

# Seaport Landing Environmental Update



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## Agenda

- What's the plan for the future?
- What are we doing now as part of Ecology's cleanup process?
- What's next?



# Seaport Landing Property

**Figure 1-2**  
**Site Vicinity and Area of In-Water Investigation**

Weyerhaeuser Sawmill  
Aberdeen/Seaport  
Landing Site  
Aberdeen, Washington

**Legend**

-  Approximate Line of Ordinary High Water
-  Area of In-Water Investigation
-  The Property
-  Approximate Aquatic Lease Area
-  Tax Lot



Source:  
Aerial photograph obtained from Mapbox; tax lot data  
obtained from Grays Harbor County.



# Seaport Landing



8/12/2016 3:11 PM

Pee  
Wee  
Mill

Planer  
Building

Maintenance  
Shop

Pocket Beach

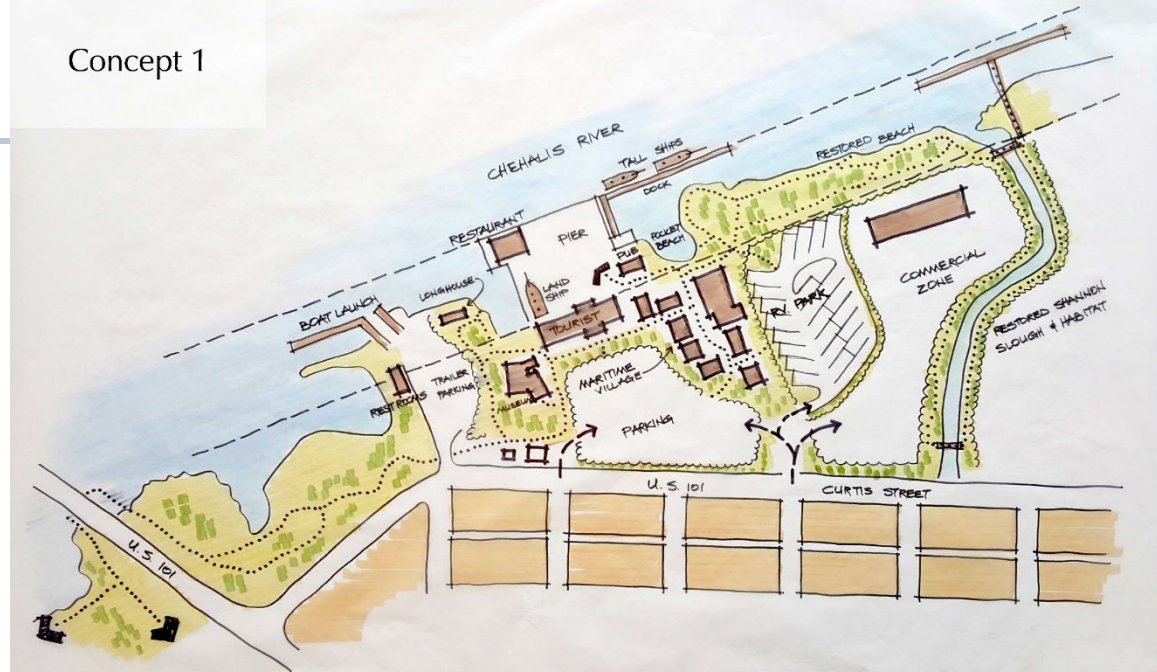
# Vision

The redevelopment of the South Waterfront will create a vibrant, mixed-use, working waterfront that will embrace and reflect the rich history and character of Grays Harbor and the Olympic Peninsula. The site will blend diverse businesses with arts, heritage, recreation, and dynamic education opportunities that will engage the community and attract visitors. Furthermore, South Waterfront redevelopment will serve as the homeport for Lady Washington and will provide public waterfront access and public boating facilities.

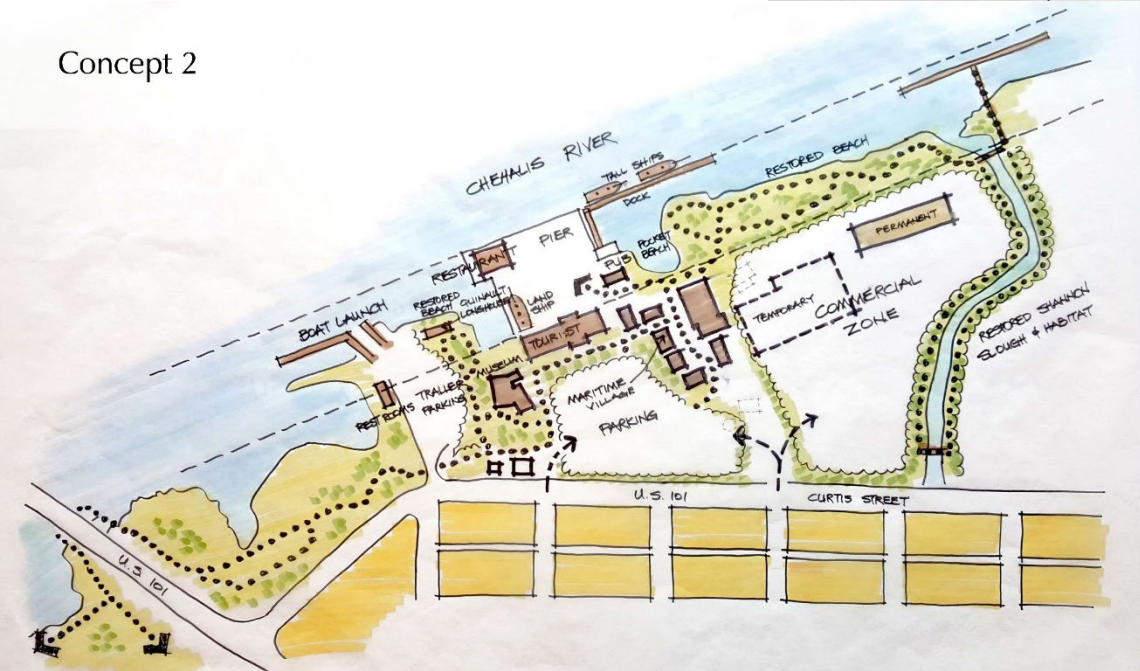


# Conceptual Plans

Concept 1



Concept 2



GRAYS HARBOR  
HISTORICAL SEAPORT AUTHORITY  
March 30, 2016

Harbor Architects  
HEARTLAND

SRG  
PRR

MAUL FOSTER ALONGI  
Parametrix

berger

SEAPORT LANDING



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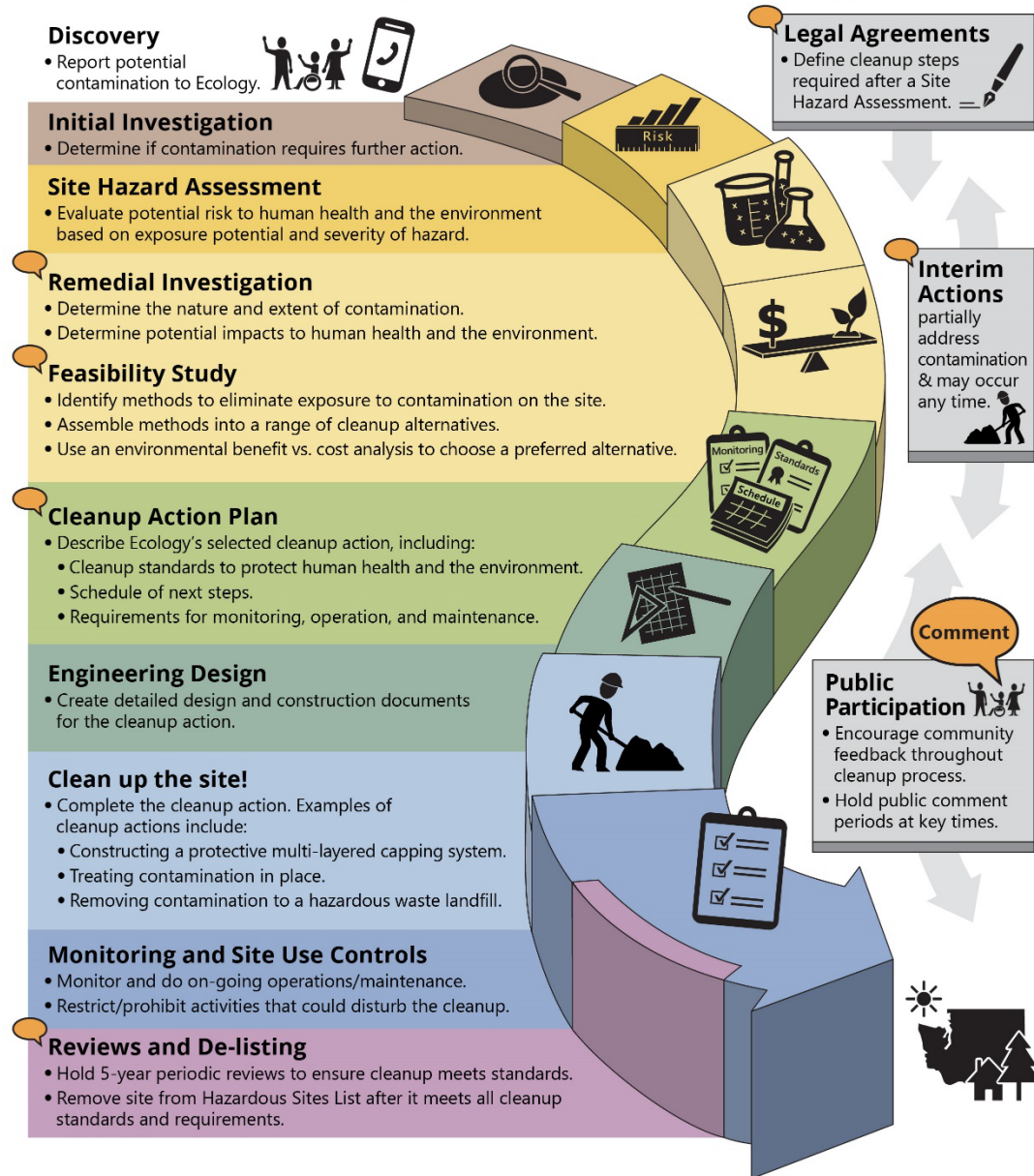


# Action Steps – 4 Initiatives

1. Place-making to Create a Destination
  - Trails and Public Access
  - Hotel Project – Design, Permitting, Financing
2. Create Interpretive and Educational Opportunities
  - Education / Discovery Center
3. Establish a Working Waterfront and Sustainable Financial Platform
  - Spar Shop
  - Marine / Light Industrial Leases
4. Prepare Property for Redevelopment
  - Upland and In-Water Remediation
  - Amend Restrictive Covenant
  - Change of Land Use Designation and Zoning
  - Demolition of Targeted Buildings



# Ecology Cleanup Process



**Washington's  
Cleanup Law**  
Model Toxics Control Act (MTCA)

MTCA defines the cleanup process. This public-initiated environmental law directs upland cleanups (on land or in groundwater) and sediment cleanups (in freshwater or marine environments). Ecology enacts MTCA and regulates the cleanup process.

# Regulatory Background

- Ecology Agreed Orders
  - 8/2015 - investigate and evaluate cleanup alternatives for the **DNR lease area**; produce a study area investigation and alternatives analysis.
  - 3/2019 - conduct an RI and feasibility study and develop a draft cleanup action plan for **the Site** in a manner that complies with requirements of the Model Toxics Control Act cleanup regulations and Washington Administrative Code 173-340



# Grant Funding

- Ecology Remedial Action Grants
  - 2018: \$2.3 awarded. \$1.2 million remaining
  - 2019: \$1.8 million – grant not yet written
  - 2021: \$2.03 million – grant not yet written

Total: **\$6.13 million** in RAG funding. These are 90% funded by Ecology with GHSA providing a 10% match

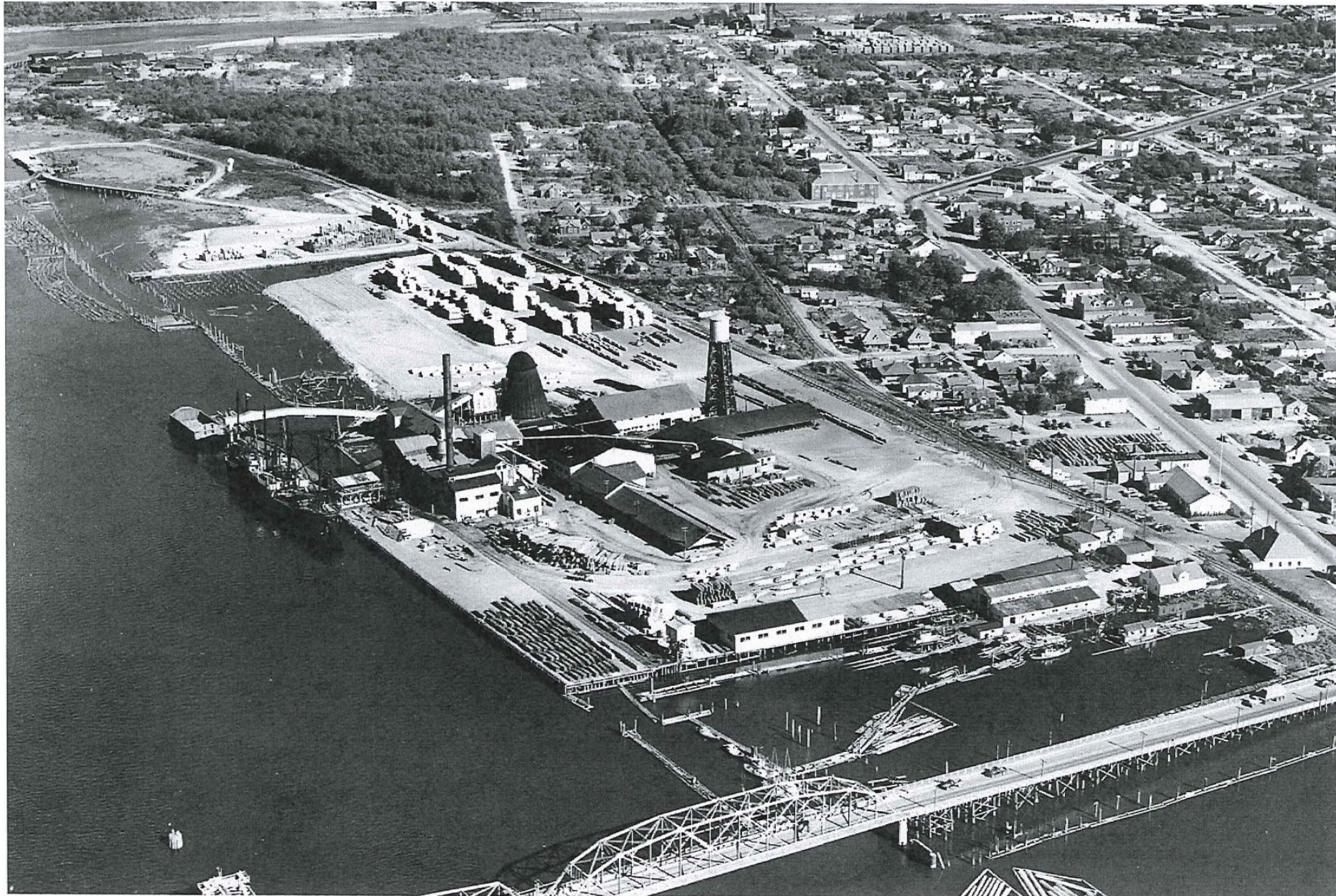


# Environmental Concerns

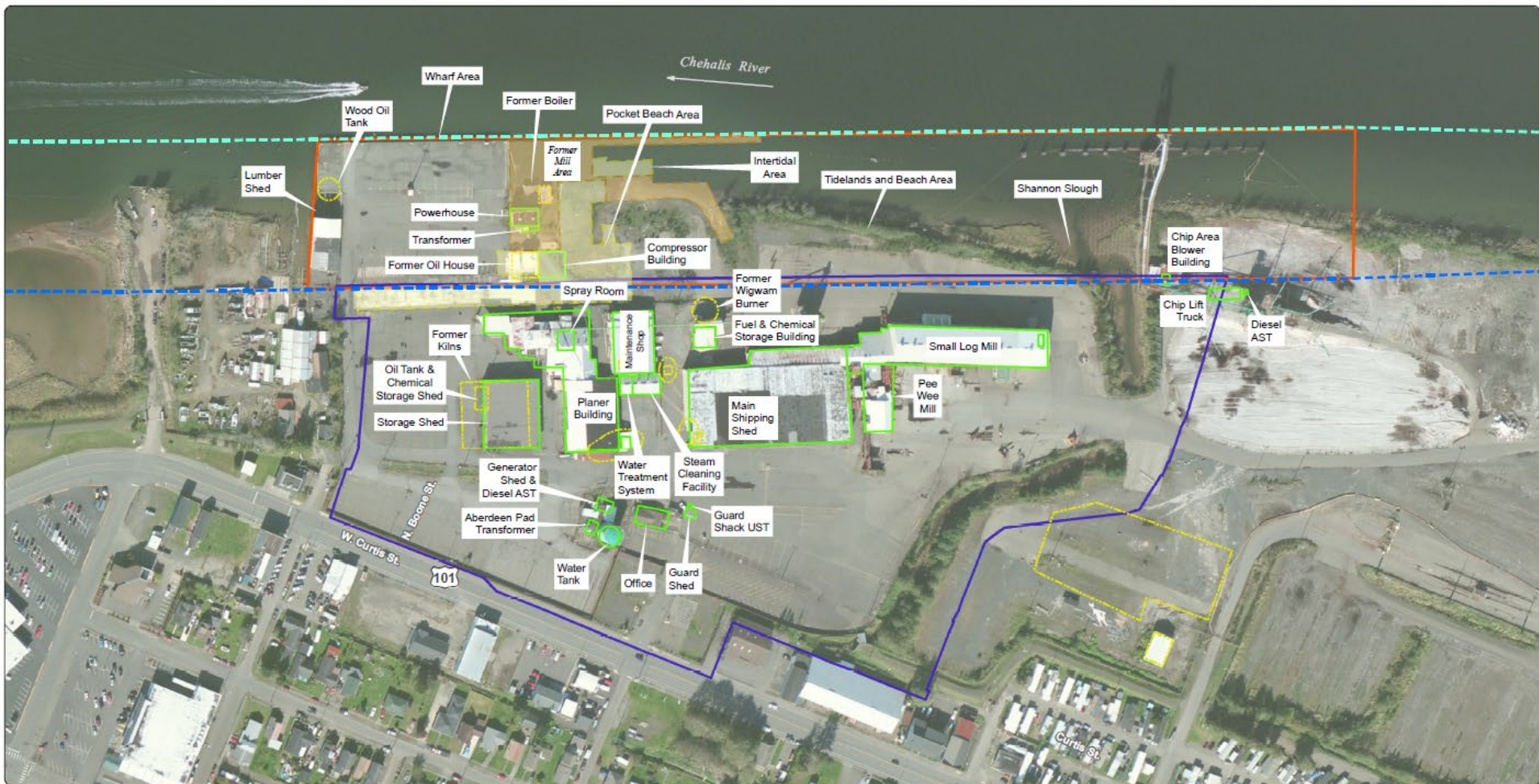
- Upland Concerns
  - Residual Pentachlorophenol
  - Petroleum Hydrocarbons UST Release
  - Building Demolition – hazardous materials
  - Unknowns
- Sediment Impacts
  - Footprint of Former Mill
  - Woodwaste



# Environmental Concerns - 1951



# Areas of Concern



Source:  
Aerial photograph obtained from Esri ArcGIS Online.  
Parcels and roads obtained from Grays Harbor County.  
Harbor lines obtained from Washington Dept. of Natural Resources.  
Former features from Level I Environmental Site Assessment,  
PES Environmental; August 13, 2010.

## Legend

- Former Mill
- Former Wharf Extension
- Existing Buildings/Features
- Former Buildings/Features
- Inner Harbor Line
- Outer Harbor Line
- Seaport Authority Property
- Leased Property Area

**Figure 2-2**  
**Historical and Current**  
**Property Features**  
Aberdeen, Washington



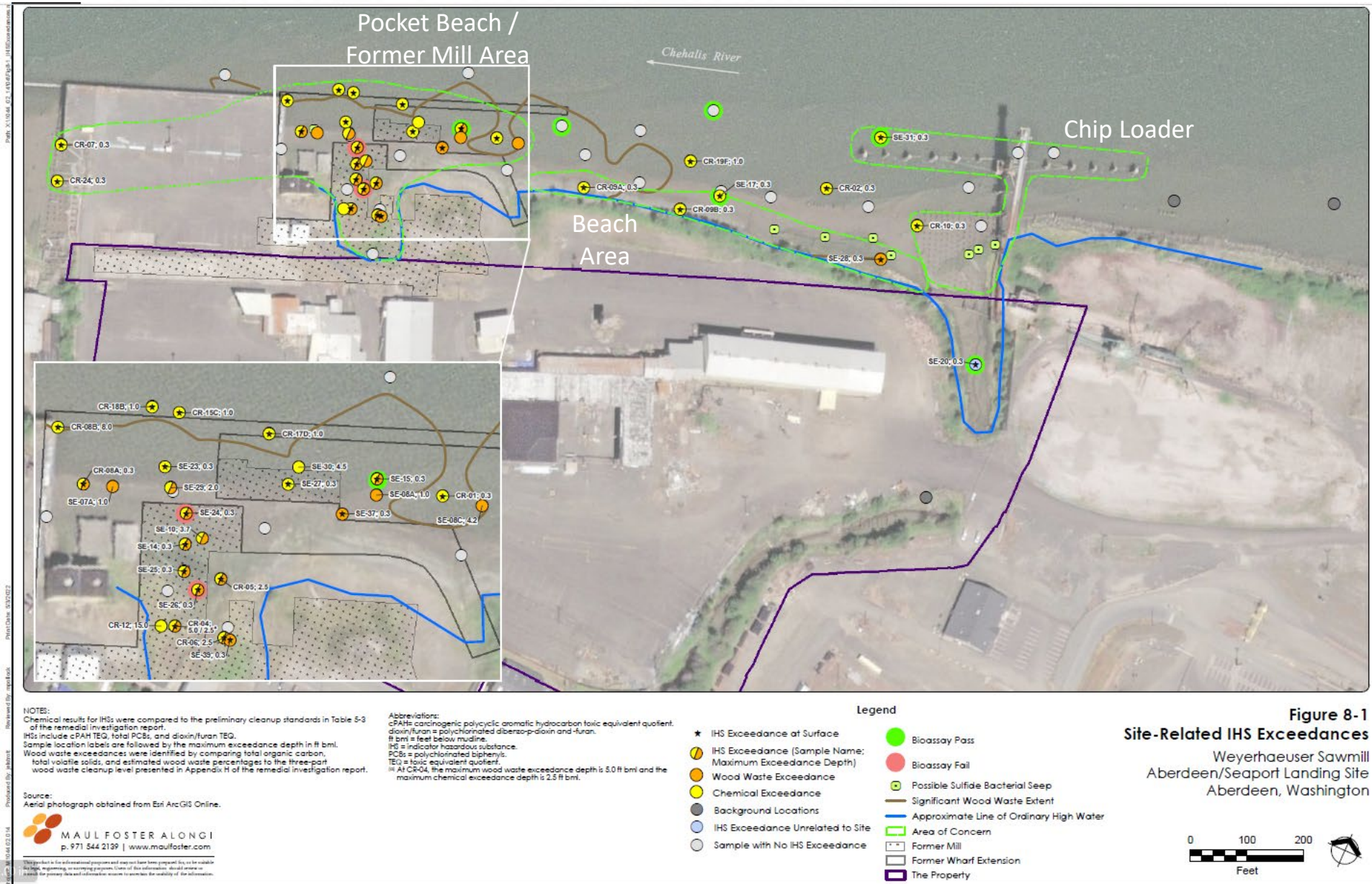
# Upland: Diesel/Oil in Groundwater



**Figure 8**  
Groundwater MTCA Exceedances  
Diesel + Lube Oil Range Hydrocarbons  
Aberdeen, Washington

Notes:  
2020 groundwater samples were analyzed with acid/silica-gel treatment.  
MTCA = Model Toxics Control Act.  
MTCA A = MTCA Method A, unrestricted land use.  
MTCA B = MTCA Method B.  
NV = no value.  
TPH = total petroleum hydrocarbons.  
ug/L = micrograms per liter.  
VI = vapor intrusion.

# In-Water Considerations



# Woodwaste – Site Wide

**Figure 7-2**  
**Visible Percent Wood Waste in**  
**Surface and Subsurface Sediment**

Weyerhaeuser Sawmill  
Aberdeen/Seaport Landing Site  
Aberdeen, Washington

## Legend

- Approximate Line of Ordinary High Water
- Approximate Aquatic Land Lease Area

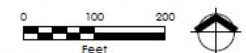
## Total Percent Wood Content

- Not sampled
- No wood observed at depth interval
- < 0.5%
- 0.5 to 5%
- 5.1 to 10%
- 10.1 to 20%
- 20.1 to 50%
- 50.1 to 75%
- > 75%

## Collected Sample Depth Interval

- < 0.3 foot
- 0.3 to 2 feet
- 2 to 4 feet
- 4 to 6 feet
- 6 to 8 feet
- 8 to 10 feet
- 10 to 12 feet
- 12 to 14 feet
- 14 to 16 feet
- 16 to 18 feet
- 18 to 20 feet
- 20 to 22 feet
- 22 to 24 feet
- 24 to 26 feet
- 26 to 28 feet

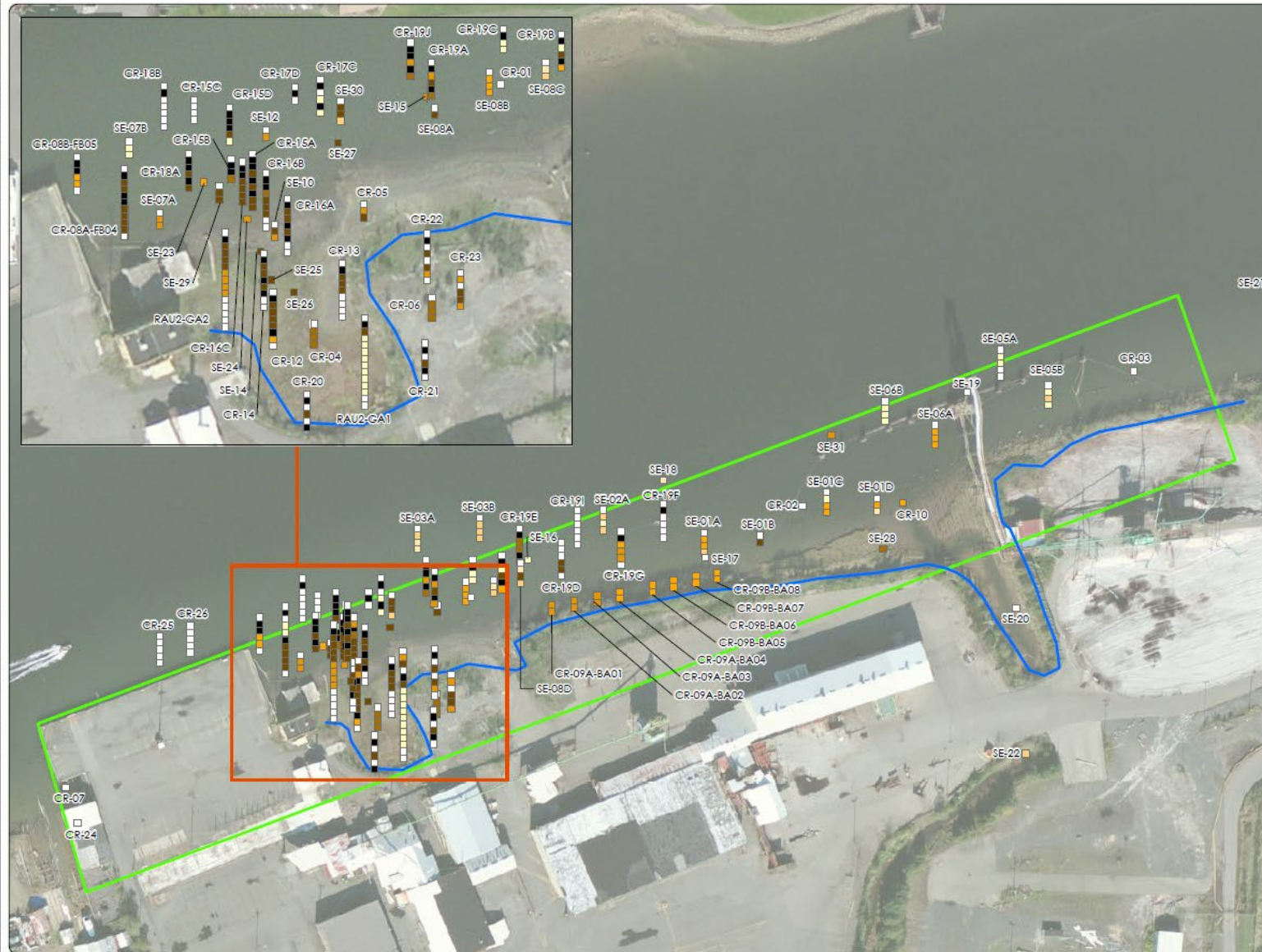
**NOTES:**  
Aquatic land lease areas were digitized from print maps of Aberdeen tidelands dated March 22, 2001, and January 18, 1907, on file with the Office of the Commissioner of Public Lands in Olympia, Washington, and should be considered approximate. Each sample location shown to the approximate depth sampled; top box represents sample station location.  
Wood waste content based on visual inspection.



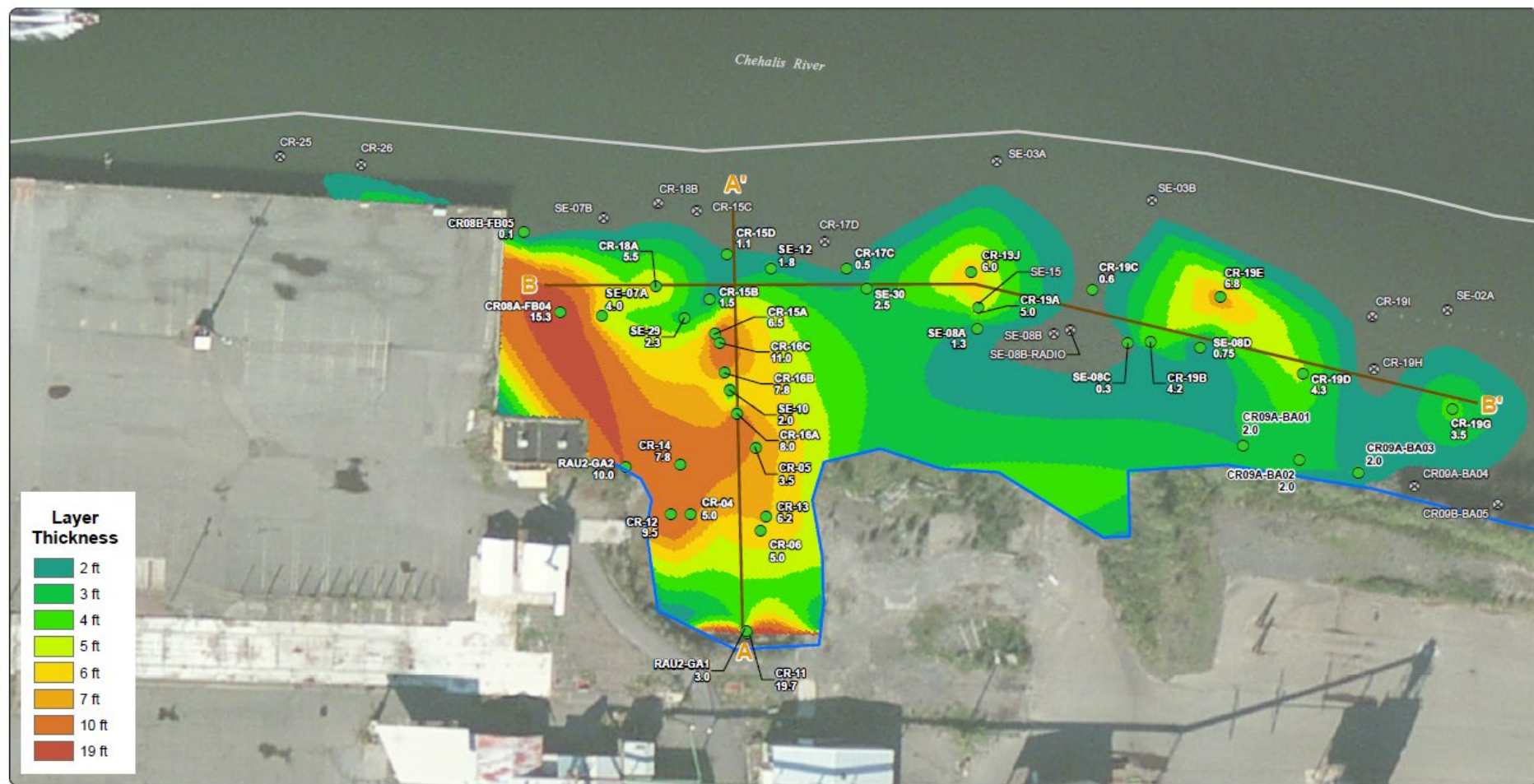
Source:  
Aerial photograph obtained from Eri.

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# Woodwaste – Pocket Beach



**NOTES:**  
 2019 sampling event did not reach bottom of wood waste layer.  
 Interpolation created using Natural Neighbor Spatial Analyst tool  
 with Esri ArcMap.  
 Intervals of no recovery in the first core drilled at a location were  
 assumed to be sediment.  
 Significant is defined as greater than 25 percent wood waste by volume.  
 Surface samples were not included in the interpolation, with the  
 exception of SE-28 and SE-31 to adequately represent visual  
 observation of wood waste.  
 Wood waste thickness shown by numbers next to sample locations.

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Source:  
 Aerial photograph obtained from Esri ArcGIS Online.

## Sample Location Type

- Sample Location
- ⊗ No Significant Wood Waste Accumulation Observed

## Legend

- Cross Section
- Model Domain
- ~ Approximate Line of Ordinary High Water

**Figure 7-3A**  
**Downriver Estimated Wood Waste Thickness**  
 Weyerhaeuser Sawmill  
 Aberdeen/Seaport  
 Landing Site  
 Aberdeen, Washington



# Next Steps - Environmental

## Anticipated Budget and Timeline for Grays Harbor Historical Seaport Authority: Agreed Order No. DE 15953

Ecology Remedial Action Grant numbers: 00039 (2018), 00109 (2019), 00066 (2021)

	In-Water	Upland	Notes
<b>Remedial Investigation (RI)</b>	\$75,000	\$125,000	Estimated remaining cost
To Ecology for review	4/2022	8/2022	
Ecology provide comments	7/2022	11/2022	Assumes 3 months following receipt of RI
Finalize RI	9/2022	1/2023	Assumes 2 months following receipt of Ecology RI comments
<b>Feasibility Study (FS)</b>	\$150,000	\$125,000	Estimated cost
To Ecology for review	12/2022	4/2023	Assumes 3 months following RI finalization; working concurrently during RI report prep
Ecology provide comments	3/2023	7/2023	Assumes 3 months following receipt of FS
Finalize FS	5/2023	9/2023	Assumes 2 months following receipt of Ecology FS comments
<b>Cleanup Action Plan (CAP)</b>	\$50,000	\$50,000	Estimated cost
Draft CAP To Ecology for review	7/2023	11/2023	Assumes 2 months following FS finalization
Ecology provide comments	10/2023	2/2024	Assumes 3 months following receipt of draft CAP
Finalize Draft CAP	12/2023	4/2024	Assumes 45 days following receipt of Ecology CAP comments
Ecology Finalize CAP	4/2024	8/2024	Assumes 4 months after the draft CAP is ready to finalize the next Agreed Order and Public Review period for the AO/CAP
<b>Remedial Design and Permitting</b>	\$400,000	\$200,000	Estimated cost
Predesign SAP	6/2023	10/2023	Assumes 1 month following FS finalization
Ecology provide comments	7/2023	11/2023	Assumes 1 month following receipt of predesign SAP
Finalize predesign SAP	8/2023	12/2023	Assumes 1 month following receipt of Ecology predesign SAP comments
Predesign sampling report	12/2023	4/2024	Assumes 4 months following finalizing of the predesign SAP
Basis of design report	12/2023	4/2024	Provided at same time as Predesign sampling report
Ecology provide comments	2/2024	6/2024	Assumes 2 months following receipt of predesign sampling report and basis of design report
Engineering Design Report (EDR)	6/2024	9/2024	Assumes 4 months for in-water and 3 months for upland following receipt of Ecology basis of design report comments
Ecology provide comments	8/2024	11/2024	Assumes 2 months following receipt of EDR
Finalize EDR	10/2024	1/2025	Assumes 2 months following receipt of Ecology EDR comments
Permit Applications	3/2024	1/2025	Completion Date; to be prepared contemporaneously with other reports.
<b>Clean up Actions</b>	\$3,500,000	\$1,500,000	Estimated cost
Implementation of Cleanup Action	Summer/Fall 2025 Summer/Fall 2026	2025	In-water timing based on fish windows. The sediment cleanup work might include extensive removal of wood debris from the pocket beach and shoreline, backfill of shoreline, and likely some removal of pilings, combined with some habitat improvements to the pocket beach, shoreline and Shannon Slough. Barge-based, in-water dredging will cost more if needed. The upland work likely involve treatment or excavation of petroleum-contaminated soils.
<b>Post Construction</b>	\$100,000	\$50,000	Estimated cost
Cleanup Action completion report	2027	2027	
Post Construction monitoring	2027-2028	2027-2028	



	In-Water	Upland
<b>Remedial Investigation (RI)</b>	\$75,000	\$125,000
To Ecology for review	4/2022	8/2022
Ecology provide comments	7/2022	11/2022
Finalize RI	9/2022	1/2023
<b>Feasibility Study (FS)</b>	\$150,000	\$125,000
To Ecology for review	12/2022	4/2023
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<b>Cleanup Action Plan (CAP)</b>	\$50,000	\$50,000
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Ecology Finalize CAP	4/2024	8/2024
<b>Remedial Design and Permitting</b>	\$400,000	\$200,000
Predesign SAP	6/2023	10/2023
Ecology provide comments	7/2023	11/2023
Finalize predesign SAP	8/2023	12/2023
Predesign sampling report	12/2023	4/2024
Basis of design report	12/2023	4/2024
Ecology provide comments	2/2024	6/2024
Engineering Design Report (EDR)	6/2024	9/2024
Ecology provide comments	8/2024	11/2024
Finalize EDR	10/2024	1/2025
Permit Applications	3/2024	1/2025
<b>Clean up Actions</b>	\$3,500,000	\$1,500,000
Implementation of Cleanup Action	Summer/Fall 2025	2025
	Summer/Fall 2026	
<b>Post Construction</b>	\$100,000	\$50,000
Cleanup Action completion report	2027	2027
Post Construction monitoring	2027-2028	2027-2028

## Discovery

- Report potential contamination to Ecology.



## Initial Investigation

- Determine if contamination requires further action.

## Site Hazard Assessment

- Evaluate potential risk to human health and the environment based on exposure potential and severity of hazard.

## Remedial Investigation

- Determine the nature and extent of contamination.
- Determine potential impacts to human health and the environment.

## Feasibility Study

- Identify methods to eliminate exposure to contamination on the site.
- Assemble methods into a range of cleanup alternatives.
- Use an environmental benefit vs. cost analysis to choose a preferred alternative.

## Cleanup Action Plan

- Describe Ecology's selected cleanup action, including:
  - Cleanup standards to protect human health and the environment.
  - Schedule of next steps.
  - Requirements for monitoring, operation, and maintenance.

## Engineering Design

- Create detailed design and construction documents for the cleanup action.

## Clean up the site!

- Complete the cleanup action. Examples of cleanup actions include:
  - Constructing a protective multi-layered capping system.
  - Treating contamination in place.
  - Removing contamination to a hazardous waste landfill.

## Monitoring and Site Use Controls

- Monitor and do on-going operations/maintenance.
- Restrict/prohibit activities that could disturb the cleanup.

## Reviews and De-listing

- Hold 5-year periodic reviews to ensure cleanup meets standards.
- Remove site from Hazardous Sites List after it meets all cleanup standards and requirements.

## Legal Agreements

- Define cleanup steps required after a Site Hazard Assessment.

## Interim Actions

partially address contamination & may occur any time.

## Comment

## Public Participation

- Encourage community feedback throughout cleanup process.
- Hold public comment periods at key times.



## Washington's Cleanup Law

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