



BROWNFIELDS PROGRAM PROJECT FACT SHEET

265 Keystone Avenue Reno, Washoe County

SITE BACKGROUND

The parcel is located at 265 Keystone Avenue and has been owned by the City of Reno since 2002. The parcel was 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. The property is a commercial/industrial lot developed with three vacant and dilapidated warehouses: a 7,000 sq. ft. warehouse constructed in 1961; a 5,300 sq. ft. warehouse constructed in 1955; and a 6,000 sq. ft. warehouse constructed in 1983.

FUNDING

Activity	NBP Funding	Date
Phase I ESA	\$3,000	2019

SITE LOCATION

- 265 Keystone Ave, Washoe County
- APN: 010-610-17
- 3.26 acres

SITE INVESTIGATIONS

A Phase I ESA on APN 010-610-17 revealed the following RECs:

- Potential for the presence of asbestos-containing building materials (ACM) and/or lead based paint (LBP) based on the age of the building and the unknown condition of the structural materials potentially containing ACMs and/or LBP.

The Phase I ESA recommended that an asbestos demolition/renovation survey be completed and disturbed areas checked for compliance with Nevada lead regulation requirements if the building is renovated or demolished.

RESOURCES

To learn more about the Nevada Brownfields Program, visit:
<https://ndep.nv.gov/environmental-cleanup/brownfields>

