



# TREES ATLANTA - WARNER AVENUE BROWNFIELD REVOLVING LOAN FUND

## City of Atlanta Brownfield Revolving Loan Fund Program

The City of Atlanta Brownfield Revolving Loan Fund (BRLF) Program provides loans or subgrants 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, 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.

### 825 Warner Street SW

Trees Atlanta submitted a BRLF subgrant application to the City of Atlanta and Invest Atlanta for the remediation of 825 Warner Street SW, prior to the redevelopment of the site for their headquarters. This 2.9 acre parcel is located in the Murphy Triangle area of the Oakland City neighborhood of Neighborhood Planning Unit S and in Atlanta Council District 12.

The property is currently developed with a one-story warehouse building. In the 1930s, F.E. Golian Company which manufactured structural and ornamental steel operated from the site. C.L. Fain Company, a whole sale produce company, operated at



this location in the 1950s. In the early 1960s-1970s, Armour & Company operated a wholesale meat company on the property. Moms Bakery operated a commercial bakery on the property from the 1990s to the 2010s. The artists' studio known as "the Bakery" operated on the site for the past several years.

As part of the due diligence prior to purchasing the site, Trees Atlanta conducted a Phase I Environmental Site Assessment and a Phase II Environmental Site Assessment which included the collection and analysis of soil samples from the site. This analysis identified lead contamination in the soils above Georgia Environmental Protection Division's (EPD) Risk Reduction standards. Trees Atlanta 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.

The Trees Atlanta new state of the art 20,000 square-foot headquarters building will allow it to have its growing staff in one location. Trees Atlanta will be able to reach new, diverse audiences, expand youth and adult education, its green job training initiative, Youth Tree Team, and community volunteer programming. The site will be heavily

reforested with an educational meadow, walking trails spurring from the BeltLine, and multiple outdoor learning and gathering spaces.

### Cleanup Documents

As part of BRLF process, the City of Atlanta's Qualified Environmental Professional, Cardno, has prepared several documents required by EPA for the Brownfield Revolving Loan. They will be posted at [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields). These are the:

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

### Cleanup Costs

A subgrant of up to \$150,000 will pay 80% of the remediation costs and Trees Atlanta will pay 20% of the costs.

### Get Involved

Comments and questions regarding the BRLF subgrant to Trees Atlanta for 825 Warner Avenue SW can be sent to Jessica Lavandier at [jlavandier@atlantaga.gov](mailto:jlavandier@atlantaga.gov) and at 404-450-6442.

The official 30-day public comment period is from Oct. 15–Nov. 16, 2020. A community meeting to discuss this project will be held on Monday, October 26 from 6:00–7:00pm.

For more information, visit [www.atlantaga.gov/brownfields](http://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.

