

### What is a brownfield?

A brownfield is a property wherein its expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. and more than 2,200 in Washington. These often abandoned sites can create safety and health risks to surrounding residents, increase unemployment, and are frequently tax delinquent.

### Where are brownfields typically located?

Brownfields sites can be found practically anywhere. Created through contamination due to former uses, brownfields include those sites once used for gas stations, dry cleaners, factories, warehouses, railroad switching yards, landfills, parking lots, etc.

### What opportunities exist for brownfield cleanup?

Brownfields are often located in highly desirable areas for development, but contamination prevents redevelopment of that site and adjacent areas. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, improves and protects the environment.



Figure 1 Before



Figure 2 After

### What is being done for brownfields at the local level?

The City of Spokane's Brownfields Program, administered by Planning and Development Services (PDS), provides assistance to private individuals, businesses, and non-profit organizations to assess and remediate contaminated sites.

Spokane is also home to Washington's first Brownfield Redevelopment Opportunity Zone (ROZ). A former municipal storage site, known as The Ranch, located in the Hillyard Industrial Area became the ROZ pilot project, coinciding with the targeted investment projects being implemented in [The Yard](#).

### What is the PDS Brownfields Program?

The City of Spokane is a partner of the Washington Brownfields Coalition, and the PDS Brownfields Program provides technical assistance and disseminates information on statewide programs and policies to the local level, serving as a resource for potential applicants of the state [Brownfields Revolving Loan Fund](#).

### Examples of Brownfield Projects

There are many examples in Spokane and across the nation of highly successful brownfield cleanup and redevelopment projects.

- **Riverpoint Campus**, just east of Downtown Spokane, was once occupied by old rail lines and a waste incubator. It now houses five higher education institutions and the shoreline of the Spokane River has been restored.
- **Kendall Yards** was once the site of a large rail yard. Since then, new houses, townhouses, apartments, offices, restaurants have been built on the 84-acre site. It has become home for several hundred residents and it continues to expand.
- Havermale Island was once a large rail yard, shipping and transportation center adjacent to Downtown Spokane. The site was cleaned up and redeveloped in the 1970s for Expo '74, and is now the location of Riverfront Park.



Figure 3 Before



Figure 4 After