

SOUTH WATERFRONT QUARTERLY NEWS

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Monday forum to discuss progress on brownfields

The assessment of brownfields properties is a project component of the Knoxville South Waterfront Vision Plan, adopted by City Council in 2006, that describes a long-term improvement strategy for the 750-acre shoreline, based on public infrastructure improvements and private investment. In November 2008, the City of Knoxville applied for a \$400,000 grant from the Environmental Protection Agency (EPA), under an annual competitive grant program, to perform environmental assessments on several properties located in the Knoxville South Waterfront that were considered brownfields under the EPA definition — “a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.”

The City was awarded the grant in 2009.

And since the EPA Brownfields Assessment Grant for the Knoxville South Waterfront was awarded, the City has diligently followed the project work plan that was agreed upon with the EPA. Throughout the duration of the project, as each property has been identified as a good candidate for assessment, the EPA, TDEC, the City of Knoxville, its consultant S&ME and individual property owners have worked together to determine that the properties were eligible for assessment and suitable for redevelopment.

Twelve Phase I ESAs were conducted, and of those, seven were determined to warrant further Phase II assessment. However, none of the sites assessed indicated significant contamination. All field work has been completed on the South Waterfront brownfields assessment project, and all supporting documents are being finalized for submittal to the EPA, TDEC and relevant property owners.

Redevelopment of projects assessed under this grant in the South Waterfront

area are underway, including the demolition of some of the former Baptist Hospital buildings and preparation for the construction of the Suttree Park Waterfront Drive. Redevelopment of the City View Riverwalk Extension has already been completed.

The next step in the City's plan to redevelop abandoned and under-utilized sites through collaboration with the EPA is to continue with site assessments, consider clean-up opportunities for sites, and apply for EPA's Revolving Loan Fund (RLF).

The RLF program is highly competitive, but it allows communities to apply for up to \$1 million in EPA funds with a 20 percent or \$200,000 local match. Its aim is cleanup of brownfield sites in partnership with private development.

The brownfield programs with EPA have been a key strategy for moving property within the core of the City from disinvestment to investment, and the Office of Redevelopment will continue to make this a priority.

The Office of Redevelopment will continue to pursue opportunities for private investment in the South Waterfront community to further the goal of cleaning up and putting contaminated sites back into productive use.

In preparation for the performance period for the South Waterfront brownfields grant projects coming to an end in September, the City must complete all remaining activities associated with the grant.

As part of these closeout activities, the City along with consultants S&ME and BPR will host a final public meeting to present and discuss the accomplishments of both the South Waterfront and Downtown North Brownfield Assessment Grants.

The meeting will be held on Monday, Sept. 22, at 5:30 p.m. at All Occasions Catering, 922 N. Central St. — call 865-521-1300 for directions.

Fall 2014

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For more information,
please see the City's
website:

Cityofknoxville.org/
southwaterfront



CITY OF KNOXVILLE

Read the Vice Mayor's blog:

Want to find out more about good things happening in the 1st District?

Councilman Nick Pavlis gives regular updates to his Knoxville constituents at www.nickpavlis.com.

Assessments being finalized for Sevier Avenue improvements

The environmental clearance document for the Sevier Avenue Roadway improvements is ongoing. Historical, archaeological, hazardous material and ecological assessments are being finalized and will be submitted to TDOT for review.

Upon approval, the information will be compiled into a full environmental report. A High Priority Project (HPP) grant totaling \$5.4 million (including a 20 percent local match) is being utilized for the new streetscape improvements along Sevier Avenue, between Davenport Road and Foggy Bottom Street; the extension of Barber Street and Foggy Bottom Street from Langford to Waterfront Drive; improvements along Barber Street from Langford Avenue to Sevier Avenue, Foggy Bottom Street from Langford Avenue to Sevier Avenue, and a roundabout at the Sevier Avenue/Island Home and Foggy Bottom intersections.

This project also includes streetscape improvements near South Knoxville Elementary School to improve the school's traffic circulation along Phillips Avenue, Davenport Road and the school's access road.

Demolition work continues at former Baptist Hospital site



Demolition continues on the site of the former Baptist Hospital.

As of Sept. 12, JW Demolition — with 15 demolition workers, four supervisors, and 16 abatement workers — performed the following tasks:

- Continued removal of debris from A and B wings out of the chapel lot
- Processing copper from A wing
- Exterior demolition of a B wing continued
- Maintenance on ramp located on C wing lot
- Interior demolition of A wing ground floor and 1st floor
- Wood covers to protect Blount Avenue
- Removal of copper and wire from ground through 2nd floor A wing

- Processing of A wing and B wing salvage and debris
- Preparing for abatement of boiler room.

Coming up:

Next week, JW Demolition plans to start on abatement of boiler room A wing, continue exterior demolition of B wing, finish interior demolition of the first floor A wing, continue ground floor A wing interior demolition by hand, process copper and salvage from A and B wings, and haul off more debris from the chapel lot.

Construction on Fort Dickerson road gets underway

The construction contract with Bell and Associates was approved on the June 10 by City Council. The Aslan Foundation officially deeded the City the G&R Automotive property on July 31 to add more landscaping to the new park entrance.

A pre-construction meeting with Bell was held on Aug. 13. Bell has received the Notice to Proceed. The contractor has starting clear-



ing and grading. Construction on the Fort Dickerson Roadway Re-alignment Project should be completed in Spring 2015. The awarded contract amount is

\$1,088,533. This project will re-align Fort Dickerson Road with Woodlawn Pike and includes about 475 feet of new two-lane road with sidewalk and signaliza-

Document evaluating bike/pedestrian bridge footprint being reviewed

The environmental document that evaluates the proposed footprint for the South Waterfront Bike/Pedestrian Bridge has been submitted to TDOT and FHWA for review.

Lawrie and Associates (now Hardesty and Hanover), the principal consultant, performed the preliminary design; S&ME Inc. performed the NEPA clearance, initial permitting discussions and coordination with regulatory agencies (TVA, TDEC, SHPO and

ACOE). Historical and archaeology surveys were prepared. Results of those findings indicated that the bridge's proposed location will not have a negative impact on historic/architectural or archaeological properties.

Upon approval of the environmental document, FHWA requests that the City update its Transportation Improvement Program (TIP) for the FY 2014-2017 to obligate funds for final design.

The City received funding for the

preliminary design and environmental clearance through a Transportation Community System Preservation (TCSP) grant, with the City providing a 20 percent match. The contract period concludes Sept. 24. The proposed bike/pedestrian bridge will span the Tennessee River from UT's Thompson-Boling Arena, connecting to the South Waterfront at Clancy Avenue.

Bridges at Riverwalk update: Variance request slated for Oct. 16

Blanchard Calhoun Commercial (BCC) and Davis Architect met with the Administrative Review Committee for a pre-application on July 18 to discuss the preliminary design for the residential apartment complex that will sit on the former Baptist Hospital site. The apartment complex is the first phase of the BCC master plan for a \$165 million mixed-use private development along Blount Avenue.

The developer plans to reuse the existing building pad and retaining walls of the former hospital. Therefore, the developer will request variances from the SW-6 FBC requirements. The variance request will be presented on the Oct. 16 BZA agenda. To review the developer's request, visit www.cityofknoxville.org/plans_review/agenda_bza.pdf.

Several public amenities will be incorporated as part of this private development, including a riverwalk, a plaza and new streetscape improvements along Blount Avenue.

The development must meet the intent and form based code requirements for the SW-6 zone. If the variance is approved by the BZA board, it will allow the developer to complete a formal review. Once those requirements are satisfied, the applicant can request building permits.

Construction to start Sept. 22 on Suttree Landing's Waterfront Drive

The contractor, Charles Blalock and Sons, Inc. has received the Notice to Proceed (NTP), with construction to begin Sept. 22nd. Waterfront Drive will be a new 2-lane roadway (approximately 2,988 ft) that lies north of Langford Avenue between Barber Street and Foggy Bottom Street. Construction will consist of asphalt pavement, concrete sidewalk, concrete curb, underground utility installation and drainage work. Other amenities

include landscaping, rip-rap, tree plantings, decorative street lighting and site furnishings. The contractor will begin with the installation of sanitary sewer. Most construction work performed should have minimal impact to residents and local traffic.

The awarded contract amount is \$3,246,294.

Suttree Landing Park plans could go out to bid as early as October

Revisions of the permit application are being addressed by TVA and ACOE due to grading modification and a revised drawing of the intake structure for irrigation. The City is patiently waiting on

the completion of the review. In the meantime, Cannon and Cannon Inc. is continuing work on the construction documents with hopes to have the park plans go out to bid in October.

Community schools initiative expands to include South Knoxville Elementary

Beginning this 2014-15 school year, the Knox County Schools and the Great Schools Partnership have announced the expansion of the community schools initiative to include South Knoxville Elementary School, 801 Sevier Ave. Curriculum is set for grades K-5. The principal is Tanna Nicely.

"The energy around the South Waterfront redevelopment makes this an ideal time to create a community school at South Knoxville Elementary," said Stephanie Welch, VP of Operations for Community Schools at the Great Schools Partnership.

"The school is in the middle of the South Knoxville Waterfront and will play a key role in bringing partners together for student, family and community success."

Dawn Michelle Foster, Deputy Director in the Office of Redevelopment, will serve as the City's representative. With redevelopment efforts ongoing along the South Waterfront, this provides a great opportunity to align the

school with the South Knoxville community.

A new five-acre park, Suttree Landing Park, will be constructed north of the school along the Tennessee River. The park will include a children's playground, several overlook areas and a riverwalk providing outdoor recreational activities for students.

The Great Schools Partnership is a think tank, catalyst, incubator and start-up funder for making Knox County Schools globally competitive.

GSP has been instrumental in leveraging and/or creating programs — such as birth to kindergarten, early literacy initiatives, the TAP Program, summer bridge programs, learning labs, teacher mentoring/induction programs, Thank a Teacher Week and more.

For more information on the Great Schools Partnership, please call 865.215.4501 or visit www.greatschoolspartnership.com.

River's Edge project moving forward

John Gumpert of Camden Management Properties is moving forward with final design of the proposed 134-unit luxury-style apartments that will be located on the eastern edge of Island Home Avenue. The developer has partnered with Empire Construction, Dominion Design Group and Fulghum MacIndoe for the construction.

The request to approve the final subdivision plat for the development was postponed at the Sept. 11 MPC meeting. The request will be presented again at the 1:30 p.m. Oct. 9 MPC meeting.

To access next month's MPC agenda, go to MPC website and click on <http://agenda.knoxmpc.org/agenda.pdf>.

To support private development, approximately 1,900 feet of Island Home Avenue will be realigned for new street-scapes to include bike lanes, sidewalk, on-street parking, a 20-foot public riverwalk and a new public street to access the development. In 2013, City Council approved a budget amendment to allocate \$2.5 million for construction of the public improvements to support this development.

Plans for mixed-use development at 822 Sevier Ave.



C3 Studio Architecture is planning to re-use the two-story former assembly hall at 822 Sevier Ave., located on the southwest corner of Sevier Avenue and Barber Street and across from South Knoxville Elementary School, as a mixed-use development. The project will consist of 4,000 square feet of retail or restaurant space on the ground floor and 4,000 square feet of office space on the second floor.

The architect plans to renovate the interiors of the building to accommodate the changes in occupancy. The building's façade will remain relatively intact except for retrofitting a new storefront for both sides of the building.

Not only will the new storefront improve the character of the building, but it will also allow the building to meet property development standards for the SW-3 zone.

The developer hopes to integrate this new mixed-use infill development to complement the neighborhood and preserve the historic commercial heart of the Old Sevier neighborhood.

The development will provide a destination for pedestrians and bicyclists. Future outdoor seating is also planned. By bringing activity to the neighborhood, the development would encourage Sevier Avenue as a visible commercial center for its residents.

A pre-application meeting with the Administrative Review Committee was held on July 15, 2014. The result of the conference identified a request for a variance to satisfy the general parking requirements to decrease the minimum required drive aisle width for 90 degree parking from 26 feet to 24 feet (Article 5, Section 7.A.4.a.2. table).

The BZA meeting was held Thursday, Sept. 18, in the Small Assembly Room of the City County Building, and the board approved the variance. The BZA board's approval will allow the applicant to submit for a formal review process for property development clearance.

Once the applicant has satisfied the SW-3 requirements, the applicant will be able to request building permits.