



# City of Atlanta's Brownfields Program

Department of Planning and Community Development

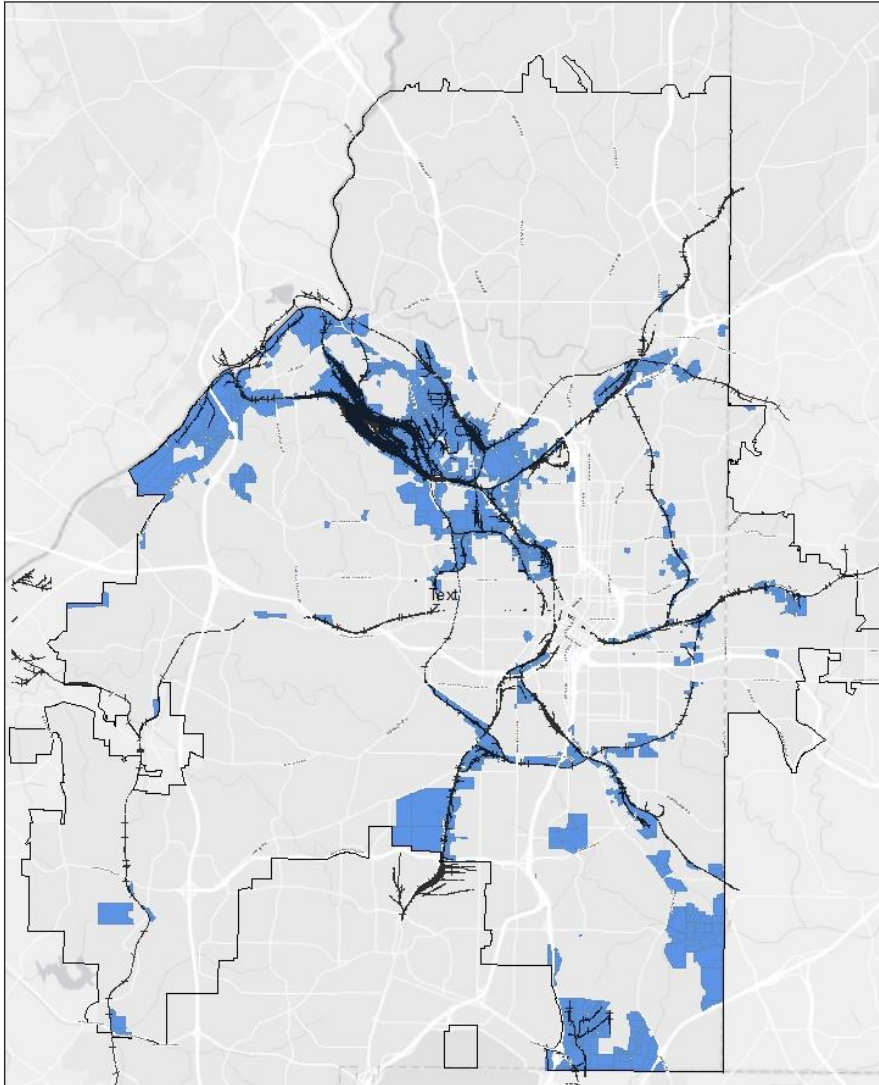
Office of Planning

Jessica Lavandier, Assistant Director

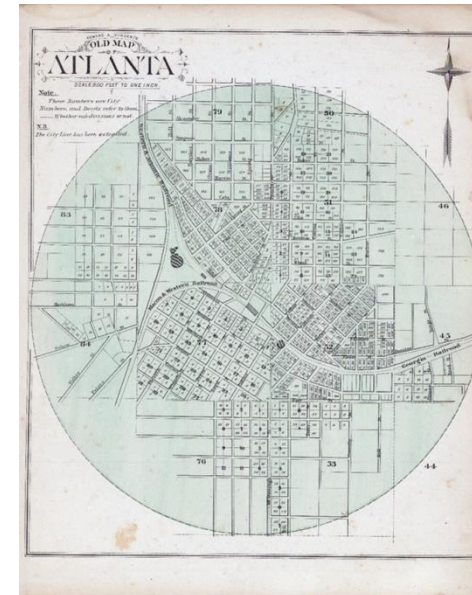
February 25, 2016

# Industrial Development

- Founded in 1836 at junction of 3 rail lines
- Rail roads and rail yards spurred industrial development
- Large number of potential Brownfields



**City of Atlanta -  
Rail Roads and Industrial Zoning**



# EPA'S Brownfields Program

- **EPA Brownfields Program started in 1995**
  - Provided seed money to local governments for pilot programs
- **BROWNFIELDS REVITALIZATION AND ENVIRONMENTAL RESTORATION ACT OF 2001**
  - Authorizes funding for assessment and cleanup of brownfields properties
    - Authorizes up to \$200 million per year for brownfields assessment and cleanup and includes funding for brownfields with petroleum contamination
    - authorizes grants of up to \$1 million to eligible entities to capitalize revolving loan funds to clean up brownfields
  - Definition of Brownfields Site: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant

# City of Atlanta Brownfields Program Grants

City of Atlanta Brownfield Grants				
Type	Award	Year	Accomplishments	Projects
Pilot Project-Assessment	\$200,000	1998-2004	Surveys	BeltLine Survey
Assessment	\$400,000	2005	11 Phase I and 7 Phase II	Memorial greenway, O4W park
Assessment	\$400,000	2010	12 Phase I and 7 Phase II	Westside trail, Mims Park
Area Wide	\$175,000	2010	Plan	14 preliminary Phase I in AWP
Revolving Loan Fund	\$1M, plus 2 supplemental awards (\$350,000 and \$300,000)	2009	4 loans	Eastside and Westside Trail
Assessment	\$400,000	2013	9 phase I and 3 Phase II	Lifecycle Building, 1385 RDA

# 2013 Brownfields Assessment Program

## **PURPOSE:**

City of Atlanta performs timely and cost efficient Phase 1 and Phase 2 Environmental Site Assessments that will ultimately promote site development, including the creation and preservation of greenspace in Targeted Areas.

## **Grant Funds:**

- 50% Hazardous
- 50% Petroleum

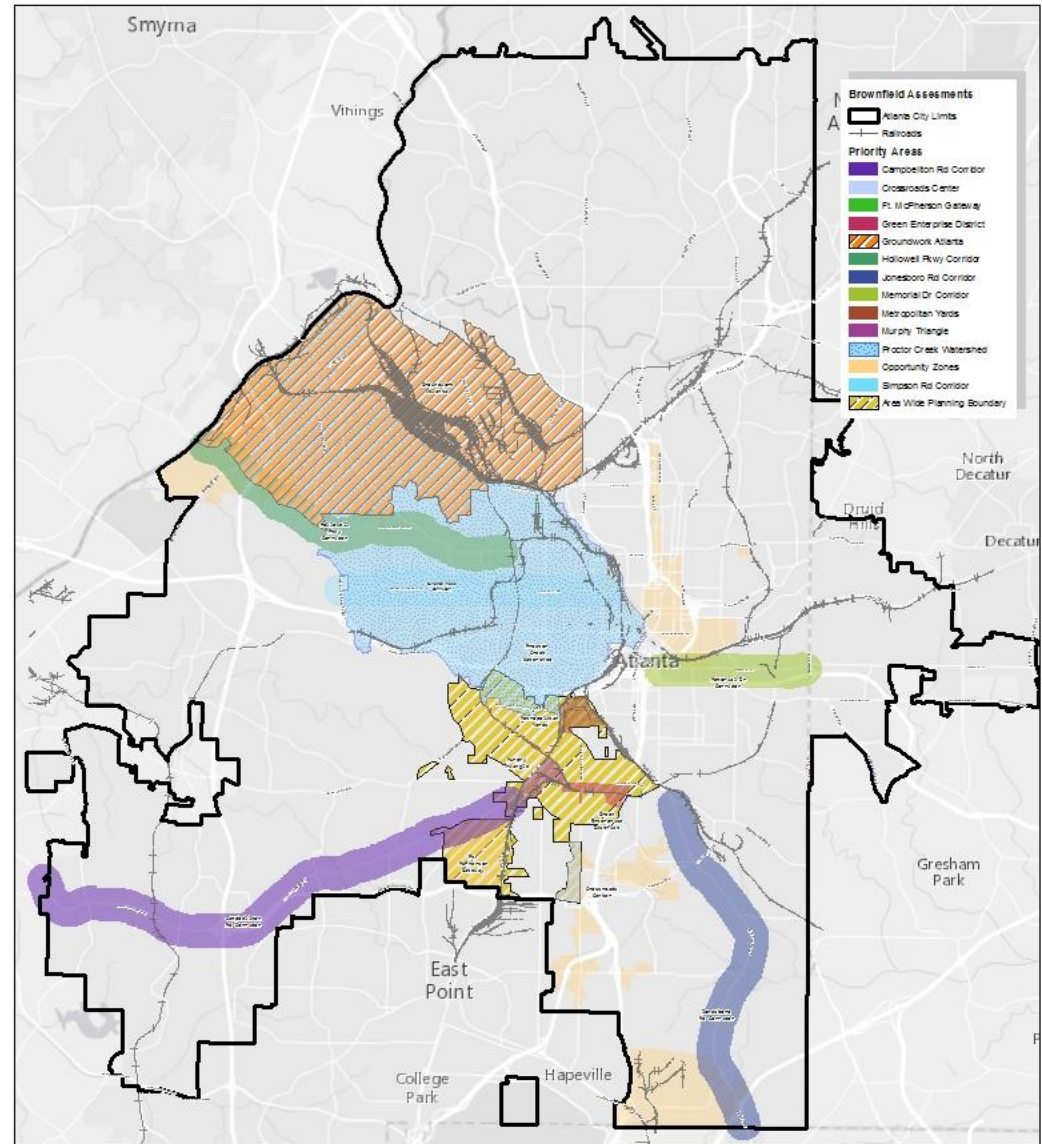
**Grant Period:** October 1, 2013 – September 30, 2016

- CARDNO- Environmental Consultant

**Funding available for Petroleum sites**

# City of Atlanta - Brownfield Priority Areas

- Proctor Creek
- Atlanta Area Wide
- Groundwork Atlanta
- Redevelopment Corridors
- Opportunity Zones
- Greenspace sites

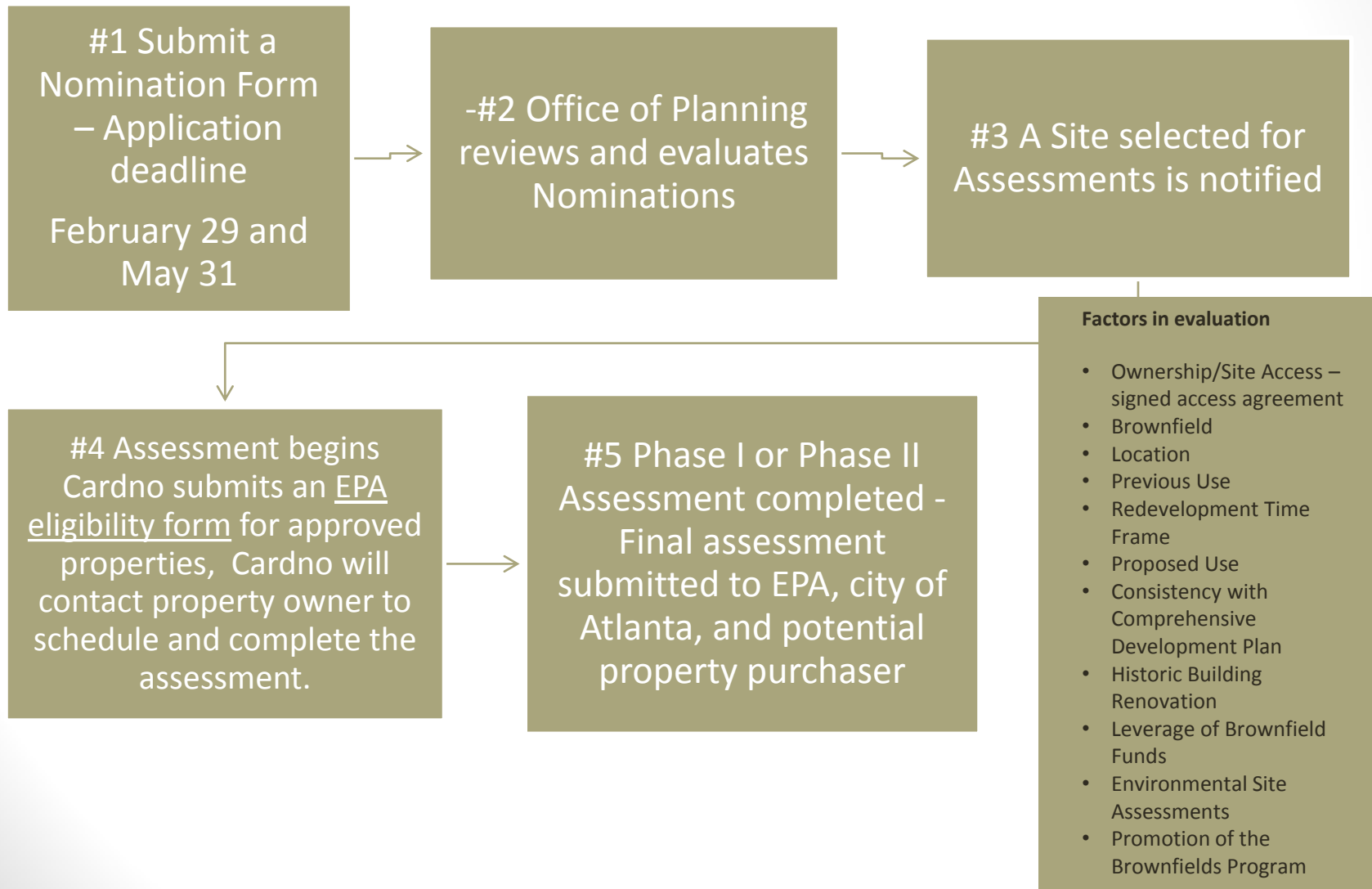


**City of Atlanta**  
**Brownfields Priority Areas**  
Department of Planning  
and Community Development

0 1 2 4 Miles



# Environmental Site Assessment Process



# Revolving Loan Fund Program

**PURPOSE:** To provide brownfields cleanup financing for eligible projects within the Atlanta city limits. The loans help fund the remediation required for site cleanup, which will then allow redevelopment projects to go forward. The loan repayments are used for new loans.

**Match Amount:** 20%

**Loans:** Eastside trail \$815,000  
Westside trail \$140,000

**Funding available for cleanup of petroleum and hazardous sites.**



Loan to Atlanta BeltLine Inc for Brownfield for remediation along the NE Corridor





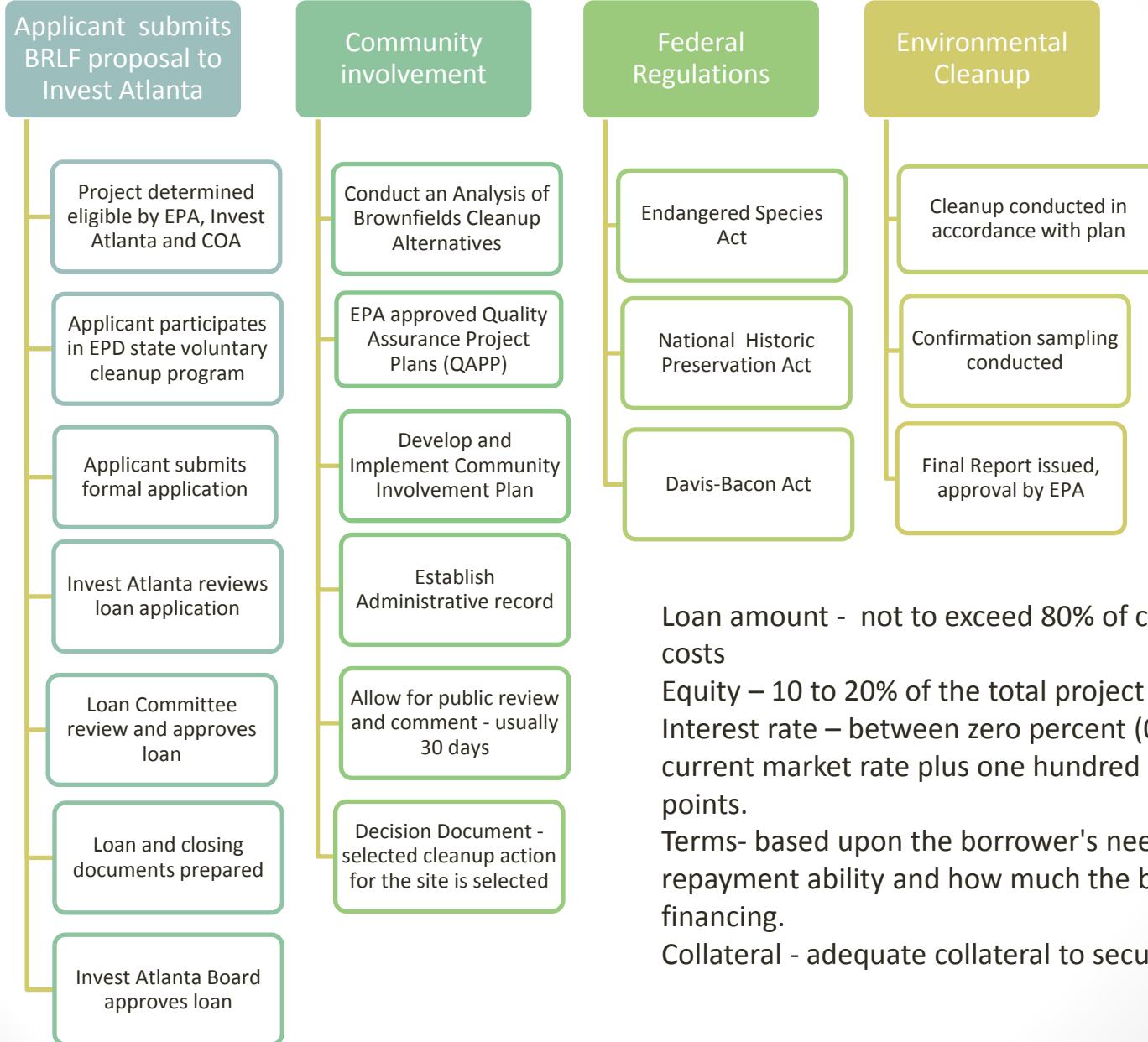
# RLF Program Administration

- City of Atlanta – Cooperative Agreement Recipient
  - QEP – Qualified Environmental Professional coordinates and direct cleanups.
- Invest Atlanta – Fund Manager and Loan administrator
- EPA Project Officer- substantial involvement in the process
- GA Environmental Protection Division – will review technical reports and work with applicant on Voluntary Cleanup Program
- Loans and Subgrants recipient
  - Subgrants to non-profits – limited to \$200,000

# Brownfield RLF Criteria

- Eligible borrower and Sub grantees
  - Borrower must have control of the site
  - Sub grantee must own the site.
  - Not be liable contamination
  - All Appropriate Inquiry completed prior to purchase
- Site Eligibility – must be a brownfield and contain petroleum or hazardous substance contamination
- Eligible Activities
- Eligible Costs
- Loan Parameters

# BRLF Process



Loan amount - not to exceed 80% of cleanup costs

Equity – 10 to 20% of the total project cost.

Interest rate – between zero percent (0%) and the current market rate plus one hundred basis points.

Terms- based upon the borrower's needs, repayment ability and how much the borrower is financing.

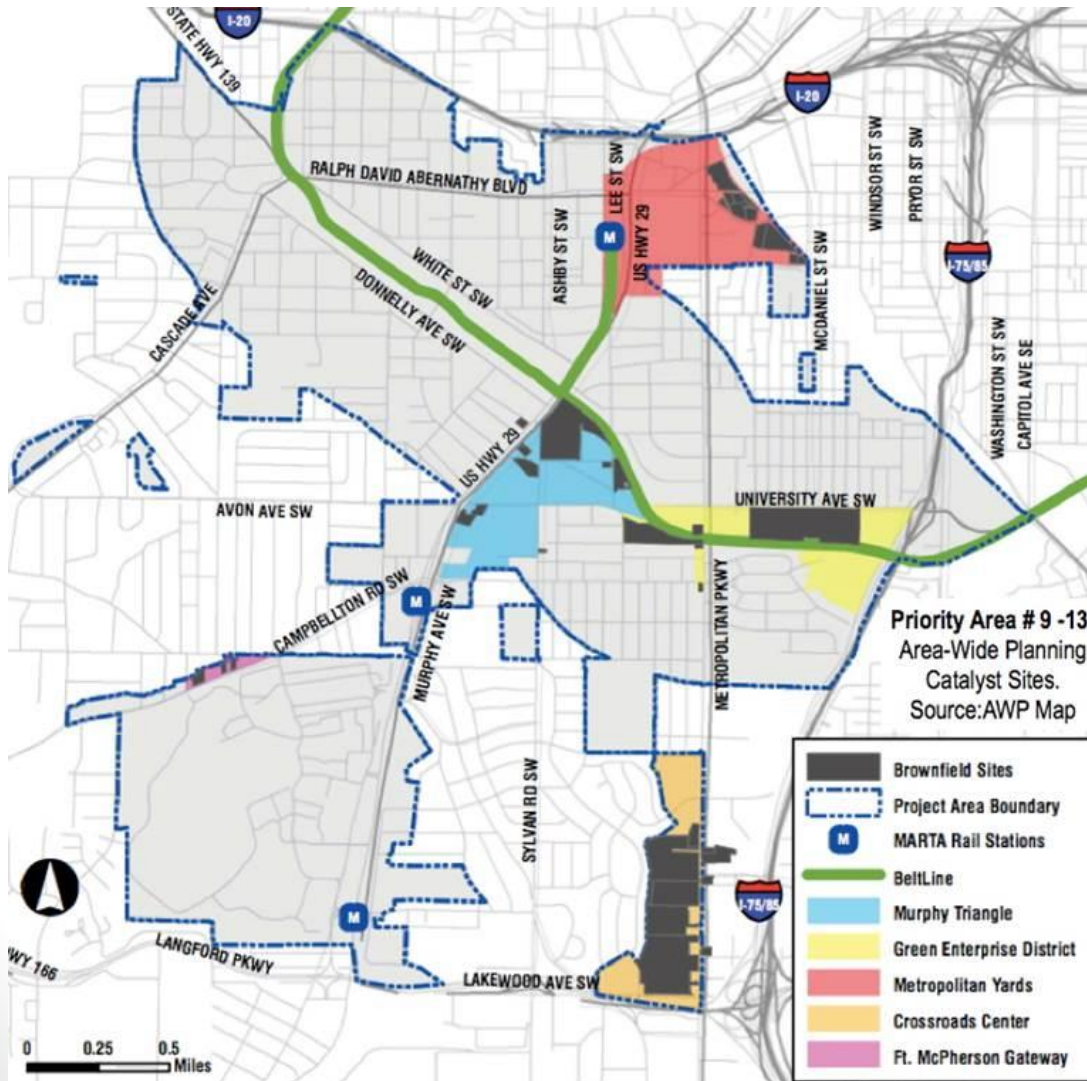
Collateral - adequate collateral to secure the loan.

# Atlanta Area-Wide Planning Program

**PURPOSE:** Assist communities in responding to local brownfields challenges, particularly where multiple brownfield sites are in close proximity or are connected by infrastructure, and improve the economic, environmental and social prosperity of their surroundings

- Area wide revitalization strategies and policies
- Partnerships and resources to lead to transformative area-wide redevelopment
- Each node has a redevelopment strategy to address blight and redevelopment.
- Prioritized Brownfield sites

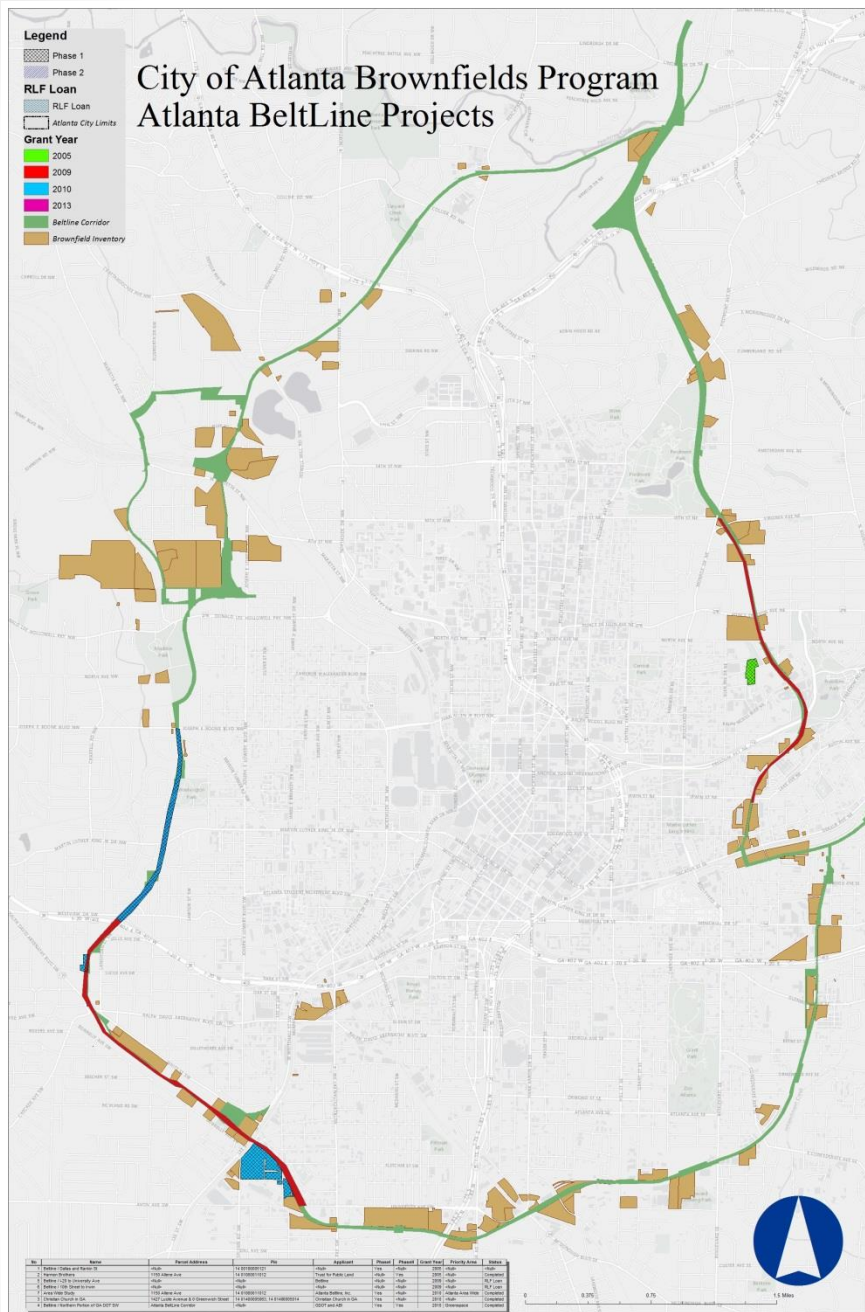
# Atlanta Area Wide Planning



•**Grant Period:**  
November 1, 2010 –  
December 31, 2012

- 3,282 acre project area
- 5 redevelopment nodes
- 14 properties – preliminary assessment

# Projects in the BeltLine



- Survey- 146 potential brownfields
- RLF – 2 loans
- Assessments – 6
  - Old Fourth Ward Park
  - Murphy Triangle-Harmon Brothers
  - Westside rail corridor
  - Enota Park
  - RDA trailhead

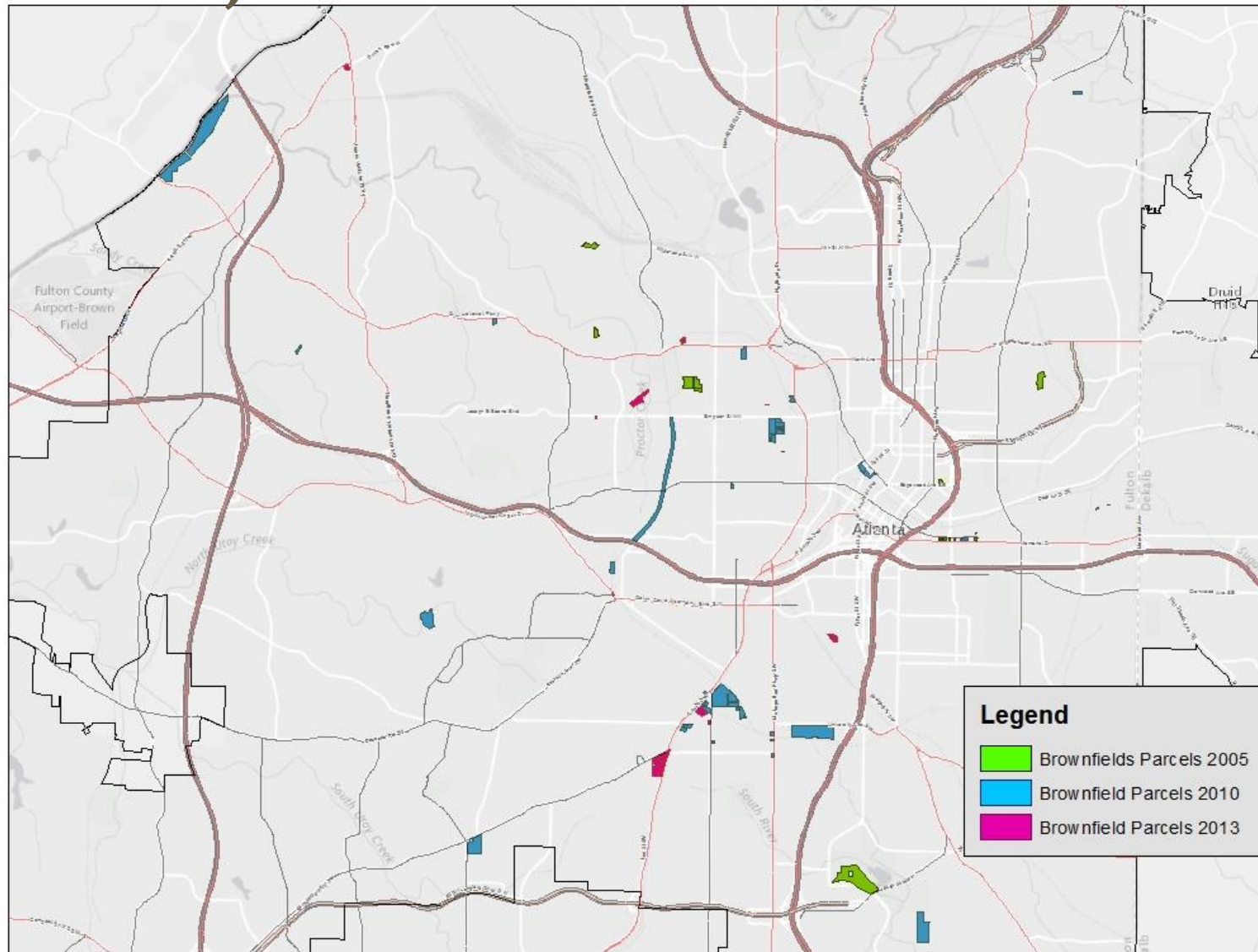
# Parks and Greenspace Assessments

## Environmental Site Assessments in City of Atlanta Parks

Memorial Greenway	Morningside Nature Preserve
Lang Carson Park expansion	Enota Park
Ben Hill Recreation Center	Drake Park/Collier Heights
Swan Preserve	Beecher ES trail
Mim's Park	Old Fourth Ward Park



# Brownfield Assessments 2005, 2010 and 2013





# Edgewood Village

186 Edgewood Avenue aka

200 Edgewood



- 2005 Grant
  - Phase II assessment
  - 3<sup>rd</sup> proposal for the site
- \$20M Mixed Use development by Sanctuary Residential
  - 144 residential units/student housing
  - 115 parking spaces
  - 5,000 sq. ft. retail

# 1195 Sylvan Road



- Use: Former Truck Repair Facility
- Priority Area: Atlanta Area Wide
- Assessment: Phase I
- Proposed Use: Office, retail, restaurant in the future
- Applicant: Jose Tavel



# 780 and 787 Windsor Street

- Former Use: metal works/  
foundry and wire  
fabrication facility
- Priority Area: No
- Assessment: Phase I
- Proposed Use: Artist space,  
furniture making,  
restaurant, job training
- Applicant: Ric Geyer



# 1116 Murphy Ave LifeCycle Building Center



- Former Use: Bailey Burruss Manufacturing Company – manufacturing of conveyor systems and foundry and Link Belt Company – Atlanta Plant and foundry
- Priority Area: Yes, Atlanta Area Wide-hub for metalworking and machine shops
- Assessment: Phase I, Phase II and Supplemental Phase II
- Proposed Use: Building material recycling
- Applicant: Lifecycle Building



# 1400 Lee Street Oakland City MARTA

- Former Use: Parking Lot, residential, Wofford Oil Co., Kilgore Auto Service, Four Point Auto Service, Union 76.
- Priority Area: Yes, Atlanta Area Wide
- Assessment: Phase I
- Proposed Use: Transit Oriented Development, Residential, Office, and Retail
- Applicant: MARTA

# 2011 Bolton Road



- Former Use: Gas station and commercial building
- Priority Area: Yes, Groundwork Atlanta
- Assessment: Phase I
- Proposed Use: Charter School
- Applicant: Keith Sharp, Groundwork Atlanta



# 1385 RDA – West side trail park

Concept plan for redevelopment as park

Phase II to include removal of underground storage tank



**BELTLINE - 1385 RDA PROPERTY**  
EXISTING CONDITIONS

2015 December 05



**BELTLINE - 1385 RDA PROPERTY**  
CONCEPT A.1

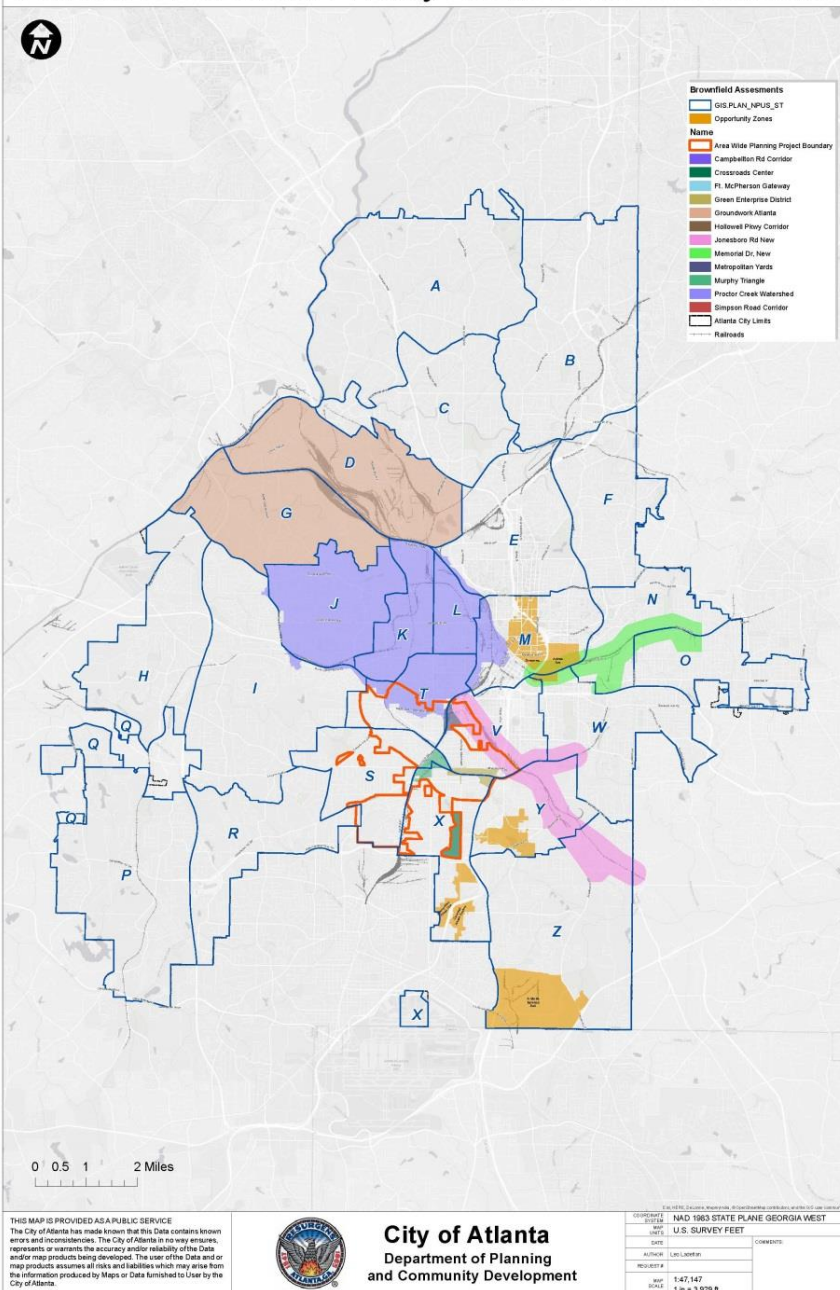
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# Atlanta Brownfields Program Summary

- 6 EPA Grants - \$3,225,000 EPA funds
  - 1 Revolving Loan Fund
    - 2 Loans
  - 1 Area Wide Plan Grant
    - Atlanta Area Wide Plan
  - 4 Assessment Grants
    - Surveys
    - 32 Phase I
    - 17 Phase II





# 2016 Assessment Grant

- Submitted December 18, 2015
- Award Summer 2016
- 2016-2019- 3 year grant
- Petroleum \$200,000
- Hazardous \$200,000
- Targeted Community
  - *The Patterns of Pollution - A Report on Demographics and Pollution in Metro Atlanta*
  - Area represent less than 0.1% of the land area, contains 20 % of the hot spots (10 hot spots out of 52) in the 14 county area.

# Additional Information

- For the Brownfield Nomination form please visit:
  - [www.AtlantaGA.Gov/Brownfields](http://www.AtlantaGA.Gov/Brownfields)
  - [jlavandier@atlantaga.gov](mailto:jlavandier@atlantaga.gov)