



# KNOXVILLE SOUTH WATERFRONT

## Monthly Newsletter

Website Information:

No. 12-07 (December 2007)

[www.cityofknoxville.org/southwaterfront](http://www.cityofknoxville.org/southwaterfront)

### Ongoing Public Involvement

On December 12<sup>th</sup>, a meeting was called by Councilman Joe Hultquist to discuss ongoing communications and citizen feedback as South Waterfront projects move forward. Included among the suggestions made were:

1. Continue to publish the monthly newsletter and include a feedback form once per quarter.
2. Use the newsletter to describe current South Waterfront staff tasks so readers can get a sense of each month's priorities.
3. Let everyone know about press conferences and media releases. The e-mail recipient list should be used to publicize events if they occur between newsletter editions.
4. Require that consultants hired to finalize a project's design include input and feedback meetings, especially for facilities to be open to the public, such as parks or boat landings.
5. Spend more time reviewing designs for projects with approved construction funding rather than those that may not be built within the next couple of years.
6. Councilman Hultquist has agreed to call a meeting once a quarter specifically to talk about the South Waterfront, to allow for face-to-face project updates and questions. These meetings will be announced in the newsletter and on the SW website.
7. Consider adding a comment forum to the South Waterfront website. As opposed to a blog, comments would be submitted and screened before being posted for public review.

*Note: Most of these items can be implemented relatively easily. The website comment forum will take a little while to figure out the details. If you have additional comments or ideas, please send a letter or e-mail to Susanna Bass.*

### Newsletter Mailing Options

There are several ways to receive and access the newsletter. Anyone who has e-mail is encouraged to send a request to [sbass@cityofknoxville.org](mailto:sbass@cityofknoxville.org) to be added to the SW distribution list and receive an e-mail version, which would save money. It is also posted as a PDF on the website, or you may remain on the mailing list for a paper copy. To remove or modify your information from either the e-mail or the mailing list, call 865-215-4545.

### Meeting Updates

**The December 2007 South Waterfront Advisory Board meeting has been cancelled.**

The next SW Advisory Board meeting will be held on **Thursday, January 31<sup>st</sup>, 2008 at 5:30 PM, in the KCDC Board Room, 901 Broadway NE.** All meetings of the advisory board are open to the public.

Please continue to check the South Waterfront Website for meeting updates between newsletters.

### Public Improvements Update:

#### Right of Entry and Permit Consent Forms

Several South Waterfront property owners have recently received letters from our office requesting permission to allow the city's consultants come on to their property. The consultants are conducting environmental assessments to enable completion of the schematic designs and submission of applications for federal permits that will cover work such as bank stabilization, docks, landings, bridges, and dredging.

Some of the same property owners will also receive letters requesting consent for the City to submit the permit application affecting their land.

The Right of Entry and Permit Consent letters, once signed by the property owners, do not obligate the property to any future project, nor do they obligate the City to fund the project.

### Private Development Projects

A press conference was held on December 11<sup>th</sup> to announce the creation of Southshore Properties LLC, a partnership between property owner Mike Conley and homebuilder Mike Stevens, and to introduce their development plans. For those of you who have not heard about it, details of the \$58.6 million project involving 137 new residential units can be found on the South Waterfront website.

KCDC has ordered title work and is ready to hire professional surveying and appraisal services for the **Lincoln Street Landing / River Road** public improvements. Affected property owners will receive letters of formal notice about this work that will include information regarding potential interest in acquiring property on behalf of the City. The City follows federal regulations to inform property owners of the value of their land prior to any discussions regarding the purchase of land. As required by the South Waterfront Redevelopment Plan, any property acquired will be owned by the City and used only for public purposes, such as streets or parks.

### December Staff Activities

December has been a busy month. It started with preparation for the Southshore Properties press conference. We also resubmitted the 2008 TDOT Enhancement Grant Application for the Shoals Promenade in front of Baptist Hospital, with many letters of support from our TN legislative delegation. From now into January, staff will be spending most of its time moving both the Cityview and Southshore Properties into the stages of final design, environmental permitting, and funding authorization. One of the most important tasks we face is working through the schedule for both concurrent and sequential steps to avoid unnecessary delays. Representatives from the developers, KCDC, KUB, City Engineering, City Finance, and Hargreaves Associates will all be involved. By next month, we should be able to give you a better idea of when construction might begin.

### Neighborhood Beat

*This section of the newsletter provides information concerning ongoing construction work relating to the South Waterfront. Some of these items will be listed here for several editions.*

- Soil borings and environmental surveys for several Public Improvement projects will begin as soon as signed right of entry letters are returned to the City.
- Dredging for the Cityview marina is still ongoing, as permitted by TVA and the USACE.
- Survey stakes will begin to appear in the areas around Lincoln Street and north of Langford Avenue in the coming months.

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