GSU’S TURNER FIELD REDEVELOPMENT AS A BROWNFIELD

2026 BROWNFIELD SEMINAR

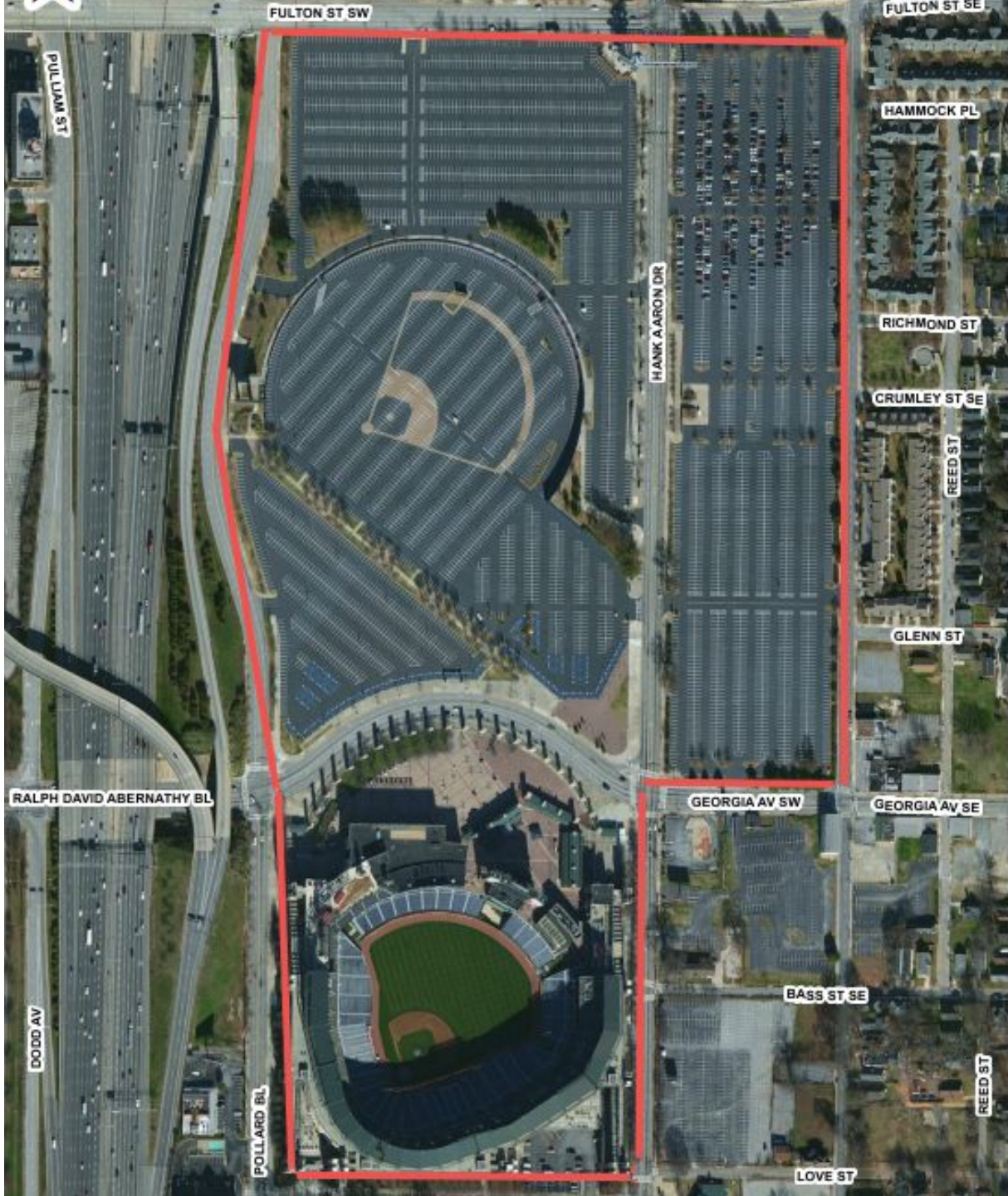
Chuck Ferry, WSP | Time: 11:25-11:55 AM

April 16, 2026

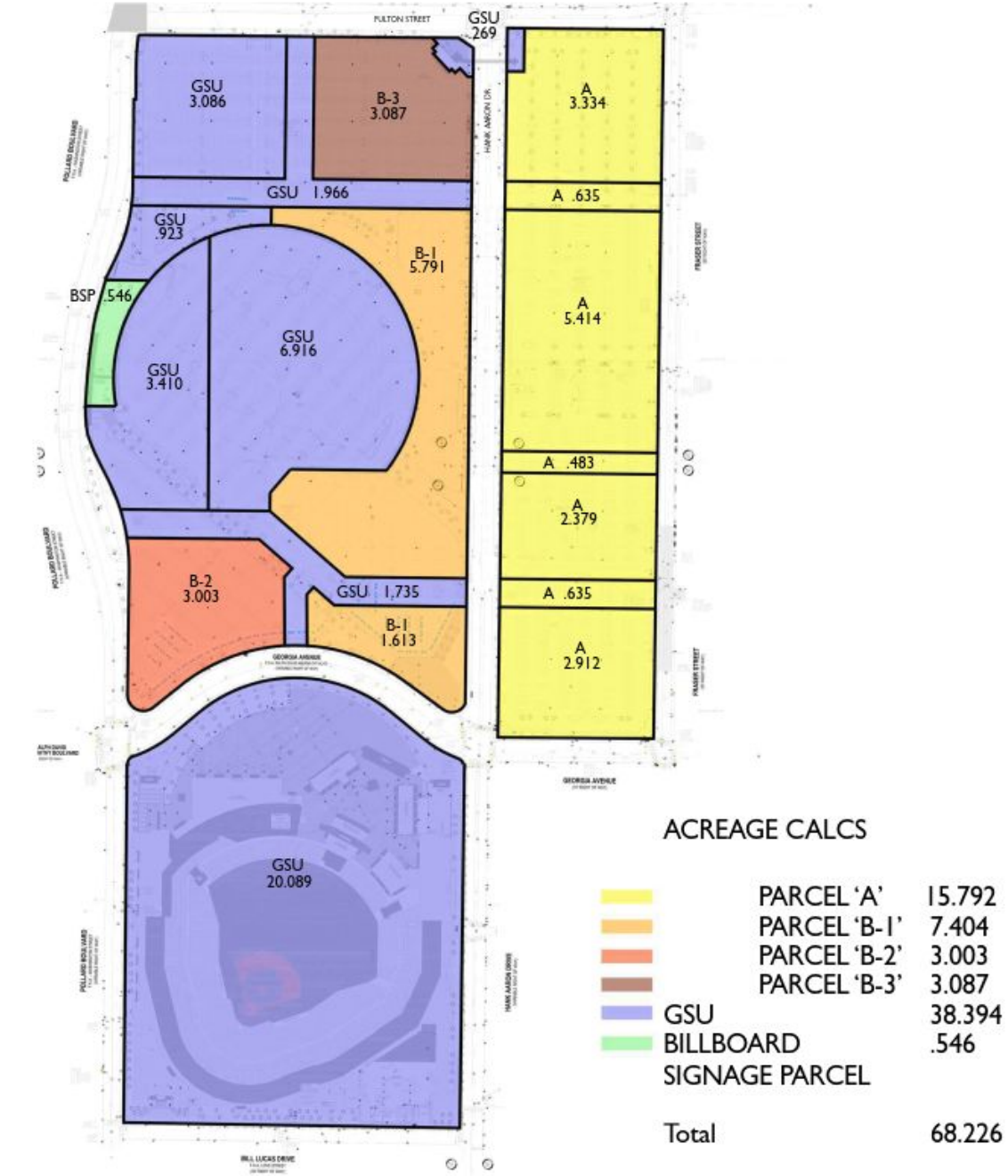
Atlanta-Fulton County Recreation Authority Property Pre-Olympics


1997 STADIUM
DEMOLITION

Post Olympics Turner Field & Braves Baseball Stadium



Prospective Purchaser Corrective Action Plan (PPCAP) November 2016



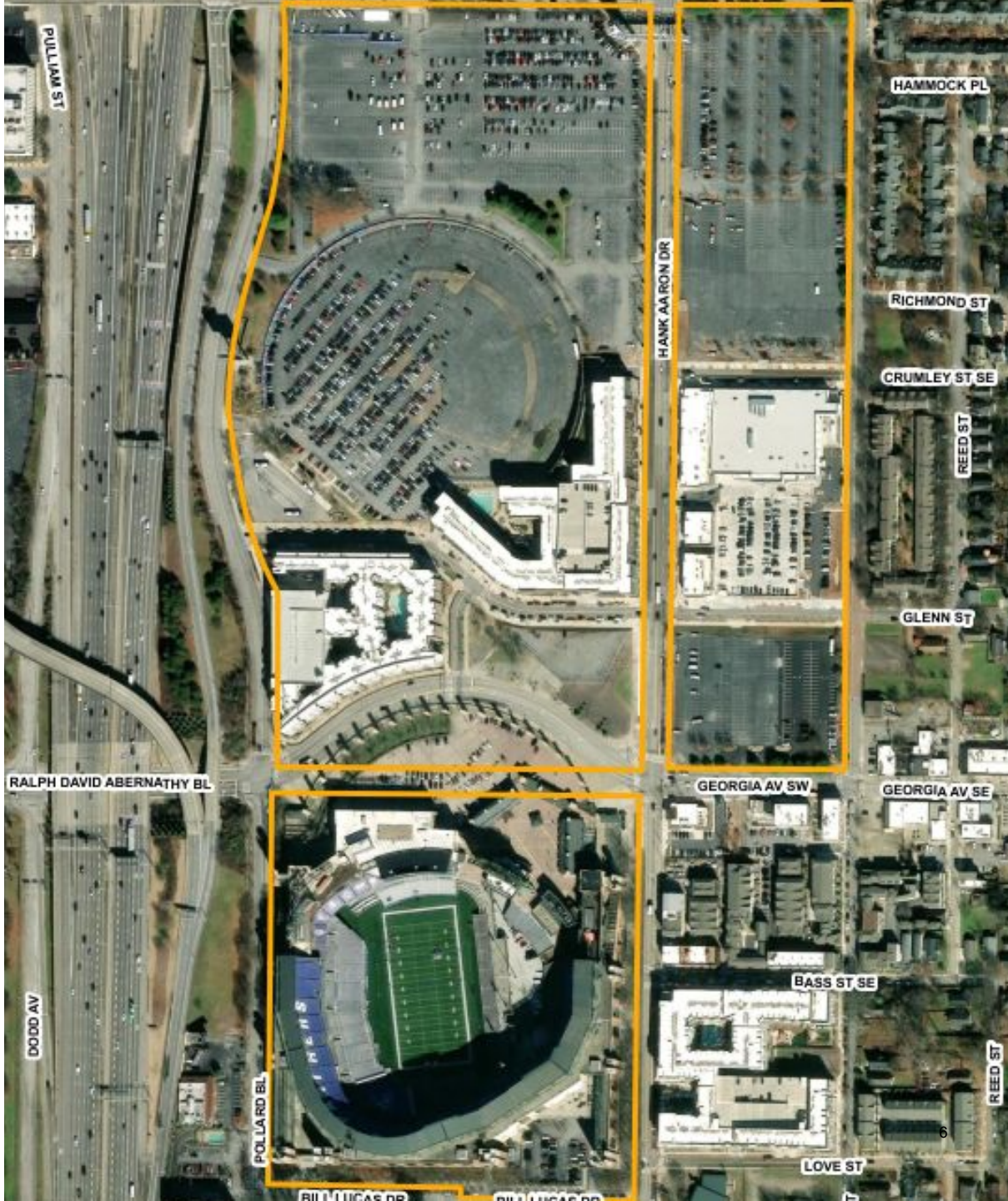
ACREAGE CALCS

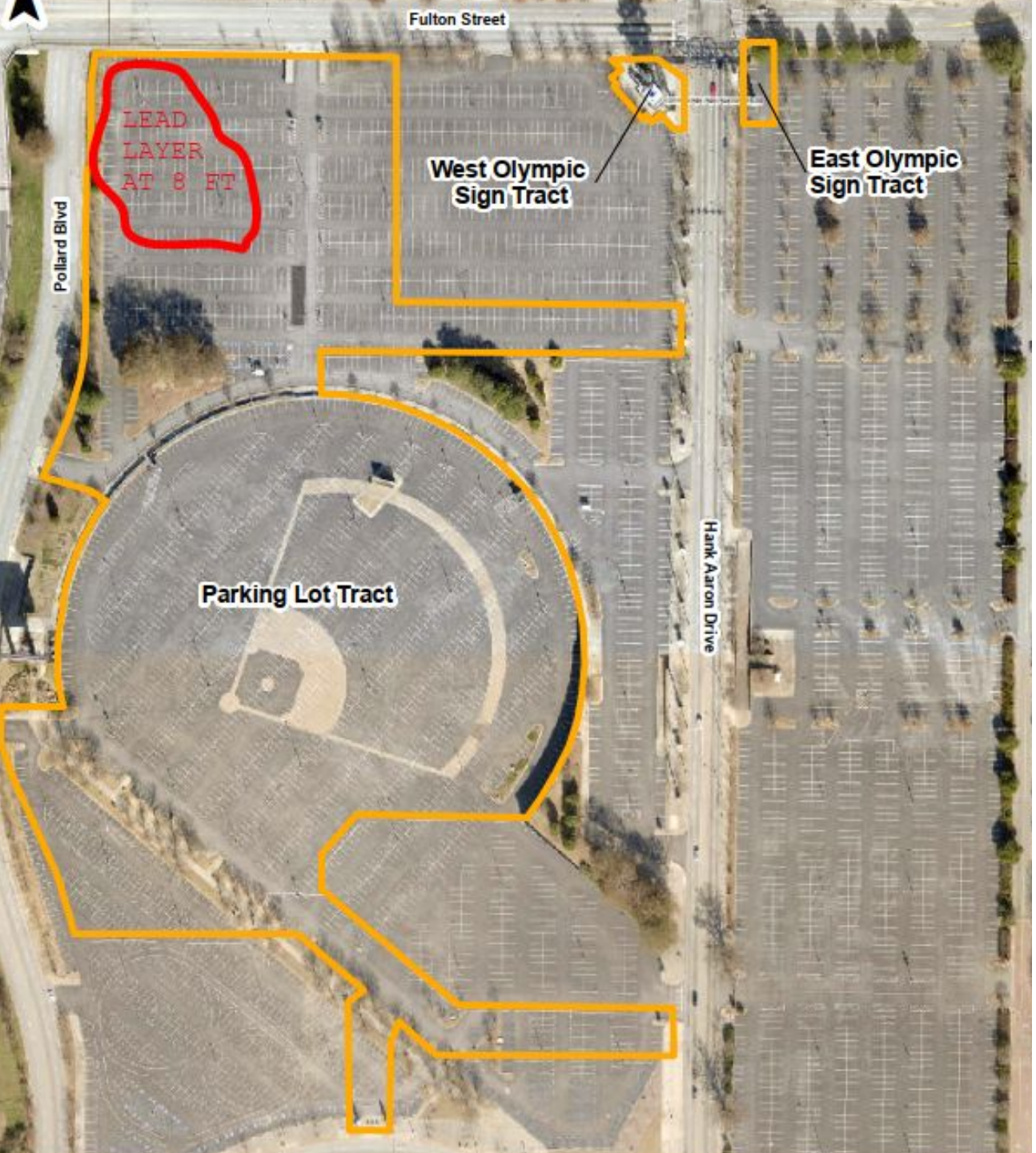
	PARCEL 'A'	15.792
	PARCEL 'B-1'	7.404
	PARCEL 'B-2'	3.003
	PARCEL 'B-3'	3.087
GSU		38.394
BILLBOARD SIGNAGE PARCEL		.546
Total		68.226

TURNER FIELD REDEVELOPMENT
PARCEL PLAN

2016-06-22

Current Turner Field Redevelopment Status



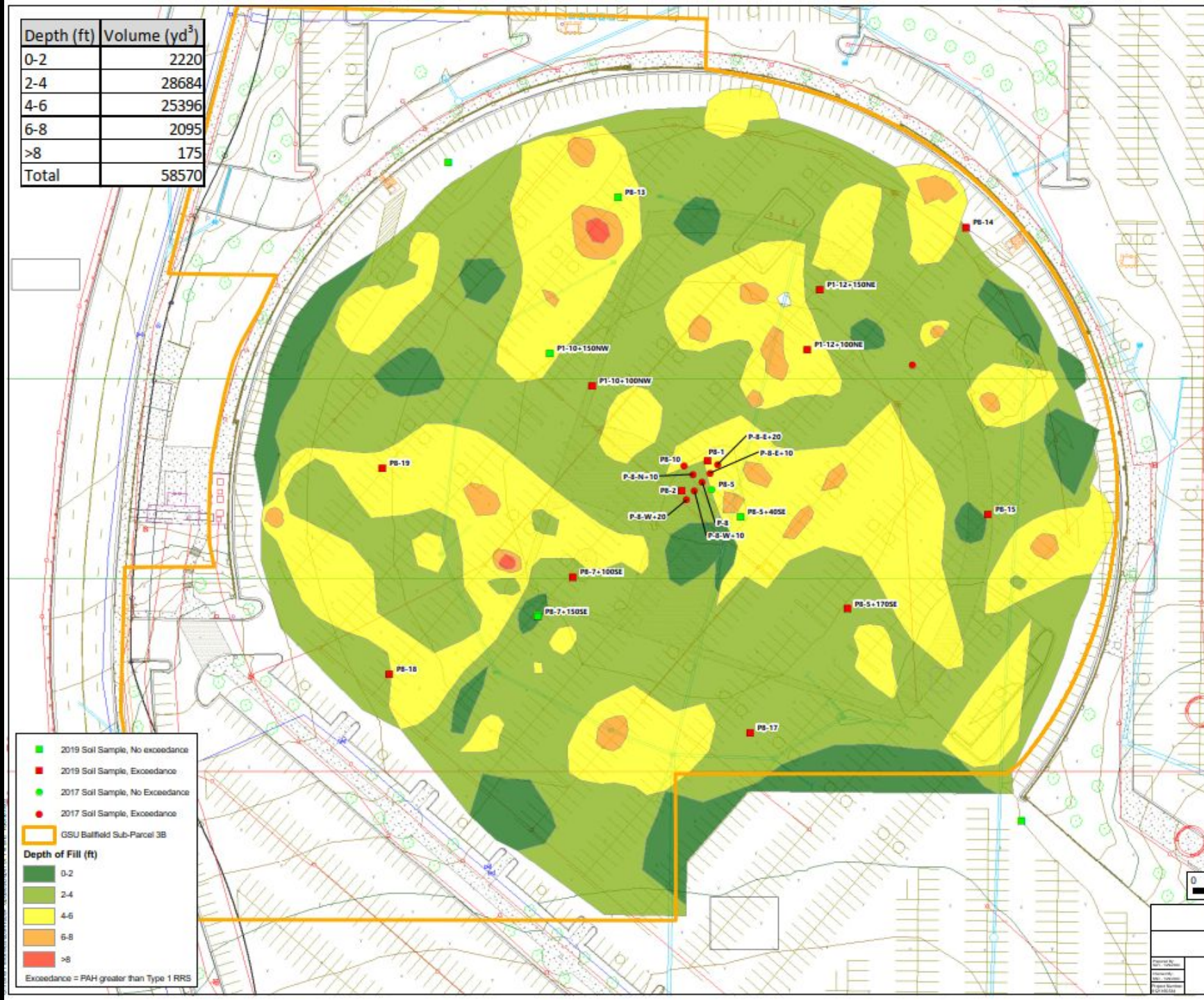


GSU's Remaining Redevelopment Parcels

SUBSURFACE CONDITIONS IN BALLFIELD

- Debris-laden fill encountered up to12 feet thick in borings
- GPR confirmed a range of fill depths
- PAHs detected in 42 of 61 soil samples
- VOCs detected in 6 soil samples
- Groundwater not impacted, flow to southwest
- VOCs detected in soil vapor

GPR Results at GSU's Ballfield Parcel Found Debris-laden Fill from Atlanta-Fulton County Stadium Implosion

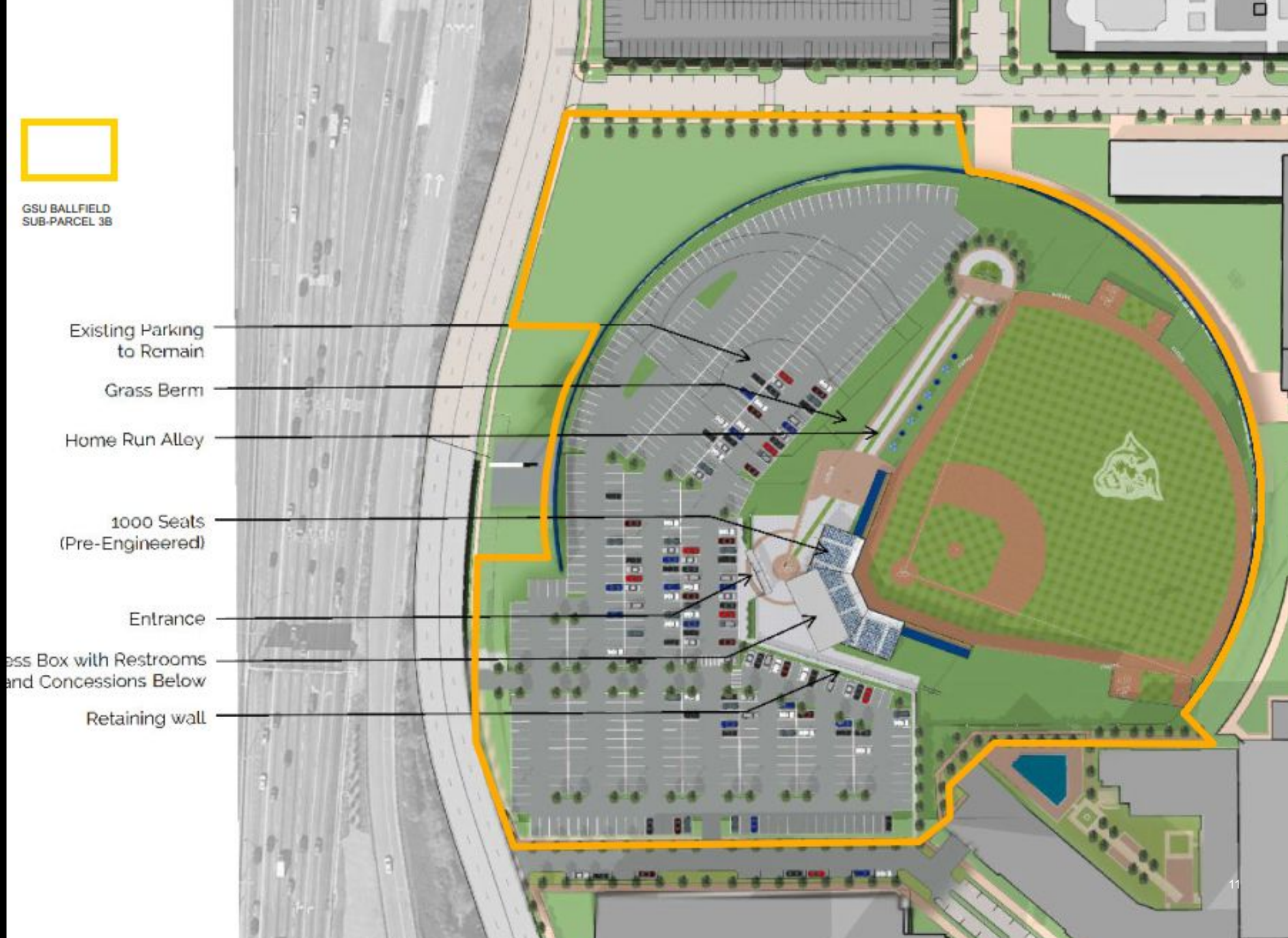


PPCAP AMENDMENT JANUARY 2024

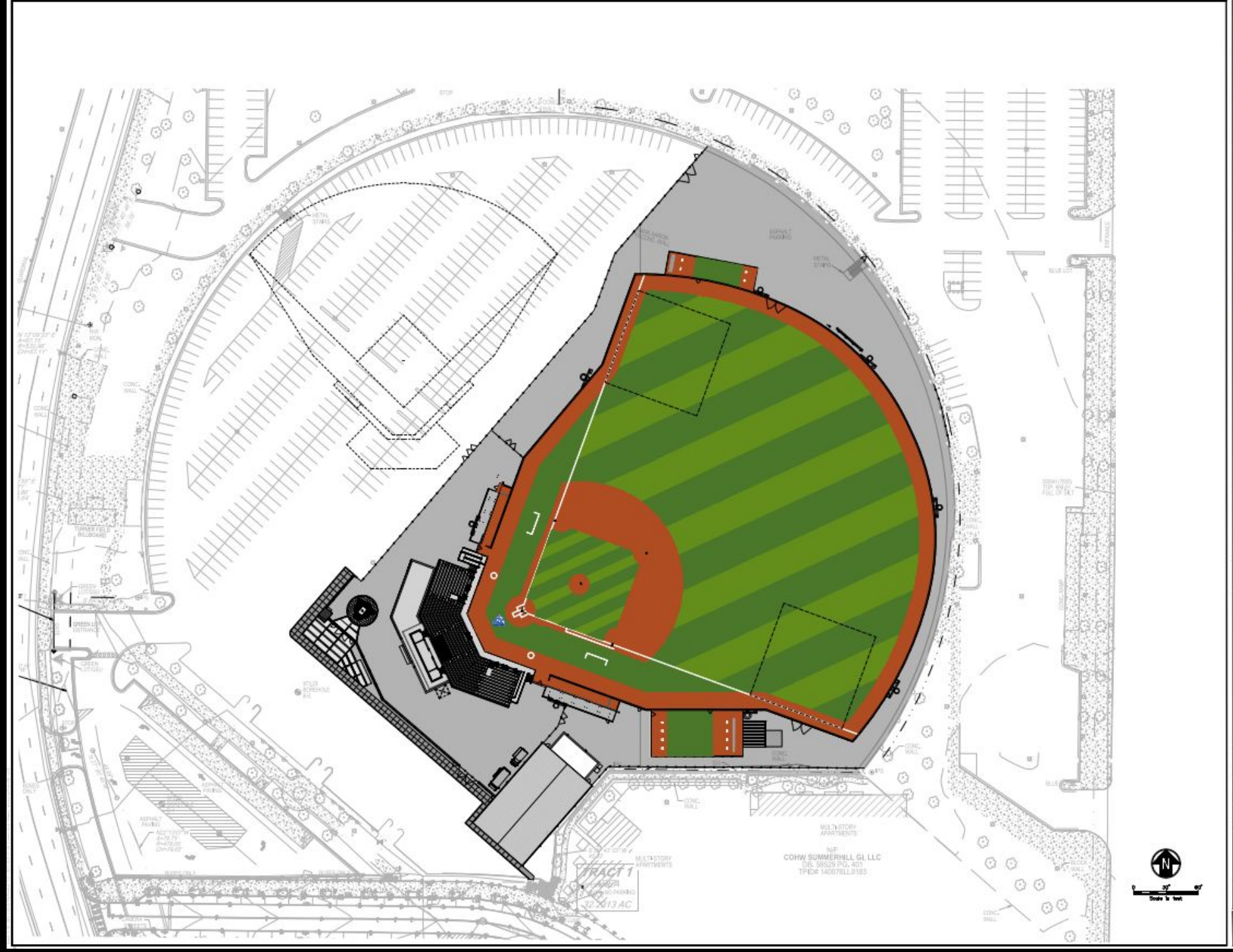
- Technically impracticable to remove debris-laden fill layer
- Leave in-place and use (1) hardcover, (2) two feet of clean fill, or (3) geotextile under one foot of clean fill
- Clean fill to be imported and qualified

- Impacted fill removed from the site to be properly disposed
- Vapor intrusion risk to be evaluated
- Manage ballfield as a restricted use zone (RUZ) under a Uniform Environmental Covenant (UEC) and a Monitoring & Maintenance Plan (MMP)

Architectural Concept



Current Design Under Construction



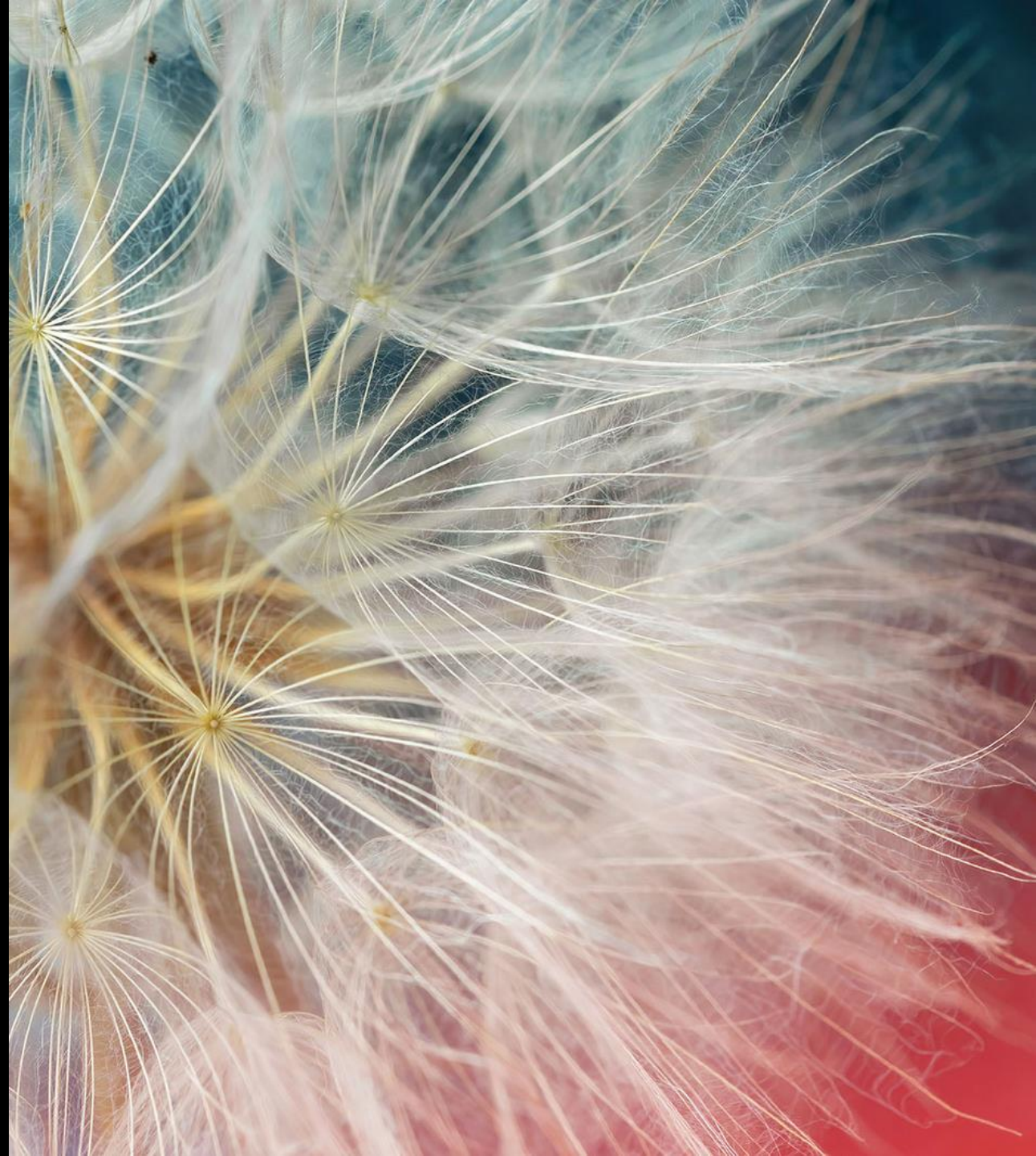
Pavement Stripped

Rubble Debris in Fill

Underground Detention

THANK YOU

wsp.com



Stitch Project: GDOT Corridor Phase I ESA – GIS, AI, and Professional Judgement

2026 Brownfield Seminar
Becky Steever, WSP
Mariah Butts, WSP
April 16, 2026 | Time: 11:25-11:55 AM

Agenda

Project Scope and Context

The Stitch Project focused on a large-scale Phase I ESA for a linear GDOT corridor with complex data and geographic extent.

Challenges

The size of the corridor, long and complex history, correlation of data

Technology Integration

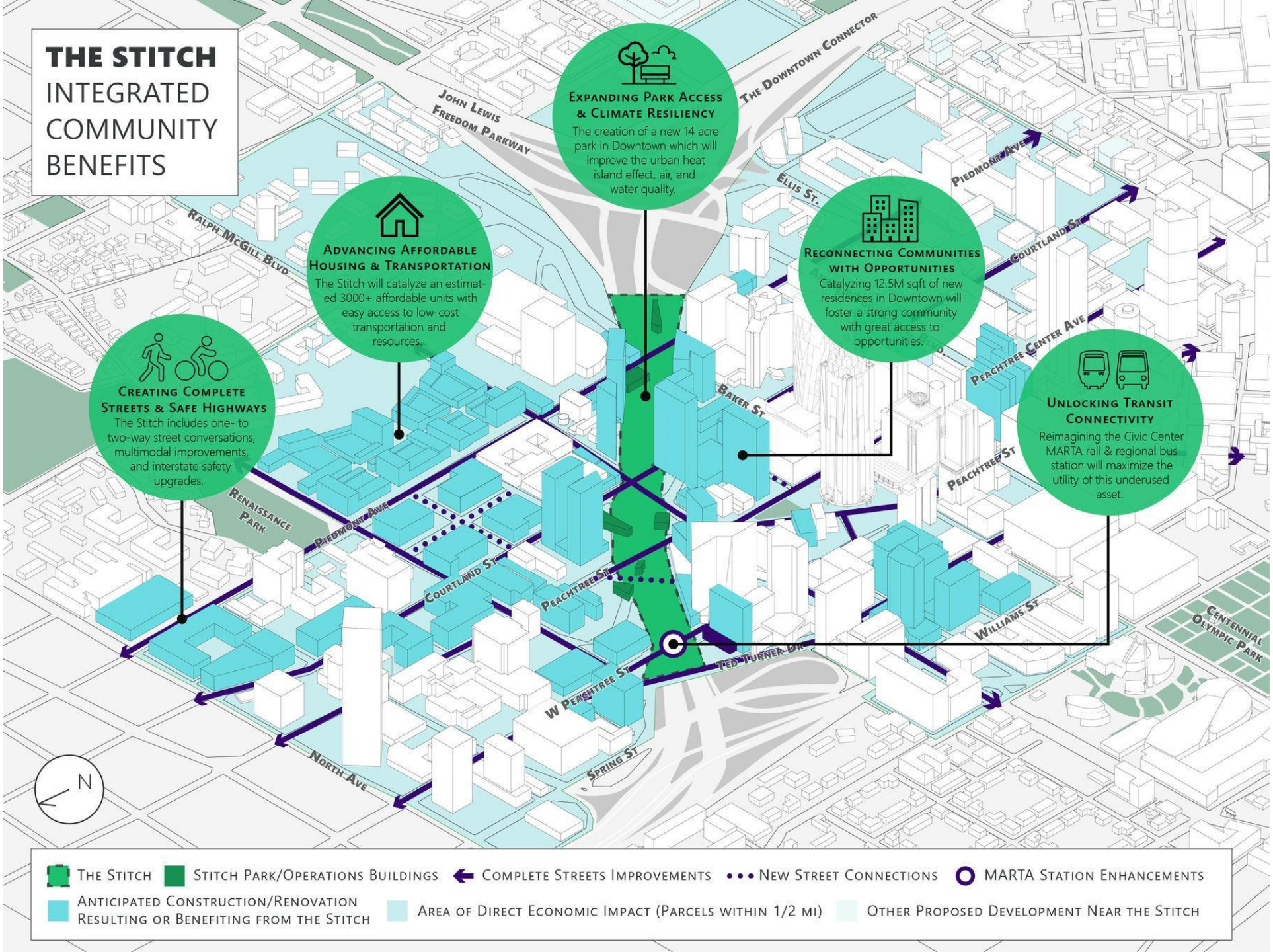
GIS and AI tools were used to centralize data collection, streamline workflows, and improve assessment efficiency.

Environmental Professional Oversight

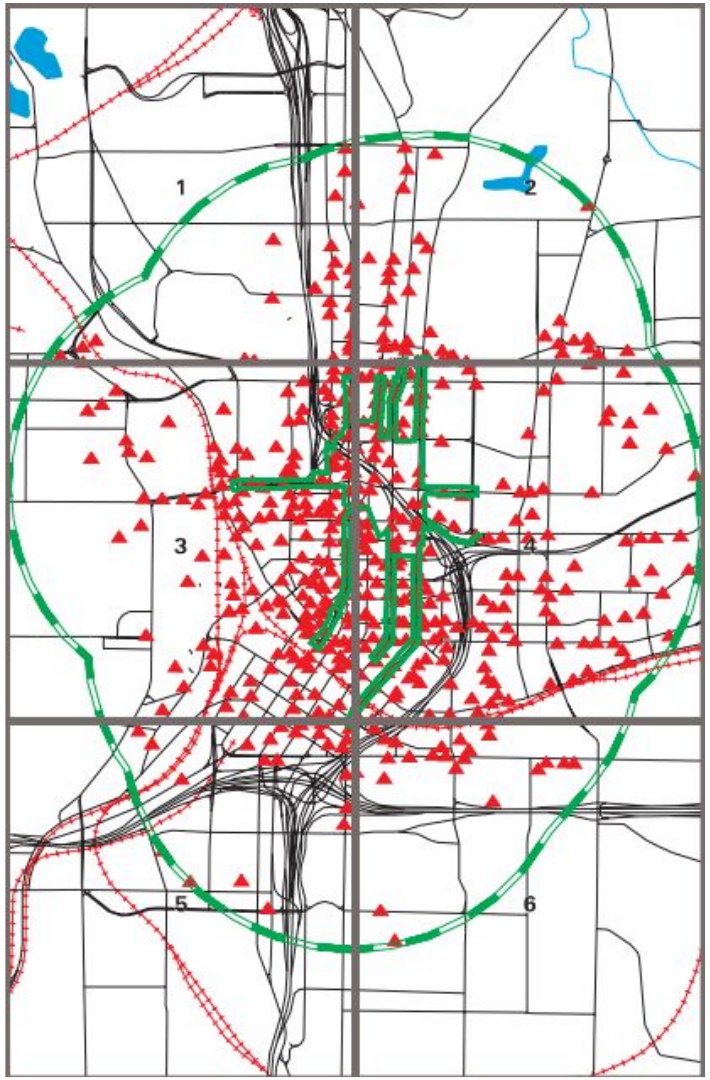
Despite technological advances, expert judgement was essential for evaluating environmental conditions and regulatory compliance.

Scalable Solutions

The project demonstrated the value of scalable, technology-enabled approaches to manage corridor-wide environmental assessments.


THE STITCH
INTEGRATED COMMUNITY BENEFITS
EXPANDING PARK ACCESS & CLIMATE RESILIENCY
The creation of a new 14 acre park in Downtown which will improve the urban heat island effect, air, and water quality.
ADVANCING AFFORDABLE HOUSING & TRANSPORTATION
The Stitch will catalyze an estimated 3000+ affordable units with easy access to low-cost transportation and resources.
RECONNECTING COMMUNITIES WITH OPPORTUNITIES
Catalyzing 12.5M sqft of new residences in Downtown will foster a strong community with great access to opportunities.
CREATING COMPLETE STREETS & SAFE HIGHWAYS
The Stitch includes one- to two-way street conversations, multimodal improvements, and interstate safety upgrades.
UNLOCKING TRANSIT CONNECTIVITY
Reimagining the Civic Center MARTA rail & regional bus station will maximize the utility of this underused asset.
JOHN LEWIS FREEDOM PARKWAY
THE DOWNTOWN CONNECTOR
ELLIS ST.
PIEDMONT AVE
COURTLAND ST
RALPH MCGILL BLVD
PEACHTREE CENTER AVE
BAKER ST
PEACHTREE ST
RENAISSANCE PARK
PIEDMONT AVE
COURTLAND ST
PEACHTREE ST
WILLIAMS ST
CENTENNIAL OLYMPIC PARK
TED TURNER DR
W PEACHTREE ST
NORTH AVE
SPRING ST
N
THE STITCH
STITCH PARK/OPERATIONS BUILDINGS
COMPLETE STREETS IMPROVEMENTS
NEW STREET CONNECTIONS
MARTA STATION ENHANCEMENTS
ANTICIPATED CONSTRUCTION/RENOVATION RESULTING OR BENEFITING FROM THE STITCH
AREA OF DIRECT ECONOMIC IMPACT (PARCELS WITHIN 1/2 MI)
OTHER PROPOSED DEVELOPMENT NEAR THE STITCH

Scope of Work and Regulatory Context



Comprehensive Corridor Assessment

The project assessed hundreds of parcels and rights-of-way across a large transportation corridor in Atlanta, requiring extensive data review.

Data Sources and Regulatory Review

EDR listings, aerial photos, regulatory databases, and historical documentation were used to evaluate historical and environmental conditions.

Orphan Site Identification

Special focus was placed on orphan sites with limited historical records but requiring evaluation under ASTM standards.

Regulatory Compliance and Oversight

The scope aligned with GDOT and ASTM E1527-21 - ensuring consistent data reliability and compliance.

Project Challenges

Data Volume Challenges

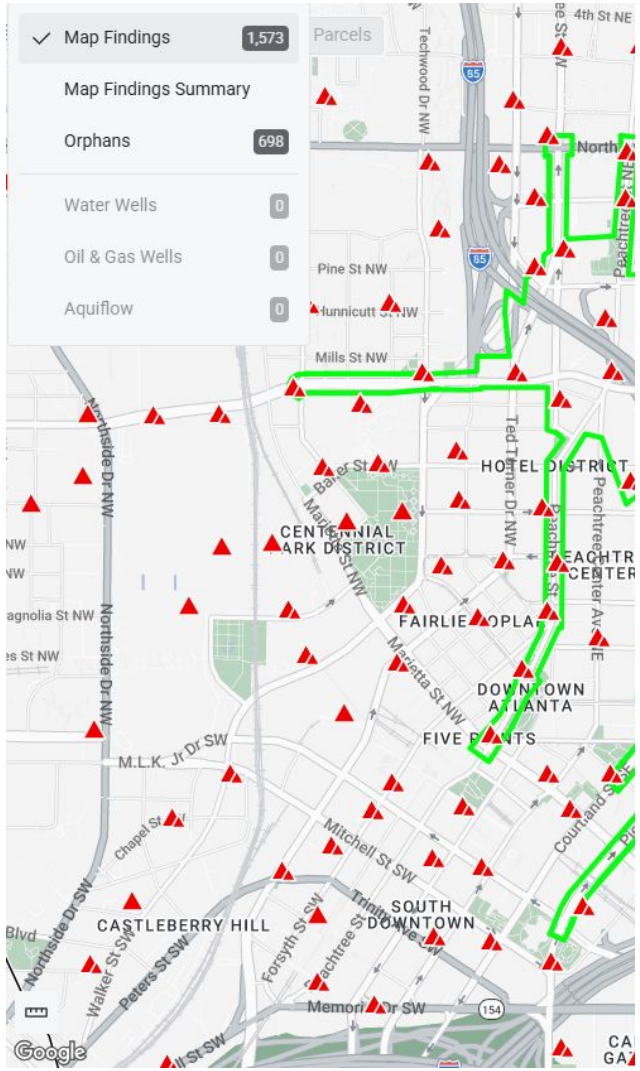
Large number of sites generated vast field observations and documents, increasing risk of errors and data duplication.

Complex Data Organization

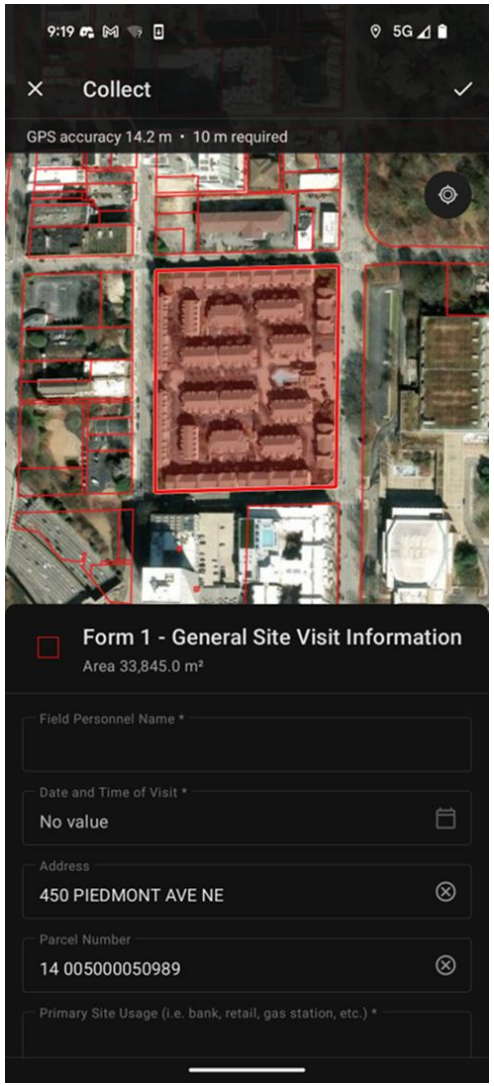
Aligning field observations with historical and regulatory data required careful correlation and structured workflows.

Urban Environment Complexity

Urban data noise from overlapping land uses, address changes, and multiple business names complicated site identification.



GIS Use in Field Activities



Real-Time Tracking

GIS enabled real-time tracking of field sites, preventing duplicate visits and missed parcels.

Integrated Parcel Identification

Parcel IDs embedded in digital forms created a unified reference across datasets including historical and regulatory data.

Georeferenced Photographs

Field photos were georeferenced and annotated for spatial context and immediate GIS accessibility.

Spatial Accuracy and Communication

GIS use ensured spatial accuracy, improved team communication, and supported consistent project reporting.

GIS Use in Field Activities

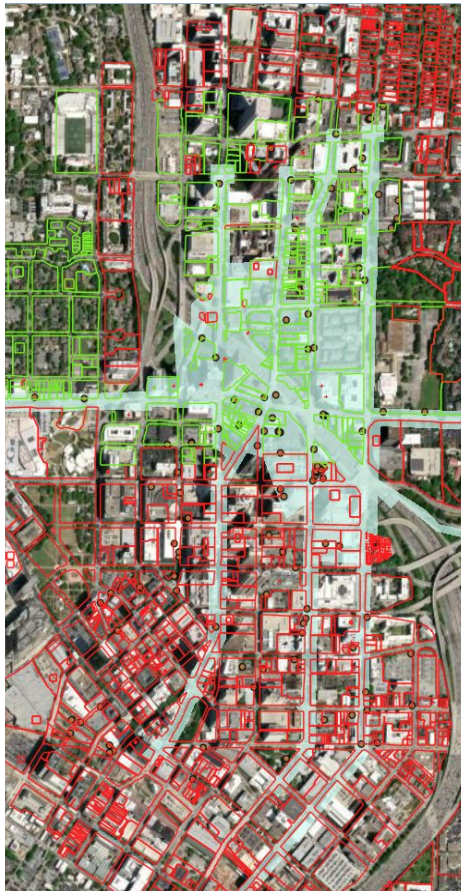


Figure 1. Example screenshot of how field maps appeared on mobile devices in the field.

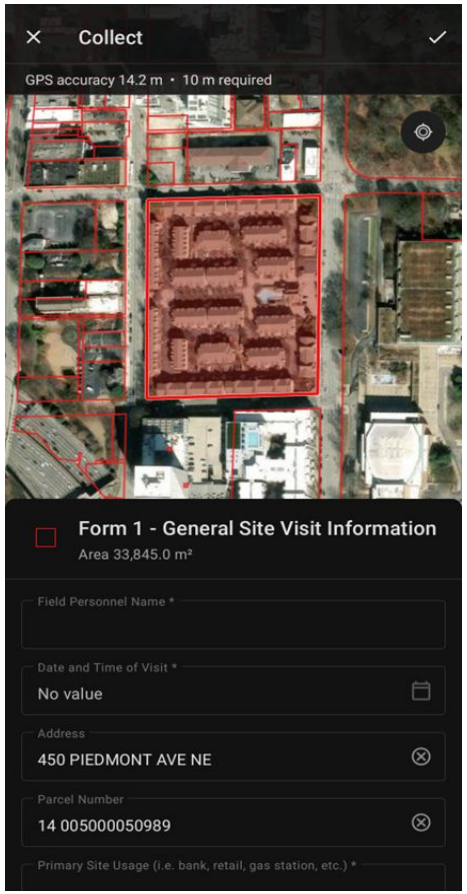


Figure 2. Field forms automatically populated with parcel number and address to reduce error.

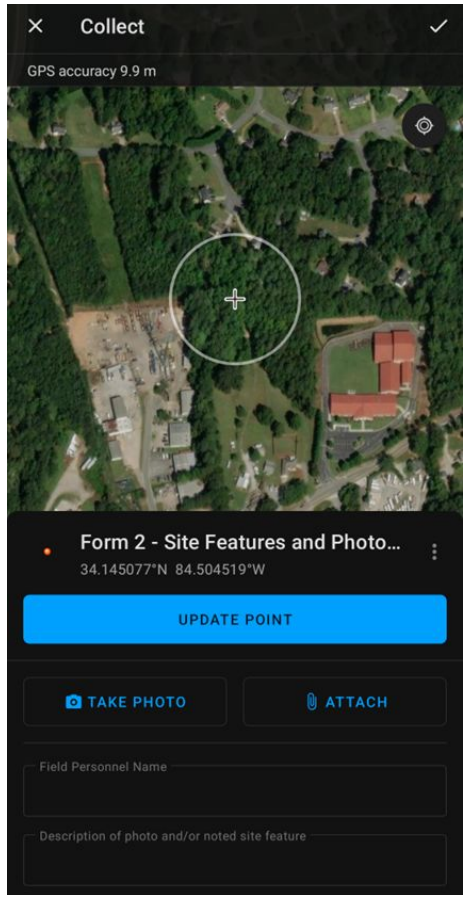
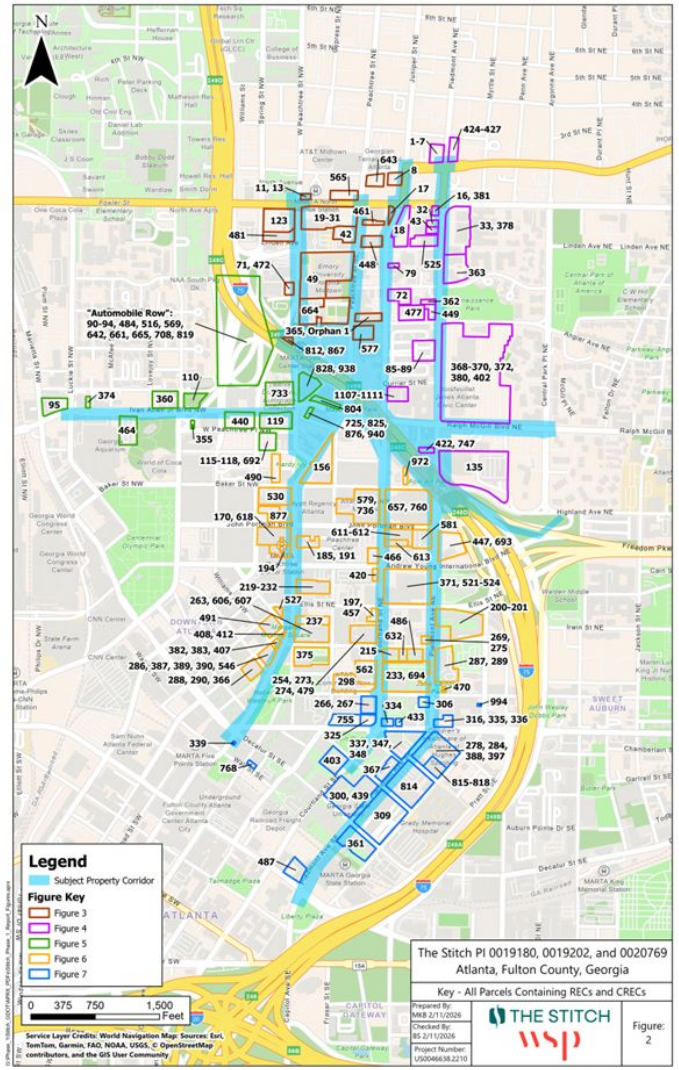


Figure 3. Field Maps allowed for geotagging and comments on photos that stayed organized on the back-end.

GIS Use in Reporting



Consistent Geospatial Framework

Using a uniform geospatial framework ensured report figures matched field observations and regulatory data accurately.

Automated Figure Preparation

GIS automation minimized manual figure creation and reduced transcription errors during report preparation.

Georeferenced Photo Logs

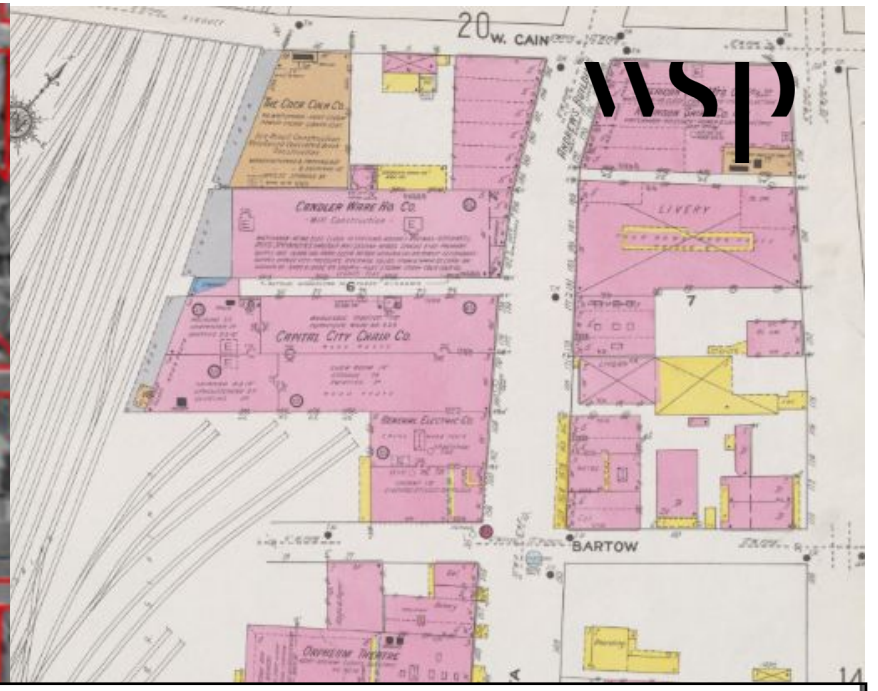
Photo logs with georeferencing and field comments were easily incorporated as supporting evidence within reports.

Enhanced Report Clarity

GIS-supported reporting visually linked findings and site observations, improving clarity for reviewers and stakeholders.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Exclusive Records								
EDR MGP	1.000		0	0	4	0	NR	4
EDR Hist Auto	0.125	77	278	NR	NR	NR	NR	355
EDR Hist Cleaner	0.125	40	205	NR	NR	NR	NR	245

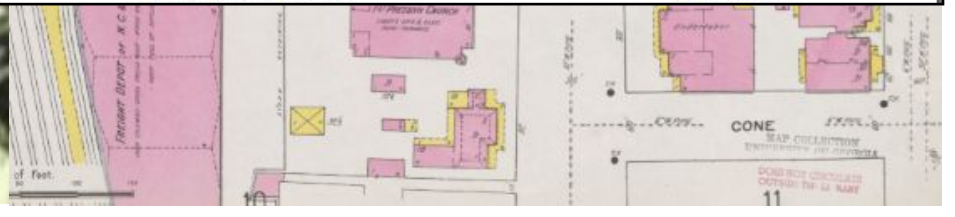


Feeling overwhelmed by data and visual chaos?

Count: 698 records

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ATLANTA	S130210349	PEACHTREE ROAD & PIEDMONT ROAD (CORNER LOT)	NORTHERN QUADRANT, PEACHTREE ROAD & PEIDMONT	30306	GA HSRA NOTIF
ATLANTA	S130210432	12TH STREET & WEST PEACHTREE STREET	12TH STREET & WEST PEACHTREE STREET	30309	GA HSRA NOTIF
ATLANTA	S130211278	755 NORTH AVENUE PROPERTY	755 NORTH AVENUE PROPERTY	30308	GA HSRA NOTIF
ATLANTA	S130210403	CITY HALL EAST - SOUTH PARCEL	61 NORTH AVENUE	30308	GA HSRA NOTIF
ATLANTA	S130210903	MARTA BANKHEAD DISPOSITON PARCEL D5000	NORTH OF BANKHEAD HWY EAST OF GARY AVE		GA HSRA NOTIF
ATLANTA	S130210010	NORTH YARDS BUSINESS PARK	NORTH SIDE OF JOHN STREET EAST OF GRAY STREET		GA HSRA NOTIF
ATLANTA	S130210159	NORTHYARDS BUSINESS PARK	SOUTH OF NORTH AVE., BETWEEN GRAY ST AND N-SIDE DR		GA HSRA NOTIF
ATLANTA	S130209570	CHAVEZ DOWNTOWN PROPERTIES	BLOCK - PEACHTREE CENTER, IINTERNATIONL, COURTLAND		GA HSRA NOTIF
ATLANTA	S130210148	ONE BUCKHEAD PLAZA	3060 PEACHTREE STREETT		GA HSRA NOTIF
ATLANTA	S130209578	TRACT V/PAR 28/PEACHTREE CTR. ASSEMBLAGE	28/PEACHTREE CTR. ASSEMBLAGE		GA HSRA NOTIF
ATLANTA	S130210892	DETTLEBEACH PESTICIDE COMPANY	4113 PEACHTREE ST.		GA HSRA NOTIF
ATLANTA	S130209501	CHAVEZ DOWNTOWN PROPERTIES	BLOCK - PEACHTREE CENTER, INTERNATIONAL, COURTLAND		GA HSRA NOTIF
ATLANTA	S132773989	PIEDMONT BELTLINE, LLC	E BELTLINE FROM PIEDMONT AVE TO 10TH/MONROE	30309	GA HSRA NOTIF
ATLANTA	S130211375	PRIME APARTMENTS	930 & 936 PIEDMONT AVENUE	30309	GA HSRA NOTIF
ATLANTA	S130209943	TENTH STREET PROPERTY	10TH STREET, 11TH STREET & PIEDMONT AVENUE		GA HSRA NOTIF
ATLANTA	S130209980	GEORGIA STATE UNIVERSITY, PKG LOTS J & D	PIEDMONT AVENUE		GA HSRA NOTIF
ATLANTA	S130209968	OLD MILL ANTIQUES - (3420 E PONCE DE LEON	3420 E PONCE DE LEON		GA HSRA NOTIF
ATLANTA	S130209574	GA POWER - CENTRAL DISTRICT HEADQUARTERS	333 PIEDMONT AVENUE		GA HSRA NOTIF
ATLANTA	S130209701	522 PONCE DE LEON DR. (VACANT LOT)	522 PONCE DE LEON DR.		GA HSRA NOTIF
ATLANTA	S130209761	NEW AMERICAN CITIES, INC., (PROPERTY OF)	PIEDMONT AND COURTLAND		GA HSRA NOTIF
ATLANTA	S130210911	PROPOSED PEP BOYS FACILITY	PIEDMONT AND LINDBERGH WAY		GA HSRA NOTIF



AI Applications in Historical and Regulatory Review

AI Supporting Historical Review

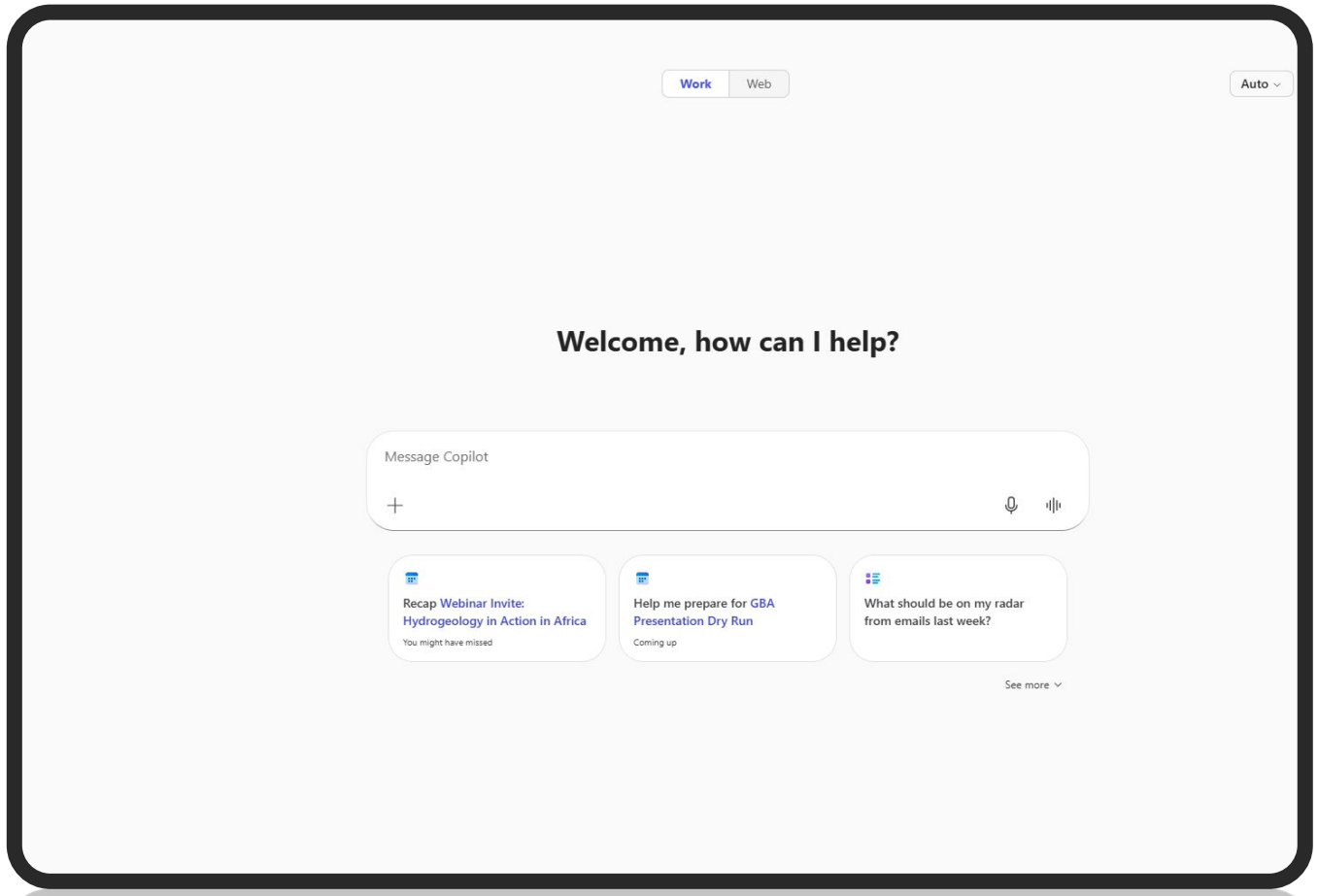
AI tools helped confirm historical sources for suspected past automotive and dry-cleaning site uses, improving review completeness.

Enhanced Regulatory Search

AI expanded database search logic to identify regulatory listings despite naming variations or address inconsistencies.

Quality Assurance and Validation

AI flagged potential discrepancies to support quality control, with human experts validating all AI findings for reliability.



Environmental Professional Oversight

Data Interpretation

Environmental Professionals retained responsibility for interpreting historical use, regulatory listings, and field observations under ASTM E1527-2.

Professional Judgement

GIS and AI tools were used to support data organization, completeness, and QA/QC but did not replace professional judgement.

Determination of Environmental Conditions

All conclusions regarding environmental conditions were made by the Environmental Professional based on validated information.

Solutions, Limitations, and Lessons Learned

Solutions Implemented

- Locate and leverage existing data sets
- Centralized data management using a single, consistent identifier (i.e., parcel-based GIS framework)
- AI-assisted search and QA/QC used to improve completeness and consistency
- Version control and structured workflows reduced duplication and error risk

Limitations and Guardrails

- AI does not provide professional judgement or regulatory conclusions
- All AI outputs treated as leads, not findings
- Environmental Professional validation required at all decision points

Lessons Learned

- Pick a constant data anchor early (parcel ID, site ID) and build everything around it
- Use AI to surface inconsistencies, not to resolve them
- Technology improves efficiency only when paired with EP oversight