



**For More Information:**  
Visit us at [www.quendallterminals.com](http://www.quendallterminals.com)

**Or Contact:**  
Campbell Mathewson  
CenturyPacific, LLLP  
206-757-8890  
[cmathewson@centurypacificlp.com](mailto:cmathewson@centurypacificlp.com)

A 22-acre former industrial property located on the southeast shore of Lake Washington could become a model for environmental cleanup, habitat restoration, recreation and economic development.

The Quendall Terminals site in Renton, WA presents the challenges and opportunities for conversion of a highly contaminated former industrial creosote manufacturing plant into a thriving commercial development.



As the largest undeveloped parcel of shoreline on Lake Washington, the property needs to be cleaned up not only for future development but for the enhancement of habitat and the recovery of natural resources.

The owners and regulators have been working diligently and cooperatively to identify an appropriate remedy. The ability of the owners to accomplish a remedy will depend on whether the cleanup and habitat restoration can be completed in a reasonable time and at a reasonable cost. The opportunities to remove historical contamination, provide economic development, local jobs, more public access and improved habitat are what make the property valuable—not only to prospective owners but to the community at large.

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**The Vision:**

- Cleanup of soil and groundwater from a century of industrial use addressing potential threats to human health and the environment
- Nearly three acres of open space with public access for trails and interpretive viewpoints
- Improved habitat for salmon and other threatened species
- Jobs from cleanup, construction and future use of a now vacant hole in Renton's waterfront
- Increased tax revenues for Renton and King County
- Completion of cleanup and redevelopment of the last remaining large parcel of property on Lake Washington

### The Time for Action:

More than \$7.3 million has been spent by the current property owners to study and cleanup historical contamination over the past 25 years.

Without an opportunity for redevelopment, funds to pay for the cleanup will not be readily available to the property owners.

A reasonable, timely, environmentally protective and cost effective cleanup can be achieved when approved by the U.S. Environmental Protection Agency (EPA).

### Site History:



In the early 1900s sludge and waste from Seattle's gas-from-coal operations on Lake Union and other sources were offloaded at the site for use in creosote manufacturing. Decades of industrial use continued until two local families purchased the area in the 1971. A log yard and other operations continued until 2001.

Environmental studies and early cleanups were conducted under the authority of the Washington Department of Ecology until 2006 when the site was listed on the federal Superfund project list. The U.S. Environmental Protection Agency is now overseeing the cleanup efforts.

In September 2006, Altino Properties and J. H. Baxter & Company, two of the site's potentially responsible parties, entered into an Administrative Order on Consent (AOC) with EPA. The AOC requires the potentially responsible parties to complete a remedial investigation and feasibility study (RI/FS). Based on the RI/FS EPA will propose a preferred cleanup remedy, and after seeking public comment will select a final cleanup remedy.



### Cleanup:

Cleanup will likely involve technologies to remove or treat contamination in soil, groundwater and the nearshore lake sediments. An extensive restoration plan would re-establish and expand wetland areas and increase riparian habitat at the shoreline.



### Future Development:

The plans for redevelopment of the Quendall Terminals property are consistent with the City of Renton's comprehensive plan and zoning. The preferred alternative includes:

- Multi-family housing (692 units)
- Retail space (21,600 sq. ft)
- Restaurant space (9,000 sq. ft)
- Parking (2,200 spaces)
- Improved transit and bike access
- Local road improvements from I-405



West View from Central Roundabout



Building NW 2 Building NW 1  
Partial West Elevation from Lake Washington



Building NW 1  
Partial South Elevation



East View from Lake Washington

### Neighborhood and Community Benefits:

- Contamination cleaned up
- More open space near Lake Washington
- Economic activity, tax revenue and increased property values
- Well-managed transportation
- Increased habitat and environmental restoration

