

Kendall Yards City of Spokane, Washington



Former Kendall Yards

Kendall Yards sits in the heart of Spokane. It spans 77 acres on the north side of the Spokane River near Spokane's downtown. It was a former locomotive repair and refueling site. It sat idle for more than 50 years. The property was used as an illegal dumping ground.

In 2005 work got underway to clean it up. The developer, Riverfront Properties LLC, received a \$3.4 million Brownfields loan. It was the larger project undertaken by Commerce.

A year later, cleanup was complete. In March 2006 the Department of Ecology determined no further action was needed on the former Kendall Yards railroad site.

And then the housing crisis hit. The median resale price of homes fell 18 percent from 2007 to 2011. Kendall Yards continued had to sit idle for a little while longer.

Key Accomplishments...

- Property made ready for reuse in one year.
- More than 223,000 tons of contaminated soils were removed.
- Recipient of the national 2006 Outstanding Brownfields Team Award, an EPA award that recognizes excellence in regional waste management and emergency response.

Project Location

Address: Summit Parkway, Spokane, WA 99201
Census Tract: Spokane County: Tract 23



Greenstone's Kendall Yards

In 2009 Greenstone, a locally owned real estate development company, purchased the Kendall Yards property.

Working with the City of Spokane, they formed a planned unit development district. It includes tax increment financing to pay for the public infrastructure. In short time, construction of new homes got underway.

Today Kendall Yards offers an economically diverse, compact and pedestrian-friendly community. Spokane's Centennial Trail connects Kendall Yards to Spokane's downtown and U-District.

Greenstone offers several housing choices. It includes apartments and new homes costing \$119,000 to \$200,000 and up. Kendall Yards has retail stores, restaurants, coffee shops and commercial office buildings.

The project will...

- Make space for 2,600 residential units
- Create a commercial district to include restaurants, shops and professional offices.
- Leverage 500 jobs during construction and up to 2,500 permanent jobs afterwards.
- Represent a long-term investment of over \$750 million

Questions?

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