

City of Atlanta's Brownfields Assessment Program

Brownfields Stakeholder Advisory Committee Meeting

Tuesday, June 23, 2015



Department of Planning and Community Development
Office of Planning
Charletta Wilson Jacks, Director

City of Atlanta's EPA Brownfield Grants

- 1996 Pilot Grant
- 2005 Assessment Grant
- 2009 Revolving Loan Fund Grant
- 2010 Assessment Grant
- 2010 Area Wide Brownfield Planning Grant
- 2013 Assessment Grant

2013 Assessment Grant Cooperative Agreement

- Task 1 – Project Management and Reporting
- Task 2 – Community Engagement and Partnerships
- Task 3 – Assessments of Targeted Properties
 - Phase I Assessments
 - Phase II Assessments
- Task 4 – Cleanup Planning and Institutional Controls

Program Overview

- Voluntary assistance program
- Prepare properties for redevelopment
- 13 priority areas
- No-cost Phase I / Phase II ESAs
- First come-first served, within selection criteria

What is a “brownfield?”



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*.

What is an “assessment”?

“Phase one / phase two environmental site assessment”

- Third-party documentation of environmental contamination present on a property
- Used by developer or purchaser in making business decisions
- Occurs during commercial real estate transaction



**Program steps:
Three part process**

#1: Nominate a property

- Submit a *nomination form* (anyone can nominate a property).
- Property owner submits signed *site access permission form*.

#2: City reviews application

- City of Atlanta will review both forms and approve or reject the nomination.
- City notifies applicant and property owner.

#3: Assessment begins

- Cardno will submit an EPA eligibility form for all approved properties.
- Cardno will contact property owner to schedule and complete the assessment.
- Final assessment submitted to EPA, city of Atlanta, and potential property purchaser upon request.

Phase I ESA: What to expect

- Tool to assess the environmental condition of *commercial real estate* taking into account commonly known and *reasonably ascertainable* information.
- Part of due diligence phase, done on voluntary basis.
- Involves site inspection, historical records search, and interviews.
- Takes two-four weeks, with one day of on-site inspection.

Phase I ESA: Outcomes

Results of Phase I ESA



No RECs are identified:

Property no longer considered a brownfield; removed from list of potential problem sites.



RECs are identified:

Proceed with Phase II ESA.

Phase II ESA: What to expect

- Completed if Phase I ESA reveals potential or actual environmental contamination.
- Involves collection and analysis of physical environmental samples.
- Can include removal of USTs, asbestos, and lead contamination.

Phase II ESA: Outcomes

Results of Phase II ESA



Knowledge of type, distribution and extent of hazardous substances.

Voluntary enrollment in Georgia Brownfields program.

Access to funding sources for cleanup may include Atlanta Brownfields Revolving Loan Fund. Other funding sources are available depending on site ownership, site-specific conditions and eligibility requirements of individual funding sources.

Program Timelines

Accepting Nominations	Rolling Deadline for Nominations	Date for final assessment to be complete
April 1, 2015	July 31, 2015 September 30, 2015 December 31, 2015 February 29, 2016 May 31, 2016	September 1, 2016

Nomination Sites: Status Update

#	Property name (ref.)	Address	Priority Area	Referred by	Phase I	Phase II
1	Lifecycle Building Center	1116 Murphy Ave SW	Area-Wide Planning		C	P
2	DLH Parkway 1	1085 Donald Lee Hollowell Pkwy	-		C	P
3	DLH Parkway 2	1071 Donald Lee Hollowell Pkwy	-		C	P
4	Memorial Drive	77 Memorial Drive	-		-	-
5	RDA Beltline	1385 Ralph David Abernathy Blvd	Proctor Creek	ABI, Inc.	-	P
6	Sylvan Road	1195 Sylvan Road, SW	Area-Wide Planning	Lee Harrop	C	C
7	Val Kill Furniture	780 Windsor Street	Area-Wide Planning	Camilla Warren	P	
8	Val Kill Furniture	787 Windsor Street	Area-Wide Planning		P	

Candidate sites

1. Are considered a brownfield.
2. Are located in priority areas of the city.
3. Will be redeveloped in the near-term.
4. Will serve as catalysts for other redevelopment efforts.
5. May be publicly or privately owned (inc. non-profit ownership)

13 Priority Areas

For a map, view link below

<http://www.atlantaga.gov/modules/showdocument.aspx?documentid=18618>

Brownfields Stakeholder Advisory Committee

- Promote the program: Facebook, Twitter, mass emails, newsletters, events.
- Solicit nominations from network.
- Submit your own nominations, if applicable.
- Program feedback and input
- Program meetings: June, November

Community Involvement Plan

- **Information distribution**

Program website

Press releases

Social media

Council Member briefings

Brownfields Stakeholder Advisory Committee

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Community Engagement Plan

- **Activities and Events**

Meetings with city council members - May, June, July

Atlanta Planning Advisory Board - June 20

SART - Proctor Creek - July 11

Proctor Creek Stewardship Council - July 30

NPU Meetings - July and August

Community Meeting - Fall TBD

???

Additional Resources

- Program website: <http://www.atlantaga.gov/Brownfields>
- On Twitter: #AtlBrownfields
- Nomination form: tinyurl.com/AtlantaBrownfields

Input

- Questions?
- Keys to success . . . (do / don't do).
 - Information distribution.
 - Community engagement activities.
 - Messaging.
- Next steps?

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