



Brownfields Outcomes Tour

U.S. Environmental Protection Agency WA State Department of Ecology Assistance

WELCOME!

Thank you for coming to the City of Spokane to see the incredible work we have been able to do because of U.S. Environmental Protection Agency and Washington State Department of Ecology grant programs. The outcomes Spokane has been able to achieve because of Brownfields assessment, remediation and re-development funding will benefit generations of residents and visitors to our community. We're grateful you're here to see our ability to maximize funding sources.

Julie Woodward
Mayor, City of Spokane

Hillyard Outcomes: EPA Community Wide Assessment, EPA Area Wide Planning and Ecology Integrated Planning Assistance

The **Hillyard neighborhood** has a long history of industrial use. Spokane's major railyard for north-south transit and many industries that needed rail line access were historically located here. Over time, **industrial activity led to contamination issues, including bulk petroleum, lead, aluminum dross, bunker C fuel, and solvents** — all in proximity to residential neighborhoods. With the initiation of the **North South Corridor highway** construction project, there was **renewed interest** in addressing environmental risk



while maximizing economic benefit and redevelopment opportunities. **The City created Washington's first Brownfields Redevelopment Opportunity Zone, acquiring federal and state grants to assist: an EPA Assessment Grant, an EPA Areawide Planning Grant, and an Ecology Integrated Planning Grant.** These were used to determine neighborhood needs and locations where City investment could be maximized to encourage redevelopment.

SOURCES

Avista Corporation, *In the Community: Huntington Park/Gathering Place*, <https://www.avistalegacy.com/home/in-the-community/huntington-parkcity-hall-plaza/>.

City of Spokane, *Spokane City/County Historic Preservation Office*, www.historicspokane.org.

Spokane Tribe of Indians, *Spokane Tribe History*, <http://www.spokanetribe.com/userfiles/file/STEP/Spokane%20Tribe%20History.pdf>.

Spokesman Review, "Tribal History," <http://www.spokesman.com/guides/olmsted-brothers-and-power-public-spaces/stop-57/>.

Spokane University District Outcomes: EPA Coalition Assessment and Ecology Integrated Planning Grant

The **University District** is a former railyard that has been in the redevelopment process for the last 20 years. Historic rail lines left a legacy of **petroleum, metals, and polycyclic aromatic hydrocarbons in soil**. Various universities performed cleanups and turned the area into a hub for business and education. The **University District Development Association**, in cooperation with the **City of Spokane** and the **University District Public Development Authority**, created a **center for research, innovation, and connectivity** that they hope to expand to the surrounding community. They partnered with the **City of Spokane, Washington State University, Gonzaga University, and the Empire Health Foundation** for an **EPA Coalition Assessment Grant** to fund assessing up to 90 acres of land in the neighborhood.

The **University District Gateway Bridge** links Spokane's south university district with the campuses of **WSU, Whitworth University, Eastern Washington University, and Gonzaga University**. Working closely with campus staff, city engineers, the University District Board, and the general public.



spokaneudistrict.org

Catalyst Building

University Gateway Bridge



Gateway Bridge's South Landing Planning and visioning led to South Landing Eco-District. A transformative Model for **Sustainable Development in the Heart of Spokane**, a bold vision by Avista Chairman Scott Morris to create the five smartest blocks in the world becomes reality with the opening of the new Catalyst building and Scott Morris Center for Energy Innovation in the South Landing of Spokane's University District.

The new **Catalyst building** aims to be one of the largest **zero-carbon, zero-energy buildings in North America**, as certified by the International Living Future Institute (ILFI). The adjacent Morris Center will be the heart of an innovative shared energy model called an Eco-District, where a centralized plant will power the two new buildings and additional buildings in the future.

catalystspokane.org

Spokane University District Outcomes *continued*: EPA Coalition Assessment and Ecology Integrated Planning Grant



Boxcar Apartments

Box Car Apartments are now leasing. A modern seven-story apartment building offers **sophisticated** studio, one-bedroom, two-bedroom apartments with an **eye-catching railway-inspired** exterior.

boxcarapartments.com

EPA Coalition Assessments led to:

UW School of Medicine – Gonzaga University Health Partnership

The City completed a Phase I ESA at the Property in February of 2020 to facilitate redevelopment of the property. The Phase I ESA identified several recognized environmental conditions (RECs) in connection with the property. These **include the historical use of the property by the railroad including an associated “oil house”**, the reported installation of up to three underground storage tanks, and floor drains within the building that reportedly discharged to the Spokane River. A Phase II ESA and RBM survey were performed at the property in May of 2020. The **Phase II ESA identified arsenic, lead and polycyclic aromatic hydrocarbons (PAHs) in soil** at concentrations greater than the applicable cleanup levels. The RBM **survey identified the presence of asbestos containing materials (ACM) and lead-based paint (LBP)** in coatings in the structure.

University of Washington/Gonzaga University Medical Building



The ribbon cutting in September of 2022 was held for the new \$60 Million center for medical education, health sciences and innovation, with the opening of an 80,000-square-foot building.

gonzaga.edu/academics/health-partnership

Spokane University District Outcomes *continued*: EPA Coalition Assessment and Ecology Integrated Planning Grant

The City's Brownfield Program completed a Phase II ESA at the Property in September of 2020 on behalf of a prospective buyer to investigate data gaps from previous assessments.

The **September 2020 Phase II ESA identified a limited area of benzene and PAH contaminated soil in the northwest corner** of the Property. Subsequently, an ABCA was prepared in November of 2020 and identified three remedial alternatives to address the cleanup of contaminated soils in the northwest corner of the Property. The preferred alternative was excavation and offsite disposal of contaminated soils and backfilling the excavation with clean fill.



The **ABCA completed with EPA CWA grant funds was leveraged** by then Property owner Hawkins Edwards to remediate and cleanup the site through an Independent Remedial Action completed in February 2021. The Washington State Department of Ecology issued a No Further Action determination for the remedial action on March 3, 2021. This facilitated the sale of the Property to Boise, Idaho-based deChase Miksis. In May of 2021, construction began at 206 and 214 W. Riverside Ave. on a \$22.5 million, 130,400 square-foot structure with 137 apartments ranging from studio to two-bedroom units.

thewarrenspokane.com



Downtown Spokane Brownfields Outcomes: EPA Targeted Brownfields Assessment and Ecology Wastewater



Combined Sewer Overflow Tank Spokane Falls Blvd.

my.spokanecity.org/publicworks/

The City of Spokane has been working with the Washington State Department of Ecology to install a series of concrete combined sewer overflow tanks to reduce the spillage of untreated sewage and stormwater into the Spokane River during high precipitation or melting events.



Combined Sewer Overflow Tank First & Adams

This is a **huge step toward better protecting the Spokane River**. The location of these tanks is crucial, as they are large and typically need to be along the river corridor. Land for these tanks is limited, so the City looked to properties it already owned. Many of these **properties had a history of contamination**, and in some cases, that contamination wasn't known until the tank installation process was already underway.

The City **partnered with Ecology and the EPA** led to apply **Targeted Brownfields Assessment** funding at these **properties to identify environmental risks in advance and address them when planning tank installations**.

Downtown Spokane Brownfields Outcomes *continued*: Brownfields Cleanup and Access to Spokane Falls

For many generations, **Spokane Tribal families relied on river waterways for nourishment and medicinal and spiritual purposes, with the grand Spokane Falls serving as a gathering place** for many Spokane Tribal Ancestors. Now they share that gathering place—and the name of the tribe itself—with the modern, thriving city of Spokane. Through innovative redevelopment, areas that were once contaminated by industry have been revitalized into beneficial public spaces.

Tribal history

Native mythology ties humans to this place from the beginning of creation, though archeologists have evidence of human habitation reaching nearly to the end of the last Ice Age some 15,000 years ago.

Successive waves of inhabitants developed one strand of what anthropologists call Columbia Plateau Culture, including the Spokane Tribe. Three major Spokane groups lived along the river—the Lower Spokanes, near the river’s connection with the Columbia

River; and two other bands, the Middle and Upper Spokanes, who occupied lands along shorelines and tributaries as far east as Lake Coeur d’Alene.



Spokane Tribal members hunted, fished, and collected roots and berries to feed their families throughout the year. Salmon ran up as far as the Spokane Falls and into the river’s tributaries.

The Spokanes and other regional tribes gathered along the river annually to fish for salmon, a staple of their diet. They fished in several locations, including the Little Falls downstream near the Columbia, near the outflow of the Little Spokane River, at the mouth of Latah (Hangman) Creek, and at the Lower Spokane Falls, the last point at which the salmon could travel on the river. Debbie Finley, historian and member of the Colville Tribe, wrote in a 1995 *Spokesman-Review* article that between 200 and 5,000 Indians gathered near the falls every year for the salmon harvest.

The lower falls and gorge are still considered sacred to the Spokane Tribe. Regional tribes gather near the falls to celebrate their traditional and contemporary culture. Many of the same fishing and hunting practices are used, just as the same roots and berries are collected by modern Spokane Tribal families. Spokane Tribal Elders continue to teach the Salish language to the youngest members of their tribe. Salish language classes are held on the Spokane Indian Reservation. Oral history remains the main source of history preservation.

Downtown Spokane Brownfields Outcomes *continued*: EPA Brownfields Revolving Loan Funds, WA Dept of Commerce

Located just north of Spokane's City Hall on Post Street, the **Spokane Tribal Gathering Place connects Riverfront Park with Huntington Park, a revitalized public space** showcasing the powerful Spokane Falls. The space invites people to enjoy the river and provides a great venue for community events.

The Gathering Place **was once a parking lot between the Historic City Hall and Historic Washington Water Power (WWP) buildings**. There was no access to the river from that parking lot. The cleanup was conducted during Avista's redevelopment. **Avista removed and disposed of approximately 5,000 cubic yards of contaminated material (PAHs and lead)** from beneath the City Hall parking lot. The remediation cost \$294,704.

Huntington Park is named after David L. Huntington, WWP's third president who served from 1910 to 1927. Huntington led WWP during a time of unprecedented expansion. **Avista redeveloped this park to give residents and visitors a close-up look at the awesome power of this great river.** Located on the south bank of the Spokane River, within the shadow of the original WWP Post Street substation and the spray zone of the Lower Falls, **Huntington Park is a legacy to the city and the area's tribal history.**



Kendall Yards

The 77-acre Kendall Yards property is near downtown and directly south of one of Spokane's oldest neighborhoods, West Central.

In 1914, the North Pacific and Milwaukee Railroad (later Union Pacific) constructed bridges across the Spokane River and purchased the property from Spokane College to create a new rail line operational facility. Great Northern Railroad also brought its main line along the northern edge of the property. **The main**

complex was located on the western portion of the site and included a railroad turntable, above-ground oil storage tanks, and oil distribution pipelines. Both coal- and oil-fired steam engines were serviced here.

These railroads operated until 1955. Between 1955 and the late 1980s, both of the **railroad corridors were abandoned, portions of the elevated Union Pacific corridor were removed, and the sunken Great Northern corridor was filled to grade.**

The central portion of the property had little usage, except for railroad tracks. The eastern portion of the property included warehousing, a plating operation, perishable goods storage, and several municipal facilities.

kendallyards.com

Downtown Spokane Brownfields Outcomes *continued*: Three EPA Cleanup Grants, Riverfront Park



Riverfront Park's 100 acres of land and water have a rich and varied history.

Industrial development first started in the late 1870s with industries that used Spokane Falls for power generation. Factories, flour and lumber mills, and various commercial enterprises were on the site by the 1880s, as well as a small residential population. Railroad lines to service these industries were also completed, including railroad trestles on the south bank of the river.

Since the **1881 arrival of the Great Northern Railroad**, the area increasingly became the site of rail lines.

When the **Great Fire of 1889 occurred**, most of downtown Spokane was destroyed along with several buildings within the park. The area was rebuilt after the fire, and by 1900, new development was in place along the south bank of the Spokane River, predominantly city and municipal buildings but also paint shops and printing facilities. Mill activities used the Spokane River to transport and store logs. When the Union Pacific Passenger Depot was built in 1914, many of the residences and lodgings in the area became displaced. By 1929, the park area was almost completely developed with buildings and railroad infrastructure. Eventually the site became a regional hub for rail industry and transportation, containing multiple factories, depots, and tracks for four transcontinental railroads. Some of the tracks had to be built on trestles to accommodate through traffic. **The area continued to be used for industry and transportation with little disruption until the late 1950s** when declining industrial conditions led to the vacancy and demolition of many long-standing buildings. By the **1960s, most buildings (including both rail depots) had been demolished** and were replaced with parking areas.

The **City of Spokane acquired the railroad properties in the park area in 1972**, and all remaining railroad and industrial structures (except the clocktower) were removed by 1973. The **park was then constructed as the site for the World's Fair of 1974 (Expo '74)**, which was the **first to have an environmental theme**. Plans included an extensive alteration of the park area, including the addition of large amounts of fill to bring areas to grade. The 1909 Loeff Carrousel, originally located in Natatorium Park, was also moved over to Riverfront Park. Only the pavilion, gondolas, and clocktower remained. **Contamination at the site is mainly related to its railroad history, industrial history, usage of fill, and the Great Fire**. Rail usage often contributes metals-contaminated ash from the cleaning of coal-fired engines, petroleum from various fuel usage (diesel, bunker C oil, or lubrication oil), and some solvents from metal part cleaning and maintenance.

riverfrontspokane.com