

City of Atlanta Brownfields Program

Trees Atlanta Warner Avenue SW
Community Meeting presentation
October 26, 2020



CITY OF ATLANTA
BROWNFIELDS
PROGRAM



Department of
CITY PLANNING

City of Atlanta -Trees Atlanta Cleanup Grant Community Meeting Agenda

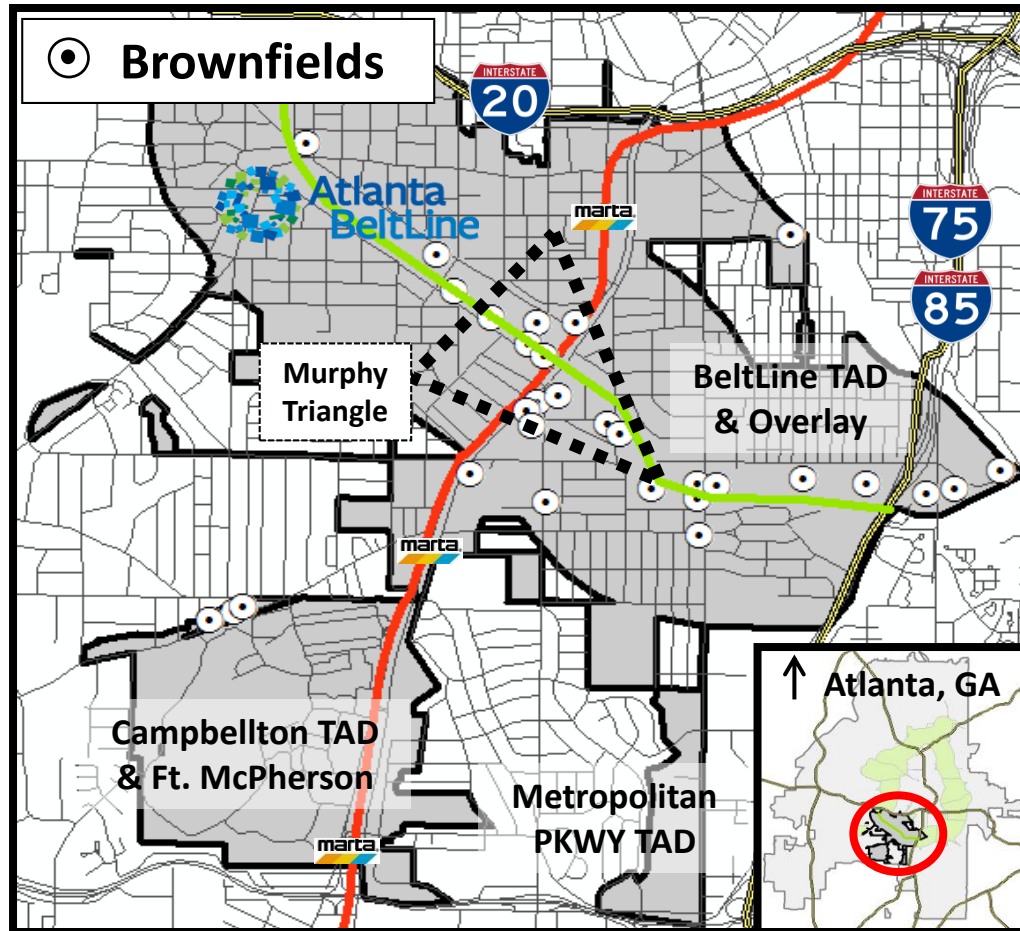
- Welcome
 - Camilla Warren, Project Manager, US EPA Region 4
- City of Atlanta Brownfields Program
- Trees Atlanta Cleanup Plan
- Trees Atlanta's Headquarters
- Comments and Questions

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.



Overview of Atlanta's Area-Wide Planning Project



- 3,282 acres
- Atlanta's Southwest neighborhoods
- Over 25 brownfields
- 3 Tax Allocation Districts (TADs)
- Fort McPherson (Closed)
- BeltLine (and Overlay)
- 3 MARTA stations
- Murphy Triangle
 - Future transit-oriented development (TOD) at the BeltLine and MARTA

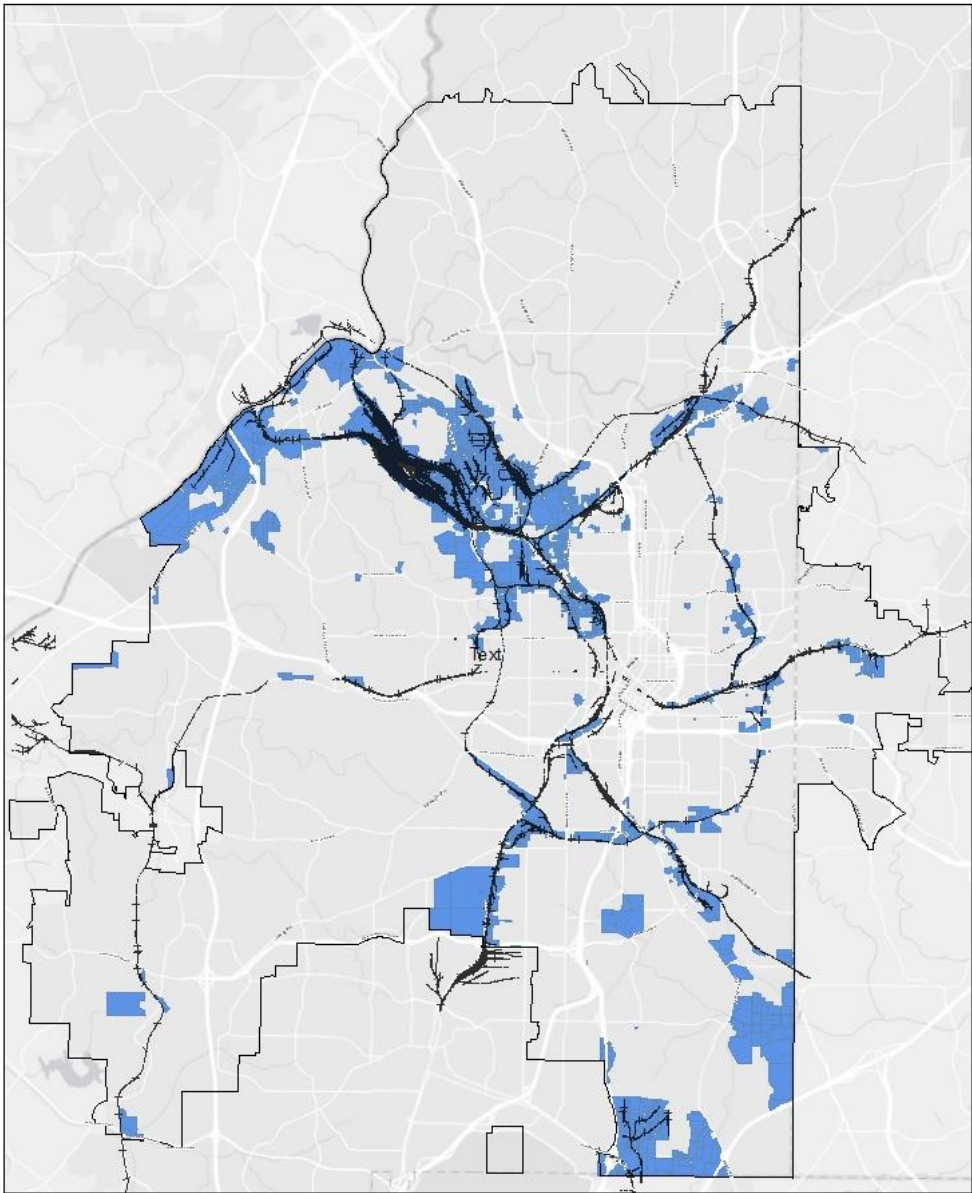
Image: Courtesy of Georgia Tech College of Architecture School of City and Regional Planning

CoA Brownfield Program Goals

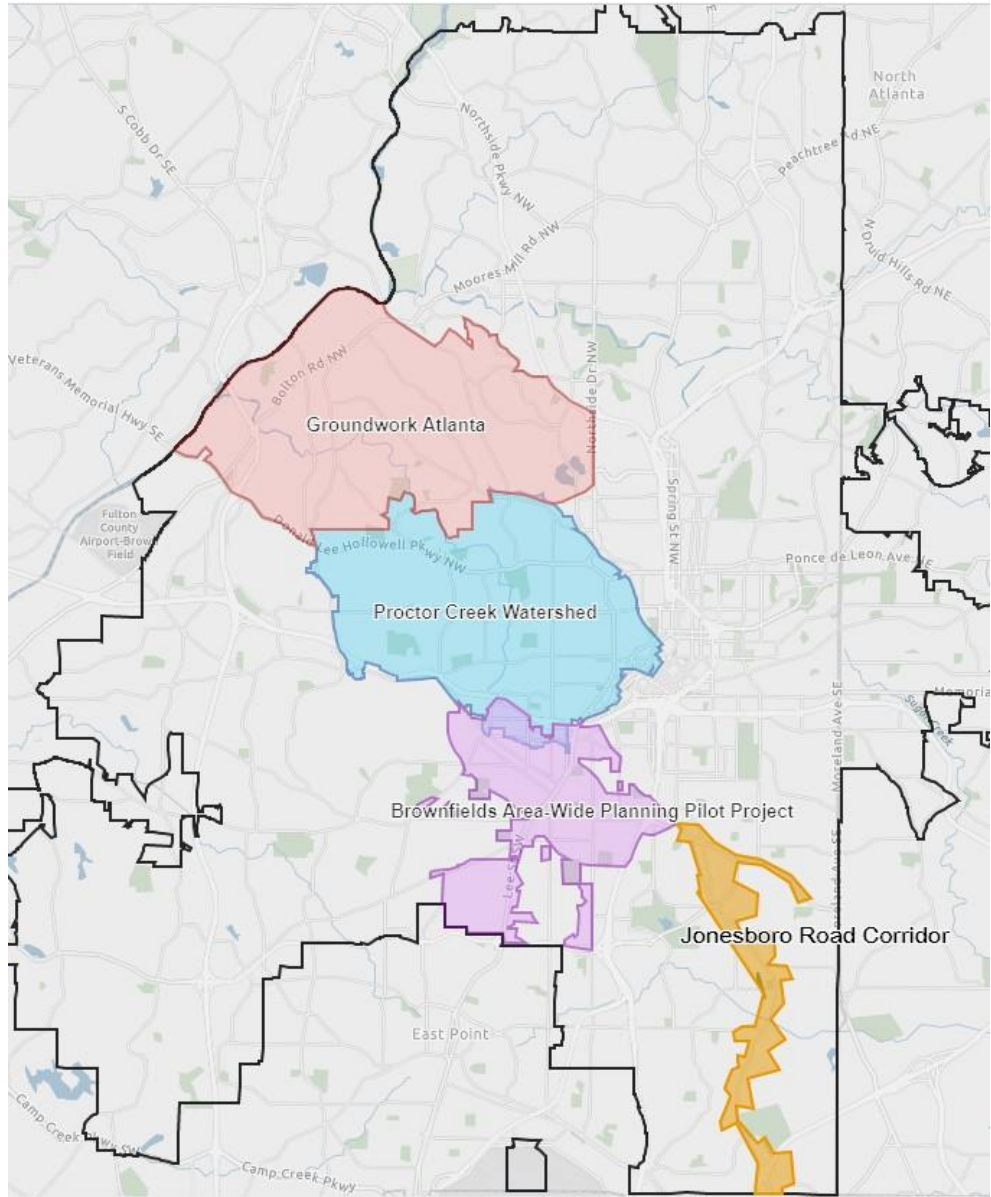
- Improve the quality of life;
- Revitalize neighborhoods;
- Encourage sustainable redevelopment of brownfield sites;
- Protect human health and the environment;
- Support the retention and attraction of jobs;
- Maximize the effectiveness of the Brownfield Program through collaborative efforts; and
- 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.
 - 2017 Assessment Grant & 2020 Assessment Grant
- **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. Supplement Awards available every year.



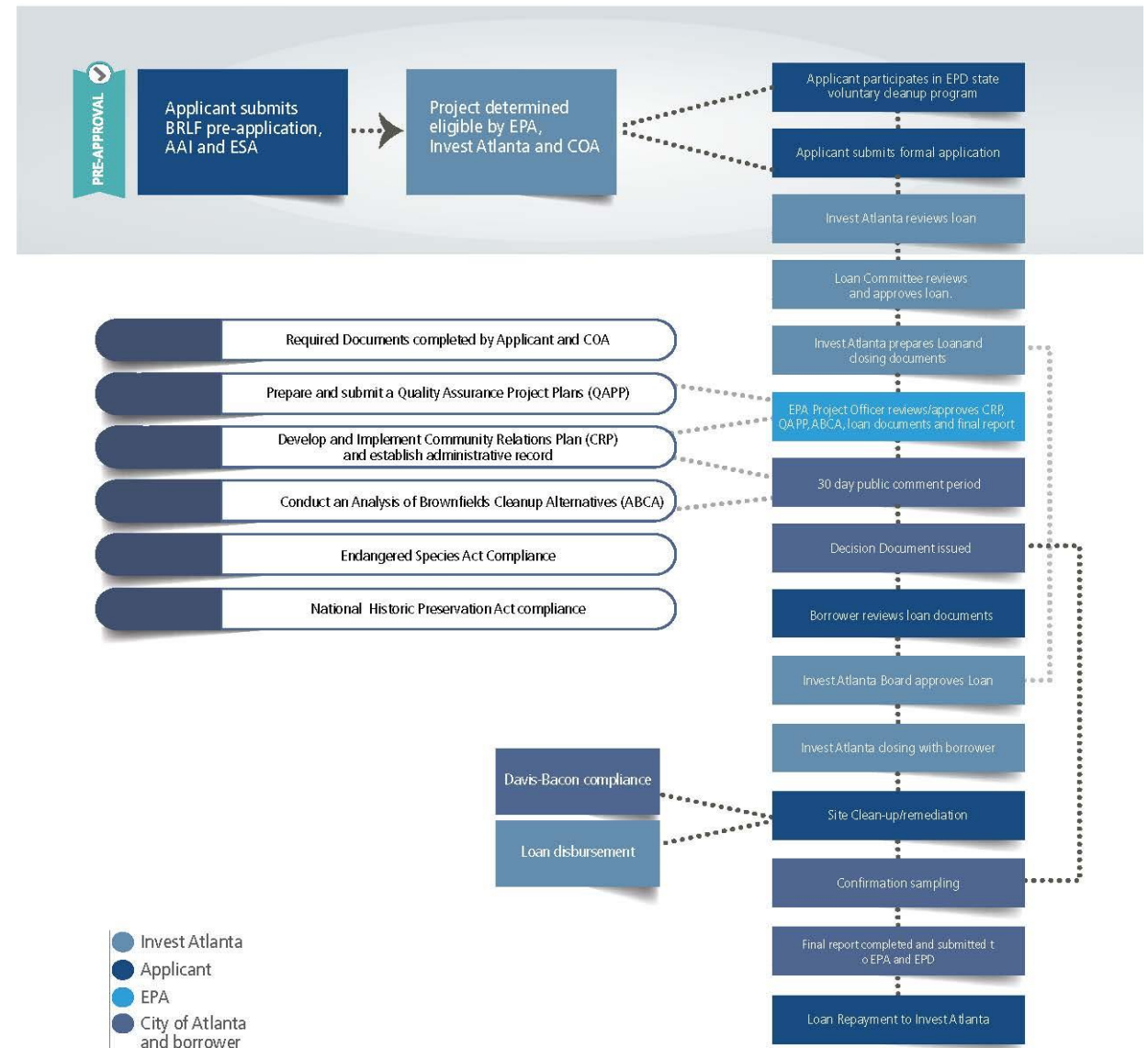
**City of Atlanta -
Rail Roads and Industrial Zoning**



Target Areas

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 that own their parcels
 - Loans to private entities with favorable terms

Trees Atlanta



Trees Atlanta, a non-profit organization, protects and improves Atlanta's urban forest by planting, conserving, and educating.



Department of
CITY PLANNING

825 Warner Avenue SW.

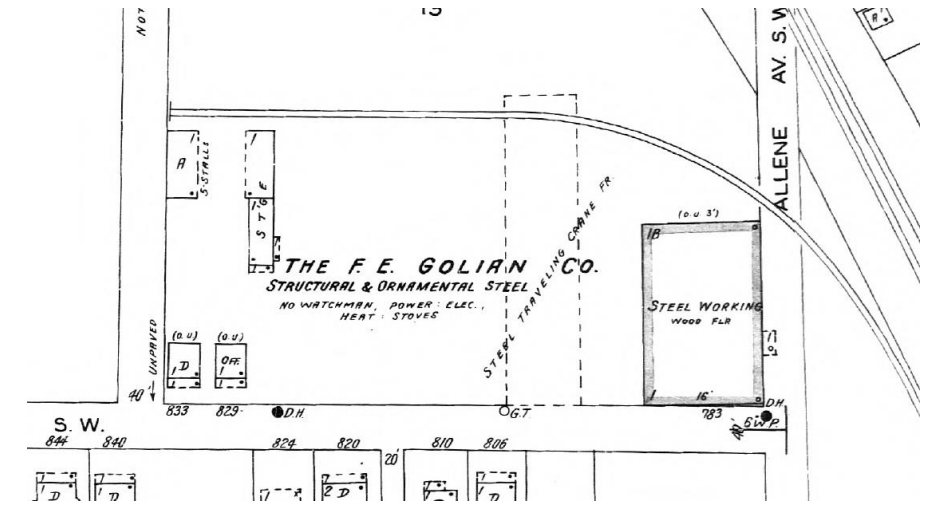


- Currently developed with 23,000 SF warehouse building
- Trees Atlanta is looking to redevelop a 2.9 acre property into a 20,000 SF headquarters
 - All staff in one location
 - Education and job training
 - Walking trail extending from Beltline
 - Outdoor learning and gathering space

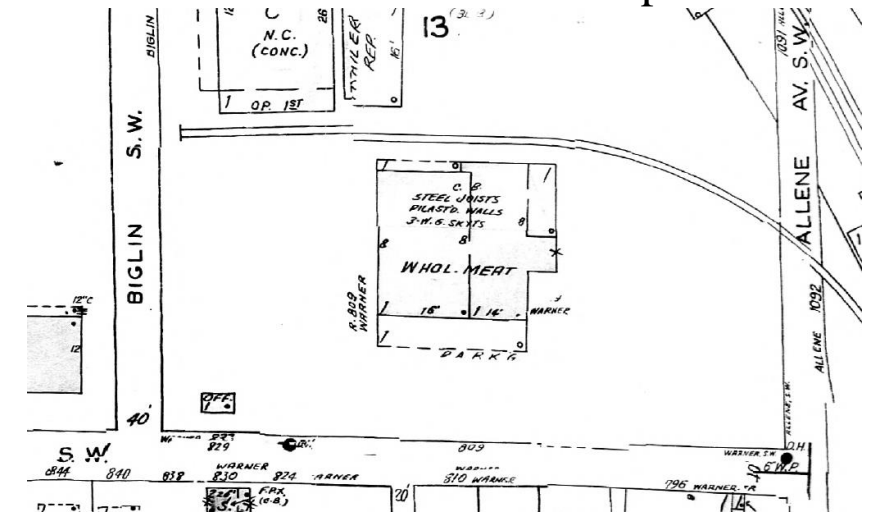
825 Warner Ave. – History

- 1930s-1940s – F.E. Golian Co. operated as a steel manufacturer
- 1950s – C.L. Fain Company operated as a whole sale produce company
- 1960s-1970s – Amour & Company wholesale meat company
- 1990s-2010s – Moms Bakery
- Recently operated as “the Baker”, an artist studio
- Acquired by Trees Atlanta in 2019

1930s Sanborn Map



1970s Sanborn Map



825 Warner Ave. – Previous Assessments



B1 - 3-4 ft
Ba - 63.9 mg/Kg
Cd - 3.7 mg/Kg
Cr - 47.5 mg/Kg
Pb - 39.2 mg/Kg
B1 - 5-10 ft.
VOC's - ND
PAHs - ND
B1 - Groundwater
VOC's - ND
PAHs - ND

B2 - 7-10 ft.
As - 27.9 mg/Kg
Ba - 276 mg/Kg
Cd - 28.9 mg/Kg
Cr - 31.9 mg/Kg
Pb - 5,880 mg/Kg
B1 - Groundwater
VOC's - ND
PAHs - ND

B3-2-3 ft.
As - 14.4 mg/Kg
Ba - 218 mg/Kg
Cd - 7.3 mg/Kg
Cr - 42.6 mg/Kg
Pb - 109 mg/Kg
B1 - 5-10 ft.
VOC's - ND
PAHs - ND
B1 - Groundwater
VOC's
Naphthalene - 8.6 ug/L
PAHs - ND

- Phase I ESA by OTIE in April 2019
 - Identified historic operations as an environmental concern
- Phase II ESA by ETRI in May 2019
 - Lead in soil identified in one location
 - Further soil delineation completed
- Site entered the Georgia Environmental Protection Division Brownfield Program in June 2019

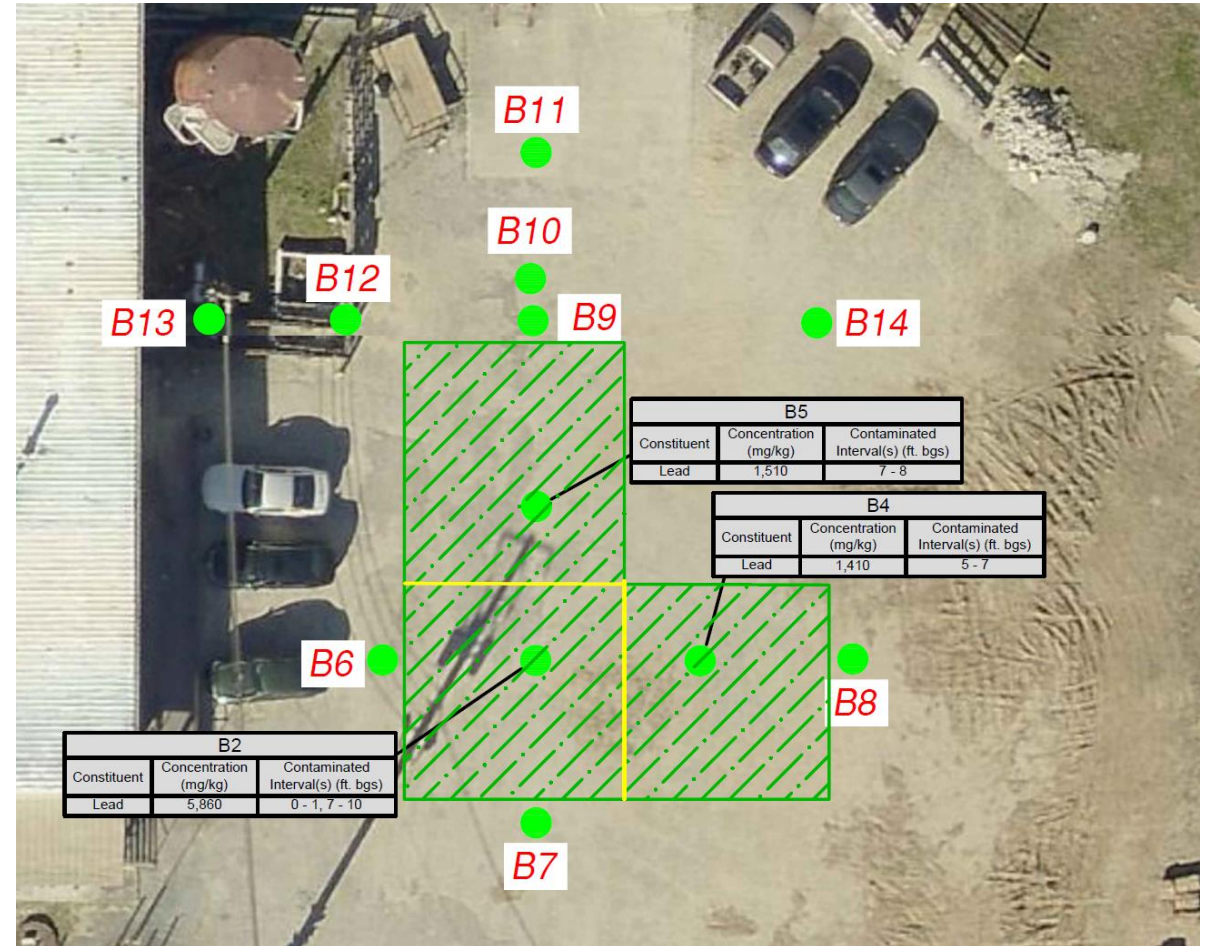
825 Warner Ave– Design Phase Investigation

- Prior to excavation, a Design Phase Investigation is requested by Georgia EPD
 - Further delineate metal impacts
 - Investigate under building
 - Investigate groundwater
- This data will define the excavation and cleanup requirements



825 Warner Avenue Corrective Action

- Currently there is one area of lead impact will be excavated
 - ~560 cubic yards at B-2, B-4 & B-5 to a depth of 12 feet
 - Subject to change pending Design Phase Investigation
- Soil will be excavated and confirmation sampling to verify removal of impacted soil
- Backfilled with clean soil



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 Plan (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 Work Plan**- Documents the cleanup activities planned to facilitate remediation of the site.

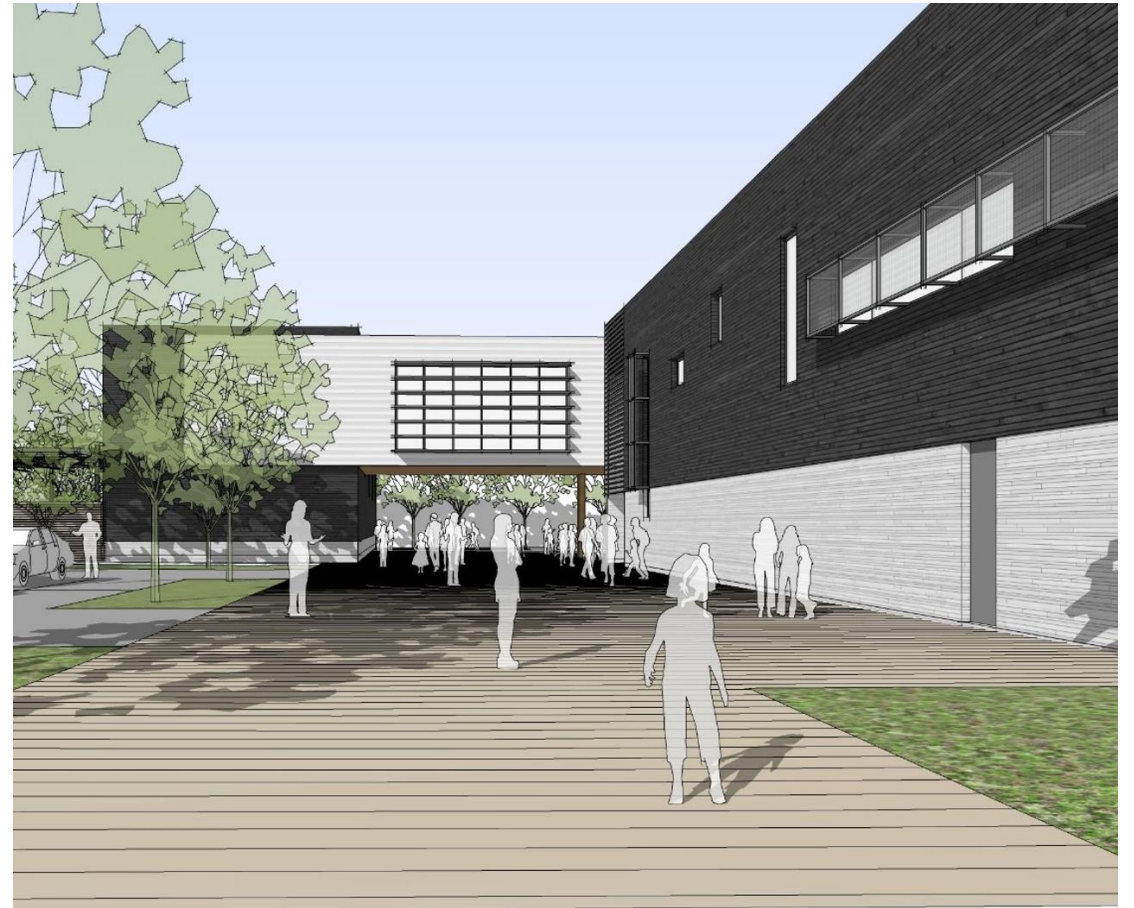
825 Warner Avenue– Cost Estimate

Task	Cost Estimate
Design Phase Investigation, PPCAP Revision	\$20,000
Soil Removal Contractor	\$110,000
Oversight and Confirmation Sampling	\$10,000
GA EPD Compliance Status Report	\$10,000
Estimated Total	\$150,000
Contingency (~20%)	\$37,500
Total	\$187,500
Trees Atlanta match (20%)	\$37,500
Subgrant Total	\$150,000

Trees Atlanta Warner Avenue



Trees Atlanta Warner Avenue



https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/warner-avenue-trees-atlanta

The screenshot shows a web browser window with the following elements:

- Browser Tabs:** Microsoft Office Hor, Mail - Lavandier, Jes, Warner Avenue Brov, Warner Avenue f, New tab.
- Address Bar:** https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/brownfield-program/warner-avenue-trees-atlanta
- Page Header:** CITY OF ATLANTA, GA. Search bar with "ATL311" button. Navigation links: GOVERNMENT, RESIDENTS, VISITORS, BUSINESS, I WANT TO...
- Left Navigation Menu:**
 - City Planning
 - + Office of Buildings
 - + Office of Design
 - + Office of Housing & Community Development
 - Office of Zoning & Development
 - Forms & Applications
 - + Plans and Studies
 - + Zoning
 - The Atlanta BeltLine
 - + Maps
 - Brownfield Program
 - Paul Avenue
 - Pullman Yard
 - Warner Avenue - Trees Atlanta (highlighted)
 - Population
 - Annexation Information
 - Addressing
 - + Neighborhood Planning Unit (NPU)
 - Future Places Project
 - ATL GIS - City of Atlanta Geographic Information Systems
 - Contacts
 - Concept Review Committee

- Main Content Area:**
- Breadcrumb: Government > Departments > City Planning > Office of Zoning & Development > Brownfield Program
- Section: Warner Avenue Brownfield
- Font Size: [A] [A-] [A+] Share & Bookmarks Feedback Print
- Image: COMMUNITY MEETING MONDAY, OCTOBER 26, 2020 FROM 6:00-7:00PM. Click here to view Zoom links and meeting codes or visit bit.ly/brownfields1026
- Section: Project Overview: 825 Warner Avenue SW
- Text: Trees Atlanta submitted a Brownfield Revolving Loan Fund (BRLF) subgrant application to the City of Atlanta and Invest Atlanta for the remediation of 825 Warner Avenue SW prior to the redevelopment of the site for their headquarters. This 2.9 acre parcel is located in the Murphy Crossing area of the Oakland City neighborhood of Neighborhood Planning Unit 5 and in Atlanta Council District 12. The City of Atlanta Brownfield Program is funded with grants from the US Environmental Protection Agency (EPA). The property is currently developed with a one-story warehouse building. In the 1930s, F.E. Golan 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. Momm's Bakery operated a commercial bakery on the property from the mid-1990s to the mid-2010s. The artists' studio known as "the Bakery" operated on the site for the past several years. Trees Atlanta purchased the site in 2010.
- Section: Remediation Plan
- Text: 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.
- Text: Based on the ESA investigations and the Corrective Action Plan, a cleanup action has been developed to include delineation of lead impacted soils, soil removal, site restoration, development of a compliance report and project close-up. The site remediation is estimated to take about 2 months. Upon delineation, impacted soil will be excavated horizontally and vertically to where no impacts are detected above the approved Georgia EPD Type 4 Risk Reduction Standards. According to estimates, approximately 583 cubic yards (CY) or 810 tons soil will be excavated and removed. If additional impacts are encountered, then additional soil excavation may be required to achieve unconditional closure status. A waste profile will be developed for disposal of the impacted soil in a Subtitle D Landfill.
- Section: Trees Atlanta Headquarters

Activate Windows
Go to Settings to activate Windows.

https://www.eventbrite.com/e/trees-atlanta-warner-ave-brownfields-cleanup-grant-meeting-tickets-125647913291

Windows taskbar: Type here to search, task icons, system tray (4:59 PM, 10/23/2020), and notification area.



More Information-

Visit-
www.atlantaga.gov/brownfields

Send Comments to:
jlavandier@atlantaga.gov

30-day public comment period- October 26 – November 25, 2020.

Comments and Questions?

SUBGRANT FACT SHEET

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 5 and in Atlanta Council District 12.

The property is currently developed with a one-story warehouse building. In the 1930s, F.E. Golan 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. Momo's Bakery operated a commercial bakery on the property from the 1990s to the 2010s. The artist's 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. 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 \[jlavandier@atlantaga.gov\]\(mailto:jlavandier@atlantaga.gov\)](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.