

# RIVER FRONT PROPERTIES

(also known as Kendall Yards)



## Site Cleanup Results in Proposed Removal from Ecology's Hazardous Sites List

### More Than 200,000 Tons of Contaminated Soil Removed

In less than one year, the owners of River Front Properties completed cleanup of several contaminants in soil at the site. The cleanup was conducted in compliance with the U.S. Environmental Protection Agency's Brownfields Initiative and the Washington State Department of Ecology's Voluntary Cleanup Program. The project was a cooperative effort between several parties including the owners River Front Properties, LLC and their consultants; the Washington State Department of Community Trade and Economic Development; the U.S. Environmental Protection Agency; the City of Spokane; and the Washington State Department of Ecology.

### Site Location

The site covers 78 acres, divided into 14 parcels, and lies northwest of downtown Spokane, Spokane County, Washington. A small section of parcel 12 is not included in the site (see Figure 1). The general site boundaries run from Summit Boulevard on the west to Monroe Street on the east. The site also includes land just north of the Spokane River from Ohio Avenue to Bridge Avenue. Some sections of the property extend north to College Avenue (see Figure 2).

### The Hazardous Sites List

The site was placed on Ecology's Hazardous Sites List because of contamination from previous land uses. Land uses were primarily related to the railroad industry. Union Pacific operated a locomotive repair and servicing complex from 1914 to 1955 at the site. Other uses included a plating operation, storage facilities and operation of several county facilities. Contaminants in soil included petroleum product, metals and materials known as carcinogenic polyaromatic hydrocarbons (cPAHs).

Ecology proposes to remove the site from the Hazardous Sites List based upon the following information:

- The completed work sufficiently meets state cleanup requirements.
- Review of independent cleanup reports submitted to Ecology.
- Supporting documentation.

Ecology has issued a letter to the property owner that states no further action is needed at the site.

### Comments Wanted

You are invited to review the site-related documents and comment on the proposed removal from the Hazardous Sites List. Comments will be accepted **April 12 through**

**April 2006**

### Comments Accepted

April 12, 2006 through  
May 11, 2006

### Send Comments/Questions to

Ms. Sandra Treccani  
WA Department of Ecology  
Toxics Cleanup Program  
4601 N. Monroe  
Spokane, WA 99205-1295  
509/329-3412 or 1/800/826-7716  
e-mail: [satr461@ecy.wa.gov](mailto:satr461@ecy.wa.gov)

### Review Documents at Ecology

Mrs. Johnnie Landis 509/329-3415  
WA Department of Ecology  
4601 North Monroe  
Spokane, WA 99205-1295  
e-mail: [johh461@ecy.wa.gov](mailto:johh461@ecy.wa.gov)

### Ecology's Toxics Cleanup

#### Website:

[http://www.ecy.wa.gov/programs/tc/p/sites/sites\\_information.html](http://www.ecy.wa.gov/programs/tc/p/sites/sites_information.html)

Click on "S" for Spokane County, then on River Front Properties

### Requests for Public Meetings, Hearings and Mailings

Ms. Carol Bergin  
WA Department of Ecology  
4601 N. Monroe,  
Spokane, WA 99205-1295  
1/800/826-7716 or 509/329-3546  
e-mail: [cabe461@ecy.wa.gov](mailto:cabe461@ecy.wa.gov)

### Brownfields Initiative

For more information on U.S. Environmental Protection Agency Brownfields Initiative click on:

<http://www.epa.gov/swerosps/bf/index.html>

**May 11, 2006.** The box on page one provides the locations to review documents and send comments.

Ecology will review all comments received during the 30-day comment period and prepare a response. The response, called a Responsiveness Summary, will be sent to those who submit comments. The summary will also be available at the repositories listed in the box on page one. Based upon the responses, Ecology may revise the decision to remove the site from the Hazardous Sites List, if justified.

### Brownfields Development

The U.S. Environmental Protection Agency (EPA) Brownfields Initiative provides communities and stakeholders an opportunity to work

together in partnership to redevelop or reuse sites that may contain hazardous materials. EPA provided grant dollars to the Washington State Department of Community Trade and Economic Development. The River Front Properties LLC received a \$2.4 million brownfields loan from the Washington State Department of Community Trade and Economic Development (CTED). The loan is the largest of its kind for a brownfields project in the United States to date. Plans for the development include residential units and up to 1 million square feet of commercial space.

### Ecology's Voluntary Cleanup Program

In May 2005, River Front Properties, LLC of Coeur d'Alene,

Idaho applied to clean up contaminants at the River Front Properties site under Ecology's Voluntary Cleanup Program. The Voluntary Cleanup Program provides a way for property owners to clean up a site independent of Ecology's formal process. River Front Properties, LLC chose the option to have Ecology provide technical consultation for the cleanup. Cleanup focused on removal of more than 200,000 tons of soil contaminated with petroleum, cPAHs and metals. The property owners chose to remove as much contaminated soil as possible so land use could be unrestricted. The metals included cadmium, lead and arsenic.

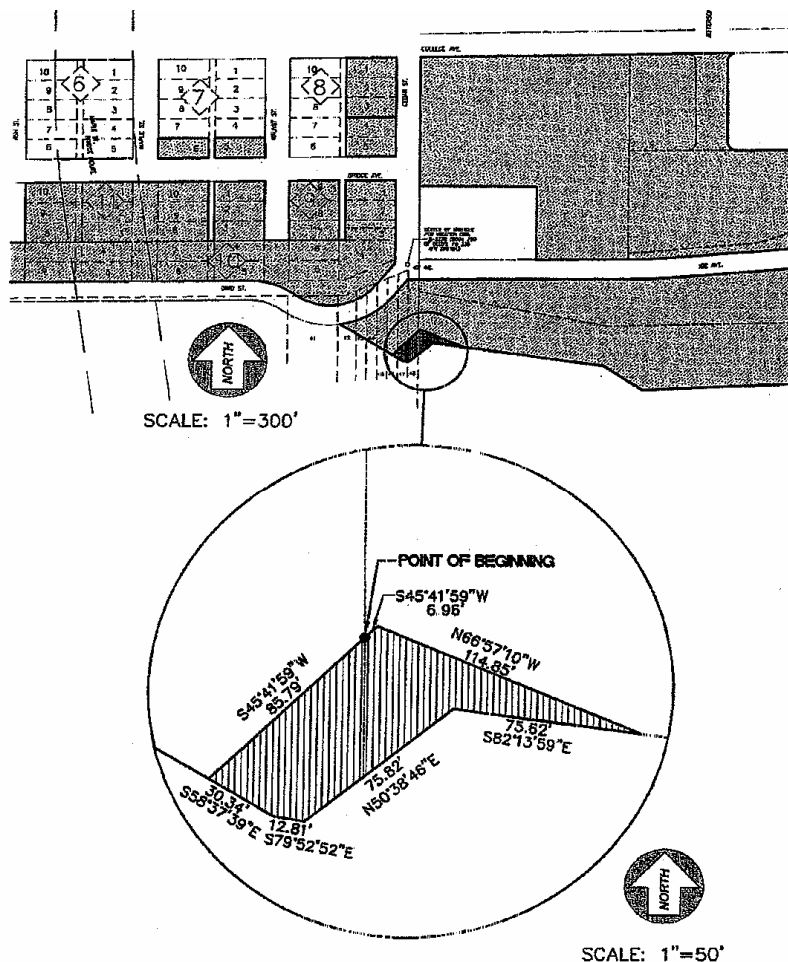


Figure 1



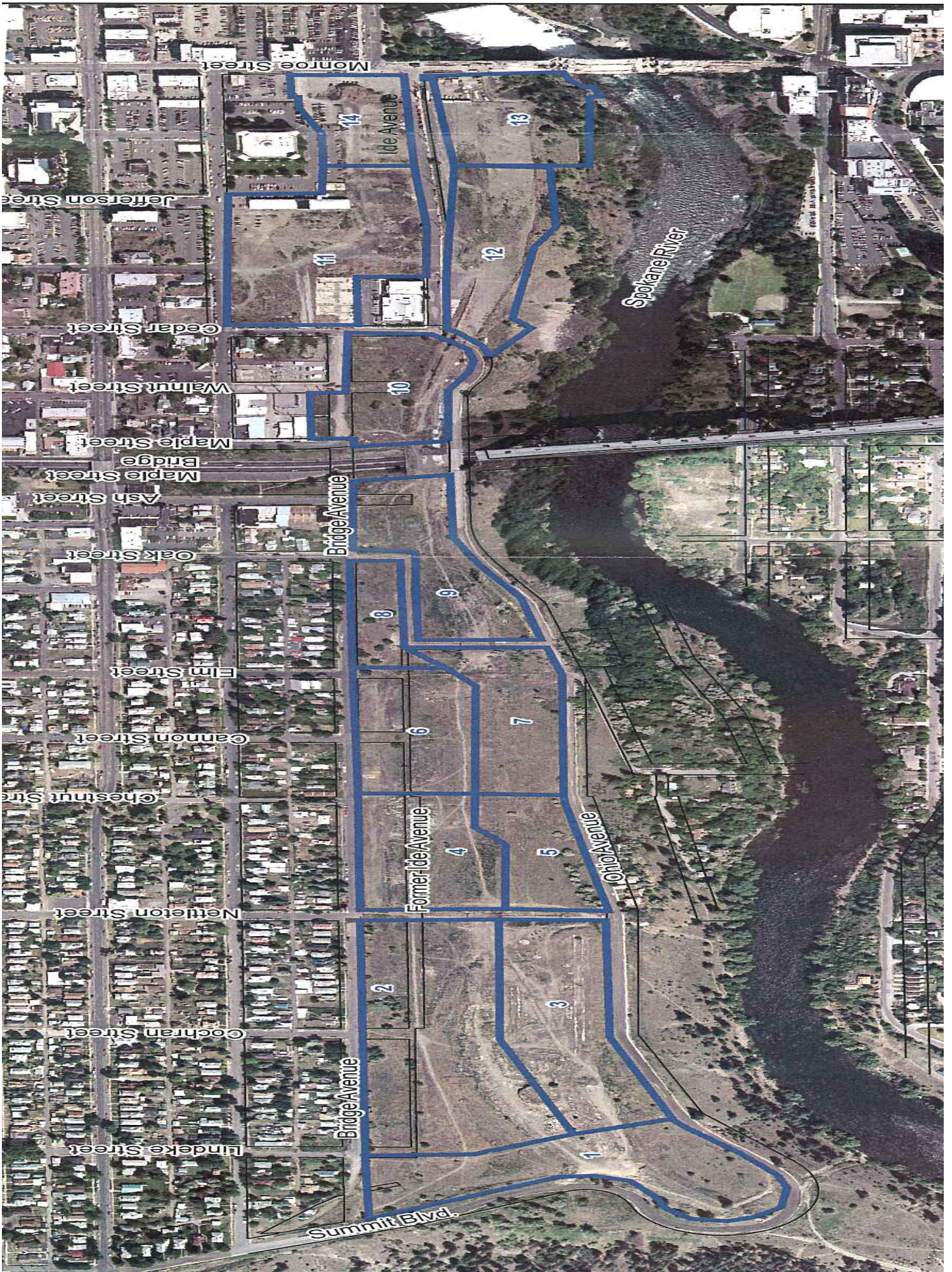


Figure 2





WASHINGTON STATE  
DEPARTMENT OF  
**E C O L O G Y**

**4601 North Monroe, Spokane, WA 99205-1295**

**RIVER FRONT PROPERTIES SITE**  
**(also known as Kendall Yards)**  
**PROPOSED DELISTING**