



ANDRE DICKENS
MAYOR

CITY OF ATLANTA
DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 1450 – ATLANTA, GEORGIA 30303
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JAHNEE PRINCE
COMMISSIONER

**City of Atlanta FY25 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. City of Atlanta website: www.atlantaga.gov and brownfield website is www.atlantaga.gov/brownfields
3. Funding Requested
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested: \$500,000
4. Location
 - a. City: City of Atlanta
 - b. County: Fulton County, and
 - c. State: Georgia.
5. Target Area and Priority Site Information

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

Target Area: Groundwork Atlanta
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 3275 DL Hollowell Pkwy Atlanta, GA 303018- (both is in census tract 13121008602)

<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, 13121008203, 13121008701
Priority Sites: 2588 Etheridge Dr. NW, Atlanta, GA 303018 (in census tract 13121008601) and 0 Jones Road NW (in census tract 13121008203)
<u>Target Area: Jonesboro Road</u>
Census Tracts: 13121005504, 13121006400, 13121006702, 13121007002, 13121007200, 13121007302
Priority Site: 171 McDonough Boulevard SE, Atlanta, GA 30315 (in census tract 13121005504)

6. 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

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

7. Population

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

8. Other Factors

The table below includes several factors that apply to the City of Atlanta's FY25 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. Intense rain from hurricane Helene resulted in flooding along the Chattahoochee river and the watershed.

Other Factors	Page #
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).	2 & 3
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

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

10. 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

Land Protection Branch

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

October 28, 2024

Via Electronic Mail 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 (TAs): Groundwork Atlanta study area, the Proctor Creek Watershed, and the Jonesboro Road Corridor. It is EPD’s understanding that the priority parcels in the Groundwork Atlanta study area include those fronting the Chattahoochee River that will be part of the network of parks and trails referred to as the Chattahoochee Riverlands. In the Proctor Creek TA, the priority parcels are those located within the Bowen Choice Neighborhood Transformation Plan, and in the Jonesboro TA, the priority parcels are the former industrial buildings, gas stations, deteriorating buildings within the South Atlanta and Lakewood neighborhoods.

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,

A handwritten signature in blue ink, appearing to read "Shannon Ridley", is written over a large, stylized blue scribble. The signature is positioned above the printed name and title of the sender.

Shannon Ridley
Brownfield Coordinator



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields 1.a.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 (Atlanta). Founded in 1836 at the junction of rail lines in the Georgia Piedmont, Atlanta became known for its central role in transportation in the Southeastern US. 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 and the entire City. The cornerstones of the economy through World War II were auto plants, steel mills, brick plants and manufacturers of agricultural implements. Factory waste was used as fill to level hilly parcels for construction. Starting in the 1950s, with the construction of the interstate system and the Atlanta Airport, freight transport shifted to trucks and planes and 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 Quarterly Workforce Indicator (QWI), the number of jobs requiring industrial zoning (manufacturing, construction, wholesale & warehousing) and typically held by workers without a collage education, has decreased by 45% from 96,091 in 2000 to 52,885 in 2023 and from 19% 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. Businesses in walkable neighborhood commercial areas, many with gas stations and dry cleaners, closed. Auto junk yards and impound lots proliferated along corridors in disinvested areas.

With this Assessment grant, Atlanta will focus on reclaiming brownfields to promote prosperity and bring needed resources to disinvested communities along historic commercial nodes, rail & industrial corridors and the Chattahoochee River. The target areas are in proximity to each other: from the Chattahoochee River in NW Atlanta to a rail corridor in SE Atlanta. They are along Atlanta’s extensive rail system and are the boundary between 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, jobs and fresh foods, to the south. They reflect a legacy of housing and school segregation, red lining and lack of investment and services. The three target areas are: **Groundwork Atlanta/Chattahoochee River (GW), Proctor Creek Watershed (PC) and Jonesboro Road (JR).** **1.GW:** Groundwork Atlanta, a local “trust” developed in partnership with Groundwork USA, EPA and the National Parks Service, has a vision for a 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 5 miles of riverfront, referred to as the *Atlanta Reach* in the Trust for Public Land’s (TPL) Riverlands Plan. The plan’s vision is to reunite the Chattahoochee River with the community. **2. 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, sewer overflows and flooding. **3. 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 among low to moderate income neighborhoods.

1.a.ii. Description of the Priority Brownfield Site- Priority sites were identified through multiple planning initiatives, and work with our partners. In the GW target area, a brownfield inventory conducted with a FY17 Assessment Grant, identified 55 brownfield sites including abandoned gas



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stations, laundromats, junk yards and former industrial buildings, varying in size from ½ acre to 20+ acres. The focus will be parcels fronting the Chattahoochee River that will become a system of riverfront parks and trails, known as the *Atlanta Reach*. The first priority site is the Chattahoochee Trails site, composed of 11 contiguous parcels in the floodway and federally designated flood plain. The site has over a mile of Chattahoochee riverfront between Hwy 278 and I-285 and is adjacent to the Chattahoochee Brick site that received a FY24 \$2M Cleanup Grant. On the southern end of the site, 0 Bankhead Hwy NW is 0.4 acre parcel developed with commercial buildings, now vacant, and a surface parking lot. The rest of the site is planted with trees. On the northern end of the site, near I-285, is the confluence of Proctor Creek and the Chattahoochee river. The most likely contaminants are metals, particularly lead associated with fill placed in the 1970s. The second priority site is 3275 DL Hollowell Pkwy, a vacant 0.8 acre parcel and former gas station that is adjacent to a cemetery and park, The site would be redeveloped with active recreation. These parcels are in census tract (CT) 8602 and have a per capita income of \$23,461.

Within the PC target area, the main focus is the Bowen Choice project area. Atlanta Housing (AH) engaged the community in a two-year planning process to develop the Bowen Choice (BC) Neighborhood Transformation Plan (NTP). The BC Neighborhood Transformation Plan identified brownfields with cleanup and reuse potential including parcels with buried waste, abandoned gas stations, auto repair sites and junk yards. The first priority brownfield site, located at 2588 Etheridge Dr NW, is a 2 acre site with an elementary school built in 1947 and closed in 1994. The Atlanta Public Schools is interested in selling this parcel. An asbestos containing material and lead based paint assessment would be conducted along with a Phase I ESA. This parcel is in CT 8601 and has a per capita income of \$16,067. A second priority site is a 17 acre site at 0 Jones Road with contaminated fill and construction debris. The neighborhood goal is to use the site as active playing fields/sports facility. It is located in CT 8203 with a per capita of \$33,095.

In the JR target area, the Jonesboro Road Redevelopment Plan identified 100 parcels as potential brownfields. The priority site is 171 McDonough Blvd SE, a 0.4 acre site with a dilapidated former restaurant building and surface parking. A Phase I ESA conducted with a FY20 Assessment Grant, identified impact from a spill at an adjacent impound lot and former truck repair. A Phase II would be conducted with this Assessment Grant as part of its redevelopment for neighborhood commercial uses. It is located in CT 5504 with a per capita income of \$29,744.

1.a.iii. Identifying Additional Sites-In the GW target area, priority will be given to parcels fronting the Chattahoochee River that are part of the *Atlanta Reach*. Assessments will be conducted as The Conservation Fund, Atlanta's park acquisition partner, purchases these parcels. In the PC target area, priority will be given to brownfield sites identified as a critical community improvement in the BCNTP. Additional sites will be identified working with partners and community organizations. 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 target areas, disadvantaged census tracts as indicated in Climate and Economic Justice Screening Tool, closed schools, sites that will become green space, retail, and/or provide services.

1.b. Revitalization of the Target Area 1.b.i. Reuse Strategy and Alignment with Revitalization Plans- Remediation and redevelopment of brownfields are aligned with plans and strategies that will increase greenspace, affordable housing, jobs, services, and economic opportunities in the target areas. The Chattahoochee RiverLands, a plan for a continuous 100-mile public use corridor of greenways and blueways, was developed in partnership with The Atlanta Regional Commission (ARC), Atlanta and TPL. The Riverlands section within Atlanta, known as the *Atlanta Reach*, is a 5 mile section of riverfront parcels. The Chattahoochee Trails parcels will provide direct access to



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the river, restore the riparian corridor and provide a trail head with visitor facilities. Trails will connect to the Proctor Creek trail and to a 75 acre park in the former Chattahoochee Brick site.

Bowen Choice NTP provides a comprehensive blueprint for redevelopment of the vacant Atlanta Housing Bowen site and the transformation of the surrounding neighborhoods. The Plan lists critical community investments needed to implement its plan of “People, Neighborhood and Housing”. The plan has strategies for quality mixed income housing, 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 to address brownfields with a community-driven approach for remediation. Renovating a closed school for use as senior housing in the building and mix of affordable and market rate housing units and a community meeting space on the rest of the site is a priority for the neighborhood.

In the JR target area, the Historic South Atlanta Master Plan vision is to recognize the neighborhood’s rich history, pursue adaptive land uses, preserve affordability and strengthen neighborhood identity. During the planning process, participants indicated that the neighborhood does not have good access to basic retail such as groceries, gas, banking, and a pharmacy. In addition, those businesses that do exist in the neighborhood do not provide good options of goods and services. The area of the neighborhood with the priority brownfield is characterized by low-density industrial and commercial land uses. The plan recommends the area to become mixed use with opportunities for jobs, retail, services and high-density housing to meet the neighborhood needs and implement the plan’s vision. Focused Communities Strategies Ministries (FCS), a non-profit, proposes to build neighborhood retail with attainable rents at 171 McDonough Blvd.

1.b.ii. Outcomes and Benefits of Reuse Strategy- Outcomes and anticipated benefits of the proposed work are numerous and diverse among the target areas. Phase I & II ESAs will provide information allowing for redevelopment of brownfields which will lead to new jobs, businesses, and affordable housing as well as new and expanded parks and recreation facilities. In the Groundwork TA, public health benefits will result from access to trails and greenspace along the Chattahoochee River and expansion of an existing park. Both will allow for safe, outdoor physical activity and reduction in 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 and community meeting space. In the JR target area, it will result in new affordable retail to meet the neighborhood needs.

1.c. Strategy for Leveraging Resources **1.c.i. Resources Needed for Site Reuse-** 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 city funding, grants and private resources. TPL estimates the initial trails and parks 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 Atlanta’s park impact fees and bonds. A bond issuance to support the development of parks is planned for in two years. The Mayor’s Office Neighborhood Policy Team and Invest Atlanta, the city’s economic development agency, are prioritizing two Tax Allocation Districts funds to support blight removal, retail and affordable housing development in the implementation of the BC Neighborhood Transformation Plan. In JR target area, FCS is working to purchase and renovate blighted parcels to redevelop for affordable retail and housing with grant funds. Atlanta’s RLF funding, in the form of loans and grants, is also available for remediation.



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1.c.ii. Use of Existing Infrastructure-Atlanta, the target areas and priority brownfield sites are well served by existing infrastructure (water, sewer, transportation, electricity). In addition, community facilities, fire and police stations, parks and trails serve these communities. Remediation and redevelopment of priority brownfields will use existing infrastructure. As a result, funds are not needed to build additional infrastructure. Atlanta invests in the maintenance of its infrastructure through on-going bond programs. Policies directs development to areas served by infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need 2.a.i. The Community’s Need for Funding-EPA Brownfields funding is critical for the target areas particularly since brownfield redevelopment is complex and costly. The median household income ranges from \$44K to \$81K with much of the population earning lower than Atlanta’s median household income. Moreover, 36-53% of the population is considered low income, higher than the City/State and US range of 30-34%. The poverty rate in the target areas ranges from 17-31%, also higher than the City/State and US range of 12-17%. The target areas have weak markets, limited private investments and have difficulty obtaining financing. The Atlanta FY25 budget allocates 50% of funds to public safety. In addition, Atlanta’s Planning Department budget has limited funding allocated to address brownfield assessment and reuse. These financial constraints require Atlanta to seek additional support for assessments from EPA. A no-cost ESA can make the difference in the purchase and redevelopment of brownfields in the target areas. Many of the ESAs will be completed working with community groups and non-profits with limited budgets.

2.a.ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations- According to EJ Screen and the US Census, the target areas are home to a higher percentage of sensitive populations than the US, Georgia and Atlanta. Specifically, 66-95% of residents are people of color, 17-31% live in poverty, 35-56% are low income, 18-40% of children and 11-16% people over 65 live in poverty. They also have a higher unemployment rate (5-10%), and except for GW, have a lower median household income (\$40,104-\$44,659) and less than High School education (7-14%) than the State and the US. In addition, the target areas are food deserts and have housing and transportation access burdens. These sensitive populations have limited ability to move and are exposed to the adverse effects of brownfields and environmental factors. The population in the census tracts with priority brownfields have higher rates of asthma, diabetes, heart disease and obesity than Atlanta’s population. A park with trails, neighborhood retail, and affordable housing, proposed on priority brownfield sites, will greatly improve residents’ quality of life by removing blight, and providing quality housing and retail, greenspace with a place to exercise.

Demographic Characteristics by Target Area, Atlanta, GA, and USA						
Demographic Information	Target Areas			Atlanta	Georgia	USA
	Groundwork	Proctor Creek	Jonesboro Rd			
% Under 18	21%	18.3%	22%	17%	23.4%	22.1%
% Over 65	7.4%	13%	15%	12%	14.4%	16.5%
% People color	66%	86%	95%	61%	49%	40%
% Unemployment	5%	10%	9%	7%	6%	6%
% Poverty	16.8%	30.8%	24.1%	17.7%	13.5%	12.5%
% Poverty < 18	18.2%	31.2%	39.8%	27.1%	19.6%	17.0%
% Poverty + 65	10.7%	14.9%	16.4%	16.9%	10.1%	9.6%
Life expectancy	76	72	71		74.3	77
Median HH Income	\$81,234	\$40,104	\$44,659	\$77,655	\$74,632	\$75,149
% Low Income	35%	56%	53%	34%	33%	30%
< HS education	7.6%	14.5%	14%	7%	12%	11%



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Source: EJ Screen ACS Summary Report and American Community Survey (ACS)

Health Outcomes for CT with Priority Brownfields*					
Location	Asthma	Diabetes	Heart Disease	Obesity	No HI
CT 8601- GW	13.5	17.4	6.7	43.8	18.9
CT 8602- PC	14.4	21.1	9.1	44.5	23.8
CT 8203- PC	12.3	21.8	9.4	43.4	17
CT 5504- JR	12.1	12.8	6.8	40.1	17
Atlanta	10.3	10.2	6.7	31.5	12.9

*Estimated prevalence rate among adults. HI= Health Insurance- Source: CDC Places

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions- The population in the target areas is disproportionately

impacted by negative environmental factors. With multiple compounding types of pollution, sensitive populations cannot escape the detrimental health effects of environmental contamination. Exposure to air pollutants and particulates can worsen asthma and cause respiratory disease, cardiovascular disease, stroke, cancer, and even premature death. According to the EJ Screen Health Indicators, target area residents 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. Their life expectancy ranges from a low

Health Indicators									
Variables	Groundwork			Proctor Creek			Jonesboro Rd		
	value	Ga	US	value	Ga	US	value	Ga	US
Low Life exptncy	16	6	15	17	13	29	26	94	95
Heart Disease	3.9	22	15	5.8	58	52	5.3	50	41
Asthma	10.6	62	64	12.4	91	91	13	94	93
Cancer	4	9	7	4	15	12	4	13	11
%No health Ins	11	43	73	16	67	86	16	66	85
%Ppl w Disability	8.7	25	22	16.4	71	71	16	72	72

Source: EJ Screen Community Report

of 71 years in JR to 76 years in GW, below the US avg. of 77 years. In addition, the March of Dimes 2023

Preterm birth rate and grade gave Atlanta an F for its 11.9% preterm birth rate (nationwide goal is 8.1%). Preterm babies have higher risk of health challenges. The Maternal Vulnerability Index rates Fulton County Very High (93 out of 100) for environmental factors such as pollution and housing conditions. Target area residents' health can be improved with access to spaces for physical activity and cleaner air that would be available at the proposed parks, healthier foods that would be available at the neighborhood retail stores and stable and safe affordable housing.

(3) Environmental Justice (a) Identification of Environmental Justice Issues-According to data from EJ Screen Environmental Indicators Data, the residents in the target areas are adversely affected by various types of pollution, particularly related to poor air quality. Diesel Particulate Matter in the target areas is 80% greater than the State and the US, while Nitrogen Dioxide is over 85% greater than the State. Proximity to hazardous waste is over 90% greater than the State. Proximity to Risk Management Plan (RMP) facilities is over 90% greater than the State and US.

EJ Screen Data by Target Area									
Variables/Pollution	Groundwork			Proctor Creek			Jonesboro Rd		
	value	GA %	US %	value	GA %	US %	value	GA %	US %
Particulate Matter	9.6	93	84	9.6	89	83	9.3	74	80
Ozone	57.7	75	35	57.6	75	35	57.8	76	36
Nitrogen Dioxide	9.1	93	66	9.9	96	73	8.2	85	56
Diesel Particulate Matter	0.44	99	93	0.34	96	88	0.30	92	84
Toxic releases to air	860	64	56	680	58	52	780	62	54



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RMP Proximity Facility	2.3	97	95	2	96	94	1.6	91	90
Hazardous Waste Prxmtly	3.6	97	71	3	95	68	3.6	97	71

The Climate and Economic Justice Screening Tool (CEJST) report states that the census tracts of priority sites, GW-13121008602, PC-13121008601 and 1312100820, JR -13121005502, are disadvantaged in the Energy, Health, Housing, Transportation and Workforce (see table below).

Climate and Economic Justice Screening Tool (CEJST) Burden Indicators in Priority Brownfields			
CJEST Burden Indicator	% in Census Tract with Priority Brownfields		
	GW	PC- 2 tracts	JR
Energy: Energy cost.		92 & 98	
Health: Diabetes- 18 and older	91	98	94
Asthma		96	96
Heart Disease	95	95	
Low Life Expectancy	99		94
Housing: Housing Cost	97	90	91
Transportation: Diesel Particulate Matter Exposure	92	92	90
Workforce Development: Low Median Income		88	98
Poverty		96	95
High School Education		23	16
Unemployment		98	

(b) Advancing Environmental Justice- The Assessment grant will enable Atlanta to promote reuse of priority brownfield sites to remove blight and address environmental justice issues plaguing the target areas. The construction of a riverfront park and expansion of an existing park will provide opportunity for physical activity, cleaner air and improve health outcomes. The closed school will be renovated for affordable senior and mixed income housing and will allow residents to stay in their community. All priority sites are currently vacant or undeveloped and their assessment and redevelopment will not displace residents or businesses. Atlanta has multiple anti-displacement tools to keep residents in their homes and support existing businesses. Some are citywide, such as the Housing Help Center and the housing trust fund, and some are specific to the target areas, such as the Anti-Displacement Tax Relief Fund Program, inclusionary zoning and tax allocation districts. Invest Atlanta and Atlanta Housing provide financing to preserve and build affordable housing, provide rental assistance, support existing and new businesses in disadvantaged tracts.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii Project Roles-Atlanta has an extensive history of working with partners to address brownfield remediation. Key partners and their roles are listed below.

Organization	Point of Contact	Entity’s mission and Specific involvement
Groundwork Atlanta (GW)	Heather Corker heather@groundworkatlanta.org	<u>GW Target Area:</u> GW will identify assessment sites, assist with nominations, obtain access agreements and coordinate redevelopment with their partners. See page 1 for GW’s mission
The Conservation Fund (TCF)	Stacy Funderburke sfunderburke@conservationfund.org	TCF partners with Atlanta to purchase properties for parks and greenspaces. They will negotiate and purchase and remediate parcels along the Chattahoochee River and other greenspaces.
Trust for Public Land (TPL)	Christine Hassell christine.hassell@tpl.org	<u>GW Target Area:</u> TPL Georgia is leading the effort coordinating the Chattahoochee Riverlands plan and Atlanta Reach implementation with a coalition of governments & non-profits.
Atlanta Housing (AH)	Priya Wildman, P.E priya.wildman@AtlantaHousing.org	<u>PC Target Area:</u> AH builds affordable housing and is leading the redevelopment of the Bowen Site. AH is working to identify, remediate and redevelop brownfield sites throughout the BCNTP study area.



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Organization	Point of Contact	Entity’s mission and Specific involvement
Neighborhood Planning Units (NPU)	Chairs of the 9 NPUs in Target Areas	Each NPU has a chair and meets monthly. The NPUs are a direct contact with neighborhood associations and stakeholders. The PM will work with each NPU to present information and solicit comments.
Hollowell Working Group	Tamill Harris tamharris@Atlanta.ga.gov	<u>PC Target Area:</u> The Mayor’s Policy Office coordinates the West Hollowell Working Group meetings and is the Neighborhood implementation agency for the neighborhoods in the BCNTP. They will coordinate and seek funding for brownfield redevelopment
CHARRs	Gwen Smith gsmith@charrs.org	<u>PC Target Area:</u> Collier Heights Assoc for Revitalization, Resilience, and Sustainability is a grassroots environmental health organization focusing on equity and health. They are the lead for the Jones parcel.
Proctor Creek Stewardship Council-PCSC	Donna Stephens pcstewardship@gmail.com	<u>PC Target Area:</u> PCSC is a community-led grassroots organization working to restore, preserve and protect Proctor Creek. They will assist with identifying sites in the Proctor Creek target area.
Focused Communities Strategies-FCS	Marvin Nesbitt Marvin@fcsministries.org	<u>JR Target Area:</u> FCS, working alongside neighbors, creates transformation through neighborhood engagement, mixed-income housing, and economic development. Marvin will identify assmnt sites

2.b.iii. Incorporating Community Input- Community engagement is the foundation of activities undertaken by Atlanta and this grant will build on existing efforts. Atlanta works closely with stakeholders on brownfield assessment, remediation and redevelopment. The Brownfield Stakeholder Advisory Committee (BSAC), a 50-member board with representatives from government, brownfield professionals, neighborhoods, and non-profits has established Atlanta’s brownfield program goals, provides recommendations on the target areas, identifies 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, respond to feedback and assist with disseminating program information. At least 8 presentations to provide information about the Assessment grant and to solicit/incorporate input will be made at stakeholder meetings such as, neighborhood planning unit meetings, non-profit groups, etc. A 1-2 hour brownfield class will be prepared and given via Zoom as part of the Department of City Planning’s (DCP) Neighborhood Planning Unit (NPU) University, a community education program. Design workshops will incorporate community input in proposed site plans. Information will continue to be available on Atlanta’s brownfield website www.Atlantaga.gov/brownfields. A project fact sheet, meeting and event information will be shared via DCP’s social media platforms. The meetings will be a combination of in-person and virtual format. The NPUs meetings are held via Zoom and are well attended by neighborhood residents.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs 3.a.i. Project Implementation, 3.a.ii. Anticipated Project Schedule 3.a.iii. Task/Activity Lead 3.a.iv. Outputs

<p>Task 1- Project Management and Reporting: 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) & quarterly (Q1-16) EPA meetings, Closeout report (Q16).</p>
<p>iii Task/Activity Lead: Project Manager (PM)- Jessica Lavandier- with assistance from QEP.</p>



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iv Outputs:16 project meetings, 16 quarterly reports, 1 closeout report, 4 annual reports.
Task 2- Community Involvement i. Project Implementation: Prepare a Community Involvement Plan (CIP). Activities to be conducted- disseminating information about the program; soliciting comments to/from community & stakeholders; hosting meetings with applicants and property owners; having 8 presentations about the Brownfield program at NPU, stakeholder and partner meetings; hold 1 to 2 BSAC meetings/yr. Develop and give NPU University brownfield course twice. Design workshops during the development of conceptual site plans. Provide assessment grant information on brownfield website.
ii. Anticipated Project Schedule: CIP Q3, Community engagement Q3-14,
iii Task/Activity Lead: Project Manager- Jessica Lavandier and QEP
iv Outputs: CIP plan, 6 BSAC meetings, 8 presentations/meetings, NPU U brownfield course
Task 3- Brownfield Site Assessments i. 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. Approximately 6 Phase I ESAs & 5 Phase II ESA will be completed. Phase II ESA sites will have a site specific QAPP. 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 will be completed.
ii. Project Schedule: QAPP Q3, SSQAPP, Phase I and ESAs, Q4-14, Asbestos survey Q6-Q12.
iii Task/Activity Lead: Qualified Environmental Professional (QEP)_
iv Outputs:1 QAPP, 7 Phase I ESA, 5 SSQAPP, 5 Phase II ESA, 2 asbestos surveys
Task 4- Remediation and Reuse Planning. i. 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 2 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, 3 cleanup plans, 2 conceptual site plans

3.b. Cost Estimates Atlanta 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 Atlanta’s FY20 Assessment Grant. The grant program will consist of 4 tasks.

Task 1- Project Management and Reporting: \$30,000. Travel funds: \$5,000 for 1 Atlanta staff member (registration fees, transportation, hotel, per diem). New Grantee Workshop \$450 (hotel \$150 1@\$150, transportation \$200 1@\$200, per diem \$100 2@\$50). Two National Brownfields Conferences \$4,150 (registration \$700- 2@\$350, airfare \$1,300 2@\$650, ground transportation \$200 4@\$50, per diem \$5,500 10@\$55/day, hotel \$1,400 8@\$175/day). Local brownfield annual membership and seminars \$400 (membership \$250 2@\$125 and seminars \$150 2@\$75). **Project Management and Reporting: \$25,000.** Project Meetings \$5,500 (30.55hrs@\$180 per hour) EPA quarterly meetings (12 hours) and Project Management meetings (18.55 hours). Quarterly Reports \$12,000 (12@\$1,000 each). ACRES entry \$4,500 (25hrs@ \$180 per hour). Closeout Report \$3,000. Note: Atlanta staff will complete 4 quarterly reports prior to QEP contract.

Task 2- Community Involvement: \$29,500- Community Involvement Plan \$5,000 (one-time fee); BSAC meetings \$7,200 for drafting of meeting materials, attendance and presentation at 6 BSAC meetings (40 hours @\$180 per hour). Community meetings \$12,800 for meetings with council members, community meetings, NPU U Brownfield course, meeting with property owners, and prepare and review program materials (71.1 hours @ \$180 per hour). Community engagement for concept plans/reuse plan for 2 sites \$4,500 (25 hours @ \$180 per hour).

Task 3- Brownfield Site Assessments: \$321,000 - 1 Quality Assurance Project Plan (QAPP) \$8,000. Phase I ESAs \$38,500 (7@\$5,500). SSQAPP \$25,000 (5@\$5,000). Phase II ESAs \$235,500 (5@\$47,100 (avg cost)). Asbestos Containing Material and lead paint surveys \$14,000 (2@\$7,000).



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Task 4- Remediation and Reuse Planning:\$119,500. Analysis of Brownfield Cleanup Alternatives (ABCA) \$30,000 (3@\$10,000 each). Abatement Design/Cleanup Plan \$30,000 (3@\$10,000 per site). Site Reuse /Concept Site Plans \$56,500 (2@\$28,250 each). State brownfield program enrollment fee \$3,000.

City of Atlanta FY25 Assessment Grant Project Task Budget					
Budget Categories	Task 1: Project Management & Reporting	Task 2: Community Involvement	Task 3: Brownfields Site Assessment	Task 4: Remediation & Reuse Planning	Total
Personnel					\$0
Fringe Benefits					\$0
Travel	\$5,000				\$5,000
Equipment					\$0
Supplies					\$0
Contractual	\$25,000	\$29,500	\$321,000	\$116,500	\$492,000
Other				\$3,000	\$3,000
Total Direct Costs	\$30,000	\$29,500	\$321,000	\$119,500	\$500,000
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$30,000	\$29,500	\$321,000	\$119,500	\$500,000

3.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 and grant goals are met. The Project Manager and the QEP will document, track and evaluate the environmental outputs and outcomes realized during the grant period through project meetings, quarterly reports, invoices, data and milestones entered in ACRES, annual and closeout reports. If the project falls behind schedule, the Project Manager will work with the QEP to develop a plan to get the project back on schedule. Continuous engagement with key partners and BSAC ensures successful project results and outcomes. Monthly Atlanta Reach meetings keep this project progressing forward. Regular Hollowell Working Group meetings ensures implementation of the BC Neighborhood Transformation Plan in the PC Target Area.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability 4.a.i. Organizational Capacity and 4.a.ii. Organizational Structure- Atlanta has extensive experience managing federal grants including EPA Brownfields grants. Jessica Lavandier, Asst. Director, Department of City Planning (DCP) and the Project Manager (PM), will be responsible for day-to-day activities. She will prepare the work program and CIP, draft the QEP Request for Proposals (RFP) and evaluate proposals, manage the contract, write quarterly reports, manage the grant budget, and coordinate community engagement. She will work with partners on community engagement and with the QEP to complete technical grant requirements. Grants Accounting staff in the Department of Finance will be responsible for all financial aspects, including setting up grant accounts, processing and paying invoices and monitoring overall budget and expenses. The Department of Procurement (DOP) will be responsible for ensuring the QEP procurement process meets federal requirements and for issuing an RFP for the QEP. Department of Law staff will review legislation, contracts, and legal matters.

4.a.iii. Description of Key Staff: Atlanta has sufficient and qualified staff to ensure the successful management and implementation of the EPA grant in compliance with the terms and conditions, 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 grants, 2 RLF grants and 1 cleanup



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grant. She has 20+ years of experience in municipal planning, with a Bachelor of Science and a Master’s in City Planning. Grants Accounting staff have extensive experience managing federal grants. Department of Law staff have numerous years of experience as practicing attorneys.

4.a.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 the City Council, the contract will be signed. The Atlanta Department of Labor seeks to promote strong labor practices. Atlanta works with contractors to hire additional workers needed for contracts through WorkSource Atlanta, Atlanta’s workforce development program.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments- With its Brownfields Program, Atlanta seeks to make a visible difference in disadvantaged communities disproportionately impacted by brownfields. EPA has awarded Atlanta 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 assessment 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	3 yr grant. 4 Phase I, 4 Phase II, 1 ABCA, 1 cleanup plan and 1 ACM assessment. Travel, supply, enrollment fee not expended.
RLF	\$3.275M	2009	\$286,479	15-year grant. \$2.9 M awarded to 7 loans & 4 subgrants. \$830K Program income generated. Grant closed 9/2024. Some of the funded cleanups didn’t use all of the allocated funds.
RLF	\$3.9M	2022	\$1.5M	On-going. One loan and 2 subgrants awarded totaling \$1.9M
Output and Outcome Summary of City of Atlanta 6 Brownfield Assessment Grants				
Assessments – 40 Phase I and 29 Phase II ESAs				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 Atlanta complies with EPA’s grants Terms and Conditions, Cooperative Agreements, work plans and schedules. Quarterly, annual and closeout reports have been submitted on time. Updates 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 with the FY20 Assessment grant, the PM worked to catch up with and meet grant targets. For the Assessment Grants, community engagement activities were conducted. QAPP, SSQAPP, and eligibility determinations were submitted to EPA, assessments were 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 2025 EPA Brownfield- Community Wide Assessment Grant
Application Eligibility Information and Threshold Criteria**

**CITY OF ATLANTA
ELIGIBILITY INFORMATION AND THRESHOLD CRITERIA
EPA FY25 Assessment Grant-Community Wide**

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 FY25 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's 250 plus neighborhoods are grouped into twenty-five Neighborhood Planning Units (NPU). NPUs are citizen advisory councils that meet to make recommendations to the Mayor and City Council on zoning, land use, and other planning issues. At the NPU meetings, they make recommendations on applications that are specific to their area such as variances, zoning, liquor licenses, special events as well as city wide legislation. NPU monthly meetings are led by an NPU Chair. The Neighborhood Planning Unit system is supported by the Department of City Planning by setting their monthly agenda, providing training and being a liaison with City Departments. 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 present information about the Brownfields Program, Assessment grant, nominations, and concept plan development proposed in their NPU at their regularly schedule monthly meetings. The chairs of the NPUs located in the Target Areas are part of the Brownfield Stakeholder Advisory Committee (BSAC) and are listed as a Key Partner in 2.b.i.



CITY OF ATLANTA FY 2025 EPA Brownfield- Community Wide Assessment Grant Application Eligibility Information and Threshold Criteria

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 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 meeting with project partners ensures projects are on track and any issues are promptly addressed. The Project Manager has monthly meetings with Groundworks, The Trust for Public Lands and The Conservation Fund to discuss the Atlanta Reach projects. She is also in regular contact with Atlanta Housing and the Hollowell Working Group 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 City of Atlanta's Brownfield program will continue to be available at 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.