Property Redevelopment

Potential future property uses must be considered early on as part of site cleanup negotiation and planning. Chances to integrate cleanup actions with final site components can represent significant environmental opportunities and cost savings.

Final site redevelopment and use goals can vary significantly. Should infrastructure be installed or renovated? Should the site be returned to its natural state? Or would another avenue of redevelopment be more advantageous for owners, investors the surrounding community, and the environment? Such questions can best be answered by carefully examining the various advantages and drawbacks offered by each option, and by assessing the inherent challenges involved. Windward's property redevelopment experience encompasses site characterization, addressing final site use constraints and expectations, agency negotiation, preparing environmental site management plans, adhering to State Environmental Policy Act (SEPA) checklists, engineering evaluations, and a wide range of other related services.

Port of Seattle Terminal 5

Windward provided general environmental and engineering support services to the Port of Seattle (Port) during its Terminal 5 Expansion Project in West Seattle, Washington. The project entailed the redevelopment of contaminated industrial properties as part of the Southwest Harbor Project. Windward's work included: environmental compliance reporting and operation and maintenance (O&M) inspection activities for both Terminal 5 Washington State Department of Ecology-led redevelopment sites, and the Terminal 5 US Environmental Protection Agency (EPA)-led Superfund site. Windward also provided environment-related information, parcel histories, and related cleanup obligations and actions to support the exchange of parcels and right-of-ways as properties were repurposed following cleanup.

The terminal expansion involved the redevelopment of several Brownfield industrial sites, including a steel mill yard, rail yard, wood-treating facility, former municipal landfill area, and closed shipyard. Windward worked closely with the Port's environmental staff to develop project approaches and requests for proposals, review reports by other consultant teams, serve as agency liaison, and provide field oversight.

Origami NRD Bank

Windward has been contracted by Origami Capital Partners to advise them during a due diligence feasibility investigation for a potential natural resource damage assessment (NRDA) restoration bank at the site of a vacant plywood mill on the Lower Willamette River (LWR) in Portland, Oregon. The vacant mill and surrounding area have been cleaned up and will be redeveloped as an off-channel creek mouth wetland complex that will create "credits;" these credits will be available for sale to potentially responsible parties (PRPs) with NRDA liability in the LWR. Windward is evaluating the environmental risks associated with construction, credits assignment, market conditions for the sale of NRDA credits, and the likely time frame of demand (i.e., when the Trustees will begin to settle liability).

Duwamish Properties

Windward was contracted by Duwamish Properties to provide environmental support services for the redevelopment of the Harley Marine Services, Inc., property in Seattle, Washington. The 5-ac property is located on the southeastern shore of Harbor Island, along the East Waterway Superfund site and within the footprint of the Harbor Island Superfund site. Redevelopment needed to address EPA concerns and meet all Superfund site environmental compliance requirements.

The project involved the design and development two new structures, construction of additions to the existing office building, and renovation of site infrastructure. Because the site is part of the Harbor Island Superfund site, the property is required to have an asphalt containment cap in perpetuity to contain subsurface soils that have been impacted by heavy metals and petroleum hydrocarbons. As a result, redevelopment needed to take into account subsurface contamination management, asphalt cap replacement, and stormwater best management practices (BMPs) implementation.

Windward's services included compiling all previous environmental reports, preparing an environmental site management plan, preparing and implementing a cost-effective soil management plan, installing exploratory subsurface soil borings to evaluate soil quality, preparing a SEPA checklist, and serving as the project liaison to EPA.