SOUTHEAST BROWNFIELD CONFERENCE-
ORLANDO, FL
OCTOBER 29, 2019

REGIONAL PLACEMAKING AND ADAPTIVE RE-USE THROUGH

BROWNFIELD REDEVELOPMENT-

"BROWNFIELDS HIDING IN PLAIN SIGHT"

BROWNFIELD DEFINITION

- "Real property, where the expansion or reuse may be complicated by the presence or potential presence of hazardous substances, petroleum products or property that is a mine-scarred land."

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SETDD BROWNFIELD PROGRAM

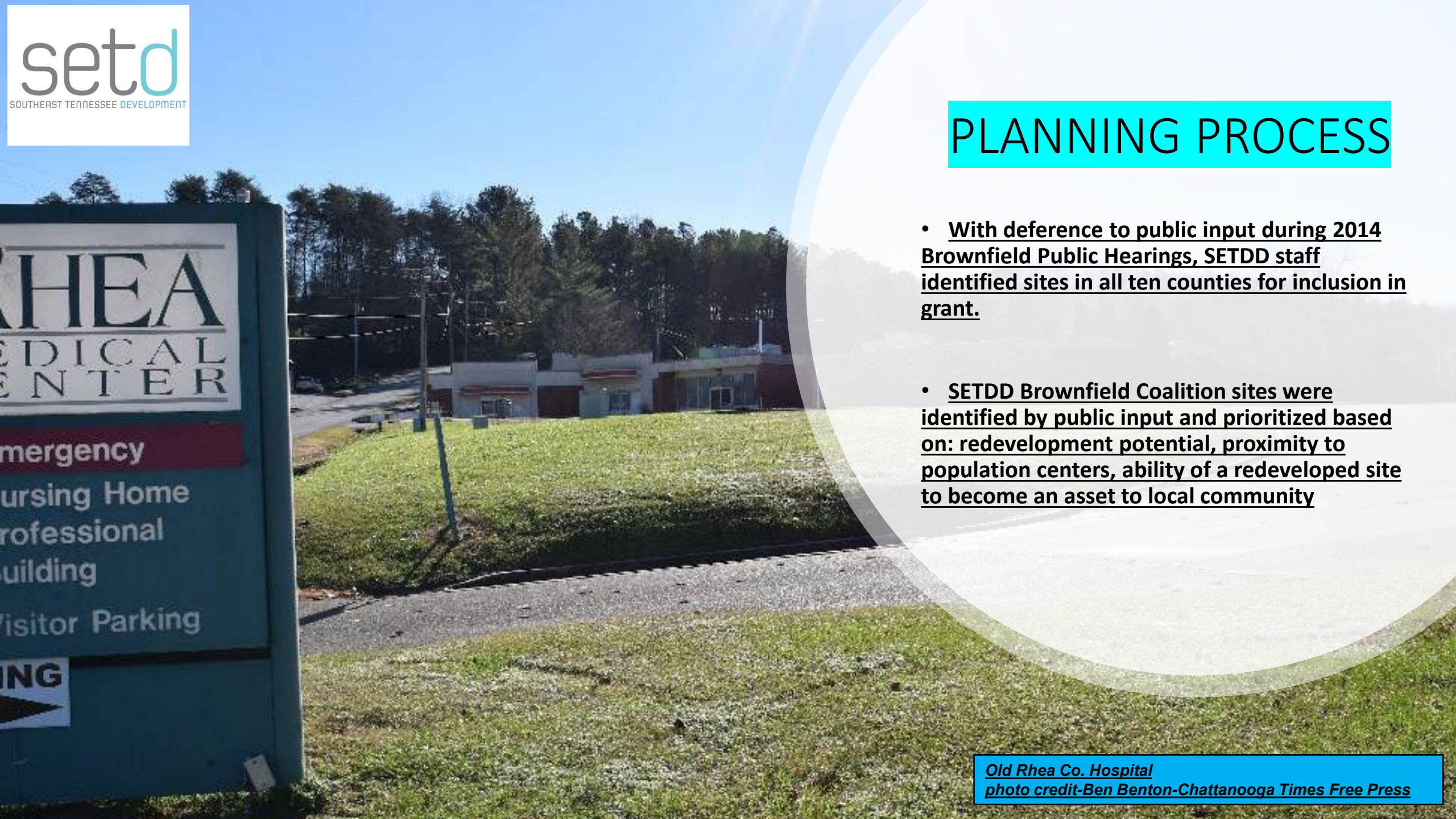
- GRANT WAS FUNDED FROM 2015-2018
- BEGAN WORKING UP TO A YEAR IN ADVANCE
- WINDSHIELD SURVEYS
- BROWNFIELDS ARE EVERYWHERE YOU LOOK

HARDWICK WOOLEN MILLS SITE-CLEVELAND,TN

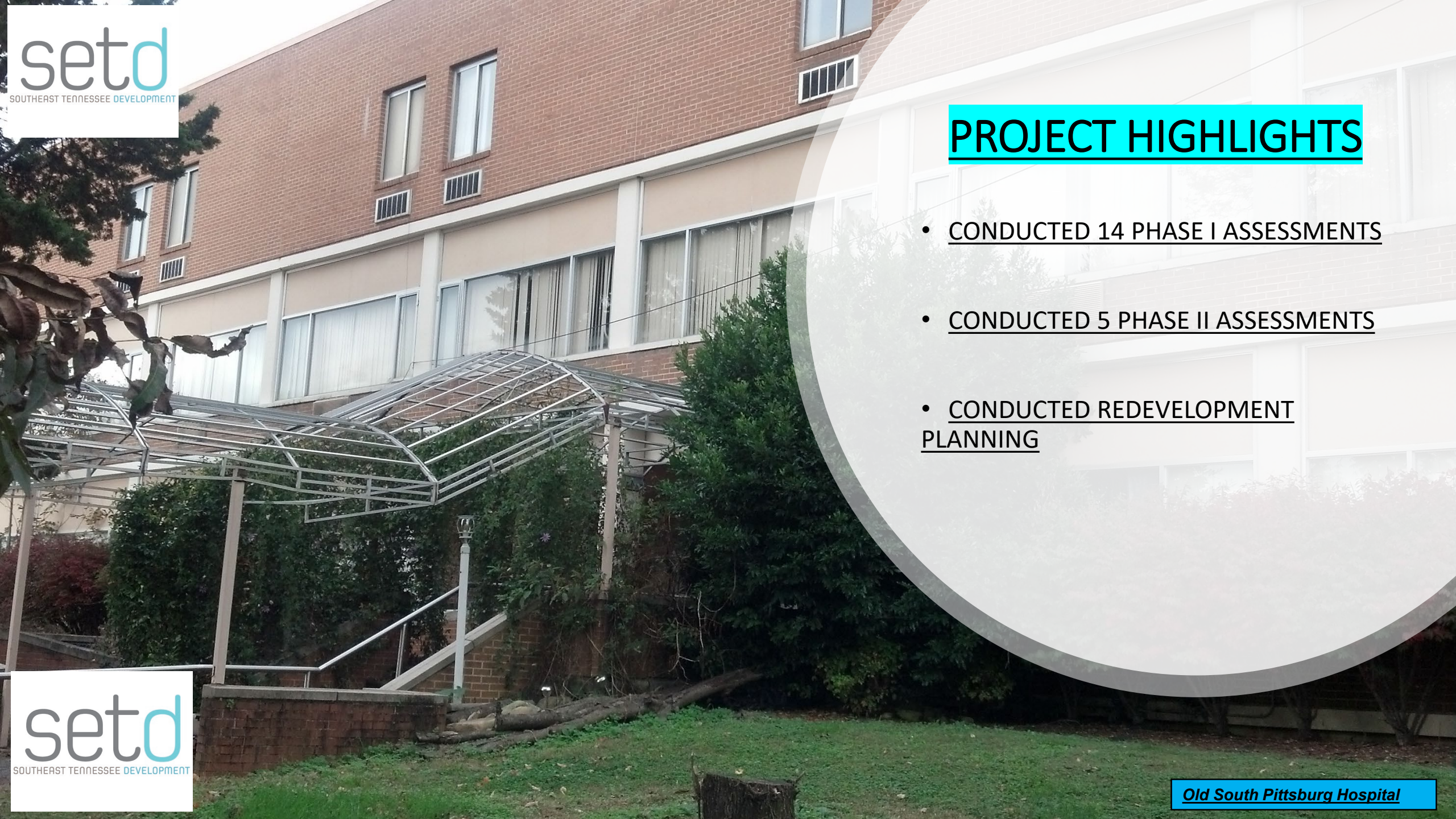
PLANNING PROCESS

- **With deference to public input during 2014 Brownfield Public Hearings, SETDD staff identified sites in all ten counties for inclusion in grant.**

- **SETDD Brownfield Coalition sites were identified by public input and prioritized based on: redevelopment potential, proximity to population centers, ability of a redeveloped site to become an asset to local community**



Old Rhea Co. Hospital
photo credit-Ben Benton-Chattanooga Times Free Press



PROJECT HIGHLIGHTS

- CONDUCTED 14 PHASE I ASSESSMENTS
- CONDUCTED 5 PHASE II ASSESSMENTS
- CONDUCTED REDEVELOPMENT PLANNING

Old South Pittsburg Hospital

OLD DUNLAP INDUSTRIES ZIPPER PLANT (DUNLAP/ SEQUATCHIE COUNTY) SENIOR AFFORDABLE HOUSING REDEVELOPMENT

- SETDD identified the old Dunlap Industries property in 2014 as one of the best redevelopment candidates in the region.

- The former zipper plant operated from the 1950's until the 2000's, but had set vacant for 10 years, as a blighted property in Sequatchie County.

Old Zipper Plant-Dunlap

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PARKVIEW VILLAGE

- The planned redevelopment “Parkview Village” calls for the adaptive re-use of the property by developing 28 senior, affordable-apartment units. The proposed redevelopment project has a price tag of $4 Million, and SETDD/ Sequatchie County are currently garnering the necessary funding.

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PARKVIEW VILLAGE CONCEPTUAL PLAN

PARK VIEW VILLAGE

DUNLAP, TENNESSEE
SOUTHEAST TENNESSEE
DEVELOPMENT DISTRICT

Cauthen
& ASSOCIATES LLC
Architects | Planners

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OLD RHEA COUNTY HOSPITAL- REDEVELOPMENT INTO NEW RHEA COUNTY JUSTICE CENTER

- **MUNICIPAL FACILITIES REDEVLOPMENT**

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PROBLEM-OVERCROWDED JAIL

OLD, UNUSED HOSPITAL

- **BROWNFIELD-ADAPTIVE RE-USE SOLUTION**

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BROWNFIELD-ADAPTIVE RE-USE SOLUTION

- SETDD identified the old Rhea County Hospital property in 2014 as one of the best redevelopment candidates in the region. The former hospital from the 1960's until the 2010's, but had set vacant for 5 years, as a blighted property in Rhea County

- SETDD conducted a necessary Phase I Environmental Site Assessments for the property owned (Rhea County, a member of the ten-county Southeast Tennessee Brownfields Coalition). Phase II not possible, due to responsible-party issues.

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REDEVELOPMENT

- The planned redevelopment calls for the adaptive re-use of the property by developing the old Rhea County Hospital into the new Rhea County Justice Center. The proposed 275 bed Justice Center project has a price tag of approximately $28 Million, which Rhea County is financing through bond issues.

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STANDARD COOSA THATCHER LOFTS CHATTANOOGA- AFFORDABLE HOUSING REDEVELOPMENT

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SITE HISTORY

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Old Standard Coosa Thatcher
photo credit-Chattanooga History Center

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HISTORY

- INDUSTRIAL TEXTILE MILL USE FROM 1916 TO 2003

Old Standard Coosa Thatcher
photo credit-Chattanooga History Center

ABANDONED PROPERTY

- SITE WENT THROUGH SEVERAL OWNERS AND THROUGH LEGAL PROBLEMS RELATED TO ILLEGAL ASBESTOS REMOVAL

- LANDED WITH HAMILTON COUNTY AND CITY OF CHATTANOOGA

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SETDD INVOLVEMENT

- SETDD identified the old Standard Coosa Thatcher property in 2014 as one of the best redevelopment candidates in the region.

- SETDD helped the prospective developer by investing into necessary Phase I and Phase II Environmental Site Assessments, including assessment of asbestos and lead.

- This SETDD/ EPA investment allowed for prospective developer to better understand site conditions; Site is currently under contract.

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USING REDEVELOPMENT FINANCE TOOLS:
NEW MARKET TAX CREDITS
HISTORIC TAX CREDITS
POSSIBLY LIHTC

The planned redevelopment calls for the adaptive re-use of the property by developing 170 affordable apartment units, which will serve as live-work-play spaces for artists and creative professionals. This $57 Million project is slated to be completed by 2020.

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OLD WOOLEN MILL-CLEVELAND REDEVELOPMENT

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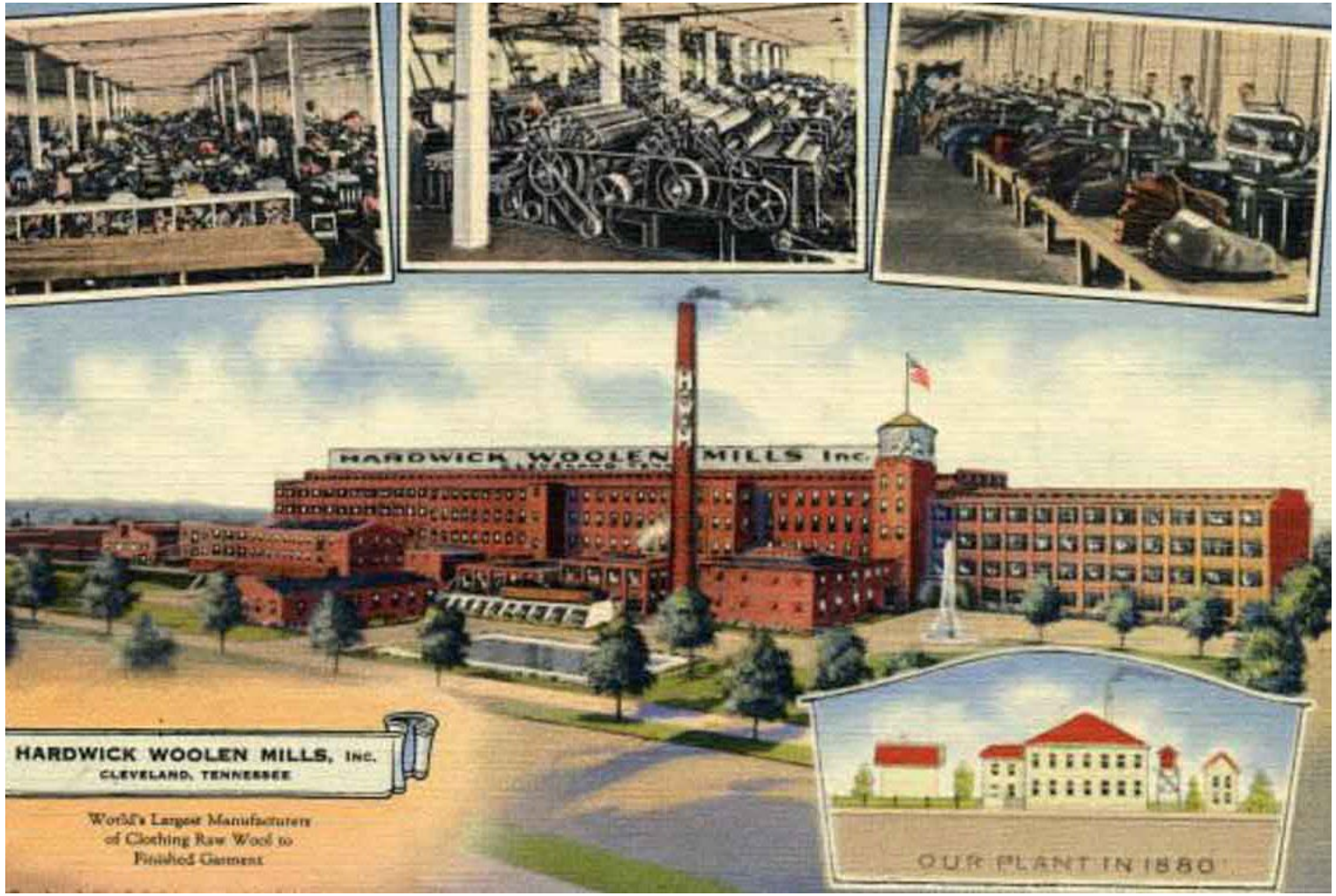

HISTORY

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SETDD Involvement

- SETDD & the City of Cleveland identified the old Woolen property in 2014 as one of the best redevelopment candidates in the region. The former Woolen operated from the 1870's until the 1970's, but had set vacant for 40 years, as a blighted property in an economically-disadvantaged area in the South Cleveland area.

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PHASE I & PHASE II ESA'S

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ABATEMENT & REDEVELOPMENT

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ADAPTIVE RE-USE

LEE UNIVERSITY

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ADAPTIVE RE-USE

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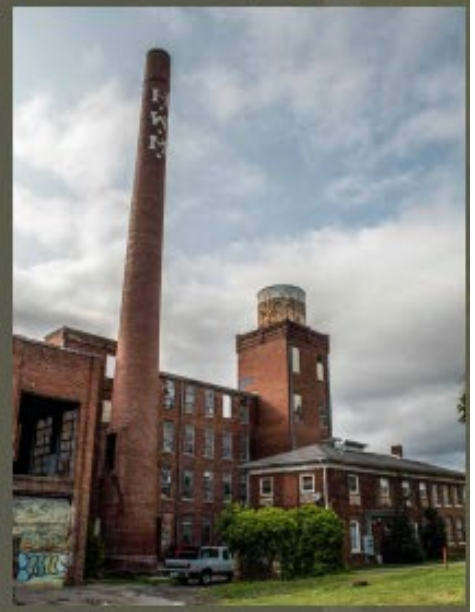
Central City Brownfield Redevelopment Plan

Student Work Description: Students will conduct research and develop four distinct work products analyzing, studying and planning for the future redevelopment or adaptive reuse of strategically identified and selected sites within the City of Cleveland as an opportunity to accommodate anticipated economic (jobs) and population growth, thus mitigating adverse impacts of conventional sprawl patterned growth to scenic and productive landscapes.

Project Outcomes: *Brownfield Area Redevelopment Plan*: The plan process will have four major components: 1) Redevelopment Inventory and Analysis –research regulatory, economic, social, and environmental systems determined to be relevant to brownfield remediation and redevelopment of the identified properties, and report findings in a graphic format with supporting narrative; 2) Site Identification and Selection Study – Based on completed inventory and analysis, students will identify sites appropriate for redevelopment and/or adaptive reuse, and strategic sites will be selected for planning and design study; 3) Programming and Precedent Studies – develop programmatic proposals for selected sites and prepare case studies of built precedents related to the proposals; and 4) Redevelopment Vision Plans –prepare conceptual redevelopment proposals, and when appropriate, brownfield remediation plans for strategically identified and selected sites/districts in the City of Cleveland. The 90 acre Whirlpool site and surrounding area will be the primary focus of the class' design study for which multiple proposals will be prepared, though additional sites/districts elsewhere in the city may also be identified for design and planning study. Contemporary strategies in sustainable urban design shall be emphasized. Proposals will focus on strategic programming and the planning/design of the physical environment, including building massing, infrastructure, and landscape elements. Concepts will be communicated graphically using methods such as diagrams, plans, sections, and illustrative perspectives as determined appropriate, as well as supporting narrative. The phased deployment of proposed remediation and redevelopment strategies will be explored through phasing studies for each project.



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CATALYST FOR AREA-WIDE DEVELOPMENT

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OLD R.L. STOWE MILL-RIDGEDALE (CHATTANOOGA)

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SITE HISTORY

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EXISTING CONDITIONS

- PHASE II & ABATEMENT STILL NEEDED

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USING REDEVELOPMENT FINANCE TOOLS:
NEW MARKET TAX CREDITS
HISTORIC TAX CREDITS
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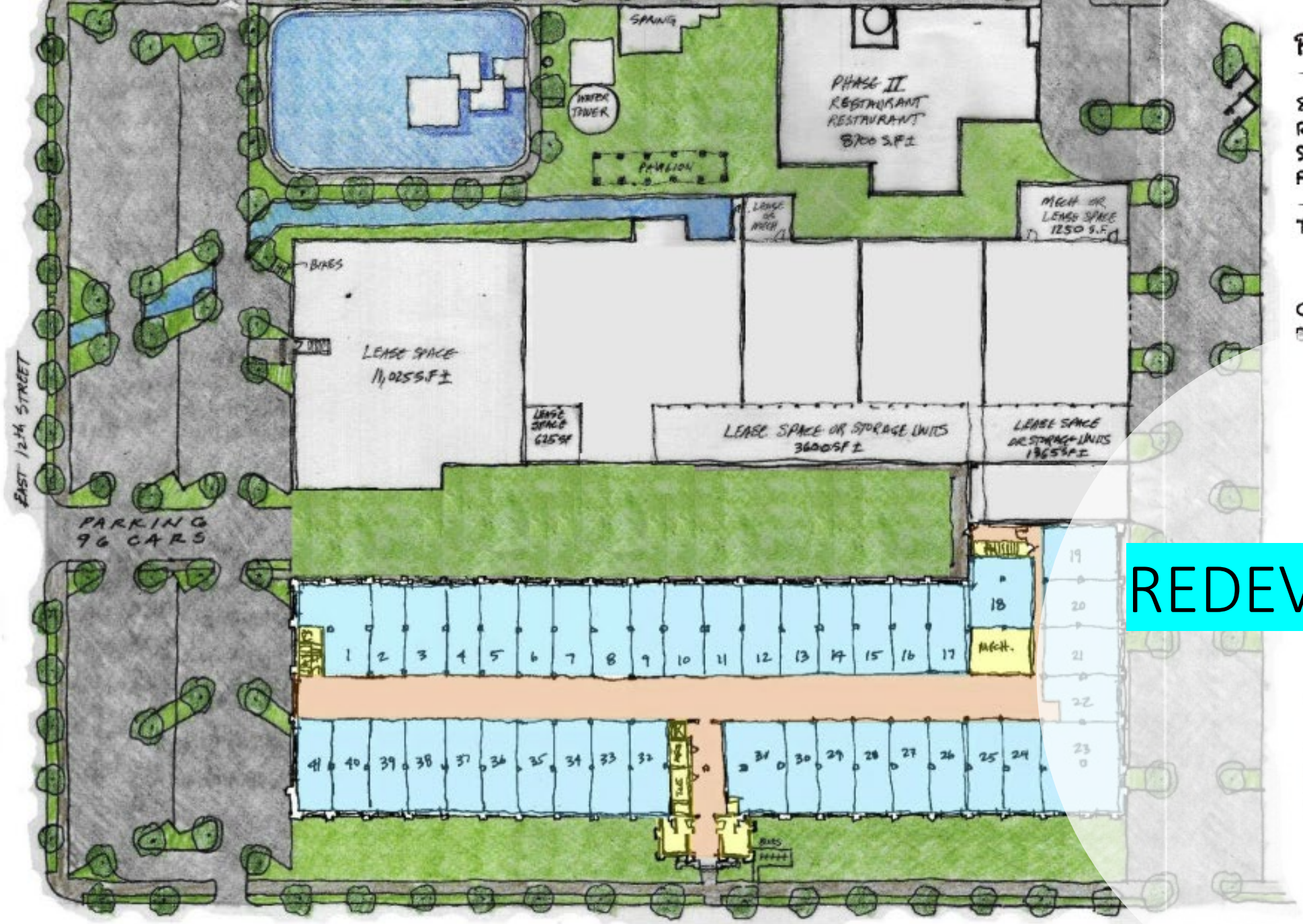


Project Summary

80+ Residential Units	95,000sqft
Retail, Office, Storage	40,000 sqft
Flex Space	11,000 sqft
TOTAL AREA	146,000 sqft

Car Parking.....	228 cars
Bike Carking.....	20 bikes

REDEVELOPMENT PLAN

Level 1 Site Plan

Conceptual Initial Idea - Needs verification

1101 S Watkins St, Chattanooga, TN 37404

H+K ©

CONCEPT PLAN

OTHER REGIONAL BROWNFIELD PROJECTS THAT USED NON-EPA ASSESSMENT/CLEANUP FUNDS

OLD GRUNDY COUNTY HIGH SCHOOL-TRACY CITY- CONVERTED TO SOUTH CUMBERLAND LEARNING & DEVELOPMENT CENTER

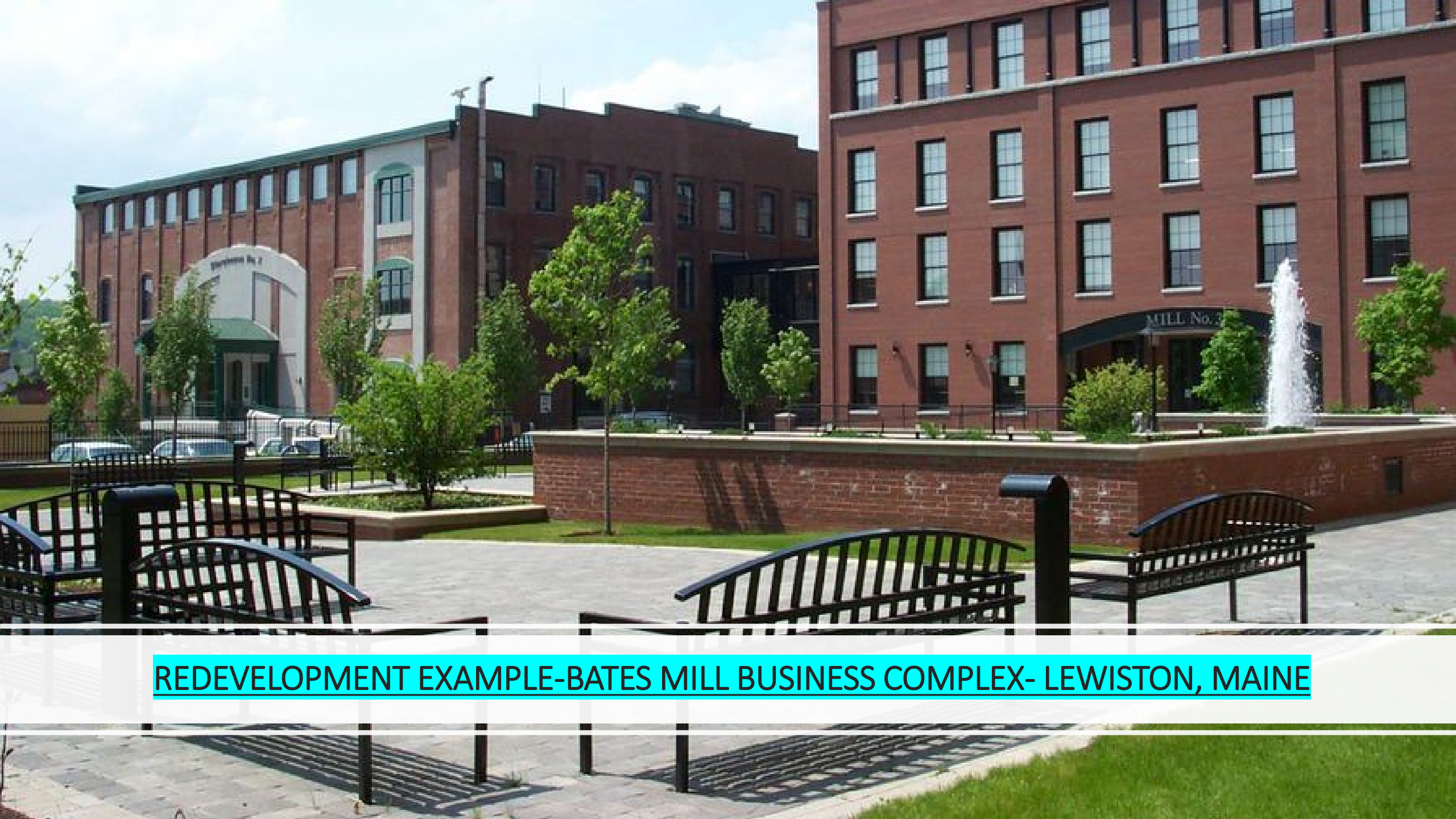
OLD PIKEVILLE ELEMENTARY SCHOOL-CONVERTED TO NEW PIKEVILLE CITY HALL WITH TDEC/ USDA RD FUNDING

OLD GRAYSVILLE ELEMENTARY CONVERTED INTO GRAYSVILLE CITY HALL, USING USDA RD AND CITY FUNDING

SETDD-FUTURE
BROWNFIELD PROJECTS

SETDD/ CARCOG APPLYING FOR 2020 REGIONAL COALITION GRANT, TO INCLUDE N. GA COUNTIES

OLD PEERLESS WOOLEN MILLS-ROSSVILLE, GA



REDEVELOPMENT EXAMPLE-BATES MILL BUSINESS COMPLEX- LEWISTON, MAINE

REDEVELOPMENT EXAMPLE-BATES MILL BUSINESS COMPLEX- LEWISTON, MAINE

POTENTIAL SITE-OLD CRYSTAL SPRINGS PRINT WORKS-CHICKAMAUGA

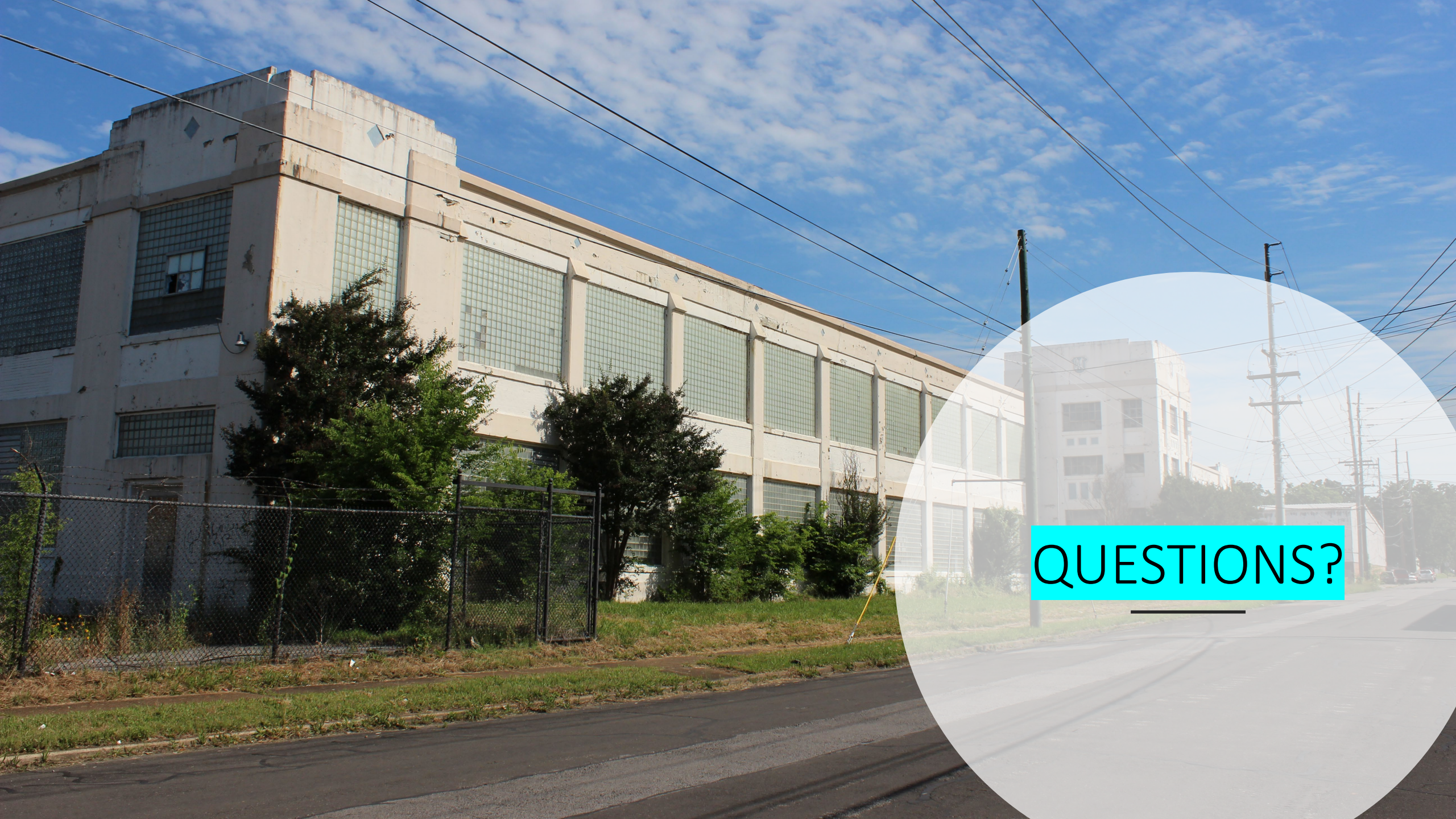
REDEVELOPMENT EXAMPLE FOR CHICKAMAUGA SITE- Old Ashley & Bailey Silk Co- Marietta, PA

POTENTIAL SITE-JACKSON STREET BROWNFIELD CORRIDOR-ATHENS

REDEVELOPMENT SCENARIO FOR ATHENS SITE- GEER ST. REDEVELOPMENT- DURHAM, NC

POTENTIAL SITE-OLD FACTORY-CLEVELAND

REDEVELOPMENT EXAMPLE FOR CLEVELAND SITE-OLD EAST BAY CIGAR FACTORY-CHARLESTON, SC


QUESTIONS?