

# City of Atlanta 2013 EPA Brownfields Assessment Grant

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# City of Atlanta

## 2013 EPA Brownfields Assessment Grant Report

Cooperative Agreement No. 00D12413-00

May 2017

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# 2013 Brownfields Assessment Grant



## Mayor

The Honorable Kasim Reed

## City Council

Ceasar C. Mitchell, Council President

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|---|--|---|
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| Cleta Winslow<br><i>Council District 4</i>    | Natalyn Mosby Archibong<br><i>Council District 5</i> | Alex Wan<br><i>Council District 6</i>             |
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### Department of City Planning

Commissioner Tim Keane

### Office of Zoning and Development

Charletta Wilson Jacks, Director

Jessica Lavandier, Assistant Director, Project Manager



## CITY OF ATLANTA 2013 EPA BROWNFIELDS ASSESSMENT GRANT REPORT

### EXECUTIVE SUMMARY

#### 2013 EPA Brownfields Community Wide Assessment Grant

In 2013, the City of Atlanta (the city) received two Brownfield Community-wide Assessment grants from the U.S. Environmental Protection Agency under a Cooperative Agreement No. 00D12413-00. One was for the assessment of sites contaminated by petroleum (\$200,000) and the other was for the assessment of sites contaminated by hazardous substances (\$200,000) for a total of \$400,000. The grant period was October 1, 2013 to September 30 2016. The City of Atlanta contracted with Cardno, Inc. to conduct Phase I and Phase II Environmental Site Assessments, Analysis of Brownfields Clean Alternatives (ABCA) and create redevelopment concepts.

This grant builds on previous efforts by the City to identify sites for assessments, prioritize areas for redevelopment, and promote redevelopment of brownfields. It continues the work started with three previous EPA-funded brownfields grants and programs: the Brownfields Area Wide Planning Pilot Program, previous Brownfields Assessment Grants (2005 and 2010), and the Brownfields Revolving Loan Fund Program. It also serves to implement adopted City of Atlanta and Invest Atlanta Plans such as corridor plans, redevelopment plans and Tax Allocation Districts.

Through these previous efforts, the City of Atlanta identified 13 Priority Areas throughout the City for Brownfields Assessments. The Priority Areas are: Proctor Creek Watershed, Atlanta Area Wide Plan, Greenspace Program Sites, Opportunity Zones; and Targeted Redevelopment Corridors The grant focused on identifying candidate parcels within the priority areas and on conducting the Phase I and Phase II environmental site assessments (ESA).

#### Community Engagement

Community engagement and education was an integral element of this grant. The Brownfields Assessment team, composed of City staff and the consultant team, made several presentations and had one-on-one meetings with elected officials, non-profits and property owners to inform them about the grant, the nomination and site selection process. Information about the Brownfields Assessment Program was posted on the City's Brownfield webpage at <http://www.atlantaga.gov/brownfields>

**Brownfields Stakeholder Advisory Committee:** A 50 member Brownfields Stakeholder Advisory Committee (BSAC) was convened to introduce them to the Assessment Grant program, priority areas, the nomination process, to ask them to get the word out about the program, to solicit nominations for assessments and to get their input on the program. The BSAC meet three times during the grant period

#### Environmental Site Assessments

To be considered for an Environmental Site Assessment, owners, prospective purchasers or an interested party submitted a nomination to the City of Atlanta Office of Planning (now the Office of Zoning and Development). To ensure maximum participation in the nomination process, nomination forms were accepted on a rolling basis throughout the grant period. Nominations for ESAs were evaluated by the Brownfields Assessment team based on the criteria below:

- Does the site meet the definition of a brownfield?
- Is it located in a priority area for assessments?
- Will it be redeveloped in the near-term?
- Will it serve as a catalyst for other redevelopment efforts? and
- Parcel ownership (private, public or non-profit).

If selected, the owner had to submit a signed site access agreement form granting permission for Cardno to access the site to perform assessments.



## 2013 Brownfields Assessment Grant

With the 2013 Assessment grant, a total of 21 Environmental Site Assessments were conducted at 13 sites. Ten Phase I ESAs (\$3,000 each), six Phase II ESAs (average cost \$44,875 range \$23K to \$58K), two supplemental Phase II ESA and three Analysis of Brownfields Clean Up Alternatives (ABCA) (average costs \$7,500) reports were conducted. Even though more Phase I ESAs were conducted than Phase II, most of the funding was expended on Phase II ESAs. The allocation of funds for Assessments was: Phase I- 9%, Phase II- 80%, Supplemental- 4%, and ABCA – 7%. All ESAs were located in a Priority Area; 7, or 54%, were in the Atlanta Area Wide, 31%, or 4, in Proctor Creek, and 1, or 7%, in Groundworks Atlanta and in an Opportunity Zone.

**Phase I ESAs:** A Phase I Environmental Site Assessment is performed in compliance with ASTM Standard 1527-13 and All Appropriate Inquiry (AAI), as part of the environmental due diligence for parties who wish to assess the environmental condition and potential risk of commercial real estate during a transaction. The Phase I ESA takes into account commonly known and reasonably ascertainable information.

Ten (10) Phase I ESAs were completed with the 2013 EPA Brownfields Assessment Grant. The candidate sites were selected using the previously mentioned nomination and evaluation process. The list of Phase I ESA sites is shown in the table below.

| 2013 Assessment Grant - Phase I ESAs |                                     |                   |
|--------------------------------------|-------------------------------------|-------------------|
| Location                             | Name                                | Priority Area     |
| 1195 Sylvan Road                     | Wofford Oil Company/Morgan's Garage | Atlanta Area Wide |
| 1085 and 1071 Donald Lee Hollowell   |                                     | Proctor Creek     |
| 1116 Murphy Avenue                   | Lifecycle Building Center           | Atlanta Area Wide |
| 780 and 787 Windsor Street           | 787 Windsor                         | Atlanta Area Wide |
| 386 Elm Street                       | HELP Org Garden                     | Proctor Creek     |
| 1400 Lee Street SW                   | Oakland City MARTA Station          | Proctor Creek     |
| 2011 Bolton Road                     |                                     | Groundwork        |
| 1490 Joseph E Boone                  |                                     | Proctor Creek     |
| 1345 Mason Turner                    |                                     | Proctor Creek     |
| 982 Murphy Avenue                    | Bearings Bike Shop                  | Atlanta Area Wide |

**Phase II ESAs:** If the Phase I ESA reveals a potential or actual risk associated with past or current environmental contamination, a Phase II ESA may be necessary to further define any environmental risk. A Phase II ESA is intended to evaluate known releases or likely release areas identified in a Phase I ESA, and/or to assess the presence or likely presence of contamination. Phase II ESAs consist of collecting soil samples to test for contamination from petroleum or hazardous substances. This sampling is conducted by drill rig, hydraulic push, hand auger or backhoe, depending on site specific conditions. Phase II ESAs often include sampling of groundwater and surface water. Six (6) Phase II ESAs including two (2) expanded Phase II's were completed with this grant. The sites are listed in the table below and a brief summary of each Phase II ESA is included below.

| 2013 Assessment Grant - Phase II ESAs                      |                           |                   |
|--|---------------------------|-------------------|
| Parcel Address   | Name                      | Priority Area     |
| 1085 and 1071 Donald Lee Hollowell                         |                           | Proctor Creek     |
| 1116 Murphy Avenue   | Lifecycle Building Center | Atlanta Area Wide |
| 1385 Ralph David Abernathy                                 | BeltLine Park             | Atlanta Area Wide |
| 22, 28 and 30 Jesse Hill Drive NE, 219 and 229 Auburn Ave, | Butler Street YMCA        | Opportunity Zone  |
| 1055 Arden Avenue  |                           | Atlanta Area Wide |
| 982 Murphy Avenue  | Bearings Bike Shop        | Atlanta Area Wide |



## CITY OF ATLANTA 2013 BROWNFIELDS ASSESSMENT GRANT REPORT

### 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.

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 a natural barrier within a neighborhood;
- Community health – the site(s) may contribute to an actual or perceived health risk for nearby residents; and
- Environmentally - by contributing to the detriment of adjoining sites through migration of contaminants.

Encouraging the reuse of brownfield properties through planning, economic incentives and partnerships is critical to promoting redevelopment and sustainable growth. The City's involvement in brownfields 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 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).



1945 Sylvan Road- Atlanta Area Wide



# 2013 Brownfields Assessment Grant

## 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 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 the community about the Brownfield Program.

## EPA Brownfields Program

The U.S. Environmental Protection Agency's (EPA) Brownfields Program is designed to empower states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. EPA provides technical and financial assistance for brownfields activities through an approach based on four main goals: protecting human health and the environment, sustaining reuse, promoting partnerships, and strengthening the marketplace.

EPA Brownfields grants serve as the foundation of their Brownfields Program and support revitalization efforts by funding environmental assessment, cleanup, and job training activities. Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. The performance period for these grants is three years. More information about the EPA Brownfields Program is at [www.epa.gov/brownfields](http://www.epa.gov/brownfields).

## 2013 EPA Brownfields Community Wide Assessment Grant

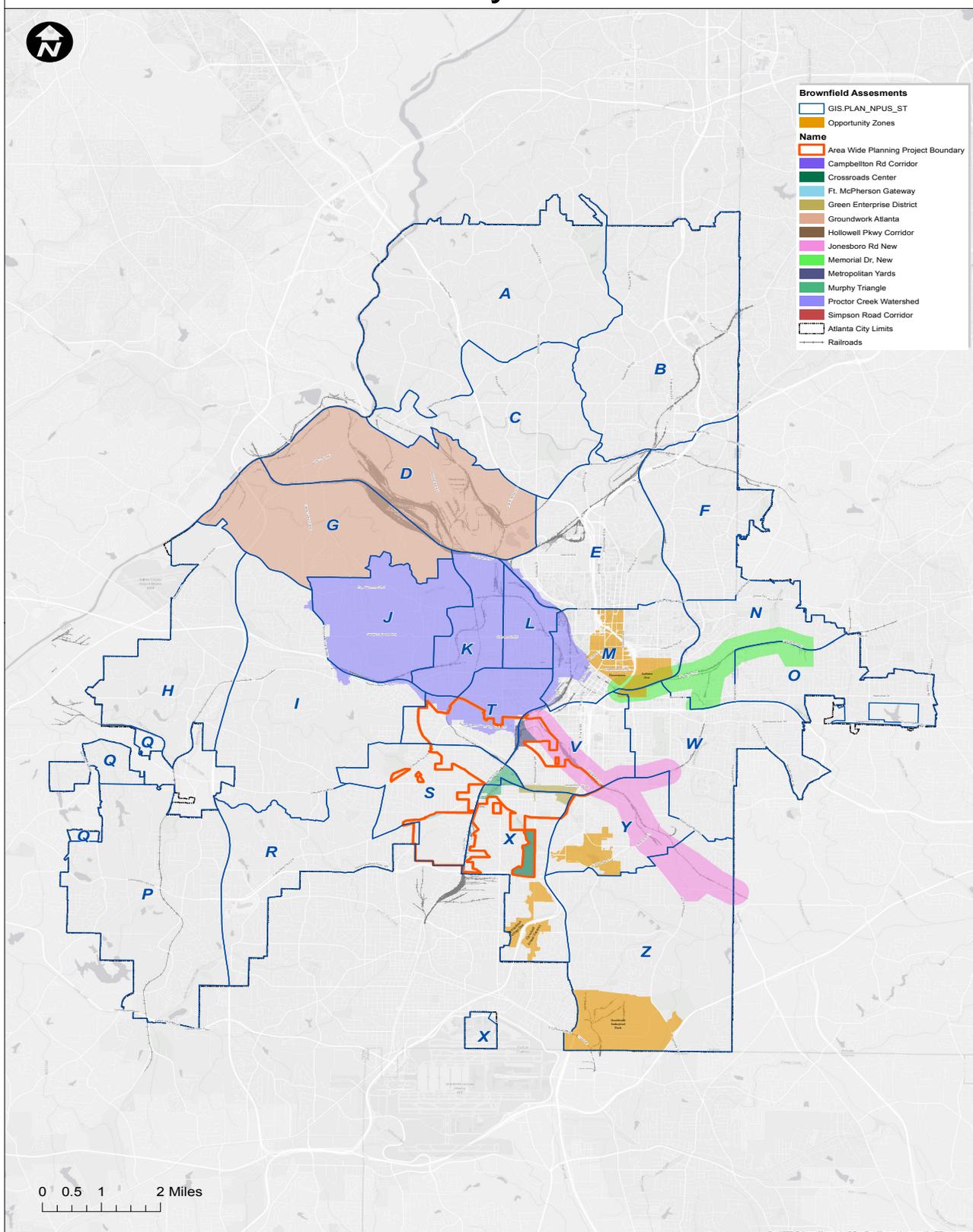
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This grant builds on previous efforts by the City to identify sites for assessments, prioritize areas for redevelopment, and promote redevelopment of brownfields. It continues the work started with three previous EPA-funded brownfields grants and programs: the Brownfields Area Wide Planning Pilot Program, previous Brownfields Assessment Grants (2005 and 2010), and the Brownfields Revolving Loan Fund Program. It also serves to implement adopted City of Atlanta and Invest Atlanta Plans such as corridor plans, redevelopment plans and Tax Allocation Districts.

Through these previous efforts, the City of Atlanta identified 13 priority areas throughout the City for Brownfields Assessments. The grant focused on identifying candidate parcels within the priority areas and on conducting Phase I and Phase II environmental site assessments (ESA). These priority areas are shown in the map and listed below.



# Atlanta Brownfield Priority Areas and Assessments



THIS MAP IS PROVIDED AS A PUBLIC SERVICE  
 The City of Atlanta has made known that this Data contains known errors and inconsistencies. The City of Atlanta in no way ensures, represents or warrants the accuracy and/or reliability of the Data and/or map products being developed. The user of the Data and/or map products assumes all risks and liabilities which may arise from the information produced by Maps or Data furnished to User by the City of Atlanta.



**City of Atlanta**  
 Department of Planning  
 and Community Development

|                   |                                   |  |
|-------------------|-----------------------------------|--|
| COORDINATE SYSTEM | NAD 1983 STATE PLANE GEORGIA WEST |  |
| MAP UNITS         | U.S. SURVEY FEET                  |  |
| DATE              |                                   |  |
| AUTHOR            | Leo Ladefian                      |  |
| REQUEST #         |                                   |  |
| MAP SCALE         | 1:47,147<br>1 in = 3,929 ft       |  |
| COMMENTS:         |                                   |  |



## 2013 Brownfields Assessment Grant

- The Proctor Creek Watershed;
- Atlanta Area Wide Plan:
  - Murphy Triangle,
  - Green Enterprise District,
  - Metropolitan Yards,
  - Crossroads Center, and
  - Fort McPherson Gateway;
- Greenspace Program Sites;
- Opportunity Zones; and
- Targeted Redevelopment Corridors
  - Donald Lee Hollowell,
  - Joseph E. Boone Boulevard,
  - Jonesboro Road,
  - Campbellton Road, and
  - Memorial Drive.

### Community Engagement

Community engagement and education was an integral element of this grant. The Brownfields Assessment team, composed of City staff and the consultant team, had one-on-one meetings with elected officials, non-profits and property owners to inform them about the grant, the nomination and site selection process. Information about the Brownfields Assessment Program was posted on the City's Brownfield webpage at <http://www.atlantaga.gov/brownfields> and in program fact sheets. Presentations about the Brownfields Assessment Program were made at the meetings listed on the following page.



Brownfields Advisory Steering Committee - June 2015 meeting

## 2013 Brownfields Assessment Grant

- Atlanta Planning Advisory Board- June 20, 2015 meeting,
- Neighborhood Planning Units (25 NPU) – July and August 2015,
- Proctor Creek Stewardship Council and the Proctor Creek Steering Committee – July 30, 2015,
- Atlanta Regional Commission Land Use Coordinating Committee - October 2015, and
- Georgia Brownfields Association - February 2016.

**Brownfields Stakeholder Advisory Committee:** The Brownfields Assessment team convened a Brownfields Stakeholder Advisory Committee (BSAC) composed of 50 members representing neighborhoods, non-profits, business groups, environmental groups, universities, federal, state, county, transit and city agencies to introduce them to the Assessment Grant program, priority areas, the nomination process, to ask them to get the word out about the program, to solicit nominations for assessments and to get their input on the program.

The first meeting was held in June 2015 with twenty-four participants attending the BSAC meeting. During the meeting, the Brownfields Assessment team made a presentation about the Brownfields Assessment grant, the priority areas, the tasks to be completed under the grant, the site nomination process and the Environment Site Assessment process. The second BSAC meeting was held in November 2015 with 20 members in attendance. At this meeting, EPA staff provided a presentation on All Appropriate Inquiry, which is a process of evaluating a property's environmental conditions and assessing likelihood of contamination. The Brownfields Assessment team provided an update on the Brownfields Assessment Grant and afterwards, the BSAC participated in a brainstorming session on the goals and purpose of the program and the priority areas/target communities. Comments were made on the nomination form and evaluation criteria. From the feedback received, the nomination and evaluation process was revised. A third BSAC meeting was held on December 1, 2016 with 20 members in attendance. City staff provided a summary of the 2013 Assessment Grant.

### Environmental Site Assessment Nomination process

To be considered for an Environmental Site Assessment, a property owner, prospective purchasers or an interested party submitted a nomination to the City of Atlanta Office of Planning (now the Office of Zoning and Development). To ensure maximum participation in the nomination process, nomination forms were accepted on a rolling basis throughout the grant period.



Brownfields Advisory Steering Committee - November 2015 meeting



# 2013 Brownfields Assessment Grant

Nominations for ESAs were evaluated by the Brownfields Assessment team based on the criteria below:

- Does the site meet the definition of a brownfield?
- Is it located in a priority area for assessments?
- Will it be redeveloped in the near-term?
- Will it serve as a catalyst for other redevelopment efforts? and
- Parcel ownership (private, public or non-profit).

If selected, the owner had to submit a signed site access agreement form granting permission for Cardno to access the site to perform assessments.

A points based *Environmental Site Assessment Nomination Evaluation* was developed during the grant period. Nominations are scored from 1 to 100 based on site access, site meets definition of a Brownfield, whether the site is located in the Priority/Target Area, previous use, redevelopment time frame, proposed use, consistency with the Comprehensive Development Plan, reuse of existing buildings, ability to leverage, and promotion of the Brownfields Program. The score for each nomination determines if the site is a candidate for ESA according to the following scale: Strong possibility (76-100 points), Possible (50-75 points) and Not a suitable candidate site (0-49 points).

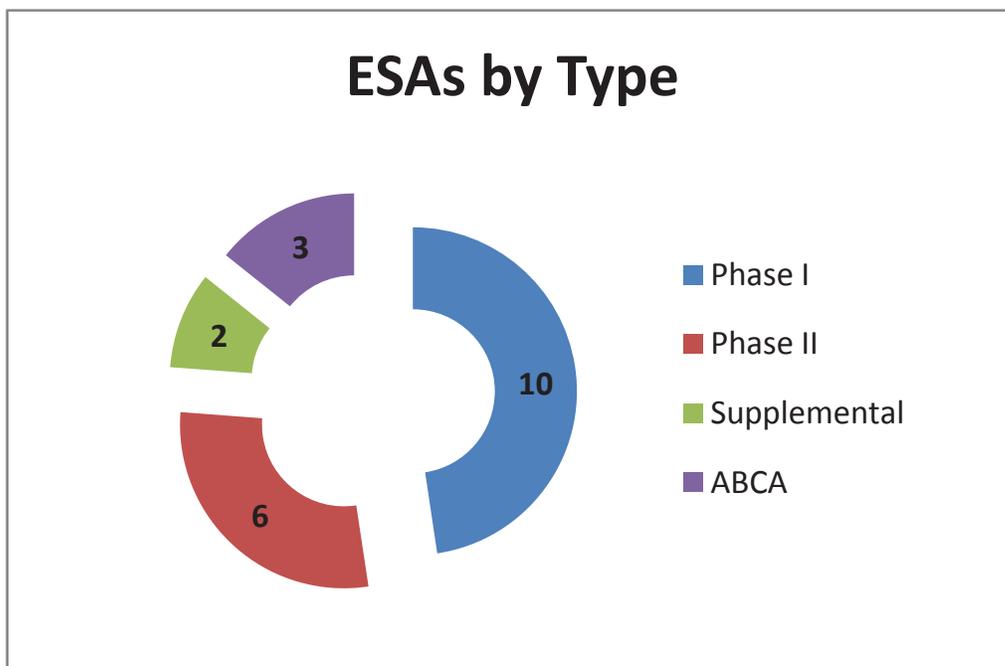
## Environmental Site Assessments

With the 2013 Assessment grant, a total of 21 Environmental Site Assessments were conducted at 13 sites. Ten Phase I ESAs (\$3,000 each), six Phase II ESAs (average cost \$44,875 range \$23K to \$58K), two supplemental Phase II ESA and three Analysis of Brownfields Clean Up Alternatives (ABCA) (average costs \$7,500) reports were conducted.

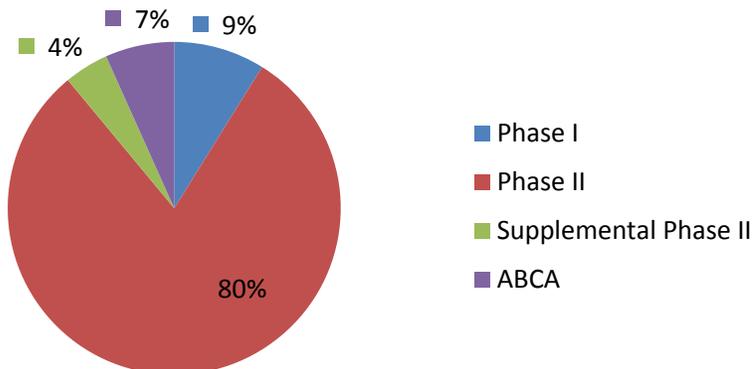
Even though more Phase I ESAs were conducted than Phase II, most of the funding was expended on Phase II ESAs. As shown in the graph, the allocation of funds for Assessments was: Phase I- 9%, Phase II- 80%, Supplemental- 4%, and ABCA – 7%.

All ESAs were located in a Priority Area. As shown in the graph, 7 ,or 54%, were in the Atlanta Area Wide, 31% ,or 4, in Proctor Creek, and 1, or 7%, in Groundworks Atlanta and in an Opportunity Zone.

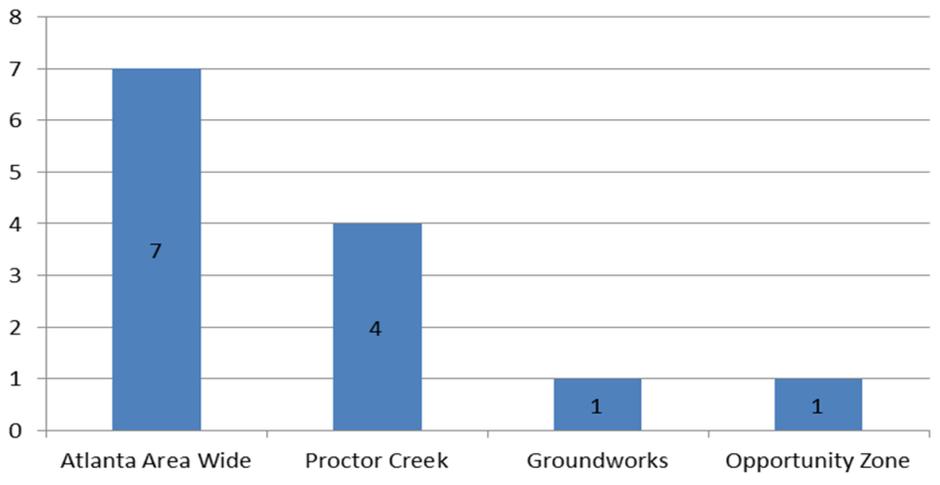
The proposed uses for the parcels where ESAs were completed are commercial use (7), community gardens (2), a park, (1) a school (1), housing (1), or mixed use development (1).



### Funds Spent by Type of Assessment



### Assessment Locations by Target Area



Elm Street Garden- Proctor Creek



# 2013 Brownfields Assessment Grant

## Phase I ESAs

A Phase I Environmental Site Assessment is performed in compliance with ASTM Standard 1527-13 and All Appropriate Inquiry (AAI), as part of the environmental due diligence for parties who wish to assess the environmental condition and potential risk of commercial real estate during a transaction. The Phase I ESA takes into account commonly known and reasonably ascertainable information. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions (RECs) in connection with a property. A Phase I ESA report summarizes any identified RECs associated with past or potential releases of petroleum or petroleum products, hazardous waste or materials and other contaminants of concern. The report may assist the end user (such as a prospective purchaser or a developer) in determining the level of environmental risks associated with the property in making a business decision about the property.

Ten (10) Phase I ESAs were completed with the 2013 EPA Brownfields Assessment Grant. The candidate sites were selected using the previously mentioned nomination and evaluation process. The list of Phase I ESA sites is shown in the table below.

| 2013 Assessment Grant - Phase I ESAs |                                     |                   |
|--------------------------------------|-------------------------------------|-------------------|
| Location                             | Name                                | Priority Area     |
| 1195 Sylvan Road                     | Wofford Oil Company/Morgan's Garage | Atlanta Area Wide |
| 1085 and 1071 Donald Lee Hollowell   |                                     | Proctor Creek     |
| 1116 Murphy Avenue                   | Lifecycle Building Center           | Atlanta Area Wide |
| 780 and 787 Windsor Street           | 787 Windsor                         | Atlanta Area Wide |
| 386 Elm Street                       | HELP Org Garden                     | Proctor Creek     |
| 1400 Lee Street SW                   | Oakland City MARTA Station          | Proctor Creek     |
| 2011 Bolton Road                     |                                     | Groundwork        |
| 1490 Joseph E Boone                  |                                     | Proctor Creek     |
| 1345 Mason Turner                    |                                     | Proctor Creek     |
| 982 Murphy Avenue                    | Bearings Bike Shop                  | Atlanta Area Wide |



Windsor Street- building in Atlanta Area Wide



## Summary of Phase II Environmental Site Assessments

If the Phase I ESA reveals a potential or actual risk associated with past or current environmental contamination, a Phase II ESA may be necessary to further define any environmental risk. A Phase II ESA is intended to evaluate known releases or likely release areas identified in a Phase I ESA, and/or to assess the presence or likely presence of contamination. Phase II ESAs consist of collecting soil samples to test for contamination from petroleum or hazardous substances. This sampling is conducted by drill rig, hydraulic push, hand auger or backhoe, depending on site specific conditions. Phase II ESAs often include sampling of groundwater and surface water. The samples are analyzed and the results are compared to federal and state standards to determine if remediation would be needed.

Six (6) Phase II ESAs including two (2) expanded Phase II's were completed with this grant. The sites are listed in the table below and a brief summary of each Phase II ESA is included below.

| 2013 Assessment Grant - Phase II ESAs                      |                           |                   |
|--|---------------------------|-------------------|
| Parcel Address   | Name                      | Priority Area     |
| 1085 and 1071 Donald Lee Hollowell                         |                           | Proctor Creek     |
| 1116 Murphy Avenue   | Lifecycle Building Center | Atlanta Area Wide |
| 1385 Ralph David Abernathy                                 | BeltLine Park             | Atlanta Area Wide |
| 22, 28 and 30 Jesse Hill Drive NE, 219 and 229 Auburn Ave, | Butler Street YMCA        | Opportunity Zone  |
| 1055 Arden Avenue  |                           | Atlanta Area Wide |
| 982 Murphy Avenue  | Bearings Bike Shop        | Atlanta Area Wide |

### *Site- 1055 Arden Avenue, Warehouse Property - Phase II*

The Site, located at 1055 Arden Avenue SW in the Atlanta Area Wide, is a ±1.72-acre developed parcel. Approximately two-thirds of the property contains vacant warehouse structures with asphalt paving throughout the remainder of the site. The prospective purchaser was interested in rehabilitating the buildings and site for industrial use.

The Limited Phase II investigation included the installation of ten (10) temporary soil borings/monitoring wells using direct-push technology (DPT). Soil and groundwater samples were collected from each boring for laboratory analyses of volatile organic compounds (VOCs) by EPA Method 8260B, semi-volatile organic compounds (SVOCs) by EPA Method 8270B, and Resource Conservation & Recovery Act (RCRA) 8 metals by EPA Method 6010C/7471B. Upon completion of soil sampling in each boring, temporary monitoring wells were installed. Groundwater samples were collected from each temporary monitoring well and submitted for laboratory analyses of VOCs, SVOCs, and RCRA metals. An asbestos and lead-based survey was also performed.



## 2013 Brownfields Assessment Grant

The following conclusions are based on the Limited Phase II Assessment at the site:

- Soil samples indicated the presence of RCRA metals (Arsenic, Barium, Cadmium, Chromium, Lead and Mercury). However, these metal concentrations in soil were reported below the HSRA Notification Concentrations (NC). Acetone and 2Butanone were also reported from soil samples collected at the site; however, the concentrations were below the HSRA NCs.
- Barium was detected in groundwater samples collected at the site. The concentrations of Barium in groundwater were reported below the HSRA NCs.
- Analysis of bulk samples collected from the Buildings 1, 2, and 3, of the 1055 Arden Avenue site indicated asbestos is present in quantities of 1% or greater.

Based on the soil and groundwater results collected of the Limited Phase II assessment, no additional evaluation was determined to be necessary at the time.

### ***Site - 1071 and 1085 Donald Lee Hollowell Parkway - Phase II***

Two parcels, located at 1071 and 1085 Donald Lee Hollowell Parkway NW, total 0.97 acres and are in the Proctor Creek priority area. Currently undeveloped grassed land, the purchaser was interested in developing the site for commercial use. The Phase I ESA identified recognized environmental conditions (RECs), that included an onsite historic electric motor repair shop and auto repair shop that appeared to exist circa 1950. In addition, adjacent to the site is a automotive salvage yard, an auto repair facility and historically a motor freight facility that contained at least five (5) underground storage tanks (USTs) between 1950 and 1978. Based on the findings of the Phase I, additional assessment was warranted to determine if the RECs identified above have impacted the site.

A Phase II ESA with soil and groundwater sampling was conducted. Direct push drilling equipment was used to advance vertical soil borings at six locations with two soil samples collected from each boring. Soils were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) metals and polychlorinatedbiphenyls (PCBs). The Phase II analysis resulted in the following conclusions: laboratory analysis detected barium, chromium and lead in soil sample borings. Barium and chromium were detected in one location; and barium alone was detected in another location. The concentration amounts of barium, chromium and lead detected in each soil sample were not at or above the Georgia Hazardous Response Act (HSRA) Appendix I Notification Concentration (NC) requirement for soils. Based on the findings of this investigation, no additional assessment was warranted at the time.



### ***Site - 1116 Murphy Avenue - Lifecycle Building Center: Phase I, Phase II, Supplemental Phase II and ABCA***

The site, located at 1116 Murphy Avenue and in the Atlanta Area Wide, is a 3.6 acre parcel with former manufacturing building, currently used as warehouse, and an attached multi-use storage building and a gravel parking lot. The building and site historically was used as conveyor belt and associated machinery manufacturer (Link-Belt and FMC Sprocket) with an on-site lead and/or iron foundry (Bailey Burruss). The facility continued to be used as a manufacturing facility through the 1970s and 1980s. The property alternated between vacant periods and being occupied with various commercial businesses, including D&D Diesel Service through the early 2000s. Since 2011, Lifecycle Building Center (LBC), a non-profit, operates a retail building material reuse center at the site. The ESAs were completed in support of their due diligence prior to purchasing the site in the Fall of 2016.

A Phase I ESA, revealed recognized environmental conditions (RECs) at the property as follows: on-site historic lead and/or iron foundry, on-site historic paint booth, on-site historic use and storage of large quantities solvents and petroleum products, former diesel repair activities on-site and hydraulic lifts/subsurface equipment; historic observed sludge/residue in floor pits in the warehouse area during a previous environmental evaluation and identified lead impact to on-site soil above regulatory standards from either on-site activities or east-northeast adjacent off-site facilities. Based on the findings in the Phase I ESA, additional assessments were determined to be warranted to determine if the RECs identified above have impacted the site.

As part of the Phase II ESA, ten (10) soil borings with soil sampling and laboratory analyses throughout the property were installed as well as nine (9), 2-inch diameter, permanent, polyvinyl chloride (PVC) groundwater monitoring wells. Investigation identified the presence of lead and arsenic impact to soil, and arsenic and cadmium impact to groundwater confined along the western property boundary. Five sump areas were identified during previous assessments as historically containing freestanding liquids, but are currently filled with debris. A Supplemental Phase II was conducted to collect and analyze soil samples from the five sump areas.

### ***Lifecycle Building Center- Analysis of Brownfields Cleanup Alternatives (ABCA)***

The Analysis of Brownfield Cleanup Alternatives (ABCA) summarizes historical site assessment activities and evaluates several alternatives for site remediation. A discussion of the effectiveness, implementability, and cost of the cleanup methods is considered. Three (3) remedial alternatives, to mitigate the risks associated with contaminated soils identified at the site, were considered: No Additional Action, Capping and Soil Excavation, Disposal and Backfill.

The selected remedial alternative for removal of the metal impacted soils is soil excavation and disposal. This remediation approach is designed to support closure of the site to the desired cleanup levels established by the Georgia Brownfield Program.



## 2013 Brownfields Assessment Grant

### *Site- 1385 Ralph David Abernathy, Phase II ESA and Tank Removal*

This site, a former gas station with a vacant building, is approximately 0.13 acres of land and is located in the Atlanta Area Wide. Atlanta Beltline Inc. purchased the parcel to convert it to a small park in order to provide access to the adjacent Westside Trail. A Phase II completed additional assessment activities for the identified RECs at the property. The Phase II activities included those listed below.

- Identification of the presence of one or more existing underground storage tanks (suspected of containing petroleum/fuels) during a Ground Penetrating Radar (GPR) Survey conducted in September 2015.
- Installation of four (4) soil borings with soil sampling and laboratory analyses across the property.
- Field screening of soils in accordance with USEPA Region IV sampling protocols and guidelines to assess whether or not volatile organic compounds (VOCs) are present. Soil screening was conducted using an organic vapor analyzer (OVA) which utilizes a photoionization detector (PID).
- Construction of four (4) 1-inch diameter, temporary, polyvinyl chloride (PVC) groundwater monitoring wells, within the soil borings. The wells were installed to collect groundwater samples, and to measure groundwater levels to aid in creating a generalized groundwater flow map.
- Three USTs were eventually removed from the site to facilitate site assessment activities. A Georgia UST Closure Report detailing the onsite activities was submitted and a No Further Action letter from Georgia EPD was received on April 22, 2016.
- The building was subsequently demolished in preparation of redevelopment of the site by Atlanta Beltline Inc.



## 1385 Ralph David Abernathy, Redevelopment Concept Planning

The City of Atlanta and Cardno worked with Atlanta BeltLine Inc. (ABI) to prepare a conceptual site designs and renderings for 1385 Ralph David Abernathy, a former gas station, that will be redeveloped into a small park adjacent to the Westside trail of the Beltline. One of concepts is shown here.



## 2013 Brownfields Assessment Grant

### *Site: Butler Street YMCA 22, 28, 30 Jesse Hill Jr. Drive Limited Phase II ESA*

The Butler Street YMCA site consists of two historic buildings, the Butler Street YMCA and the Walden Building, and a surface parking lot in Atlanta's Auburn Avenue, an Opportunity Zone. During the 20th century, the Butler Street YMCA became a center of social life for African Americans. In the 1940s, the YMCA hosted The Hungry Club Forum, a forum between black and white leaders. The buildings have been vacant for several years. A housing developer proposed to renovate the existing buildings for residential use and construct a new residential building on the parking lot. A previous Phase I ESA reviewed the historical uses of the subject and adjoining properties and identified Recognized Environmental Condition, including the presence of Asbestos Containing Material (ACM) and Lead-based Paint (LBP). In addition, there was a potential that petroleum-based fuel could have been used as a fuel source for the boiler located in the sub-basement of the YMCA building at some point in the history of the building. Former off-site operations in the vicinity of the site include automobile repair, filling stations, battery manufacturing, dry cleaning, printing, coal storage, and rubber vulcanization. The former operations on properties up-gradient from the site may have released contaminants into the soil or groundwater that could potentially have migrated to the site.

A Limited Phase II ESA was performed to determine if the RECs identified above have impacted the site. Specifically, vertical soil borings in seventeen (17) strategically selected locations were advanced. Soil and groundwater samples were collected from each boring for laboratory analyses of volatile organic compounds (VOCs) by EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, and Resource Conservation & Recovery Act (RCRA) 8 metals by EPA Method 6010C/7471 and Poly Chlorinated Biphenyls (PCBs) by EPA Method 8082.

Laboratory analysis detected lead above the Notification Concentration (NC) in seven (7) shallow (0-2 feet below ground surface) soil samples collected in the Walden West area. SVOCs above the NCs were detected in three (3) shallow soil samples collected in the Walden North area and one (1) shallow sample collected in the Walden West area. One deep (6-8 feet bgs) soil sample collected in the Walden North area contained VOCs (benzene, toluene, and xylenes) above the NCs. Two (2) groundwater samples collected from the Walden North area contained concentrations above the TCs of VOCs (methylene chloride, naphthalene, benzene, toluene, and xylenes) and one sample contained lead. Eight of the eleven groundwater samples collected from the Walden West area contained elevated concentrations of lead.



The Butler Street YMCA, the Walden Building and parking lot.

### ***Butler Street YMCA- ABCA***

An Analysis of Brownfield Cleanup Alternatives (ABCA) summarizes historical site assessment activities and evaluates several alternatives for site remediation. A discussion of the effectiveness, implementability, and cost of the cleanup methods is considered. Three (3) remedial alternatives, to mitigate the risks associated with contaminated soils identified at the Site, were considered: No Additional Action, Capping and Soil Excavation, Disposal and Backfill.

The selected remedial alternative for removal of the metal/VOC/SVOC impacted soils is soil excavation and disposal. This remediation approach is designed to support closure of the Site to the desired cleanup levels established by the Georgia Brownfield Program.

### ***Site- Bearings Bike Shop 982 Murphy Avenue, Phase I and Limited Phase II ESA***

Bearings Bike shop, a youth development organization where kids can earn and maintain a bicycle while developing skills and character, submitted a request for a Phase I ESA to be completed as part of the due diligence process for acquiring 982 Murphy Avenue. The site contains three (3) buildings and is located in the Atlanta Area Wide Planning Area. The subject property, consisting of approximately 0.86 acres of land, was in use as an automotive service and repair shop and a bike repair shop operated by Bearings Bike Shop.

A Phase I ESA, conducted in August 2016, revealed the following recognized environmental conditions (REC) at the subject property as defined by ASTM Standard Practice for Environmental Site Assessments E1527-13.

- Fire Insurance Map Abstract report identified a metal fabricator located on the site circa 1978,
- Current use as automobile repair shop since early 1980's with storage of used oil in above-ground tank and storage of solvents and petroleum-related products used in automotive repair and service, and
- Hydraulic lift area located inside of building.

The Phase I ESA recommended further assessment for potential soil and/or groundwater impacts by petroleum and hazardous materials as defined by ASTM E1527-13 at the site. The objective of the subsurface investigation was to determine the presence, if any, of soil contamination by chemicals of concern (COCs) from on and offsite historical uses



## 2013 Brownfields Assessment Grant

of petroleum products. The Limited Phase II ESA scope of work was designed to confirm the presence or absence of environmental impacts by collecting soil samples in the locations where impact is considered most likely to exist based on historical use.

The COCs associated with the storage and distribution of petroleum fuel are constituents of gasoline, diesel and petroleum product additives, automotive parts cleaning solvents and used oil. Petroleum compounds and petroleum compound additives include the volatile organic compounds (VOC), benzene, toluene, ethylbenzene, total xylenes (collectively BTEX), and methyl tertiary butyl ether (MTBE), polynuclear aromatic hydrocarbons (PAHs), and lead. Used oil may contain petroleum, solvents, and heavy metals such as arsenic, cadmium, chromium and lead.

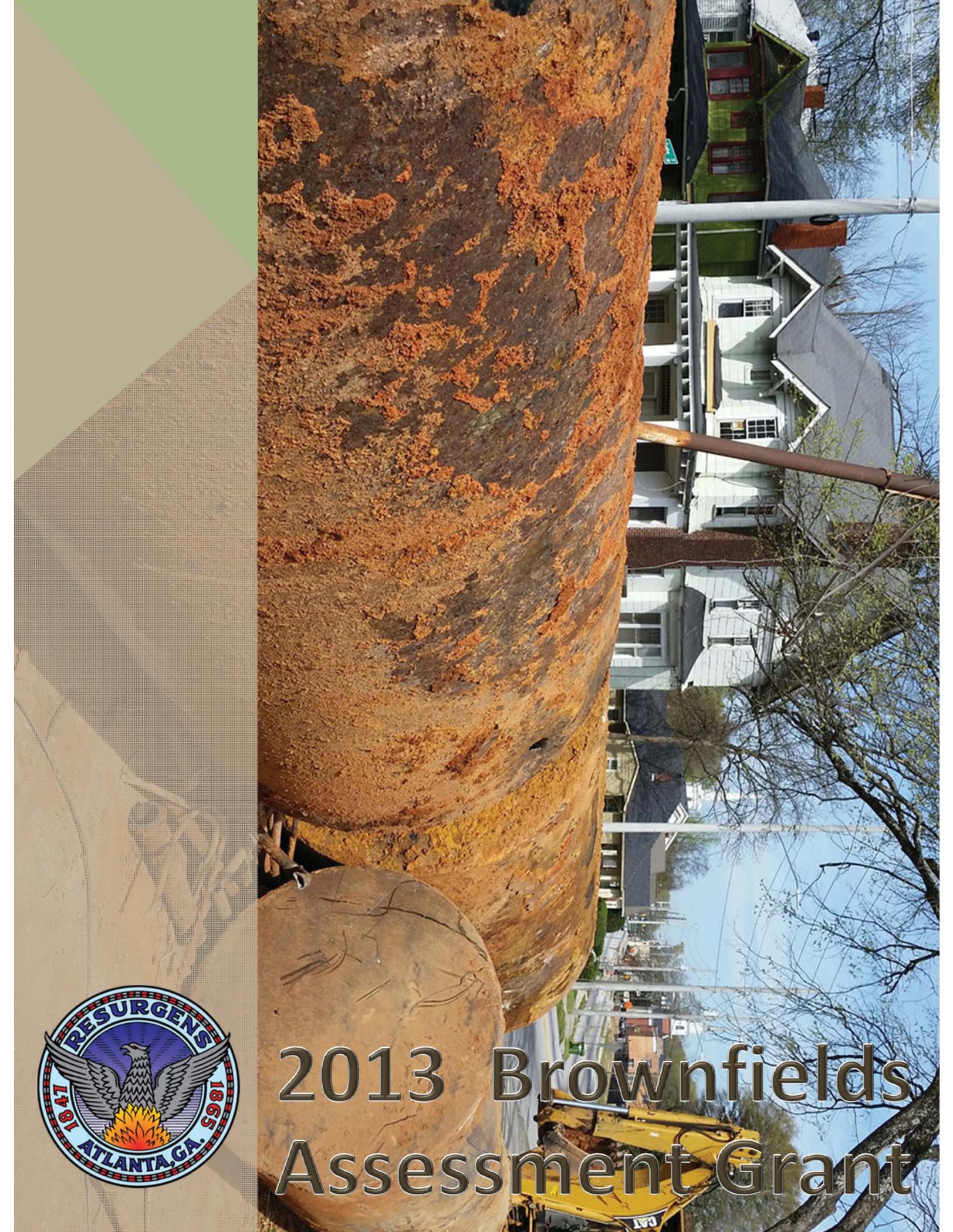
Laboratory analysis detected Dimethyl phthalate in two soil samples. Both concentrations were above NC levels at their respective sample locations at depths of 0 to 0.5 feet. Phthalates are chemical constituents that are typically associated with plastic manufacturing operations and facilities. There is no evidence historically or currently that plastic manufacturing operations occurred, or plastic manufacturing facilities existed at the site. Also in both occurrences, the phthalate detection occurred at a shallow depth of 0.5 feet. Therefore, the phthalate contamination is very likely the result of plastic waste dumped or abandoned at the site. No other COCs detected in each soil sample were at or above the Georgia Hazardous Response Act (HSRA) Appendix I Notification Concentration (NC) requirement or UST Rules for soils.

Based on the findings of this investigation for soil contaminants, no additional assessment is warranted at this time. Since the depth of each boring was only two (2) feet, no groundwater was encountered or sampled as a part of this assignment. Therefore, no recommendations were made relative to groundwater assessment at the site.



982 Murphy Avenue- Bearing Bikes in the Atlanta Area Wide





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