



Department of
**Environment &
Conservation**



Public-Private Collaboration in Brownfields Redevelopment Sparks Economic Growth in an Underserved Community of Nashville, TN

2019 Southeast Brownfields Conference

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Germantown/North Nashville Community

- Post WWII exodus to suburbs left empty homes to be subdivided, rented, or boarded. Without a resident population, industrial uses took hold, as evidenced by Neuhoff and Werthan as employment centers.
- Neighborhood revitalization began in the 1970s at which time, many structures were condemned and at risk of demolition.
- Currently undergoing a rebirth as a livable-walkable community close to the urban core.



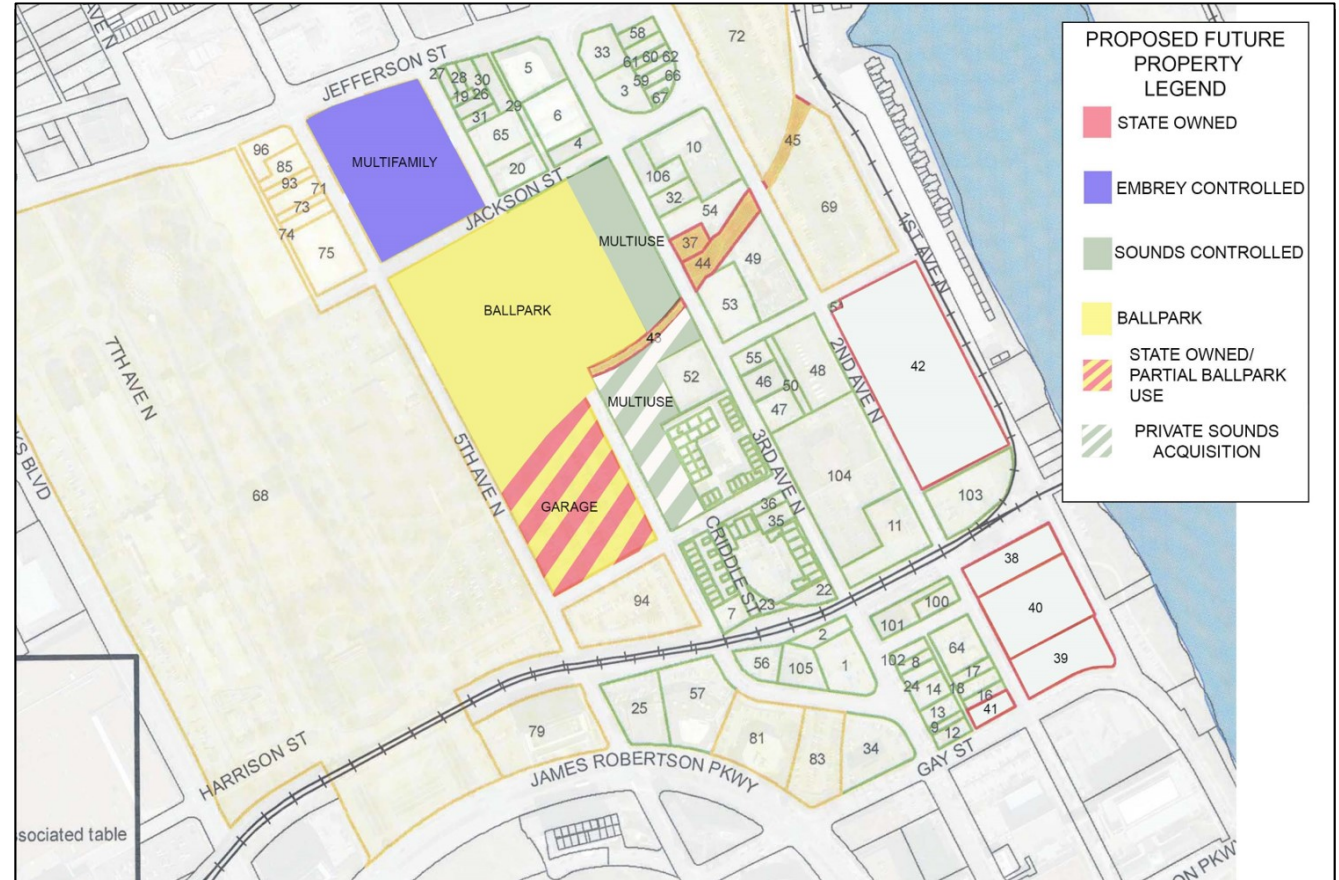
Brownfields are a Tool for Redevelopment

- Community – blight removal, infill development, reuse of idled/abandoned property
- Environmental – removal of contamination, reduction of health risks, ecological mitigation
- Economic Development – new jobs, attract new business, support business expansion



First Tennessee Park – Project Overview

- Local Government Project
 - Highly public
- 3 different landowners
 - Metro, State, Private
- LEED Silver Requirement
- Strict Schedule

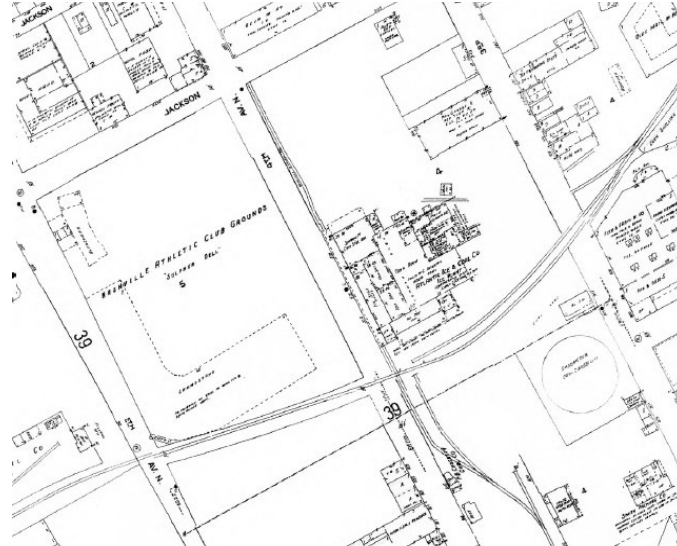




First Tennessee Park – Project Overview

Conditions of the site

- Historical uses lead to contaminants
- Coal and Ice Plant, old Rail line, Manufactured Gas storage, landfill, former racetrack, surface parking lots
- Archeological significance



FTP Soil Conditions

- Contaminated Soils
 - Coal Ash
 - Lead, Arsenic
 - PAHs (sVOC's)
- Fill Material (C&D) from Andrew Jackson Hotel
- Unidentified Underground Storage Tanks
- Archaeological artifacts underneath Coal plant foundation
- Sulphur Spring (approximately 40ft below right field)



First Tennessee Park – Project Costs

- Total Construction Costs: \$65 million
 - Environmental and Archaeological
 - Strict Schedule
 - “It City” Factor
 - Weather Issues
 - Regional Infrastructure Improvements
 - Water line replacements
 - Underground electric
- LID improvements
 - BMP’s: greenroof, cistern, raingarden
 - Greenway Expansion
- Additional Project Costs:
 - \$23M land acquisition
 - \$5M capitalized costs (future Library & Archives)



Sustainability at FTP

- First Tennessee Park received LEED silver
 - Responsible site development (Brownfield)
 - Water savings
 - Energy efficiency
 - Materials selection
 - Indoor environmental quality
- 12,000-gallon Cistern for Rainwater Harvesting
- 2,800 sf Green roof on Concessions Building
- Raingardens and Native vegetation
- 90% of Construction Waste was recycled, reused, or diverted from landfills



Value of Public Investment - History

From 1870 to 1969 baseball was played at Sulphur Dell.

Many of the greats played on the field.

"Not only was this the most feasible option, but as a baseball fan who also loves history, I really felt that no site was more special than here at Sulphur Dell, the historic home of baseball in Nashville. Solidifying the decision for me was the economic benefit I knew this project would create for the north side of downtown."

– Mayor Karl Dean



Value of Public Investment – Site Location

- The ballpark ties together downtown, Germantown, Salemtown, and other areas of North Nashville.
- Since FTP, Nashville has seen over \$200M in development in the Germantown/North Nashville Area
- Metro Nashville incentivized private investment by investing in infrastructure improvements (water lines, greenway, underground power, and communications).



Surrounding Brownfield Developments



- Multifamily residential Projects
 - LC Germantown - \$70M
 - Carillion - \$34M
 - Broadstone Germantown - \$34M
 - The Derby - \$50M
 - Broadstone Stockyards - \$34M

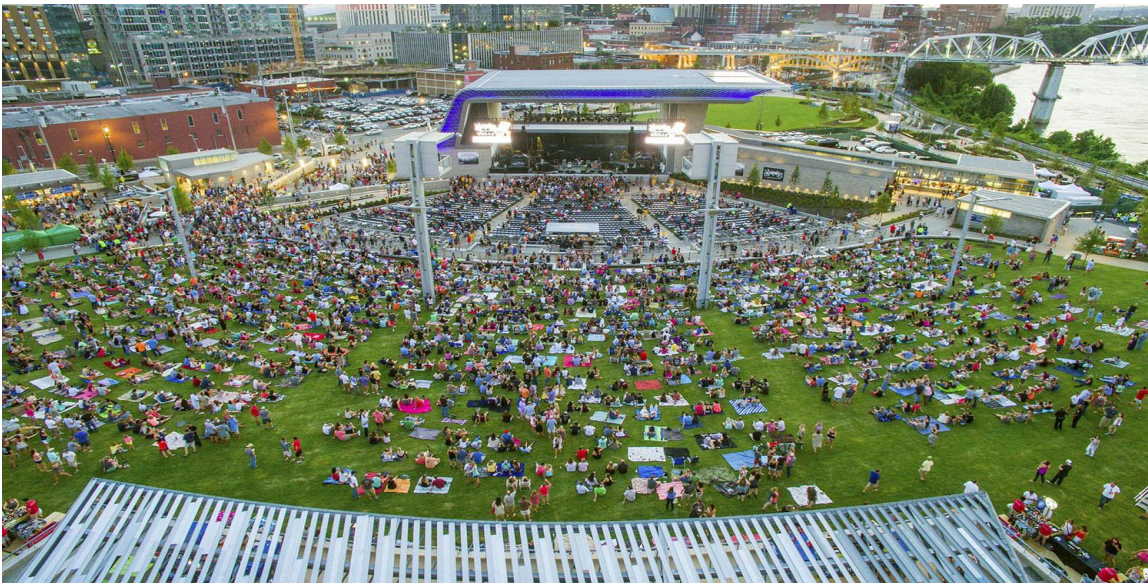


- State Cultural
 - State Museum - \$160M
 - Library and Archives - \$101M

Effect of Site Selection



- For more than 30 years the Nashville Thermal Transfer facility occupied this location until it burned down in 2002.
- Metro Nashville redeveloped it into a public park and entertainment venue in the heart of Downtown Nashville. It officially opened in August 2015.



Private Development Impacts



- Assessed property value
 - First Tennessee Park 2015 \$1.1M 2017 \$5.1M
 - Carrillion 2015 \$2.5M 2017 \$8.5M
 - Broadstone Stockyards 2013 \$647k 2017 \$3.1M
 - The Derby 2016 \$902k 2017 \$5.6M
 - LC Germantown 2013 \$1.1M 2017 \$15.6M
- Former Neuhoff packing plant - \$750M development
 - 371 Apartments
 - 662k sf of office space
 - 60k sf of restaurant
 - 70k sf retail

Catalytic Public/Private Project

“Once the stadium was approved, dozens of developers started making plans for the area. Once again, public investment inspired private investment, and the ballpark tied together downtown, Germantown, Salemtown, Jefferson Street and other parts of North Nashville.”

- *The Tennessean*



Lessons Learned

- Using public funds and working between governments demands increased communication and cooperation between all parties.
 - A Team Approach is key
 - Be prepared to listen for unique solutions to problems
- Beneficial Use
 - Urban fill is a mixture of soil, debris, and other man-made materials used to fill or regrade urban areas.
 - Disposal of marginally contaminated soils is expensive and, as a matter of public policy, considered a poor use of landfill space.
 - Developing a self-implementing process to determine when reuse of soils which contain a hazardous substance is appropriate.





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GHP
ENVIRONMENTAL
+ ARCHITECTURE

QUESTIONS?

THANK YOU!!

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