

Brownfields Stakeholder Advisory Committee Meeting

July 23, 2019



CITY OF ATLANTA
BROWNFIELDS
PROGRAM



Department of
CITY PLANNING

Agenda

- Welcome and Introductions
- Program Summary & Story Board
- Assessment Grant
 - FCS Ministries
 - Westside Greenway Corridor
 - Pratt-Pullman Yard
- RLF Program
- FY2020 Assessment Grant
- Community Engagement
- Questions and Action Items



Introductions



The goals of the City's Brownfield Program are to

- 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.
- Promote the redevelopment of brownfields sites in Target Areas.



City of Atlanta EPA Brownfield Grants



CITY OF ATLANTA
BROWNFIELDS
PROGRAM

Grant	Grant Amount	Phase I	Phase II	Facilities Assessment	Preliminary Assessments	Clean up plan	Notable Assessments
1996 Pilot Grant	\$100,000				106		Beltline Survey
2005 Assessment Grant	\$400,000	12	9				O4W Park, Memorial Dr. Greenway Project
2009 Brownfield Revolving Loan Fund	\$2,900,000						East Side and West side trails RDA to Cascade
2010 Assessment Grant	\$400,000	11	7	4	14		Greenspace, Westside Trail
2010 Area Wide Planning	\$175,000						Murphy Triangle
2013 Assessment Grant	\$400,000	10	6			2	Lifecycle Building, BeltLine park, Bearing Bikes
2017 Assessment Grant	\$300,000		2			1	FCS, Beltline rail corridor, Pullman Site
Total	\$4,675,000	33	24	4	120	3	



Department of
CITY PLANNING

BROWNFIELD STORY BOARDS



A screenshot of the City of Atlanta GIS Data website. The page is titled "Atlanta Department of City Planning GIS" and features several interactive tool cards. The cards include: "Property Information" (with buttons for "PROPERTY INFO" and "PLANNING VIEWER"), "Maps" (with buttons for "INTERACTIVE MAPS" and "MAP COLLECTION"), "GIS Data" (with a "SEARCH GIS DATA" button), "Rezoning Cases" (with a "REZONING CASES" button), "Story Maps / Dashboards and 3D" (with a "VIEW APPLICATIONS" button), and "GIS Tutorials" (with a "TUTORIALS" button). Below these cards, there are three storyboards: "Modeling Atlanta's Growth" (with a 3D city model image), "Historical Imagery Viewer" (with a circular historical map image), and "City of Atlanta Digital Twin" (with a 3D city model image). At the bottom, there are three logos: "AgLanta" (with the tagline "AgLanta Grows-A-Lot. Urban Gardens"), "The Lost City of Atlanta" (with a historical building image and the tagline "Historic Buildings lost to the wrecking ball in the City of Atlanta, courtesy of Nick Van Mead, The Guardian"), and "SHIFT ATL" (with the tagline "CHANGING HOW ATLANTA MOVES").

Why?

- Tell our Success Stories
- Make More Accessible Info
- Easy Update/GIS Platform
- Position for Greater Success
- Know our Leverage, Impact, Challenges for Policy Decisions



Department of
CITY PLANNING

BROWNFIELD STORY BOARDS



Where do people go now?

CITY OF ATLANTA, GA

GOVERNMENT RESIDENTS VISITORS BUSINESS I WANT TO...

Brownfield Program

The City of Atlanta's Brownfield Program started in 1996 when it received the first brownfield grant from the United States Environmental Protection Agency (EPA). Since then, the City has managed several programs and initiatives aimed at identifying, assessing and remedying brownfield sites throughout the city. This page provides an overview of current and recently completed brownfield programs managed by the City of Atlanta.

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. Examples include former industrial sites, gas stations and dry cleaning establishments, Atlanta Station and the Beltline are two examples of successful brownfield cleanup and redevelopment projects in the City.

Brownfields Assessment Program (2017 - 2020)
The City of Atlanta has been awarded a 2017 Brownfields Assessment Grant by EPA. With the grant the City of Atlanta seeks to promote the development of brownfields sites in Target Areas by providing no-cost Phase I and Phase II Environmental Site Assessments (ESAs) for select brownfield properties.

Sites to be assessed are expected to come primarily from the following Target Areas in the City: Grantwood Atlanta (N-PA-2) and Q1, the Proctor Creek Watershed, the Atlanta Area Wide Plan (AOWP) Watershed Triangle area and the Normal Street and Dunwoody Avenue rail corridor area map. These areas have been identified through previous brownfield programs, economic development plans and strategic planning efforts. In addition, great candidates for the Environmental Site Assessments are those that meet the definition of a brownfield, will be redeveloped in the near-term, and will bring development or affordable housing to the area. Please note that the ESAs can be kept confidential.

Nonresidential Site
To nominate a site for this program, please submit an application form using the link below. If selected, the property owner will also need to complete a site access form, included in the link below.

Contact:
Brownfields Team
fast@atl.ga.gov

GEORGIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTE: The system might be inaccessible during maintenance hours every Saturday and Sunday from 12:00 AM to 8:00 AM.

Assessment: Effective March 1, 2019 all permit applications are subject to fee. Please contact the Air Branch at 404.963.7000 or visit our website: <https://www.georgia.gov/air-permit-fee> for additional information.

Welcome to Georgia EPD Online System (GEOS) for Permitting, Compliance and Facility Information

Online services offer the convenience of obtaining environmental permits and submitting compliance reports online. It supports the following features:

- Establish a user account and manage all your submittals online.
- Apply environmental permits, certificates, licenses and other environmental issuances online.
- Submit environmental reports.
- Monitor processing status of your online submittals.
- Receive email notifications on permitting results.
- Receive e-mail alerts for upcoming reporting obligations.
- Submit requests to revise permits or submit revised reports.
- Track historical versions of all submittals.

Public Inquiry Portal: Search for Applications and Permits Submitted in GEOS

ALERT: ALL INFORMATION SUBMITTED USING GEOS IS OPEN AND AVAILABLE TO THE PUBLIC. Information that a person claims is not subject to disclosure to the public ("Non-disclosure Claims") MUST be submitted to EPA in compliance with EPA's Procedures for Submitting Information Pursuant to a Claim That Information in the Submission is Protected Under Georgia Law from Disclosure to the Public.

Instructions as to how to indicate in GEOS submittals (and any attachments thereto) that information has been excluded pursuant to a Non-disclosure Claim will be provided in each submittal form, e.g., the blank permit application form.

Non-Disclosure Claims Information Instructions and Forms

POLICYMAP Find Home Sales, Poverty, etc. Location + Address, City, County, State, Zip, or Lat, Long

MAPS TABLES REPORTS 3-LAYER MAPS DATA LOADER

My Data Demographics Incomes & Spending Housing Lending Quality of Life Economy Education Health Federal Guidelines Analytics

DATA POINTS
Brownfields (As of 2018)
Source: US EPA

Filter points +

BEARINGS BIKE SHOP
FES Profile
Brownfield Property Profile

Census Profiles:
Census 2010 - 1 Mile Report (PDF)
Census 2000-2012 - 1 mile (PDF)

Grant Recipient Name: City of Atlanta Planning and Community Development
Type of Brownfield Grant: Assessment
AGES Property ID: 22718
Property Name: Bearings Bike Shop
Property Address: 982 Murphy Avenue SW
Property City: Atlanta
Property State: GA
Property ZIP Code: 30310-3205

EPA

Environmental Topics Laws & Regulations About EPA

Cleanups • Cleanups in My Community

Cleanups In My Community Map

Click, hold, and drag to move the popup box

BEARINGS BIKE SHOP
FES Profile
Brownfield Property Profile

Census Profiles:
Census 2010 - 1 Mile Report (PDF)
Census 2000-2012 - 1 mile (PDF)

Acres Cleaned Up:

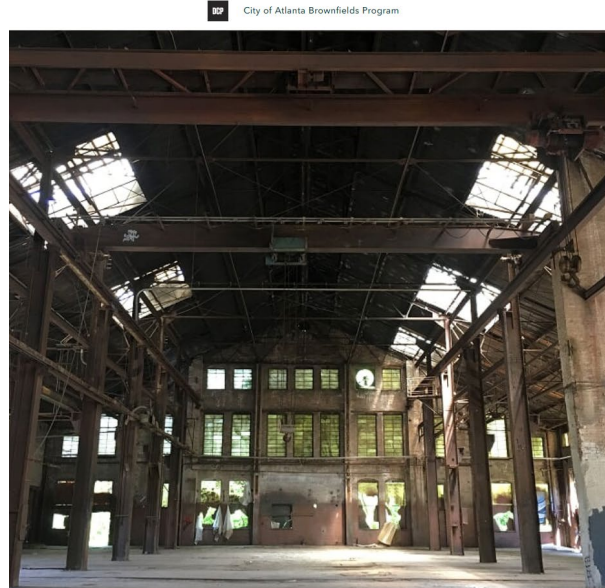
Property Progress

Assessment Cleanup Task Comp

Not Started Not Started Not in PA



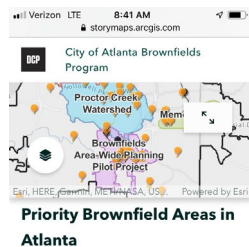
BROWNFIELD STORY BOARDS



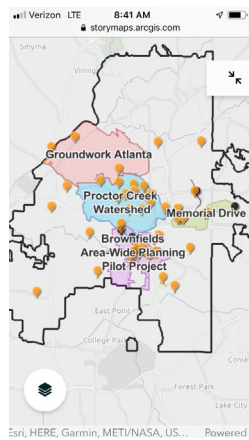
City of Atlanta Brownfields Program

Department of City Planning

Office of Zoning and Development | July 22, 2019



The City targets brownfield redevelopment in priority areas across Atlanta. These areas are identified through the City's planning efforts, neighborhood plans, local economic development strategies and through the experience of managing Atlanta's brownfield program. These areas are occasionally updated to



Powered by Esri

A new way with Story Maps?

- Better Engage the Community (and, Decision-Makers)
- Tell "OUR" Stories
- Integrate the City's Story Maps, GIS and across other Departments and Agencies
- Long-term Solution and Easy?
- Looks Great on Mobile Devices

<https://storymaps.arcgis.com/stories/733b4236eefa4cc9919cd08f32d576fc>



Department of
CITY PLANNING

BROWNFIELD STORY BOARDS



DCP City of Atlanta Brownfields Program

Edit story



CITY OF ATLANTA
BROWNFIELDS
PROGRAM

Atlanta's Brownfields Program

The City of Atlanta's Brownfields Program goals are to:

- Encourage brownfield redevelopment;
- Improve the quality of life;
- Revitalize neighborhoods impacted by brownfields.

Bearings Bike Shop

BROWNFIELD ASSESSMENT
Bearings Bike Shop
City of Atlanta Phase I and II ESAs in 2016 has led to an estimated \$2.86 million investment in redeveloping Bearings Bike Shop.

Address	982 MURPHY AVE SW
NPU	V
Neighborhood	Adair Park
Phase I and II Environmental Site Assessments	Yes/Yes

Additional Information
Property Records
Partner Website



Department of
CITY PLANNING

BROWNFIELD STORY BOARDS



DCP City of Atlanta Brownfields Program

Edit story 

and development in Atlanta.

In addition to being located in a priority area, good candidates for environmental site assessments and cleanups are those that meet the definition of a brownfield, are well positioned to be reused relatively quickly, have strong redevelopment partners, and will help Atlanta achieve its Brownfields Program goals.

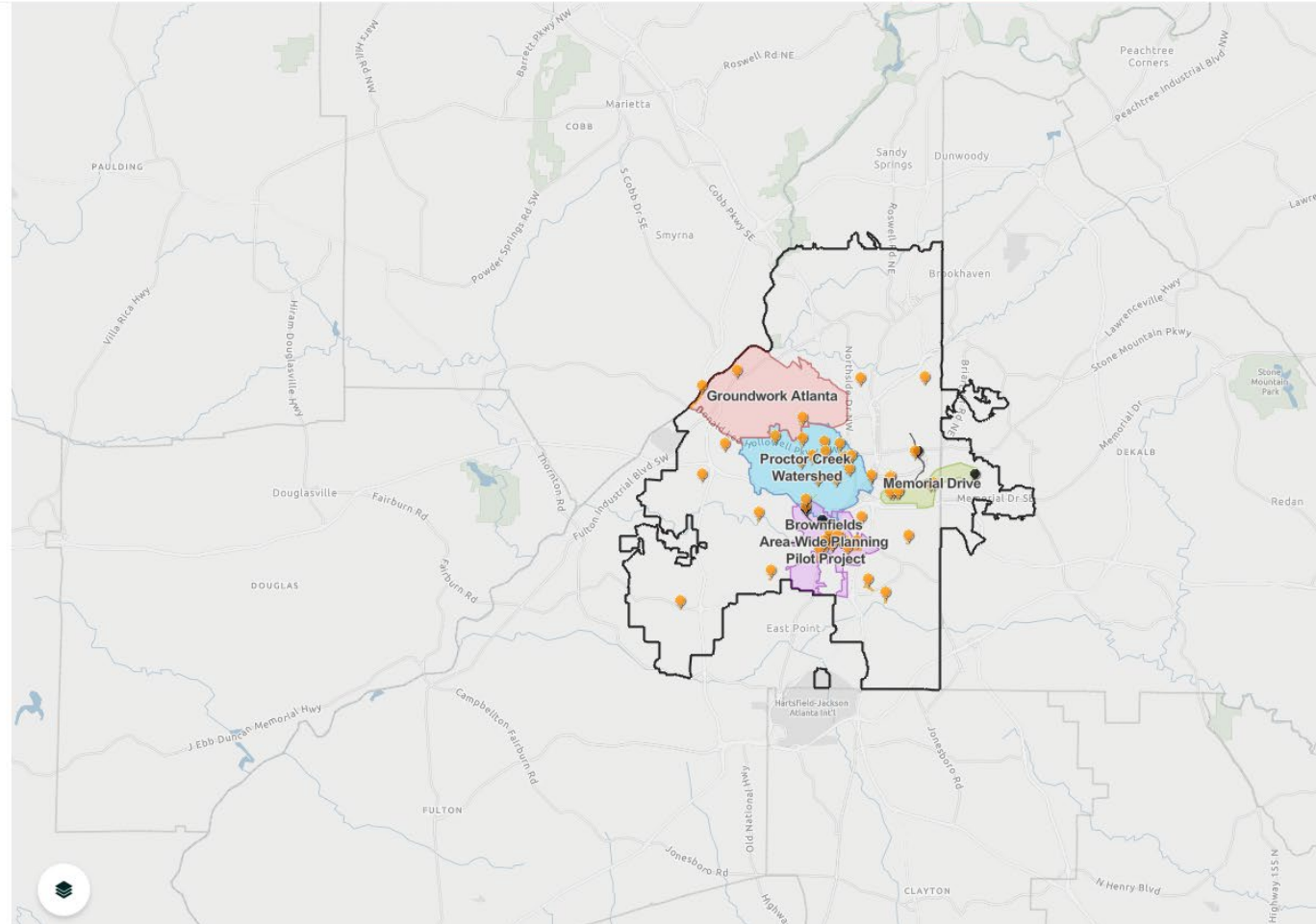
This map shows Atlanta's four priority areas for brownfield redevelopment. Follow the links below for more information about these areas and key redevelopment partners:

[Groundwork Atlanta](#)

[Proctor Creek Watershed](#)

[Memorial Drive](#)

- [Brownfields Area-Wide Planning Pilot Project](#)



Department of
CITY PLANNING

BROWNFIELD STORY BOARDS



DCP City of Atlanta Brownfields Program

Edit story



FCS Ministries Redevelopment at 105 McDonough Blvd SE

In February 2019, the City of Atlanta Brownfields Program removed 3 Underground Storage Tanks (UST) as part of an intensive Phase II Environmental Site Assessment at a former gas station at 105 McDonough Boulevard in the South Atlanta neighborhood. FCS Ministries is converting the former gas station to a sit-down restaurant.



Atlanta City Council "In My Own Words" - Councilmember Carla Smith Discusses City of Atlanta Brownfields Program



Department of
CITY PLANNING

BROWNFIELD STORY BOARDS



DCP City of Atlanta Brownfields Program



Edit story



Engaging the Community

Community engagement is an essential component of Atlanta's Brownfields Program. The Department of City Planning staff keeps the public informed about brownfield assessments and cleanups through various means.

For example, each BCRLF project has a Community Involvement Plan approved by U.S. EPA.

Current Community Involvement Plans

[RDA to Cascade Project](#)

[Pratt Pullman Yard Project](#)

Education is also vital piece to Atlanta's community engagement effort. For the past several years, the City has brought together a Brownfield Stakeholder

When?

- Couple Weeks to Upload Data
- Before Fall Grant Period
- Decide Layout and Data
 - Environmental Reports?
 - Links?
 - Media/Interviews?
- Analysis?
 - Future 3rd Party/Grad Student Analyses?
- Publications?



Department of
CITY PLANNING

Assessment Grant



- Assessment Grant Funding
 - \$200,000 hazardous substances
 - \$100,000 petroleum
- Accomplishments to date:
 - Phase II- Tank removal at 105 McDonough
 - Phase II- English Ave rail corridor
 - Cleanup Planning for Hazardous Materials Abatement Design for Pratt-Pullman Yard
 - Community Engagement



FCS Ministries

Tank Removal – 105 McDonough

- Tank removal: two 4,000-gallon gasoline USTs and one 2,000-gallon diesel UST
- Removed canopy, dispensers, and pipeline
- ~70 tons of contaminated soil removed
- Site is currently being evaluated for regulatory closure by Georgia EPD
- Video on website



FCS Ministries



Introduction

- Focused Community Strategies (FCS) is a non-profit that helps under-serves neighborhoods to provide innovative and holistic development that produces flourishing communities
- FCS partners with the South Atlanta Neighborhood on
 - mixed-income housing,
 - economic development,
 - neighborhood engagement, and
 - training and consulting
- Home renovations, Common Grounds, Carver Market
- Honored as Atlanta's Inno's 50 on Fire award for 2019



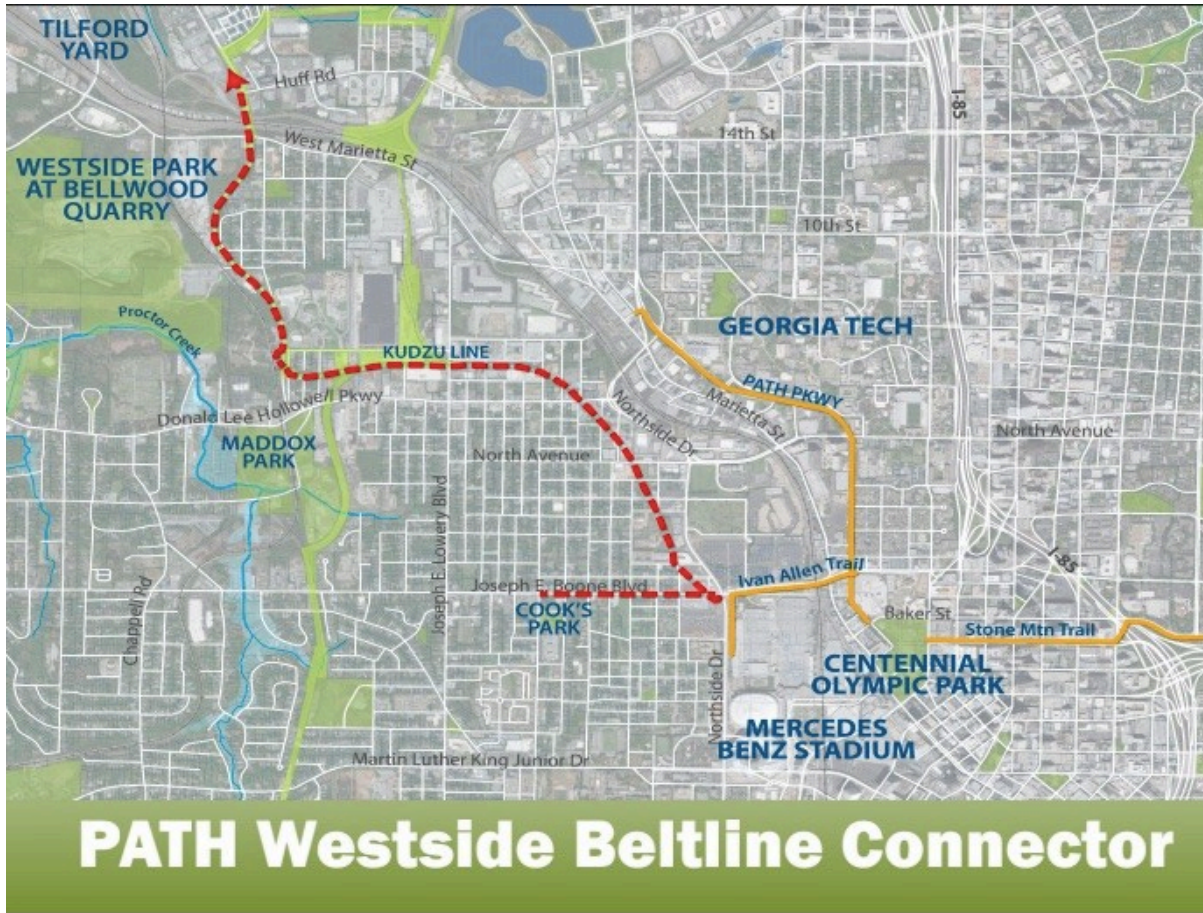
FCS Ministries

105 McDonough End Use

- Designs for Restaurant
 - Two Potential Restaurants in final phase of leasing
- Final Site Assemblage almost complete
- Tentative 8-12 month schedule for opening



Westside Greenway Corridor



- 1.5 miles – JE Boone to Marietta Blvd
 - Church Line – purchased from Bethursday Development Corp
 - Kudzu Line- purchased from CSX Corporation
- Collaboration between ABI and PATH Foundation
- Start - Fall 2019 at Northside and Ivan Allen and completed in 3 years
- Link to BeltLine Trail, Quarry Park, Proctor Creek Greenway, Bankhead MARTA, the Silver Comet Trail
- 14 ft trail, light, cameras, street connections



Westside Greenway Corridor- Phase II



- 46 parcels
- Mix of petroleum and hazardous
- Elevated from street level
- Completed 46 soil borings and 11 monitoring wells
- Found minor contamination in shallow soil
- Added to ABI's CAP
- Largest Phase II conducted through the Assessment Program



Pratt-Pullman Yard



RRPictureArchives.NET Image Copyright Jason Greene

- 26.8 acres
- 12 buildings
 - 11 structures & turntable
 - Built from 1900s to 1950s
 - 1,212 to 70,656 sq ft in size- 153,000 sq ft
- Pratt Engineering- tested chemical process equipment 1904-1926
- Pullman Company- rail car maintenance 1926- 1950s
- Second American Iron-metal manufacturing- 1955- 1965
- Southern Iron and Equipment- rail car manufacturing- 1965-1980
- Georgia Building Authority- 1980s- 2017



Pratt-Pullman Yard



- Atomic Entertainment purchased in June 2017
- Historic Preservation Tax Credit- renovation of industrial buildings
- Mixed-use development
 - Film productions
 - Office
 - Hotel
 - Residential
 - Retails
 - Open space



Pratt Pullman Yard- Cleanup Planning



- Pullman Yard RLF Loan Documents for Hazardous Materials Abatement
- Hazardous Materials Abatement Design
 - Bid work to 5 abatement firms
- Dekalb County RLF working on soil remediation



Assessment Grant



- Remaining assessment funds enough to complete the following:
 - 2 Phase I ESAs
 - 1 small Phase II ESA
 - 1 Cleanup Plan or ABCA
- Potential sites
 - Groundwork Atlanta (NPU D & G)
 - Atlanta Area Wide
- Assessment Grant ends September 2020



RLF Program

- Originally awarded in FY2009, with several supplemental awards
 - Recently awarded an additional \$450,000 supplemental, available in October 2019
- On-going Projects:
 - Atomic Entertainment loan application for hazardous materials abatement at Pullman Yard
 - Public Meeting with Atomic Entertainment on May 9, 2019
 - RDA to Cascade – Installation of SVE system to address dry cleaning shallow soil contamination



RLF Grant



Subawards

- Lifecycle Building Center – additional funding for Lead-Based Paint Abatement
- Conservation fund for parcel remediation for trail project along Chattahoochee River

Loans

- Additional funding for Pratt-Pullman abatement
- Other projects?
 - Loan Applications and Site Nomination Forms are available



Department of
CITY PLANNING

Community Engagement

Community Engagement Completed

- Ongoing Communications
 - Website updates and social media outreach
- Meetings Completed
 - 2 BSAC Meetings
 - 2 NPU (D & O) Meetings
 - Met with 3 City Council Members (CM Archibong, CM Hillis, CM, Smith) and Commissioner Keane
 - 1 Proctor Creek Stewardship Council Meeting
- Additional Meetings – Suggestions for next outreach areas

FY 2020 EPA Brownfield Assessment Grants

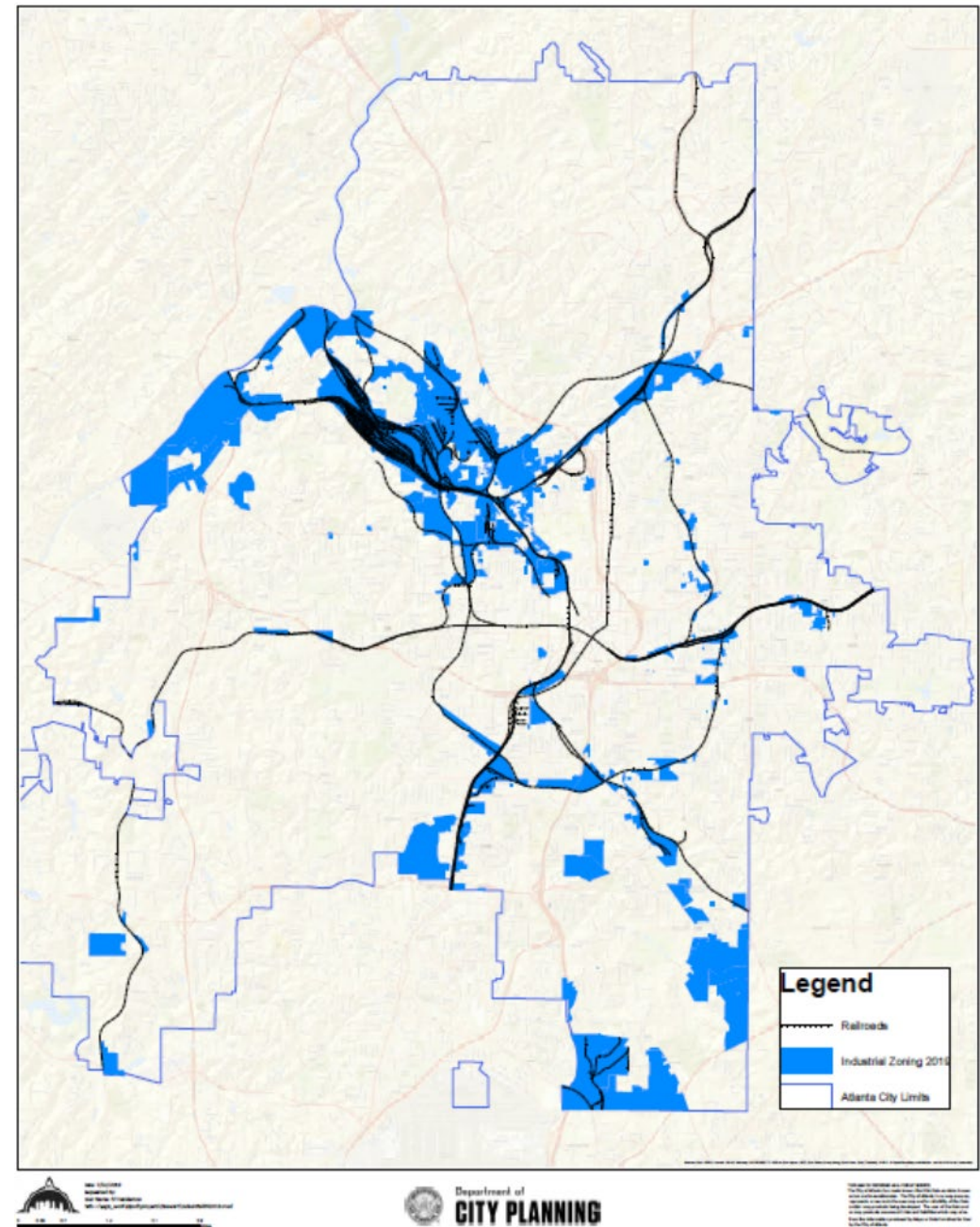


- With over 70% of the FY2017 Assessment Grant expended, the City is looking to apply for a FY2020 Assessment Grant
- Grant application- Fall 2019 and due by December 2019
 - 25% grant applications are awarded
- Award notification- Late spring 2020
- Grant period- October 1, 2020- September 30, 2023
- City of Atlanta legislative and procurement process- October 2020-Spring 2021

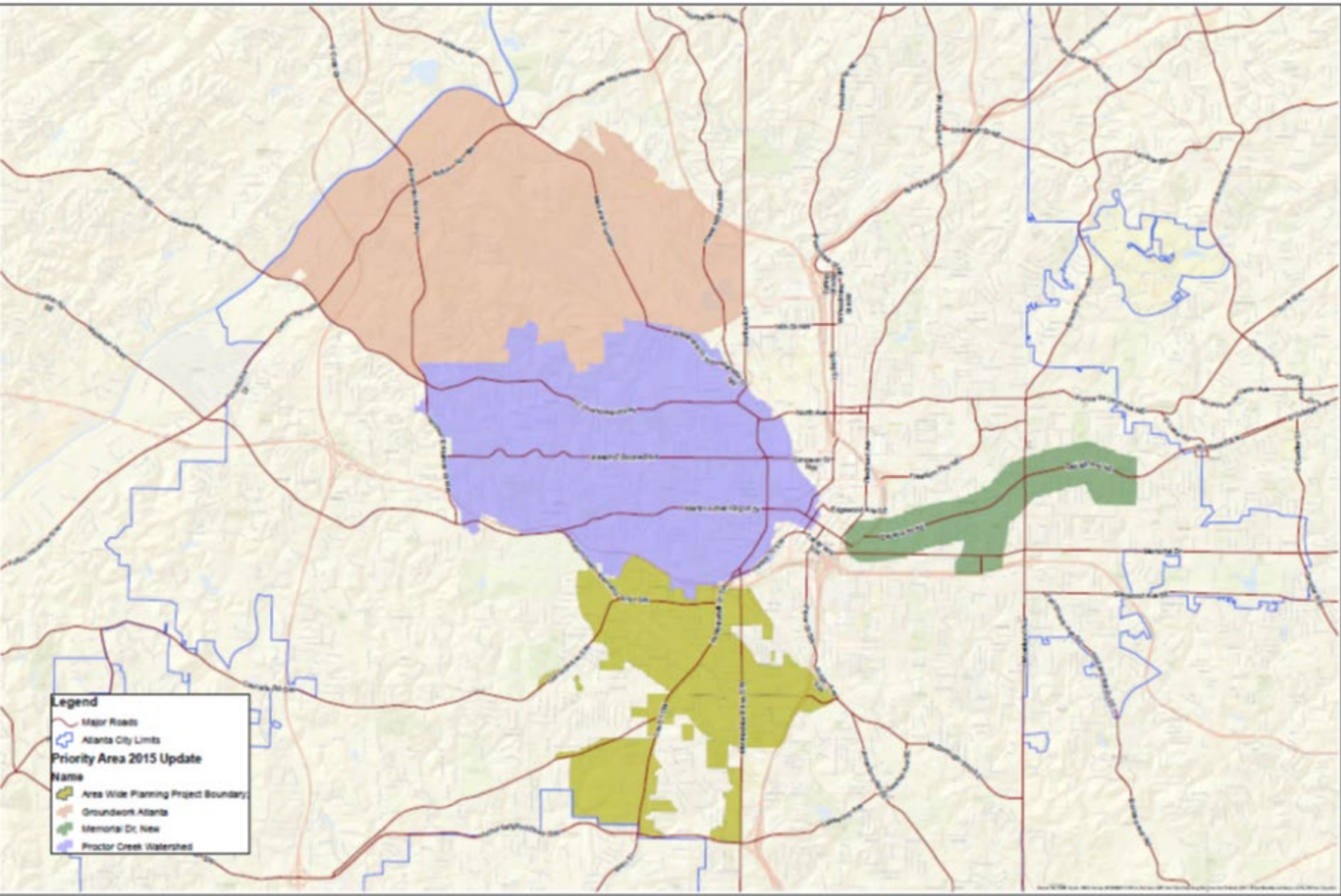


FY2020 Assessment Grant Application

- Target Area:
 - Groundwork Atlanta Area
 - Atlanta Area-Wide Plan (AWP)
 - Proctor Creek Watershed
 - Memorial Drive and DeKalb Avenue rail corridor zone
 - Other?
- Priority Brownfield Site in Target Areas
 - Why it is a priority?
 - Redevelopment strategy
- Leveraging Resources



Brownfield Target Areas



Legend

- Major Roads
- Atlanta City Limits
- Priority Area 2015 Update**
- Area Wide Planning Project Boundary
- Groundwork Atlanta
- Memorial Dr. New
- Proctor Creek Watershed



Map prepared by the Department of City Planning, Atlanta, Georgia. The map is for informational purposes only and does not constitute a contract or warranty of any kind. The Department of City Planning is not responsible for any errors or omissions on this map. The map is subject to change without notice.



Community Engagement



- Community Involvement
 - Local community partners that will be involved in the project
 - role each identified partner
- Recommendations on engaging and informing stakeholders throughout the project.



Questions & Contacts



- Website www.atlantaga.gov/brownfields
- Jessica Lavandier- jlavandier@atlantaga.gov
- Nate Hoelzel- nhoelzel@AtlantaGA.gov
- Kent Spencer- kspencer@investatlanta.com
- Keith J. Ziobron, P.E.- keith.ziobron@cardno.com
- Douglas Strait, P.E.- douglas.strait@cardno.com



Thank You CAP!
Thanks for attending

