

City of Atlanta Brownfields Program

Paul Avenue Cleanup subgrant presentation
April 28, 2020

Jessica Lavandier



Department of
CITY PLANNING

Brownfield Definition

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

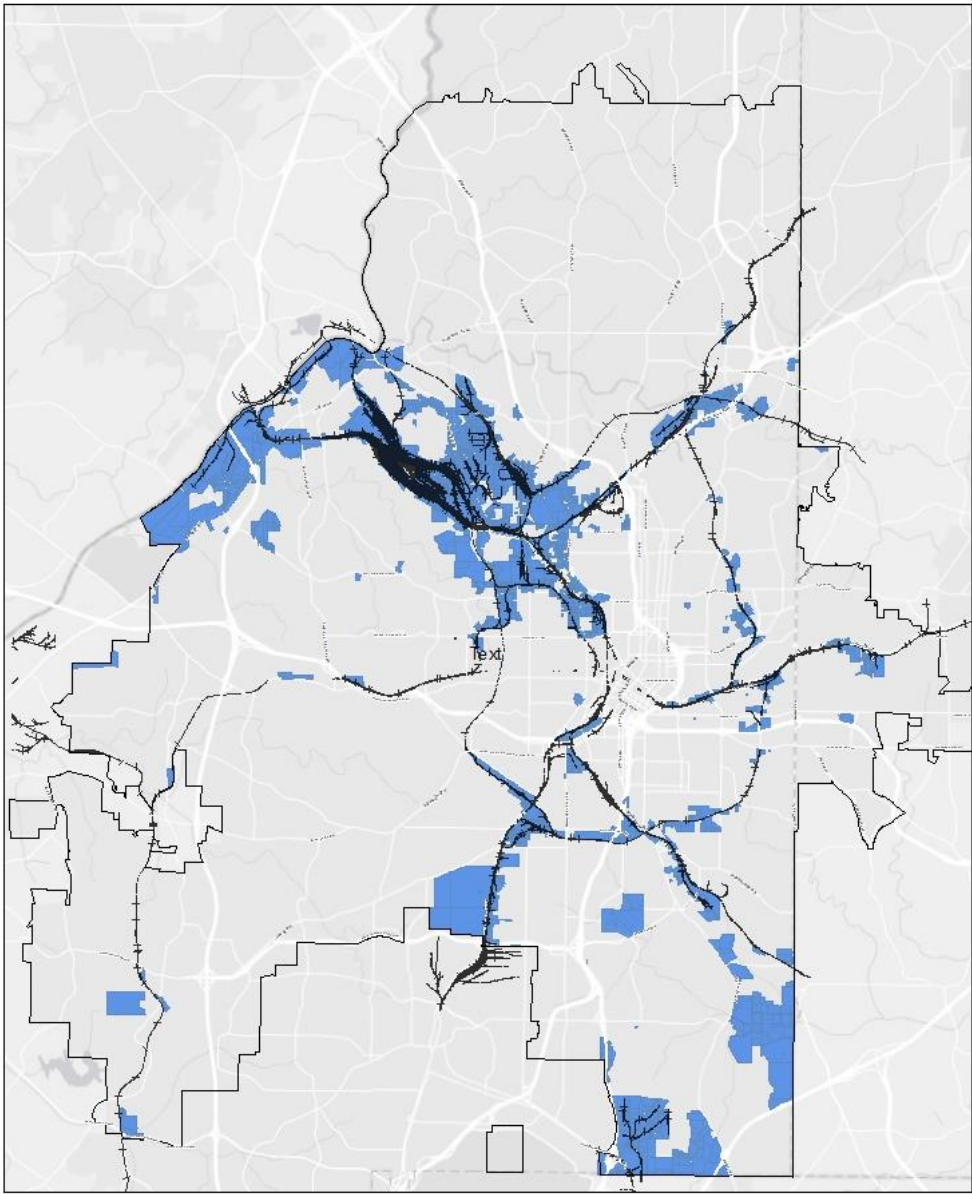


CoA Brownfield Program Goals

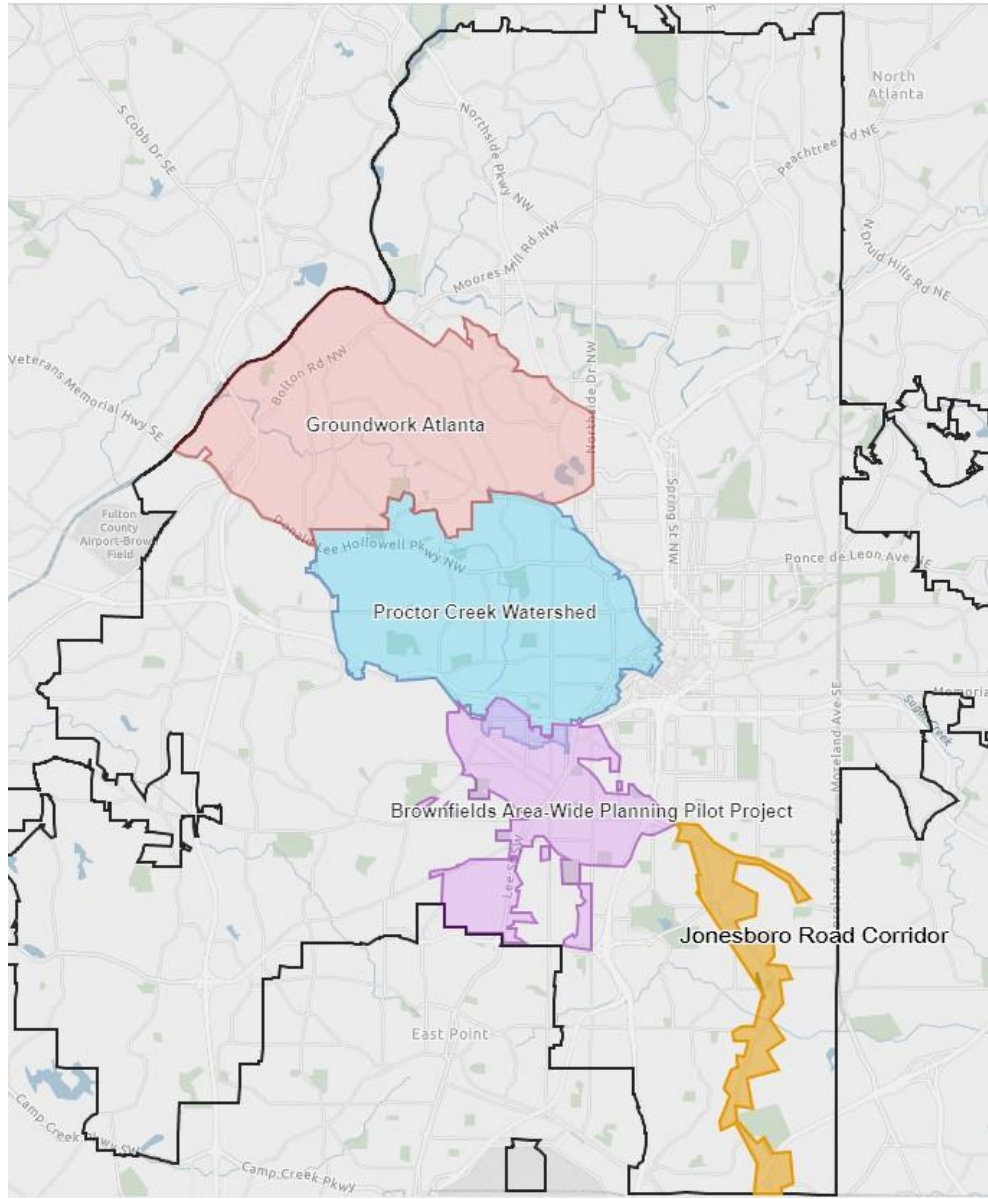
- Improve the quality of life;
- Revitalize neighborhoods;
- Encourage sustainable redevelopment of brownfield sites;
- Protect human health and the environment;
- Support the retention and attraction of jobs;
- Maximize the effectiveness of the Brownfield Program through collaborative efforts; and
-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

EPA Brownfield Grants

- **Assessment Grants** (3 year grant) provide funding for brownfield inventories, site specific cleanup plans, environmental assessments, and community outreach.
- **Revolving Loan Fund (RLF) Grants** (On going since 2009) provide funding to cleanup brownfield sites with loans to private property owners and subgrants to non-profits that own their property. Programs provides 80% of remediation costs.



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



Target Areas



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The Conservation Fund

The Conservation Fund, working with public, private and nonprofit partners, protects America's legacy of land and water resources through land acquisition, sustainable community and economic development, and leadership training, emphasizing the integration of economic and environmental goals.

Paul Avenue Park Assemblage

- Land will be a 10 acre park for the City of Atlanta Department of Parks & Recreation
- The park will create new greenspace and allow park amenities for access to the Chattahoochee River multi-use trail along the Chattahoochee River.



0 Paul Avenue- Parcel No. 17 025300100717



- 0.2 acres
- Undeveloped since at least the late 1930s
- Fill was placed on the property and adjacent parcels at an unknown time
- Fill is contaminated with Arsenic, Barium, Silver and Lead
- Fill was initially cleaned up by Georgia Power in 2006

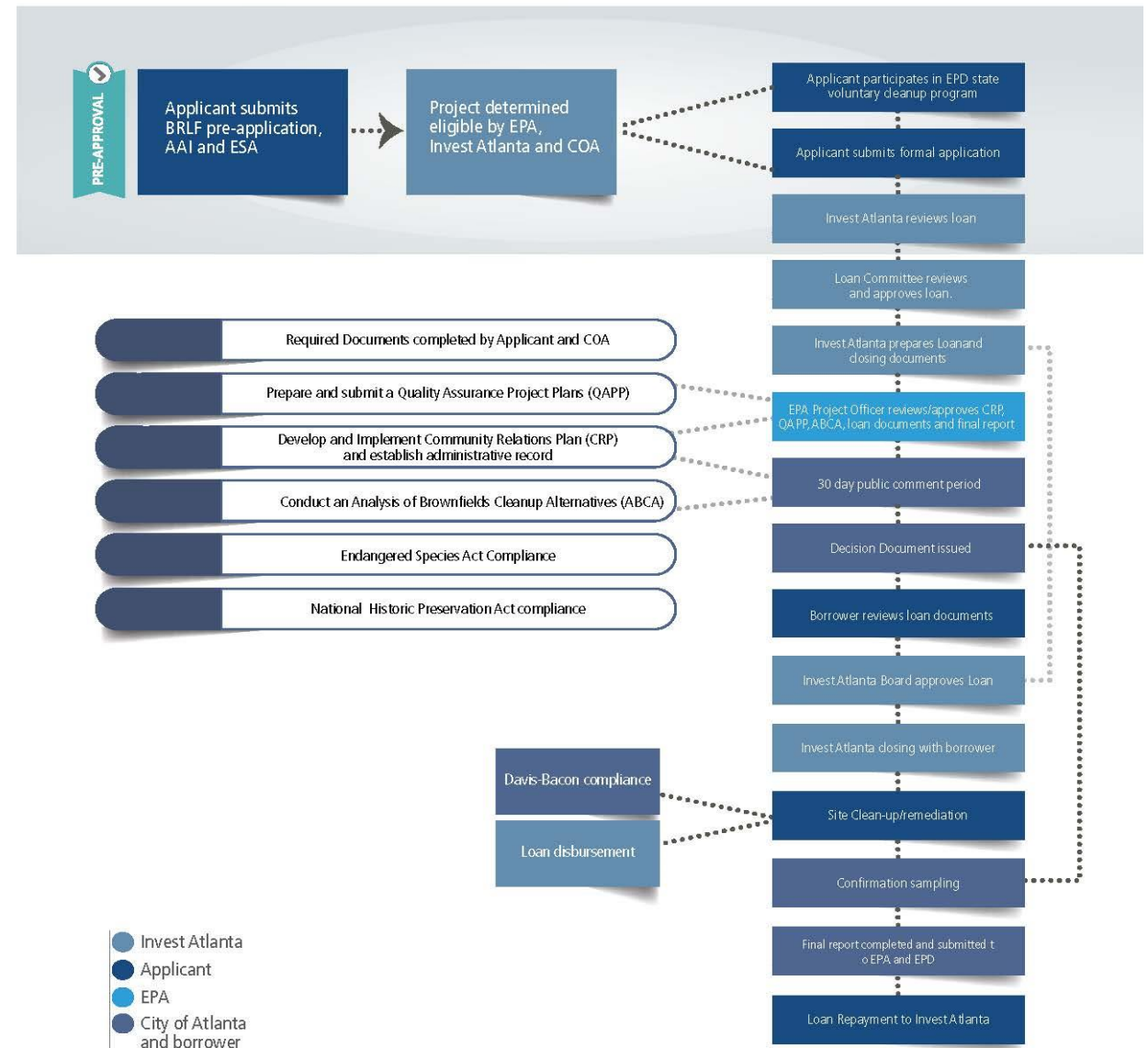
0 Paul Avenue Corrective Action



- Phase II Environmental Site Assessment conducted prior to purchase to confirm adequate fill removal – identified lead impacted soil.
- Corrective Action Plan approved by GA EPD.
- Site to be remediated to residential standards.
- 630 tons of soils to be excavated and removed.

Revolving Loan Fund

- Partnership with Invest Atlanta & EPA
- Loan/subgrant 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- Cardno- coordinates and direct cleanups.
- **Invest Atlanta** – Fund Manager and Loan administrator. IA Board approves loans/subgrants
- **EPA Project Officer-** Reviews and approves QAPP and substantial involvement in the process.
- Loans and Subgrants **recipient**
 - 20% match required
 - Subgrants to non-profits

Clean up Documents

- **Analysis of Brownfields Cleanup Alternatives (ABCA)** - Has information about the site and contamination, cleanup standards, applicable laws, alternatives considered, the proposed remediation approach as well as the effectiveness, implementability, and cost of the cleanup methods considered.
- **Quality Assurance Project Plans (QAPP)**- Documents the results of a project's technical planning process, provides the plan for the environmental data operation, its quality objectives and it identifies key project personnel.
- **Cleanup Plan**- Documents the abatement activities planned to facilitate remediation of the site.

More Information-

Visit-

www.atlantaga.gov/brownfields

Comments to:

jlavandier@atlantaga.gov

30-day public comment period- April 28 to May 27.

Community meeting: May 12, 2020

From 6:30 to 7:30

SUBGRANT FACT SHEET

PAUL AVENUE BROWNFIELD REVOLVING LOAN FUND



The City of Atlanta Brownfield Revolving Loan Fund (RLF) Program provides loans to private property owners or grants to non-profit organizations for remediating brownfields.

This program, supported with U.S. Environmental Protection Agency (EPA) grants, provides funding to cleanup known contamination and meet the State of Georgia's regulatory cleanup standards. Invest Atlanta, the Atlanta's Development Authority, administers the loans and grants.

A Qualified Environmental Professional (QEP) under contract with the City of Atlanta provides oversight of all cleanup activities 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.

The Conservation Fund submitted a BRLF subgrant application to the City of Atlanta/Invest Atlanta for the cleanup of contaminated soil at 0 Paul Avenue (Parcel No. 17 02590010717). This 0.2 acre parcel has been undeveloped since at least the late 1930s.

As part of the due diligence for purchasing the site, the Conservation Fund conducted a Phase II Environmental Site Assessment which included the collection and analysis of soil samples from the site. This analysis identified heavy metal contamination in the soils above Georgia Environmental Protection Division's (EPD) Risk Reduction standards. The suspected source of heavy metals in the soil is



believed to be from fill that was placed on the property at an unknown time. The Conservation Fund entered the property into the Georgia Brownfield Program prior to the purchase of the property and has an EPD approved Correction Action Plan (CAP) for the site. The site will be remediated by excavation and off-site disposal of contaminated soils.

This parcel, along with other adjoining parcels on Paul Avenue will become a 10 acre park in the Riverside Neighborhood of NPU D and Council District 9. In the future, this new greenspace will provide access to the Chattahoochee River multi-use trail along the Chattahoochee River. This is also the first demonstration project for Groundwork Atlanta, a partnership between the City of Atlanta and Groundwork USA, a national non-profit formed by EPA and the National Park Service that is focused on revitalization of underserved communities through projects that focus on environmental, social and economic outcomes.

Cleanup Documents

As part of BRLF process, the City of Atlanta's Qualified Environmental Professional, Cardno, is preparing several documents required by EPA for the

Brownfield Revolving Loan. They will be posted at www.atlantaga.gov/brownfields.

These are the:

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

Cleanup Costs

The estimated cost to remediate the contaminated soil and other EPD requirements is \$100,000. A subgrant of up to \$80,000 will pay 80% of the remediation costs and The Conservation Fund will pay 20% of the costs.

Get Involved

Comments and questions regarding the BRLF subgrant to The Conservation Fund for Paul Avenue can be sent to Jessica Lavandier at jlavandier@atlantaga.gov and at 404-450-6442. The official 30-day public comment period is from April 27 to May 26th, 2020.

A community meeting to discuss this project will be held in May 2020.