

J.H. Baxter - Renton Site

Cleanup Activities Starting This Month



The Washington State Department of Ecology (Ecology) has prepared this fact sheet to inform you about the in-water environmental cleanup for the J.H. Baxter property. This property is a 20-acre site located on the southeastern shore of Lake Washington at 5015 Lake Washington Boulevard North, in Renton, Washington. Port Quendall Company, an entity associated with Vulcan Inc., purchased the site from J.H. Baxter in 2000.

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. This sediment contamination is concentrated in the southern third of 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.

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 the underwater portion of the South Baxter Property consistent with the Cleanup Action Plan.

Cleanup Activities

Cleanup on the South Baxter Property will commence in late August 2002.

Activities to be performed include:

- Excavation of underwater sediment impacted by 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.

This work will be completed by October 30, 2002, to satisfy permit conditions imposed by the U.S. Army Corps of Engineers in order to protect salmon. Additional environmental protection measures include:

- Trapping turtles that are present in Baxter Cove and relocating them to a nearby marsh;
- Placement of a temporary dam to separate cleanup activities from Lake Washington; and

August 2002

For Technical Questions:

Gail Colburn, Site Manager
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7058
gcol461@ecy.wa.gov

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

Rebekah Padgett
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008
(425) 649-7257
rp461@ecy.wa.gov

Site documents can be reviewed at the following locations:

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

WA Department of Ecology
3190 160th Avenue SE
Bellevue WA 98008
Call for an appointment
Phone: (425) 649-7190

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

Ecology is an equal opportunity agency. For special accommodation needs or language translation assistance, call (425) 649-7257, or (425) 649-4259 (TDD).

Publication #02-09-066



3190 160th Avenue SE
Bellevue, WA 98008-5452

- Restocking the turtle population in Baxter Cove once the cleanup is completed and the wetland habitat is healthy.

Site work will be performed with standard construction equipment and will occur Monday through Friday between 7:00 AM and 8:00 PM. 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 in this area; many of these trips will occur in early October. The street will be maintained in a clean condition and any dust generated by site work will be suppressed by the application of water.

Next Steps

It is anticipated that additional cleanup activities at the South Baxter Property in 2003 will include:

- Excavation and incineration of sludges from Baxter Lagoon;
- Excavation and disposal of shallow impacted soil from around the former tank farm; and
- In-place soil treatment in the former process areas using specialized equipment to mix additives, such as cement, into the soil.

Capping of residual soil impacts to prevent human contact will occur at an as yet undetermined date. Groundwater monitoring will occur following site cleanup to ensure that groundwater migrating toward Lake Washington is protective of human health and the environment.

Eventual redevelopment will place a cap of clean soil and institutional controls on the North Baxter Property.