



Community Involvement Plan Quendall Terminals Superfund Site

September 2019

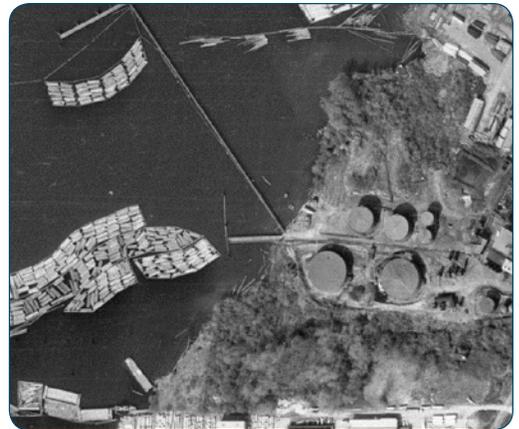
This Community Involvement Plan lays out how EPA will provide information and engage with the local community on the Quendall Terminals Superfund Site cleanup. Involving the community is a priority for EPA. We understand that our activities at this site have the potential to affect many people. As we work to make the site a healthier place for people and the environment, we are committed to working in a positive way with residents and other stakeholders. Suggestions for improving this plan and our involvement with the community are welcome at any time. EPA will update this plan as needed.

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The Site

Creosote was manufactured at the Quendall Terminals Site. The site is contaminated with creosote, coal tar, pitch and other hazardous chemicals. Coal and oil-gas tar residues (called coal tars) were processed there from 1916 through 1969. Between 1969 and 1983, the site was used to store crude oil, waste oil, and diesel. From 1975 to 2009, it was used as a log sorting and storage yard.



Aerial view of the site in 1961.

Contamination occurred where product transport, production, storage, and disposal were performed. Both upland soil and in-water sediments (the lake bottom) have been contaminated.

EPA added the site to the Superfund National Priorities List in 2006. The site is currently vacant and fenced to prevent public access. The upland part of the site is named Operable Unit 1, or OU1. The offshore part is named Operable Unit 2, or OU2.

Before the Quendall Terminals Site can be developed, the health risk to future residents, occupational workers, and construction workers must be addressed. Likewise, risks to people and the environment from contamination in Lake Washington surface water and sediments must also be addressed.

On the web



epa.gov/superfund/quendall-terminals

The Local Community

The Quendall Terminals Superfund Site is located along the shoreline of Lake Washington in Renton, Washington. On its northern border is the Virginia Mason Athletic Center, the location of the Seattle Seahawks training facility. Immediately to the south is the Barbee Mill residential community. To the east is I-405, a major, heavily-trafficked interstate highway. A public walking/biking trail parallels the site.

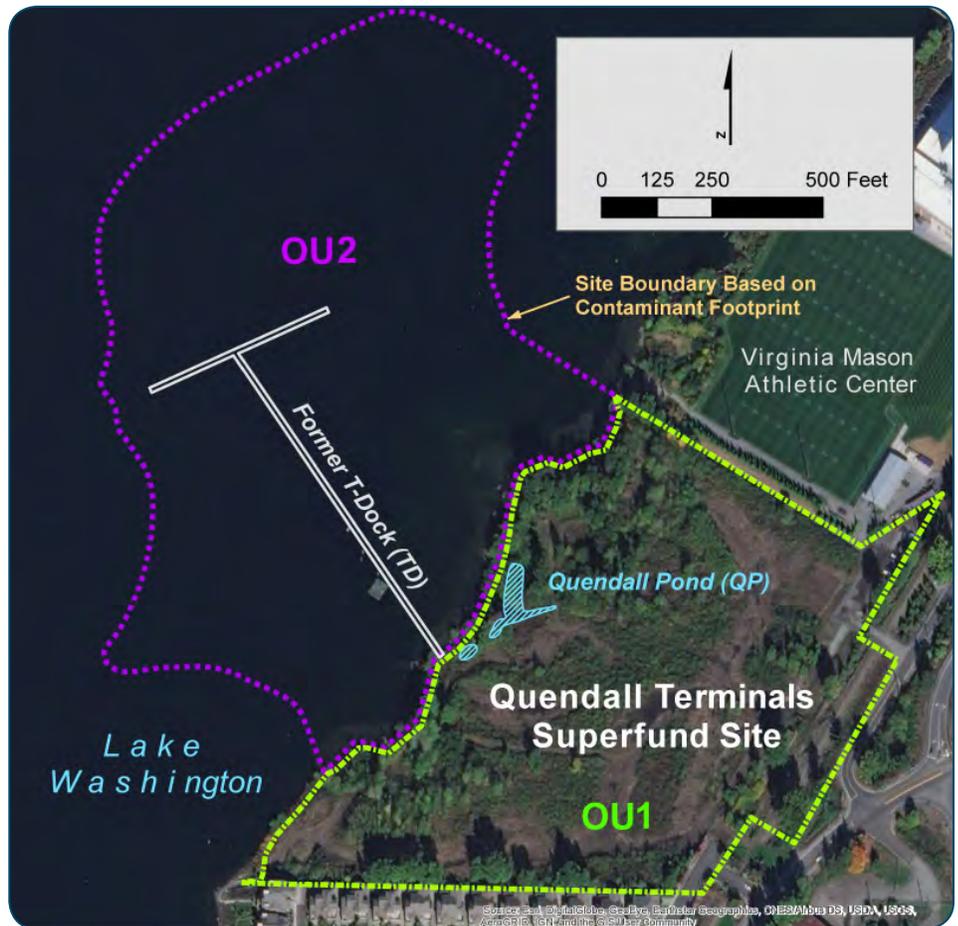
The area is densely populated. The surrounding areas include the city of Renton, with a population of over 100,000 (2016), and the city of Newcastle, with a population of 10,380 at the 2010 census. Near the site, within Renton, the Kennydale neighborhood has a population estimate of about 5,000.

EPA generated an EJScreen Report for a 2.5-mile area around the site. EJ Screen is an environmental justice mapping and screening tool

(www.epa.gov/ejscreen). The EJScreen Census 2010 Summary Report for this 2.5-mile area shows a population of over 7,000. Over 30 percent of that population is minority, including 17 percent Asian, 5 percent black, 2 percent other race, and 5 percent two or more races. Six percent of the population is of Hispanic ethnicity. Twenty percent of the population is below 18 years of age. Eleven percent is over 65 years of age.

The EJScreen Report shows that this area is above the 90th percentile in the USA for four environmental indicators:

- National-Scale Air Toxics Assessment (NATA) Diesel Particulate Matter
- NATA Respiratory Hazard Index
- Traffic Proximity and Volume
- Superfund Proximity



EPA's Proposed Cleanup

There are two Proposed Plans outlining cleanup options, one for each operable unit. For OU1, EPA is proposing a mix of underground thermal treatment, solidification (in place), and soil capping. For OU2, EPA is proposing a mix of dredging, capping, and enhanced natural recovery. EPA will make its final decision on the cleanup only after considering public comments.

Community Involvement Goals

EPA's project staff is committed to a meaningful community engagement program. Our goals are to:

- Make available timely, relevant information about site cleanup activities.
- Present information in a clear and straightforward way.
- Foster open communication, responding to questions and concerns as they arise.
- Be clear about where the public can influence decisions.
- Offer formal public comment opportunities on major EPA decision documents.
- Listen to and consider input from local residents and stakeholders.

Potential Community Concerns

It is important for EPA to understand community concerns and issues so that we may be responsive. It also allows us to consider local perspectives as we move forward with planning and decision-making.

EPA has had conversations with community leaders, local city and county officials, and area residents at local community events, about current concerns about the site and its cleanup. EPA will continue to foster open communication with all stakeholders. As we continue to build relationships within the community and learn about people's concerns and perspectives, we can make updates to this Community Involvement Plan.

Members of the local community have varying views about the Quendall Terminals Superfund Site. Some people may support the cleanup. They may welcome the environmental benefits of the cleanup, such as removal of contaminants, healthier aquatic



habitats, reduced possibility of exposures to harmful chemicals, and so on. Some people may welcome the cleanup because it may open opportunities for future development at the site.

Some people may have concerns about the cleanup. They may believe the cleanup will bring nuisance issues, like noise, odors, or visual impacts. They may be concerned about a possible increase in traffic from site workers. They may not support future development at the site which the cleanup could make possible, since this area is already densely developed and heavily-trafficked.

While EPA's cleanup may make the site suitable for redevelopment, EPA does not have jurisdiction over redevelopment decisions. Those activities are managed at the local level.

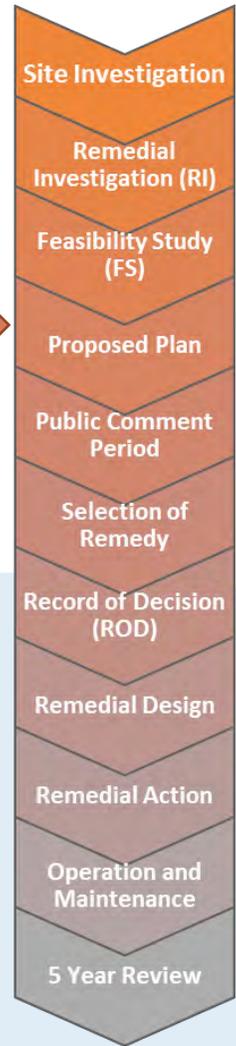
Working with Partners

EPA is coordinating with many organizations. Extensive research on the contamination at the Quendall Terminals Site has been performed by Altino Properties, Inc., Quendall Terminals LLC, J.H. Baxter and Co., and their engineering contractors, under the direction of EPA. The State of Washington and the Muckleshoot Indian Tribe have helped EPA oversee this work. EPA has reached out to state agencies, including the Department of Ecology, Department of Natural Resources, Department of Transportation, and Fish & Wildlife. EPA has also reached out to other federal agencies, including NOAA and the US Fish & Wildlife Service. Coordination with both the City of Renton and King County is ongoing. EPA is committed to maintaining open and constructive communication with organizations and agencies.

The Decision-Making Process

EPA added Quendall Terminals to the Superfund National Priorities List in 2006. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is also known as Superfund. It is a federal law that guides the cleanup of some of the most contaminated sites in the United States. The Superfund process includes steps leading from discovery of a site, through investigation, remedy selection, and cleanup (as shown). Decisions are based on science, and cleanup actions will ultimately protect people and the environment.

Where are we in the cleanup process? Although we have identified preferred cleanup alternatives, we will not select final cleanup methods until we have evaluated public input. EPA plans to hold a public comment period and public meeting in 2019. After the comment period, EPA will issue a responsiveness summary addressing the comments. A single Record of Decision will document and finalize the cleanup methods for both operable units. Depending on the comments we receive, we expect to issue the decision in 2020.



Community Engagement Action Plan

EPA uses many ways to keep the local community informed and involved. The following activities are tailored for the unique needs of this community. We may modify approaches over time as we learn more about what works best for the people of this area.

Site Update: EPA to Propose Cleanup Plans for Quendall Terminals Superfund Site

The U.S. Environmental Protection Agency expects to propose cleanup plans in 2019 for the Quendall Terminals Superfund site. The site is located on the southeast shore of Lake Washington in Renton, and the fact sheet gives you the information. It tells you about an upcoming opportunity to provide input into EPA's cleanup actions.

About Quendall Terminals Superfund Site

Between 1986 and 2003, the site was used to store and handle a variety of materials. From 1986 to 2003, the site was used for logging and storage work. The site is contaminated with chemicals, metals, oils, and other hazardous materials. The contamination sources were product transfers, production, storage, and disposal, which occurred from 1986 to 2003. The water sediments in the lake bed have also been contaminated. The contamination sources include the lake that flows into the water and sediments, the chemicals that go into the people, animals, and the environment.

Before the Quendall Terminals site can be cleaned up, the risk to future residents, workers, and construction will be assessed.

The affected Quendall Terminals is on the Superfund National Priorities List in 2006.

The site includes the Quendall Terminals property, a portion of Lake Washington in front of the property, and part of the Renton Mill Creek. The road right of way to the east. The map above shows the site is divided into two operable units, or OUs. OU1 is the island section, OU2 is the river section. The 23-acre island area, plus the site lake area, will be in OU1 area.

The site is currently vacant and fenced to prevent public access.

How people and aquatic life may be exposed

People who are in the area could be exposed to contaminants by inhaling contaminants in the air, ingesting contaminated materials, or by direct contact with contaminants. Contaminants can also be in the water. Contaminants may be in the water from direct discharges into the lake, or from the lake. To protect the water, the lake water is being treated with a disinfectant. The disinfectant is being used as a control measure to reduce the risk to the water supply.

Fact Sheets and Notices

EPA issues outreach documents about the cleanup to keep people informed about site developments. These include fact sheets, fliers, meeting notices, or other items. We send these materials to people on our mailing lists. We also place them online, post them at the site, and provide them to the Renton Public Library. We also provide materials to the City of Renton and community leaders for them to distribute through their own networks to supplement EPA's mailings.

Mailing List and Email List

EPA has created both a mailing list and an email list of parties interested in the Quendall Terminals Superfund Site. To be added to the mailing list, contact Kay Morrison as noted on Page 7.

Working with Community Leaders

EPA works with community leaders to extend the reach of our information and to encourage community engagement. For example, EPA is working with a community leader in the Barbee Mill neighborhood who shares our updates locally and looks for opportunities to keep the neighborhood informed and involved. Likewise, EPA is working with the head of the Kennydale Neighborhood Association, who shares our mailings with the association's mailing list and invites us to present at their events. If you represent a group of local citizens and would like to create a connection with EPA, contact Kay Morrison as noted on Page 7.

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Community Engagement Action Plan

Community Meetings

EPA hosts community meetings as needed. The meetings offer a chance for attendees to receive updates, ask questions, and, in limited cases, submit formal public comments. Meetings will be held at suitable community locations such as a local library, YMCA, school, or other gathering place. For example, in 2019, EPA plans to hold an Open House and formal Public Meeting in the community. Everyone is invited.

Meetings Hosted by Others

EPA staff also attends local meetings or events hosted by others, when possible and appropriate. EPA representatives can give presentations or informally provide updates, and answer questions. For example, EPA made a presentation to the Renton City Council this summer about the cleanup. EPA also staffed a booth exhibit at a neighborhood’s “ice cream social,” learning about the community and giving people information about the site. To invite EPA to your meeting, contact Kay Morrison as noted on Page 7.



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Community Engagement Action Plan

Information Box at the Site

A real-estate-style box at the site holds current handouts. People using the nearby trail and other passers-by can freely pick them up. *See photo* ⇒

Social Media

EPA occasionally posts updates about Quendall Terminals on its social media accounts:

- 📱 **Facebook:**
www.facebook.com/eparegion10
- 📱 **Twitter:**
<https://twitter.com/EPAnorthwest>

Informal Communication

The project manager and community involvement coordinator are available to talk with you about the site at any time. Feel free to contact us to share information, discuss concerns, or ask questions. We welcome your input throughout the decision-making and cleanup process. Contact information follows.

Working with the Media

EPA will announce meetings and review opportunities in a local newspaper. EPA also issues press releases to local media whenever there is important news to share. We may offer press availability sessions and will work to maintain relationships with local reporters. We do recognize, however, that the agency doesn't have control over what the media reports. An example of media coverage about the site can be found at <https://kng5.tv/2oG7jjm>.

Documents

You will find a collection of documents about the Quendall Terminals Superfund Site at the Renton Public Library, 100 Mill Avenue South, Renton, WA 98057, 425-430-6610. EPA also provides quantities of outreach material to the library to offer as handouts.

Website

Information and documents about the Quendall Terminals Superfund Site can be found online at www.epa.gov/superfund/quendall-terminals.



For More Information

EPA Contacts

Kay Morrison, **Community Involvement Coordinator**
206-553-8321 • morrison.kay@epa.gov

Kathy Cerise, **Superfund Project Manager**
206-553-2589 • cerise.kathryn@epa.gov

If you need materials in an alternative format, please contact Kay Morrison at 800-424-4372, ext. 8321

 *TTY users: please call the Federal Relay Service: 800-877-8339 and ask for Kay.*





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