

# Central Waterfront Site



## Comments accepted:

July 8 – August 6, 2019

## Submit comments:

Online at [bit.ly/Ecology-CentralWaterfront-Comments2019](http://bit.ly/Ecology-CentralWaterfront-Comments2019)

### Or by mail to:

Lucy McInerney, Site Manager  
 WA Department of Ecology  
 3190 160<sup>th</sup> Avenue SE  
 Bellevue, WA 98008-5452  
 Phone: 425-649-7272  
 Email: [Lucy.McInerney@ecy.wa.gov](mailto:Lucy.McInerney@ecy.wa.gov)

## Document review locations:

[bit.ly/Ecology-CentralWaterfront](http://bit.ly/Ecology-CentralWaterfront)

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 160<sup>th</sup> Avenue SE  
 Bellevue, WA 98008-5452  
 By appointment, call 360-649-7190

## Site info:

Facility Site ID: 2864  
 Site Cleanup ID: 3418

## Cleanup action plan ready for review

The Department of Ecology (Ecology) invites you to review a draft cleanup action plan and associated documents for the Central Waterfront Cleanup Site on the Bellingham waterfront. The plan calls for a combination of removing and capping contaminated soil, monitoring conditions, and restricting uses.

The plan is part of an amendment to an existing legal agreement between Ecology, the Port of Bellingham (Port), and the City of Bellingham (City). The following documents are available for review:

- **Cleanup Action Plan:** describes the cleanup work to address contamination at the Site.
- **Agreed Order (legal agreement):** requires the Port and City to develop detailed design documents for work described in the cleanup action plan.
- **State Environmental Policy Act-Determination of Non-Significance:** Ecology determination that the cleanup work is not likely to harm the environment.

## More information?

### Attend a tour of the Site

RE Sources for Sustainable Communities will host a walking tour of the Site on:

- **Wednesday, July 10 from Noon – 2:00 p.m.**  
**1000 F Street, Bellingham, WA 98225**
- Ecology, Port, and City site managers will be available for questions.
- For details visit <http://www.re-sources.org/events>.

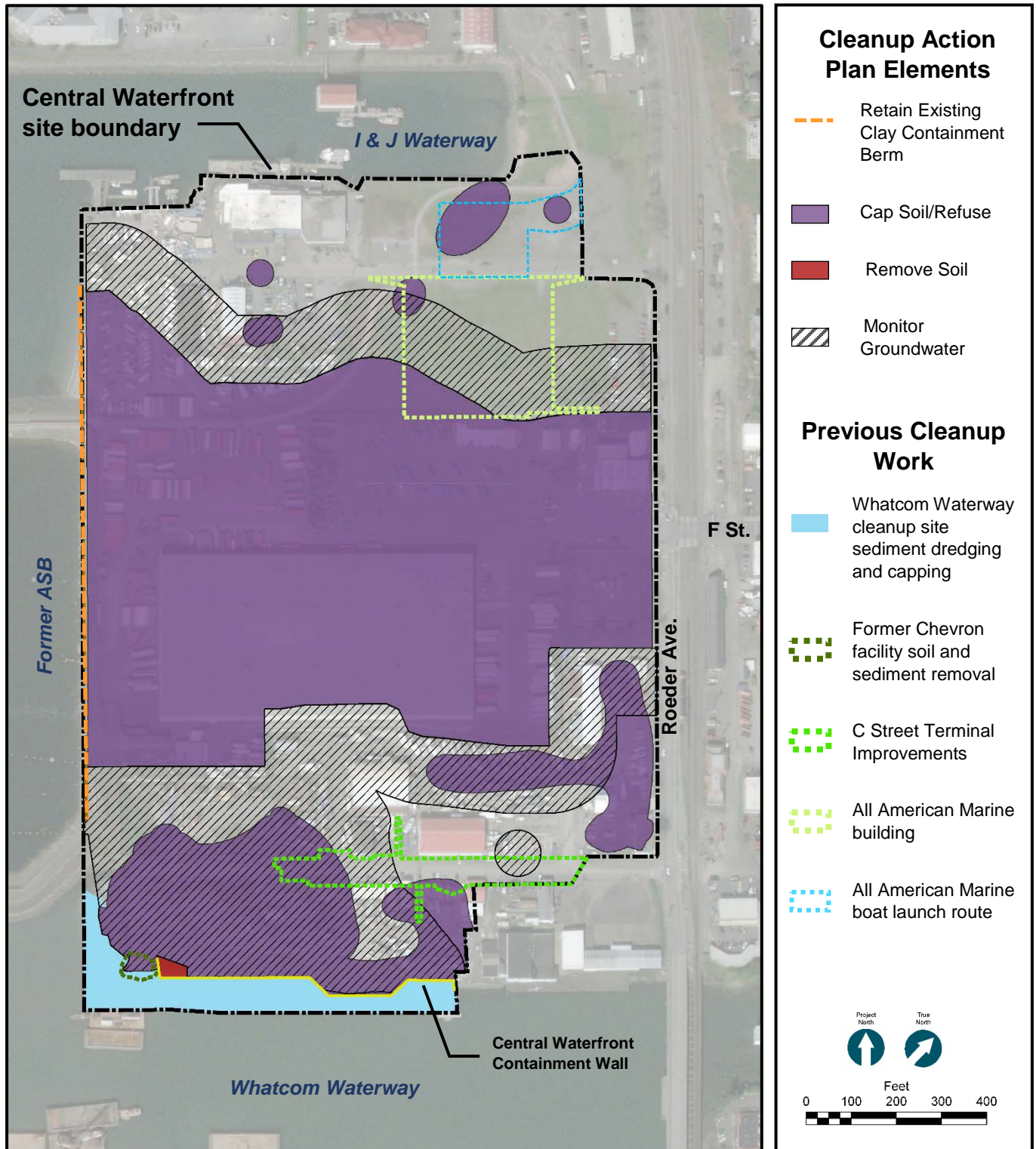
### Contact Ian Fawley, Ecology Outreach Specialist

Call 360-255-4382 or email: [Ian.Fawley@ecy.wa.gov](mailto:Ian.Fawley@ecy.wa.gov).

### Request a meeting

If ten or more persons request a public meeting about the Cleanup Action Plan, Ecology will provide notice and hold a meeting.

### Cleanup Action Plan



## Cleanup Action Plan

In March 2018, the Port and City, with Ecology supervision, completed an environmental study of the Site and assessed a range of cleanup options. Based on this work, Ecology has prepared a cleanup action plan to address contamination at the Site. As shown on page 2, the plan includes:

### Remove contaminated soil

- Remove and properly disposal of approximately 1,000 cubic yards of petroleum-contaminated soil in the southern area of the Site.

### Cap contaminated soil and refuse

- Retain existing pavement and building foundations to limit rainwater from flowing through contaminated soil and refuse into groundwater. These features also prevent contact with contamination and the erosion of contaminated soil into Bellingham Bay.
- Pave or place a soil/gravel layer over existing graveled areas as necessary to prevent contact with contamination and the erosion of contaminated soil into Bellingham Bay. Future cleanup design will determine the need for capping and the specific cap type.

### Retain clay berm

- The existing clay berm on the western edge of the Site acts as a groundwater diversion wall, which reduces levels of contamination in groundwater prior to discharge to Bellingham Bay.

### Monitor groundwater

- Monitor groundwater to ensure natural processes continue to reduce levels of contamination.

### Evaluate and address vapor exposure

- Evaluate and address potential exposure to soil petroleum vapors and landfill gas within existing and future buildings.
- Vapor/gas controls may consist of vapor intrusion systems and a gas collection system.

### Restrict site uses

- Prohibition and restriction mechanisms may include signs, fencing, and deed restrictions. Deed restrictions may prohibit groundwater use, restrict certain activities to prevent disturbance of the capped areas, and require annual inspections of capped areas. Ecology may allow prohibited/restricted activities with prior approval.

### Monitor cleanup action

- Long-term monitoring to ensure the cleanup action meets cleanup standards for protection of human health and the environment.

### Integrate previous cleanup work

- The previous cleanup work described on page 5 is considered part of the cleanup action plan.

# Toxics Cleanup Program



*Central Waterfront and Whatcom Waterway sites facing north, May 2019*

## Cleanup design

The legal agreement with Ecology requires the Port and City to design the work described in the cleanup action plan. They will:

- Sample to inform cleanup design.
- Conduct engineering evaluations for soil removal, capping, vapor intrusion systems, and a landfill gas collection system.
- Prepare a design report that incorporates the results of the sampling and engineering evaluations.
- Prepare construction plans and specifications.

## Costs and funding

The cleanup action is estimated to cost about \$4 million to construct. The Port and City are eligible for reimbursement of up to half of this cost through the state’s remedial action grant program, which helps to pay to clean up publicly owned sites. The Legislature funds the grant program with revenues from a tax on hazardous substances.

## What happens next?

- **July 8 – August 6, 2019:** Hold a 30-day public comment period.
- **Later 2019:** Finalize the Cleanup Action Plan. Ecology will review and consider all comments received as we finalize the plan. We will provide a written response to comments received.
- **2020-2021:** Complete design and permitting for the cleanup action.

Implementation of the cleanup action plan will occur in the future under a separate legal agreement, which will be issued for public review and comment.

### En español

El Departamento de Ecología le invita a comentar sobre un reporte ambiental para el sitio que está contaminado Central Waterfront en Bellingham.

Si le gustaría recibir este documento en español, por favor llame a Gretchen Newman al 360-407-6097 o envíe un correo electrónico a [preguntas@ecy.wa.gov](mailto: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

## Background

The Central Waterfront cleanup 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 by the Port of Bellingham, Sanitary Service Company, and Puget Sound Energy. Beginning in the early 1900s, property within the site was created by filling tidelands for various industrial uses.



*Central Waterfront site facing northeast, 1955*

## Contamination

Investigations to date have found contaminants in soil, groundwater, and sediment associated with historical industrial uses:

- **Soil:** metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and volatile organic compounds. Buried municipal refuse and wood waste and associated methane gas.
- **Groundwater:** metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons, volatile and semi-volatile organic compounds.
- **Sediment:** metals. This was addressed by the Whatcom Waterway, Phase 1 cleanup in 2016.

To address the contamination, the Port and City evaluated six different cleanup options through a cost vs. environmental benefit analysis. The options included various combinations of covering (capping), removing, and treating contaminants.

## Previous cleanup work

- **2013: Early cleanup at former Chevron bulk fuel storage facility:**
  - Removed 800 cubic yards of petroleum-contaminated soil and sediment.
  - Removed timber piles, oil, and contaminated groundwater.
  - Installed a waterproof barrier.
  - Restored the beach area with clean sand, gravel, and rock.
- **2016: Whatcom Waterway, Phase 1 cleanup:**
  - Dredged and capped contaminated sediments.
  - Built a sheet-pile containment wall.
- **2016-2017: C Street Terminal Improvements:**
  - Rehabilitated utilities and upland infrastructure.
  - Improved stormwater collection and treatment systems.
  - Removed and/or capped (paved) contaminated soil.
- **2017: All American Marine building**
  - Built 54,000 square-foot boat manufacturing building (with landfill gas control system) with adjacent pavement that caps and prevents exposure to contaminated soil and refuse.
  - Created a gravel boat launch route that caps contaminated soil.
  - Properly disposed of contaminated materials encountered during construction.

Toxics Cleanup Program  
913 Squalicum Way, Unit 101  
Bellingham, WA 98225

## Central Waterfront Site cleanup action plan ready for review



*Aerial view of Central Waterfront cleanup site*

### Public comment period

Ecology invites you to comment on a Cleanup Action Plan and related documents:

**July 8 - August 6, 2019**

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

[bit.ly/Ecology-CentralWaterfront-Comments2019](https://bit.ly/Ecology-CentralWaterfront-Comments2019)

### Site Tour

RE Sources for Sustainable Communities is hosting a walking tour:

**July 10, 2019, Noon - 2:00 p.m.**

<http://www.re-sources.org/events>

*Información en español incluida*

**Accommodation Requests:** To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-255-4382 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.