



# CITY OF ATLANTA

ANDRE DICKENS  
MAYOR

55 TRINITY AVENUE, SW.  
SUITE 2400  
ATLANTA, GEORGIA 30303  
TEL (404) 330-6100

## City of Atlanta FY24 Brownfield Community-Wide Assessment Grant Narrative Information sheet

The required information in the Narrative Information Sheet is provided below.

1. Applicant Identification  
The City of Atlanta  
Department of City Planning  
55 Trinity Avenue SW, Suite 3350  
Atlanta GA 30303
2. Funding Requested
  - a. Assessment Grant Type: Community-Wide
  - b. Federal Funds Requested: \$500,000
3. Location: a) City of Atlanta, b) Fulton County, and c) State of Georgia.
4. Target Area and Priority Site Information

The table below details the proposed target areas, the eleven-digit census tracts within the target areas, and the priority sites in each target area.

<u>Target Area: Groundwork Atlanta</u>
Census Tracts: 13121008601, 13121008602, 13121008701, 13121008702, 13121008801, 13121008802, 13121008903, 13121008905, 13121008909
Priority Sites: parcel id 14F0019 LL0013/0 Bankhead Hwy NW (and adjoining parcels) and 2490 Marietta Road NW, Atlanta, GA 303018
<u>Target Area: Proctor Creek</u>
Census Tracts: 13121000700, 13121002300, 13121002400, 13121002500, 13121002600, 13121003500, 13121003600, 13121003700, 13121003800, 13121003900, 13121004000, 13121004300, 13121008301, 13121008302, 13121008400, 13121008500, 13121008601, 13121008602, 13121011801, 13121011802
Priority Sites: 2588 Etheridge Dr. NW, Atlanta, GA 303018 and 103 Centennial Olympic Park Dr NW, Atlanta, GA 30303

<u>Target Area: Atlanta Area Wide</u>
Census Tracts: 13121004100, 13121004200, 13121005700, 13121005800, 13121006000, 13121006100, 13121006200, 13121006300, 13121006500, 13121006601, 13121006602
Priority Site: 638 Dill Avenue, Atlanta GA, 30310
<u>Target Area: Jonesboro Road</u>
Census Tracts: 13121005504, 13121006400, 13121006702, 13121007002, 13121007200, 13121007302
Priority Site: 150 Milton Avenue SE, Atlanta, GA 30315

5. Contacts

a. Project Director

Jessica Lavandier, Assistant Director, Office of Zoning and Development  
 Department of City Planning  
 55 Trinity Avenue SW, Suite 3305  
 Atlanta GA 30303  
 404-450-6442  
[jlavandier@atlantaga.gov](mailto:jlavandier@atlantaga.gov)

b. Chief Executive/Highest Ranking Official

Mayor Andre Dickens  
 Mayor's Office  
 55 Trinity Avenue SW  
 Atlanta GA 30303  
 404-330-6004  
[adickens@atlantaga.gov](mailto:adickens@atlantaga.gov)

6. Population

The City of Atlanta's population is 498,715, according to the 2020 US Census.

7. Other Factors

The table below includes several factors that apply to the City of Atlanta's FY24 Community-Wide Assessment grant application. Priority parcels have frontage on the Chattahoochee River and are in the Chattahoochee River federally designated flood plain. Floodplain preservation increases the capacity for water storage during rain events. Increased rainfall and more intense rain events are two anticipated impacts of climate change in the City of Atlanta, with one experienced recently. Finally, at least 30% of the budget is allocated to reuse planning activities.

<b>Other Factors</b>	<b>Page #</b>
The proposed site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1 & 2
The priority site(s) is in a federally designated flood plain.	2

The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section IB, for priority site(s) within the target area(s).	9

8. Letter from the State Environmental Authority: A letter from the Georgia Environmental Division Brownfield Program is attached.

9. Releasing Copies of Applications

The City of Atlanta understands that the information included will be treated in accordance with 40 CFR §2.203. This application does not contain confidential, privileged, or sensitive information.



ENVIRONMENTAL PROTECTION DIVISION

**Jeffrey W. Cown, Director**

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**Land Protection Branch**

2 Martin Luther King, Jr. Drive  
Suite 1054, East Tower  
Atlanta, Georgia 30334  
404-656-4713

October 30, 2023

**Via Electronic Mail [jlavandier@AtlantaGa.Gov](mailto:jlavandier@AtlantaGa.Gov)**

Ms. Jessica Lavandier  
Assistant Director  
Department of City Planning  
Office of Zoning and Development  
City Hall South Building  
55 Trinity Avenue Suite 3350  
Atlanta, Georgia 30303

RE: City of Atlanta Community-Wide Assessment Grant Application

Dear Ms. Lavandier:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the City of Atlanta will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the City is applying for \$500,000 for the assessment of hazardous substances and petroleum in four target areas: Groundwork/Chattahoochee River, Proctor Creek, the Atlanta Area Wide, and Jonesboro Road. It is EPD’s understanding that the priority brownfield properties include parcels fronting on the Chattahoochee River that would be part of a network of trails and parks that would connect to the future Chattahoochee Brick Site and are part of the Riverlands Plan and brownfield sites identified in the Atlanta Housing Bowen Choice Neighborhood Transformation Plan in the Proctor Creek Target Area.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the City of Atlanta for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

If you have any questions, please contact me at 470-604-9456.

Sincerely,

Shannon Ridley  
Brownfields Coordinator

File: EPA FFY 2024 Grant Applicants, City of Atlanta-Assessment



## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

i. Overview of Brownfield Challenges and Description of Target Area Grant eligible activities will be conducted within the corporate boundaries of the City of Atlanta (COA). Founded in 1836 at the junction of rail lines in the Georgia Piedmont, COA became known for its central role in transportation. Sawmills, textile mills, brickyards, foundries, machine shops and manufacturing facilities were built along the rail lines and later along the Chattahoochee River fueling growth in the Target Areas (TA) and the entire City. The cornerstones of the economy through World War II were auto plants, steel and textile mills, and manufacturers of agricultural and textile implements. Factory waste was used as fill to level hilly parcels for construction. Starting in the 1950s, the use of the interstate system and the Atlanta Airport for freight transport reduced the need for industry to be adjacent to rail lines. Industrial buildings became outdated due to the lack of investment and changes in manufacturing processes. Companies abandoned buildings and jobs moved. The decline and disinvestment continued through the 1970s to today with the migration of industrial jobs from urban to rural areas. According to the US Census QWI, the number of jobs requiring industrial zoning (manufacturing, construction, wholesale & warehousing) has decreased by 48% from 84,414 in 2000 to 43,426 in 2020 and from 20% to 10% of all jobs. Shuttered businesses and decaying industrial buildings affected adjacent neighborhoods. Without livable wages provided by blue collar jobs, the social and economic fabric that sustained families and neighborhoods frayed. With this grant, the COA will focus on reclaiming brownfields to promote prosperity and bring needed resources to marginalized residents along historic rail & industrial corridors and the Chattahoochee River, as identified through multiple planning initiatives, and work with partners.

The TAs are adjacent to each other: from the Chattahoochee River, in NW Atlanta, to SE Atlanta (the Census Tracts in each TA are listed in the Narrative Information Sheet). They contain 55% (1,785) of the parcels and 60% (5,100) of the acres with industrial zoning and 20% of COA's population. The TAs are along Atlanta's extensive rail system and are the boundary of the predominantly white and more resourced/wealthier neighborhoods to the north and the predominantly African American and disadvantaged neighborhoods with higher poverty rates, lower educational attainment, less access to healthcare, etc. to the south. It reflects a legacy of housing and school segregation and lack of investment and services. The TAs are described next.

**1. Groundwork Atlanta/Chattahoochee River (GW):** Groundwork Atlanta, a local "trust" developed in partnership with Groundwork USA, EPA and the National Parks Service, has a vision for a more equitably prosperous and sustainable NW Atlanta. Proximity to the largest railroad hub in the SE US and the Chattahoochee River led to major industrial uses in this area, many of which are now brownfields. This area includes four miles of riverfront, referred to as the *Atlanta Reach* in the Trust for Public Land's (TPL) Riverlands Plan to increase access to the Chattahoochee River.

**2. Proctor Creek Watershed (PC):** From its origin in downtown to the confluence with the Chattahoochee River in NW Atlanta, PC is a US EPA national Urban Waters Partnership plagued with environmental and health issues such as, impaired water quality, brownfield sites, combined sewer/sanitary sewer overflows and flooding. **3. Atlanta Area-Wide Plan (AWP):** The AWP, a 2010 U.S. EPA grantee, is located in a former rail-adjacent industrial area with over 250 parcels and 865 acres of industrial sites. The AWP created a planning framework to advance economic development and job creation through the assessment, cleanup, and reuse of brownfields. **4. Jonesboro Road (JR):** Located in SE Atlanta, JR parallels a rail line with a concentration of scrap metal yards, recycling processors, truck terminals and auto impound lots within a low to moderate income neighborhood. Jonesboro Rd Redevelopment Plan identified 100 parcels as brownfields.



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ii. Description of the Priority Brownfield Sites In the GW TA, a brownfield inventory conducted with a FY17 Assessment Grant, identified 55 potential brownfield sites ranging from abandoned gas stations and laundromats to junk yards varying in size from ½ acre to 20+ acres. Within the GW TA, the focus will be parcels fronting the Chattahoochee River that will become riverfront parks, referred to as the *Atlanta Reach*. Chattahoochee Trails, the priority site, is composed of 11 contiguous parcels (70 acres) in the floodway and federally designated flood plain, with over a mile of riverfront between the Atlanta Industrial Park and the Chattahoochee River and mostly under one ownership. The priority parcel is 0 Bankhead Hwy NW, with frontage on Hwy 278, that can be developed as a trail head. The most likely contaminants are metals and PAHs associated with fill placed in the 1970s. At the north end of the *Atlanta Reach*, 2490 Marietta Road, a 14 acre riverfront parcel used for concrete recycling and formerly used as paper board manufacturing, is another priority site.

Within the Proctor Creek TA, one of the focus areas is the 500 acre Bowen Choice Neighborhood (BCN), the heart of which is a former Atlanta Public Housing site that has been vacant since 2009 when it was torn down due to poor condition, pervasive drug activity and crime. Atlanta Housing's (AH) Transformation Plan (<https://engageatlantahousing.org/reimagine-bowen>) lists critical community investments needed to implement its plan of "People, Neighborhood and Housing" that will result in 2,000 mixed-income homes on its 74 acre site. The plan also includes the purchase and redevelopment of strategic commercial properties that will result in new retail, including fresh food options in an area currently underserved. The priority brownfield site, located at 2588 Etheridge Dr NW, is a 2 acre elementary school site built in 1947 and closed in 1994. AH is proposing to reuse the building and site as an Innovation Center that would provide post-secondary and skills training. The BCN Plan identified other brownfields with cleanup and reuse potential including an adjacent parcel with buried waste, abandoned gas stations, and auto repair sites. The Gulch Area, the other focus area, was downtown Atlanta's major railroad junction and depot with repair shops, boiler house, coal & wood yard, foundry, machine shop, that operated as part of the city's historic Terminal Station from the 1850s to 1950s. Creosote, coal ash and cinder were common by-products that contained high levels of lead and arsenic. In addition, spills or leaks of oil, gasoline and solvents were common. Today it consists of 20+ acres of surface parking lots, rail lines & elevated collector roads. The CIM group is redeveloping the area as Centennial Yards. The priority site is 103 Centennial Olympic Park Dr NW, Atlanta, GA 30303.

In the Atlanta Area wide Plan (AWP), the priority site is 638 Dill Avenue SW (0.31 acres) with a former dry cleaner that has been boarded up, vandalized and a community eyesore for years. The CD12 Neighborhood Blueprint Plan calls for the redevelopment of this historic neighborhood commercial node with neighborhood serving uses. In the Jonesboro Road TA, the priority site is 150 Milton Ave SE, a 2.8 acre parcel used as a tow lot and adjoining the Atlanta BeltLine Trail. The Atlanta BeltLine Subarea 2 Plan recommends 5-9 story mixed use development.

iii. Identifying Additional sites: In the GW TA, priority will be given to other parcels (over 40 acres) fronting the Chattahoochee River that are part of the *Atlanta Reach*. Assessments will be conducted as The Conservation Fund, a COA park acquisition partner, purchases these parcels. In the PC TA, priority will be given to brownfield sites identified as a critical community improvement in the BCN Transformation Plan. In the Gulch Area, priority will be given to parcels where Phase I ESA identified RECs. Additional sites will be identified working with partners and community networks (see 2b). To be considered for an ESA, a site must be a brownfield, a nomination & access agreement signed by the property owner needs to be submitted. Priority will be given to sites: located in the TAs; closed schools, sites that will be redeveloped for affordable



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housing, green space, urban agriculture and retail, as well as those that will provide services and jobs in underserved areas; and that will result in the rehabilitation of historic resources.

### **b. Revitalization of the Target Area**

**i. Reuse Strategy and Alignment with Revitalization Plans** Remediation and redevelopment of brownfields are aligned with plans and investments that will increase access to nature, affordable housing, jobs, services, education and economic opportunities in the TAs. The Chattahoochee RiverLands is a plan for a continuous 100-mile public use corridor of greenways and blueways, that will bring people to the water's edge (<https://chattahoocheeriverlands.com>). The Atlanta Regional Commission (ARC), the COA and TPL partnered in the plan's development and implementation. The Riverlands section within COA, known as the *Atlanta Reach*, is a 4 mile section of riverfront parcels. The Chattahoochee Trails parcels will provide access to the river, restore the riparian corridor, provide visitor facilities and connect to the future Proctor Creek trail.

Within the Proctor Creek, the BCN Transformation Plan, a blueprint for redevelopment of the vacant Bowen Homes site and the transformation of the surrounding neighborhood, proposes strategies for quality health, education, and economic opportunities needed to create a healthy and economically viable community. An objective under the Environmental Reclamation and Stewardship guiding principle is addressing brownfields with a community-driven approach for remediation and improvement of the land. The Centennial Yards project will transform the Gulch area from elevated viaduct streets constructed in the 1950s to 12-15 new walkable city blocks with retail, entertainment, hotels, mixed-income housing, office and open space adjacent to downtown's main transit station. Centennial Yards is consistent with the 2017 [Downtown Atlanta Master Plan](#) goals and recommendations for a more vibrant, livable, and equitable Downtown.

[The Atlanta Area Wide Plan](#) is a planning framework to advance economic development and job creation through the assessment, cleanup, and reuse of brownfields. The Atlanta Beltline, a redevelopment effort to repurpose a 22- mile rail corridor with a combination of transit, trails, open space, housing and economic development, traverses the PC, AAW and JR TAs. The [Atlanta BeltLine Subarea 2 Plan](#) provides recommendations for land use, mobility, affordable housing, and open space. It recommends affordable housing & mixed use development adjacent to future transit.

**ii. Outcomes and Benefits of Reuse Strategy:** Outcomes and anticipated benefits of the proposed work are numerous and diverse among the TAs. Phase I & II ESAs will provide information allowing for redevelopment of brownfields which will lead to new jobs, businesses, and housing as well as new parks. In the Groundwork TA, public health benefits will result from access to greenspace along the Chattahoochee River, enabling safe, outdoor physical activity and reducing the incidence of chronic diseases such as cardiovascular disease, diabetes and obesity in communities that suffer from disproportionately high rates. The riverfront park will increase the City's resilience by providing planned additional space for stormwater management capacity due to flooding. In PC, implementation of the BCN Transformation Plan will result in new mixed income housing, neighborhood-serving retail and an innovation center offering job training. The Gulch Redevelopment will result in the construction of new mixed income housing (200 affordable units), retail and office adjacent to COA's main transit hub. In AAW TA, brownfield redevelopment will result in neighborhood serving retail and in Jonesboro TAs, it will result in mixed use development with affordable housing adjacent to the Atlanta BeltLine trail and future transit.

**C. Strategy of Leveraging Resources** **i. Resources needed for Site Reuse** As Mayor Dicken's often states: "Atlanta is a group project," just like brownfield reuse. Strong partnerships with private, non-profit organizations and neighborhoods lead to successful brownfield redevelopment. The implementation of the *Atlanta Reach* will require COA funding as well as grants and private





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resources. This grant will build upon ARC’s award of \$380K to the COA for a trail scoping study. TPL estimates the initial trails and park will cost \$9M and has committed to seek philanthropic funding for half of that through its Chattahoochee Riverlands capital campaign with the balance coming from COA park impact fees and bonds. HUD awarded Atlanta Housing a \$40M Choice Neighborhood Implementation grant for the implementation of the BCN Transformation Plan. The Mayor’s Office Neighborhood Working Team is prioritizing two Tax Allocation District (TAD) funds to support blight removal, retail and affordable housing development. The CIM group has secured Enterprise Zone Bonds, TAD bonds and pay-as-you go financing for the Gulch redevelopment. COA RLF funding, in the form of loans and grants, is available for remediation.

ii. Use of Existing Infrastructure The TAs are served by existing infrastructure (water, sewer, transportation, electricity). Recent infrastructure bonds, tax allocation funds, Special Purpose Local Option Sales taxes for education, water and sewer infrastructure, surface transportation and transit ensure investments in the maintenance, replacement and new infrastructure in the TAs. In addition, community facilities, fire and police stations, recreation centers, parks and trails serve these communities. Adopted plans and planned infrastructure improvements support continued investment in existing communities, and neighborhoods.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need** i. The Community’s Need for Funding EPA Brownfields funding is critical for the TAs. The median household income ranges from \$37K to \$81K with much of the population earning lower than the COA’s median household income of \$69K. Moreover, 40-53% of the population is considered low income. TAs have a weak market and limited private investments. In addition, the 2024 COA budget reflects Mayor Dickens’ *One Safe City* initiative with 51% of the budget allocated to Public Safety. COA seeks to attract and hire officers to combat increased Part I Offenses- murder, rape, aggravated assault and larceny increases -which are all high in TA’s Police Zones. Youth programs and affordable housing are also budget priorities. COA’s Planning Department budget only increased by 2.7% with no funding allocated to address brownfields. These financial constraints require the COA to seek additional support for assessments from EPA. A no-cost ESA can make the difference in brownfield redevelopment in the TAs.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Population Overall, the TAs are home to a higher percentage of sensitive populations than the US, Georgia and Atlanta. Specifically, 67-90% of residents are people of color, 18%-30% live in poverty, 40%-59% are low income, 18%-40% of children and 10%-16% people over 65 live in poverty. They also have a higher unemployment rate (4.1-11%), lower median household income (\$37,107-\$48,635) (except for GW) and less than High School education (14-17%) than the State and the US. These sensitive populations have limited ability to move and are exposed to the adverse effects of brownfields and other environmental factors such as lack of access to health care, quality housing, fresh food (according to EJ Screen, all TAs are food deserts), and limited transportation all of which affects their quality of life. Fulton County’s Access to Health Food Analysis identified Census Blocks in the TA as having Low Food Access with a severity index from 1-3 out of a scale of 1-4.

Demographic Characteristics							
	Target Areas				COA	Georgia	USA
	Ground Work	Proctor Creek	Area-Wide	Jonesboro Rd			
Population 2021	27,419	56,376	15,038	2,794	492,204	10,625,615	329,725,481
% Under 18	24.48%	20.02%	23.27%	33.39%	17.42%	23.83%	22.51%
% Over 65	7.80%	12.83%	16.44%	12.49%	11.59%	13.92%	16.04%





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% People color	66.98%	89.86%	88.17%	90.37%	59.80%	48.10%	38.80%
% Unemplmt	4.1%	8.6%	5.7%	11.0%	6.10%	3.50%	3.50%
% Poverty	17.93%	30.32%	22.68%	23.68%	18.52%	13.90%	12.60%
% Poverty < 18	18.23%	31.21%	38.72%	39.80%	27.10%	19.60%	17.00%
% Poverty + 65	10.75%	14.87%	15.51%	16.39%	16.90%	10.10%	9.60%
Median Income	\$81,656	\$48,635	\$40,181	\$37,107	\$69,164	\$65,030	\$69,021
% Low Income	40%	59%	45%	53%		34%	31%
< HS education	10%	17%	14%	15%		12%	12%

Data from 2021 ACS, ESRI Data Enrichment Tool & Ejscreen

A park with trails, neighborhood retail, a post- secondary training facility and affordable housing, all proposed on priority brownfield sites, will greatly improve residents’ quality of life by removing blight, and providing quality housing, needed services and educational and job opportunities.

2).Greater than Normal Incidence of Disease and Adverse Health Conditions The population in the TAs is disproportionately impacted by negative environmental factors. With multiple compounding types of pollution, sensitive populations cannot escape the effects of environmental contamination. For instance, many more suffer a greater than normal incidence of asthma (63-94%) compared to the State and US, a condition that is likely aggravated by the pollutants listed in #3 below and the lack of health insurance among residents. The environment in the TAs is detrimental to the life expectancy of residents. Their life expectancy ranges from a low of 47 years in PC to 72 years in GW, well below the GA avg. of 75 years and the US avg. of 77 years. In addition, the March of Dimes 2022 Preterm birth rates and grades gave the COA an F for its 11.8% preterm birth rate (nationwide goal is 8.1%). For African Americans the rate is higher due to environmental factors and lack of insurance. Preterm babies have higher risk of health challenges. The Maternal Vulnerability Index (<https://mvi.surgoventures.org/>) rates Fulton County Very High (93 out of 100) for environmental factors such as pollution, housing, and access to transportation that influence maternal health outcomes. Health outcomes of TA residents can be improved with access to spaces for physical activity and cleaner air that would be available at the proposed park, healthier foods that would be available at the neighborhood retail stores and better paying jobs.

Health Indicators												
Variables	Groundwork			Proctor Creek			Area Wide			Jonesboro Rd		
	value	Ga	US	value	Ga	US	value	Ga	US	value	Ga	US
Low Life expctncy*	56	75	77	47	75	77	72	75	77	66	75	77
Heart Disease	4.4	20	17	6.4	57	56	7.2	69	71	5.8	46	44
Asthma	10.5	<b>66</b>	<b>66</b>	12.4	<b>94</b>	<b>93</b>	12.1	<b>91</b>	<b>91</b>	12.5	<b>94</b>	<b>94</b>
Cancer	3.8	10	9	4.3	16	14	5.1	37	27	4.2	16	14
%No health Ins	12	45	74	16	66	85	15	64	84	21	85	93
%Ppl w Disability	8.6	25	22	16.2	71	71	18.4	81	88	17.7	77	77

Data from EJ Screen.\*Life expectancy in years, GA and US numbers are percentiles

3. Environmental Justice (a) Identification of Environmental Justice Issues

According to data from EJ Screen Environmental Indicators Data, the residents in the TAs are adversely affected by various types of pollution, particularly related to poor air quality due to the presence of particulate matter, ozone, diesel particles and air toxins as well as proximity to hazardous waste and Risk Management Plan (RPM) facilities. Diesel Particulate Matter presence



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in the TAs is over 90% greater than the state and the US while the presence of Particulate Matter and Ozone is over 90% of the US. Some of the TAs are also 90% or higher in the other variables.

EJ Screen	Groundwork			Proctor Creek			Area Wide			Jonesboro Rd		
	value	GA %	US %	value	GA %	US %	value	GA %	US %	value	GA %	US %
Particulate Matter	10.3	85	<b>95</b>	10.3	80	<b>94</b>	10.2	74	<b>93</b>	10	66	<b>91</b>
Ozone	68.6	85	<b>90</b>	68.9	88	<b>91</b>	69.3	<b>91</b>	<b>92</b>	70.1	64	<b>94</b>
Diesel Particulate Matter	0.75	<b>99</b>	<b>97</b>	0.55	<b>93</b>	<b>93</b>	0.52	<b>91</b>	<b>92</b>	0.499	88	<b>91</b>
Air Toxics-Cancer Risk	40	50	<b>94</b>	40	2	52	40	50	<b>94</b>	40	50	<b>94</b>
Air Toxics Respiratory	0.53	59	<b>92</b>	0.5	6	70	0.5	59	<b>92</b>	0.55	59	<b>92</b>
RMP Proximity Facility	1.8	<b>96</b>	<b>95</b>	1.2	<b>92</b>	<b>91</b>	1.9	<b>96</b>	<b>96</b>	0.64	82	81
Hazardous Waste Prxmt	2.4	<b>97</b>	77	1.4	<b>91</b>	67	0.74	<b>95</b>	<b>90</b>	1.7	<b>93</b>	70

The Climate and Economic Justice Screening Tool (CEJST) report states that the priority sites in Groundwork (GW) CT 13121008602- 81<sup>st</sup> in Low Income, Proctor Creek(PC) CT 13121008601, 97<sup>th</sup> in Low Income and CT13121003500 81<sup>st</sup> in Low Income, Atlanta Area Wide (AAW) CT 3121006500 80<sup>th</sup> in Low Income and Jonesboro Rd (JR) CT 13121005502 93<sup>rd</sup> in Low Income are census tracts disadvantaged in the following categories:

- In Energy, PC is in the 98<sup>th</sup> percentile in energy cost.
- In the Legacy Pollution, GW and AAW are in 94<sup>th</sup> proximity of RMP facilities within 5 km.
- In the Health Burdens category, GW is 91<sup>st</sup>, AAW is 93<sup>rd</sup>, JR is 94<sup>th</sup> and PC is 98<sup>th</sup> for Diabetes for people ages 18 and older. JR and PC are 96<sup>th</sup> for Asthma and 95<sup>th</sup> for Heart Disease, and JR is 94<sup>th</sup> and PC is 99<sup>th</sup> in Low Life Expectancy.
- In the Housing Category, JR is 91<sup>st</sup>, GW is 97<sup>th</sup> and PC is 96<sup>th</sup> for Housing Cost. JR has experienced historic underinvestment. AAW is 90<sup>th</sup> for share of homes likely to have lead paint.
- In the Transportation Category, JR is 90<sup>th</sup>, GW is 92<sup>nd</sup> and PC 96<sup>th</sup> in Diesel particulate matter exposure and PC is 94<sup>th</sup> in Transportation barriers and 99<sup>th</sup> in Traffic proximity and volume.
- In Water and Wastewater, PC is 90<sup>th</sup> in Underground storage tanks and release.
- In the Workforce Development category, PC & JR are 98<sup>th</sup> in Low Median Income, JR is 95<sup>th</sup> & PC is 96<sup>th</sup> in Poverty, PC is 98<sup>th</sup> in unemployment and JR is 16<sup>th</sup> & PC is 23<sup>rd</sup> in HS education.

**(b) Advancing Environmental Justice** The assessment grant will enable the COA to promote reuse of the priority sites to remove blight and address environmental justice issues affecting the TAs. In the PC TA, the post-secondary training will address many of the workforce challenges identified in CJEST. Affordable housing will be built next to transit in Centennial Yards. The construction of a river front park will provide opportunity for physical activity, cleaner air and improve health outcomes. Mayor Andre Dickens is focused on building *A City of Opportunity for All*. This vision includes ensuring that access to safe, quality and affordable housing by building or preserving 20,000 units of affordable housing. Further, Invest Atlanta supports new and small businesses in underserved areas, which include the TAs, to minimize displacement of businesses.

**b. Community Engagement**

i. **Project Involvement and ii Project Roles:** The COA has a long history of working with partners to address brownfield remediation. Key partners and their roles are listed below.

Partner Name	Point of Contact	Description and Project Role
Groundwork Atlanta	Heather Corker heather@groundworkatlanta.org	Groundwork will identify assessment sites, assist with nominations, obtain access agreements, submit assessment applications, coordinate redevelopment with their partners. (404) 475-2678



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Partner Name	Point of Contact	Description and Project Role
The Conservation Fund	Stacy Funderburke sfunderburke@conservationfund.org	The Conservation Fund has partnered with the COA to purchase properties for new parks and greenspaces. They will negotiate and purchase and remediate parcels along the Chatt River. (678) 637-6229
Trust for Public Land	Walt Ray <a href="mailto:Walt.Ray@tpl.org">Walt.Ray@tpl.org</a> (404) 873-7306	TPL's Georgia is leading the effort to create a continuous greenway along 100 miles of the Chattahoochee river. TPL is coordinating the plan's implementation with a coalition of governments & non-profits.
Atlanta Housing (AH)	Priya Wildman, P.E <a href="mailto:priya.wildman@atlantahousing.org">priya.wildman@atlantahousing.org</a>	Atlanta Housing is leading the redevelopment of the Bowen Site. AH will work to identify, remediate and redevelop brownfield sites throughout the 500 acre study area. (404)685-4933
Focused Community Strategies	Jeff Delp <a href="mailto:jeff@fcsministries.org">jeff@fcsministries.org</a>	Focused Community Strategies (FCS), a 501c(3) organization, works with the South Atlanta neighborhood to bring mixed-income housing and economic development along Jonesboro Rd. (404) 627-4304
Invest Atlanta (IA)	Evan Daily <a href="mailto:edaily@investatlanta.com">edaily@investatlanta.com</a>	Invest Atlanta, the COA's Economic Development agency, will identify sites for ESAs. IA will include information about brownfields in its seminars. 404-502-4955
CIM Group	Geoffrey Easterling <a href="mailto:geasterling@centennialyards.com">geasterling@centennialyards.com</a>	The CIM Group is redeveloping the railroad gulch into Centennial Yards <a href="https://centennialyards.com/">https://centennialyards.com/</a> . They will identify sites and facilitate access to parcels in the Gulch Area. 443.562.0214

iii. Incorporating Community Input: Community engagement is the foundation of activities undertaken by the COA and will build on existing efforts. COA works closely with partners on brownfield assessment, remediation and redevelopment. The Brownfield Stakeholder Advisory Committee (BSAC), a 50-member board with representatives from government, brownfield professionals, neighborhood, and non-profits has established the goals of COA's brownfield program, provides recommendations on the TAs, identified priority sites and recommends sites for assessments. The BSAC meetings will be held 1 to 2 times a year to provide information about the program, solicit feedback and assist with disseminating program information. COA will also work with City Council members representing the TAs to disseminate information, solicit feedback and identify potential assessment. At least 8 presentations about the Brownfield program will be made at stakeholder and partner meetings such as neighborhood meetings, non-profit groups, Georgia Brownfield Association, etc. A 1-2 hour brownfield class will be prepared and given as part of the Department of City Planning's (DCP) NPU University, a community education program. Design workshops will incorporate community input in proposed site plans. Information about brownfields and the grant will be incorporated into Invest Atlanta's seminars. Information will continue to be available on the COA's website [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields). A project fact sheet, meeting and event information will be shared via DCP's social media platforms.

**3.TASK DESCRIPTIONS,COST ESTIMATES AND MEASURING PROGRESS -**

**a. Description of Tasks/Activities and Outputs i. Project Implementation**

<p><b>Task 1 Program Management and Reporting:</b> i. Project Implementation. General grant management, writing the work plan, consultant procurement (drafting the scope of work, issuing Request for Proposals, evaluating proposals, selecting a Qualified Environmental Professional (QEP), entering into contract), kick-off and project team meetings, consultant oversight, preparation and submittal of quarterly reports and annual reports for DBE/WBE, Federal Financial Reports (FFRs) and the Final Performance Reporting, ASAP reimbursement requests will be made. Site assessment information will be entered in ACRES. Funds for staff educational/training opportunities are provided in this task.</p>
<p>ii. Anticipated Project Schedule: Pre-award to closeout (Q1-16), QEP procurement (Q1-3), quarterly/annual/final reports (Q1-16), QEP kick-off meeting Q3; meetings- monthly QEP (Q3-16) &amp; quarterly (Q1-16) EPA meetings, Closeout report (Q16).</p>



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iii Task/Activity Lead: Project Manager- Jessica Lavandier- with assistance from QEP.
iv Outputs:16 project meetings, 16 quarterly reports, 1 closeout report, 4 annual reports.
<b>Task 2 Community Involvement/Engagement i.</b> Project Implementation: Draft Community Involvement Plan (CIP). Activities to be conducted include disseminating information/comments to/from community & stakeholders; hosting meetings with applicants and property owners; have at least 8 presentations about the Brownfield program at stakeholder and partner meetings; hold 1 to 2 BSAC meetings/yr. to provide information about the program, solicit feedback and assist with disseminating information. Develop and give NPU University brownfield course twice. Design workshops during the development of conceptual site plans. Present brownfield program information at Invest Atlanta seminars. Information about the program will continue to be available on the program website
ii. Anticipated Project Schedule: CIP Q3, Community engagement Q3-14,
iii Task/Activity Lead: Project Manager Jessica Lavandier
iv Outputs: CIP plan, 6 BSAC meetings, 8 presentations/meetings, NPU U brownfield course
<b>Task 3 Brownfield Site Assessments i.</b> Project Implementation: A generic QAPP will be prepared. Applicants will submit ESA nominations. For Phase II ESAs, an Eligibility Determination will be submitted to the EPA Project Officer for approval. Site access agreement will be signed. Approx 5 Phase I ESAs & 5 Phase II will be completed. Phase II sites will have a site specific QAPPs. ESAs will be conducted in accordance with current ASTM standards & All Appropriate Inquiry. Two asbestos surveys to support existing building renovation activities for closed schools and historic buildings will be competed.
ii. Project Schedule: QAPP Q3, Phase I, SSQAPP Phase II ESA Q4-14, Asbestos survey Q6-Q12.
iii Task/Activity Lead: Qualified Environmental Professional
iv Outputs:1 QAPP, 5 Phase I ESA, 5 SSQAPP, 5 Phase II, 2 asbestos surveys
<b>Task 4 Remediation/Reuse Planning. i.</b> The development of an Analysis of Brownfields Cleanup Alternatives (ABCA), site specific work plan and abatement design will provide a clean-up plan for brownfield parcels. Conceptual site plans will be developed for 3 sites.
ii. Anticipated Project Schedule: ABCA Q5-Q15, cleanup plans and conceptual site plans Q6-15
iii Task/Activity Lead: Qualified Environmental Professional and design/landscape subconsultant
iv Outputs:3 ABCA, cleanup plans, conceptual site plans

**b. Cost Estimates.** The COA is requesting a \$500,000 Community-Wide Brownfield Assessment Grant. The cost estimates are based on actual costs/expenses from activities completed with support from the COA’s FY20 Assessment Grant. The grant program will consist of 4 tasks.

**Task 1 Program Management and Reporting:\$30,000. Travel funds: \$5,000** for 1 COA staff (registration fees, transportation, hotel, per diem); New Grantee Workshop \$450- (hotel \$150 1@\$150, transportation \$200 1@\$200, per diem \$100 2@\$50). Travel/training to 2 National Brownfields Conferences \$4,150 (registration \$700- 2@\$350, airfare \$1,300 2@\$650, ground transportation \$200 4@\$50, per diem \$550 10@\$55/day hotel \$1,400 8@\$175/day). Local brownfield annual membership 2 years \$250 2@\$125 and seminars \$150 2@\$75. **Program Management and Reporting: \$25,000** \$5,500 for project meetings (30.5hrs@\$180) 12 hrs. for EPA quarterly meetings and 18.5hrs Project Management meetings, \$12,000 for quarterly reports (12@\$1,000 each) \$4,500 for ACRES entry (25hrs@\$180) and \$3,000 for Closeout Report. Note: COA staff will complete 4 quarterly reports prior to QEP contract.

**Task 2 Community Involvement/Engagement: \$35,000** \$5,000 (onetime fee) for Community Involvement Plan update; \$7,200 (40 hours of consultant support, avg of \$180 per hour) , drafting meeting materials over four years for min 6 BSAC meetings. \$12,800 (71.1 hours of consultant support avg of \$180 per hour) for meetings with council members, community meetings, NPU U Brownfield course, meeting with potential property owners, and review and update program





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materials. \$10,000 for community engagement for the development of concept plans/reuse plan development/ planning for 3 sites (55.5 hours of consultant support, avg of \$180 per hour).

**Task 3 Brownfield Site Assessments: \$282,000** - Phase I & II Assessments. \$8,000 for 1 Quality Assurance Project Plan (QAPP). \$27,500 for Phase I ESAs 5@ \$5,500, \$25,000 for SSQAPP 5@ \$5,000. \$207,500 for Phase II ESAs 5@ \$41,500 (avg cost) and \$14,000 for ACM surveys 2@ \$7,000.

**Task 4 Remediation/Reuse Planning-\$153,000** 3 cleanup plans will be completed: \$30,000 for Analysis of Brownfield Cleanup Alternatives (ABCA) 3@ \$10,000, \$27,000 for Abatement Design 3@ \$9,000, \$93,000 for site reuse plans/concept site plans 3@ \$31,000 and \$3,000 for state brownfield program enrollment fee.

Budget Categories	Project Tasks				Total
	Task 1: Project Mgmt. & Reporting	Task 2 Community Involvement/	Task 3: Brownfields Site Id & Assmnt	Task 4: Remediation & Reuse Plng	
Travel	\$5,000				\$5,000
Other				\$3,000	\$3,000
Contractual	\$25,000	\$35,000	\$282,000	\$150,000	\$492,000
Direct Costs	\$30,000	\$35,000	\$282,000	\$153,000	\$500,000
Total Budget	\$30,000	\$35,000	\$282,000	\$153,000	\$500,000

**c. Plan to Measure and Evaluate Environmental Progress and Results**

Establishing a plan and schedule with activities and deliverables are the framework for tracking and measuring progress to ensure environmental goals are met. The project manager and the QEP will document, track and evaluate the environmental outputs and outcomes realized during the project through project meetings, quarterly reports, data and milestones entered in ACRES, annual and closeout reports. If the project falls behind schedule, the project manager will work with the QEP and EPA Program Officer to develop a plan to get the project back on schedule. Continuous engagement with key partners and BSAC ensures successful project results and outcomes.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**a. Programmatic Capability** i Organizational Capacity & ii Structure COA has extensive experience managing federal grants including EPA Brownfields grants. Jessica Lavandier, Asst. Director, DCP and the Project Manager (PM), will be responsible for day-to-day activities. She will prepare the work program and CIP, draft the scope of work, draft the RFPs and evaluate proposals, manage the contract, write quarterly reports, manage the grant budget, and coordinate community engagement. She will work with the QEP on community engagement and to complete technical grant requirements. Genet Prince, Dept. of Finance, will be responsible for all financial aspects, including setting up the grant accounts, and processing and paying invoices and monitoring overall budget and expenses. The Dept. of Procurement (DOP) will be responsible for ensuring the QEP procurement process meets federal requirements, issue a Request for Proposals (RFP) for the QEP. Department of Law staff will review contracts, and legal matters.

iii Description of Key Staff: COA has sufficient and qualified staff to ensure the successful management and implementation of the EPA grant in compliance with the terms of the Cooperative Agreement and federal requirements. Jessica Lavandier will manage the grant and be the main point of contact with the EPA Project Officer and the QEP. Her experience includes successfully managing the 2013, 2017 and 2020 Assessment and 2 RLF Grants. She has 20+ years of experience in municipal planning, with BA in Science and an MA in City Planning. Ms. Genet Prince has worked in grant accounting, payments and fiscal reporting for over 13 years. Department of Law staff have numerous years of experience as practicing attorneys.



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iv. Acquiring Additional Resources: A QEP will be procured to implement the technical tasks. DOP will be responsible for ensuring the procurement process meets federal requirements including 2 CFR 200 and USEPA’s rule 2 CFR 1500. The Project Manager will draft the scope of work, and DOP will prepare and issue an RFP. The RFP will be advertised for at least 30 days, environmental firms will be notified, a pre-proposal conference will be held and the submitted proposals will be evaluated to select the most responsive QEP proponent. After the approval by City Council, the contract will be signed. The COA Department of Labor seeks to promote strong labor practices. COA works with contractors to hire additional workers needed for contracts through WorkSource Atlanta, COA’s workforce development program. \$2M in Gulch redevelopment funds has been allocated for a vocational training center. Plus, Centennial Yards is hiring COA residents for 25% of entry-level construction jobs and 10% of all construction jobs.

**b. Past Performance and Accomplishments**

i. Currently has or Previously Received an EPA Brownfields Grant (1) Accomplishments

With its Brownfields Program, the COA seeks to make a visible difference in communities disproportionately impacted by brownfields. EPA has awarded the COA 6 assessment grants, an Area Wide Planning Grant, 2 RLF grants and 6 supplemental awards and a cleanup grant. With the assessment grants, 40 Phase I ESAs, 29 Phase II ESAs, 4 facilities assessment, 5 cleanup plans and 3 surveys have been completed. The 3 most recent grants and their outputs are summarized below. The next table summarizes all grant outcomes. The sites are in EPA’s ACRES database. The workplan, community engagement, quarterly, annual and closeout reports were completed within the grant schedule. All grant terms & conditions were met.

City of Atlanta EPA Brownfield Grants and Outputs				
Type	Amount	Yr.	Remaining	Explanation & Accomplishments
Assessment	\$300,000	2020	\$6,972	4 Phase I, 4 Phase II, 1 ABCA, 1 cleanup plan and 1 ACM facility assessment. Travel, supply and enrollment fee not expended. Lengthy procurement process delayed work
Assessment	\$300,000	2017	\$508	2 Phase I, 3 Phase II, 3 ABCAs and QAPP, 1 abatement design, 1 work plan, survey. Travel funds not expended
RLF	\$3,275,000	2009	\$561,027	\$1M award & \$2.275M 6 supplemental awards. \$3.1M awarded to 7 loans & 4 subgrants. Remaining funding allocated to 3 projects.

COA Brownfield Grant Outcomes	
Assessments – 40 Phase I and 29 Phase II	69
Estimated Direct Redevelopment Dollars Invested After Assessments	\$371,616,637
Estimated Permanent (Temporary) Jobs Directly Created or Retained	780 (1,030)
Estimated sq ft New/Renovated Commercial, Industrial and Residential Buildings	1,048,200 sq ft
Acres of Greenspace Created, Protected, Expanded or Improved after Assessment	371
Miles of Trails Directly Created or Connected to Assessment	11.3

(2) Compliance with Grant Requirements The COA complies with EPA’s grants Terms and Conditions, Cooperative Agreements, work plans and schedules. Quarterly, annual and closeout reports have been submitted on time. Update in ACRES were on-going. Funds were expended for grant eligible activities. The Project Manager (PM) monitored grant funding to ensure that grant funds were expended by the end of the period of performance. After a long procurement, the PM worked to catch up and meet grant targets. For the Assessment Grants, community engagement activities have been conducted. QAPP, SSQAPP, and eligibility determinations have been submitted to EPA, assessments have been completed, and grant funds expended. For every RLF loan/subaward, an ABCA and QAPP have been prepared, a CIP has been prepared and implemented, DBA, NHPA and ESA requirements are met. There have been no adverse audits.





## **CITY OF ATLANTA FY 2024 EPA Brownfield- Community Wide Assessment Grant Application Eligibility Information and Threshold Criteria**

### **CITY OF ATLANTA ELIGIBILITY INFORMATION AND THRESHOLD CRITERIA**

#### **1. Applicant Eligibility**

- a. The City of Atlanta is a General Purpose Unit of Local Government in the State of Georgia and is therefore eligible to apply for a FY24 EPA Community-Wide Brownfield Assessment Grant.
- b. This is not applicable to the City of Atlanta.

#### **2. Community Involvement-**

Community involvement has been an integral part of all aspects of City of Atlanta government since the City Charter was amended in 1974 to create Neighborhood Planning Units (NPU) and provide a framework for citizens to participate actively in the Comprehensive Development Plan. The City of Atlanta is divided into twenty-five Neighborhood Planning Units (NPU), which are citizen advisory councils that meet to make recommendations to the Mayor and City Council on zoning, land use, and other planning issues. It is also used as a way for citizens to receive information concerning all functions of city government. The system enables citizens to express ideas and comment on city plans and proposals while assisting the city in developing plans that best meet the needs of their communities. Each NPU meets monthly and staff from City Departments attend and make presentations. The Neighborhood Planning Unit system is supported by the Department of City Planning. More information is available at <https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu>

NPU University: Established in 2019, NPU University gives hands-on training and instruction from subject matter experts and City of Atlanta staff in order to provide tools and resources residents need to plan and develop healthy communities. NPU University provides 30-40 classes a year that explore best practices, solutions to challenges neighborhoods may face, community building principles and strategies. NPU leaders, neighborhood associations, civic groups, community based organizations, business owners, residents, partners and stakeholders can attend the courses. As part of the Community Involvement for this grant, a 1-2 hour Introduction to Brownfields course will be developed and offered at least twice during the grant period. More information about the NPU University is available at: <https://www.atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu-npu-university>

Staff from the Office of Zoning and Development (OZD), part of the Department of City Planning (DCP), will work closely with the chair of each NPU in the Target Areas to provide information about the Brownfields Program, Assessment grant, nominations, and concept plan development proposed in their NPU. The chairs of the NPUs located in the Target Areas are part of the Brownfield Stakeholder Advisory Committee (BSAC).

The OZD has a long history of working with community organizations on a wide range of initiatives. Addressing Brownfields is complex and requires strong partnerships working towards



## **CITY OF ATLANTA FY 2024 EPA Brownfield- Community Wide Assessment Grant Application Eligibility Information and Threshold Criteria**

a common goal. At least eight presentations about the Brownfield program will be made at stakeholder and partner meetings in the Target Areas. Many brownfield partners are members of the Brownfields Stakeholder Advisory Committee (BSAC) which will meet one to two times a year to provide information about the program, solicit feedback and assist with disseminating program information. We will continue to work closely with project partners (listed in the narrative) to identify, gain access, assess and redevelop priority brownfield sites. Regular meetings with project partners ensures projects are on track and any issues are promptly addressed. The Project Manager has monthly meetings with Groundworks and The Conservation Fund to discuss the Atlanta Reach projects. She is also in regular contact with Atlanta Housing to discuss Bowen Choice Neighborhood and AH brownfields.

All stakeholders have been instrumental in identifying priority sites for assessment. OZD staff will also work closely with city council members in the Target Areas to promote the program, reach out to brownfield property owners as well as prospective purchasers. Information about the Brownfield program will be incorporated in educational seminars hosted by Invest Atlanta, Atlanta's Economic Development Authority. Information about the City of Atlanta's Brownfield program will continue to be available at [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields). Information about a brownfield event or meeting is also shared via the Department of City Planning social media accounts.

Additional information about Community Involvement is included in the Narrative.

### **3. Expenditure of Existing Grant Funds**

The City of Atlanta doesn't have an open EPA Brownfields Assessment Grant

### **4. Contractors and Named Subrecipients**

Contractors: The City of Atlanta has not selected a contractor that will be compensated with EPA funds made available under this RFA.

Named Subrecipients: The City of Atlanta does not have a named subrecipient in this application.