



## Cavalier, Chattanooga, Tennessee

Cavalier is one of the oldest industrial sites in Chattanooga. Originally the products made at this site were lumber, furniture and wooden iceboxes. In recent decades, refrigerated vending machines for soft drinks and other beverages were made on the property. Cavalier Corporation declared bankruptcy in 1987. The property was then purchased by the Southeast Local Development Corporation (SLDC) in 1996 for redevelopment. SLDC later became Bright Bridge, Inc. SLDC began renovation and remediation of the site in 1996. Under the Division of Remediation's voluntary Cleanup Oversight and Assistance Program (VOAP), groundwater monitoring and site characterization began in 1999. Six wells were installed on-site and groundwater monitoring began in 1999. Contaminants found on the site included petroleum hydrocarbons and chlorinated solvents. Remediation consisted of asbestos abatement and UST removal. Areas identified with elevated soil contamination (potential source areas) were addressed by Chemical Oxidation and limited removal in 2009. Groundwater monitoring is ongoing at the site. Also in 1999, work was conducted on the Bailey Avenue Bridge, which involved installing new bridge piers on this site. The installation of the piers revealed buried and oily metal scraps that were previously used to lubricate machinery to produce metal parts to make vending machines.

The site was subsequently sold by Bright Bridge to the Electric Power Board (EPB), which conducted additional soil remediation and redevelopment activities under a Brownfield Voluntary Agreement with the Division of Remediation during 2010-2011. The EPB was able to double their square footage and save approximately two million dollars by utilizing the Cavalier site instead of the property that was originally considered for purchase. As a direct result of the work done by EPB and Bright Bridge, improvements were also expanded into the nearby community by purchasing surrounding dilapidated housing. These homes were torn down and acquired by other home-building entities. Some of these homes are now home to several UT Chattanooga Fraternity organizations.



Before, the land was previously home to one of the oldest industrial sites in Chattanooga.



Today, the property is now undergoing groundwater monitoring.