

South State Street Manufactured Gas Plant Site



Comments accepted:

October 8 – November 6, 2018

Submit comments:

Online at bit.ly/Ecology-SouthStateStMGP-Comments

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

Site info:

bit.ly/Ecology-SouthStateStMGP

Facility Site ID: 2865
 Site Cleanup ID: 4606

Document review locations:

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

Ecology-Bellingham Office
 913 Squalicum Way, Unit 101
 Bellingham, WA 98225
 By appointment, call 360-255-4400

Ecology-Bellevue Office
 3190 160th Avenue SE
 Bellevue, WA 98008-5452
 By appointment, call 360-649-7190

Environmental report ready for public review

The Department of Ecology (Ecology) invites you to comment on an environmental report for the South State Street Manufactured Gas Plant cleanup site in Bellingham. The report, called a remedial investigation/feasibility study:

- Describes contamination found at the Site.
- Evaluates cleanup alternatives.
- Identifies a preferred cleanup alternative.

The City of Bellingham (City) and Puget Sound Energy (PSE) prepared this report with Ecology oversight.

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).

The remedial investigation/feasibility study report is available for review and comment October 8 – November 6, 2018.

Ecology will hold a public meeting to provide more information and collect comments:

Tuesday, October 30, 2018
6-8 p.m.
Bellingham City Hall
210 Lottie St.
Bellingham, WA 98225

Toxics Cleanup Program

Background

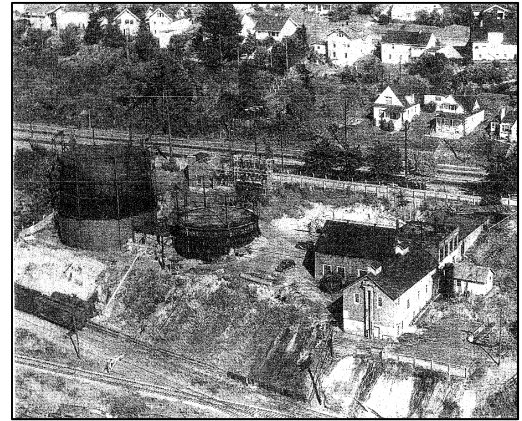
The South State Street Manufactured Gas Plant site (Site) is about 6 acres at the north end of Boulevard Park located on Bellingham Bay, which includes both upland and marine areas. Soil, groundwater and sediment contamination at the Site is related to a manufactured gas plant that operated from the 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.

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:

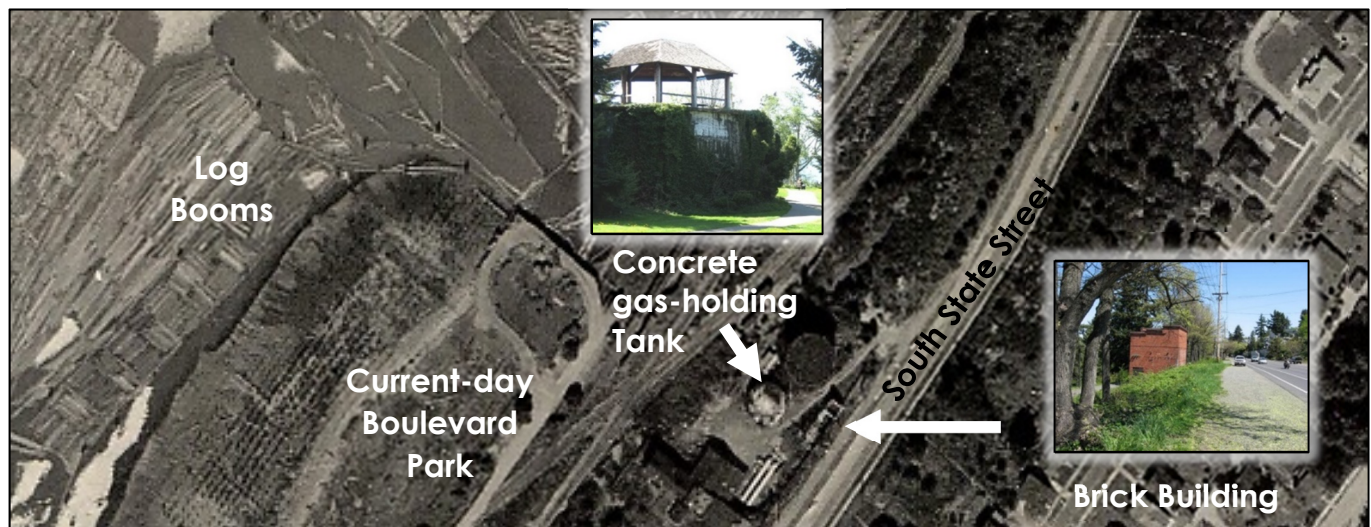
- Removed creosote-treated piles and a wood deck.
- Stabilized an existing concrete bulkhead.
- Stabilized approximately 450 linear feet of shoreline with rock (see photo on page 1).



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

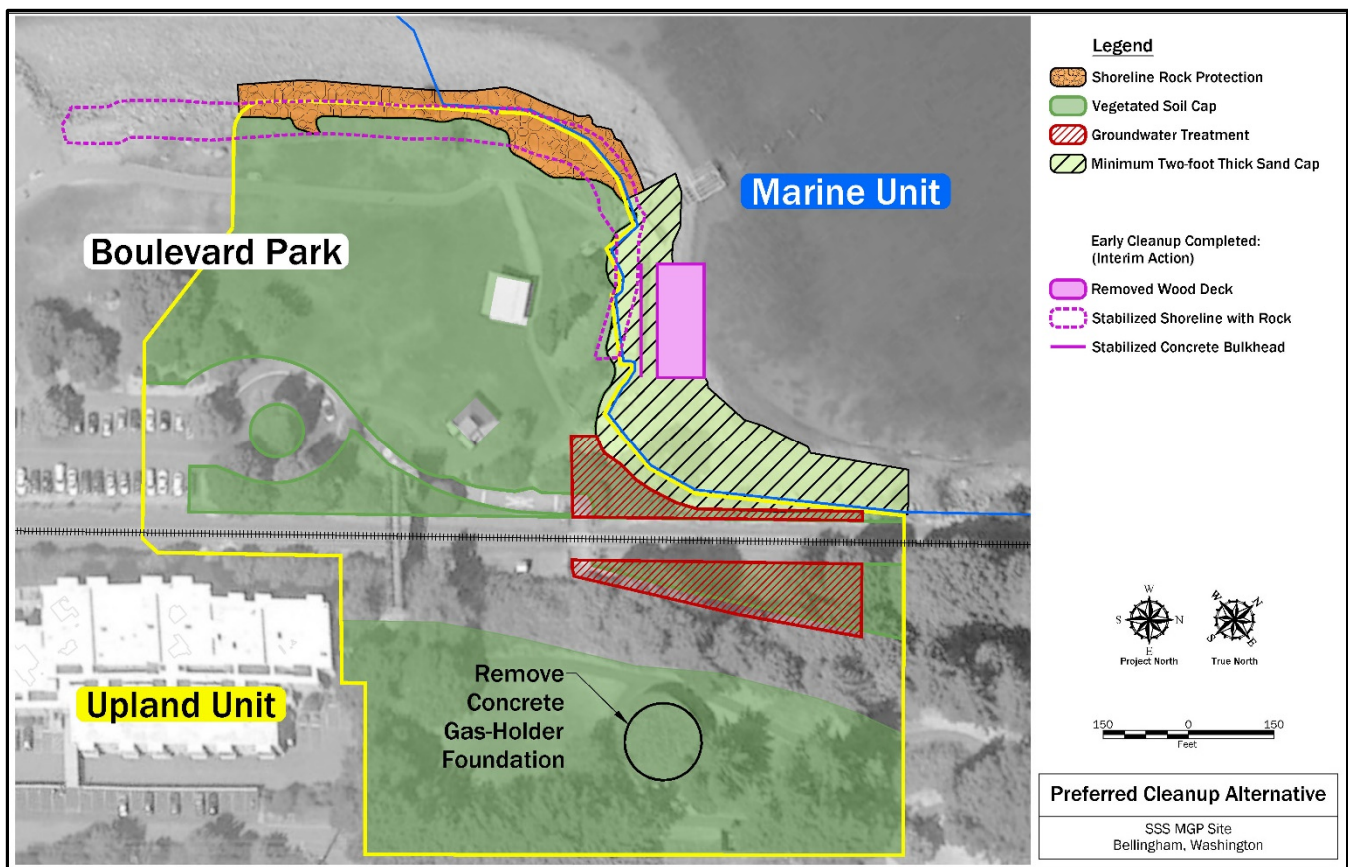
Remedial Investigation

The investigation conducted by the City and PSE found contamination from a former gas plant and possibly other historical operations. 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.

Feasibility Study

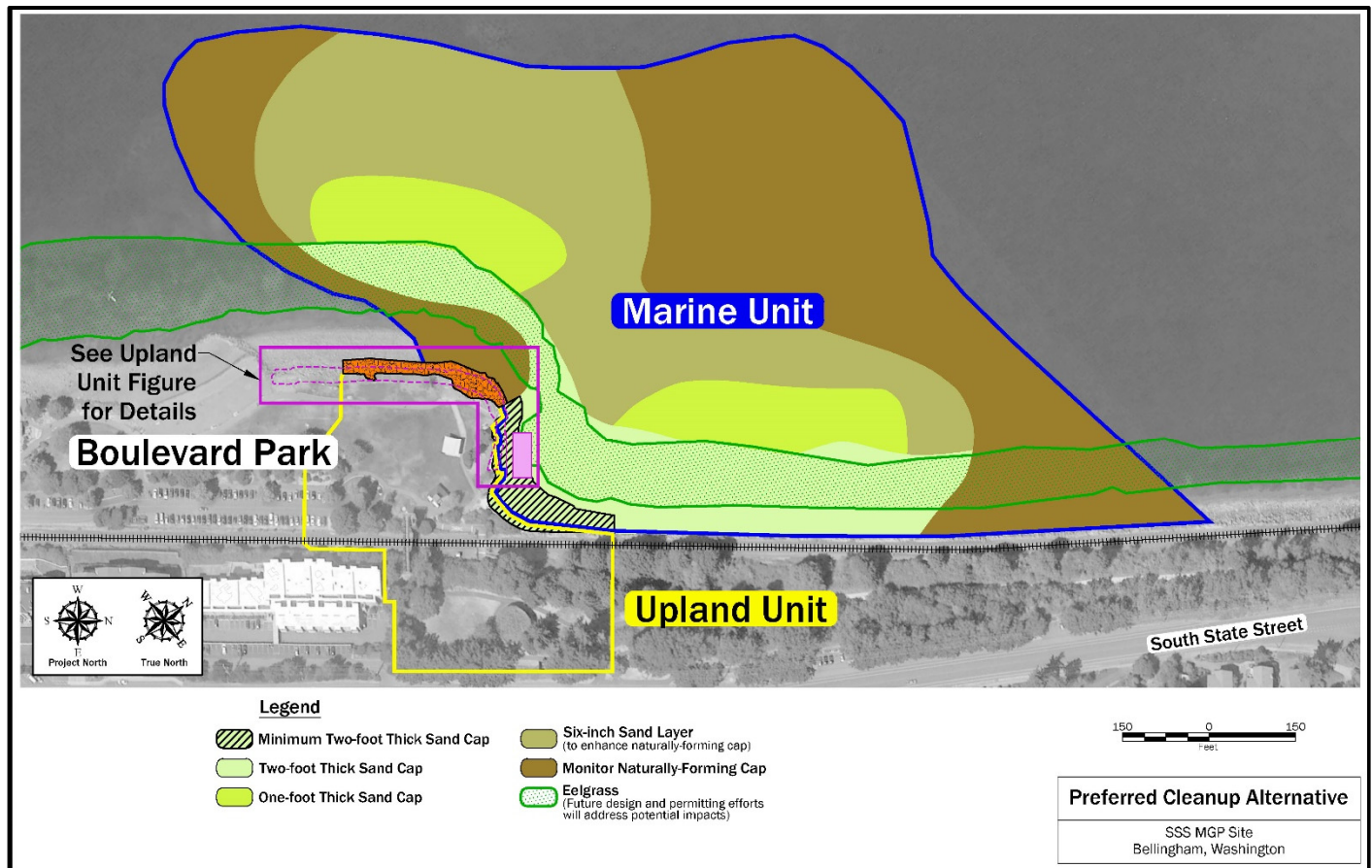
To address contamination found at the Site, the City and PSE prepared a feasibility study that evaluated five different cleanup alternatives for both land (Upland Unit) and in-water (Marine Unit) areas. The costs and environmental benefits of the alternatives were then compared, leading to a preferred cleanup alternative. The preferred cleanup alternative includes the actions described below, and incorporates the 2017 interim action.

Preferred cleanup alternative: Upland Unit



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

Preferred cleanup alternative: Marine Unit



- 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 cap and monitor to ensure contaminant levels continue to decline.
- Monitor naturally-deposited cap in deeper water to ensure contaminant levels continue to decline.

The preferred cleanup alternative 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.



South State Street MGP site (and north end of Boulevard Park), facing west, September 2018

Cost and funding

The preferred cleanup alternative is estimated to cost about \$9.3 million to construct. 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 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

- **October 8 – November 6, 2018:** 30-day public comment period.
- **October 30, 2018:** Public meeting.
- **Late 2018:** Finalize the environmental report. Ecology will review and consider all comments received as we finalize the remedial investigation/feasibility study report. We will provide a written response to comments received.
- **2019:** Select cleanup action. Based on the information in the final remedial investigation/ feasibility study report, Ecology will select a cleanup action for the South State Street Manufactured Gas Plant site. We will issue our cleanup action plan and an associated legal agreement for public review. The legal agreement will require the City, PSE, and possibly others, to design and implement the cleanup action.
- **2020:** Complete design and permitting for the cleanup action.
- **2021:** Begin implementing the cleanup action.

En español

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

Para recibir este documento en español, favor de llamar a Gretchen Newman al 360-407-6097 o envíe un correo electrónico a 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
913 Squalicum Way, Unit 101
Bellingham, WA 98225

South State Street MGP Site – environmental report ready for review

Public comment period

October 8 – November 6, 2018

[Bit.ly/Ecology-SouthStateStMGP](https://bit.ly/Ecology-SouthStateStMGP)

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Public meeting and hearing

Tuesday, October 30, 2018; 6-8 p.m.

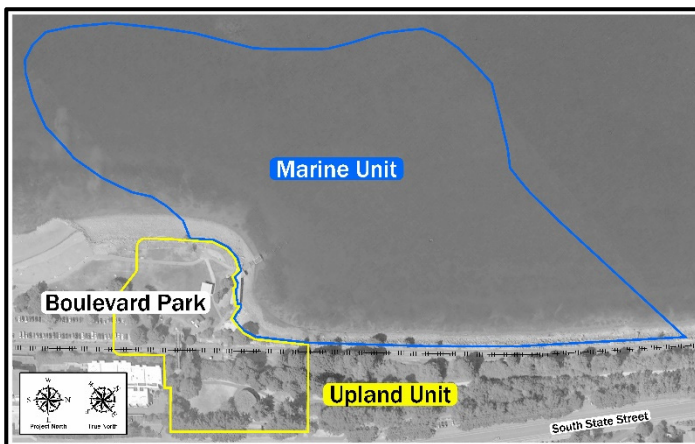
Bellingham City Hall

210 Lottie St. Bellingham, WA 98225

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Información en español incluida



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

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-255-4400 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.