

Focused Community Strategies: 105 McDonough Blvd



About the City of Atlanta Brownfield Revolving Loan Fund Program

The City of Atlanta and Invest Atlanta Brownfield Revolving Loan Fund (BRLF) program provides financing for brownfield remediation of eligible projects within the Atlanta city limits. It offers loans to private property owners and subgrants to non-profits to support remediation required for site cleanup of a brownfield site.

The BRLF Program is funded with a US Environmental Protection Agency (EPA) FY2022 Bipartisan Infrastructure Law (BIL) Brownfield Revolving Loan Fund (BRLF) grant to capitalize the Brownfield Revolving Loan Fund program.



What is a Brownfield?

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

Focused Community Strategies

Focused Community Strategies (FCS), an Atlanta based non-profit organization, partners with under-resourced neighborhoods to provide innovative and holistic development that produces flourishing communities. In the South Atlanta neighborhood, FCS creates home buying and rental opportunities for residents across the income spectrum. They operate small businesses, such as the Carver Market and Community Grounds, which provide local jobs and resources to community residents.

In 2018, FCS purchased 105 McDonough Blvd and nearby parcels for the construction of a mixed-use development. A two story commercial building for restaurant use will be built on the site of former gas station. Two three-story buildings with 18 multi-family units, 12 affordable at 60% AMI and below and 6 at market rate will also be built on the site.

Cleanup Documents

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)

105 McDonough Remediation Plan

105 McDonough Boulevard is a triangular shaped lot at the intersection of McDonough Boulevard and Jonesboro Road in the South Atlanta neighborhood. Diamond J Mart, a petroleum filling station, operated at the site from 1958 to 2008. In addition, various dry cleaners operated across Jonesboro Road SE between 1945 and 1995. Environmental Site Assessments identified soil and groundwater impacted with petroleum products. Petroleum impacted soil at the former Diamond J Mart parcel will be remediated by excavation and offsite disposal. To mitigate the vapor impact from the adjacent dry cleaners, a continuous vapor barrier will be placed under the concrete slab of each building.

Cleanup Costs

A BRLF subgrant to Focused Community Strategies for \$550,000 will pay for the remediation costs.

Get Involved

Community Meeting for 105 McDonough Blvd
Tuesday, Oct. 8 | 6:30pm | FCS Community Room
1297 McDonough Blvd SE, Atlanta, 30305

The 30-day public comment period is from Sept. 16-Oct. 18, 2024.