

ATLANTA LETTUCE PROJECT BROWNFIELDS REVOLVING LOAN FUND (BRLF) APPLICATION

COMMUNITY INVOLVEMENT PLAN

City of Atlanta Brownfield 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 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 Brownfield 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 Brownfield Program through collaborative efforts; and
- Educating and engaging with the community about the Brownfield 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 Planning 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.

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. An important aspect of community involvement is allowing the public to comment on the administrative record for the site. The administrative record includes:

- 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.

- A meeting may be held during the public comment period to discuss the proposed cleanup and solicit comments from interested parties.

Atlanta Lettuce Works Revolving Loan Fund Application

The Atlanta Lettuce Project has submitted a loan application to the Atlanta Brownfields Revolving Loan Fund to fund required remediation on the site prior to redevelopment. Below are details about the organization, the site and their proposed project.

Initiated by The Community Foundation for Greater Atlanta and incorporated 2013, Atlanta Wealth Building Initiative (AWBI) has established the Atlanta Lettuce Project to leverage the purchasing power of education and medical institutions in metro Atlanta and encourage these Anchor Institutions (Anchors) to buy locally. AWBI companies' objectives are to create locally provided goods and services to these Anchors and others by establishing for profit businesses located in low-income neighborhoods. These new businesses are expected to create new, living wage jobs, pay health benefits, and share the profits with employees.

Atlanta Lettuce Project (ALP) will be a large-scale hydroponic grower and packer of lettuce and herbs for institutional food service operations, wholesale produce distributors and food retailers in the area. A large greenhouse will be developed on the property and lettuce will be grown and sold to local businesses. At full capacity, in controlled environment agriculture, the business projects to grow approximately two million pounds of aeroponic lettuce and herbs in greenhouses totaling two acres of growing space. After harvest, lettuce and herbs will be packaged for sale in a packing facility on site and stored in refrigerated coolers until shipped out. This community-based controlled environment manufacturing/agriculture business could provide approximately 25-30 jobs for residents and the surrounding community.

Project Location: The site for the ALP includes three parcels that total 3.16 acres. It is generally situated north of Glenn Street, west of Humphries Street and south of Wells Street; a CSX Transportation Company rail line borders the property to the west-southwest. It is in the Mechanicsville neighborhood on NPU V and in City Council District 4 in the City of Atlanta. ALP has a long-term lease from by Concessions International, Inc. for this site.

Even though the site is undeveloped, there is evidence of former development such as small areas of asphalt pavement on the eastern side of the property and bricks and concrete debris from the former buildings located in the mid-section of the property.

Environmental Site Assessment: A Phase I Environmental Site Assessment (ESA) was performed for the site and it identified one Recognized Environmental Condition (REC) associated with the property. It recommended a Phase II ESA with subsurface investigations. A Phase II Environmental Site Assessment (ESA) that included soil investigation was conducted to determine whether the prior use of the subject property or up gradient, off-site properties have had an impact on the property. The soil samples were analyzed for metals, volatile organic compounds (VOC's) and/or polyaromatic hydrocarbons (PAH's). Releases of PAHs and metals were detected in the soil samples. Additional soil investigations were completed to identify the depth and extent of soil contamination that exists on

the property. The suspected source of the contamination of the soil on the subject property is believed to be from fill that was placed on the property at an unknown time.

Proposed Remediation: A corrective Action Plan for the site has been submitted to the Environmental Protection Division with a proposed remediation. The site is proposed to be remediated using excavation and off-site disposal. Excavation of approximately 4,000 tons of soil that require off-site disposal will be placed directly in roll-off boxes or dump trucks, or placed on pavement with appropriate cover and erosion control. All work will be performed in accordance with applicable regulations, and in accordance with a site specific Health and Safety Plan and OSHA Standards.

The excavation, handling, transportation and disposal of contaminated soils will be performed in a manner to prevent contamination of the surrounding un-impacted areas and in accordance with applicable federal, State and local laws. The excavated contaminated soil will be transported in compliance with all applicable regulations for transporting such waste and disposal at a pre-approved disposal facility permitted to accept the designated waste. Confirmation soil sampling will be conducted, to determine the effectiveness of the removal or treatment activities. The confirmation soil samples will be analyzed for contaminants of concern. Schedule: The proposed remediation will take approximately 4 weeks and will be conducted in the fall of 2016 to the winter 2017.

Community Involvement Activities

The Community Foundation worked extensively with the Mechanicsville Neighborhood in the development of the proposal for the Atlanta Lettuce Project.

To provide information about this project and proposed remediation, an Administrative Record has been established for the ALP- BRLF. 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 September 12, 2016 to October 11, 2016. In addition, the activities listed below will be undertaken to ensure that stakeholders are informed of the ALP Brownfields Revolving Loan Application.

Public Notice

Information about the ALP BRLF 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 ALP BRLF will be presented at the Community Development/Human Resources Committee of the Atlanta City Council second quarter Comprehensive Development Plan (CDP) Amendments Public Hearing on Monday, September 12, 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.

Community Meeting: Information about the ALP BRLF will be presented at the Neighborhood Planning Unit V (the NPU for the Mechanicsville neighborhood) on Monday, September 12, 2015 at 6:00 p.m. at the Dunbar Neighborhood Center 477 Windsor St SW. Atlanta, GA 30312. 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>

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
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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.