

## The Hollywood District Brownfields, Memphis, Tennessee

Rhodes Institute for Regional Studies

Alex Nord

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### Introduction

#### **What are Brownfields**

The Environmental Protection Agency (EPA) defines a brownfield as “a property on which expansion, redevelopment, or reuse maybe complicated by the presence, or perceived presence of contamination.”<sup>1</sup> Brownfields are usually dilapidated buildings, gas stations, auto body shops, and industrial and commercial facilities that previously used, produced, or reclaimed chemicals.<sup>2</sup> Besides being potentially hazardous to the environment they become an eyesore and a dumping ground for the community that surrounds them. There are many reasons for why sites become brownfields. Brownfields are often created because the owners have not properly maintained the site or paid their taxes, and have lacked the interest or ability to sell the property or mitigate the contamination. This unaddressed contamination leads to a loss in property value along with other adverse side effects for the community. These sites have lost interest from potential investors making redevelopment and restoration complicated, along with the loss of money generated from property tax. Without taxes a community’s public services slowly start to disappear. If the desire and funding for remediation is absent these properties continue to go neglected and further degrade the environment, impair other local businesses, depress the community and potentially put neighbors’ health at risk. On the other

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<sup>1</sup> “Anatomy of Brownfields Redevelopment: Brownfields Solution Series” The United States Protection Agency.

<sup>2</sup> Technical Approaches to Characterizing and Cleaning up Brownfields Sites.

hand successfully restoring brownfields may reduce urban sprawl, increase tax revenue, clean up the environment, encourage community pride and create jobs for the community.

### **Environmental Protection Agency (EPA)**

The United States EPA has created a Brownfield Pilot Program that provides grants and direct assistance for the assessment, cleanup and reuse of brownfield properties, and promotes area wide revitalization. Grant money can also be used to provide low interest loans for clean-up activities, and environmental job training.<sup>3</sup> In order to facilitate the leveraging of public resources the EPA's Brownfield program collaborates with other federal partners and state agencies to identify and create available resources needed for the brownfield activities. In addition to funding the program, the EPA will also provide technical information on brownfield financing matters.

This EPA pilot program is designed to work with the community because facilitating community involvement is important for getting actual people and businesses involved in the process in order to ensure its long-term sustainability.<sup>4</sup> Grants, other than the assessment grant, funded by the EPA for brownfields redevelopment are: Revolving Loan Fund grants, Cleanup grants, and Job Training grants. The Revolving Loan Fund (RLF) grant can allow the grant recipient the ability to profit off the grant by organizing his own cleanup activities at brownfield sites.<sup>5</sup> This also helps promote the local economy by using the community's available resources needed to redevelop brownfields. When the loans are repaid, the given

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<sup>3</sup> United States, Environmental Protection Agency, *Brownfields and Land Revitalization, Grants & Funding* [http://epa.gov/brownfields/grant\\_info/index.htm](http://epa.gov/brownfields/grant_info/index.htm)

<sup>4</sup> Todd S. Davis, *Brownfields: A Comprehensive Guide to Redeveloping Contaminated Property*, 2nd ed. American Bar Association, 2002.

<sup>5</sup> United States, Environmental Protection Agency, *Brownfields and Land Revitalization, Grants & Funding* [http://epa.gov/brownfields/grant\\_info/index.htm](http://epa.gov/brownfields/grant_info/index.htm)

amount is returned to the project funds and re-lent to other borrowers, providing an ongoing source of money for the community.<sup>6</sup>

The cleanup grants provide up to \$200,000 per site to the eligible entity (among others state, local and tribal governments, and nonprofit organizations), for cleanup activities at contaminated sites.<sup>7</sup> Cleanup grants usually require a 20 percent cost share between the grant supporting entity and the grant applicant, either in the form of money, labor, material, or services, and must be for eligible and allowable cost. A grant applicant must own the site they are requesting money for or demonstrate the ability to acquire title. A Phase I report must be completed and Phase II site assessment must be underway or completed prior to proposal submission.<sup>8</sup> The performance periods for these grants are two years.<sup>9</sup>

Brownfield Job Training grants are provided to nonprofit organizations and other eligible parties to recruit, train, and place members within the impacted community in brownfield planning positions.<sup>10</sup> These residents learn the skills needed to secure full-time sustainable jobs in the environmental field with a focus on assessment and cleanup. These grants help to create green jobs that improve the environment and build a more sustainable future for the community.

This brownfields program is unconventional in its methods for redevelopment because it is unlike the typical Federal approach, in which the government usually has a continual

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<sup>6</sup> United States, Environmental Protection Agency, *Brownfields and Land Revitalization, Grants & Funding* [http://epa.gov/brownfields/grant\\_info/index.htm](http://epa.gov/brownfields/grant_info/index.htm)

<sup>7</sup> EPA Brownfields Cleanup Grants: *Interested in Applying for Funding?* [http://epa.gov/brownfields/grant\\_info/cleanup/cleanup\\_factsheet.pdf](http://epa.gov/brownfields/grant_info/cleanup/cleanup_factsheet.pdf)

<sup>8</sup> *Ibid.*

<sup>9</sup> United States, Environmental Protection Agency, *Brownfields and Land Revitalization, Grants & Funding* [http://epa.gov/brownfields/grant\\_info/index.htm](http://epa.gov/brownfields/grant_info/index.htm)

<sup>10</sup> *Ibid.*

presence in the project. Instead, the EPA's main objective is to encourage local governments and communities to help themselves by only giving them just enough money to initiate the project and seek out private investors to help fund the project goals.

### **What is Being Done for the Hollywood District Brownfields**

Due to City Code Enforcement budget constraints and manpower needs, the restoration of brownfields is slow and these properties continue to have a severe impact on the community's increasing blight.<sup>11</sup> The Memphis and Shelby County, Tennessee, Division of Planning and Development (DPD) have determined that the Hollywood District Community and its supporters have demonstrated the necessary support and outreach regarding a Brownfields redevelopment project. Because of the community and supporters determination, the DPD agreed to help request a Brownfield Assessment grant funded by the Environmental Protection Agency (EPA) to establish a Wolf River Brownfield Assessment Program. The program will be implemented within the geographic region of Memphis containing four target areas: Wolf River Harbor, Wolf River Greenway Corridor, New Chicago Community and Hollywood District. The amount requested for this community-wide assessment project is \$400,000 (\$200,000 for petroleum sites; \$200,000 for hazardous substances sites).<sup>12</sup> In addition to the DPD support a brownfield redevelopment team has been created to foster the interest and planning for successful assessment. The team consist of neighborhood organizations, government agencies, nonprofit organizations, Rhodes College, businesses, industries, and churches who have worked

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<sup>11</sup> *Midtown North Neighborhood Plan*, May, 2009, Memphis and Shelby County Division of Planning and Development.

<sup>12</sup> Wolf River Brownfields Assessment Project. DPD. 2009

together to write a Brownfield Community-Wide Assessment grant proposal to the EPA. The grant was successfully implemented in March 2010.

The Memphis and Shelby County DPD will administer and implement the assessment program. The DPD carries out a variety of responsibilities such as: comprehensive planning, land use planning, economic development, code enforcement, transportation, housing, and historic preservation.<sup>13</sup> The DPD activities for this project will be assisted through the help and guidance of the key partner agencies involved in this project and also responsible for this EPA grant (Wolf River Conservancy, Rhodes College, Center City Commission (CCC), and Division of Housing and Community Development).<sup>14</sup>

The Deputy Director of DPD, Maura Black Sullivan, is serving as the Brownfields Program Director, by overseeing the program, severing as the primary contact for the EPA, and assigning and overseeing the members of an inter-agency management team. The management team consist of a DPD Brownfields Program Manager (Marion Jones) , a ReGIS Coordinator, and a Brownfields Council Coordinator. Marion Jones, the Brownfields Project Manager, is a senior planner of DPD who provides: research and development, inter-agency coordination and management, EPA reporting and regulatory compliance, and brownfield education and outreach materials.<sup>15</sup> The ReGIS Coordinator will establish a county-wide Brownfields Registry within DPD's Regional Geographic Information System. The Brownfield Council Coordinator will manage the entire application process for the brownfield assessment fund. The Shelby County Brownfields Council membership will include one representative from the each of the four

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<sup>13</sup> Wolf River Brownfields Assessment Project. DPD. 2009

<sup>14</sup> *Ibid.*

<sup>15</sup> *Ibid.*

primary partners, along with representatives of community-based and environmental justice organizations. This Council will help establish and support activities that identify all aspects to a successful assessment plan. Those agencies have extensive knowledge of the funding sources available for redevelopment from federal, state and local public and private sources, in order to make the most out of the EPA funds.<sup>16</sup>

### **How Brownfield Assessment and Redevelopment planning need to be carried out**

The EPA Wolf River Brownfields Assessment grant provides funding to inventory sites, characterize sites and assess sites.<sup>17</sup> Creating an inventory for the area involves identifying all the potential brownfields, which has already been done for the Hollywood District. In order to characterize a site, the history and condition must be determined and the research regarding its previous uses must be conducted, known as a Phase I. In addition to Phase I an environmental site testing is conducted known as a Phase II, which involves researching its current status through data collection to verify any type of contamination. Planning for cleanup and redevelopment will be established through the Brownfield Council meetings and the help of other involved agencies. The DPD, the Brownfield Council, and partner agencies will communicate with the affected communities regarding clean up and reuse plans by attending community meetings and discussing proposed plans.<sup>18</sup>

### **Sites Selection and Inventory**

Prior to the writing of the DPD grant proposal, a list of all the potential brownfields needed to be decided for the target area. A Brownfield, as stated earlier, is a property in which

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<sup>16</sup>Wolf River Brownfields Assessment Project. DPD. 2009

<sup>17</sup> Environmental Protection Agency, Brownfield Assessment Grants, Assessment Coalitions.

<sup>18</sup> Wolf River Brownfields Assessment Project. DPD. 2009

expansion, redevelopment, or reuse maybe complicated by the presence, or potential presence of a hazardous substance, pollutant, or contaminant.<sup>19</sup> A variety of private and public sectors may play a role in identifying and redeveloping brownfield sites. One does not have to be an electrical official, environmental specialist, or property owner to identify potential brownfield site in an area and determine a better use for it. Rhodes College contributed to helping identify brownfields within the Hollywood District. Faculty and students have helped organize, cleanup, and redevelop the Hollywood District since 2004. For this current project Rhodes will contribute faculty and student time to survey and research the identified brownfield sites, along with service learning and community engagement. Dr. Michael Kirby will serve as the outreach coordinator within the Hollywood Community.<sup>20</sup> Rhodes students will assist the project or EPA contractors under the supervision of Dr. Cappellato by facilitating the assessment of environmental conditions. This will be accomplished by identifying sites, reviewing records on previous testing, if any has occurred, and researching different aspects needed to assess a site for remediation.<sup>21</sup>

### Sites Characterization (Phase I)

Characterizing a site is often referred to a Phase I assessment, it involves identifying previous uses, and reviewing past records regarding a property's history in order to better recognize potential contamination. Contamination can consist of hazardous substances and petroleum products as well as asbestos, lead-based paints, mold and radon.<sup>22</sup> The most

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<sup>19</sup> Chattanooga-Hamilton County, Regional planning Agency, Brownfields Assessment Grant, FAQ's [http://www.chcrpa.org/divisions\\_and\\_functions/information\\_and\\_research/Policy\\_Research\\_and\\_Studies/EPA\\_Brownfields\\_Assessment\\_Grant/Brownfields\\_FAQs\\_update.htm](http://www.chcrpa.org/divisions_and_functions/information_and_research/Policy_Research_and_Studies/EPA_Brownfields_Assessment_Grant/Brownfields_FAQs_update.htm)

<sup>20</sup> Wolf River Brownfields Assessment Project. DPD. 2009

<sup>21</sup> Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>22</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.

common way to determine a sites previous use is to use to the city's Sanborn maps which can date back to the early 1900's. Sanborn maps often give the name of the business on the property, its use, and building construction materials. In addition Sanborn maps can also allow one to determine whether the original building is still on the property and if there was an underground storage tank on the property.

Also determining apparent legal liabilities may help characterize sites. Reviewing ownership information can determine the likelihood of any additional assessment help, either help from the owner themselves or state, depending on their status and taxes. Sites with severe back taxes will likely lack owner participation and need the assistance of supporting agencies. Therefore by reviewing the taxes and owners history a Brownfield can be better categorized depending on its level of difficulty for a successful restoration. In addition to reviewing a property's tax and owner history, research regarding certain restrictions can also be beneficial to characterizing a site. Research regarding zoning restrictions, land use limitations, drilling prohibitions, deed restrictions, and special building permit requirements can help to characterize and categorize sites depending on their level of success for restoration.<sup>23</sup>

#### Sites Testing and Risk Evaluation (Phase II)

Phase II involves sampling of the site in order to help determine the level of contamination. This evaluation relies on the collection and analysis of soil, sediment, soil vapor and ground water samples and other measurements taken at the sites to confirm and quantify the presence of environmental contamination.<sup>24</sup> Phase II will decide whether or not the

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<sup>23</sup> Tennessee Brownfields Redevelopment Toolbox, Version 1, March 2009. Tennessee Department of Environment and Conservation (TDEC)

<sup>24</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.



contamination needs to be cleaned up depending on its level of risk to human health and the environment.

An Environmental Site Assessment is important because it can allow a purchaser of a brownfields site to know of any additional cost that may be associated with the contamination cleanup. In addition to knowing the estimated cost of clean up before you buy a property, a site assessment will also limit your liability under the Federal Superfund law, only if it meets the requirements of the All Appropriate Inquiry rules (AAI). AAI requires that environmental site assessments be conducted by professional environmental consultants trained in the areas of environmental investigation and cleanup.<sup>25</sup>

Environmental site assessments are typically paid for by the prospective purchaser, although under certain circumstances the EPA or the state may be able to conduct these assessments at no cost to the potential owner under the Brownfields Assessment program. The brownfields of the Hollywood District are targeted properties of the Wolf River Brownfields Assessment Program, therefore can qualify for EPA assessment funding. However before conducting an assessment it is necessary to have the permission and access rights from the owner of the property.

The 2002 Federal Brownfields Act requires that a Phase I assessment must be completed within a year prior to taking ownership of the property, in order to ensure its current environmental status and meet the AAI requirements.<sup>26</sup> In addition, other certain aspects of the AAI assessment must be completed within 180 days prior to the property transfer such as; on-

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<sup>25</sup> Tennessee Brownfields Redevelopment Toolbox, Version 1, March 2009. Tennessee Department of Environment and Conservation (TDEC)

<sup>26</sup> *Ibid.*

site investigation, records search, interviews, and research on environmental cleanup regulations.<sup>27</sup> This protects the buyer from any unexpected liabilities for contamination that may occur between the initial assessment and when the property is actually transferred.

### Cleanup and Redevelopment Planning

In some cases environmental assessments may determine that cleanup is not required. However this assessment must be done in conformance with the requirements of TDEC, Tennessee Department of Environmental Conservation, and in some cases the EPA.<sup>28</sup> If Phase I or II environmental assessments determine that the contamination on the property exceeds standards of TDEC, then cleanup planning maybe necessary to prevent exposure or stop the release of contamination into the environment. This should begin by hiring an environmental consultant to help develop and implement a plan to address the contamination at the site. They are responsible for any testing that may be needed to determine the extent of contamination. An environmental attorney may also be beneficial as they are familiar with the laws needed to deal with legal issues regarding the cleanup process. Additionally, it is wise to contact the VOAP, the Voluntary Cleanup Oversight and Assistance Program, to ensure that any cleanup work that is to be conducted will fulfill state requirements.

The VOAP is a part of Tennessee's state response program under the Small Business Liability Relief and Brownfields Revitalization Act.<sup>29</sup> VOAP offers people the opportunity to work with their local government to address necessary cleanup of a property in order to restore it to a proactive use. In return for their efforts, project participants can receive a No Further Action

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<sup>27</sup> Tennessee Brownfields Redevelopment Toolbox, Version 1, March 2009. Tennessee Department of Environment and Conservation (TDEC)

<sup>28</sup> *Ibid.*

<sup>29</sup> Department of Environment and Conservation, Division of Remediation, Voluntary Cleanup, Oversight and Assistance Program <http://www.tennessee.gov/environment/dor/voap/>

letter and a release of liability for areas where investigation and cleanup is conducted.<sup>30</sup> The program is open to everyone with an interest in addressing contamination at a site.

Cost is one of the most important things to consider during cleanup planning. The more information about the types and amount of contamination on a property, the easier it will be to estimate the cost of cleanup. Also by determining the future use of a property may allow for a reduction in the cleanup cost. This can be achieved through combining cleanup and redevelopment, for example one may be able to reduce the amount of contaminated soil needed to be removed and disposed of by constructing buildings over less contaminated areas and paving over the areas of higher contamination.<sup>31</sup>

The potential sources of contamination that need to be addressed or cleaned-up are the soil, sediment, groundwater, and indoor air. Different techniques have been developed to determine contamination for each of those possible sources. The method of cleaning is based upon the type of contamination, amount of contamination, depth to groundwater, and extent of risk to human health or the environment. Additional cleanup may be needed during the demolition phase to address issues such as asbestos or lead-based paint.

The most common types of cleanups include removal or treatment of contaminated soil, capping and/or covering the contaminated area, and cleaning up groundwater. However additional methods for alleviating brownfield risk include the use of Institutional Controls and engineering controls. Institutional controls are legal enforcements that limit or prevent the use of the property, ground water, or surface water so that further exposure to contamination can

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<sup>30</sup> Department of Environment and Conservation, Division of Remediation, Voluntary Cleanup, Oversight and Assistance Program <http://www.tennessee.gov/environment/dor/voap/>

<sup>31</sup> Tennessee Brownfields Redevelopment Toolbox, Version 1, March 2009. Tennessee Department of Environment and Conservation (TDEC)

be prevented or mitigated. Engineering controls act to cover “cap” or limit exposure to remaining contamination through soil, asphalt, or concrete cover systems.<sup>32</sup>

### Community Involvement

The amount of cleanup needed for a property is highly dependent on its future use. Therefore it is important to thoroughly assess the property in the early planning stages and determine what potential reuses would benefit the property and its community. The assessment information can allow an appropriate yet cost effective design for cleanup which can be incorporated into the development process. In order to design a cost efficient cleanup plan around the redevelopment process a plan for redevelopment must be decided. The local community’s insight and desires regarding brownfields are crucial to ensure the most successful strategy for reuse.

Informing and engaging the community in discussions about the brownfields redevelopment is the best way to determine what the community wants and what is beneficial to it. Understanding what businesses would benefit the Hollywood District will foster a more precise cleanup and redevelopment plan. This may save money, encourage further community engagement, and create a better strategy for a successful redevelopment.

Community involvement allows actual members of the community to contribute their input and insight toward a redevelopment plan and marketing strategies. The community can determine what reuses maybe beneficial to the area and depending on the community perspectives a marketing scheme can be implemented to meet their desires. The marketing of a site can be directed toward residential, commercial, industrial or open space. Community

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<sup>32</sup> Tennessee Brownfields Redevelopment Toolbox, Version 1, March 2009. Tennessee Department of Environment and Conservation (TDEC)

members can help to identify potential sites, select those that have the greatest potential for development or redevelopment, and create a plan for potential cleanup and development that meets the needs of the community.<sup>33</sup>

The Brownfields Council will advertise their program meetings through distributing information at the public meetings, newsletters or other print media, television, and web sites. The funds allocated for community outreach covers the printing of brochures/information on the brownfields program and for initial set up of a brownfields program page on the DPD website.<sup>34</sup> Once the web page is set up it will be maintained and updated by the DPD. If other partner agencies help with community outreach they may also receive funding, however no value is placed upon these services due to the difficulty in estimating or tracking them.<sup>35</sup>

### **What Brownfield Assessment Will Accomplish for the Hollywood District**

The ultimate goal after the Phase I and Phase II assessments have been accomplished is a successful and sustainable cleanup and redevelopment plan that will ultimately improve human health and benefit the economy of the Hollywood community. One of the outcomes of restoring brownfields to a safe level is that gardens can be planted to provide easier access to fresh fruits and vegetables and enrich people's interest in the environment. The redevelopment planning will allow the community to become involved with planning reuses, create forms of education and discussion, and help citizens identify problems and the planning process to fix them. This may help reduce crime, increase community pride and the living quality of the community. By encouraging new businesses to develop properties on previous brownfields will

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<sup>33</sup> EPA Brownfields Assessment Grant, Frequently Asked Questions, July 14  
.http://www.chcrpa.org/Divisions\_and\_Functions/Information\_and\_Research/Policy\_Research\_and\_Studies/EPA\_Brownfields\_Assessment\_Grant/Brownfields\_FAQs\_update.htm

<sup>34</sup>Wolf River Brownfields Assessment Project. DPD. 2009

<sup>35</sup> *Ibid.*

help create an opportunity for local jobs, therefore decreasing the unemployment rate. Also this urban revitalization will reduce the need to develop suburban greenfields, known as urban sprawl.<sup>36</sup>

### Why the Hollywood District Brownfields are problematic

Though there is EPA funding and various agencies supporting brownfield redevelopment there are many factors that make a successful plan difficult. The various issues that need addressing are in regards socio-economic problems, public-health problems, and economic problems. The problematic issues listed are crucial to consider when conducting assessments and redevelopment planning.

#### **Socio-economic**

The identified Brownfields for ZIP code 38108 of the Hollywood District are located in North Memphis. The project area is 94 percent African American and has a high level of poverty compared to the rest of Memphis and Shelby County.<sup>37</sup> According to the Bureau of Labor Statistics, in March 2010 the unemployment rate for Memphis' metropolitan area was higher than the national rate. In addition, the census tracts for that region suggest that 31.5 to 45.7 percent of people in Hollywood District live in poverty, compared to 17.2 percent for the entire city of Memphis and 12.9 for Shelby County.<sup>38</sup> Although there are local industries in the area with high paying jobs, such as Velsico Chemical and Buckman Laboratories, a lack of education prevents many residents from acquiring these jobs.<sup>39</sup> Only 58 percent of people over 25 years

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<sup>36</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Koss.

<sup>37</sup> Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>38</sup> *Ibid.*

<sup>39</sup> *Midtown North Neighborhood Plan*, May, 2009, Memphis and Shelby County Division of Planning and Development.

old have a high school diploma.<sup>40</sup> This causes few employment opportunities and more people seeking unskilled jobs. This lack of skilled labor also undermines the location for new businesses in the area.

Many of the brownfields in the Hollywood area are abandoned properties that are owned by estates or heirs who live outside the area and may be elderly and lack the financial resources and motivation to redevelop them. Therefore this leaves potentially contaminated properties in the community, hurting the surrounding businesses and discouraging investors. The cultural and economic history of Memphis has demonstrated that little has been done to address communities like the Hollywood District because of the significant proportions of poor and less educated minorities. According to the 2000 U.S. census, the Hollywood District has an average income almost \$25,000 below the national average.<sup>41</sup>

In addition to the poverty found in the Hollywood district, the community has seen a significant population decline of 31 percent between 1980 and 2000.<sup>42</sup> In contrast, the downtown area grew by 85 percent between 1990 and 2000 and Shelby County grew by 8.7 percent.<sup>43</sup> The population loss and the economic disparity of the Hollywood District are partly attributable to the brownfield repercussions on the economic infrastructure. They can waste community's resources by costing billions of dollars for management, cleanup, and the perceived financial, environmental, and legal liabilities associated with investing in these properties.

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<sup>40</sup> Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>41</sup> "Memphis, Tennessee," Municipal Net Guide  
.http://www.muninetguide.com/states/tennessee/municipality/Memphis.php

<sup>42</sup> *Midtown North Neighborhood Plan*, May, 2009, Memphis and Shelby County Division of Planning and Development.

<sup>43</sup> Wolf River Brownfields Assessment Project. DPD. 2009

## Public Health

Memphis has been known to have abnormally high levels of health problems compared to other cities throughout the country. The Asthma and Allergy Foundation of America (AAFA) ranks Memphis sixth in the country for asthma risk. A study conducted by the Center of Disease Control (CDC) in 2006 demonstrated that the Memphis Metropolitan area had an obesity rate of 34 percent compared to a national rate of 25 percent. The asthma is perceived to be related to the poor air quality from industrial pollution that surrounds the communities, and obesity is perceived to be correlated with the lack of exercise and consumption of fresh fruits and vegetables.<sup>44</sup> The Memphis Behavioral Risk Survey reported the Hollywood District as one of the worst in the city with respect to obesity and healthy living habits.<sup>45</sup>

The Hollywood District has the highest infant mortality rate in the city, with 31 deaths per 1,000 births, or five times the national average.<sup>46</sup> Deaths due to lung cancer, breast cancer, and heart disease are also significantly higher for the Hollywood district. These areas health problems are likely attributed to the poverty, lack of access to public health, and lack of information, along with the areas environmental contamination of air, water, and soil.<sup>47</sup> As much as the Brownfield sites have become a symbol of community degradation, they have become just as much a symbol of environmental contamination and risk to public health.

## Environment

Over the past 50 years the Hollywood District has experienced the closing of many industrial plants, loss of jobs, decline in population, and the abandoning of buildings. The

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<sup>44</sup>Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>45</sup> *Reversing the Epidemic of Obesity and Diabetes: 2005 Greater Memphis Area Progress Report*. University of Tennessee, University of Memphis, and Healthy Memphis Common Table.

<sup>46</sup>Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>47</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.



potential presence of hazardous materials, chemicals, and pesticides, as well as the underground storage tanks and utility lines that taint these properties makes a safe remediation complicated and expensive. The land use for Hollywood District is 62 percent residential, 20 percent underutilized such as vacant or accessory lots, 6 percent institutional, and 9 percent industrial.<sup>48</sup> Today's potentially hazardous brownfields are mixed within this configuration. According to the Sanborn maps of the mid 1900's industries such as fertilizer companies, crude oil refineries, auto repair shops, lumber mills, charcoal and chemical plants were built in close proximity to residential housing.<sup>49</sup>

According to the recent grant funded by the EPA, there are at least 23 potential brownfields within the Hollywood District. Of the 23 brownfield properties; six had former industrial uses, five were junk yards or auto parts processors, and at least six have severe back taxes.<sup>50</sup> These properties are often littered with empty containers, vehicles, equipment, and vacant/dilapidated buildings. Other brownfields within the Hollywood District include out-of-commission gas stations and auto shops with possible underground storage tanks, which may also be a source of potential contaminants. The mismanagement of hazardous materials associated with these auto shops creates many problems regarding restoration. However, the government is actively working with the EPA to alleviate some of the liabilities for owners and potential investors.<sup>51</sup> This is being accomplished through grants allocated for the Wolf River Brownfields Assessment Program.

-Wolf River-

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<sup>48</sup> *Midtown North Neighborhood Plan*, May, 2009, Memphis and Shelby County Division of Planning and Development.

<sup>49</sup> Memphis City Tax Maps, 1956 Sanborn map, edition 7.

<sup>50</sup> Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>51</sup> Wolf River Brownfields Assessment Project. DPD. 2009

The Wolf River, along with the Cypress Creek, has suffered severe repercussions from the degrading areas around it. According to the 303(d) list published by Tennessee Department of Environment and Conservation's (TDEC) Division of Water Pollution Control in 2008, over 30 miles of the Wolf River have a high degree of water impairment.<sup>52</sup> These are major water ways in and around the Hollywood area. The industrial and residential development, environmental pollution and dumping have contributed to erosion, flooding, and water pollution of this important natural resource and unique feature.<sup>53</sup> Due to their potential contamination a fishing ban and state advisory has been enforced for the Wolf River and Cypress Creek. This contamination can be contributed to the years of industrial use, dumping into sanitary sewers, industrial/automotive air emissions, and ground soil contamination along its corridors.<sup>54</sup> EPA funds for the Wolf River Brownfields Assessment Program will be used to help improve the scenic, recreational and economic value of the area along the distinguished waterways and other target areas of this Brownfields program.

## **Results**

The Hollywood District has 23 potential brownfields that have been identified for the Wolf River Brownfields assessment program. As of now the only public information readily available is the property location and owner information found on the Shelby County Register and the appraisal and assessment information found on the Shelby County Assessor of property. Google maps however may also provide a good indication of a sites condition. The following information provides a brief description, environmental indicators, and suggestions

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<sup>52</sup>Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

<sup>53</sup> Wolf River Brownfields Assessment Project. DPD. 2009

<sup>54</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.

for further investigation regarding 10 of the identified brownfields within the Hollywood district.

#### 4. In Out Body Shop

The “In and Out Body Shop” is located on Hollywood Street between the streets of Devoy and Vollintine. It appears, given the concrete patches, to have been a former service station with gasoline pumps. Based on this information we assume the presence of an underground storage tank. Storage tanks are usually steel and if old are prone to leaks due to corrosion, damage to the tank, or inadequate fittings. Its current use as a body shop also poses a concern regarding the hazardous substances associated with such a businesses. Hazardous substances may include caustic rust removers, resins, degreasers, paint thinners, and heavy metal-containing paints. Also auto body repair shops used to use lead, which is known to have negative health side effects.<sup>55</sup>

#### 9. Standridge and Chelsea

This property is a vacant lot, located on Chelsea between Standridge and Fairfax. There are unusual stone markers along the Chelsea side and high weeds and overgrowth around the border of the property, though the grass is mowed. This site seems to have no apparent contamination. The previous use of this property was a warehouse and mill for Forest Products Chemical Co. and is zoned as light industrial (I-L). Pesticides are typically manufactured at chemical companies. If this site produced pesticide-like products then the contaminants may have long environmental life expectancy, and should be subject to further investigation.<sup>56</sup>

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<sup>55</sup>*Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa Hess-Kosa,

<sup>56</sup> *Ibid.*

### 11. Gas 1

This site is located on Hollywood between Norman and Eldridge Avenue next to the rail road tracks. It is currently an auto repair shop, though it may have been a gas station. The property is clean, though past aerial photos from 2008 show various automotive debris scattered around the property. This site may need further investigation in regards to an underground storage tank and the potential contamination associated with auto shops.

### 12. Shasta

The site is located at the corner of Hollywood and Shasta. It was previously a manufacturing plant for hardwood products. Wood products include plywood, particleboard, cabinets, household furniture/upholstery, and wood office accessories. Wastes include sensitizers, solvents, ignitable materials, and heavy metals.<sup>57</sup> The taxes have been paid and its visual condition is satisfactory. This brick building has few windows, is almost 60 thousand square foot, and well boarded up.

### 13. Cathedral of Faith Community Church

This site is located on Shasta in between “12. Shasta” and “14. Recycler”, it is small and narrow, and backs up to the railroad tracks. It is currently used as a center to feed the homeless. The building is over fifty years old, the concrete lot has many cracks, and there is a low spot to its right that collects water. The property is currently in good shape though aerial photos from 2004 showed the presence of three trailers on the site. This site may also be contaminated from the runoff water it collects in the parking lot from the recycler to its right.

### 14. Recycler

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<sup>57</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.

This brownfield site is the combination of two parcels and is located on the inside corner of Shasta Ave. and Tupelo St, backing up to the railroad tracks. This site does not have a definite address and is not located on the Shelby County Register. It appears to have been a former recycling plant though it seems abandoned for some time. It is currently littered with old abandoned industrial equipment such as; two cranes, over a dozen train carts, some form of mill, auto parts and various unknown containers. The property has a distinctive odor near its presence and shows a collection of stagnant water under concrete cracks around the building. From an aerial view it appears to have large circular indentation in the ground approximately 10 meters across, this may indicate the effects of improper waste disposal. Concave surfaces may be found over an area where drum containers have leaked and collapsed or where buried debris has degraded.<sup>58</sup>

The ground can often become contaminated through chemical spills, container leaks, or intentional dumping. The soil contamination may migrate into the surrounding area, and groundwater. Signs of mishandled chemicals and soil contamination include extreme dryness, cracking, discoloration, a wet spot next to a storage container or where one used to be, a noticeable shine on the ground, or residue ring.<sup>59</sup> Those items should be noted considered for further investigation.

#### 17. Auto Repair

This property is located on the corner of Chelsea and Fairfax directly across from the “9. Standridge and Chelsea” vacant lot. It is supposedly closed however activities appear to take place on the parking lot parcel to its right. Auto repair shops may involve mechanical and/or

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<sup>58</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.

<sup>59</sup> *Ibid.*

body repairs. Many Auto body repair shops use caustic rust removers, resins, degreasers, paint thinners, and heavy metal-containing paints.<sup>60</sup> Mechanical repair shops use and dispose of motor oil, degreasing solvents and glue. Motor oil waste is the most commonly mismanaged substances used by small commercial activities and do-it-your-self types. Also leaking car batteries are often mismanaged.

#### 19. University

The property is located on Chelsea Ave. between University St. and Tunica St. and almost covers 12 acres. It was a manufacturing facility of some sort and according to the 1950's Sanborn maps it was previously a manufacturing plant for pumps and wells, called Layne and Bowler Inc. It is currently far behind on taxes. It also has various types of industrial trucks on the property. There seems to be a portion of the property, in the corner near Chelsea and Tunica, that has a working business and many trucks on the property.

#### 22. Gas 3

This property is an auto shop located on the corner of Chelsea Ave and Lambert St. The taxes have been paid and the sites condition looks reasonable. The site may have been a gas station and the presence of an underground storage tank should be considered. The potentially hazardous waste associated with these auto businesses may include tires, antifreeze, brake fluid, asbestos brake pads/exhaust gaskets, transmission fluid, and power steering fluid. It currently appears out of use though 2008 aerial photos show the presence of many vehicles and a large semi trailer.

#### 24. Gas 5

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<sup>60</sup> *Environmental Site Assessment Phase I: Fundamentals, Guidelines, and Regulations*, Kathleen Hess-Kosa.

This tire shop appears to be a former gas station and is located on the corner of Chelsea Ave and Oakwood St. This site seems to still be functioning as a tire and tire repair shop. The potential contaminants that may need further investigation are those associated with auto shops and tire storage. Due to the heavy metals and other pollutants in tires, there is a risk of them contaminating the soil and groundwater when placed in wet soil.

-TDEC-

Tennessee Department of Environmental Conservation's (TDEC) Brownfields team may have suggestions regarding when or if it is necessary to hire an environmental consultant. TDEC also can help locate records regarding underground storage tanks, if there are any. They will also assist the DPD's GIS planner with establishing a multi-agency registry in order to benefit the project by providing readily accessible information on brownfield sites.<sup>61</sup>

### **Discussion**

EPA has funded the Wolf River Brownfields Assessment Program to provide environmental assessments for petroleum sites and hazardous substances sites in four target areas in Memphis. In the past two months Blaire O'Neal and I have been working under the supervision of Dr. Cappellato in order to facilitate environmental site assessments and redevelopment planning of the Hollywood District brownfields. For this project, we have collected and organized various information regarding the identified brownfield sites within the Hollywood area. This information will hopefully provide a suitable foundation for professional environmental consultants to begin certified site assessments. The information obtained from

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<sup>61</sup> Wolf River Brownfields Assessment Project. DPD. 2009

these Phase I and II assessments will be recorded in a Brownfields Registry in order to help agencies and stakeholders track the status of potential or known sites.

In a recent grant proposal to the EPA by the Vollintine-Evergreen Community Association (VECA ) has requested funding for the next step in the process of redevelopment and land revitalization for the Brownfields in the Hollywood District. In May 2010, DPD staff agreed with VECA's commitment and determined that there has been enough work done regarding preliminary plans and community outreach to request additional EPA funding. The grant proposal is supported by the DPD and four other key supporters, the Memphis Gas Light and Water (MGLW), Hyde Park CDC, Wolf River Conservancy, and Rhodes College (deleted – repetitive). VECA has requested \$175,000 from the EPA (\$100,000 in cooperative agreement funding and \$75,000 in EPA contract support) to begin the Hollywood District Brownfields Redevelopment planning project.<sup>62</sup> VECA hopes to receive this EPA grant in the fall of 2010.

VECA will use EPA grant funds to hire a Hollywood District Project Manager who will conduct community outreach and organize activities beneficial to the project. The manager however will be directly supervised by VECA board members such as Dr. Michael Kirby and Cathy Marcinko. VECA will also create a Hollywood District Brownfields Steering Committee, which will include representatives of their key supporters, other stakeholder agencies, and community members to advise project activities and share information. Through this pilot project, VECA expects to further increase community involvement, provide leadership and

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<sup>62</sup>Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010



information, interact with public officials, examine technical documents, and conduct community outreach.<sup>63</sup>

### **Conclusions**

Remediation of brownfields will ultimately improve the health, economy, environment and living quality of the Hollywood District community. Redevelopment of vacant areas may provide green spaces for exercise and renewal of existing structures can provide job opportunities. This can lead to an increase in property values for the surrounding businesses, bring a sense of renewed pride to the area, and reduce places attractive to vandals and illegal dumping. The completion of our project was one step in this entire Brownfield Pilot Program and we hope that our efforts will provide others interested in this project a better understanding of the Hollywood community, brownfield sites, and future objectives.

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<sup>63</sup> Hollywood District for Brownfield Redevelopment, Memphis, Tennessee. VECA. 2010

# 4. In Out Body Shop

## 1027 Hollywood

### Property & Owner Info.

Owner:	MID-SOUTH COLD FORMING INC
Property Address:	1027 N HOLLYWOOD ST
Tax District:	MEMPHIS
Parcel ID:	052025 00003
Tax Map:	115P
Lot Number:	1&2&NE
Subdivision Name:	WILSHIRE PARK
Dimensions:	212.7/0 X 256.4/421.37
Total Acres:	0.5890
Owner's Address:	1337 WARFORD STEPHEN BAREK MEMPHIS, TN 38108
Use:	SERVICE GRG
Zoning:	I-L
Coordinates:	x-780322, y-326460
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702D59
Land Square Footage:	25656

### Commercial/Structural Info.

Land use:	SERVICE GRG
Total Living Units:	0
Structure Type:	AUTO SERVICE GARAGE
Year Built:	1947
Investment Grade:	E
Building Square footage:	2599

### 2010 Appraisal & Assessment Info.

Class:	COMMERCIAL
Land Appraisal:	\$ 34,500
Building Appraisal:	\$ 44,600
Total Appraisal:	\$ 79,100
Total Assessment:	\$ 31,640
Shelby County Tax Due:	\$0.00
Memphis Tax Due:	\$1,162.78

### 1950's Sanborn Maps

Previous Use:	
Building Description:	

2008 Aerial



- It appears to be located on a former site of a gas station. The owner is very interested in seeing improvements on Hollywood and is easy to contact. Efforts should seek to improve site aesthetics given the viability of the business. (Mike Kirby 2009)

# 9. Standridge and Chelsea

## 1398 Standridge

<b>Property &amp; Owner Info.</b>	
Owner:	WILLIAMS LINKWOOD & KATIE E
Property Address:	1398 STANDRIDGE ST
Tax District:	MEMPHIS
Parcel ID:	042055 00001C
Tax Map:	115H
Lot Number:	123-124
Subdivision Name:	SOUTH FAIRFAX
Dimensions:	110+ 40/150 X 269.2/135+134.7
Total Acres:	0.804
Owner's Address:	1179 E PARKWAY S MEMPHIS, TN 38114-6726
Use:	VACANT LAND
Zoning:	I-L
Coordinates:	x-781903, y-330149
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702B57
Land Square Footage:	35022
<b>Commercial/Structural Info.</b>	
Land use:	VACANT LAND
Total Living Units:	
Structure Type:	
Year Built:	
Investment Grade:	
Building Square footage:	
<b>2010 Appraisal &amp; Assessment Info.</b>	
Class:	INDUSTRIAL
Land Appraisal:	\$ 38,800
Building Appraisal:	\$ 0
Total Appraisal:	\$ 38,800
Total Assessment:	\$ 15,520
Shelby County Tax Due:	\$661.34
Memphis Tax Due:	\$570.37
<b>1950's Sanborn Maps</b>	
Previous Use:	Warehouse and Mill <u>Title</u> - Forest Products Chemical Co.
Building Description:	Iron frame, Concrete Floors
Appliances	Heated stove, electric power, and chemical extinguishers

2008 Aerial





# 11. Gas 1

## 1295 Hollywood

### Property & Owner Info.

Owner:	EARL GLORIA A
Property Address:	1295 HOLLYWOOD
Tax District:	MEMPHIS
Parcel ID:	042029 00043
Tax Map:	115I
Lot Number:	2 TO 5
Subdivision Name:	ED HEEHS & SON RE ~
Dimensions:	100 X 200
Total Acres:	0.4590
Owner's Address:	1295 N HOLLYWOOD ST MEMPHIS, TN 38108
Use:	SERVICE GRG
Zoning:	I-L
Coordinates:	x-780490, y-329207
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702B57
Land Square Footage:	19994

### Commercial/Structural Info.

Land use:	SERVICE GRG
Total Living Units:	0
Structure Type:	AUTO SERVICE GARAGE
Year Built:	1952
Investment Grade:	
Building Square footage:	3152

### 2010 Appraisal & Assessment Info.

Class:	INDUSTRIAL
Land Appraisal:	\$ 28,300
Building Appraisal:	\$ 42,800
Total Appraisal:	\$ 71,100
Total Assessment:	\$ 28,440
Shelby County Tax Due:	\$0.00
Memphis Tax Due:	\$0.00

### 1950's Sanborn Maps

Previous Use:	Auto repair shop
Building Description:	Hollow concrete or cement block construction, steel trusses, concrete floors

2008 Aerial



- Appears to be a former gas station. It is for sale by a real estate agent and taxes have been paid. (Mike Kirby 2009)

# 12. Shasta 1228 Hollywood

### Property & Owner Info.

Owner:	KENDING MICHAEL
Property Address:	1228 N HOLLYWOOD ST
Tax District:	MEMPHIS
Parcel ID:	042052 00007
Tax Map:	115I
Lot Number:	0 1
Subdivision Name:	HOLLYWOOD INDUSTRIAL
Dimensions:	356.935/359.1 X 265/262.835
Total Acres:	2.183
Owner's Address:	1228 N HOLLYWOOD ST MEMPHIS, TN 38108-3121
Use:	WHRS STORAGE
Zoning:	I-L
Coordinates:	x-780761, y-328527
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702D59
Land Square Footage:	95091

### Commercial/Structural Info.

Land use:	WHS STORAGE
Total Living Units:	0
Structure Type:	WAREHOUSE
Year Built:	1957
Investment Grade:	D
Building Square footage:	59805

### 2010 Appraisal & Assessment Info.

Class:	INDUSTRIAL
Land Appraisal:	\$ 121,300
Building Appraisal:	\$ 183,900
Total Appraisal:	\$ 305,200
Total Assessment:	\$ 122,080
Shelby County Tax Due:	\$0.00
Memphis Tax Due:	\$0.00

### 1950's Sanborn Maps

Previous Use:	Finishing plant and Warehouse; <u>Title</u> -E.L. Bruce Plywelsh Co.
Building Description:	Mixed construction, brick and cement blocks,; metal sash roofing

2008 Aerial



-Building and individual office suites appear vacant, though it has been reported that someone is removing metal barrels from the back of the site once a week. (Mike Kirby 2009)

# 13. Cathedral of Faith Community Church

## 2504 Shasta Ave.

**Property & Owner Info.**

Owner:	Cathedral of Faith Community Church
Property Address:	2504 Shasta Ave.
Tax District:	Memphis
Parcel ID:	042052 00003
Tax Map:	115I
Lot Number:	0 2
Subdivision Name:	DANIELS INDUSTRIAL
Dimensions:	75/86.6 X 277.3/323.85
Total Acres:	0.50
Owner's Address:	2212 JACKSON AVE MEMPHIS, TN 38112
Use:	- RELIGIOUS
Zoning:	I-L
Coordinates:	x-781119, y-328493
Municipal Jurisdiction:	
Neighborhood Number:	00702D59
Land Square Footage:	21780

**Commercial/Structural Info.**

Land use:	RELIGIUOS
Total Living Units:	0
Structure Type:	MFG/PROCESSING
Year Built:	1956
Investment Grade:	
Building Square footage:	4560

**2010 Appraisal & Assessment Info.**

Class:	Exempt/Multiple
Land Appraisal:	\$24,400
Building Appraisal:	\$59,800
Total Appraisal:	\$84,200
Total Assessment:	\$18,800
Shelby County Tax Due:	\$1,369.40
Memphis Tax Due:	\$1,878.51

**1950's Sanborn Maps**

Previous Use:	MFG/PROCESSING
Building Description:	

2008 Aerial



It is reported that the former owner has agreed to deal with any contamination. There has been work on the property by the church and they plan on further work and program expansion. They have a homeless feeding program on Wednesdays at noon. There is considerable work needed on the main building. (Mike Kirby 2009)



# 14. Recycler Shasta and Tupelo

<b>Property &amp; Owner Info.</b>	
Owner:	
Property Address:	
Tax District:	
Parcel ID:	
Tax Map:	
Lot Number:	
Subdivision Name:	
Dimensions:	
Total Acres:	
Owner's Address:	
Use:	
Zoning:	
Coordinates:	
Municipal Jurisdiction:	
Neighborhood Number:	
Land Square Footage:	
<b>Commercial/Structural Info.</b>	
Land use:	
Total Living Units:	0
Structure Type:	
Year Built:	
Investment Grade:	
Building Square footage:	
<b>2010 Appraisal &amp; Assessment Info.</b>	
Class:	
Land Appraisal:	
Building Appraisal:	
Total Appraisal:	
Total Assessment:	
Shelby County Tax Due:	
Memphis Tax Due:	
<b>1950's Sanborn Maps</b>	
Previous Use:	
Building Description:	



-This site highly dilapidated site is two parcels used by a junk recycler. The site does not accept junk, but does appear to be processing it. There is old industrial equipment, possibly wood processing of some type. It is reported that the owner died and that his wife now has the title, but is at an advanced age and unable to manage the property. (Mike Kirby 2009)

# 17. Auto Repair 2580 Chelsea Ave.

### Property & Owner Info.

Owner:	MADISON GWENDOLYN SMALL
Property Address:	2580 CHELSEA AVE
Tax District:	MEMPHIS
Parcel ID:	042063 00069
Tax Map:	115H
Lot Number:	PT26
Subdivision Name:	FAIRFAX SUBDIVISION
Dimensions:	40 X 120
Total Acres:	0.11
Owner's Address:	7267 BAPTIST CHURCH RD CORDOVA, TN 38018-5628
Use:	WHSE PRE-ENGINEERED
Zoning:	C-H
Coordinates:	x-781988, y-330363
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702B57
Land Square Footage:	4791

### Commercial/Structural Info.

Land use:	WHSE PRE-ENGINEERED
Total Living Units:	
Structure Type:	PREFAB WAREHOUSE
Year Built:	1972
Investment Grade:	C
Building Square footage:	3200

### 2010 Appraisal & Assessment Info.

Class:	INDUSTRIAL
Land Appraisal:	\$ 7,200
Building Appraisal:	\$ 35,300
Total Appraisal:	\$ 42,500
Total Assessment:	\$ 17,000
Shelby County Tax Due:	\$724.40
Memphis Tax Due:	\$624.77

### 1950's Sanborn Maps

Previous Use:	
Building Description:	

2008 Arial





# 19. University 1993 Chelsea Ave.

<b>Property &amp; Owner Info.</b>	
Owner:	UNIVERSITY PARK INC
Property Address:	1993 CHELSEA AVE
Tax District:	MEMPHIS
Parcel ID:	041016 00001C
Tax Map:	114E
Lot Number:	
Subdivision Name:	UNION LAND & IMPROVEMENT COMPANY
Dimensions:	1010.49 X 402.08 IRR
Total Acres:	11.95
Owner's Address:	2174 E PERSON AVE MEMPHIS, TN 38114-3629
Use:	MNFACT - FACLTY
Zoning:	I-H
Coordinates:	x-776704, y-329903
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702A56
Land Square Footage:	520542
<b>Commercial/Structural Info.</b>	
Land use:	MNFACT - FACLTY
Total Living Units:	
Structure Type:	MFG/PROCESSING
Year Built:	1945
Investment Grade:	
Building Square footage:	222456
<b>2010 Appraisal &amp; Assessment Info.</b>	
Class:	INDUSTRIAL
Land Appraisal:	\$ 172,600
Building Appraisal:	\$ 93,200
Total Appraisal:	\$ 265,800
Total Assessment:	\$ 106,320
Shelby County Tax Due:	\$1,121.54
Memphis Tax Due:	\$967.29
<b>1950's Sanborn Maps</b>	
Previous Use:	Manufactures pumps and well supplies; Title- Layne and Bowler Inc.
Building Description:	Various buildings/warehouses; Concrete brick walls and floors; metal deck roof; steel frame and iron works



-Multiple user of large industrial property; starting east there is an unknown users with number of workers' cars, Hill Smith, storage for Farrell Paving, and vacant offices at University; two types of zoning. (Mike Kirby 2009)

## 22. Gas 3 2243 Chelsea Ave.

<b>Property &amp; Owner Info.</b>	
Owner:	NOLEN NORMAN P AND DAVID L NOLEN AND REGINALD NOLEN
Property Address:	2243 CHELSEA
Tax District:	MEMPHIS
Parcel ID:	042027 00001
Tax Map:	115H
Lot Number:	PTS 6TO8
Subdivision Name:	FORGIONES RE
Dimensions:	110.44/110 X 105.46/130.46
Total Acres:	0.296
Owner's Address:	2774 WATERS EDGE RD MEMPHIS, TN 38127
Use:	SERVICE GRG
Zoning:	C-H
Coordinates:	x-778639, y-330376
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702B57
Land Square Footage:	12893
<b>Commercial/Structural Info.</b>	
Land use:	SERVICE GRG
Total Living Units:	0
Structure Type:	AUTO SERVICE GARAGE
Year Built:	1947
Investment Grade:	E
Building Square footage:	3427
<b>2010 Appraisal &amp; Assessment Info.</b>	
Class:	COMMERCIAL
Land Appraisal:	\$ 22,300
Building Appraisal:	\$ 56,800
Total Appraisal:	\$ 79,100
Total Assessment:	\$ 31,640
Shelby County Tax Due:	\$0.00
Memphis Tax Due:	\$0.00
<b>1950's Sanborn Maps</b>	
Previous Use:	
Building Description:	

2008 Aerial



## 24. Gas 5 2420 Chelsea Ave.

<b>Property &amp; Owner Info.</b>	
Owner:	FRANKLIN TOMMIE
Property Address:	2420 CHELSEA
Tax District:	MEMPHIS
Parcel ID:	042017 00016
Tax Map:	115H
Lot Number:	S PTS
Subdivision Name:	NORWOOD
Dimensions:	100 X 100
Total Acres:	0.229
Owner's Address:	2420 CHELSEA AVE MEMPHIS, TN 38108-1514
Use:	SERVICE GRG
Zoning:	C-H
Coordinates:	x-780432, y-330479
Municipal Jurisdiction:	MEMPHIS
Neighborhood Number:	00702B57
Land Square Footage:	9975
<b>Commercial/Structural Info.</b>	
Land use:	SERVICE GRG
Total Living Units:	0
Structure Type:	AUTO SERVICE GARAGE
Year Built:	1948
Investment Grade:	
Building Square footage:	1970
<b>2010 Appraisal &amp; Assessment Info.</b>	
Class:	COMMERCIAL
Land Appraisal:	\$ 18,000
Building Appraisal:	\$ 22,400
Total Appraisal:	\$ 40,400
Total Assessment:	\$ 16,160
Shelby County Tax Due:	\$4,863.63
Memphis Tax Due:	\$5,347.62
<b>1950's Sanborn Maps</b>	
Previous Use:	
Building Description:	

2008 Aerial



-This site is a tire store that appears to have been a gas station. It is owned by Tommy Franklin, who also owns a potential Brownfield on the south side of Chelsea across the street. (Mike Kirby 2009)