

Wesmar Company Inc. Site



A contaminated site is redeveloped in the Ballard community

Comments accepted:

February 12 – March 13, 2021

Submit comments:

Online at

<http://tcp.ecology.commenting.ut.com/?id=Y9aGS>

Or by mail to:

John Guenther, Site Manager
 913 Squalicum Way, Unit 101
 Bellingham, WA 98225
 Phone: 360-255-4381
 E-mail:
john.guenther@ecy.wa.gov

Document review options:

<https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=1325>

Ecology-Bellevue Office

3190 160th Avenue SE
 Bellevue, WA 98008-5452
 By appointment, call 425-649-7239
nwro_public_request@ecy.wa.gov

Site info:

Facility Site ID:2194
 Site Cleanup ID: 1325

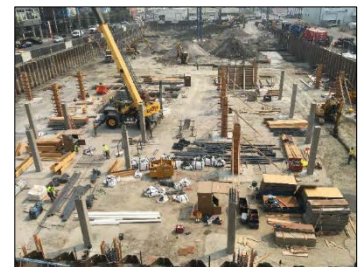
Ecology wants your input!

The Washington State Department of Ecology (Ecology) is proposing to remove Wesmar Company Inc. (Site) from the Hazardous Sites List (HSL). The Site is located at 1401 and 1451 NW 46th, Seattle, WA 98107.

Ecology has determined that the cleanup action at the Site meets the state cleanup regulations (Model Toxics Control Act). This Site was cleaned up under a Consent Decree between Block at Ballard II, LLC and Ecology. Concentrations of chemicals of concern in soil and groundwater no longer pose a threat to human health and the environment. Therefore, Ecology proposes to remove the Site from the HSL.

If no significant comments are received, Ecology will remove the Site from the HSL. The HSL is published twice a year. It includes additions to the list, changes in remedial status of sites on the list, and removals from the list.

An online public meeting will be held if at least ten people make a request. If a meeting is requested, Ecology will determine the appropriate response under Washington State COVID-19 Emergency Response.



Development begins after cleanup was conducted.

Washington State COVID-19 Pandemic

In consideration of public health and safety, Ecology is currently hosting only online public meetings. Documents for review will be available online only and by appointments only at Ecology’s offices. If you need access to a hard copy document or have other questions, please contact 425-393-5679.

Site Background

Wesmar Company, Inc site (Former Wesmar Ballard Facility) is located at 1401/1451 Northwest 46th Street in Seattle, Washington. The property is located in a commercial/industrial area in the Ballard neighborhood of Seattle.

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 approximately 1906 to 1917, and included use and storage of creosote (a wood preservative).

The property is now a multi-story mixed-use commercial/retail complex with street level parking and one floor of underground parking lot.

Chemicals of Concern

The chemicals of concern are:

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

Cleanup Activities

During 2018-2019, the following contaminated materials were removed from the property (Area A – see map below):

- 41,859 tons of carcinogenic polycyclic aromatic hydrocarbon (cPAH) contaminated soil.
- 2,942 tons of concrete.
- 102 tons of arsenic and cPAH contaminated wood waste debris.
- 3.6 million gallons of groundwater and construction dewatering water.
- One abandoned underground heating storage tank. The tank was decommissioned. No release of heating oil was found.
- All contaminated materials were properly disposed of at permitted disposal facilities.

Environmental protection measures are now in place

The property now has a:

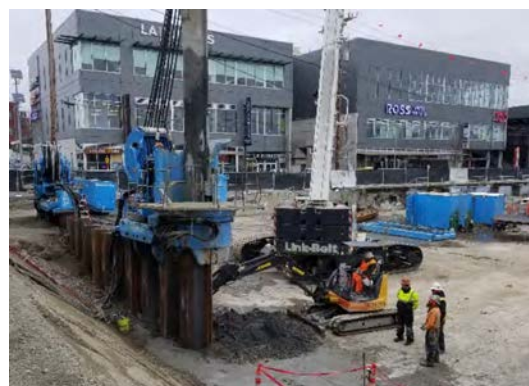
- Permanent groundwater treatment system to be implemented if necessary based on the results of ongoing groundwater monitoring.
- Concrete cap for Areas B/C (see map to the right).
- Sealed metal sheet pile wall to prevent off-property migration of contaminated groundwater (Area B).
- Groundwater compliance monitoring schedule.



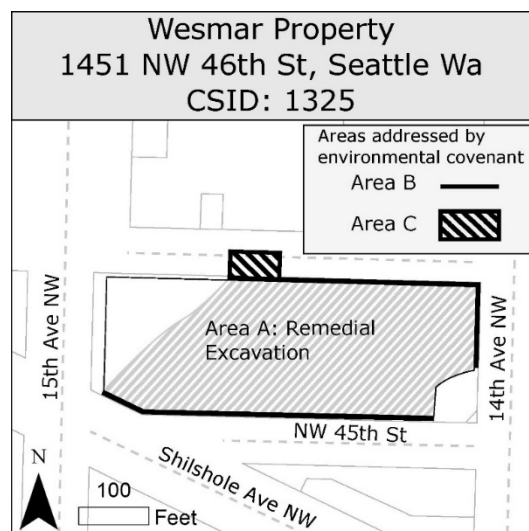
Removing contaminated soil from the site.



An abandoned heating oil tank.



A sealed metal sheet-pile wall being installed.



Map of Wesmar Company Inc. cleanup site



Redeveloped cleanup site in Ballard neighborhood of Seattle

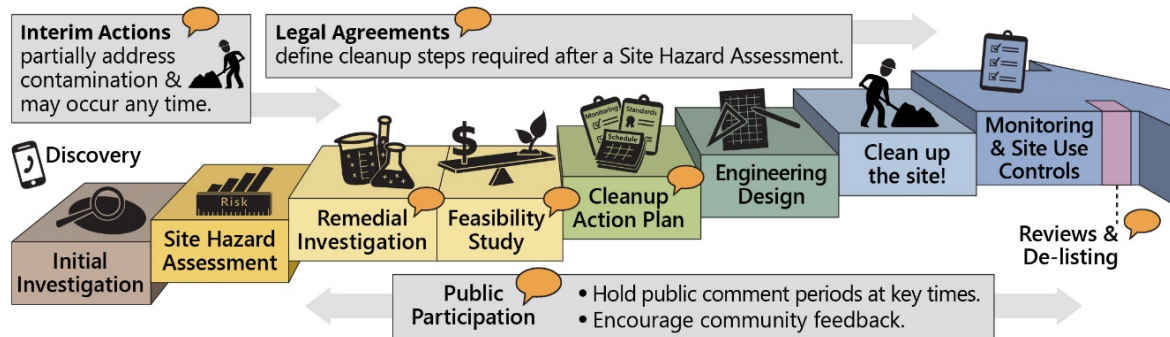
Site Hazardous List

In 2008, Ecology completed a Site Hazard Assessment (SHA) on the Site. The result was a ranking of “5” on a scale of 1 to 5, where “1” represents the highest risk and “5” represents the lowest risk. The SHA ranking estimates the potential threat to human health and the environment relative to other sites in Washington State.

Washington’s formal cleanup process

The **Model Toxics Control Act** (MTCA¹) is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts the MTCA and oversees cleanups.

The **MTCA site cleanup process**² is completed in steps over a variable timeline (see graphic below). Ecology is currently inviting public comment on delisting the Site.



What Happen’s Next?

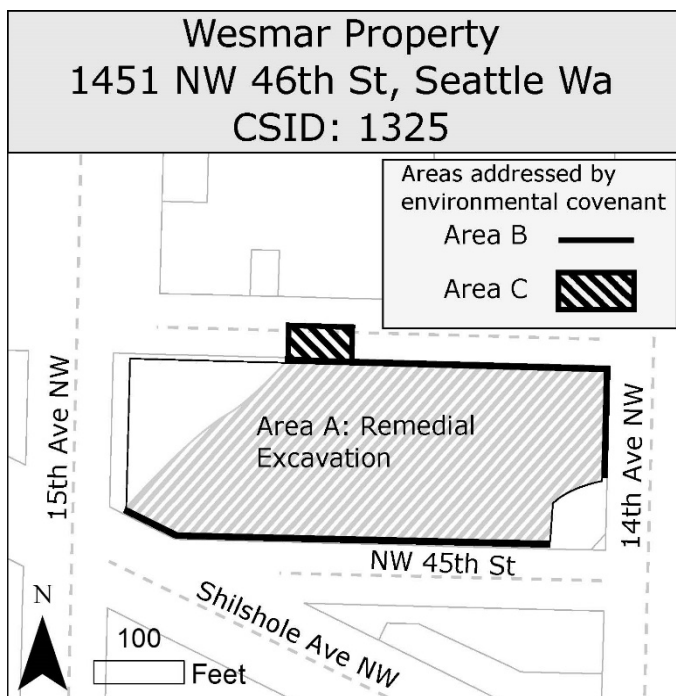
An environmental covenant was filed for the property in June 2020. The Consent Decree and Revised Cleanup Action Plan requires long-term compliance monitoring of groundwater for arsenic. If the concentrations remain below the state cleanup level in groundwater after five years of compliance, then monitoring may be discontinued. The environmental covenant requires the owner to notify Ecology in advance of plans that could disturb any of the site’s infrastructure related to containing or isolating soil contamination remaining within Areas B and C. A periodic review by Ecology will be conducted every five years to ensure compliance requirements are met with the Consent Decree.

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Rules-directing-our-cleanup-work/Model-Toxics-Control-Act>

² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Toxics Cleanup Program
Attention: John Guenther
913 Squalicum Way Unit 101
Bellingham, WA 98225

Wesmar Company Inc. Site



Ecology seeks public comment to delist the Site from the Hazardous Sites List

Public Comment Period:
February 12 - March 13, 2021

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 425-393-5679 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