EPA CLEANUP GRANT KICKOFF MEETING

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Sanitary Laundry and McClung Warehouse Sites
Knoxville, TN

City of Knoxville
Madeline Rogero, Mayor

S&ME
What is a Brownfield?

- **EPA Definition** – real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutants, or contaminant.

- **500,000** – sites nationwide. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and protects the environment.
Knoxville’s Strategy – Reminder...

Vision for Brownfield Redevelopment:

Appropriate redevelopment to bring vitality and livability back to those parts of the community that have seen economic decline – and create safe, secure, healthy neighborhoods where mixed-use development thrives.
EPA Brownfields Grant Program

Competitive – EPA awarded 27 grants in Region 4 in FY16; 9 Cleanup Grants; 3 in TN

Knoxville Awards – Sanitary Laundry ($200,000), and McClung Warehouses ($150,000)

Up to $200,000 per site – City to match at 20% ($70,000)

Who is eligible? – municipalities, tribes, non-profits. Private individuals are not eligible

Before you can apply – Phase I & II ESAs, ABCA – funded in part by EPA Assessment Grant

Factors for Consideration include environmental, economic, community vision, partnerships
Both Cleanup Sites are City-Owned

Sanitary Laundry
City acquired this abandoned site in 2014 in a tax foreclosure

McClung Warehouses
Motivated by blight-abatement and public safety concerns, City purchased in 2013 from a bankruptcy trustee.
(Fires in 2007 and 2014)
Past Assessment Activities funded by EPA

Downtown North Assessment Grant
$400,000 Assessment Grant awarded in Fall 2011

Used to assess multiple properties

Sanitary Laundry
Lindsay Texaco
Southern Linen
Auto Sales and Service
Historic Knoxville High School
Knox Tenn Rental, Central St.
Knox Tenn Rental, Irwin St.
Knox Tenn Rental, Bernard Ave.
Once Awarded – RFQ Process

February 2017
City issued Request for Qualifications.

Widespread Interest
City received 8 responses for McClung Warehouses and 6 responses for Sanitary Laundry.

City’s evaluation team included Purchasing, Redevelopment, Community Development and Engineering Representatives.

S&ME Selected
Contract negotiated with City, signed April 2017.
TWO EPA CLEANUP GRANTS AWARDED

SANITARY LAUNDRY

MCCLUNG WAREHOUSES
Sanitary Laundry Site Background

Property Details

625 North Broadway

Approximately 0.3 acres

30,000 square-foot building

Currently vacant
Sanitary Laundry Site
625 North Broadway

Former Dry Cleaner
operated from 1926 until 1993

Dry cleaning solvent tank

Two gasoline tanks
removed in 1993

Solvent tank emptied and filled with concrete in 1994

Lead based paint,
asbestos in the building
Vapor Intrusion

Soil, Groundwater, Soil Gas and Ambient Air Sampled

Soil Vapor Ambient Air Soil Samples

Sub-slab Gas

Example of Previous Findings
Assessment Findings and Prior Activities

- Drums of dry cleaning fluids removed in 1999
- Dry cleaning compounds and solvents detected
- City and TDEC have negotiated a Brownfield Agreement
- City has contracted roof replacement
Anticipated Brownfield Cleanup Actions

- Removal and disposal of containers
- Asbestos Removal
- Address Soil Vapor Mitigation System
McClung Warehouse Sites
Jackson Avenue

Property Details

8 parcels

Currently vacant
McClung Warehouse Sites
Jackson Avenue

EPA Targeted Brownfield Assessment

Former operations included:
- automotive garage
- woodworking shop
- freight shipping
- freight storage
- blacksmith shed
McClung Warehouse Sites
Jackson Avenue

Proposed mixed-use complex
Possible commercial and residential use
Tetra Tech performed Targeted Brownfield Assessment

- Phase I and Phase II ESA
- Sampled soil, groundwater, soil gas and suspect asbestos containing material
Assessment Findings

- Metals detected above EPA screening levels
  (Arsenic, lead, cobalt, manganese and thallium)
- Asbestos Containing Material (ACM)
- Benzene in soil gas exceeds residential screening levels
Analysis of Brownfield Cleanup Alternatives

- Asbestos removal
- Remove soils with elevated metals and replace with clean fill
- If residential use is proposed, address potential vapor intrusion
Sanitary Laundry

Continued coordination to update QAPP, SSQAPP
Asbestos Abatement
Additional Assessment to Support Vapor Intrusion System Design
Work in coordination with roofing contractor
McClung Warehouses

Continued coordination to update QAPP, SSQAPP
Asbestos Evaluation
Address elevated metals in soil – limited, localized soil removal?
Additional Assessment to Support Vapor Intrusion System Design
Questions & Comments

For more information please visit our website:

www.knoxvilletn.gov/cleanupgrants

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