J.H. Baxter Sites to be removed from the Hazardous Sites List

The Washington State Department of Ecology (Ecology) prepared this Fact Sheet to provide you with information about the J.H. Baxter Sites (North and South), which are now the location of the Virginia Mason Athletic Center. Together, these Sites occupy approximately 20-acres, located on the southeastern shore of Lake Washington at 5015 Lake Washington Boulevard North (12 Seahawks Way), in Renton, Washington.

In 2000, Ecology and the Port Quendall Company (PQC) entered into two legal agreements called Prospective Purchaser Consent Decrees for the North and South J.H. Baxter Sites.

Public Comment Invited

Ecology invites you to review the Environmental Covenants and Construction Completion Reports for both the North and South J.H. Baxter Sites. The Consent Decrees for the North and South J.H. Baxter finalized in 2000 are available for your background information.

Delisting the Sites (North and South J.H. Baxter Sites)

North Baxter Site

Ecology has determined that the cleanup work at this Site meets the state requirements for cleanup and does not pose a threat to human health or the environment.

Comments Accepted

November 4 – December 6, 2010

Submit Comments and Technical Questions to:

Sunny Becker - Site Manager
Department of Ecology
Toxics Cleanup Program
3190 160th Ave. SE
Bellevue, WA 98008
Phone: (425) 649-7187
E-mail: sunny.becker@ecy.wa.gov

Document Review Locations

King County Library – Renton Library
100 Mill Avenue South
Renton, WA 98057
Phone: (425) 226-6043

Library Hours:	
Monday-Thursday	10:00 a.m.- 9:00 p.m.
Friday	10:00 a.m.- 6:00 p.m.
Saturday	10:00 a.m.- 5:00 p.m.
Sunday	1:00 p.m.- 5:00 p.m.

Department of Ecology Northwest Regional Office
3190 160th Ave. SE
Bellevue, WA 98008

By appointment only:
Contact Sally Perkins
Email: sally.perkins@ecy.wa.gov
Phone: (425) 649-7190

Hours: Tuesday – Thursday
8:00 a.m. –12:00 p.m.
1:00 p.m. – 4:30 p.m.

Ecology's Toxics Cleanup Website
http://www.ecy.wa.gov/programs/tcp/sites/jhbaxter_renton/jhBaxter_hp.html

Facility Site ID #: 2068

Ecology wants to issue a Certificate of Completion and remove the North Baxter Site from the Hazardous Sites List. Ecology also wants to dismiss the North Baxter Consent Decree.

South Baxter Site
All construction and operation of remedial actions have been completed at the Site. Only passive maintenance activities, which include long term groundwater and wetlands monitoring, remain to be completed under the South Baxter Consent Decree.

Ecology wants to issue a Certificate of Completion and remove the South Baxter Site from the Hazardous Sites List. The South Baxter Consent Decree will not be dismissed until the completion of long term monitoring.

Ecology requests your input in this delisting process. Send your comments to Ecology for consideration. Comments will be accepted until December 6, 2010. See the box on page 1 for details about where to review documents and submit comments. To be added to the mailing list for this site, please contact Nancy Lui by email at nancy.lui@ecy.wa.gov or at (425) 649-7117. In the subject line, please indicate J.H. Baxter Site mailing list.

Site Background

The North Baxter Property bordered the South Baxter Property that held the former wood treatment plant operated from 1955 to its closing in 1982. Plant operations included use of chemicals commonly associated with industrial treatment of wood, including creosote for pilings and pentachlorophenol (PCP) to treat poles. The North Baxter Property was primarily for storage of untreated poles and pilings while the South Baxter Property produced treated wood upon demand and temporarily stored for shipment.

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.

Both properties were separated by a "Line of Demarcation" in a Renton-Baxter Remediation Security Interest Agreement in 1992 due to having separate facilities and different functions of operation. Ecology found that no further action was required for the North Baxter Property predicated on adequate ground cover being provided prior to redevelopment. The environmental cleanup activities were primarily for the South Baxter Property that contained PCP and PAHs in the soil and groundwater as well as in sediments of Baxter Cove.

Port Quendall Company purchased the Sites 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 Sites. 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 redevelopment.

In May 2002, Ecology reviewed and approved the Engineering Design Report for both the

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upland and underwater portions of the South Baxter Site consistent with the Cleanup Action Plan. In February 2004, Ecology approved the plans and specifications for the upland portion of the South Baxter Site.

Previous Cleanup Work

PQC performed remediation work to the South Baxter Site in 2002, which included:

- Excavation of underwater sediment contaminated by wood treated chemicals from Baxter Cove
- Creation of a 0.46-acre forested wetland to enhance shoreline habitat with a 50-foot-wide wetland buffer
- Placement of a temporary dam to separate cleanup activities in the cover from Lake Washington and planting wetland vegetation through a permit by the U.S. Army Corps of Engineers

In 2004, PQC completed demolition and removal of the concrete tank foundations in the upland portion of the South Baxter Site as well as excavation of contaminated soil and sludge. In-place soil treatments and stabilization of the remaining contaminated sediment were also completed.

In 2006, Ecology issued a Partial Certificate of Completion for the South Baxter Site. The cleanup activities consisted of:

- Removal and off-site disposal of impacted sediment above the cleanup level of 100mg/kg total PAH from Baxter Cove
- Recreating wetlands adjacent to Lake Washington as well as buffer restoration and enhancement
- Removing dense non-aqueous phase liquid removal from source monitoring well BAX-14
- Excavating light non-aqueous liquid impacted soil in the tank farm area based on an action level of 1,000 mg/kg total PAH and disposal
- Excavation and disposal of hazardous waste from Baxter Lagoon
- In-situ soil stabilization of impacted soil and removal

As a result, the remaining cleanup activities were implemented in conjunction with redevelopment of the Sites, in accordance with the Consent Decrees.

Remediation continued in 2007 and 2008 for site preparation and clearing in order to begin construction of the Virginia Mason Athletic Center at both the North and South Baxter Sites. Other activities consisted of:

- Water management
- Excavation and disposal of non-hazardous impacted material
- Filling of Gypsy subbasin drainage
- Construction of new storm drainage
- Final grading
- Construction of environmental cap
- Final site cleanup

In March 2009, AECOM Environment certified in a Construction Completion Report that PQC was in substantial compliance with North and South Baxter Consent Decrees, Cleanup Action Plans, and Engineering Design Report.

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Future South Baxter Site Activities

Long term groundwater monitoring is to be completed at the South Baxter Site as specified by the South Baxter Consent Decree, Cleanup Action Plan and associated monitoring and institutional controls. Other activities include:

- 25 years of sampling at a frequency of one event every five years (2014, 2019, 2024, 2029, and 2034)
- Wetland Maintenance and monitoring at the South Baxter Site (routine maintenance, monitoring event in 2012)
- Shoreline restoration and monitoring for Lake Washington (annual events in 2010, 2011, 2012 and 2013)

Environmental Covenant

Environmental covenants have recently been recorded for the North and South Baxter Sites. There are five different types of environmental caps at the sites to protect human health and the environment. The five caps in place are:

- Field Cap
- Concrete Slab Cap
- Asphalt Pavement Cap
- Landscape Cap
- Membrane Cap

A Soil Management Plan (SMP) is required within these Covenants which addresses protocols associated with post site development penetration of the environmental caps and excavation of contaminated soil located below the environmental cap and the indicator layer. The SMP addresses health and safety standards, soil stockpiling, analytical testing, soil reuse or disposal options, and structure and cap maintenance in according to the Cleanup Action Plan.

What Happens Next?

Once the public comment period ends, Ecology will review and consider all comments that have been received.

A public meeting has not been scheduled at this time. However, one will be held if ten or more people request a meeting during the comment period. Please contact Nancy Lui to request a meeting at nancy.lui@ecy.wa.gov or at (425) 649-7117.

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J.H. Baxter Site Map

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ECOLOGY
State of Washington

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J.H. Baxter Site
King County

Ecology invites comments on J.H. Baxter North and South Properties documents

Public Comment Period:
November 4 – December 6, 2010

Facility Site ID #: 2068

If you need this publication in an alternative format, call Nancy Lui at (425) 649-7117. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341.