

June 19, 2012



## **Downtown North Brownfields Assessment**



**Downtown North Brownfields Assessment**

# AGENDA

- Introductions
- What is a Brownfield?
- How is this funded?
- Project organization
- Environmental services – what to expect
- Redevelopment example
- Preliminary inventory findings
- Summary/Questions



# S&ME, Inc.

- S&ME is an award-winning firm providing engineering, testing and environmental services.
- We are employee-owned, numbering >900 professionals and support staff in nine states.
- Local office will be performing the work
- **Our professional staff includes:**
  - Professional Geologists (PG)
  - Foundation/Geotechnical Engineers (PE)
  - Materials Engineers (PE)
  - Environmental Engineers (PE)
  - Environmental Scientists
  - Biologists & Ecologists
  - Certified Industrial Hygienists (CIH)
  - Technical Staff and Field Personnel



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# What is a Brownfield?

A property whose re-use, growth, enhancement or redevelopment is complicated by real or perceived adverse environmental conditions



# What role does EPA play?

Brownfield Assessment Grants:

\$200,000 for Petroleum Sites

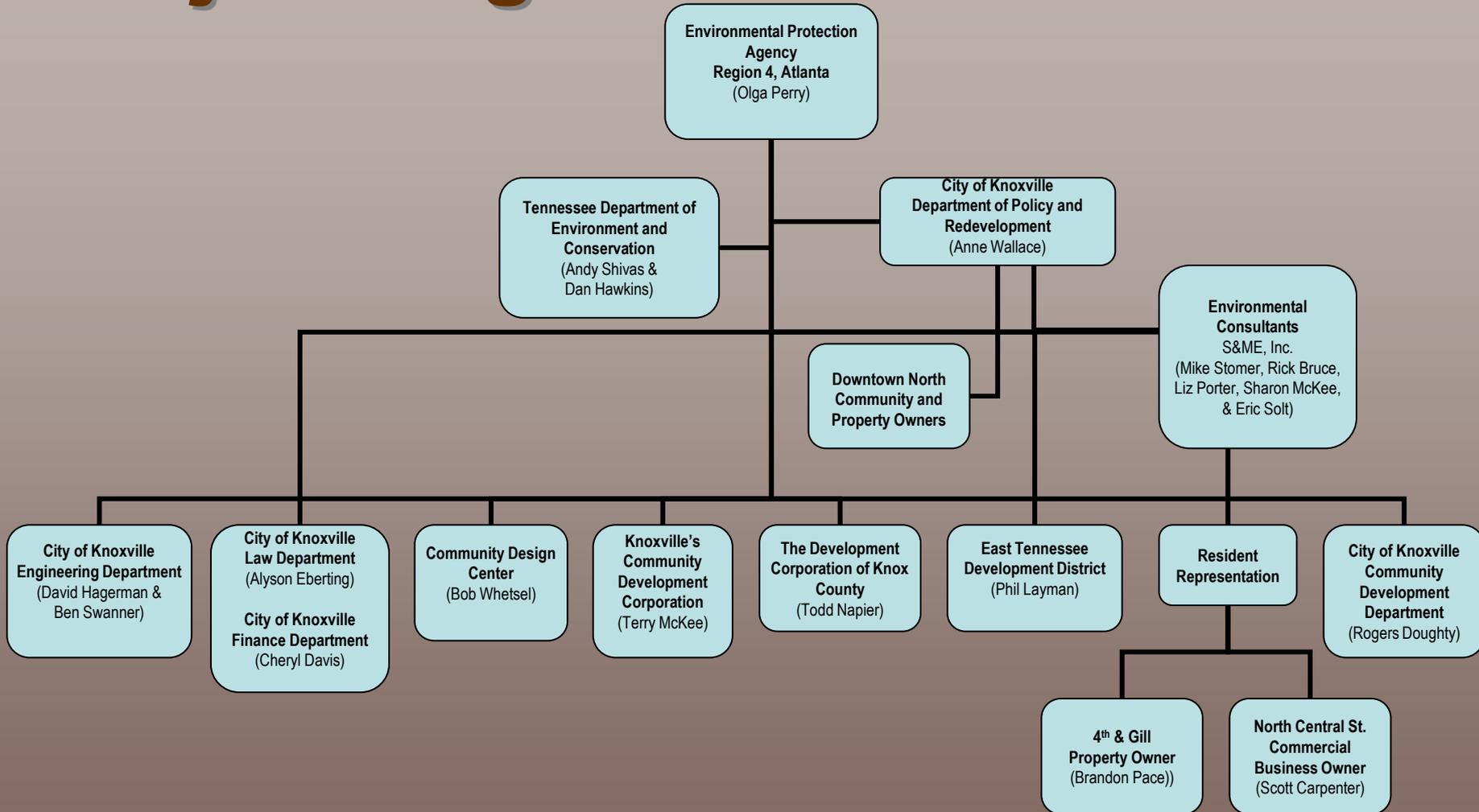
\$200,000 for Hazardous Substance Sites

Grant Oversight and Assistance

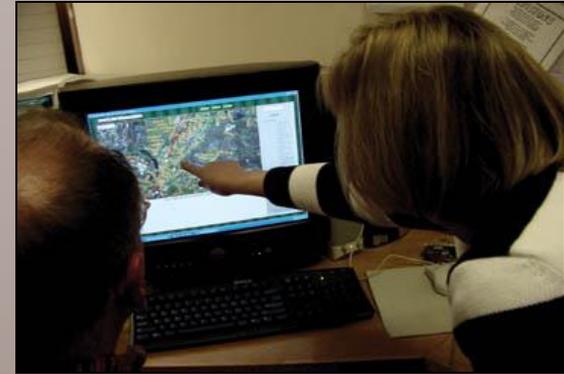
EPA Approved Work Plan



# Project Organization



# Environmental Services



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# Industrial Hygiene Services



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# Site Access Agreements

- Before any on-site work is performed, we will obtain signed authorization from the property owner.



# Phase I Environmental Assessment

- Requires access to the site for visual observations of site conditions
- Interviews
- Photographs
- Search of public records



# Phase I Environmental Assessment (continued)

- No soil or water sampling during a Phase I ESA
- Asbestos and/or lead-based paint may be added to the scope



# Phase II Environmental Assessment

- Soil, surface water and groundwater sampling
- May require soil borings, test pits or wells
- Drilling equipment may be used
- Temporary on-site storage of cuttings
- Owner will receive copy of results

# Phase II Environmental Assessment (continued)

- In some cases, underground storage tanks may be addressed under the Brownfield Assessment Grant
- Disclosure of findings
- Brownfield Agreements may be beneficial in addressing findings

# Project Timeline

- Records Review/Database Construction
- Phase I ESAs
- Phase II ESAs
- Public Meetings
- Project Closeout

# Electric Power Board Chattanooga, TN



Former Butcher Block



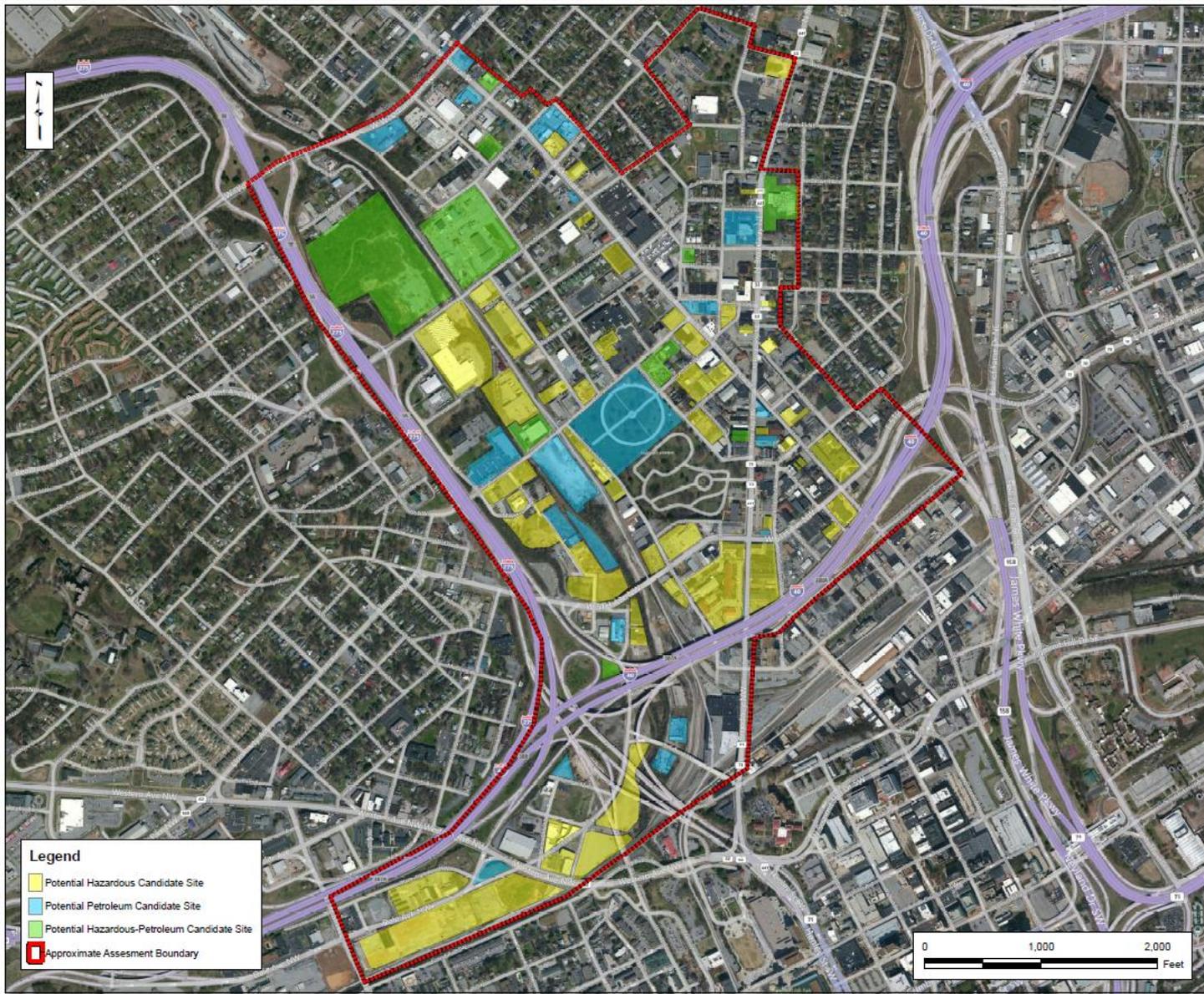
BEFORE



AFTER



Downtown North Brownfields Assessment



**Legend**

- Potential Hazardous Candidate Site
- Potential Petroleum Candidate Site
- Potential Hazardous-Petroleum Candidate Site
- Approximate Assessment Boundary



**Potential Assessment Candidate Sites**  
**Downtown I-275 North Central Corridor**  
 Knoxville Tennessee  
8/20/09 Project#0318 Downtown I-275 North Central Corridor

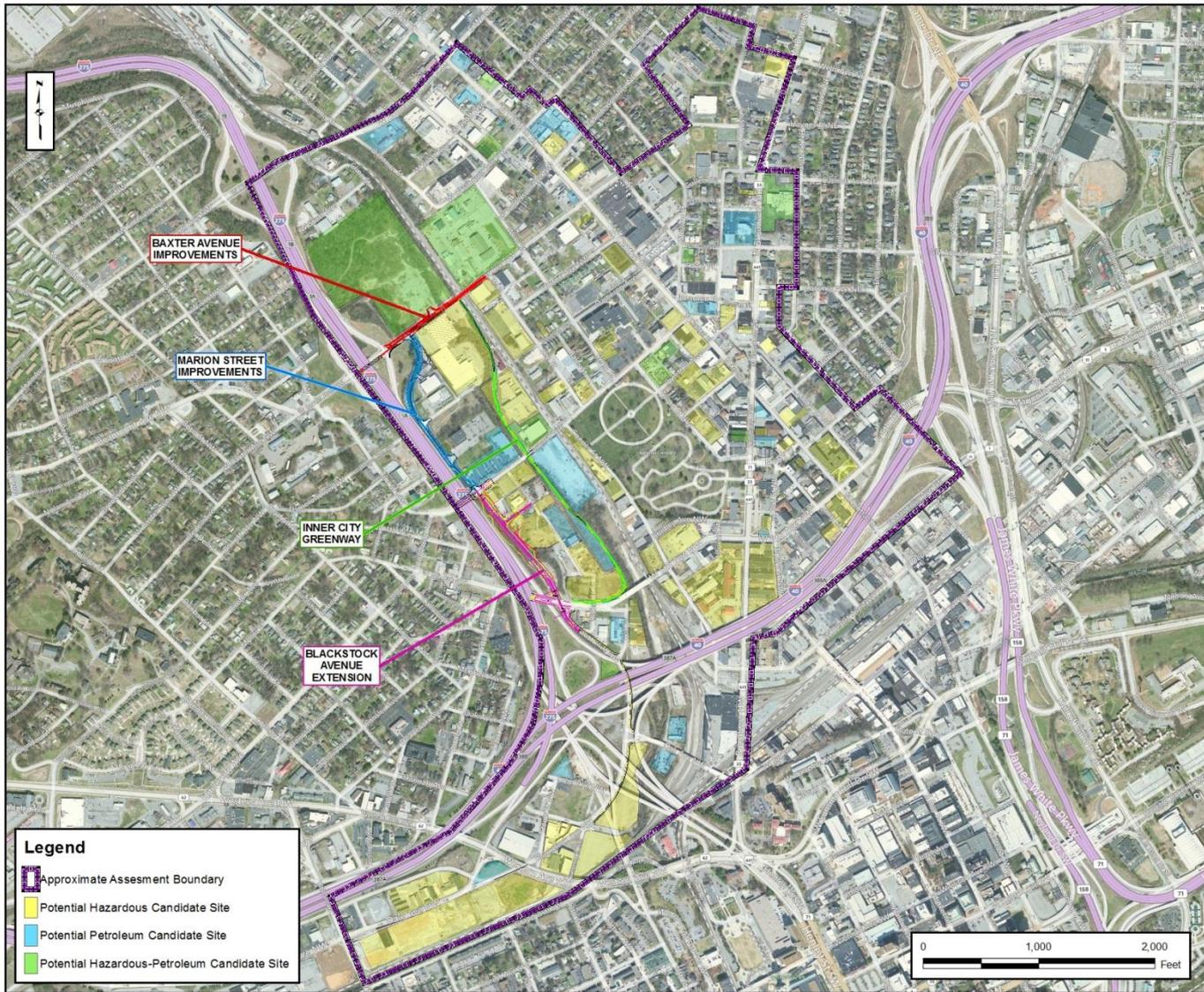
DRAWN BY: JAW/BRW	DATE: 10/27/10
CHECKED BY: JEB	FILE: 143413331

REVISIONS	
NO.	DATE / COMMENTS

FIGURE NO:  
**1**

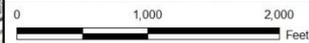


# Downtown North Brownfields Assessment



**Legend**

- Approximate Assessment Boundary
- Potential Hazardous Candidate Site
- Potential Petroleum Candidate Site
- Potential Hazardous-Petroleum Candidate Site



Potential Assessment Candidate Sites  
**Downtown I-275 North Central Corridor**  
 Knoxville Tennessee

DRAWN BY: Ashli Rowe DATE: 10/07/10  
 CHECKED BY: RBG FILE: 1034-10-319

**REVISIONS**

NO.	DATE	COMMENTS
01	8/17/12	S&ME 1034E Improvements

FIGURE NO:  
**1**

© 2010 Project 1034E Downtown I-275 North Central Corridor



**Downtown North Brownfields Assessment**

SW1

Old Street  
St. John's Place

SW2

West End  
Chestnut Street  
North Brownfields

SW3

Center Square

SW4

St. John  
Chestnut Cove  
Quay Village

SW5

Ball's Bluff Park

SW6

Henry Gateway

SW7

Waterfront Market

# QUESTIONS?



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