

# CITY OF ATLANTA BROWNFIELDS ASSESSMENT PROGRAM



## Program Goals

The goals of the City of Atlanta's Brownfields Program are to:

- Improve the quality of life,
- Revitalize neighborhoods,
- Increase the City's tax base,
- Encourage the redevelopment of brownfield sites,
- Protect human health, natural resources and the environment,
- Support the retention and attraction of jobs and services,
- Maximize the effectiveness of the Brownfield Program through collaborative efforts that educate and engage the community about Brownfield redevelopment, and
- Invest EPA Brownfields grant funds in Target Areas.

The City of Atlanta Brownfield Assessment Program seeks to promote the redevelopment of brownfields sites in Target Areas by providing no-cost Phase I and Phase II Environmental Site Assessments (ESAs) for select brownfield properties.

The Target Areas are Groundwork Atlanta (NPUs D and G), the Proctor Creek Watershed, the Atlanta Area-Wide Plan (AWP)/Murphy Triangle area and the Memorial Drive and DeKalb Avenue rail corridor. These areas have been identified through previous brownfield grant funded programs, community input, economic development plans, and strategic planning efforts.

## 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. Examples include former industrial sites, gas stations and dry cleaning establishments. Historic Fourth Ward Park, Atlantic Station and the BeltLine are examples of successful brownfield cleanup and redevelopment projects in the City.



## Do I need a Phase I ESA?

Most commercial real estate transactions will require the completion of a Phase I ESA. This program provides a Phase I and in some cases a Phase II ESAs at no cost to the property owner or potential purchaser.

## Who can nominate a site?

Anyone can nominate a property for assessment under this voluntary program. However, before the city and its consultant can move forward with a Phase I or Phase II ESA, the current property owner must submit a signed site access agreement.

ESAs are subject to open records and are not confidential. Nominations are on the City of Atlanta's Brownfield website.

## What is a Phase I ESA?

Environmental Site Assessments are typically conducted as part of a property transfer or the closing of a real-estate transactions to determine if Recognized Environmental Conditions (REC) exist on a property.

ESAs take into account commonly known and reasonably ascertainable information through a site inspection, historical records search, interviews of owners, previous owners, adjacent property owners and government officials. ESAs are intended primarily as an approach for conducting an inquiry designed to identify recognized environmental condi-

tions in connection with a property.

Environmental Site Assessments cover the requirements for All Appropriate Inquiries rule (AAI) to obtain certain protections from liability under the federal Superfund Law (CERCLA).

## What is a Phase II ESA?

A Phase II ESA is completed if the Phase I ESA reveals Recognized Environmental Conditions (REC). During a Phase II ESA, actual physical environmental samples are collected and analyzed to characterize the type, distribution and extent of hazardous substances in the environment.

## What makes a site a good candidate for an ESA?

- A site that meets the definition of a Brownfield that is located in one of the target areas,
- A site that that will be redeveloped in the near term (1–2 years) and
- Redevelopment of a site that will bring jobs to the community.

Funding is available for sites contaminated with hazardous materials and petroleum products. This program is funded with a 2017 EPA Brownfield Assessment Grant and it will be available until the Summer of 2020, or until funds are expended.

For more information, visit [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields)

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 EPA.



Department of

**CITY PLANNING**