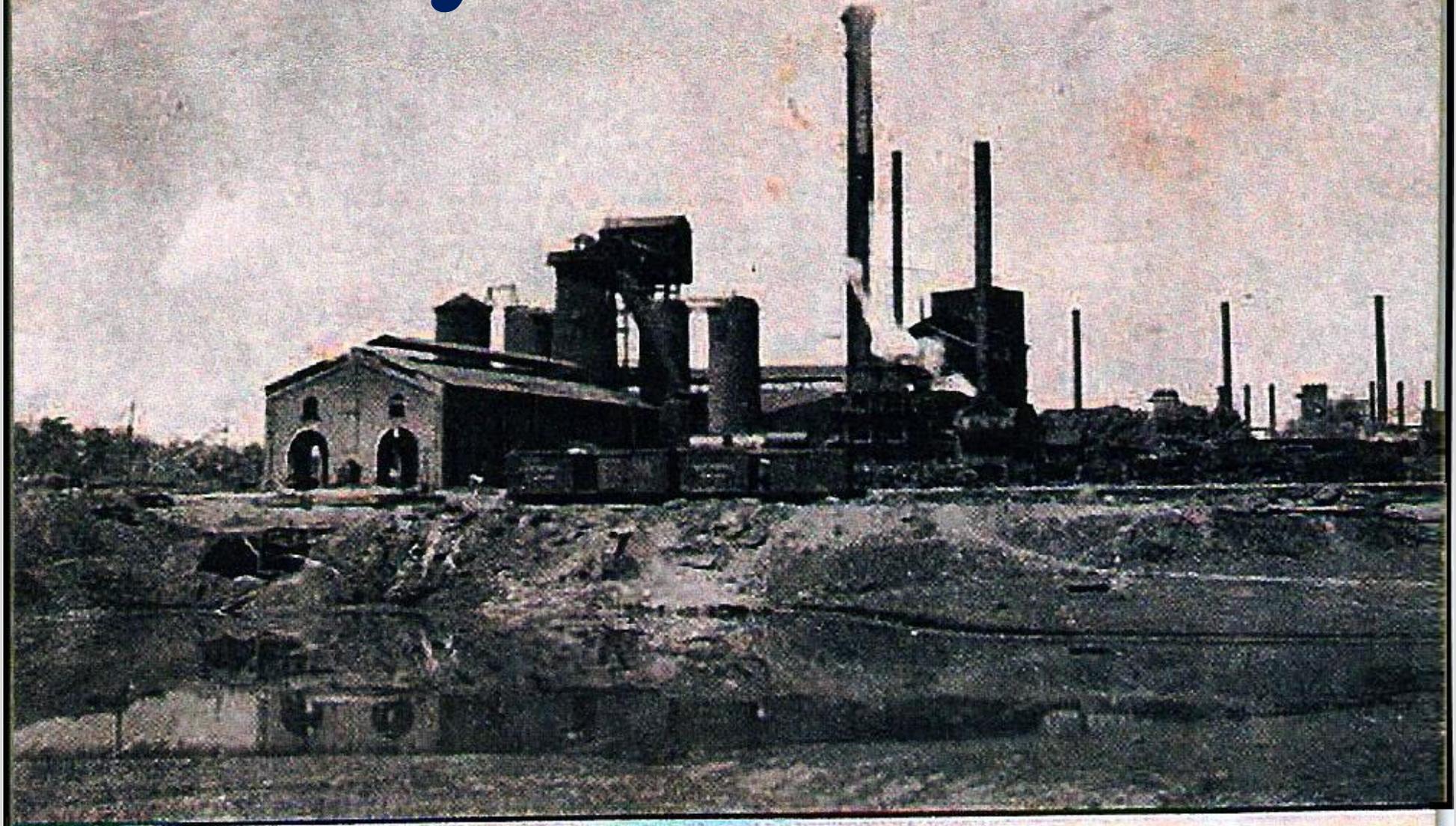


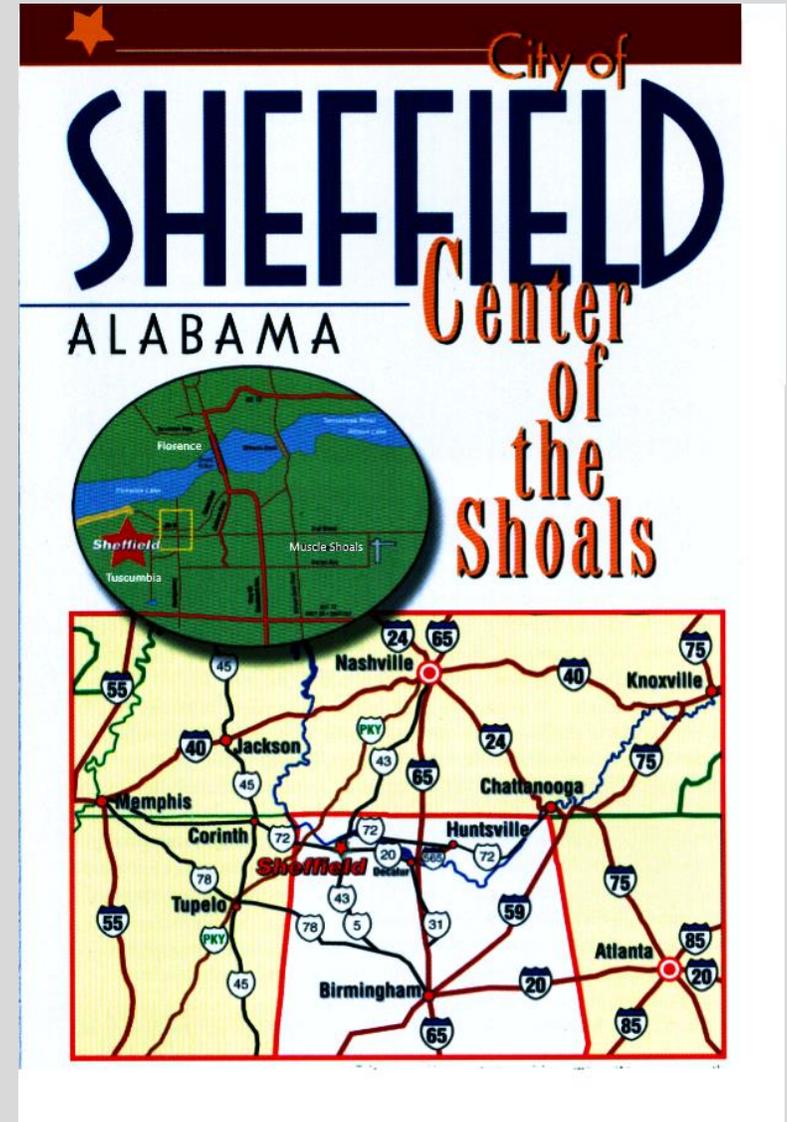
City of Sheffield



LADY ENSLEY FURNACE, SHEFFIELD, ALA.

BACKGROUND

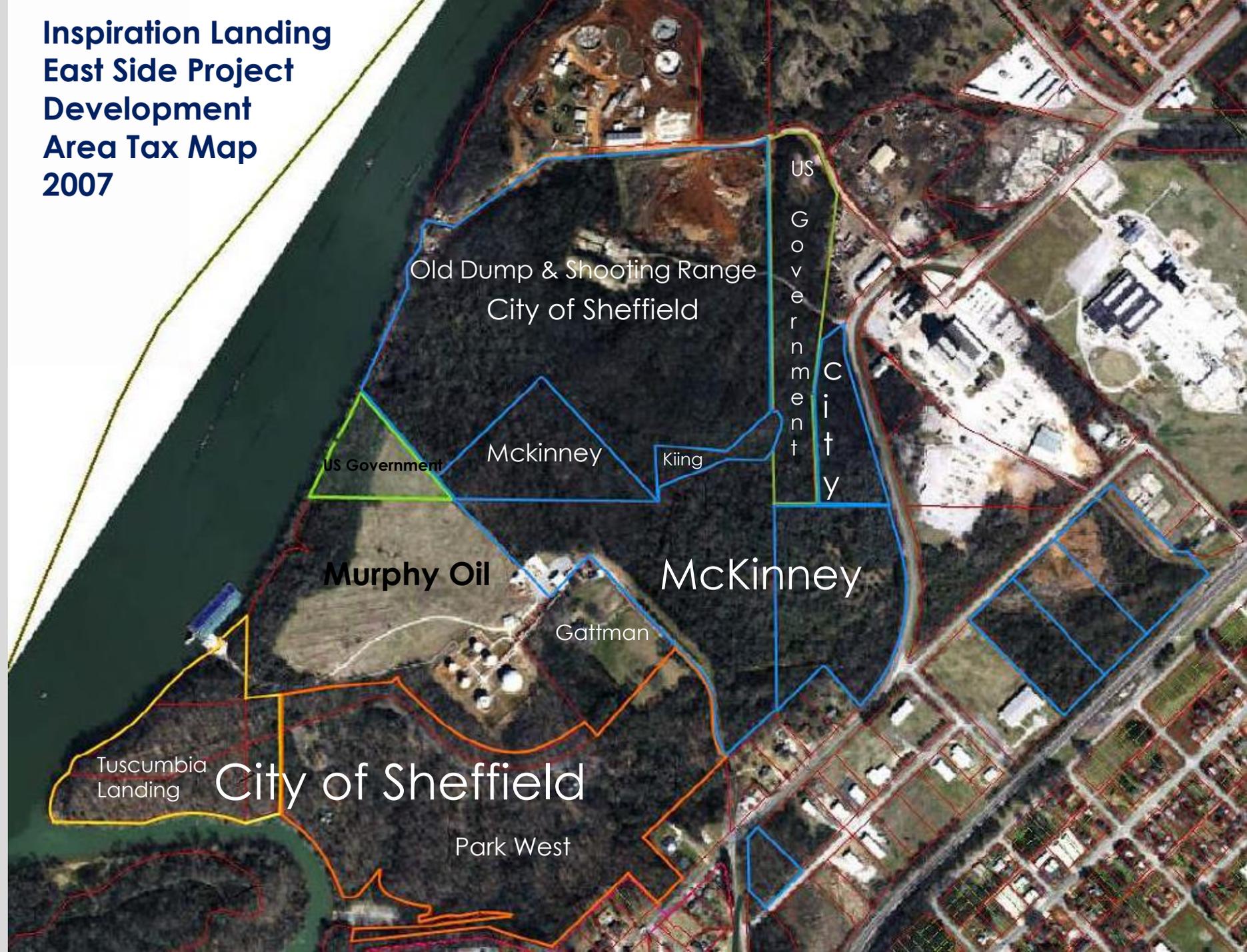
- Location
- Demographics
- Industrial Origins
- Commercial Prominence
- Musical Heritage
- Challenges
- Brownfields Experience and Opportunities



Inspiration Landing Background

- ~ 2000 RTJ Golf Trail Project proposed on TVA Reservation
- ~ 2003 John Elkington creates conceptual plan for downtown redevelopment as a Music and Entertainment District
- 2005 Elkington presents at Sheffield Redevelopment Authority Charette
- ~ 2007 River City Jack Nicklaus Golf Resort project proposed by Bill Campbell
- Sheffield Redevelopment Authority acquires property for Golf Resort
- 2008-2009 - Economy tanks and capital dries up
- 2015 Bill Campbell recruits John Elkington to revive project which became Inspiration Landing

Inspiration Landing
East Side Project
Development
Area Tax Map
2007



Old Dump & Shooting Range
City of Sheffield

US Government

Mckinney

Kiing

Murphy Oil

Gattman

McKinney

Tuscumbia
Landing

City of Sheffield

Park West

US
G
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River City
Development
East Side
Parcels
Including
Tuscumbia
Landing

Inspiration Landing Development

- 2015 Phase I and II assessments with 1st EPA Grant
- 2016 SRA acquires Dump and Shooting Range Property
- Land Transfer and Development Agreement between the City, SRA and ILD
- Economic Impact Study Completed
- 2017 SRA awarded EPA Cleanup Grant with Categorical Exclusion
- Cleanup site enrolled in Voluntary Cleanup Program
- SRA receives State Revolving Loan Fund loan up to \$300,000
- 2018 Site Cleanup begins
- Preliminary engineering plans for public roads and utilities for Furnace Hill to Spring Creek completed

Inspiration Landing Dev. Con't

- **Corridor study funded by MPO completed**
- **2018 City applies for USDA Rural Development Loan**
- **NEPA and NHPA Section 106 triggered**
- **Protected Species Survey Declares Bat Habitat**
- **Wetlands Survey identifies wetlands – cleanup modified**
- **Conservation consultant determines no Bat Habitat**
- **Cleanup activities reveal Cole and Ensley Furnaces Remnants**
- **Cultural Resources Surveys conducted**
- **Furnaces artifacts disposition negotiated with Alabama Historical Commission**

Inspiration Landing Dev. Con't

- 2019 Cleanup completed. ADEM provides Conditional Letter of Concurrence. SRLF loan payment terms renegotiated.
- **USDA seeks MOA with Alabama Historical Commission**
- **Capital Improvement Cooperative District formed**
- **Developer acquires metal Recycler property**
- **Cooperative District expanded**

Furnace Hill at Inspiration Landing

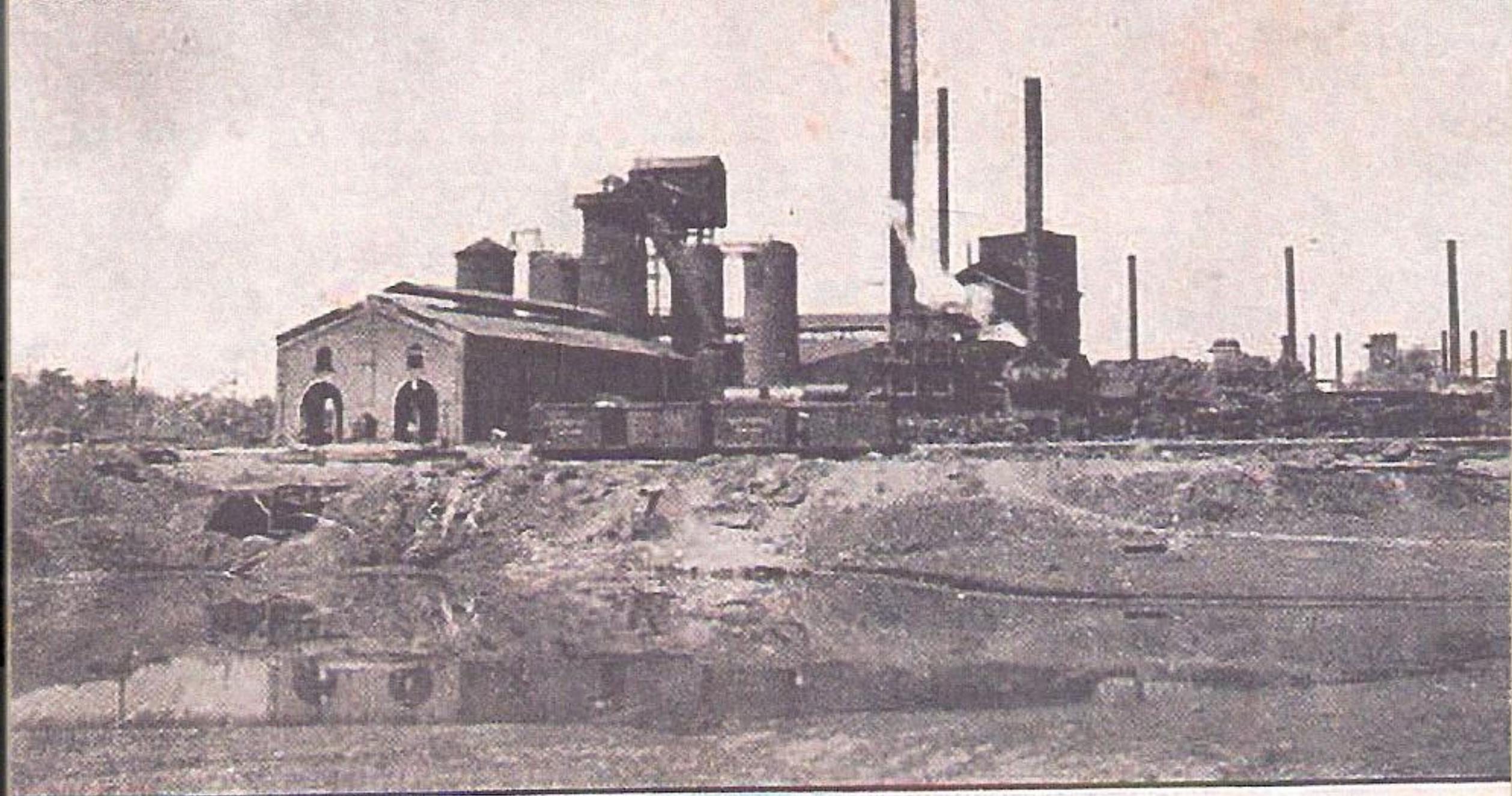
- a) 4,500 seat amphitheater
- b) 60,000 sf event center
- c) 25,000 sf craft brewery/distillery
- d) 150,000 sf town center
- e) 2 hotels
- f) Interpretive center
- g) An outdoor dining venue that will be known as the "The Hive," to pay tribute to the original nineteenth-century beehive kiln that will be preserved on the site



Now Leasing

Set in the center of the Shoals, Inspiration Landing is a 114-acre mixed-use development in Sheffield, Alabama on the banks of the Tennessee River. Furnace Hill, a pedestrian-friendly village planned within the Inspiration Landing community, will bring together casual residences and some of the region's most celebrated brands to create a hub of shopping, dining, family entertainment and nightlife. There's no place else quite like it. Furnace Hill is a vibrant blend of music, heritage and hospitality that reflects the Shoals – birthplace of some of the greatest R&B, rock and pop hits ever recorded.





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Historic photograph taken between 1927 and 1947 of the Cole Furnace Plant after its acquisition by Sloss Sheffield Steel and Iron Company (Linn-Henley Research Library, Birmingham, Alabama [LHRL], File # 342.2.14.85.8, Photograph 7, 1927-1947). View west.



Figure 105. Feature G represents the base of the Lady Ensley Furnace. View east.





