

The Three R's Applied to a Brownfield

Reduce, Reuse, and Recycle



CITY OF KNOXVILLE
MADELINE ROGERO, MAYOR

October 29, 2019

Anne Wallace, Deputy Director, Office of Redevelopment

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



South Waterfront - Assessment

- 2008 Application for petroleum and hazardous assessments
- 2009 Awarded \$400,000 for both types of assessments
- Community outreach – SW Newsletter, media releases & coordination with property owners
- Conducted an area inventory to identify sites
- Selected 12 Phase I Sites
- Performed 7 Phase II Assessments



South Waterfront – Potential Sites



Former Hospital - Summary

Summary of South Waterfront Phase II ESAs

Property	Findings	Action
★ Baptist Hospital Parcel 1	Petroleum constituents, polychlorinated biphenyls, volatile organic compounds (VOCs), heavy metals	Brownfields Agreement in place; Property undergoing redevelopment
★ Baptist Hospital Parcel 3	Petroleum constituents, VOCs, heavy metals	Brownfields Agreement in place; Property undergoing redevelopment
★ Baptist Hospital Parcel 6	Petroleum constituents, heavy metals, polynuclear aromatic hydrocarbons (PAHs)	Brownfields Agreement in place; Property undergoing redevelopment
Regal Corporation	Petroleum constituents, VOCs, heavy metals, PAHs	Data used for Brownfields Agreement related to new riverfront road construction
Cityview Riverwalk Extension	Petroleum constituents, VOCs, heavy metals, PAHs	Redevelopment complete
KCDC	Petroleum constituents, heavy metals, PAHs	Ready to be marketed for redevelopment
Specialty Metals	Petroleum constituents, VOCs, heavy metals	Ready to be marketed for redevelopment

South Waterfront – Former Hospital

- Former Baptist Hospital Site
 - 23 acre site
 - Vacant since 2008
 - Phase I and Phase II Assessment work
 - 6 parcels for complex
 - 6 Phase I reports
 - 3 Phase II reports
 - Lead based paint & asbestos surveying
 - Approximately \$150K of \$400K grant



PHOTO BY J. MILES GARY

On June 4, 2013, Knoxville Mayor Madeline Rogero, left and Vic Mills, CEO of Blanchard & Calhoun Commercial, unveil redevelopment plans for the old Baptist Hospital site.

South Waterfront – Reuse and Recycle



SOUTHEASTERN

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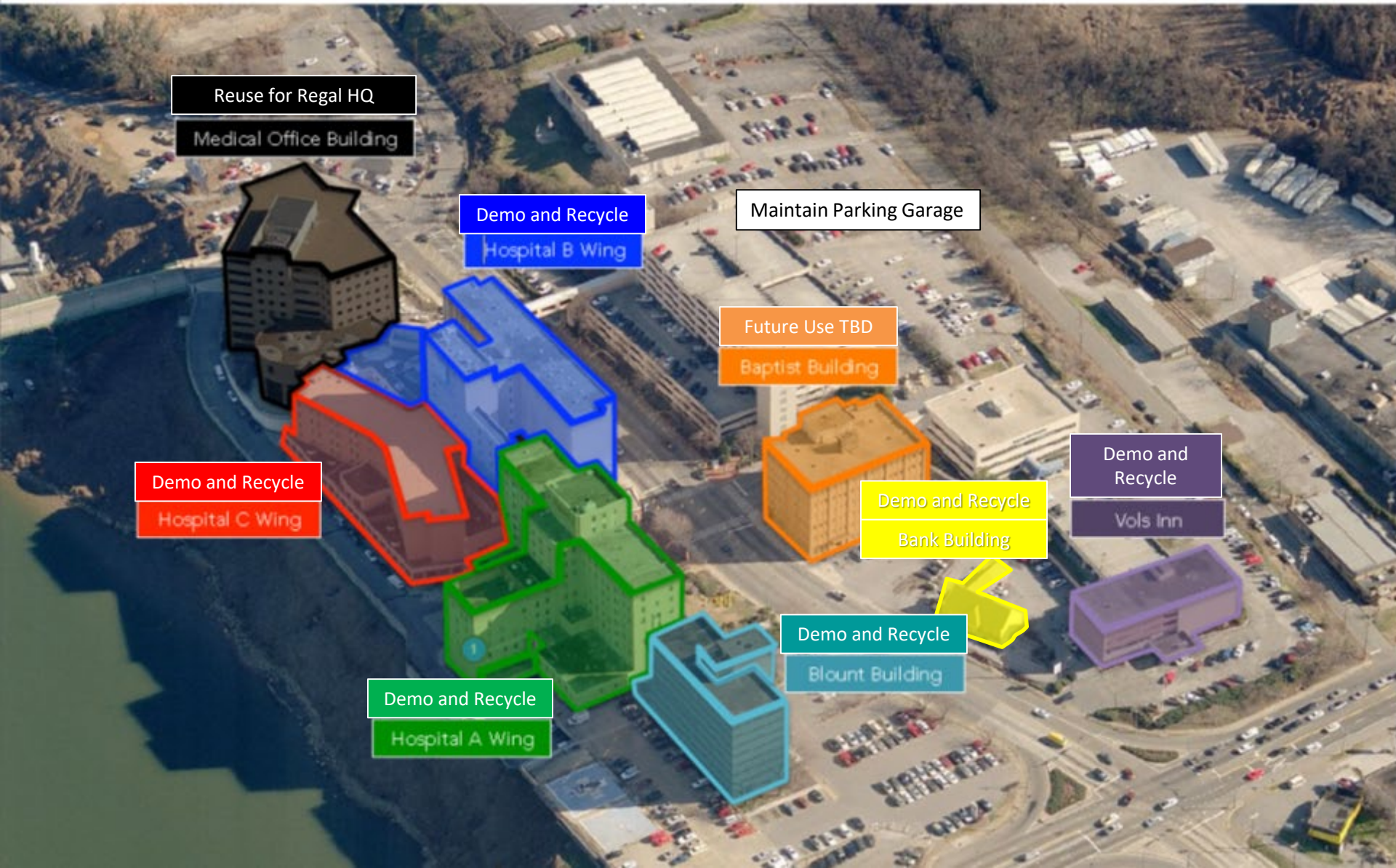
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South Waterfront – Reuse and Recycle



South Waterfront – Preparation for Demo

Week of February 25, 2014
Knoxville Baptist Hospital Redevelopment Project



Floor, walls, ceilings lined with poly for full containment



Setting up full containment for friable abatement in basement

Week of February 25, 2014
Knoxville Baptist Hospital Redevelopment Project



Air clearance in basement



Abatement completed on 7th – 5th floors

2. ATTACHMENTS

- Asbestos containing material shipping manifest

South Waterfront – Recycling



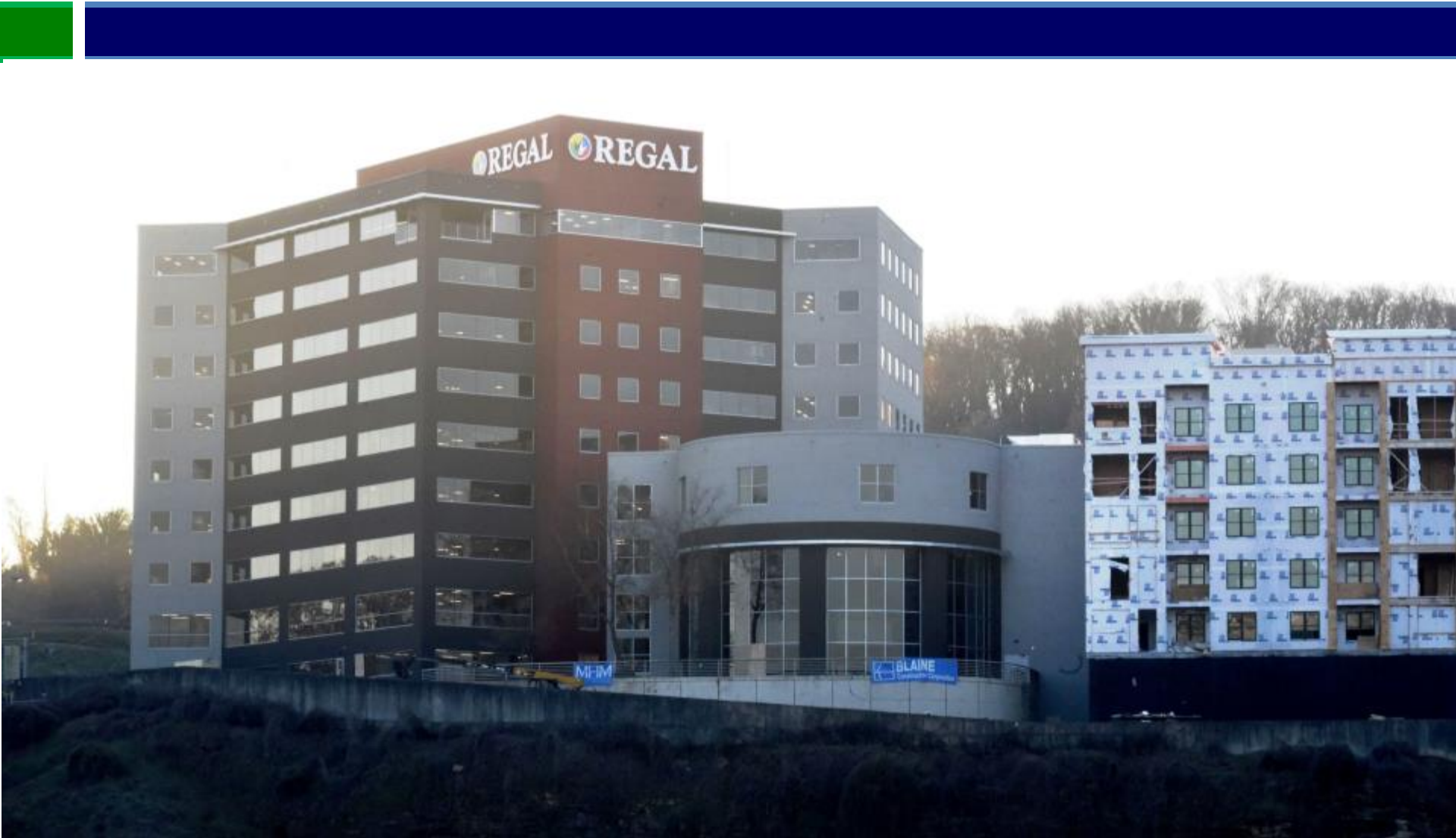
South Waterfront – Recycling



South Waterfront - Reuse



South Waterfront - Reuse



Regal Headquarters – 178,000 sq. ft. corporate headquarters at Blount Ave. and Gay St.

South Waterfront - Redeveloped



Questions & Comments

For more information, please visit our website:
www.knoxvilletn.gov/redevelopment

