



KNOXVILLE SOUTH WATERFRONT Monthly Newsletter

Website Information:

No. 08-09 (August 2009)
www.cityofknoxville.org/southwaterfront

WEST WATERFRONT PROJECT UPDATES

Blount Avenue Reconstruction

Bids for this project were opened on August 11th. Southern Constructors, Inc. was the low bidder at \$1,544,815. The bids are being checked by City Engineering, and a contract will most likely go to City Council in September.

The contract will have a delayed starting date to allow KCDC time to wrap up the right of way purchases, including the sidewalk space necessary from the Cityview property. We hope to see construction begin in October 2009. Please see the related meeting notice to the right.

Cityview

KCDC drew the Focus Development Letter of Credit and put it in an account to insure sufficient funds to complete the public improvements associated with Cityview. TIF funds will be used first to pay down the completion of the project.

KCDC will submit a draw request to BB&T to obtain funds to pay the sub contractors still owed for work completed on the public improvement portion of the project prior to default.

Regions Bank announced a foreclosure sale of the property to be held on September 2nd. Completion of the public improvements will be administered by KCDC, using TIF funds first and then letter of credit funds if necessary to complete the side streets and riverwalk.

NEIGHBORHOOD BEAT

- Initial environmental sampling results on the Park site are better than originally anticipated. The only known issue we will need to be careful of during construction are creosote-related compounds found in the vicinity of the railroad tracks.
- Demolition is almost complete for 1007 & 1009 Phillips Avenue. Other Park related demolition will be scheduled when the Brownfield and Programmatic Agreements are in place.

Announcements

Blount Ave Traffic Pattern Meeting

The South Riverfront Resident & Business Association requested a discussion on the alternate traffic routes planned during the reconstruction of Blount Ave. That discussion is scheduled for Thursday, August 27 at 6:30 PM at the South Neighborhood Center, 522 Maryville Pike. Representatives of KUB will also be in attendance to discuss recent and future utility activities in the Scottish Pike and Blount Ave. areas. All are welcome to attend.

SW Advisory Board Update

The South Waterfront Advisory Board requested that KCDC staff send letters to address 17 properties within the South Waterfront Redevelopment area that were identified by the Advisory Board as having elements of dilapidation or blight. Over the coming months, KCDC staff will be working with those property owners individually to address these elements, and to identify potential eligibility of the property owners for program assistance through the City's Community Development Department.

The South Waterfront Advisory Board will reconvene January 28, 2010 at 5:30 PM in the 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.

EAST WATERFRONT PROJECT UPDATES

River Park & Roads Design

Both Park and Road Design Teams are aiming for the end of September to complete their final designs.

KCDC is focusing on wrapping up final purchases of ROW needed near the proposed Roundabout.

Development agreement discussions with Southshore Properties are ongoing.

TVA Programmatic and TDEC Brownfield Agreement negotiations are coming to a close.

Pedestrian Bridge

TDOT and the City have been getting the paper work together which will obligate the \$533,520 federal Pedestrian Bridge grant.

Work has also begun to develop a collaboration process with the University of Tennessee and the affected property owners on the south side of the river. This collaboration will help plan and scope the Request for Qualifications for preliminary design and environmental clearance, which are the tasks these funds will be used for.

GRANT UPDATES

The EPA Brownfield Grant Request for Qualifications will be advertised on the City's Purchasing website in September.

Once that Consultant is in place, an Assessment Team will convene to strategize the course of the 3 year work plan. Assessment sites will be selected based on community input and the permission of applicable property owners.

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