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DRAFT

**Subject: DRAFT Summary of Potential Brownfields for the Atlanta BeltLine
City of Atlanta Brownfields Program
MACTEC Project No. 6305-04-0164**

Dear Mr. Brown:

In accordance with your request, MACTEC Engineering & Consulting, Inc. (MACTEC) is pleased to submit this Summary of Potential Brownfields for the Atlanta BeltLine corridor as part of the City of Atlanta Brownfield Assessment Program.

PROJECT BACKGROUND

As the City's brownfield consultant, MACTEC has been requested to perform a preliminary environmental evaluation of the proposed BeltLine corridor. The corridor consists of an approximate 22 mile long loop of existing railroad rights-of-way which encircle the downtown Atlanta area. The BeltLine is projected to create a linear greenspace and a light rail alternate transportation method. It is envisioned that the BeltLine will improve the quality of life and increase the sense of community for the citizens of Atlanta, and encourage infill development and redevelopment of properties along the corridor by private developers.

Purpose

The purpose of this assessment is to provide a preliminary evaluation of the BeltLine corridor with respect to potential environmental issues which identify sites as potential brownfields along the corridor. Brownfields are defined as property's which are suspected to contain subsurface contamination severe enough to impact development costs for the beltline or properties along the beltline due to: 1) past or current suspect activities on site or 2) hydrologic proximity to sites of environmental concern.

PROCEDURES

In order to identify sites as potential brownfields, MACTEC conducted the following tasks:

- Task 1 – Research Data Acquisition;
- Task 2 – Site and Area Reconnaissance; and
- Task 3 – Data Evaluation.

Task 1 – Research Data Acquisition

Prior to our field reconnaissance of the BeltLine corridor, MACTEC assembled base maps and various Geographical Information System (GIS) data layers to assist in our field reconnaissance efforts. MACTEC utilized Fulton County tax maps, street maps, topographic data, beltline alignment data and regulatory data to generate a GIS base map to assist during site reconnaissance in identifying potential brownfield sites.

MACTEC contracted Environmental Data Resources (EDR), to perform a search for environmentally regulated listings within the beltline study area. The locations of listed facilities located within the ASTM defined distances of the beltline corridor were plotted on a base map and used during site reconnaissance.

The following publicly available regulatory listings were provided by EDR and reviewed in task 2:

Standard Environmental Records

Federal National Priority List (NPL);
Federal Comprehensive Environmental Response Compensation and Liability Issue (CERCLIS) list;
Federal CERCLIS No Further Remedial Action Planned (NFRAP) list;
Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, or Disposal (TSD) facilities;
Federal RCRA generators list;
Federal RCRA Corrective Action Activity (CORRACTS) list;
Federal Emergency Response Notification System (ERNS) list;
State Hazardous Waste Site list (NPL or CERCLIS equivalent);
State landfill and/or solid waste disposal site lists;
State Leaking Underground Storage Tank (LUST) list; and
State registered Underground Storage Tank (UST) list.

Task 2 – Site and Area Reconnaissance

Following completion of Task 1, representatives of MACTEC, Accura Engineering and Consulting Services (Accura) and Willmer Engineering (Willmer) conducted a reconnaissance of publicly accessible parcels along the corridor selected based on information from Task 1.

MACTEC conducted the reconnaissance of the northeast and southwest sections. Accura and Willmer conducted the reconnaissance of the southeast and the northwest sections, respectively. The objective of this reconnaissance effort was, to check the locations of nearby regulated facilities identified by EDR and to observe current property use and drainage conditions to supplement the Task 1 information. Our representatives observed surface indications of past or present waste handling or disposal activities which pose a hazard to the subsurface environment.

The combination of research data and field observations were used to consider the likelihood of environmental concerns in connection with properties along the beltline. During the site reconnaissance, representatives also observed properties that were not listed on the EDR database that have potential for environmental concern.

The locations of regulatory listed facilities were a focus during our site visits and area reconnaissance. Particular attention was paid to those listed facilities which have been identified within the areas determined to be located in the immediate upgradient watershed of the BeltLine corridor.

Task 3 – Data Evaluation

The information obtained during Task 2 by our representatives was evaluated by MACTEC for consistency and the level of environmental concern associated with potential brownfield properties. The data was evaluated in the context of five potential categories for a potential brownfield site as follows:

1. Regulated/Active – A property that is listed on a regulatory database and has an existing active business;
2. Regulated/Inactive – A property that is listed on a regulatory database with no existing active business;
3. Regulated/Redeveloped – A property that is listed on a regulatory database, but has been redeveloped to a non-regulated use, such as a residential development;
4. Suspect/Active – A property that is not listed on a regulatory database but is an active business of apparent environmental concern; and
5. Suspect/Inactive – A property that is not listed on a regulatory database, but appears to have been used by a business of environmental concern.

Please note that research of historical records was not conducted as part of this assessment. As such, suspect businesses which may have operated in the past would not necessarily be identified.

DOCUMENTATION

Upon completion of the data evaluation, MACTEC prepared a series of maps to illustrate the findings. Enclosed in this report are five figures that show 146 properties identified as having the potential to impact conditions along the corridor, 22 of which no longer have a business of environmental concern on-site. The remaining 124 properties are identified as potential brownfields. Figure 1.M displays the 22-mile beltline and the 146 identified properties. The remaining four figures 1.NE, 1.SE, 1.SW, and 1.NW are displayed in a smaller scale and show the properties located in their respective sections. All figures depict the 22 sites in blue, and the 124 sites in brown.

MACTEC appreciates the opportunity to be of service on this project. If you have any questions or require any additional information, please contact us at 404-873-4761.

Sincerely,

MACTEC Engineering and Consulting, Inc.

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