

**RDA to CASCADE BROWNFIELDS REVOLVING LOAN FUND (BRLF) APPLICATION
COMMUNITY INVOLVEMENT PLAN**

The City of Atlanta Brownfields Program

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. Examples include former industrial sites, gas stations, dry cleaning establishments, and manufacturing plants. In the City of Atlanta, encouraging the reuse of brownfield properties through planning and economic incentives is critical to promoting smart and sustainable growth. Brownfield impacts are felt in many ways.

- Financially - the City is not able to collect the full tax value of the property.
- Socially - a community is often defined by the presence of abandoned properties, which may serve as natural barriers between parts of the same neighborhood;
- Community health – the site or sites may contribute to an actual or perceived health risk for neighborhood residents; and
- Environmentally - by contributing to the detriment of adjoining sites through migration of contaminants.

The City's involvement in the cleanup of brownfield sites started in 1996 when it received funding from the United States Environmental Protection Agency (EPA) to conduct a pilot brownfields project. The objective of the pilot project was to identify and assess potential brownfield sites within the then Empowerment Zone, draft a redevelopment strategy, get the private sector involved in redeveloping these sites, and conduct environmental justice planning to mitigate the impact of these sites on affected communities. Since then, the City has successfully received and managed several EPA brownfield grants; including EPA Brownfields Petroleum and Hazardous Substances Assessment Grants (in 2005, 2010 and 2013); an EPA Brownfields Revolving Loan Fund grant (2009) and an Area Wide Planning grant (2010).

City of Atlanta Brownfields Program Goals

Many parcels in the City of Atlanta have actual or perceived environmental contamination and are often abandoned or underutilized. The presence of contamination along with the risks and costs associated with addressing contamination can be a significant barrier to redevelopment. The City of Atlanta Brownfield Program seeks to revitalize these areas and improve the quality of life in the City of Atlanta. The goals of the City's Brownfields Program are to improve the quality of life, revitalize neighborhoods and increase the City's tax base by:

- Encouraging sustainable redevelopment of brownfield sites;
- Protecting human health and the environment;
- Supporting the retention and attraction of jobs;
- Maximizing the effectiveness of the Brownfields Program through collaborative efforts; and
- Educating and engaging with the community about the Brownfields Program.

Implementation of the Brownfields Assessment program, Brownfields Area-Wide Planning Pilot Program and the Brownfields Revolving Loan Program helps the City achieve its brownfields goals. The Goals of the Brownfield Revolving Loan Program are listed below.

- Alleviate the conditions of severe poverty existing in the City of Atlanta.
- Protect the region's drinking water supply by minimizing contamination of the highly porous surficial sole source aquifer that lies beneath the City.
- Establish an expedited, equitable, coordinated, and easy-to-use process available to developers who may be interested in a particular potential brownfields site.
- Influence market conditions to attract private development to brownfields sites in areas selected for public policy reasons.
- Enhance and reinforce ecosystem environmental restoration, public health, economic development, and transit-related efforts.
- Further local strategies to promote sustainable communities, reduce greenhouse gas emissions, and foster leadership in sustainable development worldwide.

City of Atlanta - Invest Atlanta Brownfields Revolving Loan Fund Program

The U.S. Environmental Protection Agency (EPA) awarded the City of Atlanta a \$1,000,000 Revolving Loan Fund (RLF) grant in 2009. The project is jointly administered by the City's Office of Zoning and Development in the Department of Planning and Community Development and Invest Atlanta. The purpose of the Revolving Loan Fund program is to finance remediation required for site cleanup, which then allow redevelopment projects in brownfield sites to go forward. The Brownfields Revolving Loan Fund provides loans and grants to projects designed to improve the quality of life for residents in priority areas such as Proctor Creek, Atlanta Area Wide, Groundworks Atlanta, etc. Brownfields Revolving Loan Fund (BCRLF) loans are available to qualified, suitable market- ready sites to appropriate developers and buyers. A 20% match is required. The Invest Atlanta Board approves the loan, sets the terms and services loans. The funds revolve by re-lending the loan payments.

Community Involvement Plan in RLF Cleanup Activities

Community involvement is an essential component the Brownfield Revolving Fund Program. All RLF loans require a site-specific community relations plan that includes providing reasonable notice, and the opportunity for public involvement and comment on the proposed cleanup options. Community involvement activities must be initiated prior to the cleanup of a site.

Administrative Record: A Revolving Loan Fund application has an administrative record containing relevant site information and documents. The administrative record is available for review at the Office of Zoning and Development, Department of Planning and Community Development, 55 Trinity Avenue, Suite 3350. An important aspect of community involvement is allowing the public to comment on the administrative record for the site. Community engagement activities include:

- Providing public notice of the availability of the administrative record. The notice may be placed in a major local newspaper of general circulation, on the Internet, or similar measure to inform the general community and target area of the availability of the administrative record for public review; and

- Providing reasonable opportunity, typically 30 days, for written and oral comments on the administrative record. Upon timely request, extend the public comment period as needed.
- Holding a meeting during the public comment period to discuss the proposed cleanup and solicit comments from interested parties.

RDA to Cascade Brownfields Revolving Loan Fund Application

RDA to Cascade LLC has submitted a loan application for a \$200,000 loan to the City of Atlanta-Invest Atlanta Brownfields Revolving Loan Fund Program to fund required remediation on a site prior to redevelopment. Below are details about the organization, the site and their proposed project.

Project Location: The site composed of three parcels that total 0.78 acres, 1382 and 1384 Ralph David Abernathy (RDA) and 582 Cascade Avenue, in the Westview Neighborhood of NPU T and in Council District 10. 1382 RDA dates from 1925 and is 5,530 sq. ft. two story brick commercial building that was formerly a City of Atlanta Fire Station. 1384 RDA was built in 1920 and is a 5,835 sq. ft. one story brick commercial building. 582 Cascade Avenue, C. 1900, is a one story brick commercial building with 8,176 sq. ft. Parking is located in the rear.

Proposed Project: RDA to Cascade LLC intends to renovate the interior, exterior and grounds of the three parcels for commercial use. Proposed tenants include the Spelman College Dance Department, a fresh food market and an environmental consulting firm.

Environmental Site Assessment: A Phase I Environmental Site Assessment (ESA) was conducted in March 2016. It identified several tenants that used regulated materials - chlorinated solvents- in their operations. Specifically dry cleaners operated at 591, 593 Cascade Avenue and 1380 RDA. In addition, an underground storage tank is located in the driveway 1382 RDA, site of the former City of Atlanta Fire Station #7. As part of a Phase II ESA, conducted in May 2016, soil and groundwater samples were taken and analyzed for volatile organic compounds (VOC). Soil analysis detected regulated materials at concentrations exceeding laboratory detection limits. These include: acetone, chloroform, lead, and tetrachloroethylene.

Proposed Remediation/Corrective Action: A corrective Action Plan with a proposed remediation for the site was submitted and approved by the Environmental Protection Division in August 2016. The following items will be conducted as part of the Corrective Action Plan.

- The underground storage tank at 1382 Ralph David Abernathy Boulevard SW will be closed by removal.
- Corrective action will be performed on Property soils that exceed the applicable nonresidential, Type 3 or 4 SRRS (Soil Risk Reduction Standards.).
- Corrective action of source material at the Property, if required, will be performed by methods that: (i) prevent contamination of the surrounding environment (soil, water, air), (ii) are in accordance with federal, state, and local laws, and (iii) protect personnel in the excavation area and adjacent areas.

- Corrective action will be performed on any identified Property soil that exceeds applicable SRRS to the limits determined by delineation soil sampling.
- In the event soil excavation, transport, and disposal is required at the Property, characterization soil samples of any excavated material will be collected and analyzed by a qualified laboratory in accordance with the selected permitted disposal facility's requirements. Excavated material that requires off-Property disposal will be placed directly into roll-off boxes or onto covered, asphalt pavement with appropriate cover and erosion control. Excavated, impacted soil will be transported in compliance with all applicable regulations for transporting such waste and disposed at a pre-approved disposal facility permitted to accept the designated waste.
- The corrective action extent of impacted soil areas will be confirmed through verification soil sampling at designated intervals along sidewalls and bottoms.
- The potential for vapor intrusion will be evaluated as part of the site characterization activities.

Community Involvement Activities

To provide information about this project and proposed remediation, an Administrative Record has been established for the RDA to Cascade Brownfields Revolving Loan Fund (BRLF) Application. The Administrative Record includes documents that provide the basis for the cleanup. The public comment period for information in the Administrative Record will be 30 days from November 28th, 2016 to December 28, 2016. In addition, the activities listed below will be undertaken to ensure that stakeholders are informed of the RDA to Cascade Brownfields Revolving Loan Application.

Public Notice

Information about the RDA to Cascade Brownfields Revolving Loan Application will be made at a public hearing and community meeting as noted below. Information will also be posted on the City of Atlanta Brownfields Program website.

Public Hearing: Information about the RDA to Cascade Brownfields Revolving Loan Application will be presented at the Community Development/Human Resources Committee of the Atlanta City Council fourth quarter Comprehensive Development Plan (CDP) Amendments Public Hearing on Monday, November 28th, 2016 at 6:00 p.m., in the Council Chambers, 2nd floor, City Hall, 55 Trinity Avenue, S.W. The meeting will also be televised on the City's TV station - Channel 26. The notice of public hearing was published two weeks prior to the meeting in a local newspaper of general circulation and also posted on the City Council webpage at <http://citycouncil.atlantaga.gov/>

Community Meeting: Information about the RDA to Cascade BRLF will be presented at the Neighborhood Planning Unit T on Wednesday, November 14th, 2016 at 7:00 p.m. at the Kipp Strive

Academy, 1444 Lucille Avenue, Atlanta, GA 30310. The meeting agenda was posted on the NPU web page of the Department of Planning and Community Development (DPCD).

Website: Information about this project will also be posted on the City of Atlanta Brownfield Program website page at <http://www.atlantaga.gov/brownfields>. This document will also be posted on the Invest Atlanta site.

Information Repository

The Administrative Record with documents pertaining to this project is available for review at the Department of Planning and Community Development (DPCD) Office of Zoning and Development (formerly the Office of Planning) between 8:30 am and 4:30 pm at:

Office of Zoning and Development
Atlanta City Hall
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Point of Contact

To obtain information, to schedule an appointment to review documents, to submit comments or questions about this project, please contact:

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Note: 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 the EPA.