

## **1940 MOORES MILL ROAD LLC 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.

### **1940 Moores Mill LLC Revolving Loan Fund Application**

1940 Moores Mill LLC has submitted a loan application for a \$149,272 loan to the City of Atlanta-Invest Brownfields Revolving Loan Fund Program to fund required remediation on their site prior to redevelopment. Below are details about the site and their proposed project.

Project Location: The site composed of one parcel that totals 0.408 acres at 1940 Moores Mill, in NPU C and in Council District 9. The site has a 5,005 square foot single retail structure with parking.

Proposed Project: 1940 Moores Mill LLC proposes to renovate the interior, exterior and grounds of the parcel for commercial use. This includes new glass storefront, architectural roof, loading dock on west side of building; outdoor patio on east side of building, resurfacing of asphalt parking lot, full roof replacement, new HVAC, new grease trap and new restrooms. The building is divisible for 2 or 3 retail/restaurant/office users.

Environmental Site Assessment: Environmental analysis identified a previous dry cleaning operation on the site from 1965 until 1993. Soil and groundwater analysis shows contamination from chlorinated solvents in the northeastern portion of the site at locations sampled both inside and outside the building.

Proposed Remediation/Corrective Action: The applicant has developed a Brownfield Corrective Action Plan to remediate the contamination on the site. Proposed methods include:

- Use chemical oxidation by injecting sodium hydroxide activated oxidizer into the impacted soils through injection wells installed using direct push methods.
- Addressing potential for vapor intrusion by installing a sub-slab/sub-grade soil venting system.
- Collecting soil samples to assess the effectiveness of the injections and aid in the dosing and location of additional injections,

### **Community Involvement Activities**

To provide information about this project and proposed remediation, an Administrative Record has been established for the 1940 Moores Mill 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 28<sup>th</sup>, 2016 to December 28, 2016. In addition, the activities listed below will be undertaken to ensure that stakeholders are informed of the 1940 Moores Mill LLC Brownfields Revolving Loan Fund Application.

## Public Notice

Information about the 1940 Moores Mill LLC Brownfields Revolving Loan Fund 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 1940 Moores Mill LLC 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 28<sup>th</sup>, 2016 at 6:00 p.m., in the Council Chambers, 2<sup>nd</sup> 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 1940 Moores Mill LLC BRLF will be presented at the Neighborhood Planning Unit C on Tuesday, November 6<sup>th</sup>, 2016 at 7:00 p.m. at the Trinity Presbyterian Church, 3003 Howell Mill Road, Atlanta, GA 30327. 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:

Jessica Lavandier, Assistant Director  
Office of Zoning and Development, DPCD  
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And

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