

# EPA CLEANUP GRANT PROGRESS MEETING Sanitary Laundry and McClung Warehouse Sites

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#### Two Brownfield Sites

□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.

☐ Former Sanitary Laundry and McClung Warehouses Properties



# Knoxville's Strategy for Brownfield Redevelopment

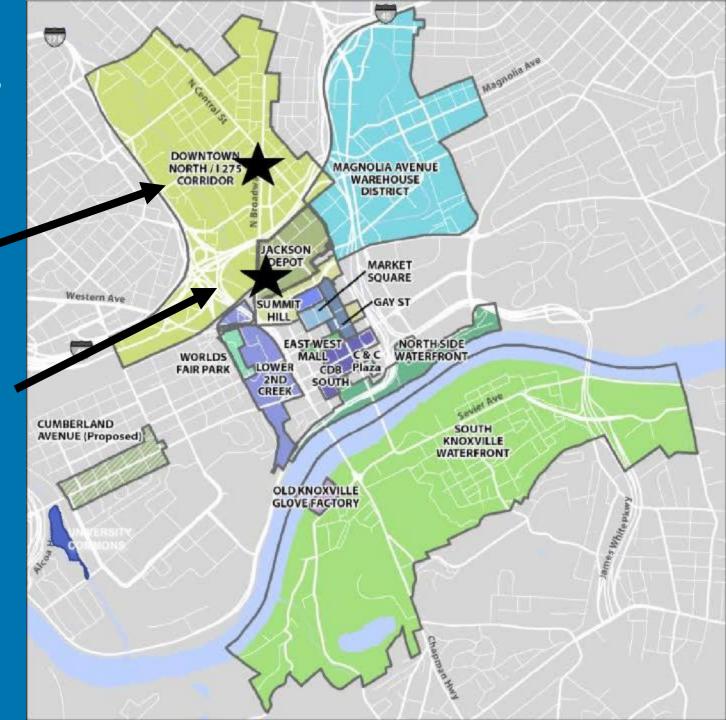
Appropriate redevelopment to bring vitality and livability back to those parts of the community that have seen economic decline – and create safe, secure, healthy neighborhoods where mixed-use development thrives. TWO EPA
CLEANUP GRANTS
AWARDED

SANITARY LAUNDRY

(\$200,000)

MCCLUNG WAREHOUSES (\$150,000)

Both Grants require 20% City match (\$70,000 total)



EPA
Brownfields
Grant
Program

# DOCUMENTATION REQUIREMENTS

**EPA Approval Date** 

625

Generic Quality Assurance Project Plan

11/21/17

Site Specific Quality Assurance Project Plans

Sanitary Laundry

McClung Warehouses

03/02/18

02/09/18

# Sanitary Laundry Site Background

**Property Details** 

625 North Broadway

Approximately 0.3 acres

30,000 square-foot building

Currently vacant



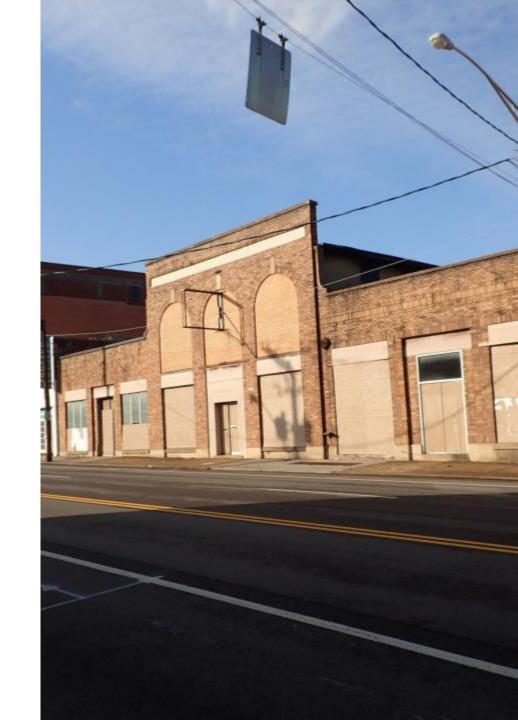
Former Dry Cleaner operated from 1926 until 1993

Dry cleaning solvent tank

Two gasoline tanks removed in 1993

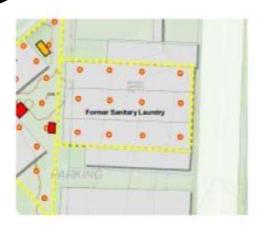
Solvent tank emptied and filled with concrete in 1994

Lead based paint, asbestos in the building



#### **Previous Assessments**

#### Soil, Groundwater, Soil Gas and Ambient Air Sampled



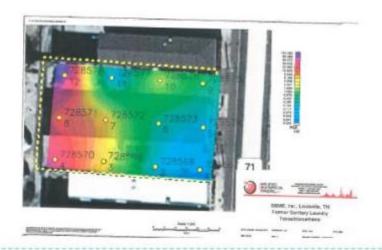




#### **Soil Vapor Ambient Air Soil Samples**



**Sub-slab Gas** 



Example of Previous Findings

#### **Previous 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 contracted roof replacement



#### **Brownfield Cleanup Actions to Date**

- Removal and disposal of containers and debris
- Asbestos Removal



#### **Brownfield Cleanup Actions to Date**

Almost **22 TONS** of Waste Removed



#### **Brownfield Cleanup Actions to Date**

Asbestos Abatement

900 linear feet of thermal system insulation

1,700 square feet of floor tile/mastic

800 square feet of ceiling cork board

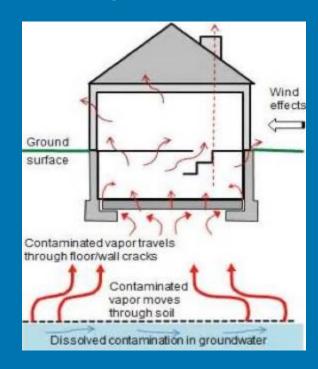
400 square feet of boiler wrap

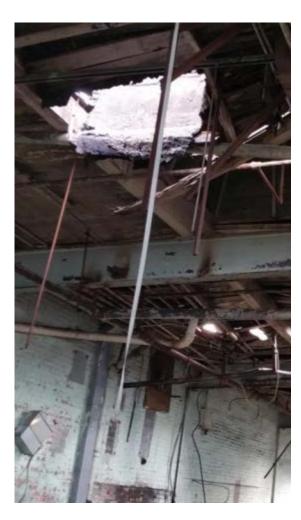


## Next Steps

### **Sanitary Laundry**

Additional Assessment to Support Vapor Intrusion System Design

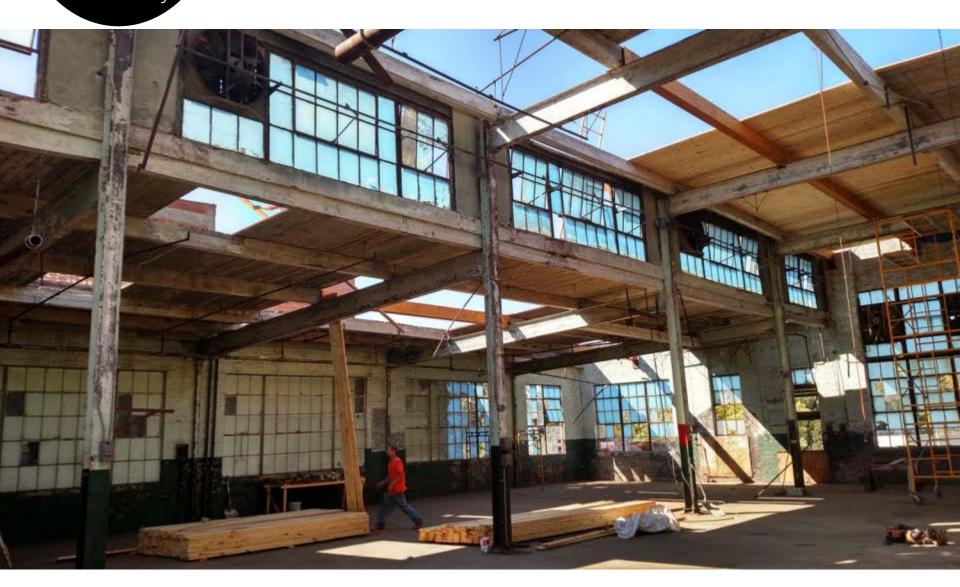




Roof loss on east wall



Roof loss at the Broadway Facade





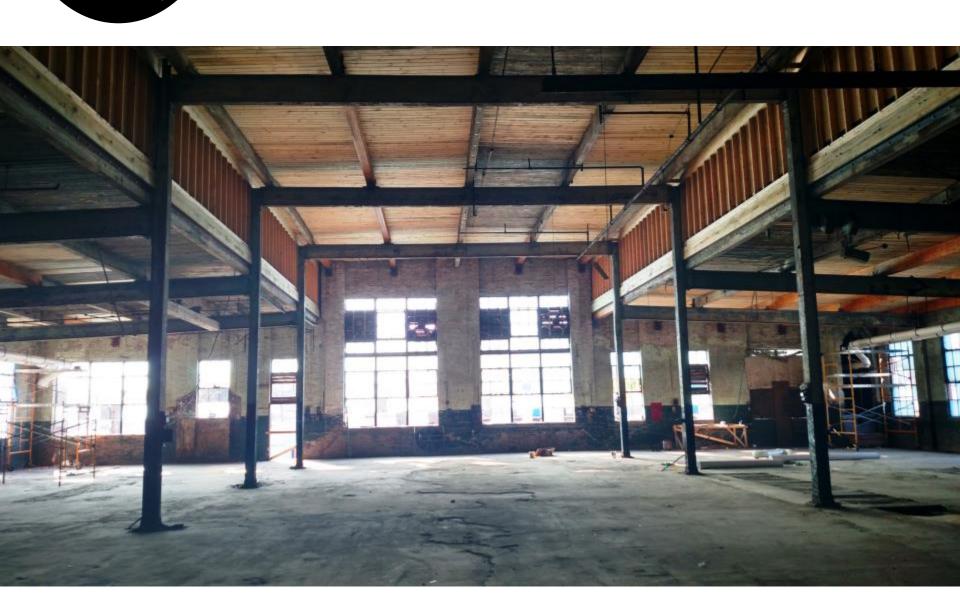




Roof repair on east wall

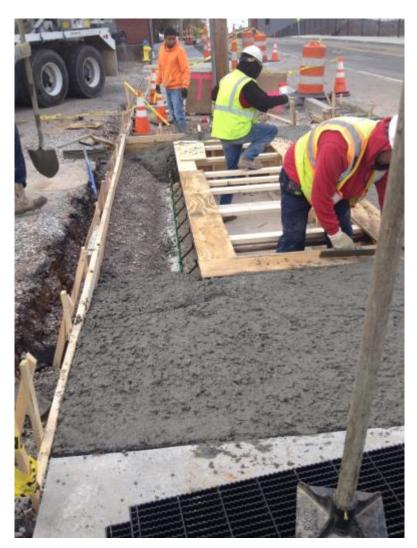


Roof repair at the Broadway Façade – two clerestory window panels to be closed



Jackson Avenue Streetscapes

#### **Update**

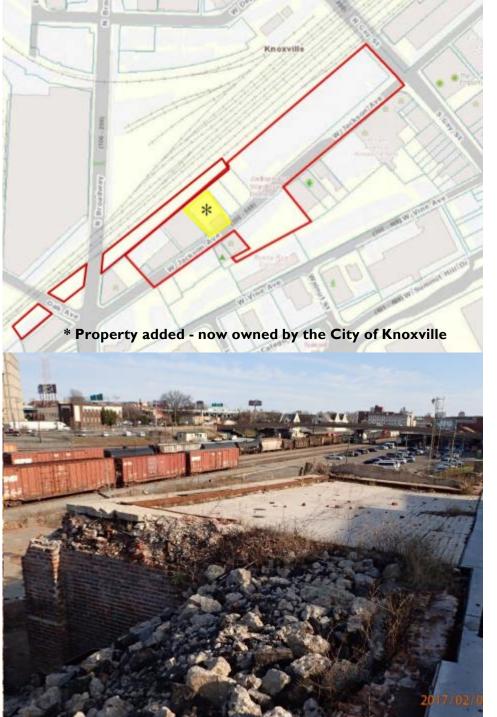


- Sidewalk construction complete other than a few areas where pole removal was needed
- New lighting is installed and communications duct bank is constructed
- AT&T is pulling wire and this will allow for the removal of the last poles
- Completing storm water improvements

#### **Update**

- Mill and overlay of the street surface is planned for the week of March 19
- Final landscaping will follow
- Full completion is dependent on private development utility work at Broadway





**Property Details** 

Originally 8 parcels
(City now has \* Parcel as well)

Currently vacant



Previous EPA Targeted Brownfield Assessment

Former operations included:

automotive garage woodworking shop freight shipping freight storage blacksmith shed

### 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





#### **Previous Assessment Findings**

- Elevated Metals
- Asbestos Containing Material (ACM)
- Benzene in soil gas exceeded

residential screening levels



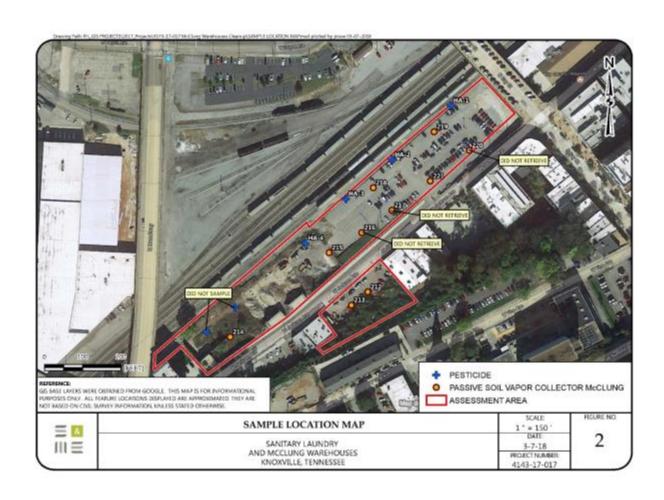
#### **Analysis of Brownfield Cleanup Alternatives**

- Asbestos removal
- Remove soils with elevated metals and replace with clean fill
- Since residential use may be proposed, address potential vapor intrusion



#### **Additional Site Characterization to Date**

- Passive Soil Vapor Survey
- Soil Sampling Pesticides
- Soil Borings



## Next Steps

### **McClung Warehouses**

Asbestos Evaluation
Address elevated metals in soil
– limited, localized soil removal?



## Next Steps

### McClung Warehouses

Additional Assessment to Confirm Soil Gas Survey Findings



### **Questions & Comments**

For more information please visit our website:

www.knoxvilletn.gov/cleanupgrants

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