



# BROWNFIELDS PROGRAM PROJECT FACT SHEET

## 0 E. Commercial Row Reno, Washoe County

### SITE BACKGROUND

The two parcels located at 0 E. Commercial Row are owned by the City of Reno and were acquired as part of the ReTRAC project, which buried a section of railroad track that runs through the central business district of Reno. Upon completion of ReTRAC and the repayment of the bonds held on the properties, the properties became marketable and the City of Reno sought to repurpose them for redevelopment. The redevelopment plan is part of the ReImagine Reno Master Plan, which created a 20-year vision for Reno, and the Reno Downtown Action Plan, which is a set of strategies for revitalizing downtown Reno. Both of the parcels are currently vacant industrial/commercial lots; APN - 24 has a concrete building foundation on the property.

### FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Phase I ESA (APN -24)	\$3,000	2019
Phase I ESA (APN -33)	\$3,000	2019
Phase II ESA	\$57,100	2019
<b>SUM</b>	<b>\$63,100</b>	

### SITE INVESTIGATIONS

A Phase I ESA on APN 008-370-33 revealed the following RECs:

- The Property overlies a regional plume of PCE in groundwater;
- Residual petroleum impacts to the soil remain following previous remedial actions. Groundwater below this area may also be impacted.

During ReTRAC construction activities in 2004, a 2 to 12-inch layer of petroleum hydrocarbon impact soil was discovered on the property. Contaminated soil within the construction zone was removed and the site was granted closure in 2006 by NDEP following soil excavation. Contaminated soil outside the ReTRAC construction zone was not removed.

A Phase I ESA on APN 011-450-24 revealed the following RECs:

- The Property overlies a regional plume of PCE in groundwater;
- Following remedial actions, residual TPH in soil above Nevada State Reportable concentrations was found in multiple locations and at various depths;
- Groundwater at a former boring was found to be impacted by chloroform;
- Soil beneath the building foundation and former leachfield has not been assessed and may contain unidentified chemicals or petroleum constituents.

During ReTRAC construction activities in 2004, a thick tar-like substance was uncovered on the property. Excavation was conducted, but residual impacts were allowed to be left in place. The site was granted closure by NDEP in 2006.

A Phase II ESA was authorized in 2019 to conduct soil and groundwater sampling for petroleum hydrocarbons and Volatile Organic Compounds.

### SITE LOCATION

- 0 E. Commercial Row, Reno, Washoe County
- APNs: 008-370-33, 011-450-24
- 3.76 acres

