

City of Atlanta Brownfields Program

Remerge Inc Subgrant
Community Meeting

January 26, 2023



CITY OF ATLANTA
BROWNFIELDS
PROGRAM



Department of
CITY PLANNING

Remerge Inc Community Meeting Agenda

- Welcome
- City of Atlanta Brownfields Program
- Remerge Inc.
- Community Building Studio at 597 Auburn Avenue NE
 - Environmental Assessments
 - ABCA and Corrective Action
- Comments and Questions

What is a Brownfield?

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



City of Atlanta 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.

The City of Atlanta Brownfield Program is funded with EPA grants:

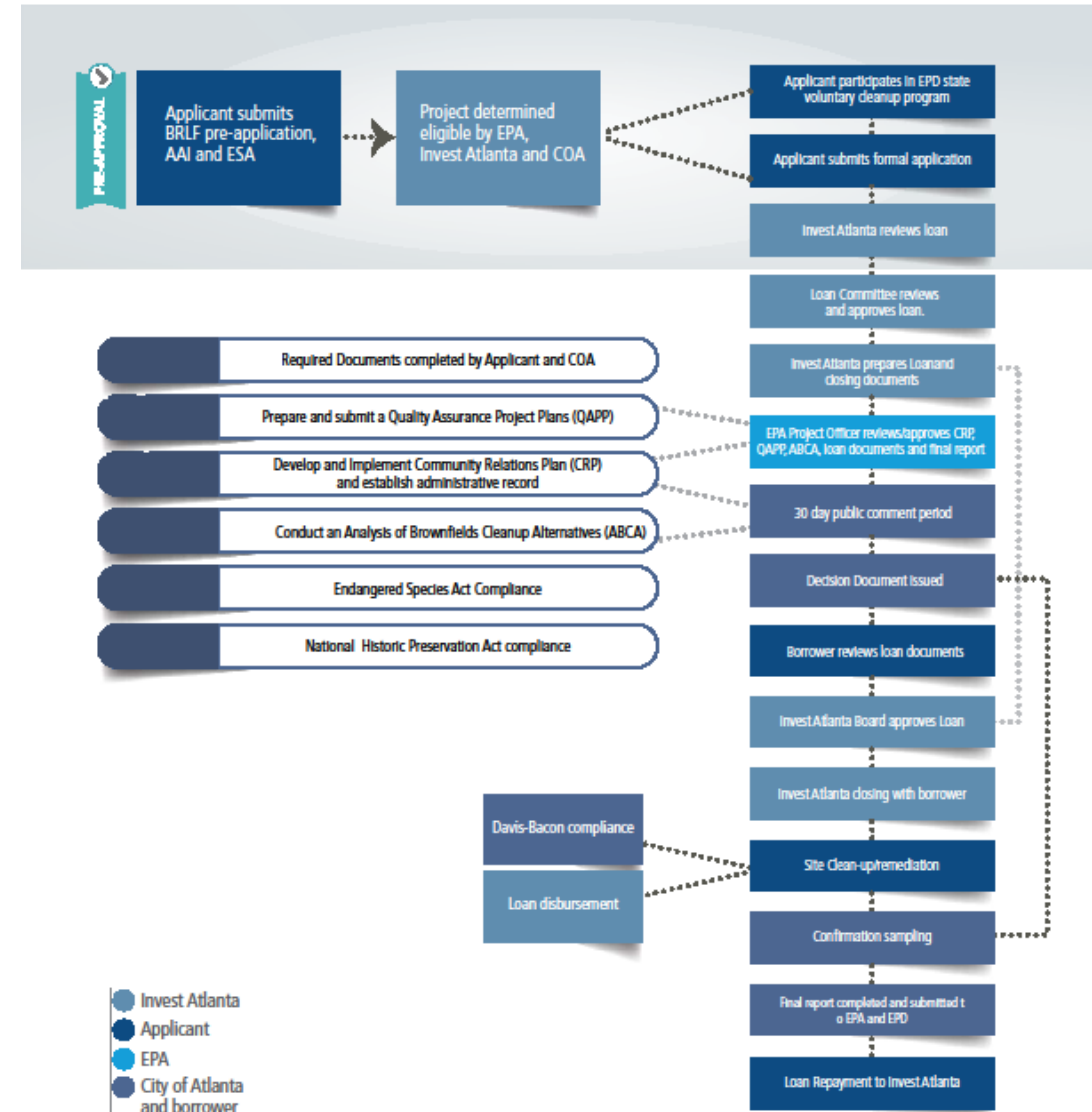
- **Assessment Grants** provides funding for brownfield inventories, environmental site assessments and site-specific cleanup plans.
 - FY 2020 Assessment Grant ends Sept 2023
- **Revolving Loan Fund (RLF) Grants** provides loans to private property owners and grants to non-profits to cleanup brownfield sites.

BRLF Stakeholders

- EPA Project Officer
- City of Atlanta Project Manager and its QEP
- Loan/Subgrant Applicant and its Environmental Consultant
- Invest Atlanta Board and staff



Atlanta-Invest Atlanta Brownfield Revolving Loan Fund Process



BRLF Process

- Applicant submits
 - BRLF application
 - Environmental Documents
 - Cleanup plan
- Project determined eligible by EPA
- Invest Atlanta Loan Review and Approval
 - Approved by Invest Atlanta Board on November 17, 2022
- Loan/subgrant agreement signed
- Environmental documents prepared by QEP
- Community Involvement Plan
 - Webpage with ABCA
 - Public Comment Period-January 23-February 22, 2023
 - Community meeting- January 26th



BRLF Process

Cross-Cutting Requirements compliance

- National Historic Preservation Act
- Endangered Species Act
- Clean Water Act
- MBE/WBE Requirements
- Davis-Bacon Act prevailing wages
- OSHA Worker Health and Safety Standard

Site Clean-up/remediation

- Site Permitting
- Davis-Bacon compliance
- Clean up Monitoring by QEP

Closeout report completed and submitted to EPA



Remerge Inc

We build communities of peace by accelerating belonging and flourishing

Reconnect- We cultivate relationships

Rethink- We provide learning opportunities

Reimagine- We partner to create solutions

We build communities of peace



Department of
CITY PLANNING

Remerge's Programs

- Community Building Studio
- Sweet Auburn Friends
- The Sweet Auburn Community Museum
- The Giving Grace Network
- The Community of Reconcilers
- Color ATL



597 Auburn Avenue

- Built prior to 1910s as a residential building
- Converted to a church in the 1940s
- Outreach Deliverance Ministries
- Remerge's new Community Building Studio



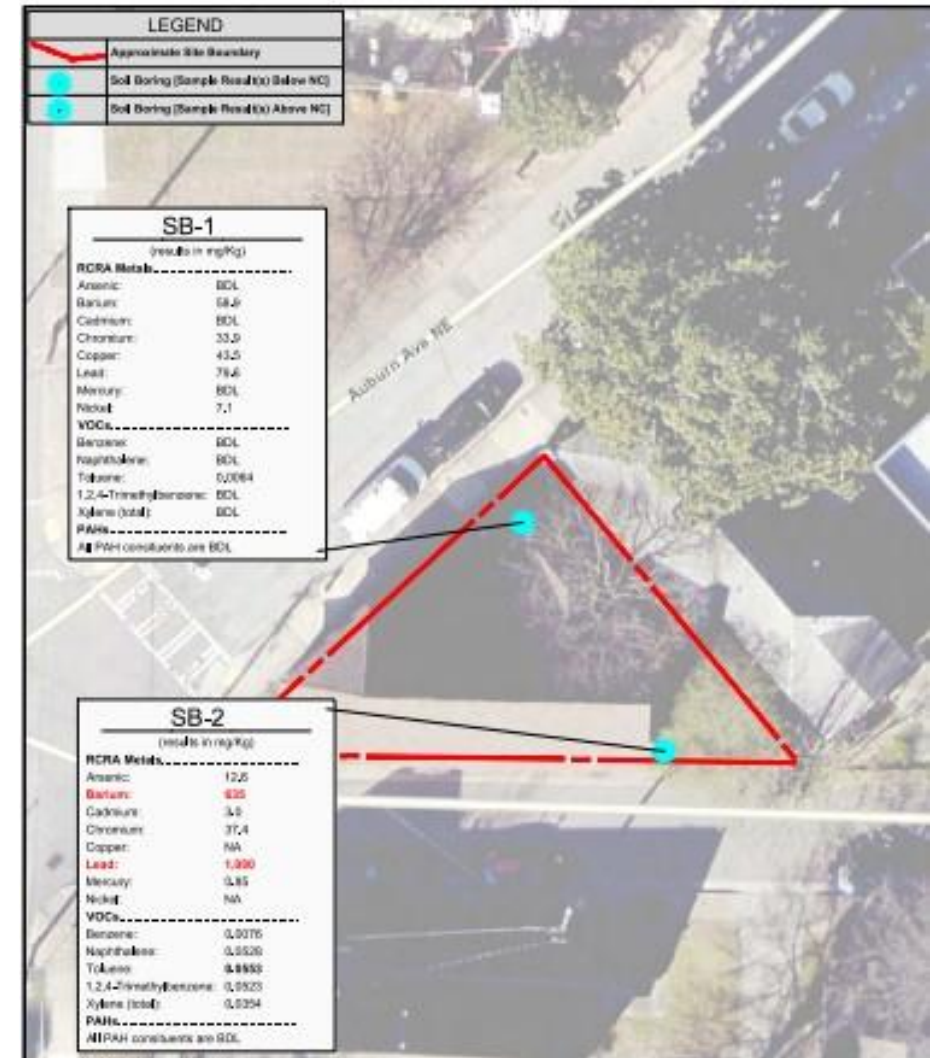
597 Auburn Avenue Environmental Assessments

- Phase I completed 12/21
- Recognized Environmental Condition (REC) to the north at 594 Auburn Avenue
- Robert's Dry Cleaners operated in the 1970s, now Marie Cowser Memorial Park. Dry-cleaning machines likely contained chlorinated solvents which are:
 - Highly mobile in soil and groundwater
 - Can impact subsurface of adjacent sites
 - Solvents in groundwater can volatilize and build-up as vapor and migrate to building interiors.



597 Auburn Avenue Environmental Assessments

- Phase II completed 1/2022
- 2 soil borings installed
 - SB-1: NE corner
 - SB-2: SE corner
- Soils and groundwater analyzed for VOCs, PAHS, and RCRA (heavy) metals
- Converted to temporary groundwater monitoring wells
- No impacts discovered in groundwater
- In SB-2, heavy metals (barium and lead) were detected at concentrations above EPD's HSRA concentration



597 Auburn Avenue ACM & LBP Inspection

- Asbestos-containing materials (ACM) and lead-based paint (LBP) inspection- 3/22
- 54 samples analyzed for ACM
- Materials confirmed as ACM in
 - Cementitious siding
 - Roof flashing
- 11 paint chip samples analyzed for LBP
 - No LBP discovered



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.

Analysis of Brownfields Cleanup Alternatives

Exposure Analysis

Public Risk Factors

- A chemical with sufficient toxicity to do harm (whether acute or chronic);
- A sufficient quantity of the chemical to be toxic and do harm;
- A receptor on which to do harm; and
- A pathway by which a sufficient amount of the contaminant can actually reach a receptor and do harm.

Potential Receptors

- Remergé's employees
- Residents –who reside nearby
- Construction workers during redevelopment; and
- Future patrons

Exposure Pathways

- Direct contact with hazardous materials via incidental ingestion, dermal contact, and/or
- Inhalation of particulates or vapors

Analysis of Brownfields Cleanup Alternatives

The proposed soil cleanup method alternatives:

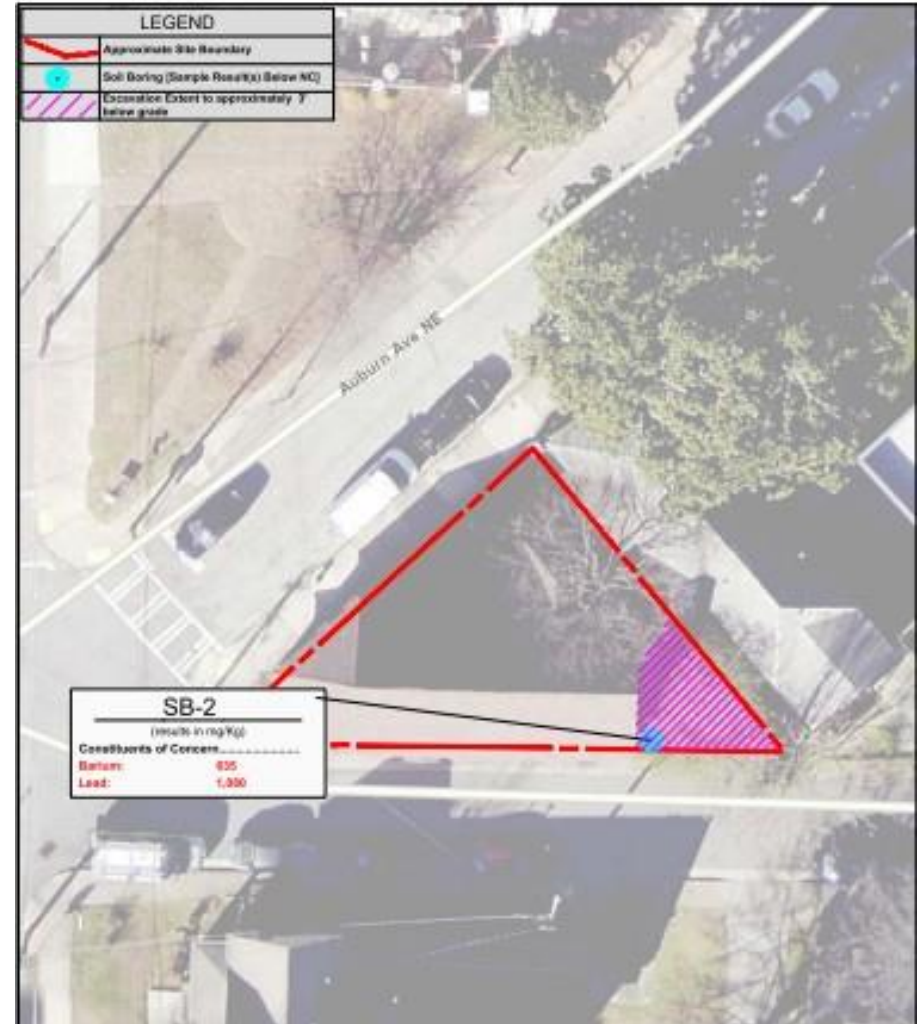
- No action;
- Implementation of institutional controls such as capping or covering, fencing, or barring access to contaminated soil; or
- Excavation and removal of contaminated soil.

The proposed asbestos cleanup alternatives:

- No action;
- Encapsulation of asbestos-containing materials (ACMs); or
- Full abatement of ACMs.

Recommended Corrective Action for Soil

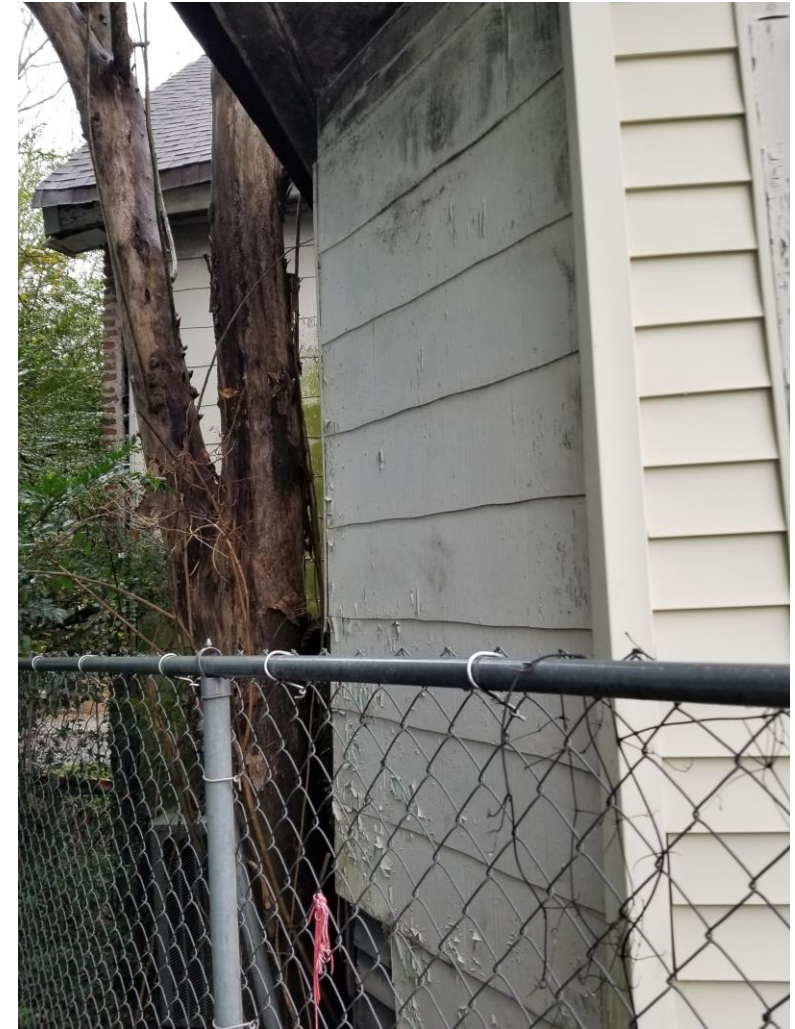
- Excavation and stockpiling of ~30 cubic yards of contaminated soil
- Confirmation sampling
- Transportation and disposal
- Backfilling and compaction



Recommended Corrective Action for ACM

Removal of ACM in accordance with applicable regulation

- Handle and dispose of all ACM in an approved manner;
- Monitor asbestos abatement activities;
- Perform air clearance testing; and
- Prepare an Asbestos Abatement Compliance Report.



<u>Material</u>	<u>Location</u>	<u>Estimated Quantity</u>
Roof flashing	Roof	200 sf
Cementitious siding	Exterior siding	3,000 sf



Remediation Schedule

- Soil Remediation- April 2023
- Asbestos Remediation- Summer of 2023, as part of building renovation



- City Planning

+ About DCP

Contacts

+ Economic Development

+ Historic Preservation

+ Housing

+ Impact Fees

+ Inspections & Code Enforcement

Maps and GIS

+ Metrics & Reporting

- Nature & Urban Ecology

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Atlanta City Design:
Nature

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Remerge- Auburn Ave.

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Remerge's Community Building Studio at 597 Auburn Avenue NE

Brownfield Revolving Loan Subgrant

Project Summary

Remerge Inc. submitted a Brownfield Revolving Loan Fund (BRLF) subgrant application to the City of Atlanta and Invest Atlanta for the remediation of 597 Auburn Avenue NE. This triangular shaped parcel is located in the Old Fourth Ward neighborhood of NPU-M, and in Council District 2. The City of Atlanta Brownfield Program is funded with grants from the US Environmental Protection Agency (EPA).

Remerge's Community Building Studio at 597 Auburn Avenue NE

Remerge Inc, a community based organization with a focus on Auburn Avenue, facilitates collaborative opportunities that accelerate belonging and flourishing in local communities. Remerge's Reconnect, Rethink and Reimagine strategy is implemented through various programs, many of which are provided at its Community Building Studio.

Remerge webpage: <https://www.atlantaga.gov/government/departments/city-planning/nature-urban-ecology/brownfield-program/remerge-auburn-ave>

More Information

Visit:

www.atlantaga.gov/brownfields

30-day public comment period-
January 23 – February 22, 2023.

Send Comments to:
jlavandier@atlantaga.gov



SUBGRANT FACT SHEET

BROWNFIELD REVOLVING LOAN FUND GRANT TO REMERGE INC. FOR 597 AUBURN AVENUE NE



City of Atlanta Brownfield Revolving Loan Fund Program

The City of Atlanta Brownfield Revolving Loan Fund (BRLF) Program:

- Provides subgrants and loans to private property owners and non-profit organizations for brownfield remediation in compliance with Georgia's regulatory cleanup standards.
- Is federally funded by the U.S. Environmental Protection Agency (EPA) and jointly administered by the City of Atlanta and Invest Atlanta.
- Ensures oversight of all cleanup activities by a City of Atlanta Brownfield Program Qualified Environmental Professional (QEP), in accordance with applicable laws and EPA requirements.



597 Auburn Avenue NE:

- Is currently developed with a one-story building built before 1970s.
- Was originally constructed as a residential building and used as a church since the 1940s.
- Occupies a triangular lot in the Old Fourth Ward neighborhood of NPU-M and Council District 2.

Remerge Inc. submitted a BRLF subgrant application to the City of Atlanta and Invest Atlanta for the remediation of 597 Auburn Avenue NE prior to the renovation of the existing building as the future location of its Community Building Studio.

- Soil collection and analysis in Phases I and II Environmental Site Assessments identified Barium and Lead contamination above Georgia Environmental Protection Division's (EPD) Notification Concentrations (NCs). Contaminated soil will be remediated by excavation and disposed of off-site.
- An inspection for asbestos-containing materials (ACM) confirmed the presence of asbestos in the roof flashing and exterior cementitious siding.

- All Regulated ACM (RACM) will be removed and disposed of at an approved landfill.

Clean Up Document

The City of Atlanta's Qualified Environmental Professional prepared several environmental documents required by EPA for sites receiving Brownfield Revolving Loan Program funding. These documents, which will be posted at atlantaga.gov/brownfields are:

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

Cleanup Costs

A \$50,000 subgrant, approved at Invest Atlanta Board's Nov. 17, 2021 meeting, will fund remediation costs.

GET INVOLVED

Community Meeting For 597 Auburn Avenue SE

WED - Jan. 25 from 6:50pm - 7:30pm

WED - Remerge's office at 340 Auburn Avenue.

30-day public comment period is Jan. 23 to Feb. 22, 2023.

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Remerge's Community Building Studio at 597 Auburn Avenue NE

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Remerge Inc. employs a 'Reconnect, Rethink and Reimagine' strategy that is implemented through programs like Sweet Auburn Friends, The Sweet Auburn Community Museum, the Giving Grace Network, the Community of Reconcilers, and Color ATL.

Comments and questions regarding the BRLF subgrant to Remerge Inc. for 597 Auburn Avenue NE can be sent to Jessica Lavandier at jlavandier@atlantaga.gov or call 404-450-6442.

