

J.H. Baxter – Renton Site



Cleanup update

The Washington State Department of Ecology (Ecology) has prepared this fact sheet to update you about the in-water environmental cleanup for the J.H. Baxter property.

Site Location

This property is a 20-acre site located on the southeastern shore of Lake Washington at 5015 Lake Washington Boulevard North, in Renton, Washington (see figure on page 3).

Site Background

The former wood treatment plant operated at this site from 1955 until it closed in 1982. Plant operations included use of chemicals commonly associated with industrial treatment of wood, including creosote and pentachlorophenol (PCP).

A site assessment was conducted in 1983 in preparation for potential site development. The site assessment identified polycyclic aromatic hydrocarbons (PAHs) and PCP on site in the soils and groundwater. In 1988, Ecology and J.H. Baxter entered into a legal agreement to perform a remedial investigation. The purpose of the investigation was to determine the nature and extent of contamination at the site. In 1990, Ecology found PAHs and PCP contamination in underwater sediments of Lake Washington adjacent to the property. In 1992, the site was divided into the North and South Baxter Properties. Ecology found that no further action was required for the North Baxter Property

predicated on adequate ground cover being provided prior to redevelopment.

Port Quendall Company, an entity associated with Vulcan Inc., purchased the site from J.H. Baxter in 2000. In Spring 2000, Ecology entered into Prospective Purchaser Consent Decrees with Port Quendall Company for both the North and South Baxter Properties. The consent decrees resolve the potential liability of Port Quendall Company for contamination associated with the former activities at the facility and allow it to prepare the site for eventual development.

In May 2002, Ecology reviewed and approved the Engineering Design Report for both the upland and underwater portions of the South Baxter Property consistent with the Cleanup Action Plan. In February 2004, Ecology approved the contractor plans and specifications for the upland portion of the South Baxter Property.

Cleanup Activity to Date

Cleanup activity performed on the South Baxter Property between August and October 2002 includes:

- Excavation of underwater sediment contaminated with wood treating chemicals from Baxter Cove, and
- Creation of a 0.46-acre forested wetland to enhance shoreline habitat with a 50-foot-wide wetland buffer.

Measures to protect the environment during this work were included in the U.S. Army Corps of Engineers permit for this project. These included:

April 2004

Technical questions:

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For other questions or to be added to the mailing list:

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Documents can be reviewed at the following locations:

Renton Public Library
100 Mill Avenue South, Renton
(425) 235-2610

WA Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7190
(Call for an appointment)

Ecology's Web Site:
http://www.ecy.wa.gov/programs/tcp/sites/sites_information..html

- Placement of a temporary dam to separate cleanup activities in the cove from Lake Washington and
- Planting of wetland vegetation in 2002.

In February 2004, as follow-up to 2002 shoreline and underwater cleanup activity, Port Quendall Company replaced the wetland vegetation at the South Baxter Property that did not survive the first year.

In April 2004, some creosote was recovered from a well down gradient of the post-treatment tank area (upland portion of the South Baxter Property).

Current Activity

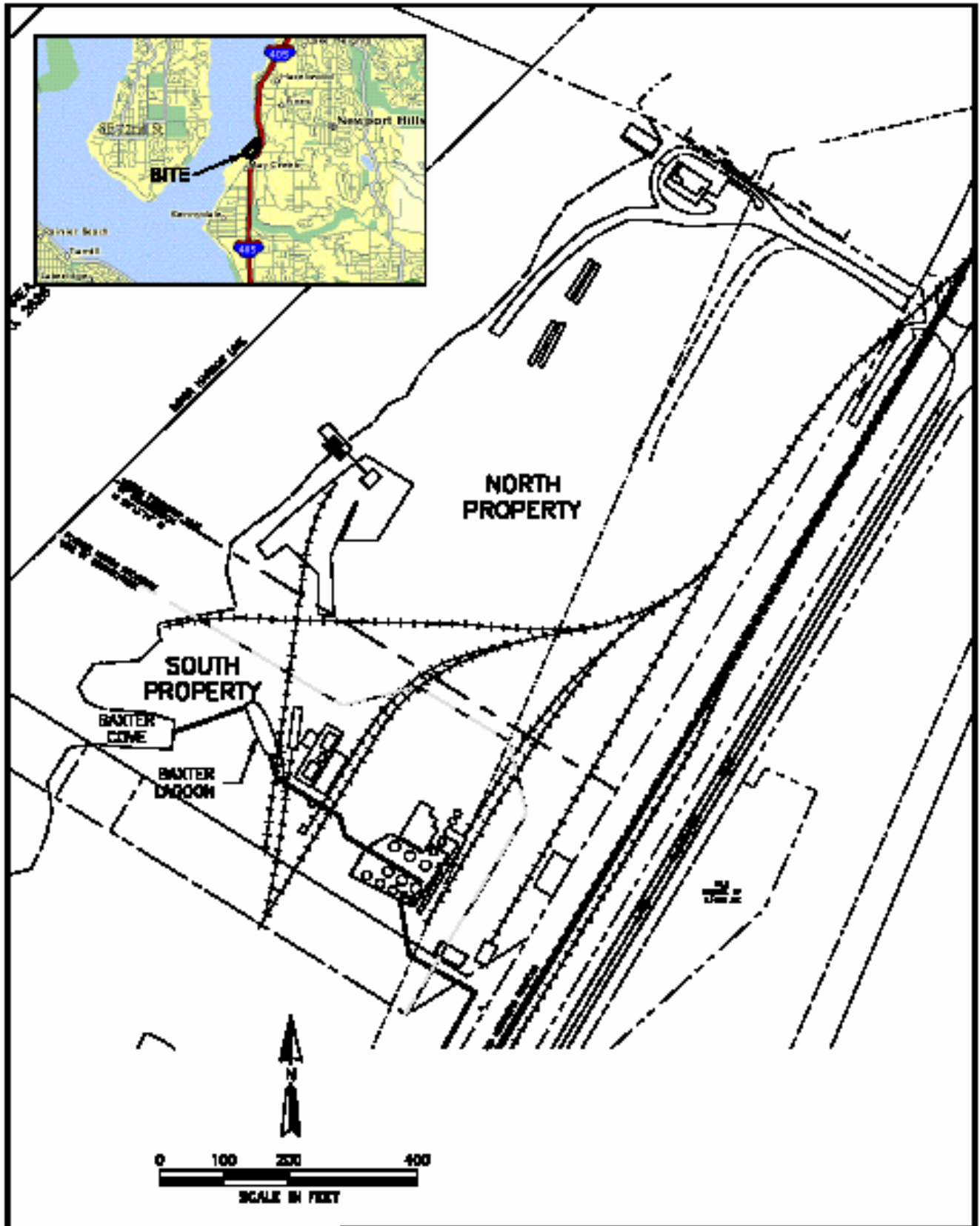
The following cleanup work will be completed on the upland portion of the South Baxter Property between mid-May and the end of June 2004:

- Demolition and removal of the concrete tank foundations,
- Wells within the areas planned for remediation will be abandoned in accordance with state regulations,
- Excavation and off-site disposal of shallow, contaminated soil from around the tanks,
- In-place soil treatment in the former processing areas using specialized equipment to mix additives, such as a cement/bentonite mix, into the soil,
- Excavation and off-site disposal to a hazardous waste facility of contaminated sludge from Baxter Lagoon,
- In-place stabilization of the remaining contaminated sediments
- Contouring of the excavated areas, and
- Planting over the excavated areas.

Site work will be performed with standard and specialized construction equipment and will occur primarily Monday through Friday between 7:00AM and 6:00PM. Some work may occur on Saturdays during the construction period. Access to the site will be from the north end (near the Misty Cove Condominiums). Some increased traffic will be noted on Ripley Lane and Lake Washington Boulevard between the site entrance and Interstate 405, with no road blockages expected. It is estimated that less than 200 heavy truck trips will occur from mid-May through the end of June. Dust will be controlled by use of water on the construction site during excavation. All loads will be covered when soil is transported off site. The street will be maintained in a clean condition.

Next Steps

Remaining contaminated soil on the North and South Baxter Properties will be covered to prevent human contact at an as yet undetermined date. Groundwater monitoring will occur after site cleanup to ensure that groundwater migrating toward Lake Washington is protective of human health and the environment. Eventual redevelopment will include placement of a layer of clean soil and institutional controls on the North and South Baxter Properties.



J.H. BAXTER		J.H. BAXTER	
JMSCO-8805-888		PROPERTY LOCATION	
REV 8/18/01	ISSN A3/08A	FILE 2428287	UPON Legend
			FIGURE 1-1



3190 160th Avenue SE
Bellevue, WA 98008-5452

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