



LAKEPOINTE PROPERTY

Background information and Frequently Asked Questions
Updated: June 2024

What is Lakepointe?

Lakepointe is a large piece of undeveloped land on Lake Washington and at the mouth of the Sammamish River. Approximately 45 acres in size, Lakepointe is the last undeveloped property of its kind on Lake Washington. With over 3,100 feet of lake and river shoreline, Lakepointe has great environmental potential, especially for fish and wildlife habitat restoration along the shoreline.

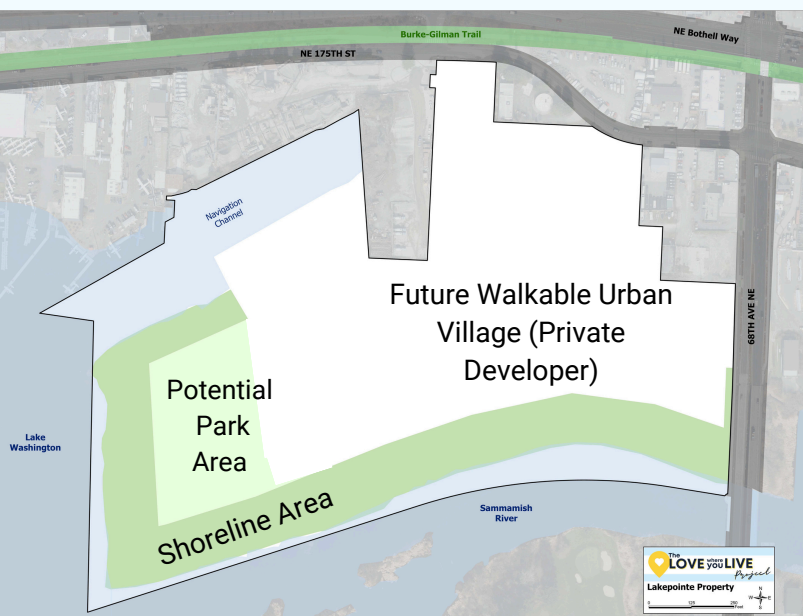
The vision for Lakepointe is for it to become a vibrant, walkable urban village with housing, retail, and businesses, as well as public amenities such as a signature park, gathering spaces, trails, open space, and access to the water.



Why are we talking about Lakepointe now?

Given its location on the water as well as its environmental and economic potential, the restoration and development of Lakepointe has been a goal for the City for many years. So why now? Two reasons:

- During the Love Where You Live community engagement project in 2023 and 2024, Lakepointe came up a lot in the conversations with our residents. We heard from our residents that they want to build on the waterfront parks work that was just completed and create even more trails, public spaces, water access, and habitat restoration. In addition, we heard quite clearly that our residents would like to see more economic development in Kenmore, especially when it comes to more restaurants, businesses, and shopping. Lakepointe has the potential to check all these boxes.
- Over the last couple of decades, Lakepointe has often been “tied up” or under contract by would-be developers. We are currently in a window of time where that is not the case. The Lakepointe property owner is not under contract with a developer and is willing to discuss the possibility of the shoreline and western end of the property becoming a future park for the public.



How much of the Lakepointe property are we talking about?

When it comes to environmental restoration and a potential park, we are looking at approximately 12-15 acres of the total 45-acre property. That 12-15 acres would include most of the Lakepointe shoreline, including an approximate 100-150 foot buffer from the shoreline, and active park space at the west end of Lakepointe. The vision for the remainder of the Lakepointe property is for a private developer to acquire and transform it into a walkable urban village.

Lakepointe's Challenges

Despite its location on the water and economic and environmental potential, Lakepointe, formerly known as “Kenmore Industrial Park,” has challenges. Before the lowering of Lake Washington in the early 1900s, what we now know as Lakepointe was largely underwater. In the mid 1900s, the southern two-thirds of Lakepointe was used as a landfill for demolition debris from the construction of Interstate 5 and other waste.

Because Lakepointe served as a former landfill, it has been given extra environmental scrutiny and attention over the years. Extensive testing of the soil and groundwater has taken place, especially between 1996 and 2012.

The Washington State Department of Ecology (DOE) regulates the environmental conditions of the site and has determined which actions the property owner must take to protect human health and the environment. DOE's web page for Lakepointe can be found here: <https://apps.ecology.wa.gov/cleanupsearch/site/2134>. The DOE would also play an important role during the acquisition process, if a portion of Lakepointe became a City park, and any subsequent development phase.

Find more information: kenmorewa.gov/lakepointe





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Environmental Conditions at Lakepointe

What has the Department of Ecology concluded about Lakepointe?

DOE's last formal written review of the Lakepointe site, called a periodic review, was in 2014. The review looked at soil, groundwater, and adjacent sediment in the river and in the lake. To access the results of the 2014 periodic review, go to DOE's web page for Lakepointe and then click on "Results of the 2014 Periodic Review." The final cleanup requirements for potential public or private redevelopment will be determined by DOE and will also be subject to all applicable permitting and consultation requirements. Here are some findings from the 2014 review:

Groundwater

Based on four groundwater monitoring events from 2009 to 2012, DOE concluded that "there is no known risk directly related from this Site to the community, fish and aquatic life at the adjacent waterways . . ." and that "All priority pollutant metal results are below state cleanup standards." (see page 6 of DOE's Periodic Review, April 2014). However, DOE still lists hydrocarbons, arsenic, barium and lead as chemicals of concern in the groundwater even though the latest testing found these chemicals to either be below detection or below cleanup levels (page 6 of the Periodic Review).

Soils

Soil sampling in the late 90's showed five chemicals of concern that were above cleanup levels (same chemicals of concern as groundwater plus selenium). However, results from 14 sample locations in 2011 "were significantly below Site cleanup levels and below state cleanup standards." (see page 6 of the Periodic Review). DOE's 2001 Cleanup Action Plan identified a remedy for soils as non-disturbance and ultimately "capping" the site with a hard surface such as concrete or two feet of soil depending on the final proposed land use (see pages 4, 8, and 9 of the approved Cleanup Action Plan, dated August 8, 2001).

Adjacent lakebed and riverbed sediments

In 2013, the City and DOE conducted a study of underwater lake and river sediment. The testing report stated that lake and river sediment adjacent to Lakepointe "show the sediments are below the Sediment Management Standards screening values for all samples to the north, west, and south of the Site at the near shore waterfront," and that "These results indicate there are no known environmental issues associated with near shore sediments at the Site." (see page 8 of the Periodic Review).

Have PCBs been found on Lakepointe?

No. Contrary to rumors, PCBs are not a chemical of concern on Lakepointe (2014 Periodic Review, pages 1 and 4), despite extensive testing for PCBs.

From DOE's 2014 Periodic Review:

"There were rumors that restaurant and medical wastes and transformers were deposited at this former landfill site. However, sampling results to date have shown no evidence that this is true" (page 3). "The final RI [Remedial Investigation] report eliminated all other tested chemicals including medical wastes and PCBs (poly-chlorinated biphenyls) as chemicals of concern at this Site because they were not detected at levels of concern. Testing for PCBs resulted in no conclusive evidence of contamination in soil or groundwater at the Site" (page 4). The Remedial Investigation tested soils from hundreds of samples across the site (page 7). An additional soil study in 2011 tested for PCBs and all results were below detection (page 6).

If the City were to acquire a portion of Lakepointe for public use and shoreline habitat restoration, would the City simply rely on prior testing and reports, or would it conduct its own testing and investigation of the property?

Prior to acquiring the property, the City would, in partnership with the Department of Ecology, hire experts to conduct its own due diligence of the property, including testing for contaminants. The City would also likely pursue an agreement with the Department of Ecology addressing cleanup requirements.

How much is all of this going to cost?

We don't know yet. We first need to reach agreement with the property owner on terms of a purchase and sale agreement including purchase price and size of property to be acquired. We will then develop a budget for due diligence, testing, and designing conceptual plans for the shoreline restoration area and potential park area. We would then perform our due diligence on the property and more fully understand the environmental and other challenges with the site. We would also use feedback from the Love Where You Live community engagement project and provide more opportunities for input in the development of conceptual plans for shoreline restoration and potential park area.

Once we better understand what the public wants, underlying conditions of the property, and expectations of the property owner and DOE, we will also have a better picture of costs to acquire and develop the property and funding strategy whether or how to move forward.

What's next in the process?

The next steps include continued negotiations with the property owner to reach an agreement on terms for a purchase and sale agreement for purchasing a portion of the property.

We want the community to stay involved and there will be many more opportunities to provide input along the way. Stay tuned for updates and opportunities for engagement at kenmorewa.gov/lakepointe.

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