

Planning for Sustainable Brownfield Redevelopment

NORTHPORT, WASHINGTON – FORMER LEROI SMELTER SITE REDEVELOPMENT

SITE STATISTICS

- **Community:** Northport, Washington
- **EPA Regional Lead:** Susan Morales, morales.susan@epa.gov
- **Site and Use:** 32-acre former smelter along the Columbia River
- **Technical Assistance:** Site Action Plan

PROJECT BACKGROUND

The 32-acre LeRoi Smelter site in northeast Northport was once home to ore smelting and lumber mill operations. The Washington State Department of Ecology (Ecology) used EPA brownfields funding from their State Response Program cooperative agreement to complete a Phase I Environmental Assessment for a portion of the property. Ecology is now funding an evaluation of cleanup options for smelter-related metals contamination on Northport's Town Park and boat launch waterfront area. Northport and Ecology hope to integrate the redevelopment of the former smelter property with waterfront cleanup to improve public enjoyment of the area.



Figure 1. View of the Columbia River at the site.

PROJECT CHALLENGE

The Town wanted to create a redevelopment plan for the former LeRoi Smelter property, but needed help developing an appropriate site design and implementation plan to meet the proposed revitalization goals. The redevelopment plan needed to consider community input, environmental site conditions and constraints, active rail use, and existing buildings, structures, and debris.

HOW EPA HELPED

EPA's land revitalization technical assistance supported the Town by:

- Developing an existing conditions map showing the desired features laid out across the site.
- Developing a site conceptual plan outlining program features such as a community building, recreational vehicle park, boat trailer parking, walking trails, and a potential solar array on the site's protective capped area.
- Creating a design for the community building and full site rendering to help explain the project to community members and potential funders.

COMMUNITY'S NEXT STEPS

Northport and Ecology will engage the larger community to identify the range of possible funding sources for the project. They will:

- Evaluate which **resources** the Town can qualify for and attract that can support additional environmental and redevelopment needs.
- Complete **environmental assessments**.
- Design the **septic system** to support RV dumping and community center bathrooms.
- Determine the **programming needs and costs** for the community center.



Figure 2. Preferred Building Concept for the Community



Figure 3. Full Site Project Rendering.