

Environmental Cleanup Continues ... **FORMER McCLUNG WAREHOUSES and SANITARY LAUNDRY PROPERTIES**



Wrapping Up Implementation of Environmental Cleanup at Former McClung Warehouses and Sanitary Laundry Properties

Entering the third quarter of 2019, brownfield cleanup spending is wrapping up at the Sanitary Laundry and McClung Warehouses sites. As documented previously, funding for the projects comes from a \$350,000 brownfield cleanup grant awarded to the City of Knoxville in 2016 by the US Environmental Protection Agency (EPA), matched by \$70,000 in City funding. The former McClung Warehouses site is a five-acre tract on Jackson Avenue in the Southern Terminal and Warehouse National Register District. The nearby Downtown North Redevelopment area is home to the Sanitary Laundry property, a third-acre site on Broadway developed with a two-story, 30,000 square-foot building.

Several pile of debris, totaling over 750 cubic yards, remain on the site of the former McClung Warehouses from the demolition of the structures after the 2007 and 2014 fires. A large portion of the remaining cleanup funds for this site were used to remove 258 cubic yards of this debris on June 17, 2019. Due to the nature of the building demolition following the fires, asbestos-containing materials (ACM) such as wall adhesives and roof flashing are dispersed within the debris piles. ACM was confirmed in the debris piles during the S&ME 2018 assessment activities. Some of the debris is currently ramped along Jackson Avenue, and removal of this material is not recommended until site redevelopment is planned. Since the ACM cannot feasibly be segregated from the debris

SANITARY LAUNDRY



McCLUNG WAREHOUSES



piles, they are considered asbestos waste for disposal purposes. The 258 cubic yards of material removed on June 17th was transported to Chestnut Ridge Landfill for disposal purposes. S&ME conducted area air monitoring during abatement activities using an EPA-accredited and Tennessee Department of Environment and Conservation (TDEC) Toxic Substances Program-licensed Asbestos Project Monitor. The remaining cleanup funds for the McClung site will be used to prepare a final report, including a draft Brownfield Agreement, for review and approval by the City of Knoxville and TDEC.

The remaining Sanitary Laundry cleanup funds will be used for partial installation of a vapor mitigation system by Mid-August. Only the sub-slab components of the system will be installed at this time, since the building is currently vacant. In addition to the vapor mitigation system partial installation, if remaining funds are available, the drums of black granular material currently stored in the basement of the Sanitary Laundry building will be removed and transported to an approved disposal facility. A final report will also be prepared for the Sanitary Laundry property, documenting the additional assessment and cleanup activities performed using the EPA and matching city funds.



REMOVAL OF DEMOLITION DEBRIS AT THE MCCLUNG WAREHOUSE SITE

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The city plans to make both properties available for private redevelopment when the sites are rehabilitated. More information is available at: knoxvilletn.gov/cleanupgrants

