

EPA CLEANUP GRANT APPLICATIONS

December 1, 2015

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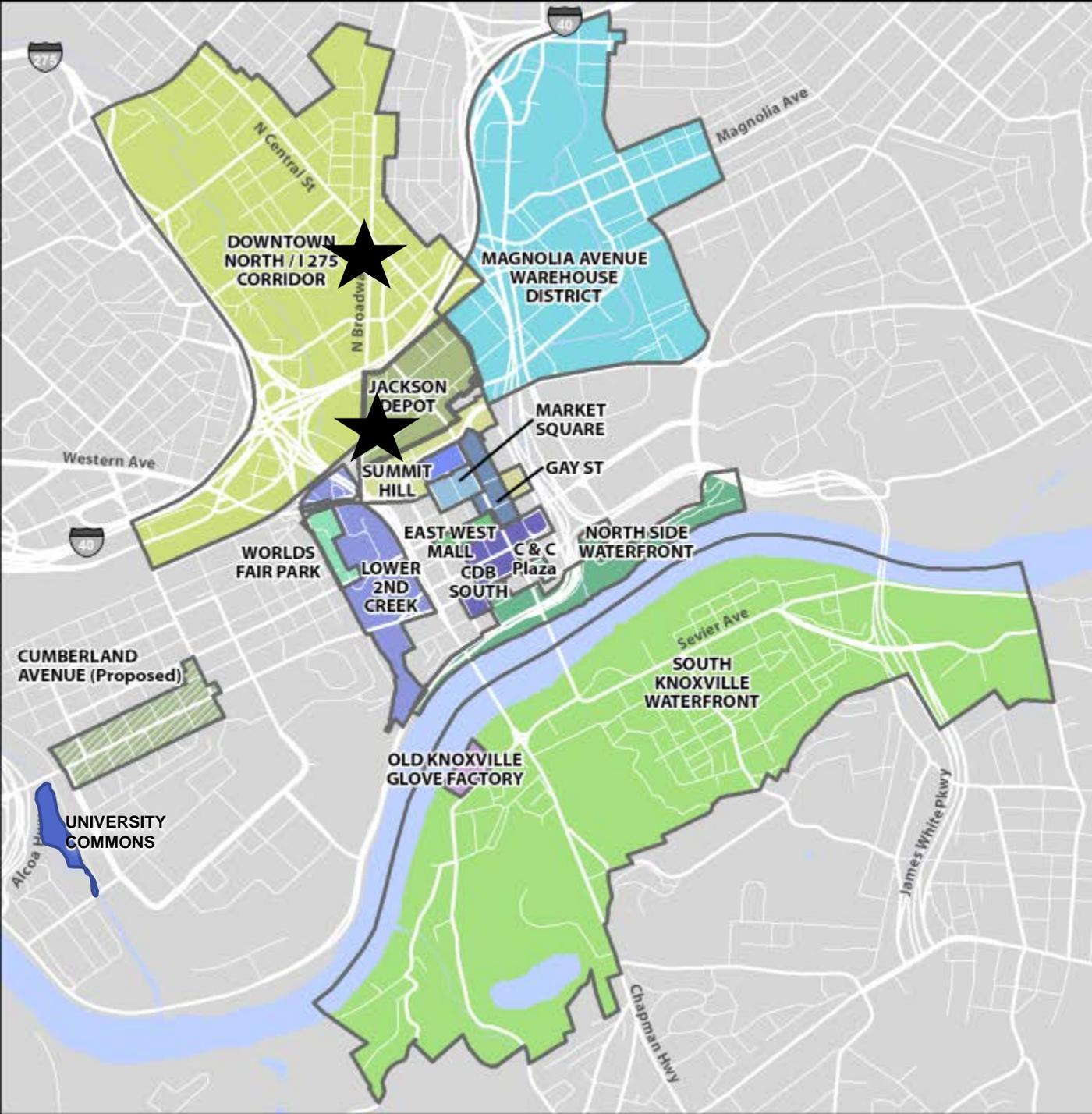
Knoxville's Strategy

- ▶ Vision for Brownfield Redevelopment:

Appropriate redevelopment to bring vitality and livability back to those parts of the community that have seen economic decline – and create safe, secure, healthy neighborhoods where mixed-use development thrives



Core Redevelopment Areas



0.55 Miles

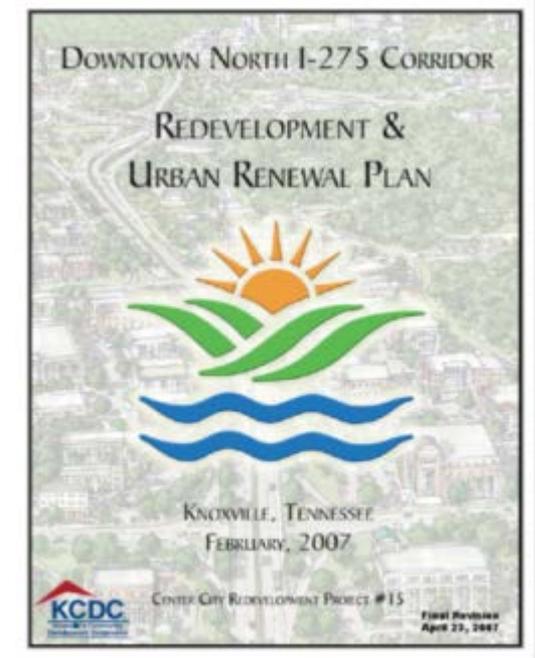
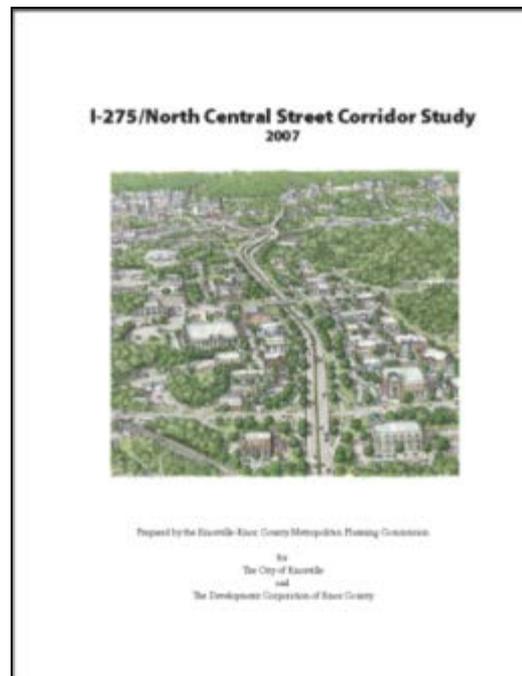
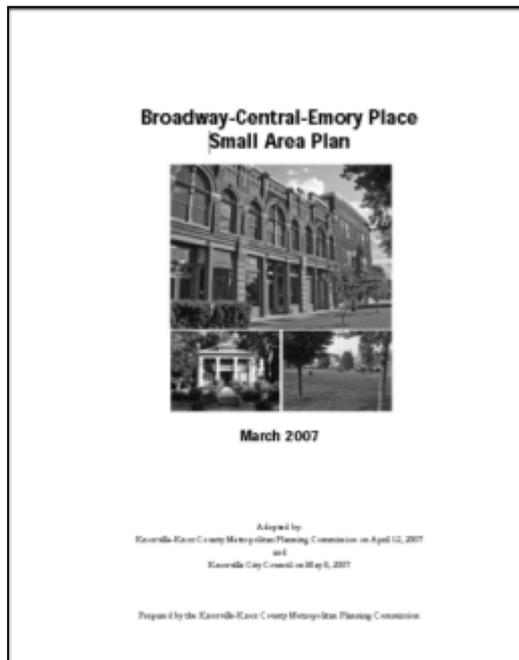
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COMMISSION

KNOXVILLE-AND COUNTY

Downtown North – Context

- ▶ 2007 Planning Process
- ▶ Adoption of the Redevelopment and Urban Renewal Plan
- ▶ Focus on vacant and blighted properties



Downtown North – Grant Information

- ▶ 2010 Application for petroleum and hazardous assessments
- ▶ 2011 Awarded \$400,000 for both types of assessments
- ▶ Community outreach – Newsletter, media releases & coordination with property owners
- ▶ Utilized existing area inventory to identify sites
- ▶ Selected 7 sites for Phase I ESA
- ▶ Performed 6 Phase II Assessments



Downtown North – Selected Sites

- ▶ **Sanitary Laundry** – a 0.7-acre site formerly housing a laundry and dry cleaning facility.
 - ▶ **Lindsay Texaco** – a 0.25-acre site formerly housing a gasoline retail outlet
 - ▶ **Southern Linen** – a 1.2-acre site that was formerly residential, office, and possibly dry cleaning. Currently used to store salvage building materials.
 - ▶ **Auto Sales and Service** – a 0.48-acre site whose former use was residential, retail, and automobile sales and repair service. Previously used to store salvage building materials.
 - ▶ **Historic Knoxville High School** – a 1.9- acre site that was formerly residential, a high school, and education offices.
 - ▶ **Knox Tenn Rental, Central St.** – a 0.4- acre site of which a portion of the property was formerly residential, the rest was a fueling operation for more than 50 years.
 - ▶ **Knox Tenn Rental, Irwin St.** – a 0.5-acre site formerly housing an equipment rental facility that included equipment washing and storage.
 - ▶ **Knox Tenn Rental, Bernard Ave.** – a 0.5- acre site that was formerly residential, then used as a construction-related equipment storage and maintenance facility for the past 40 years.
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Jackson Avenue – Context

- ▶ Former McClung Warehouses site – approximately 5 acres
- ▶ City purchased property in November of 2013 (2 major fires)
- ▶ 2014 ULI Recommendation:
 - ▶ Consider a master-developer approach to ensure successful and contextual redevelopment
- ▶ COK Initial Responses:
 - ▶ Top priority
 - ▶ Begin process to select master developer
 - ▶ Challenge of developing 1 parcel or several – master developer may be able to allow both
- ▶ Update:
 - ▶ EPA Targeted Brownfield Assessment
 - ▶ Broadway Viaduct Replacement



Broadway Viaduct – Replacement



Project Contact

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andrea.hall@tn.gov

- ▶ TDOT Project – current status
 - ▶ Appraisal and acquisition
 - ▶ Coordination with railroad
 - ▶ Move-prior utility work
- ▶ Earliest Letting - May 2016
- ▶ Bridge will be closed during construction (approx. 2-3 years)
- ▶ Some lane closures and intersection closures may be necessary at times
- ▶ Demo first, utilities, then rebuilding
- ▶ COK plans to address environmental issues at Jackson Ave during Viaduct replacement



Next Steps for Knoxville

- ▶ Targeted Brownfield Cleanup Sites
 - ▶ Former Sanitary Laundry
 - ▶ Former McClung Warehouses/Jackson Ave
- ▶ Productive reuse of key sites
 - ▶ Market studies
 - ▶ Request for proposals
 - ▶ Work with Master Developers
- ▶ Continue investment from a strong city core outward



EPA Brownfields Grant Program

- ▶ **What is a Brownfield?**
- ▶ **EPA Definition** – real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutants, or contaminant.
- ▶ **500,000** – sites nationwide. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and protects the environment.



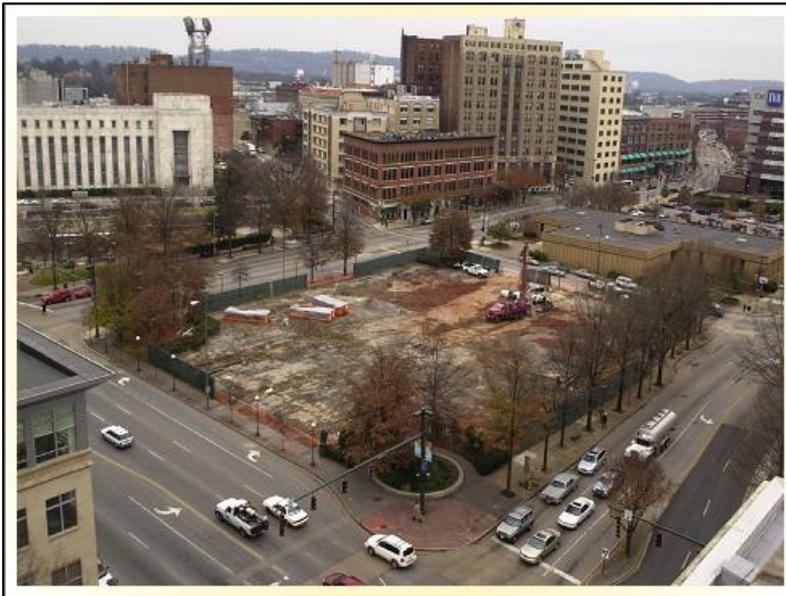
EPA Brownfields Grant Program

- ▶ **Competitive** – EPA anticipates awarding 60 cleanup grants nationwide
- ▶ **Up to \$200,000 per site** – City has to match at 20% (up to \$40,000)
- ▶ **Who is eligible?** – municipalities, tribes, non-profits. Private individuals are not eligible
- ▶ **Before you can apply** – Phase I & II ESAs, ABCA
- ▶ **Factors for Consideration** – environmental, economic, community vision, partnerships



EPA Brownfields Grant Program

- ▶ **Benefits** – mitigate potential health risks, revitalize brownfields properties, restore economic vitality



BEFORE



AFTER

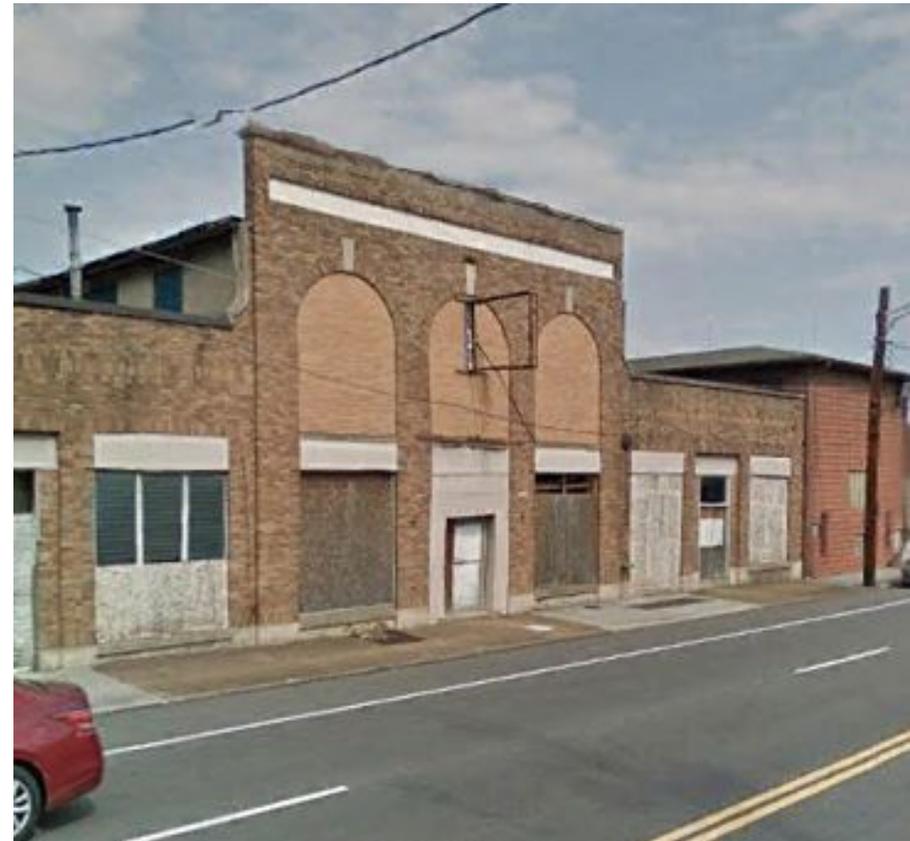
Sanitary Laundry Site – 625 North Broadway

- ▶ Property Details
 - ▶ Approximately 0.3 acres
 - ▶ 15,000 square foot building
 - ▶ Currently vacant



Sanitary Laundry Site – 625 North Broadway

- ▶ Former Dry Cleaner
 - ▶ Operated from 1926 until 1993
 - ▶ Dry cleaning solvent tank
 - ▶ Two gasoline tanks
- ▶ Current Status
 - ▶ Two gas tanks removed in 1993
 - ▶ Solvent tank emptied and filled with concrete in 1994
 - ▶ Lead based paint and asbestos in the building



Sanitary Laundry Site – 625 North Broadway

- ▶ Soil, Groundwater, Soil Gas and Ambient Air Sampled



Soil Vapor



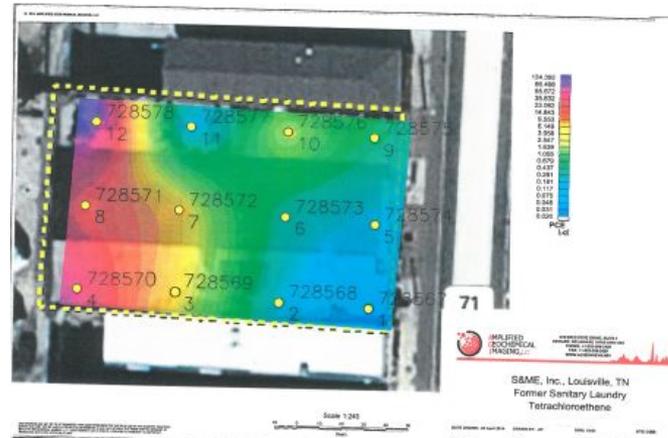
Ambient Air



Soil Samples



Sub-slab Gas



Example of Findings

Sanitary Laundry Site – 625 North Broadway

- ▶ Assessment Findings
 - ▶ Drums of dry cleaning fluids removed in 1999
 - ▶ Dry cleaning compounds and solvents detected
 - ▶ City and TDEC have negotiated a Brownfield Agreement



Sanitary Laundry Site – 625 North Broadway

- ▶ Analysis of Brownfield Cleanup Alternatives
 - ▶ Removal and disposal of containers
 - ▶ Lead-based paint and asbestos removal



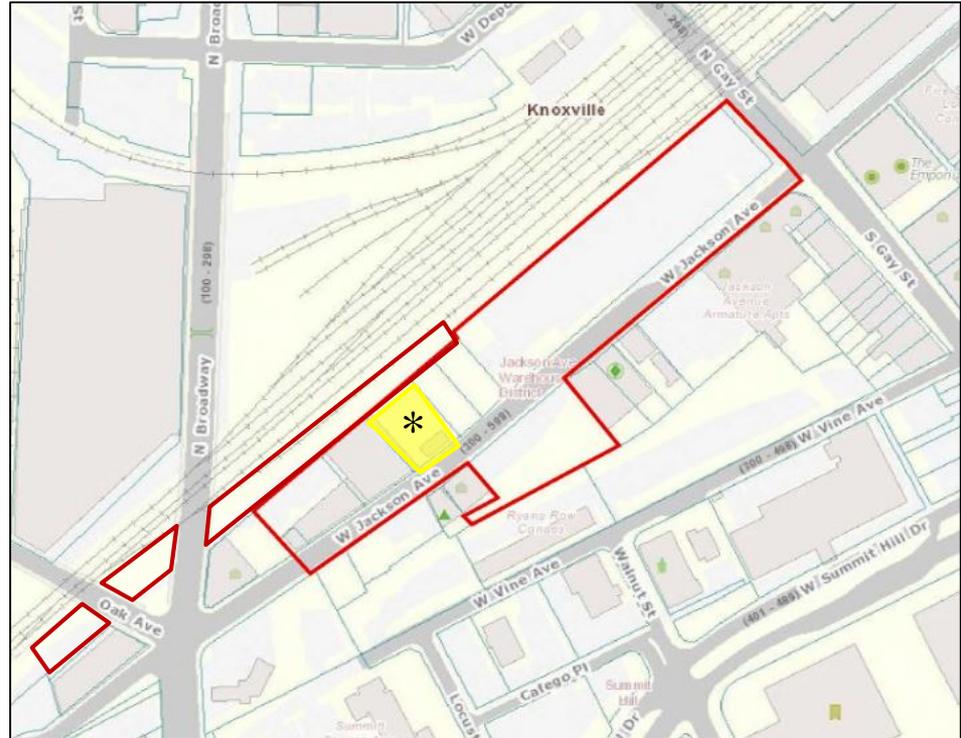
Sanitary Laundry Site – 625 North Broadway

- ▶ Analysis of Brownfield Cleanup Alternatives
 - ▶ Soil Vapor Mitigation System



McClung Warehouse Sites – Jackson Avenue

- ▶ Property Details
 - ▶ 8 parcels, approximately 5 acres
 - ▶ Variety of former businesses
 - ▶ Automobile garage
 - ▶ Woodworking shop
 - ▶ Freight shipping
 - ▶ Freight storage
 - ▶ Currently vacant



* Property not owned by the City of Knoxville

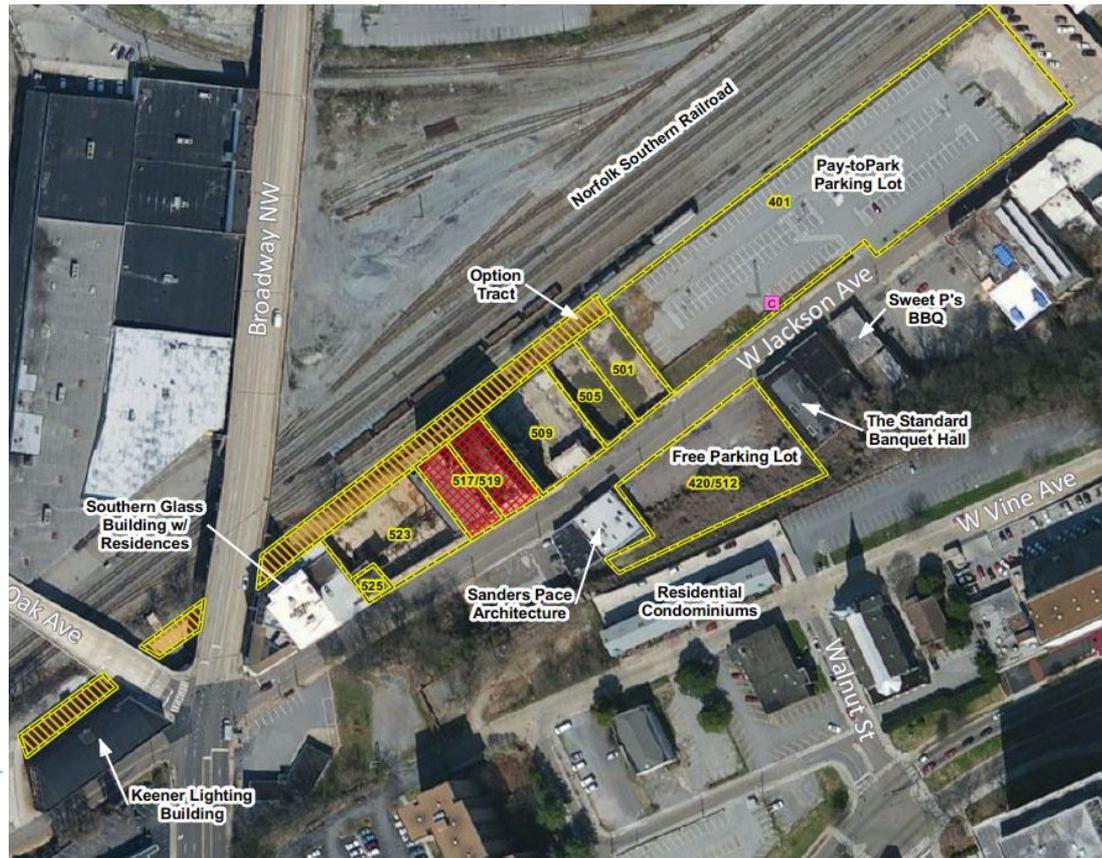
McClung Warehouse Sites – Jackson Avenue

- ▶ Proposed mixed-use complex
- ▶ Possible commercial and residential use



McClung Warehouse Sites – Jackson Avenue

- ▶ Tetra Tech performed Targeted Brownfield Assessment
- ▶ Phase I and Phase II ESA
- ▶ Sampled soil, groundwater, soil gas and suspect asbestos containing material



McClung Warehouse Sites – Jackson Avenue

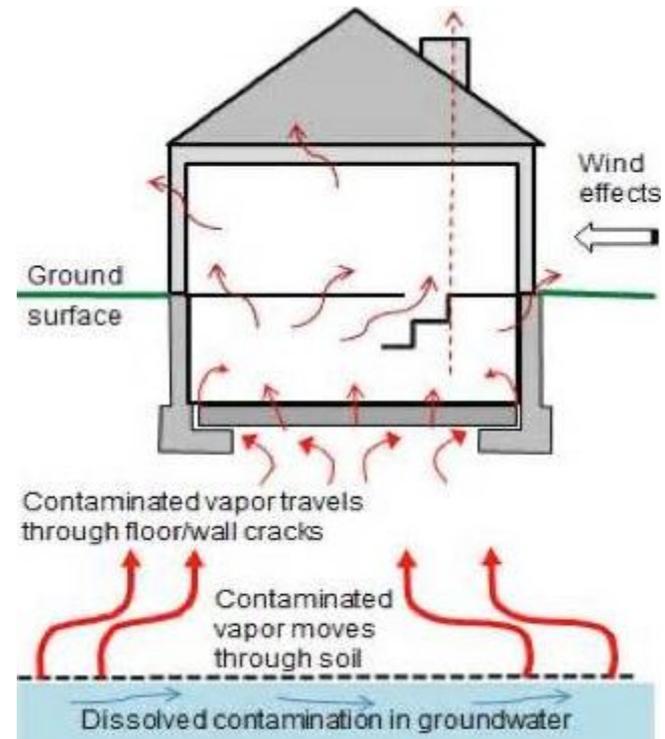
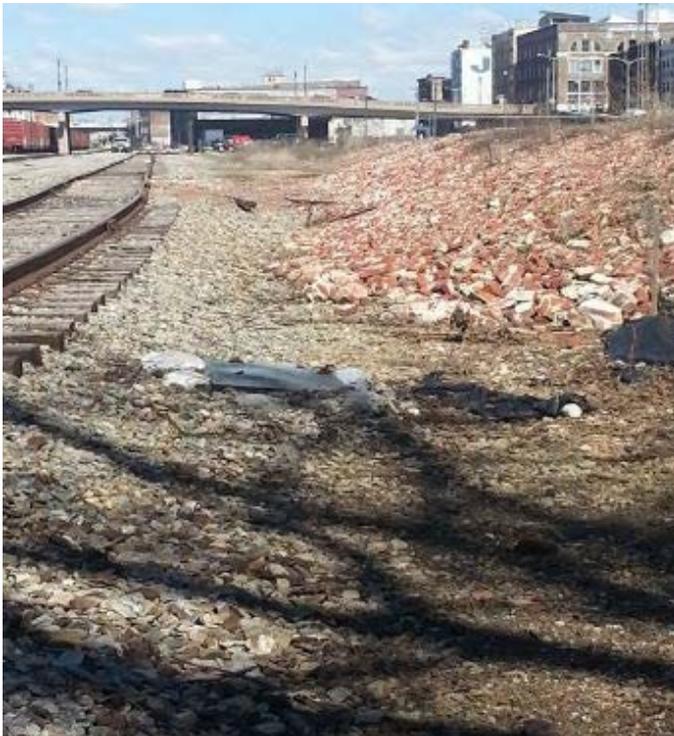
▶ Assessment Findings

- ▶ Metals detected above EPA screening levels (Arsenic, lead, cobalt, manganese and thallium)
- ▶ Asbestos Containing Material (ACM)
- ▶ Benzene in soil gas exceeds residential screening levels



McClung Warehouse Sites – Jackson Avenue

- ▶ Analysis of Brownfield Cleanup Alternatives
 - ▶ Asbestos removal
 - ▶ Remove soils with elevated metals and replace with clean fill
 - ▶ If residential use is proposed, address potential vapor intrusion



Questions & Comments

For more information please visit our website:

www.knoxvilletn.gov/cleanupgrants

Send comments to Anne Wallace at awallace@knoxvilletn.gov

Comments will be received until C.O.B. December 11th

