



KNOXVILLE SOUTH WATERFRONT Monthly Newsletter

Website Information:

No. 05-09 (May 2009)
www.cityofknoxville.org/southwaterfront

SW PROJECTS UPDATE

Blount Avenue Design

Review of the Final Design for Blount Avenue reconstruction in front of the Cityview project is complete, and Cannon & Cannon are completing construction documentation and the bid package. Appraisals have been obtained and KCDC is continuing with right of way property negotiations and purchases. We hope to be able to bid the work within the next 60 days.

River Park & Roads

A contract amendment to the V&M contract for road final design should get us back on track to completing the design aspect of this project. Construction schedule depends on the following variables:

- Completing right of way purchases
- Completing construction and bid documentation
- Completing the development agreement with Southshore Properties
- Receiving applicable permits

Cityview

As reported in the Knoxville News Sentinel, Regions Bank has requested emergency receivership of Cityview Condos. The City and KCDC will wait for that resolve prior to determining a course of action for completing the Public Improvement portion of that project.

NEIGHBORHOOD BEAT

- Geotechnical work and additional archaeological exploration continues to occur in the Park & Road area in the coming months, in conjunction with the 26A permit.
- KUB is currently doing utility work affecting some roads in the waterfront area.

Announcements:

South Waterfront EPA Grant

Thanks to those of you who provided letters in support of the SW EPA Brownfield Grant application last November. The City of Knoxville has received \$400,000 for Phase I and II Environmental Assessments: \$200,000 for petroleum product and \$200,000 for hazardous waste.

In the months of June and July, we will be developing a formal application and work plan for submission to the EPA. Effective expenditure of these funds depends entirely on cooperative community effort, so look for a meeting in the coming months to discuss purpose and strategy.

Eventually, we will begin contacting individual property owners of commercial and industrial sites in the waterfront to explain the purpose and benefits of the grant, and to request permission to complete the studies on private property.

Ultimately, reports will be shared with property owners for their records and use. They will benefit the community as a planning baseline for any necessary future remediation as public improvements and private development progress.

SW Advisory Board Meeting

The South Waterfront Advisory Board meeting is scheduled for 5:30 PM June 25, 2009 at KCDC, training room. All Advisory Board Meetings are open to anyone who would like to attend.

Sometimes meeting times and places change. Please continue to check the South Waterfront Website for meeting updates between newsletters.

Final Park Design Open House Recap

A final Park Progress / Design Open House was held May 6th at Ijams Nature Center. There were 6 Community Members in attendance and no written comments were received, though discussion around the drawings was helpful. The design can be viewed at the South Waterfront website under Public Improvements, Current Projects. If you have any comments, please contact us by June 15.

SW PROPERTIES UPDATE

SW Property Purchases Update

Park and Road Project:

Thanks to the significant effort and cooperation of many parties, the remainder of the Park land was purchased May 14, leaving small amounts of right of way for the streets and a pipeline easement. We can now record the final plat for the project area, and purchases for Park and Road right of way are almost complete.

Blount Ave:

KCDC is working to complete purchase negotiations for right of way and construction easements in the coming 60 days to coincide with the construction bid.

MONTHLY PROGRESS

- The City submitted a draft Brownfield Agreement and Environmental Work Plan to TDEC. Once the TDEC negotiations are complete, the agreement will become a governing document in the Park and Road redevelopment.
- The Environmental Assessment (EA) 30 day public notice has been issued by TVA. A link to that public notice is posted on the SW webpage.
- Negotiations with TVA on the Programmatic Agreement to address the inventory and protection of historic structures is progressing. We hope to have a signed agreement by August.
- Park and Road Development Agreement negotiations continue.
- Planning is commencing for the use of the 2005 SAFETEA-LU and 2009 omnibus funds.