



BROWNFIELDS PROGRAM PROJECT FACT SHEET

Freight House Reno, Washoe County

SITE BACKGROUND

The site was owned by Union Pacific Railroad for over 100 years, was transferred to the City of Reno in 2006 as part of City's downtown redevelopment initiative, then sold to a private developer in 2010 for redevelopment.

The Freight House was constructed in 1931 as a Southern Pacific Railroad freight station. The buildings on the site comprised the two-story Freight House office building, a single-story warehouse, and an open loading dock. The loading dock and warehouse were previously used to load and unload railcars but had been unused for at least 10 years; the Freight House building had been used as office and retail space.

The City of Reno Redevelopment Agency applied and was approved for funding from the Nevada Brownfields Program (NBP) to conduct a Phase I Environmental Site Assessment (ESA) on the property to determine if there was any contamination that would interfere with redevelopment on the site.

FUNDING

| Activity | NBP Funding | Date |
|---------------------------------------|-------------|------|
| Phase I Environmental Site Assessment | \$3,104 | 2007 |

INVESTIGATIONS

The Phase I ESA found no evidence of recognized environmental conditions (RECs), although several conditions of potential concern were noted:

- Groundwater is known to be contaminated with tetrachlorethylene (PCE) and arsenic, although based on tests of nearby wells, it do not exceed EPA maximum contaminant levels;
- Portions of the warehouse building were covered by corrugated asbestos sheeting that should be appropriately removed.

No further assessment was deemed necessary for the site.

SITE LOCATION

- 250 Evans Avenue, Reno, Washoe County
- APN: 011-450-26
- 2.12 acres

CURRENT STATUS

The warehouse on the site was redeveloped into the Freight House District, a dining and entertainment complex adjacent to the AAA ballpark. The Freight House office building remains in place with no improvements.



