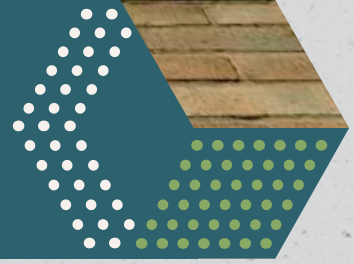


Continuing forward on environmental cleanup at FORMER McCLUNG WAREHOUSES and SANITARY LAUNDRY PROPERTIES



Remediation & Revitalization: Welcome to the City of Knoxville's Winter 2019 E-news for this growing, energetic part of downtown.

Entering the first quarter of 2019, plans continue for additional brownfield cleanup spending at the Sanitary Laundry and McClung Warehouses sites. The extensive projects are funded by a \$350,000 brownfield cleanup grant awarded in 2016 to the City of Knoxville by the U.S. Environmental Protection Agency, matched by \$70,000 in City funding.

The McClung Warehouses site includes multiple parcels totaling about 5 acres on Jackson Avenue in the Southern Terminal and Warehouse National Register District. The former Sanitary Laundry sits on a third-acre site on Broadway several blocks from the McClung properties and in the Downtown North Redevelopment area. The City has also completed roof replacement at the Sanitary Laundry site.

Redevelopment will bring vitality and livability to the sites, which are a part of dynamic and growing downtown community. When completed, the remediation will support healthy, safe neighborhoods where mixed-use development thrives.

City of Knoxville prepared to implement cleanup alternatives

EPA has reviewed the McClung Warehouses Analysis of Brownfield Cleanup Alternatives, and the City is ready to implement the selected cleanup alternatives.

SANITARY LAUNDRY



McCLUNG WAREHOUSES



This will include excavation and disposal of a limited area of petroleum hydrocarbon-impacted soil on the eastern portion of the site. S&ME is currently coordinating the schedule for this excavation, recognizing that suitable temperatures will be required to repave the area once excavation is complete. A draft Brownfield Agreement will also be prepared for review and approval by the Tennessee Department of Environment and Conservation to establish environmental requirements for future use of the site. Remaining cleanup funds will be used to begin removal and transport of a limited portion of the debris piles to Chestnut Ridge Landfill for disposal.

The Sanitary Laundry Analysis of Brownfield Cleanup Alternatives is being held until information regarding a second vapor mitigation system quote can be incorporated. S&ME is now evaluating the estimates from two vendors, with input from TDEC and the City. The final Analysis will be submitted to EPA once a recommendation on the remedial system selection is finalized. Pending EPA approval, the sub-slab components of the system will be installed.

Additionally, the drums of black granular material currently stored in the basement of the Sanitary Laundry building will be removed and transported to an approved disposal facility.



TDOT Construction Easement for the Broadway Viaduct:

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Jackson Avenue Ramps Improvements:

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Keep watching for our quarterly updates about these highly sought-after properties that have unique redevelopment histories. The City plans to make both properties available for private redevelopment when the sites are rehabilitated. More information is available at: knoxvilletn.gov/cleanupgrants

