

Pullman Yard Redevelopment

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Presenters



Len Diprima

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Maureen Meulen

**Atomic
Entertainment
Development**



Andrea Rimer

**Troutman
Sanders**



Adam Rosenfelt

**Atomic
Entertainment
Development**

Introduction and Overview

Andrea Rimer, Troutman Sanders



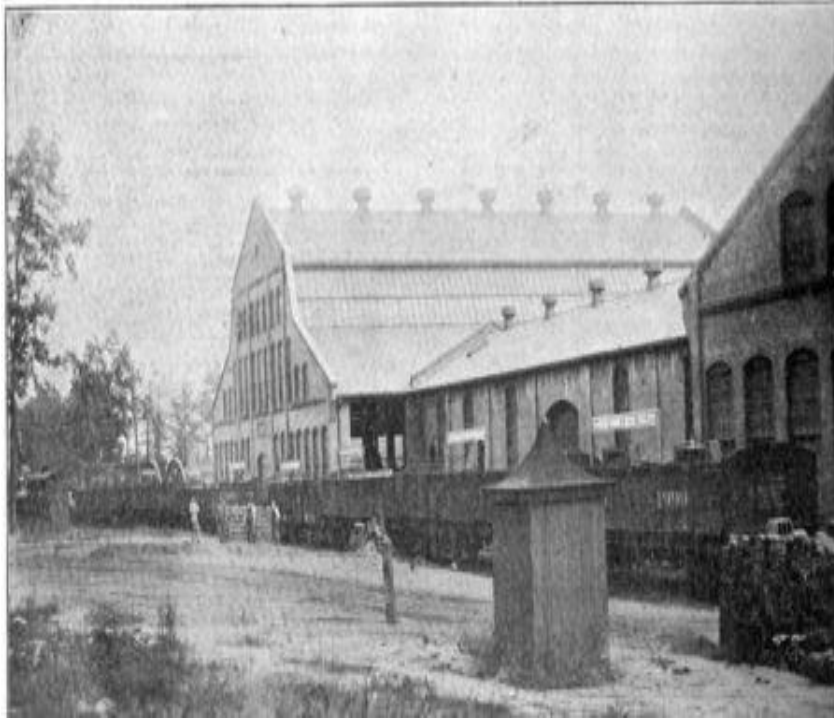
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Kirkwood Neighborhood of Atlanta



Historical Development



Pullman in the Modern Era



Sale of Property



Georgia Brownfields Site



Property and Redevelopment Vision

Maureen Meulen, Atomic Entertainment Development

Adam Rosenfelt, Atomic Entertainment Development



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troutman
sanders



Search for the Right Property



Pullman Site History



Pullman in Movies & TV



Vision for Redevelopment: Pullman Yards

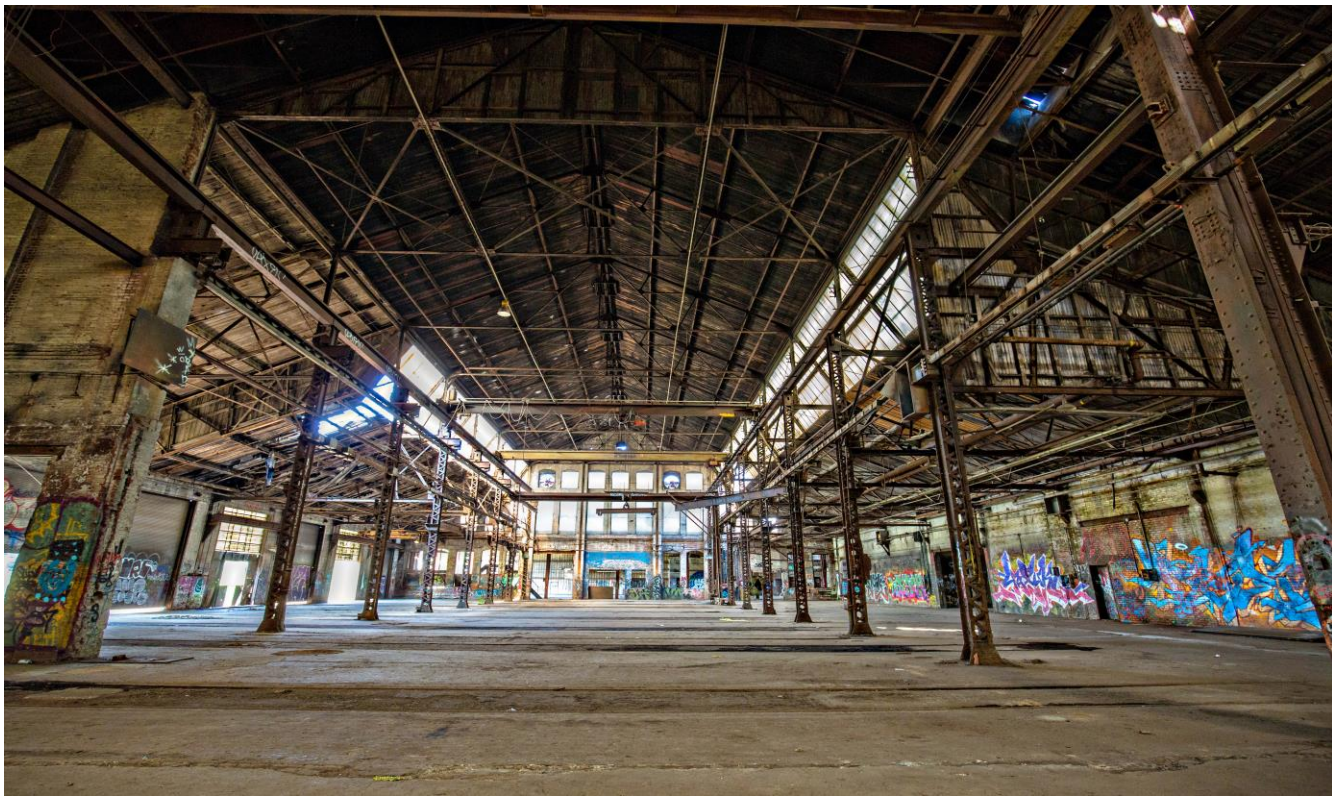






Development Concepts















Environmental Investigation and Remediation

Len Diprima, United Consulting



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Summary of Discussion

- Environmental history
- Previous EPA/EPD assessment & remediation
- Comprehensive approach to Brownfield assessment
- Approach to remediation
- Brownfields revolving loan fund
- What's left to do?

Regulatory History – 2007 Assessment, Release Notifications & Remediation



5,800 tons lead
impacted soil removed

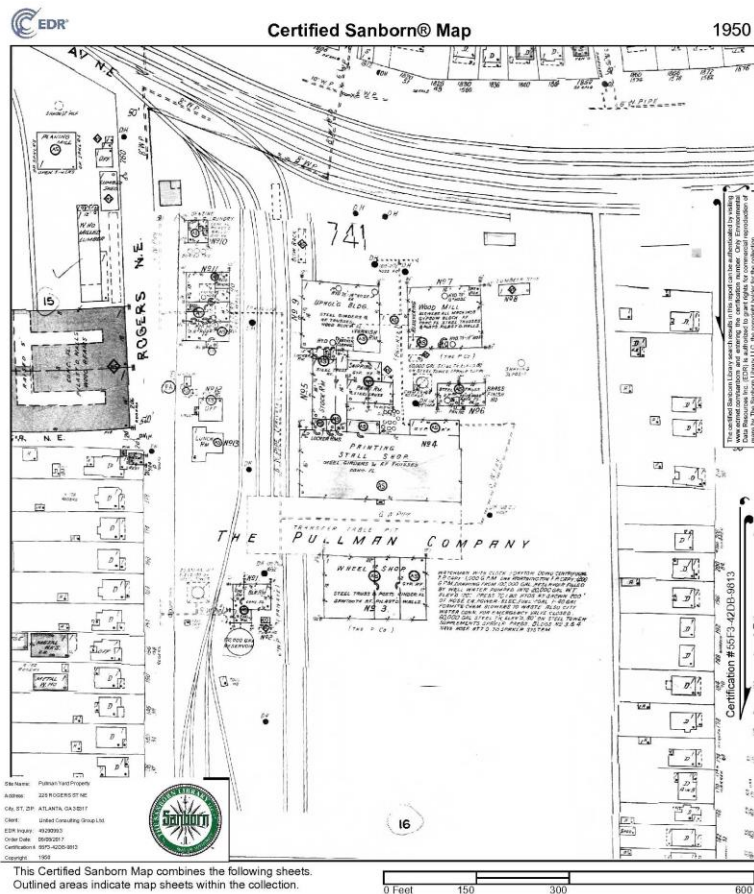


2011-2015 USEPA CERCLA Site Reassessment / NFRAP Determination



- Assessed for metals, SVOCs, PCBs and ACM
- Limited soil samples & XRF
- Identified lead, arsenic and PCBs > Residential RALs
- ACM in roofing paper & pipe wrap

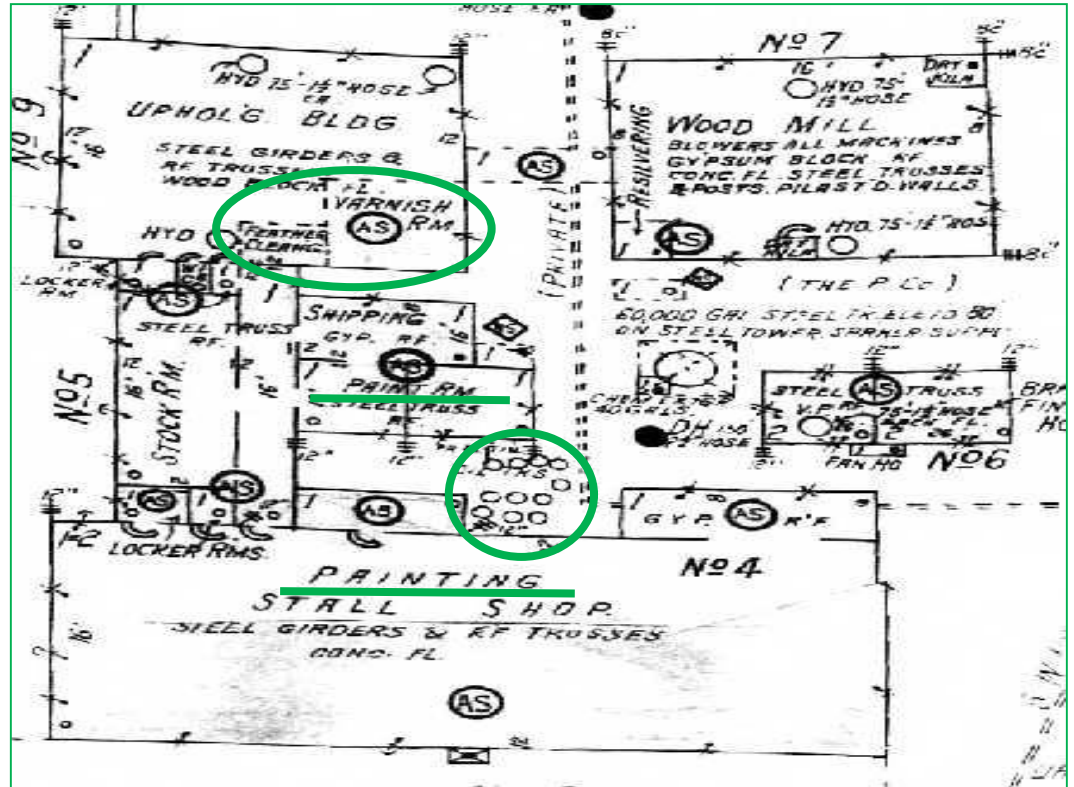
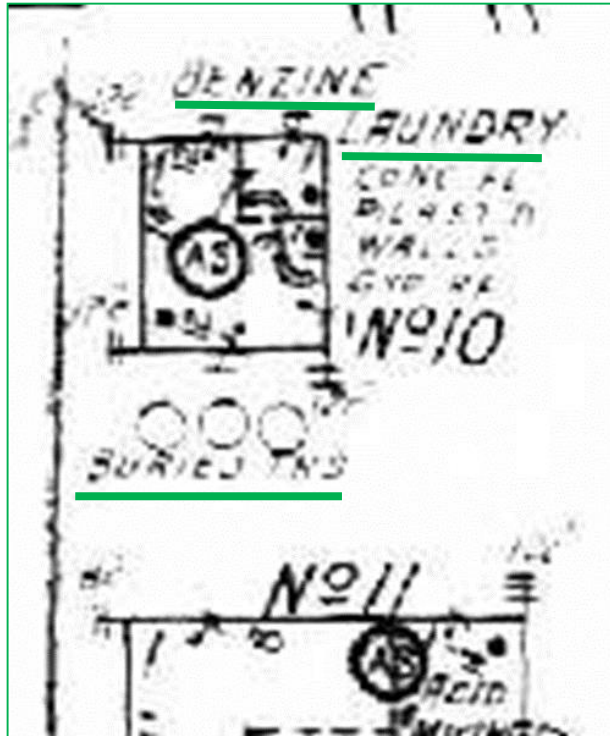
2017-2018 Brownfield Comprehensive Assessment



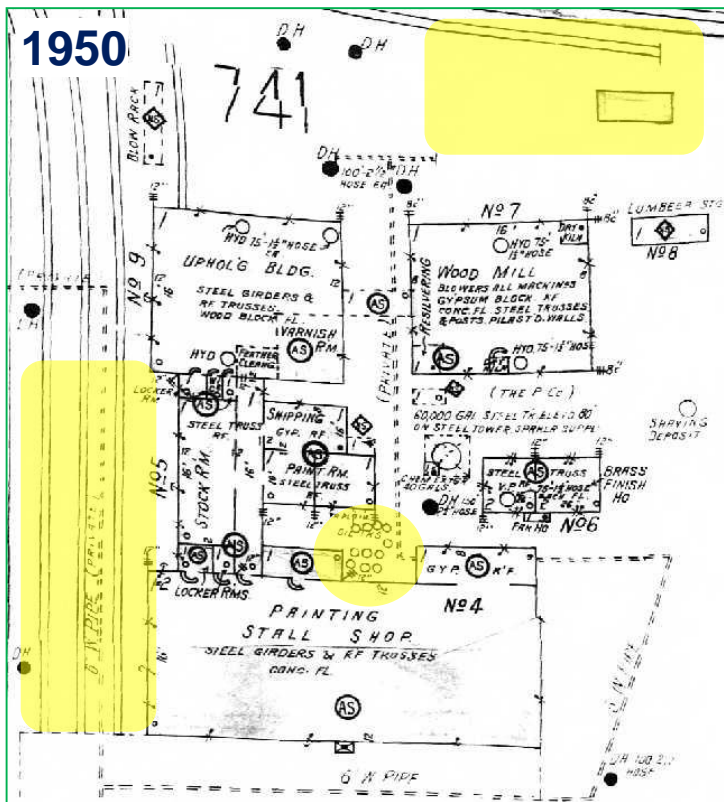
Use of all available information:

- Potential Onsite and Offsite Contributions
- Previous Assessments
- Sanborn Fire Insurance Maps (1924-78)
- Historical Air Photos (1940-Present)
- Historical Topographic Maps
- Site Walk
 - Visually identify AOCs (Past & Present)
 - Sumps, Drains, USTs, Dumping

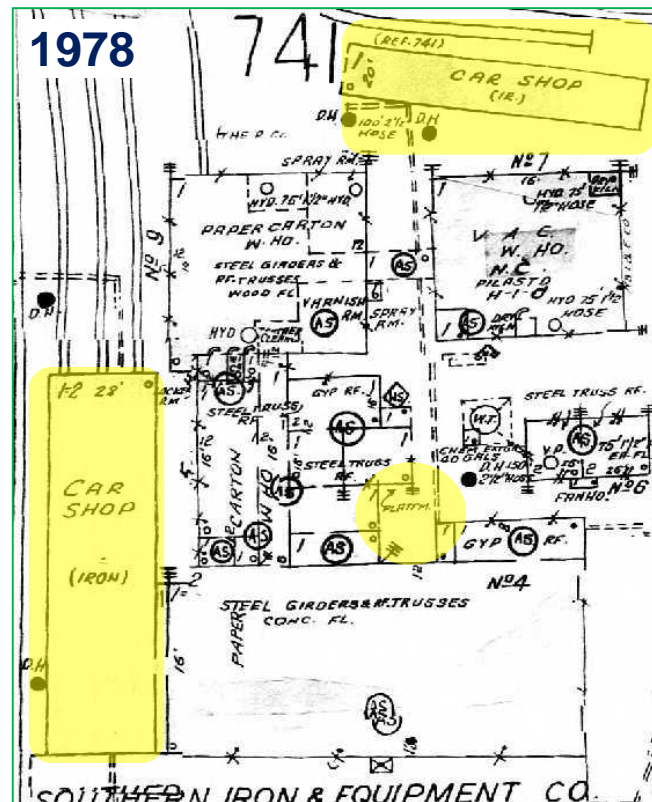
2017-2018 Brownfield Comprehensive Assessment



2017-2018 Comprehensive Brownfield Assessment

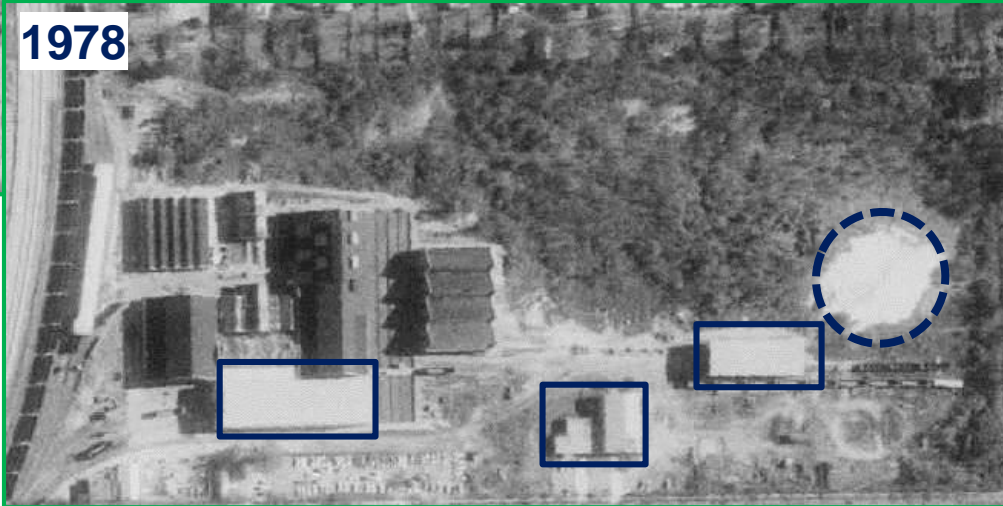


Changes in Use Over Time



2017-2018 Brownfield Comprehensive Assessment

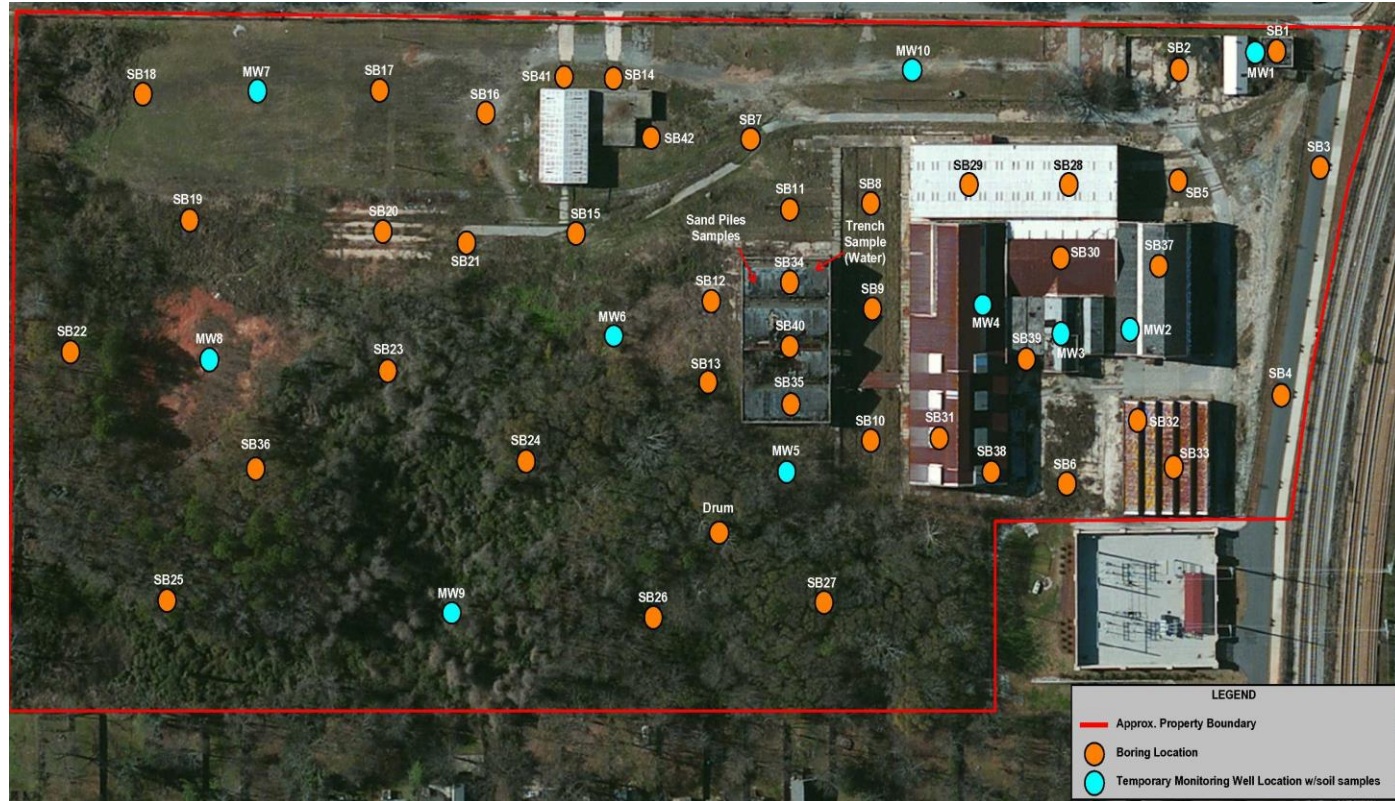
Changes in Use Over Time



- Addition/Removal of Buildings
- Changes in disturbed areas
- Changes in apparent topography
- Temporary features and their position

2017-2018 Assessment Plan

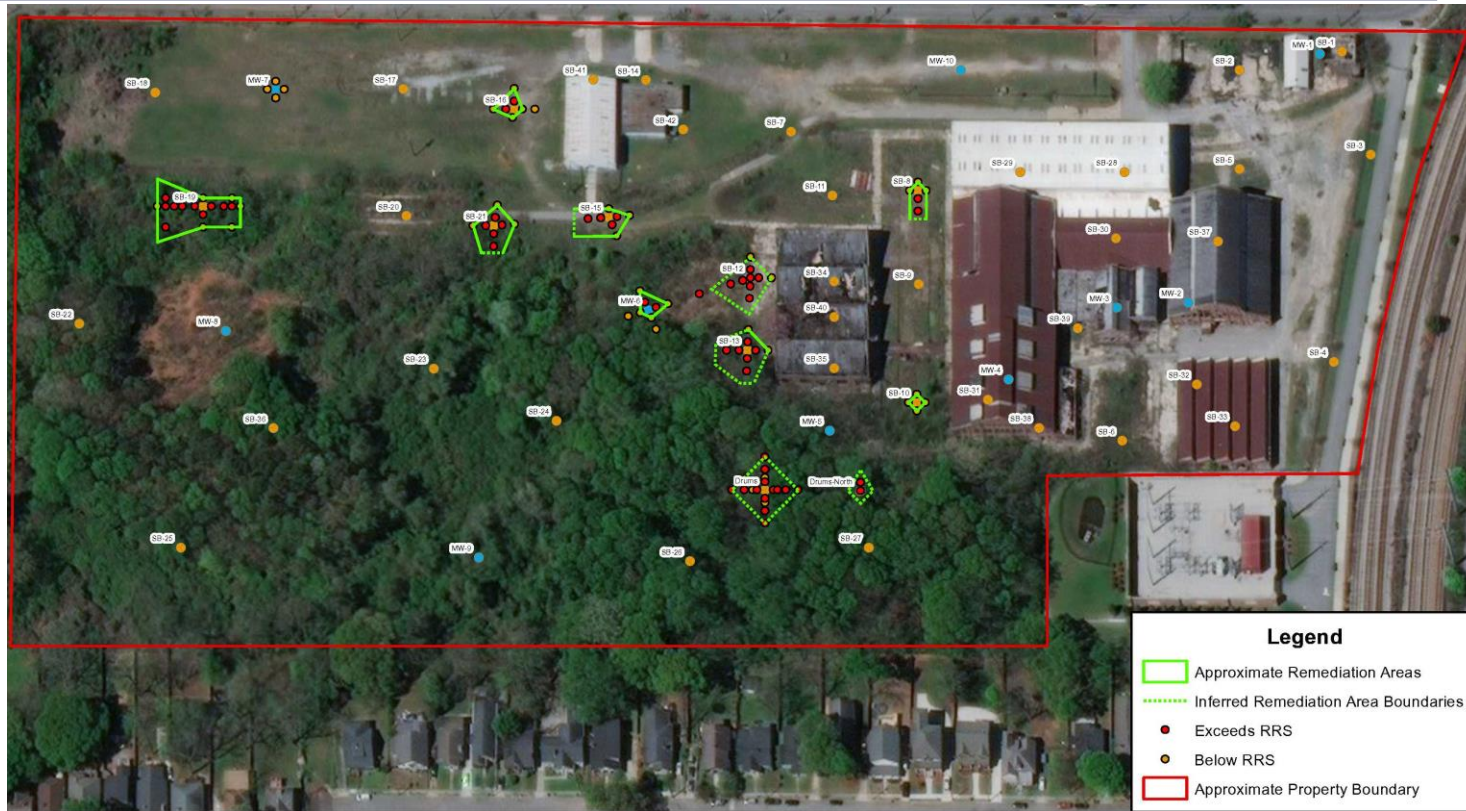
- Targeted sampling
- Property coverage
- Confirm previous remediation
- Sumps, drains, pits
- USTs
- Dumping
- Storage
- Onsite disposal
- General Distribution of COI
- Targeted COI
- Vapor risk
- **Review w/EPD**



Assessment Results

- ✓ Limited groundwater impacts
- ✓ No VOCs – No vapor intrusion risk
- ✓ Soil impacts above either Residential or Non-Residential RRS
- ✓ Lead, Arsenic and PAHs requiring soil remediation
- ✓ Derivation of site-specific RRS where necessary
 - Obtained EPD approval
- ✓ PPCAP Amendment Outlining Remediation Options
 - Obtained EPD approval
- ✓ Delineate remediation areas to defined boundaries where possible/practical
 - Obtain EPD approval

Soil Remediation Areas



- 11 Areas of various size and depth
- Delineate to defined boundaries where possible/practical
- Lead, Arsenic & PAHs (1 area)
- Excavation & Offsite Disposal – Subtitle D Landfill
- Removal of Upper 4 ft w/Capping (Type 5) – if necessary

What's Left for Environmental / Brownfields?

- ✓ **Final delineation of soil remediation areas**
- ✓ **Quantification of ACM/Lead-based paint**
- ✓ **Abatement – Spring/Summer 2018**
- ✓ **Soil Remediation – Summer/Fall 2018**
 - *EPA Revolving Loan Fund Decide DeKalb*
- ✓ **PPCSR – Following all disturbance activities**
- ✓ **Certification of Brownfield Costs**

Questions?



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