360-715-5200

Ecology-Bellevue Office
3190 160th Ave. SE
Bellevue, WA 98008
By appointment; call 425-649-7190

**Ecology's Central Waterfront
webpage:**
Bit.ly/CentralWaterfront

Special accommodations

If you need this publication
in an alternative format, call Brad
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Cleanup Site ID: 3418
Facility Site ID: 2864

Environmental report ready for public review

Comment Period: September 18—November 1, 2017

The Department of Ecology (Ecology) invites you to comment on a draft environmental report (Remedial Investigation/Feasibility Study, or RI/FS) that includes a preferred option to clean up the Central Waterfront site in Bellingham.

The Port of Bellingham (Port) and the City of Bellingham (City) prepared the report with Ecology oversight. They investigated contamination and evaluated cleanup options, leading to a preferred cleanup option. All of this work is detailed in the report, and Ecology will accept comments on it from September 18 – November 1, 2017.

Ecology will also hold a public meeting to provide more information:

Wednesday, October 4, 2017; 6-8PM

**Technology Development Center
Douglas G. Smith Room
1000 F Street, Bellingham WA 98225**

Background

The Central Waterfront site is made up of about 51 acres on Bellingham's downtown waterfront, between I & J Waterway and Whatcom Waterway, and between Roeder Avenue and the former Georgia-Pacific industrial wastewater treatment lagoon. Property within the site is owned primarily by the Port. Beginning in the early 1900s, the site and surrounding tidelands were filled for various industrial uses, including refuse disposal operations, lumber mills, bulk fuel terminals, seafood processing, foundry operations, and boat storage and maintenance.

The Central Waterfront site is one of 12 cleanup sites in the Bellingham Bay Demonstration Pilot project, a coordinated bay-wide effort by federal, tribal, state and local governments to clean up contamination, control pollution sources and restore habitat, with consideration for land and water uses.

Public Comment Notice

Pre-Roeder Avenue Landfill

1955



1963



Roeder Avenue Landfill Construction

1965



1974



Post Roeder Avenue Landfill/ASB

1978



1979



Environmental investigation

Extensive sampling across the site found contaminants in soil, groundwater, and sediment:

- **Soil** - metals, petroleum hydrocarbon, polycyclic aromatic hydrocarbons, and volatile organic compounds. Buried municipal, wood wastes (refuse), and associated methane gas were also found.
- **Groundwater** – metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, volatile organic compounds, and semi-volatile organic compounds.
- **Sediment** – metals. This was addressed by the Whatcom Waterway cleanup project that was completed in 2016.

The contaminants are present at potentially harmful levels and must be addressed under Washington's cleanup law, the Model Toxics Control Act.

Public Comment Notice



Previous cleanup work

The Port and City, with Ecology oversight, have addressed contamination in several areas of the site over the years. These cleanup actions only addressed specific areas rather than the entire site. See figure on page 4.

- Cleanup work was conducted in 2013 at the former Chevron bulk fuel storage facility to address an oil sheen on the beach. About 800 cubic yards of petroleum contaminated soil and sediment were removed and properly disposed to permanently control the source of the sheen. This work also included removing timber piles, oil, and contaminated stormwater and groundwater; installation of an impermeable barrier; and restoring the beach area with imported clean sand, gravel, and rock.
- In 2016, as part of the Whatcom Waterway cleanup project, the Port completed a sheet-pile containment wall and removed and capped contaminated sediments.
- Also in 2016, the Port made improvements to existing utilities and upland infrastructure to enhance stormwater collection and treatment at the existing C Street waterfront terminal and adjacent right-of-way. Crews removed and disposed of contaminated soil, and installed pavement that prevents contact with contaminated soil below.
- In 2017, the Port completed the 54,000 square-foot All American Marine manufacturing building in an area that contains contaminated soil and refuse. Contaminated materials encountered during construction, were properly disposed. Construction also included a landfill gas control system beneath the building. The building and surrounding asphalt pavement prevents contact with the remaining contaminated soil and refuse below.

Cleanup options

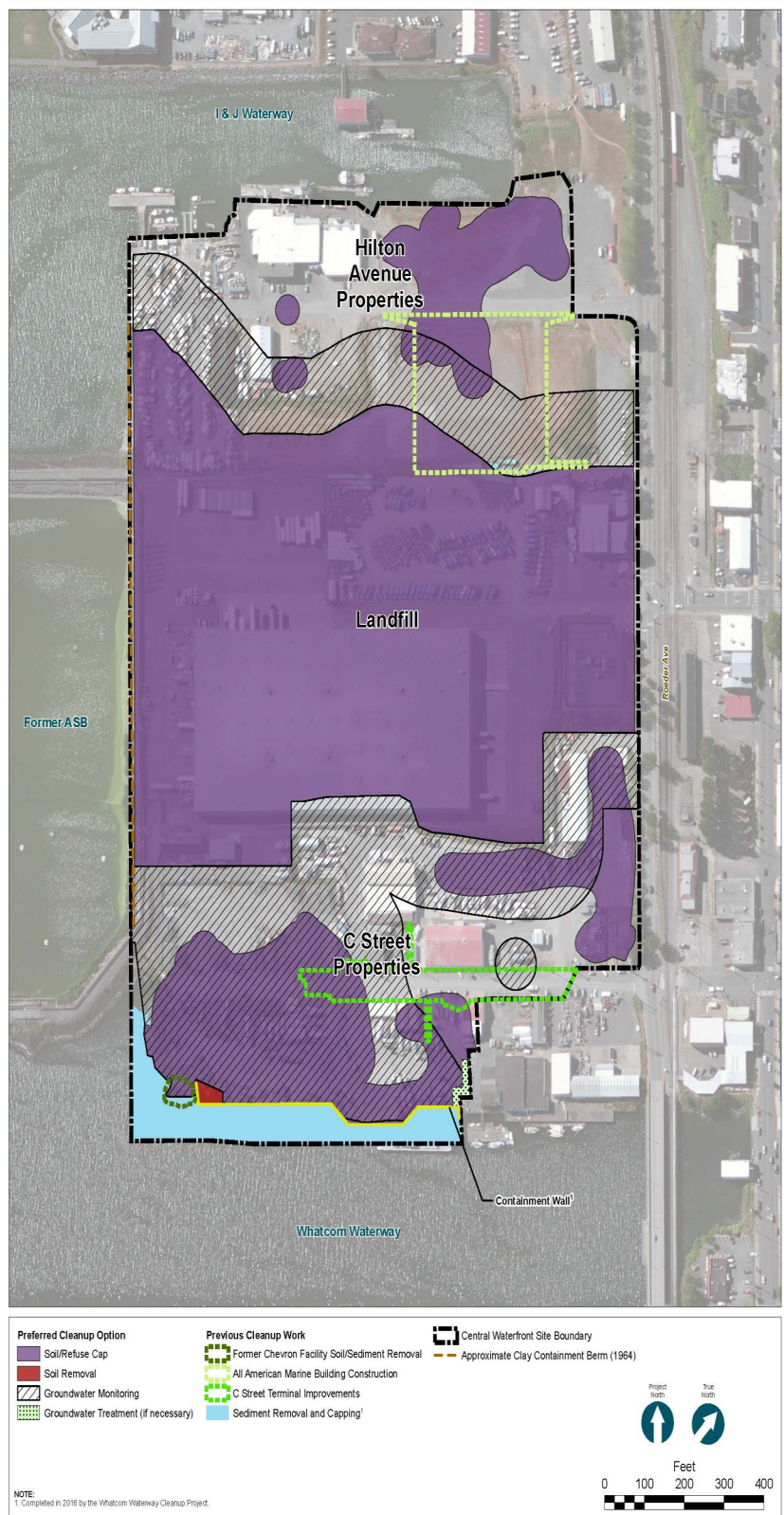
To address contamination across the entire site, the Port and City evaluated six different cleanup options, comprised of various combinations of covering (capping), removing, and treating contaminants. The costs and environmental benefits of the options were then compared, leading to a preferred option. The preferred option includes: removing higher-level contaminated soil; capping lower-level contaminated soil and refuse; groundwater treatment as necessary; and, groundwater monitoring to ensure natural processes continue to reduce contaminant levels.

Public Comment Notice

Preferred cleanup option

The preferred cleanup option, shown on the figure to the right includes:

- The previously completed cleanup work described on page 3.
- Removal and proper disposal of approximately 1,000 cubic yards of petroleum contaminated soil from the former Chevron facility.
- Capping of the Landfill and C Street Properties subareas to limit rainwater from flowing through contaminated soil and refuse into groundwater, and to prevent contact.
- Capping of the Hilton Avenue Properties subarea to prevent contact and erosion of contaminated soil into Bellingham Bay.
- Groundwater treatment as needed on the southeastern portion of the C Street Properties subarea to prevent metals-contaminated groundwater from reaching Bellingham Bay. The need for this action will be determined in the future based on monitoring performed during the design of the cleanup option.
- Groundwater monitoring to ensure natural processes continue to reduce levels of contamination.
- Requirements for existing and future buildings to address methane gas and/or petroleum vapors.
- Restrictions to prohibit groundwater use and disturbance of caps without prior Ecology approval.
- Requirements to inspect and maintain the cleanup elements and provide for long-term monitoring.



Public Comment Notice



Cost and funding

About \$10 million has already been spent on cleanup work to address contamination in several areas of the site. The cleanup of remaining areas of the site is expected to cost about \$5 million. Ecology will reimburse the Port and City up to half of this cost through the state's Remedial Action Grant Program, which helps pay for the cleanup of publicly-owned sites. The Legislature funds the grant program with revenues from a tax on hazardous substances.

Next steps and project timeline

- September 18 – November 1, 2017: 45-day public comment period
- October 4: public meeting
- Late 2017 - early 2018: finalize the environmental report
- 2018: based on the information in the environmental report, Ecology will select a cleanup action for the site. Ecology will issue our selected action and an associated legal agreement for public review. The legal agreement will require the Port and City, and possibly others, to design the cleanup action.
- 2019: complete design activities.

En Español

El Departamento de Ecología está anunciando el periodo de comentario público referente a el sitio de limpieza Central Waterfront en Bellingham.

Para obtener este documento, o más información en español, sobre este sitio, favor de comunicarse con Gretchen Newman al: 360-407-6097, o preguntas@ecy.wa.gov.

3190 160th Avenue SE
Bellevue, WA 98008-5452

Central Waterfront Cleanup Site— report ready for review



Public comments requested

Comments accepted:
September 18—November 1, 2017
Public Meeting: October 4, 2017

Ecology invites you to comment on a draft environmental report for the Central Waterfront contaminated site in Bellingham.

The report details contamination found at the site, evaluates cleanup options, and describes a preferred cleanup option.

Please see page one for information about where to find the report, who to send comments to, and the time and location of the October 4 public meeting.