

City of Atlanta Brownfields Program

Pullman Yard Cleanup Loan Community Meeting
May 9, 2019

Jessica Lavandier



Department of
CITY PLANNING

Brownfield Definition

A **brownfield site is defined** as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

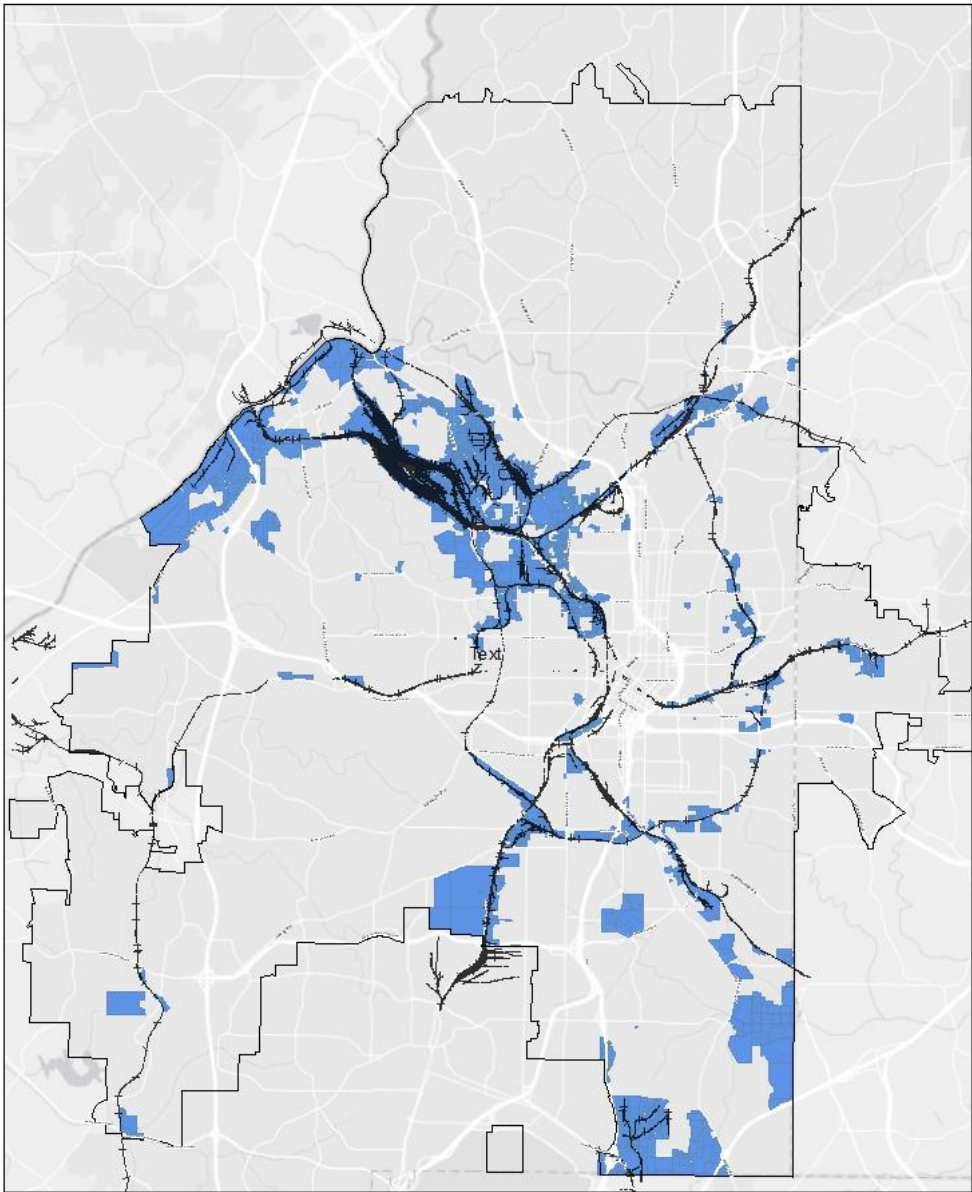


CoA Brownfield Program Goals

- Improve the quality of life;
- Revitalize neighborhoods;
- Encourage sustainable redevelopment of brownfield sites;
- Protect human health and the environment;
- Support the retention and attraction of jobs;
- Maximize the effectiveness of the Brownfield Program through collaborative efforts; and
- Educate and engage with the community.

EPA Brownfield Grants

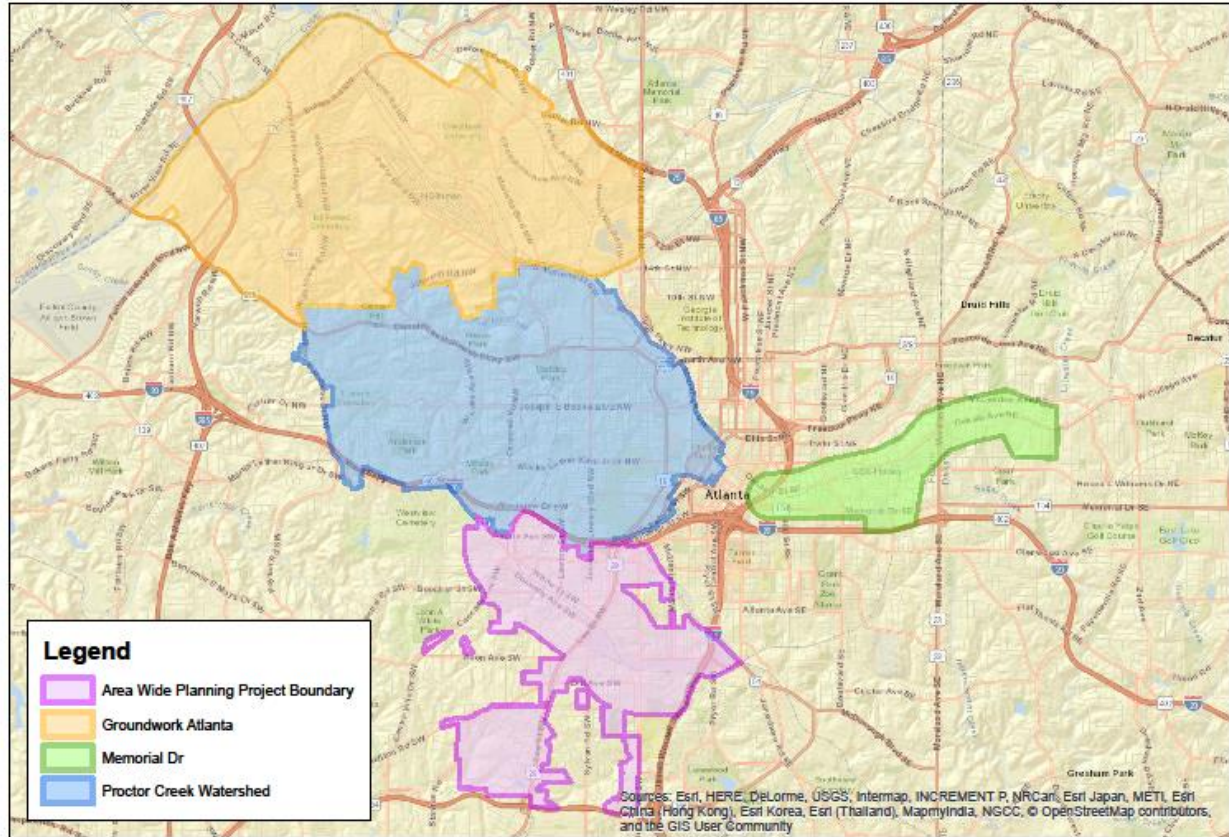
- **Assessment Grants** provide funding for brownfield inventories, site specific cleanup plans, environmental assessments, and community outreach.
- **Revolving Loan Fund (RLF) Grants** provide funding to capitalize loans that are used to cleanup brownfield sites.



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

Target Areas

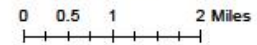
Brownfield Target Communities



Legend

- Area Wide Planning Project Boundary
- Groundwork Atlanta
- Memorial Dr
- Proctor Creek Watershed

Source: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NSCC, © OpenStreetMap contributors, and the GIS User Community



1:85,000



Department of
CITY PLANNING

2005 & 2010 Assessment- Memorial Dr. Greenway Project

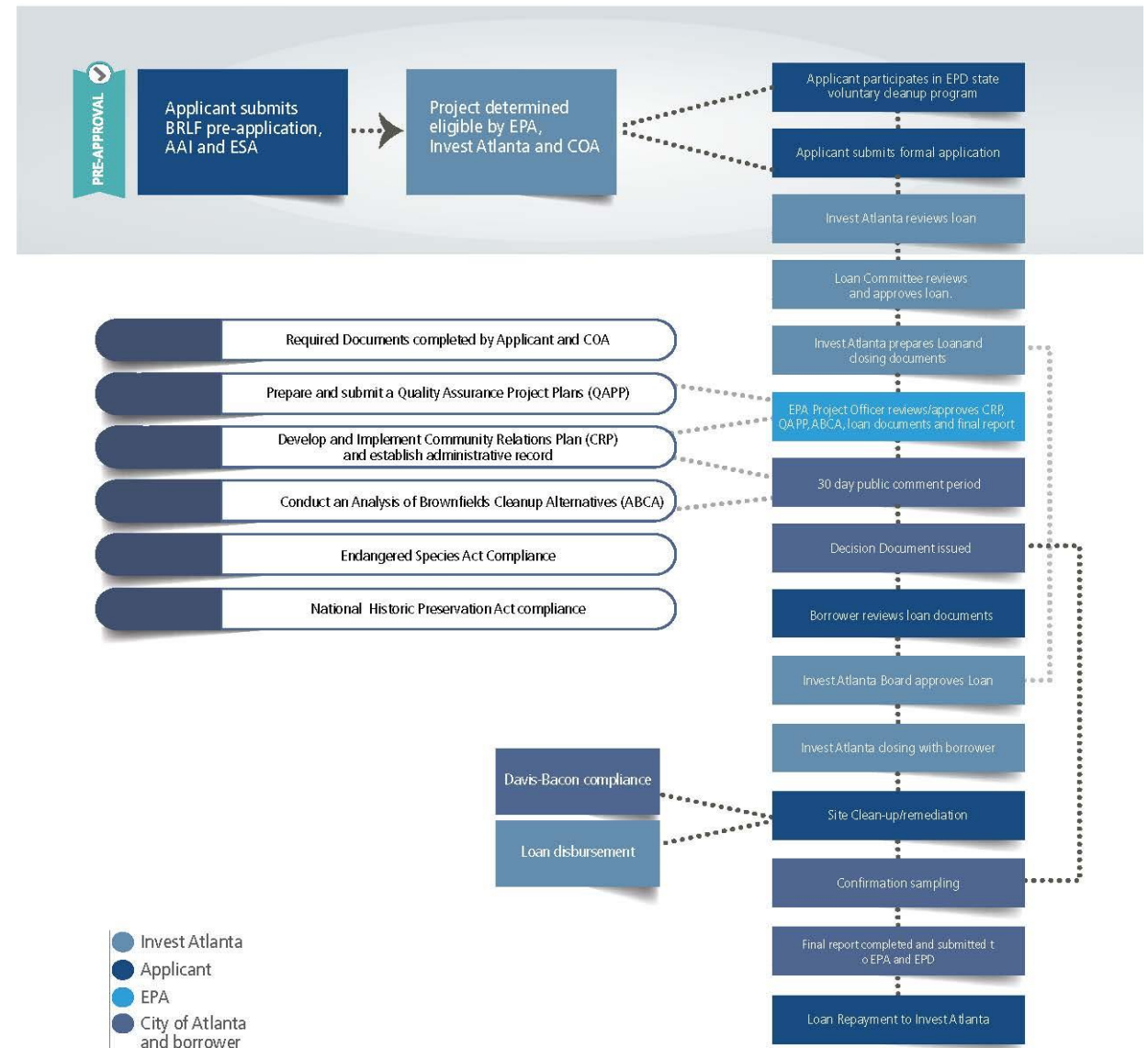


Assessment Grant

- Project Management and Reporting
- Community Involvement-
- Environmental Site Assessment
 - Phase I
 - Phase II
- Cleanup and Development Planning
 - ABCA
 - SQAPP
 - Cleanup Plan

Revolving Loan Fund

- Partnership with Invest Atlanta & EPA
- Loan for 80% of remediation cost
- Federal requirements
- Community Involvement with 30 day comment period



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-** Reviews and approves QAPP and substantial involvement in the process.
- **GA Environmental Protection Division**
- Loans and Subgrants **recipient**
 - 20% match required
 - Subgrants to non-profits

BRLF: BeltLine Eastside and Westside Trail



Phase II & BRLF Loans

Assessment and BRLF: PULLMAN YARDS

Administrative Record

- Cleanup Plan
- ABCA
- SSQAPP

Available on the website and DCP-OZD



More Information-

Visit

And

Comments

30-day public comment period- May 9 to June 8th.



FACT SHEET

PULLMAN YARDS CLEANUP LOAN



City of Atlanta Brownfield Revolving Loan Fund Program

The City of Atlanta Brownfield Revolving Loan Fund Program seeks to promote the redevelopment and cleanup of brownfield sites in by providing financing, either a loan or a subgrant, for eligible projects. This program, supported with grants from the U.S. Environmental Protection Agency (EPA), provides funding for cleanup of identified contamination until it meets the State of Georgia's regulatory cleanup standards. Invest Atlanta, the City's Development Authority, sets the terms of the loan, interest rates, payment terms, and the length of loan. Oversight of all cleanup activities is provided by a Qualified Environmental Professional (QEP) firm to ensure the cleanup 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.

Pullman Yards

The Pullman Yards property owner, Atomic Entertainment Development, LLC (Atomic), submitted a loan application to the City of Atlanta/Invest Atlanta Brownfield Revolving Loan Fund (RLF) to pay for the cleanup of hazardous building materials, asbestos containing materials and lead based paint, at the Pratt-Pullman Yard site.

History

Pullman Yards, located at 225 Rogers Street, consists of 26.8 acres and includes 12 buildings. The site has a long industrial history in connection with the railroad. In the early 1900s, it operated as Pratt Engineering and Machinery Company which tested chemical process equipment. In 1926, the property transferred to the Pullman Company, a manufacturer of passenger railcars. Pullman developed a train yard in order 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 the rail line was abandoned. The site has mostly 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 open and entertainment spaces.

Identified Hazardous Building Materials

Starting in 2017, numerous investigations have been conducted to assess the 12 buildings for hazardous materials. Asbestos containing materials (ACM) have been identified in various building materials including roofing materials, sealant, flashing, felt paper, window caulking/glazing, fire doors and vinyl floor tiles.

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

Cleanup Documents

As part of Brownfield Revolving Loan process, several documents have been prepared and made available for public review and comment. These are:

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

These documents are posted on the project website <https://bit.ly/2LhLucD>. As the Pullman Yards buildings are identified as historic under the National Historic Preservation Act (NHPA), 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 Analysis of Brownfield Cleanup Alternatives, Cleanup Work Plan, and Site-Specific Quality Assurance Project Plan, as well as general questions can be sent to CommunityPlans@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.



Department of
CITY PLANNING



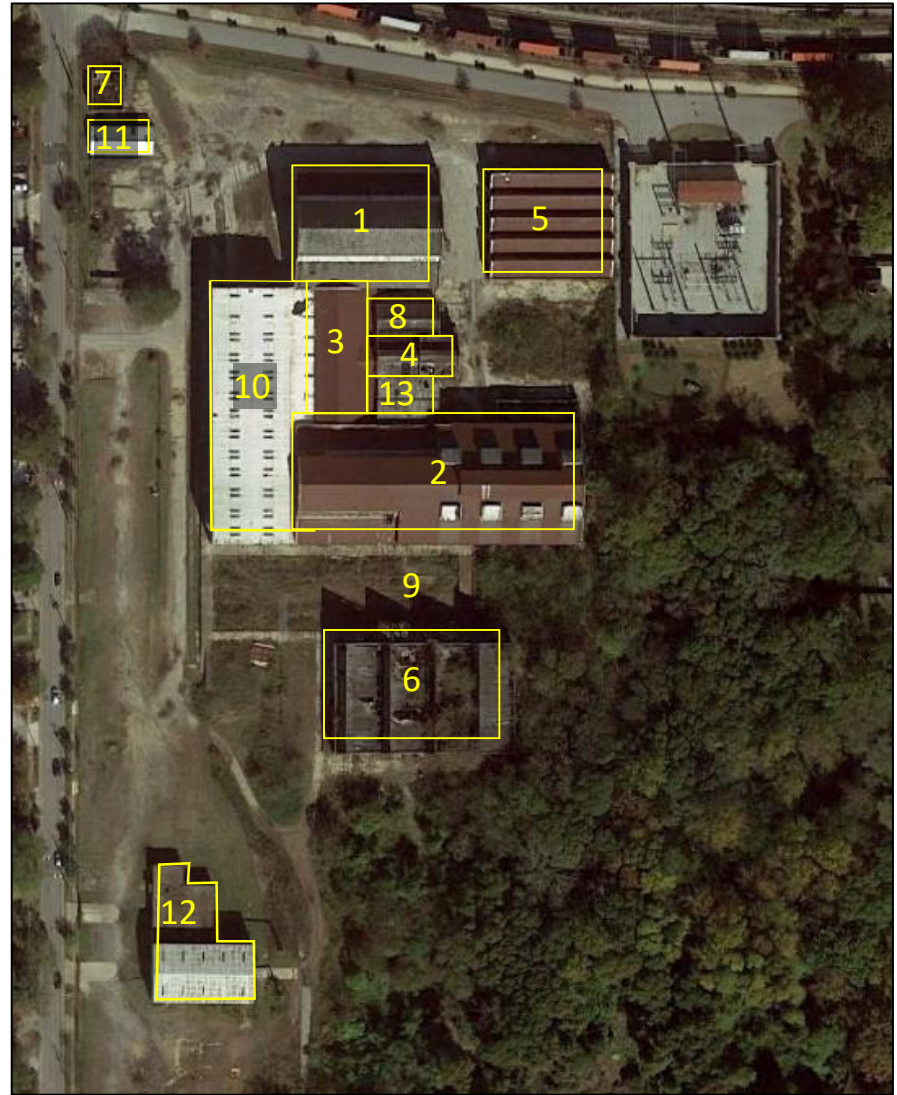
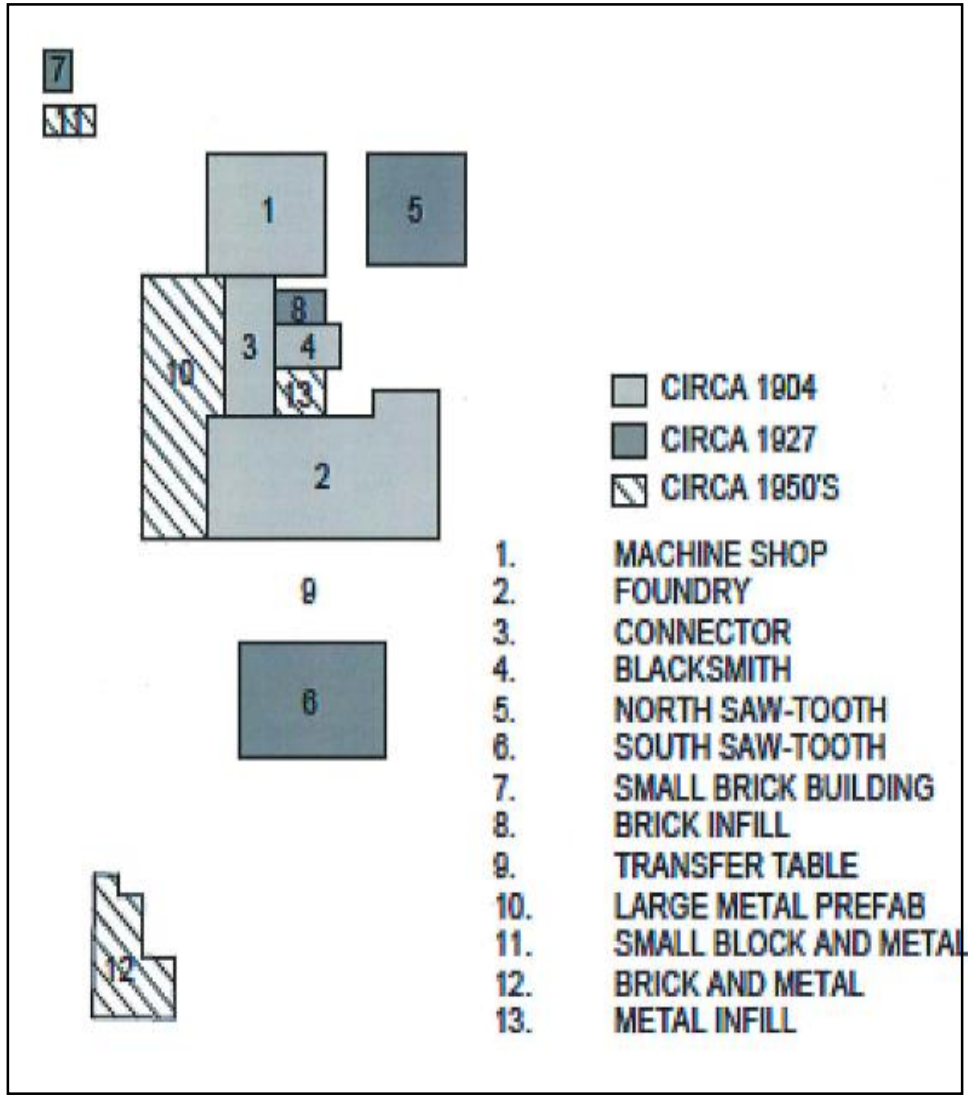
Pullman Yard Cleanup: *Scope and Technical Considerations*



I. Environmental Removals Summary

- I. Site Plan – Project Limits
- II. Programmatic Documents & QEP Role
- III. Asbestos Abatement
- IV. Lead-Based Paint Removal
- V. General Debris Removal
- VI. Questions & Action Items







II. Grant Programmatic Documents & QEP Role

- ❑ **Programmatic Documents**
 - Quality Assurance Project Plan (QAPP)
 - Analysis of Brownfield Cleanup Alternative (ABCA) – Available for Review
 - Cleanup Work Plan – Available for review

- ❑ **Qualified Environmental Professional Role**
 - Approval of Contractor Submittals & Invoices
 - Davis-Bacon Act Compliance
 - Technical Appropriateness Review



III. Asbestos Abatement

Asbestos-Containing Materials Include:

- Roofing Material
- Window Caulk/Glazing (pictured)
- Pipe Insulation (pictured)
- Asbestos Debris (pictured)
- Floor Tile
- Electrical Wire and Contacts (pictured)





IV. Lead-Based Paint Removal

Lead-Based Paint Includes:

- Metal Walls
- Structural Steel and Ceiling Trellis Frames
- Equipment Support Beams
- Masonry Walls

Removal of the known lead-based paint within the buildings will prevent the need for future maintenance plans and allow construction to progress unimpeded.

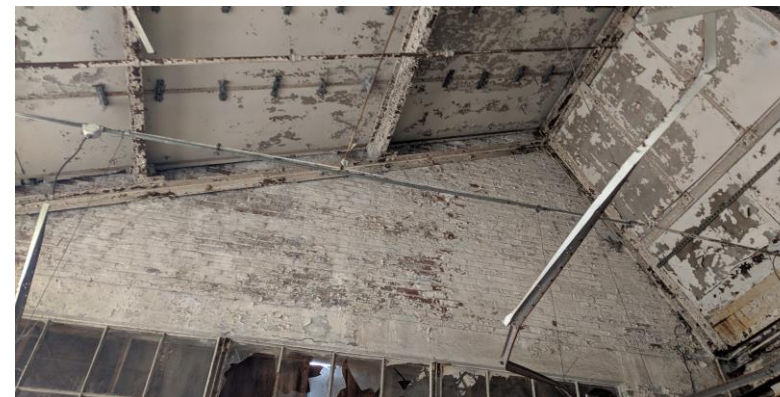




V. General Debris Removal

General Debris Removal

- ❑ General refuse and construction and demolition debris is present & more will be created during the preparation for construction
- ❑ The following area will require non-regulated waste removal:
 - Sumps filled with debris (Buildings 5 and 6)
 - Former office build-outs (Buildings 3 and 5)
 - Non-ACM debris within pipe trenches
- ❑ It is generally advised to have these types of unknown waste materials removed by an environmental contractor as debris likely contains regulated or hazardous waste.





Questions/Contacts:

Keith Ziobron, P.E.

keith.ziobron@cardno.com

678.787.9576

Jessica Lavandier

404.330.6145

jlavandier@atlantaga.gov



Thank you!