



## Scarboro Community Redevelopment Summary of Progress August 15, 2024

The Oak Ridge Housing Authority (ORHA) and Collaborative Housing Solutions (Collaborative) are developing new workforce housing on the 10-acre vacant property adjacent to the Scarboro Community Center in the Scarboro neighborhood of Oak Ridge. Over the past year, eight (8) community meetings were held with neighborhood residents and stakeholders. The following describes the progress that has been made:

### 1. Traffic Impact Study

- In May, a study was conducted by Mattern & Craig, a professional engineering firm, to analyze the impact that the new development would have on vehicular patterns.
- Seven (7) nearby intersections, as well as the two (2) proposed access points at the site, were studied.
- The study documented that the new development, when built, is not expected to have a substantial negative effect on traffic in the area.
- The report was provided to the City of Oak Ridge, and the City Engineer found the findings to follow professional standards and to be consistent with the City's expectations.

### 2. Air Monitoring Station

- The current air monitoring station on the site will need to be re-located.
- ORHA has been communicating with the US Department of Energy (DOE) to install a new monitoring station behind the Community Center.
- They are exploring the possibility of operating the new monitoring station for a period with the existing station still intact, so that the results can be compared. However, this will depend on whether the DOE can secure enough equipment. ORHA will provide updates as the plans finalize.

### 3. Rezoning

- The property was rezoned in May 2024, based on the site plan that community stakeholders helped shape.

### 4. Preliminary funding

- ORHA and Collaborative preliminarily secured a portion of funding for the development and are proceeding with due diligence to develop the site, including starting the architectural drawings.

### 5. DOE Grant

- ORHA collaborated with the Elks Atomic Lodge 1301 Roberta Bohanon Temple 1381 to apply for a \$1.99 Million DOE grant to renovate their building, add an additional wing and parking lot. ORHA would be the grant administrator.

### 6. Home Repairs Grant

- ORHA is in process of applying for a \$500,000 grant for house repairs for homeowners.
- ORHA is looking for homeowners who live in their homes in need of repair in the Scarboro neighborhood. If you're interested in your home being considered, contact Jim Ratliff at [jratliff@orha.net](mailto:jratliff@orha.net).