

Property Owner Frequently Asked Questions (FAQ)



Site Reuse and Revitalization Program: Community Wide Assessment

Is the land you own or are interested in purchasing vacant or less productive than it ought to be? Do you have concerns that the historic use of the property or environmental contamination may be part of the issue?

Funding from the U.S. Environmental Protection Agency (EPA) Brownfield Community-wide Assessment Grant is now available through the City of Spokane to help reduce uncertainty and increase the marketability of properties within “The Yard.”

How will assessment benefit me as a property owner?

- Potential for increased developer appeal;
- Reduced uncertainty regarding past uses and existing conditions;
- Tax incentives;
- Reduced liability; and

Commercial property transactions generally require Phase I & II Environmental Site Assessments (ESAs).

Will I have control over the work done through this program?

You will have the right to stop participation in the program at various phases of the assessment process. You will be asked to authorize site access to the City’s environmental consultant, who will perform all work at the direction of the City. You will receive final reports following site assessment.

What’s the catch? There is no catch - for eligible, priority sites, ESAs, hazardous materials surveys and a wide variety of cleanup/reuse planning activities can be conducted at no cost to you. We invite you to visit the project website or contact us for more information (see below). You are also welcome to simply complete and submit the **Site Nomination/Application Form** on the following page to get started.

Phase I Environmental Site Assessments

Research study intended to gather information to assess the environmental condition of the property and identify potential areas where substances may have been released.

Estimated Value: \$5,000 (now grant funded)

Estimated Time to Complete: 1-2 Months

Phase II Environmental Site Assessments

Intrusive study in which actual physical environmental samples are collected and analyzed to characterize the type, distribution and extent of substances in buildings or the environment (if present).

Estimated Value: \$20,000 (now grant funded)

Typical Process: 2-3 Months

Additional Information

For more information, contact Melissa Owen (Project Planner, Spokane Planning & Development Services) at 509-625-6063, mowen@spokanecity.org, or visit the project website at <https://my.spokanecity.org/projects/the-yard/>

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Site Nomination/Application Form

In 2015, the City of Spokane was awarded a \$400,000 U.S. EPA Brownfields Community-Wide Assessment Grant to support the assessment, cleanup, and revitalization of underutilized sites located in the Hillyard target community. Grant funds can be used to complete Phase I and II Environmental Site Assessments (ESAs), cleanup planning, and a variety of property reuse planning activities. Funding will be available through summer 2018, for approximately 16 high priority sites.

Section A – Site Nomination/Information Request

Do you know of a site (or sites) in the Hillyard target community that you think would benefit from environmental assessment, cleanup, or reuse planning? If so, please provide address/location description: _____

Do you own the site(s)? ☐ Yes ☐ No If yes, please complete Section B.

Are you interested in learning more about grant funding? ☐ Yes ☐ No If yes, please provide contact information:

Name: _____ Phone: _____

Email: _____

Section B – Environmental Site Assessment Application

Property Owner Name: _____

Owner Address: _____

Phone Number: _____ Email: _____

Property Address: _____

Current Use: _____

What year did you purchase the property? _____

From whom did you purchase the property? _____

Please describe the past uses of the property (provide as much detail as possible, particularly how the previous owner utilized the property): _____

Are you aware of any contamination on the property? If so, please describe:_____

Have any environmental assessments been completed on the property? If so, please provide details, including the date(s) of prior work:_____

Has there been any regulatory enforcement by the US Environmental Protection Agency or Washington Department of Ecology? If so, please describe:_____

Why is environmental assessment needed on the property now?_____

Please describe the financial need for Site Reuse and Revitalization Program grant funding to complete environmental assessment:_____

How will the redevelopment benefit the community? Please reference any removal of blight or health and safety hazards, new jobs, private investment, new uses, open space, and/or other benefits that will result:_____

What is the anticipated schedule for planned sale, reuse, or redevelopment?_____

Are there other important factors that should be considered by the City and the EPA in reviewing your request for grant funding?_____

Applicant Signature:_____ Date:_____

For more information contact:

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