

SOUTH WATERFRONT QUARTERLY NEWS

Published by the City of Knoxville's Office of Redevelopment

Spring 2014

Bidding nears on Suttree Landing Park

With final design plans completed, the City published an Invitation to Bid for the construction of Phase 1A of the Suttree Landing Park project in the May 4 edition of the News Sentinel.

Phase 1A is the construction of a new roadway, Waterfront Drive, which will be located north of Langford running parallel to the river between Barber and Foggy Bottom Street. This project will also extend Dixie Street and Foggy Bottom Street to Waterfront Drive.

A pre-bid meeting for all interested bidders was held on May 14 at the City Engineering Department's Loraine Street location.

Phase 1B is the construction of the park itself. Once the design meets approval by regulatory agencies, the design consultant will complete the design work with hopes to put the project out to bid soon after.

Both phases are being constructed with local funds.

Much more to come!

Watch for lots of progress on multiple projects south of the Tennessee River in the coming months! Copies of this newsletter also will be available at the South Knoxville and Downtown library branches. For more information:

cityofknoxville.org/southwaterfront

Contact Us

City of Knoxville
Office of Redevelopment
(865) 215-2029

Bob Whetsel (Director)
bwhetsel@cityofknoxville.org

Dawn Michelle Foster
dmfoster@cityofknoxville.org

Anne Wallace
awallace@cityofknoxville.org



Baptist demolition continuing; site design planning underway

Demolition continues on five structures of the former Baptist Hospital site.

The Blount building, closest to the Henley Bridge, was the first to come down. Hauling off the debris from that building continues. Currently, work includes interior demolition, abatement and exterior demolition for all floors of the C wing and its mechanical room. Interior demolition is nearing completion; most of the work involves clearing scrap metal and trash. Additionally, concrete pads were

poured to relocate new boilers in the professional building on the south side of Blount Avenue. The new boilers will be moved into the mechanical room. The crew will be tying in water and gas lines and starting roof demolition on Wing C. Blanchard & Calhoun Commercial anticipates \$165 million in private investment to redevelop the 23-acre site for mixed use — 300 luxury style apartments and about 75,000 square feet of retail and commercial space. A student housing component is also being considered for

just west of the Henley Bridge.

The medical office tower adjacent to the Gay Street Bridge will include a restaurant, hotel and apartments. Public improvements totaling \$12 million will include Streetscape improvements to Blount Avenue, a public river walk that will extend from Gay Street across Henley to the City View Riverwalk, and a 23,000-square-foot public plaza.

Plans for the private development and public improvements are still being designed by the developer.

Henley Bridge completion nears; 2 more lanes opened in February

In February, two more lanes opened on the Henley Bridge. The bridge is now a four-lane divided intersection at Moody Avenue and Chapman Highway.

It marked the first time since January 2011 that all four lanes are open — two lanes in each direction. Work continues on the 82-year-old bridge. The project completion date is June 3, 2014.

The bridge had opened to one lane of traffic in each direction last October. Please use caution when traveling on the bridge, as workers may be present.

Crews also removed striping and repainted lines to the modified intersection at Moody Avenue and Chapman Highway. Get the latest information on the Henley Bridge project at www.tn.gov/henley.

Bike/pedestrian bridge being studied



Environmental documentation is continuing on the proposed bicycle and pedestrian bridge that will span the Tennessee River from the upper concourse of the Thompson-Boling Arena to the South Waterfront at Clancy Avenue.

The City's consultant has drilled two geotechnical borings on the north side and plans to drill two borings on the south side this month for the pier design and locations. An archaeologist will be on site to perform a cultural resources evaluation.

Consultant Richard Lawrie, with Hardesty and Hanover, will present on the unique design at a June conference in Pittsburgh.

Read the Vice Mayor's blog

Want to find out about greenways, road improvements, the latest on the new entrance to Fort Dickerson and more good things happening in the 1st District? Councilman Nick Pavlis gives regular updates to his South Knoxville constituents at www.nickpavlis.com.

Construction to start on River's Edge apartments

Camden Management Properties anticipates beginning construction this summer on its 134-unit Class A one-, two- and three-bedroom units.

The realignment of Island Home Avenue, a 20-foot-wide public river walk, a boat dock and a new public street to access the development are part of the public improvements supported by \$2.5 million in Tax Increment Financing proceeds to support private development.

Construction drawings now are under review by the City's Engineering Department.

Brownfield agreement amended to include road

In 2010, the City of Knoxville entered into a Brownfield Voluntary Agreement for the Suttree Landing Park and road project.

The previous brownfield agreement included only the park. The City is now incorporating the new roadway, Waterfront Drive, as a public improvement along with the park site.

Since the earlier brownfield agreement did not include the road, an amendment to the agreement is required. This agreement is in cooperation with the Tennessee Department of Environment and Conservation (TDEC), Division of Remediation.

TDEC will publish the amendment for a 30-day public comment period once all documents are finalized.

Fort Dickerson road realignment to start this summer

At their April 15 meeting, City Council members approved the donation from the Aslan Foundation of a half-acre parcel of property adjacent to Fort Dickerson

Park to enhance the new park entrance and provide additional green space for the park.

City engineers are evaluating bids for the roadway realignment

contract.

Once the contract is approved by City Council, construction should begin in late summer 2014 and be complete in spring 2015.

New historic overlay added for landmark Kern's Bakery site

City Council on March 18 unanimously approved on second reading a proposal to place the former Kern's Bakery site within an H-1 (Historic Overlay) zone.

The building, 2110 Chapman Highway, was built in 1931 and exemplifies a classic Art Deco design. It was the new home for Kern's Bakery and over the decades became a South Knoxville landmark.

In 1989, the Kern's Bread brand was purchased by the Sara Lee Corp., which continued to use the bakery facility into the 2000s.

No longer in use, the bakery building in 2013 was added to Knox Heritage's "Fragile 15" list of threatened or endangered his-

toric properties.

The Kern's Bakery's long history, distinctive architecture and its unique neon sign make it a significant feature of Knoxville's industrial past.

With the new historic overlay, the Secretary of the Interior's Standards for Rehabilitating Historic Buildings will govern any design alterations to the exterior of the

Kern's facility.

In cleaning and rehabilitating the historic sign on the roof, recommendations outlined in the Preservation Briefs for the Preservation of Historic Signs must be followed.

Visit the www.cityofknoxville.org to read the City Council minutes on Ordinance No. 0-57-2014.



\$5.4 M HPP funding slated for Sevier Avenue work between Davenport, Foggy Bottom

Federal funding totaling \$5.4 million from a High Priority Project (HPP) grant will be used for roadway improvements along Sevier Avenue between Davenport Road and Foggy Bottom Street.

Other improvements include the extension of Barber Street and Foggy Bottom Street to Waterfront Drive, a new roundabout to improve the Sevier Avenue/Island Home Avenue and Foggy Bottom Street

intersections, and Streetscape improvements near South Knoxville Elementary School on Phillips Avenue and the school's access road. Due to the federal dollars attached with these improvements, an environmental assessment is underway by our design consultant, Cannon and Cannon Inc.

The Federal Highway Administration requests that a Categorical Exclusion (CE) document be prepared for

environmental clearance.

This documentation includes early coordination with regulatory agencies (TDOT, ACOE, TDEC and TVA) and requires that an evaluation of cultural resources, a hazardous materials assessment, and air, noise and traffic studies be performed.

Several of these reports have been produced in draft form and are under review by the Tennessee Department of Transportation.

Update: Brownfields project coming to a close

Throughout the duration of the South Waterfront Brownfields Assessment Grant project, as each property has been identified as a good candidate for assessment, the U.S. Environmental Protection Agency, Tennessee Department of Environment and Conservation (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.

As part of this grant project, S&ME has conducted a total of 12 Phase I Environmental Site Assessments (ESAs). The goal of this program is to provide environmental assessments that define activities needed to make the site suitable for reuse, and to reduce regulatory delays when a project start-up occurs.

Phase I ESAs have been conducted under this grant for the following properties:

- Specialty Metals and Supply Corp., Scottish Pike
- Knox River Warehouse, Scottish Pike
- Cityview Riverwalk Extension (KCDC owned), West Blount Avenue
- Former Mercy Health Partners / Tennova (6 parcels), Blount Avenue
- Riverview Properties Inc., Island Home Avenue and Phillips Avenue
- Regal Corp., Langford Avenue
- Lot 4R1 (KCDC owned), Langford Avenue and Phillips Avenue

Based upon results of the above investigations, Phase II ESA activities were proposed and conducted for seven of these properties to further assess environmental conditions of the selected sites. EPA granted eligibility for each of the Phase II candidate sites for the use of both petroleum and hazardous assessment grant funds as appropriate.

In addition, Quality Assurance Project Plans (QAPPs) detailing the specific Phase II ESA activities proposed have been approved by EPA for the seven selected properties.

Field activities for each of the properties assessed involved the sampling and laboratory analysis of various types of environmental media including soil, groundwater, soil gas, sub-slab gas and ambient air. The most recent work conducted included the field activities associated with the implementation of a Phase II ESA for the Lot 4R1 (KCDC owned) Langford Avenue property. The sampling activities conducted for the Lot 4R1 Langford Avenue property concludes all proposed field sampling activities under the South Waterfront Brownfields Assessment Grant project.

Concurrent with the environmental assessment work that is being conducted, the City has diligently followed the grant project work plan that was agreed upon with the EPA. Part of that work plan is to comply with all the reporting requirements associated with receiving brownfields grant funds. Each quarter, the City files a quarterly progress report with the EPA and TDEC that explains all activities associated with the implementation of the environmental assessments, as well as all expenditures.

The EPA also requires that as properties are accepted for assessment, details associated with assessment activities are entered into the ACRES (Assessment, Cleanup and Redevelopment Exchange System) online database so that EPA can track the progress of each property through to eventual redevelopment. This information helps the EPA keep track of metrics, such as how many properties are addressed through these grant funds, how many acres are cleaned up, and how many jobs are created through redevelopment.

In preparation for the performance period for the Knoxville South Waterfront Brownfields Assessment Grant project coming to an end in September 2014, the City must complete all remaining activities associated with the grant. All field work must be complete, all reports finalized, and all relevant data entered into ACRES. As part of these closeout activities, the City will host final public meetings in both the South Waterfront community to report on the work that has been done, and proposed future actions. The meeting date will be announced in the upcoming months.