



City of Atlanta Brownfields Program Environmental Site Assessment Nomination Evaluation

Introduction

The goals of the City of Atlanta'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, natural resources and the environment,
- Supporting the retention and attraction of jobs and services,
- Maximizing the effectiveness of the Brownfield Program through collaborative efforts,
- Educating and engaging with the community about the Brownfields Program, and
- Investing EPA Brownfields grant funds in Targeted Communities.

To achieve these goals, the City of Atlanta applied and was awarded an EPA Brownfield Assessment Grant. With the grant funding, Phase I and Phase II Environmental Site Assessments will be conducted on hazardous and petroleum sites. To be a candidate for assessment, a nomination form for a property has to be submitted by a property owner or an interested party. A review committee will review and evaluate nominations. Nominations will be prioritized based on the criteria listed below to determine which nominated sites will be recommended for assessment funding.

1. Ownership/Site Access
2. Brownfield
3. Location
4. Use
5. Redevelopment Time Frame
6. Proposed Use

- 7. Consistency with Comprehensive Development Plan
- 8. Historic Building Renovation
- 9. Leverage of Brownfield Funds
- 10. Environmental Site Assessments
- 11. Promotion of the Brownfields Program

The maximum number of points is 110. The score from each nomination for assessment will determine if the site is a candidate for the City of Atlanta Brownfields Assessment Program.

<u>Points</u>	<u>Recommendation</u>
76-100	Strong possibility
50-75	Possible
0-49	Not a suitable candidate site

1. Ownership/Site Access

Ownership or path to ownership is an important element when conducting an assessment of a site that will lead to clean up and redevelopment. Site access approval from the property owner is needed to conduct the Environmental Site Assessment.

Select the most applicable choice

_____ The applicant owns the property.
10 points

_____ The applicant has site control of the property through a lease or sales contract.
8 points

_____ The applicant can obtain site control through the owner.
6 points

_____ The path to site control needs to be determined
0 points

Total points for Ownership section: _____ Points

2. Brownfield

A **brownfield site is defined** as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

A parcel that will be assessed by the City of Atlanta Brownfields Program has to be a Brownfield Site.

Select the most applicable choice

_____ The site is a brownfield.

10 points

_____ The site is not a brownfield.

0 points

Total points for Brownfields section: _____ Points

3. Location/Targeted Community

Targeted communities, as identified in the Brownfield Assessment Work Program, are priority locations for Environmental Site Assessments.

____ The site is in a Targeted Community (select a Targeted Community from the list below).

10 Points

Select the Targeted Community (see map for Targeted Community location)

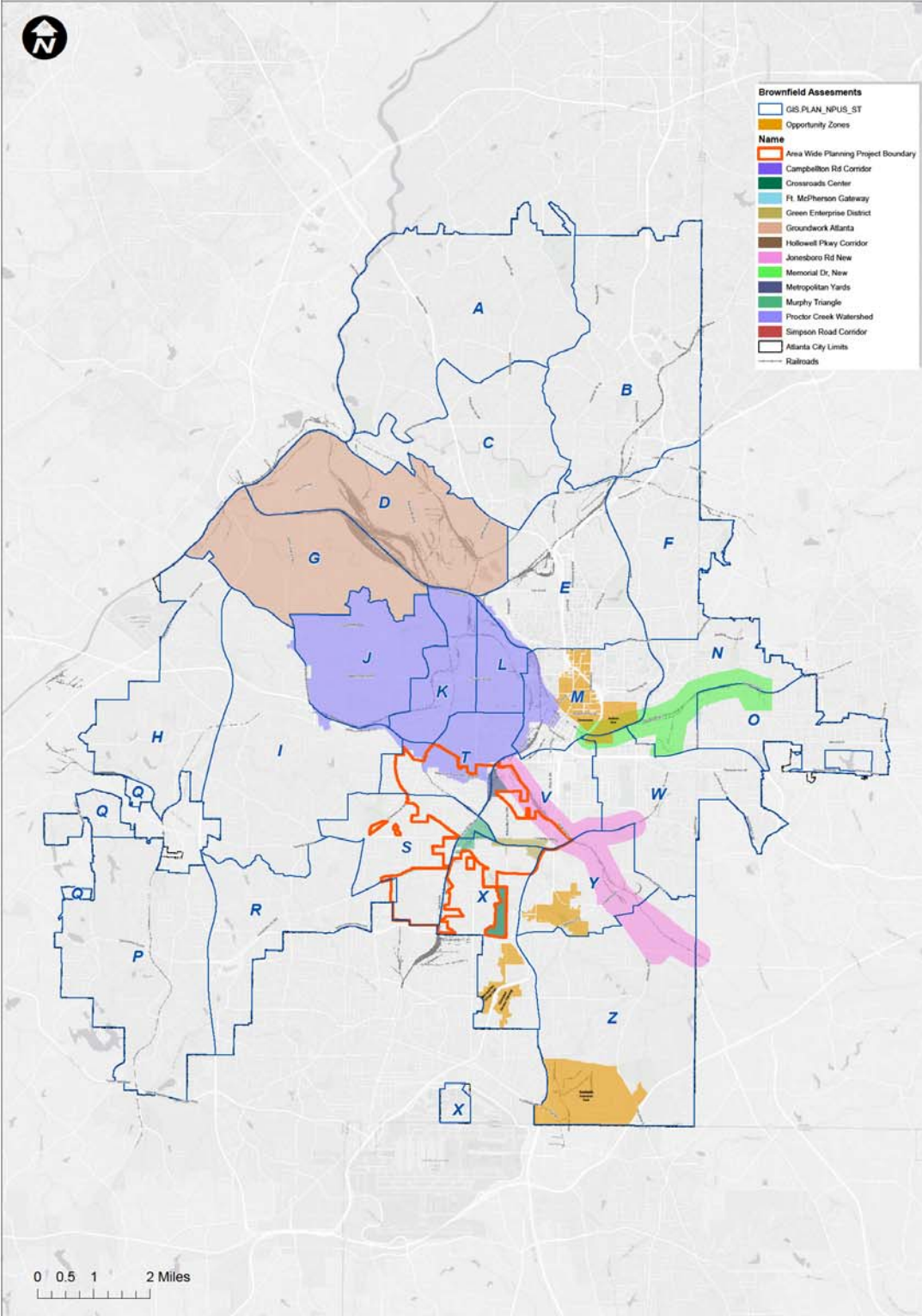
- _____ Atlanta Area Wide
- _____ Ground Work Atlanta
- _____ Proctor Creek
- _____ Opportunity Zone
- _____ Railroad/Corridor

____ The site is not in a Targeted Community.

0 points

Total points for Targeted Community section: _____ Points

Atlanta Brownfield Priority Areas and Assessments



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City of Atlanta
 Department of Planning
 and Community Development

COORDINATE SYSTEM	NAD 1983 STATE PLANE GEORGIA WEST	COMMENTS:
MAP UNITS	U.S. SURVEY FEET	
DATE		
AUTHOR	Les Leffler	
REQUEST #		
MAP SCALE	1:47,147 1 in = 3,529 ft	

4. Previous or Recent Use

The previous use of a parcel can provide an indication of the extent of potential site contamination. Remediation of a brownfield site can eliminate environmental exposure and can protect human health and the environment.

Select the most applicable former or existing use of the site.

_____ Petroleum/Gas Station

10 points

_____ Industrial use

10 points

_____ Commercial use or dry cleaners

8 points

_____ Office use

6 points

_____ Mixed Use (describe the uses)

6 points

_____ Residential use

4 points

_____ Undeveloped

2 points

Total points for Previous Use section: _____ Points

5. Redevelopment Time Frame

Environmental Site Assessment are most useful within 6 months to a year from when they are completed. Preference will be given to properties that have a strong prospect for redevelopment and will be redeveloped in the near term. Please indicate the estimated redevelopment time frame.

Select the most applicable.

_____ Within one year
(10 points)

_____ One to two years
(8 points)

_____ More than two years
(4 points)

_____ Unknown
(0 points)

Total points for Redevelopment Time Frame section: _____ Points

6. Proposed Use

Through various plans, impacted communities have identified the need for employment and services. Affordable housing, particularly in proximity to transit stations and employment centers, has also been identified as a need. Indicate the proposed use of the site.

Select the most applicable.

_____ Industrial/Commercial/Office/Institution
(10 points)

_____ Affordable housing (at least 20% of the units for 10 or more years)
(8 points)

_____ Housing other than Affordable housing
(6 points)

_____ Greenspace, community garden, agricultural use.
(6 points)

Total points for Proposed Reuse section: _____ Points

7. Consistency with the Comprehensive Development Plans and Adopted Plans.

The proposed brownfield redevelopment should be consistent with the Comprehensive Development Plan, an adopted plan, the Atlanta Area Wide Plan, the Groundwork Atlanta Plan or support MARTA’s Transit Oriented Development program. Proposed use is also consistent with zoning district.

Select the most applicable.

_____ The proposed use is consistent with the Comprehensive Development Plan or one of the plans listed above.
(10 points)

If yes, explain,

_____ The proposed use is not consistent the Comprehensive Development Plan or one of the plans listed above.
(0 points)

Total points for Consistency with CDP section: _____ Points

8. Historic Building Renovation- Bonus Points

Retaining and renovating historic buildings (50 years or older) maintains the character and history of the community.

There are buildings on the site that are 50 years or older.

Yes

No (skip and move to Section 9)

Building(s) 50 years or older will be renovated as part of the redevelopment of the site.

Yes
(10 Points)

No
(0 points)

Total points for Historic Building Renovation section: _____ Points

9. Leverage of Brownfield Funds

One of the indicators of success of the Brownfield Program is its ability to leverage additional funds for cleanup, jobs, businesses, greenspace etc.

Discuss how the brownfields funds will be leveraged and indicate the potential leverage in the list below. (Maximum points is 10)

_____ Amount of investment on the site

_____ Potential permanent number of jobs resulting from redevelopment

_____ Potential temporary (construction) number of jobs during redevelopment

_____ Potential number of businesses

_____ Non-residential square foot new or renovated

_____ Number of housing units

_____ Acres of greenspace

_____ Miles of pedestrian, biking or other trails constructed

_____ Other

Total points for Brownfield Leverage section: _____ Points
(up to 10 points at the discretion of the Office of Planning staff)

10. Environmental Site Assessments

Indicate the type of Environmental Site Assessments requested.

_____ Phase I

_____ Phase II

_____ Limited or Supplemental Phase II

Indicate if an Environmental Site Assessment has been completed for this site.

_____ Yes. a Phase I ESA and/or a Phase II ESA was completed
_____ (months/years) ago

_____ No, a Phase I ESA/or Phase II ESA have not been completed for this site

Total points for Environmental Site Assessment section: _____ Points
(up to 10 points at the discretion of the Office of Planning staff)

11. Promotion of the City of Atlanta Brownfields Program

The success of the City of Atlanta's Brownfields Program depends on the work that is funded by the program. To continue building a successful program recipients that benefit from the program are requested to commit to recognize the work funded by the City of Atlanta through one of the options listed below.

Phase I ESA

_____ Information about the ESA and program on social media

_____ Information about the ESA and program on newsletter, website, blog.

_____ Testimonial about the Brownfields Program

_____ Brownfields Program/Logo on site.

_____ Other ways of publicizing program

Phase II ESA

_____ Temporary signage on the site with City of Atlanta Brownfields and EPA logos

_____ Recognition of program in published materials

_____ Program name and EPA funding source in permanent signage on the site

_____ Program logo on recipient's website

_____ Fact sheet with before and after photos

_____ Channel 26 interview

_____ List the City of Atlanta Brownfields Program as sponsor (as applicable)

_____ Recognition/mention in annual report

_____ Other

Total points for promotions section: _____ Points
(up to 10 points at the discretion of the Office of Planning staff)

The City of Atlanta will work with the recipient to provide language to describe the benefits received.

Environmental Site Assessment Nomination Evaluation Score

Points

____ Ownership/Site Access

____ Brownfield

____ Location

____ 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

____ **Total Points**