

PULLMAN YARDS CLEANUP LOAN



City of Atlanta Brownfield Revolving Loan Fund Program

The City of Atlanta Brownfield Revolving Loan Fund (RLF) Program provides loans or grants for cleaning up brownfields. This program, supported with U.S. Environmental Protection Agency (EPA) grants, provides funding to cleanup known contamination. Invest Atlanta, the City's Development Authority, sets the loan's interest rates and repayment terms. A Qualified Environmental Professional (QEP) provides oversight of all cleanup activities to ensure it is conducted in accordance with all applicable regulations and approved EPA work plan.

What is a Brownfield?

A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Project Overview

The Pullman Yards property owner, Atomic Entertainment Development, LLC (Atomic), submitted an RLF loan application to the City of Atlanta/Invest Atlanta for the cleanup of hazardous building materials at the Pullman Yard site.

History

Pullman Yards, located at 225 Rogers Street, is 26.8 acres and includes 12 buildings. The site has a long industrial history in connection with manufacturing and railroad use. In the early 1900s, Pratt Engineering and Machinery Company which tested chemical process equipment operated there. In 1926, the property was transferred to the Pullman Company, a manufacturer of passenger railcars. Pullman developed a train yard to manufacture and repair deluxe passenger railcars. In 1955, Pullman transferred the property to the Second American Iron and Metal Company, and it continued to manufacture and repair railcars until the 1980s.



In 1990, the Georgia Building Authority acquired the property and shuttered the facility. The site remained unutilized until June 2017 when Atomic purchased the property.

Atomic intends to develop the property as a mixed-used entertainment and arts district. The industrial buildings will be remediated and rehabilitated for commercial uses including film production, office, and housing. Other areas of the property are proposed to be developed into wellness facilities, dining, and entertainment spaces.

Identified Hazardous Building Materials

Starting in 2017, numerous investigations assessed the 12 on-site buildings for hazardous materials. Asbestos containing materials (ACM) were identified in various building materials including roofing materials, sealant, flashing, felt paper, window caulking/glazing, fire doors, and vinyl floor tiles.

Lead based paint was used on various surfaces including steel columns and beams, yellow hand rails, steel hoists, and metal walling.

Cleanup Documents

As part of RLF process, several documents have been prepared and made available for public review and comment. These are the following:

- Analysis of Brownfield Cleanup Alternatives (ABCA),
- Cleanup Work Plan, and
- Site-Specific Quality Assurance Project Plan (SSQAPP).

These documents are posted on the City of Atlanta project website <https://bit.ly/2L-hlucD>. The Pullman Yards buildings are identified as historic under the National Historic Preservation Act (NHPA). As a result, all abatement activities will comply with the Georgia Historic Preservation Division (HPD) requirements, with the primary focus of keeping the buildings in similar historic condition.

Community Involvement

Comments and questions regarding the cleanup documents, as well as general questions can be sent to Community-Plans@atlantaga.gov or by contacting Jessica Lavandier at 404-865-8522 or Nate Hoelzel at 404-330-6724. The official 30-day public comment period is from May 9 to June 8th.

For more information, visit www.atlantaga.gov/brownfields

Though this project has been funded wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.



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