

Friday, December 1, 2017



EXCLUSIVE: Big redevelopment site on Lake Washington is finally ready to go

The 692-unit Quendall Residences and retail project will clean up contamination at the 21-acre property next to the Seattle Seahawks' training camp in Renton.

By Marc Stiles
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After more than 20 years of planning and environmental studies, the city of Renton has approved the redevelopment of a contaminated 21-acre property on Lake Washington next to the Seattle's Seahawks' training camp.

The approval clears the way to build on the Quendall Terminals property, which is one of the most coveted sites in the Northwest, said Campbell Mathewson, development manager for Quendall and executive vice president and designated broker at CenturyPacific of Seattle.

The Baxter and Cugini families have owned the property since 1971. With the property entitled and vested with the 15-year Quendall Residences development agreement approved by the city, the owners are ready to sell.

"We would hope to be working with a vertical developer early next year," Mathewson said.

The plan calls for 692 units of condominiums and apartments and nearly 41,200 square feet of retail and restaurant space in mid-rise buildings. A promenade on the waterfront and a park also are planned on the west-facing site. Mathewson said the project can be built in phases.

Mathewson called the development agreement "a remarkable success story" and said Quendall Residences will be "a community unlike any on the West Coast."

For seven decades starting in the early 1900s, sludge from Seattle's gas-from-coal operations on Lake Union was sent to the property and used to make creosote. Logs were later stored on the property until 2001.

Altino Properties Inc., a Cugini family company, and J.H. Baxter & Co., bought the site and despite never having contributed to the contamination, worked with state and federal regulators on environmental studies.

"I grew up here in Renton and I am proud to see my family's dream for this land finally coming true," Robert Cugini said in a statement.

The development will result in the cleanup of the Superfund site. Next year, the U.S. Environmental Protection Agency is expected to seek public comment on a cleanup remedy, which will involve removing, treating or containing contamination.

Mathewson said the cleanup will occur as part of the site preparation for Quendall Residences.