

**Waterfront Place Cleanup Status
To be included in the Waterfront Place Central Environmental Checklist
Erik Gerking Draft March 3, 2014**

Overview

The Waterfront Place property, formerly known as the North Marina redevelopment property, has undergone significant environmental cleanup under the State's Model Toxics Control Act with Washington State Department of Ecology (Ecology) oversight. The property was originally addressed as one cleanup site known as the North Marina Voluntary Cleanup Program (VCP) Site (VCP reference number NW1249). On November 14, 2007, the North Marina VCP Site was removed from the VCP list and split into six separate sites under the Puget Sound Initiative (PSI). At the request of Ecology, three of these sites were to be addressed under the VCP, and the other three sites were to be addressed under Ecology's formal cleanup program. These six sites are shown on Figure 1. A summary of the status for each site is provided below.

Ameron / Hulbert Formal Cleanup Site

The Port of Everett (the Port) has completed significant investigation and cleanup on this site under Ecology's VCP and formal program. Prior to this site entering into the formal cleanup program, the Port completed a significant Interim Action in the mid-2000s (2005–2007) to clean up much of the contaminated soil at the site. Close to 22,000 cubic yards of contaminated soil were removed as part of the Interim Action. The Port and the other potentially liable parties (PLPs) entered into an Agreed Order for this site in 2009. Since that time, the following items have been completed: an Interim Action Report, the Remedial Investigation / Feasibility Study (RI/FS) Work Plan, Remedial Investigation Activities and associated technical reports, an Interim Action in 2011 to cleanup the area required to build the Phase II Boatyard Expansion project, an Interim Action to cleanout and repair a stormwater trunk-line located immediately north of the Bayside Marine leasehold, and the Public Review Draft of the RI/FS Report. The RI/FS report is undergoing a public comment period in March 2014. The final cleanup of the site may occur in as early as 2015. According to the RI/FS report, the only remaining areas that require physical cleanup are located within the Ameron leasehold. Because contaminated soil will be contained on-site, a restrictive covenant on the property will be required to achieve final cleanup.

West End Formal Cleanup Site

The Port has completed all of the investigation and cleanup required for this site under Ecology's formal cleanup program. Prior to entering the formal program, the Port completed a significant Interim Action in the mid-2000s that removed all of the contaminated soil from the site. Close to 30,000 cubic yards of contaminated soil was removed as part of the Interim Action. The Port and the other PLPs entered into an Agreed Order in 2008 to complete the final investigation and cleanup of the site. Since that time the Port completed the following items: Interim Action Report, RI/FS Work Plan, Remedial Investigation Activities and associated technical reports, the RI/FS Report, the final Cleanup Action Plan, and groundwater monitoring. The Port entered a Consent Decree with Ecology to implement the final Cleanup Action Plan, which

included groundwater monitoring. Since that time, the Port completed the groundwater monitoring and received a letter from Ecology on December 16, 2013 that indicates that the Port has completed the activities required under the Consent Decree (i.e., groundwater monitoring). As required under the terms of the Consent Decree, the Port has filed a restrictive covenant on the deed of the property with Snohomish County that restricts groundwater removal from a portion of the site.

Everett Shipyard Formal Cleanup Site

The Port is currently under a Consent Decree with Ecology to execute the cleanup requirements described in the final Cleanup Action Plan for this site. Prior to entering the Consent Decree in 2012, the Port and Everett Shipyard completed the terms of the site Agreed Order, including the RI/FS and the draft Cleanup Action Plan. Since the time of entering the Consent Decree, the Port has completed two of the three cleanup actions required for this site, including the demolition of the Everett Shipyard facility buildings and the upland cleanup action. The upland cleanup action included the removal of approximately 11,000 cubic yards of contaminated soil. The remaining cleanup action required for the site is the in-water cleanup, which includes contaminated sediment dredging, contaminated soil removal located adjacent to the shoreline, removal of docks and other structures that obstruct the dredging areas, and removal and replacement of 360 linear feet of bulkhead located in the northeast corner of the marina. This work is scheduled to occur within the in-water work window of 2014–2015. Following the cleanup action, the Port is required to conduct confirmatory groundwater monitoring at the site.

Phase I Voluntary Cleanup Program Site

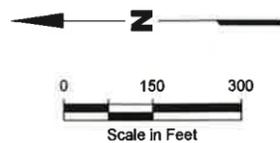
The Port received a No Further Action Determination letter from Ecology for this site on July 30, 2008. There are no restrictive covenants required for this site.

14th Street Bulkhead Voluntary Cleanup Program Site

The Port received a No Further Action Determination letter from Ecology for this site on August 11, 2009. A restrictive covenant is required for this site and was filed recorded on the deed with Snohomish County.

ABW/Bayside Marine Voluntary Cleanup Program Site

The Port has completed significant investigation and cleanup on this site as part of the greater North Marina VCP site in the mid-2000s. The cleanup actions included removal of approximately 2,500 cubic yards of contaminated soil. Following the segregation of the North Marina VCP site, the ABW/Bayside Site was enrolled in the VCP under reference number NW1876. The Site was removed from the VCP on September 28, 2009, because cleanup activities at the Site were suspended while some of the other PSI sites were being addressed. The application necessary to re-enter the VCP was submitted in February 2014. The remaining actions required to obtain a No Further Action Determination likely include limited investigation activities to address remaining data gaps, and limited soil excavation to remove the remaining volume of contaminated soil. Final cleanup of this site is expected to occur in 2015.



Source: Reid Middleton 2012.

Marina District Cleanup Action Sites Port of Everett, Washington	Marina District Puget Sound Initiative Sites	Figure 1
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