City of Atlanta’s Brownfields Program

Department of Planning and Community Development
Office of Planning
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Industrial Development

- Founded in 1836 at junction of 3 rail lines
- Rail roads and rail yards spurred industrial development
- Large number of potential Brownfields

City of Atlanta - Rail Roads and Industrial Zoning
EPA’S Brownfields Program

- EPA Brownfields Program started in 1995
  - Provided seed money to local governments for pilot programs
- BROWNFIELDS REVITALIZATION AND ENVIRONMENTAL RESTORATION ACT OF 2001
  - Authorizes funding for assessment and cleanup of brownfields properties
    - Authorizes up to $200 million per year for brownfields assessment and cleanup and includes funding for brownfields with petroleum contamination
    - authorizes grants of up to $1 million to eligible entities to capitalize revolving loan funds to clean up brownfields
  - Definition of Brownfields Site: real 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 Brownfields Program Grants

<table>
<thead>
<tr>
<th>Type</th>
<th>Award</th>
<th>Year</th>
<th>Accomplishments</th>
<th>Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pilot Project-Assessment</td>
<td>$200,000</td>
<td>1998-2004</td>
<td>Surveys</td>
<td>BeltLine Survey</td>
</tr>
<tr>
<td>Assessment</td>
<td>$400,000</td>
<td>2005</td>
<td>11 Phase I and 7 Phase II</td>
<td>Memorial greenway, O4W park</td>
</tr>
<tr>
<td>Assessment</td>
<td>$400,000</td>
<td>2010</td>
<td>12 Phase I and 7 Phase II</td>
<td>Westside trail, Mims Park</td>
</tr>
<tr>
<td>Area Wide</td>
<td>$175,000</td>
<td>2010</td>
<td>Plan</td>
<td>14 preliminary Phase I in AWP</td>
</tr>
<tr>
<td>Revolving Loan Fund</td>
<td>$1M, plus 2 supplemental awards ($350,000 and $300,000)</td>
<td>2009</td>
<td>4 loans</td>
<td>Eastside and Westside Trail</td>
</tr>
<tr>
<td>Assessment</td>
<td>$400,000</td>
<td>2013</td>
<td>9 phase I and 3 Phase II</td>
<td>Lifecycle Building, 1385 RDA</td>
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</tbody>
</table>
2013 Brownfields Assessment Program

PURPOSE:
City of Atlanta performs timely and cost efficient Phase 1 and Phase 2 Environmental Site Assessments that will ultimately promote site development, including the creation and preservation of greenspace in Targeted Areas.

Grant Funds:
• 50% Hazardous
• 50% Petroleum

Grant Period: October 1, 2013 – September 30, 2016
• CARDNO- Environmental Consultant

Funding available for Petroleum sites
City of Atlanta - Brownfield Priority Areas

- Proctor Creek
- Atlanta Area Wide
- Groundwork Atlanta
- Redevelopment Corridors
- Opportunity Zones
- Greenspace sites
Environmental Site Assessment Process

#1 Submit a Nomination Form – Application deadline February 29 and May 31

#2 Office of Planning reviews and evaluates Nominations

#3 A Site selected for Assessments is notified

#4 Assessment begins Cardno submits an EPA eligibility form for approved properties, Cardno will contact property owner to schedule and complete the assessment.

#5 Phase I or Phase II Assessment completed - Final assessment submitted to EPA, city of Atlanta, and potential property purchaser

Factors in evaluation
- Ownership/Site Access – signed access agreement
- Brownfield
- Location
- Previous Use
- Redevelopment Time Frame
- Proposed Use
- Consistency with Comprehensive Development Plan
- Historic Building Renovation
- Leverage of Brownfield Funds
- Environmental Site Assessments
- Promotion of the Brownfields Program
Revolving Loan Fund Program

**PURPOSE:** To provide brownfields cleanup financing for eligible projects within the Atlanta city limits. The loans help fund the remediation required for site cleanup, which will then allow redevelopment projects to go forward. The loan repayments are used for new loans.

**Match Amount:** 20%

**Loans:**
- Eastside trail $815,000
- Westside trail $140,000

Funding available for cleanup of petroleum and hazardous sites.
RLF Program Administration

- City of Atlanta – Cooperative Agreement Recipient
  - QEP – Qualified Environmental Professional coordinates and directs cleanups.
- Invest Atlanta – Fund Manager and Loan administrator
- EPA Project Officer – substantial involvement in the process
- GA Environmental Protection Division – will review technical reports and work with applicant on Voluntary Cleanup Program
- Loans and Subgrants recipient
  - Subgrants to non-profits – limited to $200,000
Brownfield RLF Criteria

• Eligible borrower and Sub grantees
  • Borrower must have control of the site
  • Sub grantee must own the site.
  • Not be liable contamination
  • All Appropriate Inquiry completed prior to purchase
• Site Eligibility – must be a brownfield and contain petroleum or hazardous substance contamination
• Eligible Activities
• Eligible Costs
• Loan Parameters
BRLF Process

Applicant submits BRLF proposal to Invest Atlanta

- Project determined eligible by EPA, Invest Atlanta and COA
- Applicant participates in EPD state voluntary cleanup program
- Applicant submits formal application
- Invest Atlanta reviews loan application
- Loan Committee review and approves loan
- Loan and closing documents prepared
- Invest Atlanta Board approves loan

Community involvement

- Conduct an Analysis of Brownfields Cleanup Alternatives
- EPA approved Quality Assurance Project Plans (QAPP)
- Develop and Implement Community Involvement Plan
- Establish Administrative record
- Allow for public review and comment - usually 30 days
- Decision Document - selected cleanup action for the site is selected

Federal Regulations

- Endangered Species Act
- National Historic Preservation Act
- Davis-Bacon Act
- Clean up conducted in accordance with plan
- Confirmation sampling conducted
- Final Report issued, approval by EPA

Environmental Cleanup

- Loan amount - not to exceed 80% of cleanup costs
- Equity – 10 to 20% of the total project cost.
- Interest rate – between zero percent (0%) and the current market rate plus one hundred basis points.
- Terms- based upon the borrower's needs, repayment ability and how much the borrower is financing.
- Collateral - adequate collateral to secure the loan.
Atlanta Area-Wide Planning Program

**PURPOSE:** Assist communities in responding to local brownfields challenges, particularly where multiple brownfield sites are in close proximity or are connected by infrastructure, and improve the economic, environmental and social prosperity of their surroundings

• Area wide revitalization strategies and policies
• Partnerships and resources to lead to transformative area-wide redevelopment
• Each node has a redevelopment strategy to address blight and redevelopment.
• Prioritized Brownfield sites
Atlanta Area Wide Planning

- **Grant Period:**
  - November 1, 2010 – December 31, 2012

- 3,282 acre project area
- 5 redevelopment nodes
- 14 properties – preliminary assessment
Projects in the BeltLine

- Survey - 146 potential brownfields
- RLF – 2 loans
- Assessments – 6
  - Old Fourth Ward Park
  - Murphy Triangle-Harmon Brothers
  - Westside rail corridor
  - Enota Park
  - RDA trailhead
# Parks and Greenspace Assessments

<table>
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<tr>
<th>Environmental Site Assessments in City of Atlanta Parks</th>
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<tr>
<td>Memorial Greenway</td>
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<tr>
<td>Lang Carson Park expansion</td>
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<tr>
<td>Ben Hill Recreation Center</td>
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<tr>
<td>Swan Preserve</td>
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<tr>
<td>Mim’s Park</td>
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Brownfield Assessments
2005, 2010 and 2013
Edgewood Village
186 Edgewood Avenue aka
200 Edgewood

- 2005 Grant
  - Phase II assessment
  - 3rd proposal for the site
- $20M Mixed Use development by Sanctuary Residential
  - 144 residential units/student housing
  - 115 parking spaces
  - 5,000 sq. ft. retail
1195 Sylvan Road

- **Use:** Former Truck Repair Facility
- **Priority Area:** Atlanta Area Wide
- **Assessment:** Phase I
- **Proposed Use:** Office, retail, restaurant in the future
- **Applicant:** Jose Tavel
780 and 787 Windsor Street

- Former Use: metal works/foundry and wire fabrication facility
- Priority Area: No
- Assessment: Phase I
- Proposed Use: Artist space, furniture making, restaurant, job training
- Applicant: Ric Geyer
1116 Murphy Ave
LifeCycle Building Center

- Former Use: Bailey Burruss Manufacturing Company – manufacturing of conveyor systems and foundry and Link Belt Company – Atlanta Plant and foundry

- Priority Area: Yes, Atlanta Area Wide-hub for metalworking and machine shops

- Assessment: Phase I, Phase II and Supplemental Phase II

- Proposed Use: Building material recycling

- Applicant: Lifecycle Building
1400 Lee Street
Oakland City MARTA

- Former Use: Parking Lot, residential, Wofford Oil Co., Kilgore Auto Service, Four Point Auto Service, Union 76.

- Priority Area: Yes, Atlanta Area Wide

- Assessment: Phase I

- Proposed Use: Transit Oriented Development, Residential, Office, and Retail

- Applicant: MARTA
2011 Bolton Road

- Former Use: Gas station and commercial building
- Priority Area: Yes, Groundwork Atlanta
- Assessment: Phase I
- Proposed Use: Charter School
- Applicant: Keith Sharp, Groundwork Atlanta
1385 RDA – West side trail park

Concept plan for redevelopment as park
Phase II to include removal of underground storage tank
Atlanta Brownfields Program Summary

- 6 EPA Grants - $3,225,000 EPA funds
  - 1 Revolving Loan Fund
    - 2 Loans
  - 1 Area Wide Plan Grant
    - Atlanta Area Wide Plan
  - 4 Assessment Grants
    - Surveys
    - 32 Phase I
    - 17 Phase II
2016 Assessment Grant

- Submitted December 18, 2015
- Award Summer 2016
- 2016-2019- 3 year grant
- Petroleum $200,000
- Hazardous $200,000
- Targeted Community
  - *The Patterns of Pollution - A Report on Demographics and Pollution in Metro Atlanta*
  - Area represents less than 0.1% of the land area, contains 20% of the hot spots (10 hot spots out of 52) in the 14 county area.
Additional Information

• For the Brownfield Nomination form please visit:
  • www.AtlantaGA.Gov/Brownfields
  • jlavandier@atlantaga.gov