

Seaport Landing Environmental Update



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July 31, 2024

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
(demolished 2021)

Maintenance
Shop

Pocket Beach

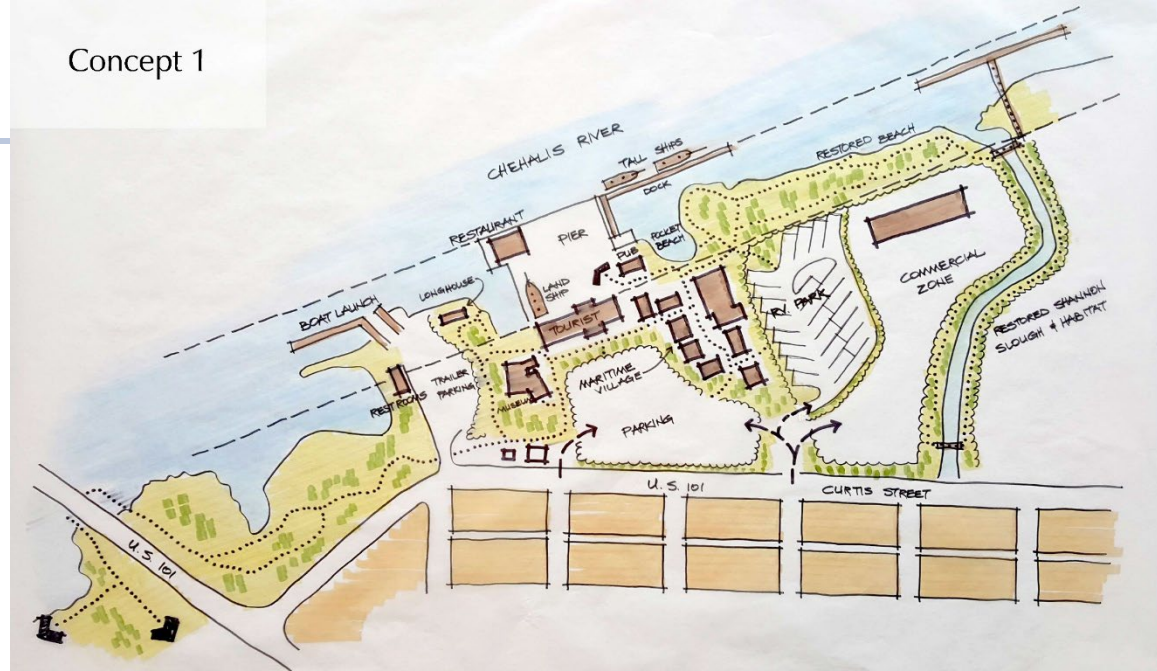
Vision

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.

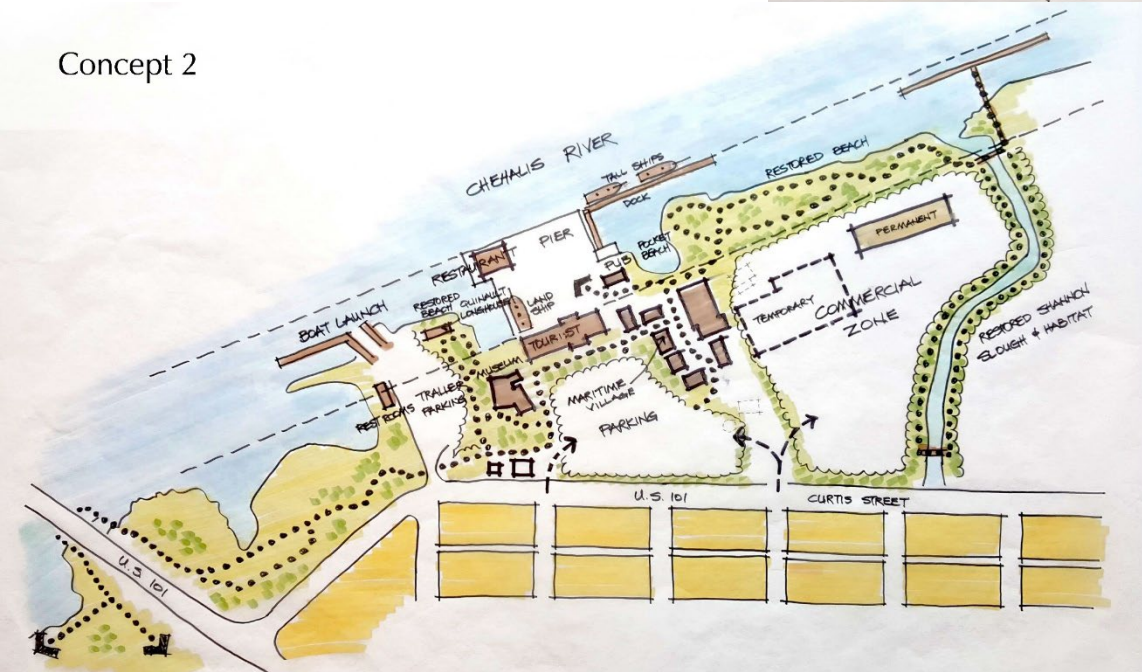


Conceptual Plans

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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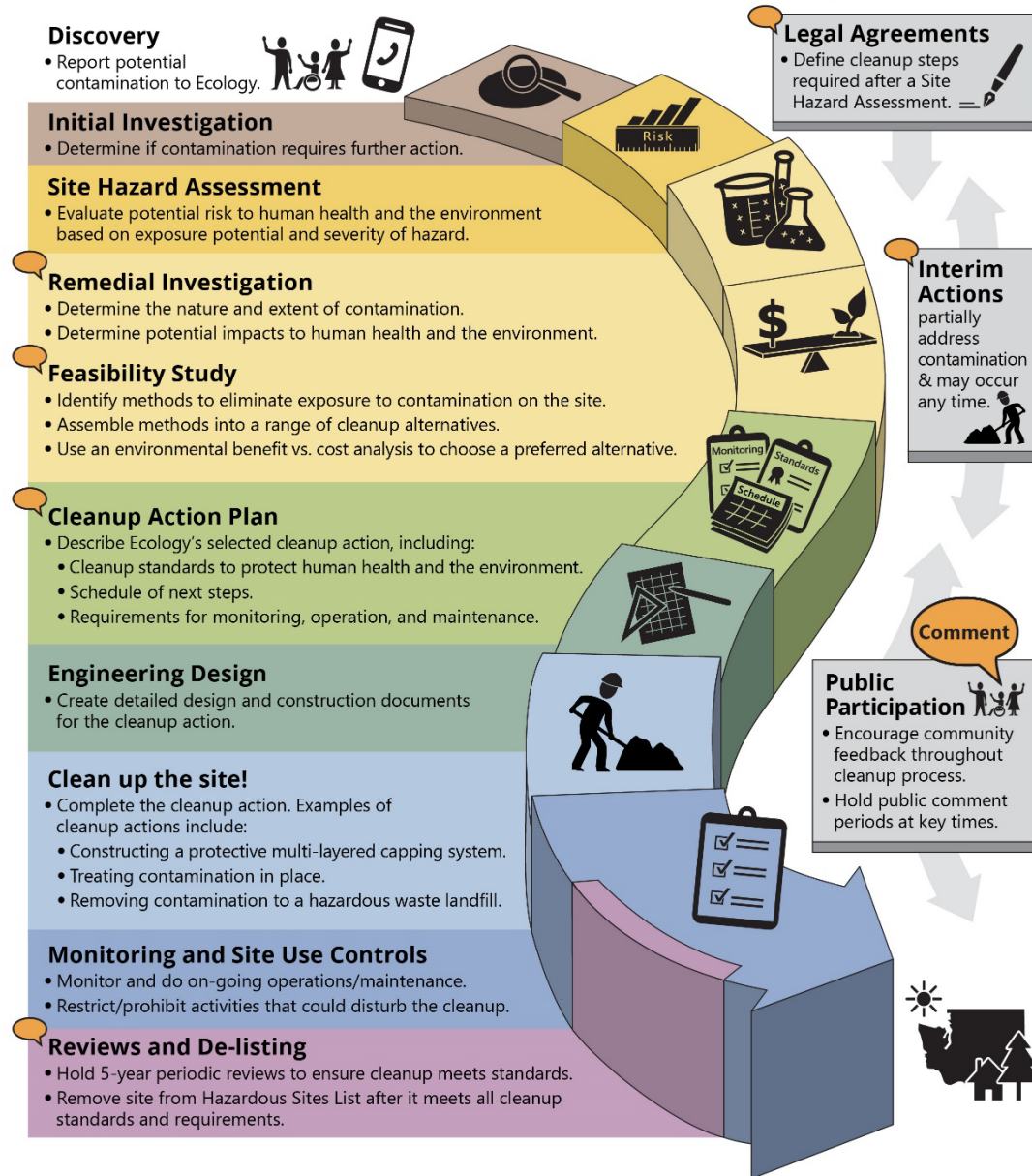


Action Steps – 4 Initiatives

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
 - 2019: \$1.8 million
 - 2021: \$2.03 million

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

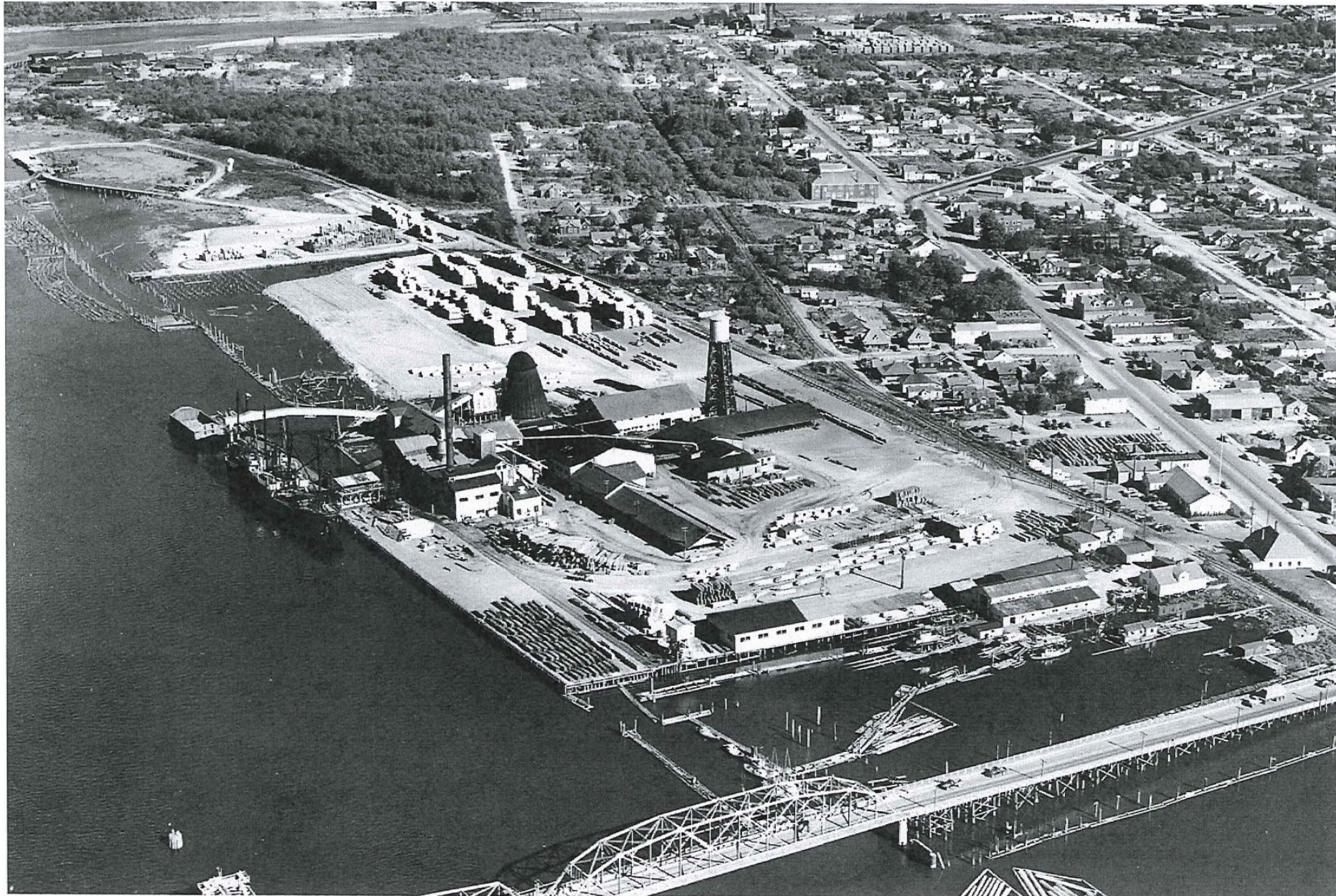


Environmental Concerns

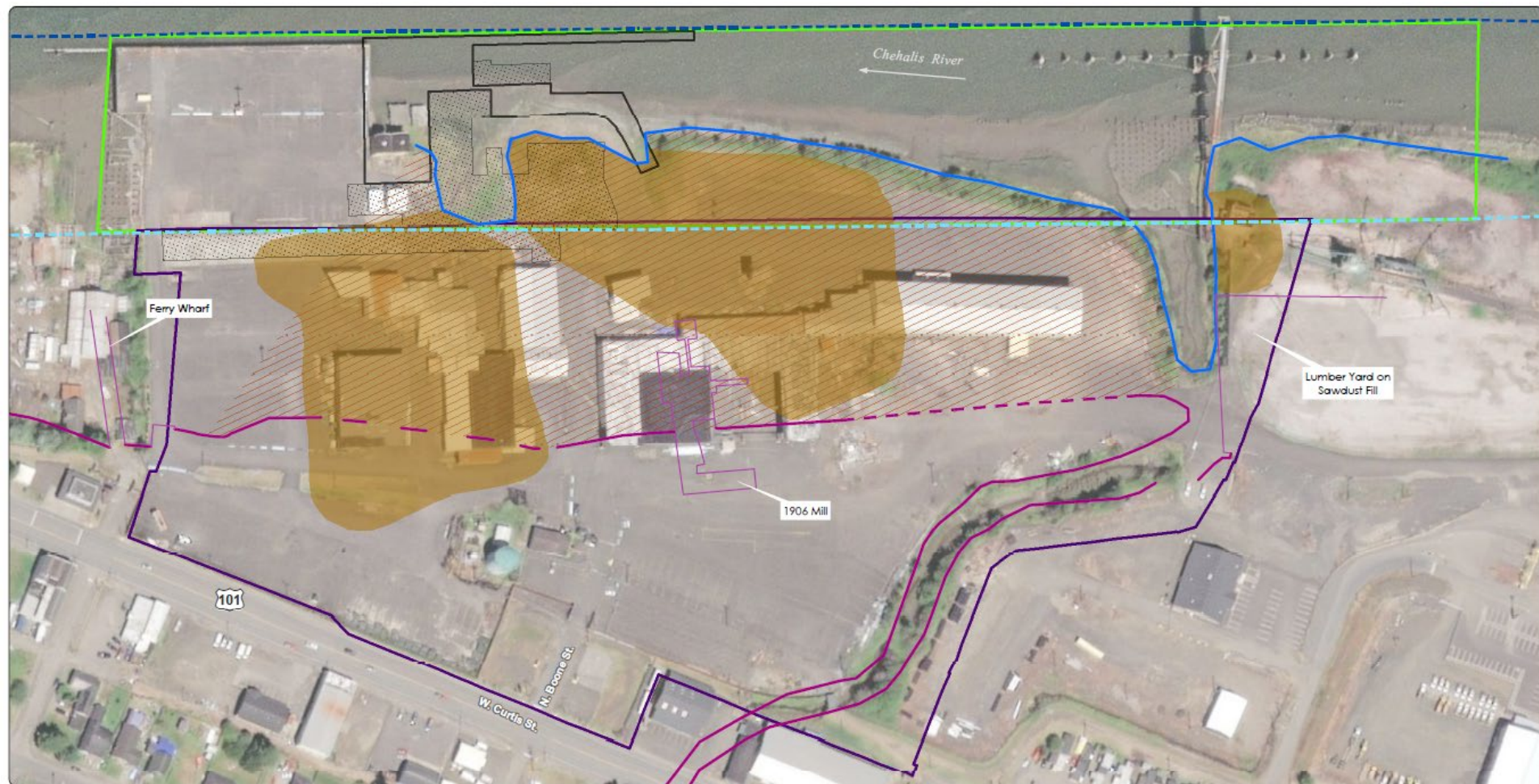
- Upland Concerns
 - Residual Pentachlorophenol
 - Petroleum Hydrocarbons UST Release
 - Building Demolition – hazardous materials
 - Unknowns
- Sediment Impacts
 - Footprint of Former Mill
 - Woodwaste



Environmental Concerns - 1951



Historical Shoreline Changes



Note:
Sanborn = Sanborn Fire Insurance map.

Data Sources:
Aerial photograph obtained from Esri; parcels and roads obtained from Grays Harbor County; shoreline boundaries are approximate and derived from Sanborn Fire Insurance maps; harbor lines obtained from Washington Department of Natural Resources; extent of wood waste is approximate and derived from geographic logs.

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Legend

- Extent of Wood Waste
- The Site
- Approximate Aquatic Lands Lease Area
- Inner Harbor Line
- Outer Harbor Line
- Approximate Line of Ordinary High Water
- Former Wharf Extension
- Former Mill
- Fill
- Sanborn Boundaries, 1906 (approximate)
- Shoreline/Slough
- Built Structure

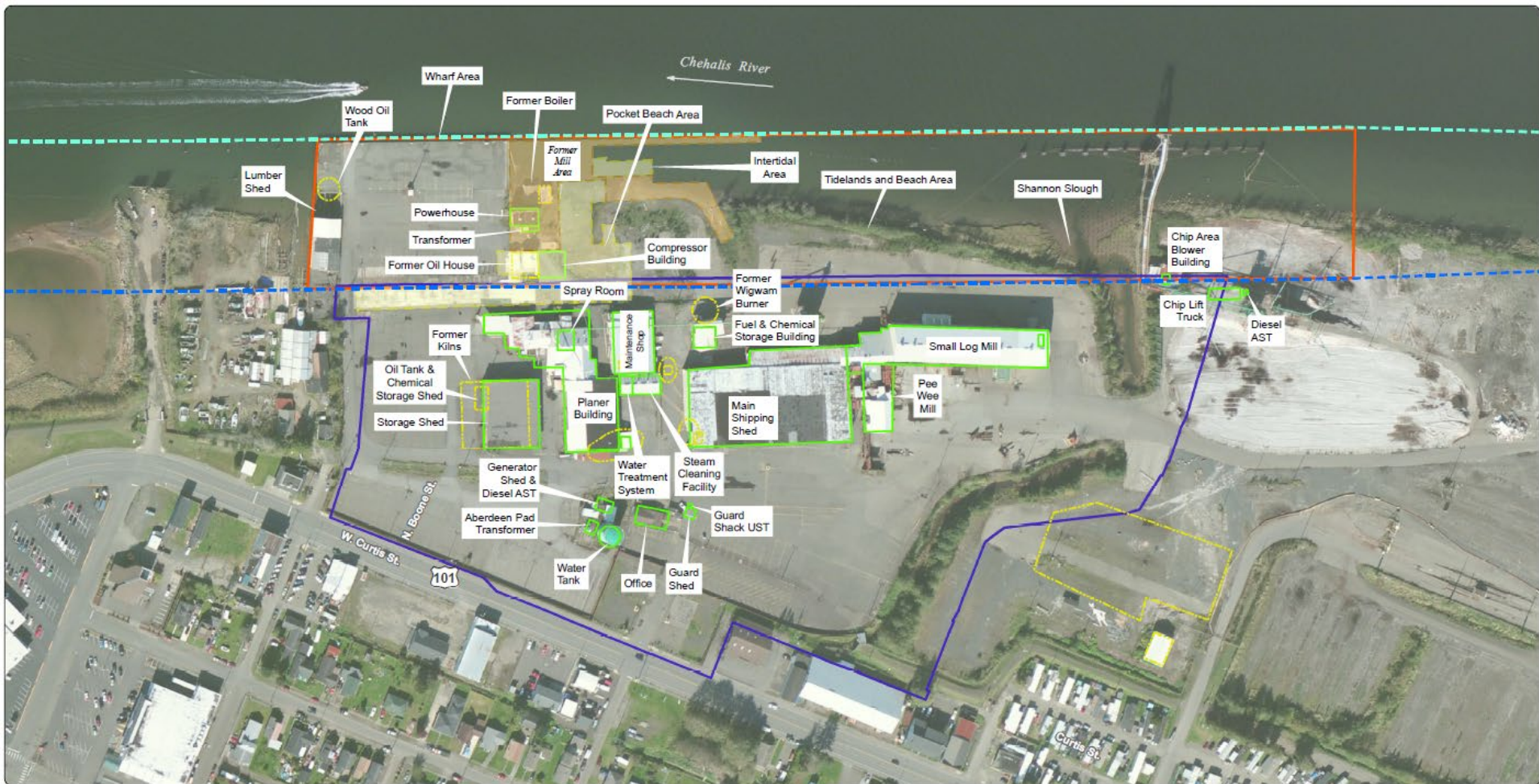
Figure 2-3
Historical Fill Events and Shoreline Changes

Weyerhaeuser Sawmill
Aberdeen/Seaport
Landing Site
Aberdeen, Washington

0 100 200
Feet



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



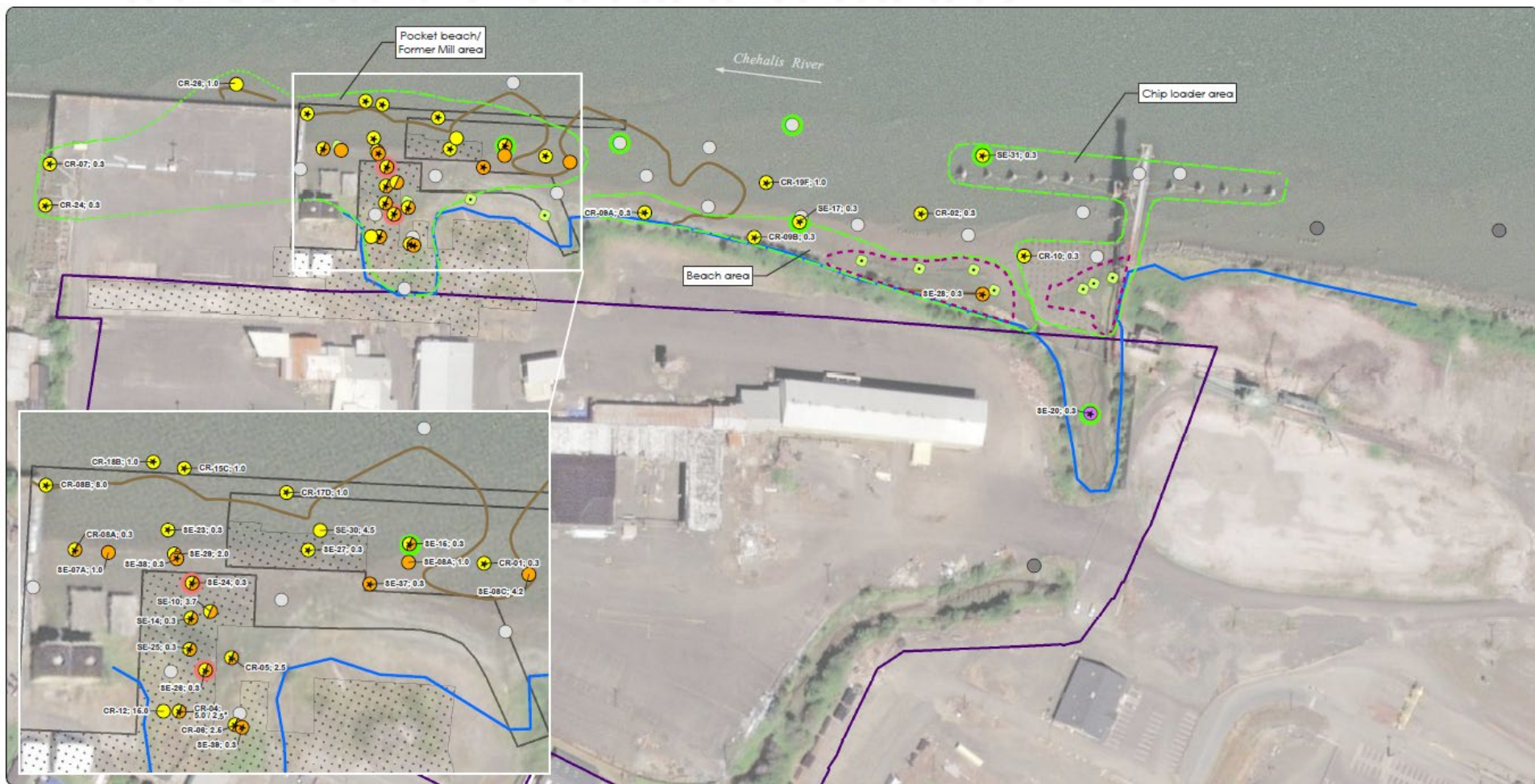
Notes:
 2020 groundwater samples were analyzed with acid/silica-gel treatment.
 MTCA = Model Toxics Control Act.
 MTCA A = MTCA Method A, unrestricted land use.
 MTCA B = MTCA Method B.
 NV = no value.
 TPH = total petroleum hydrocarbons.
 ug/L = micrograms per liter.
 VI = vapor intrusion.

Legend

- MFA Location (2015)
- E&E Location (2017)
- Groundwater Location (2019)
- Groundwater Location (July 2020)
- MTCA A Exceedance
- Approximate Ordinary High Water Mark

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

In-Water Considerations



Notes
Chemical results for IHSs were compared to the preliminary cleanup standards in Table 5-3 of the remedial investigation report.
IHSs include arsenic, cPAH TEQ, total PCBs, and dioxin/furan TEQ.
Sample location labels are followed by the maximum exceedance depth in ft bml.
Wood waste exceedances were identified by comparing total organic carbon, total volatile solids, and estimated wood waste percentages to the three-part wood waste cleanup level presented in Appendix H of the remedial investigation report.

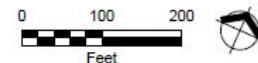
Abbreviations
cPAHs = carcinogenic polycyclic aromatic hydrocarbon toxic equivalent quotient.
dioxin/furan = polychlorinated dibenzo-p-dioxin and -furan.
ft bml = feet below mudline.
IHS = indicator hazardous substance.
PCBs = polychlorinated biphenyls.
TEQ = toxic equivalent quotient.
At CR-04, the maximum wood waste exceedance depth is 5.0 ft bml and the maximum chemical exceedance depth is 2.5 ft bml.

Legend

- ★ IHS Exceedance at Surface
- ⬮ IHS Exceedance (Sample Name; Maximum Exceedance Depth)
- ⬮ Wood Waste Exceedance
- ⬮ Chemical Exceedance
- ⬮ Background Locations
- ⬮ IHS Exceedance Unrelated to Site
- ⬮ Sample with No IHS Exceedance
- ⬮ Possible Sulfide Bacterial Seep and Bacterial Mat
- ⬮ Bioassay Pass
- ⬮ Bioassay Fail
- Significant Wood Waste Extent
- Approximate Line of Ordinary High Water
- Approximate Visual Extent of Wood Waste
- Area of Concern
- Former Mill
- Former Wharf Extension
- The Property

Figure 8-1
Site-Related IHS Exceedances

Weyerhaeuser Sawmill
Aberdeen/Seaport Landing Site
Aberdeen, Washington



Data Source
Aerial photograph obtained from Esri ArcGIS Online.

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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

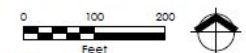
Total Percent Wood Content

- 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

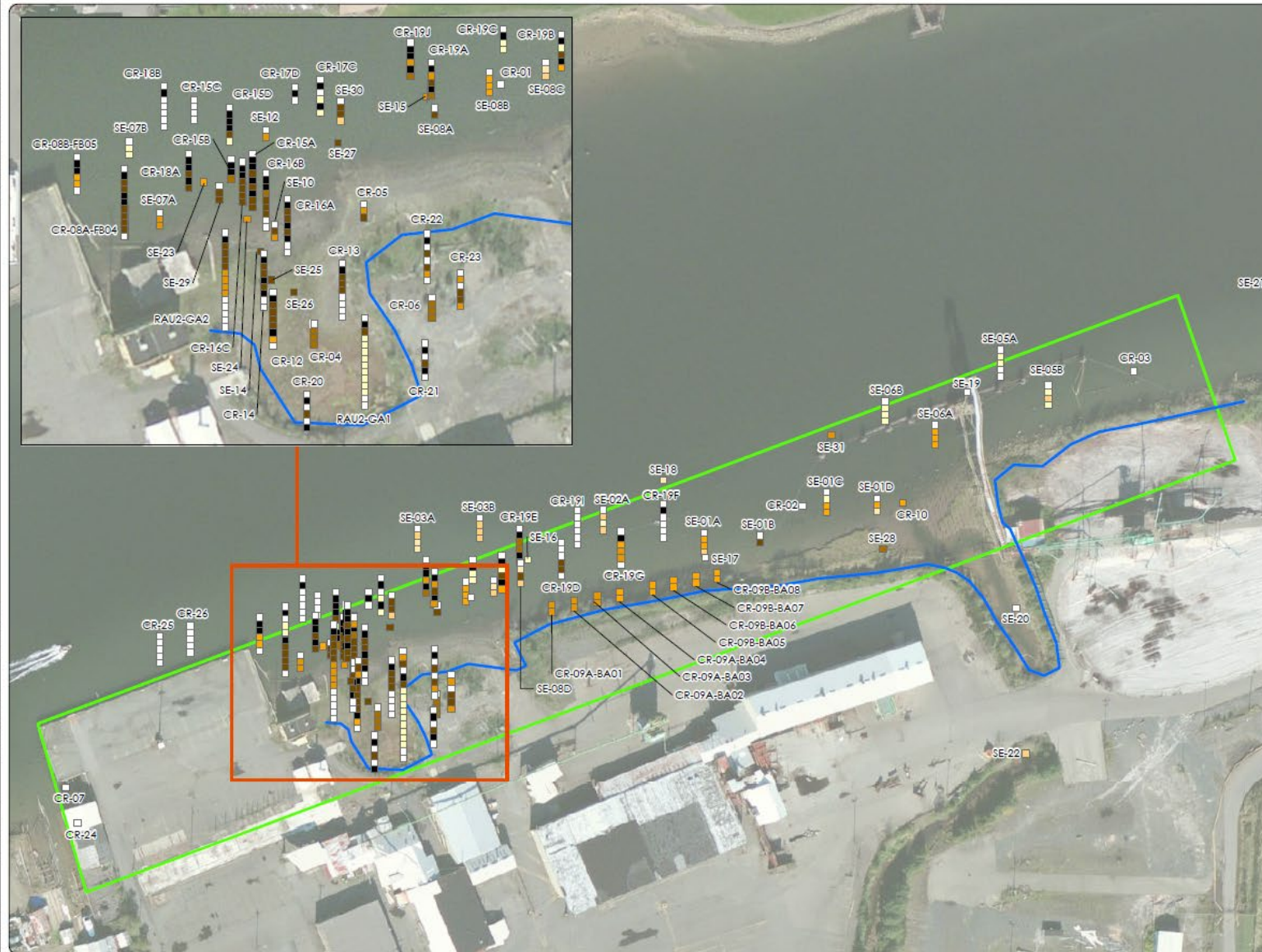
NOTES:
Aquatic land lease areas were digitized from print maps of Aberdeen tidelands dated March 22, 2001, and January 18, 1907, on file with the Office of the Commissioner of Public Lands in Olympia, Washington, and should be considered approximate. Each sample location shown to the approximate depth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



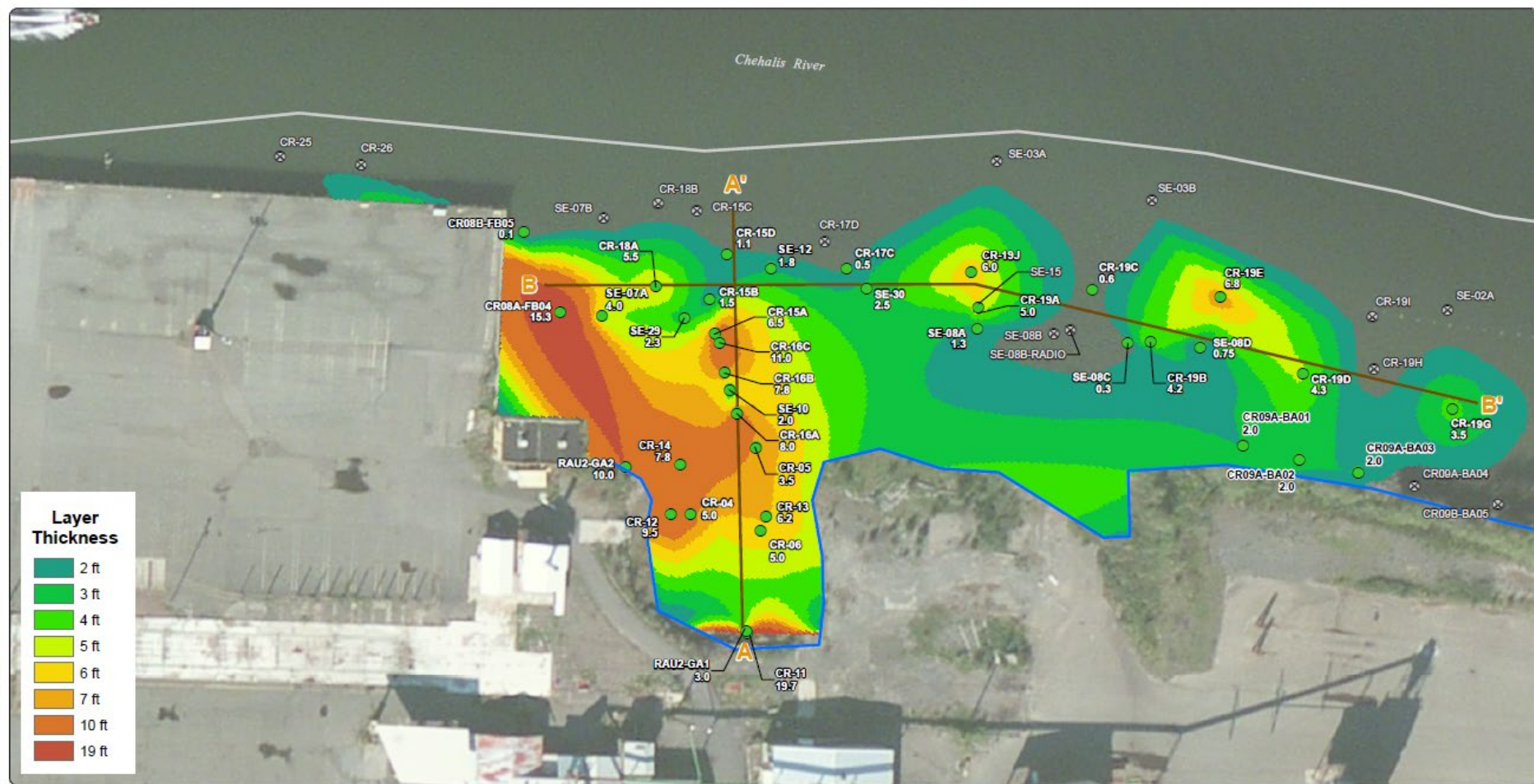
Source:
Aerial photograph obtained from Eri.

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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.

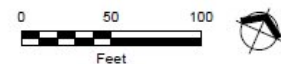
Sample Location Type

- 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



Current Status

- Remedial investigation (RI) reports issued in 2022
- Ecology is awaiting feedback from stakeholders, including Quinault Indian Nation and Washington DNR
- Anticipate finalizing RI reports this year, pending comment receipt
- Starting elements of feasibility study (FS) and cleanup design



Next Steps - Environmental

Anticipated Timeline for Grays Harbor Historical Seaport Authority Agreed Order No. DE 15953

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

	Timing
Remedial Investigation (RI)	
Draft RIs to Ecology for review	2022
Ecology & stakeholders comment	2023-2024
Finalize RIs	2024
Feasibility Study (FS)	
Draft and finalize FSs	2024-2025
Cleanup Action Plan (CAP)	
Draft and finalize CAP	2025-2026
Remedial Design and Permitting	
Pre design SAP	2025
Pre design sampling report	2026
Basis of design report	2026
Engineering Design Report (EDR)	2026
Permit Applications	2027
Clean up Actions	
Implementation of Cleanup Action	2027-2028
Post Construction	
Cleanup Action completion report	2028
Post Construction monitoring	2028-2030



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Post Construction	
Cleanup Action completion report	2028
Post Construction monitoring	2028-2030

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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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.

Likely Cleanup Actions

- Sediment cleanup work: extensive removal of wood debris from the pocket beach and shoreline, backfill of shoreline, removal of pilings. Combined with some habitat improvements to the pocket beach, shoreline and Shannon Slough. Timing around fish windows (summer/fall).
- Upland work: treatment or excavation of petroleum-contaminated soils.

