



Chiloquin, OR



Adrian, GA

A Tale of Two Small Cities *Rural Brownfield Success*

Chiloquin, Oregon and Adrian, Georgia

2026 Georgia Brownfield Association Seminar
April 16, 2026





Agenda

- **Introductions**
 - Keith Ziobron, National Brownfield Director - CHA Consulting
 - Mayor Sandra Bailes, Mayor – City of Adrian, GA
- **Chiloquin, Oregon**
 - History
 - Brownfield Program
- **Adrian, Georgia**
 - History
 - Brownfield Program
 - The Mayor's Perspective, Hopes, and Dreams
- **Contacts and Questions**

Chiloquin History

Ancestral Homeland of the Klamath, Modoc and Yahooskin

Incorporated 1926

Vibrant Town/Economy

Boom/Bust Cycles



MAIN ST. CHILOQUIN, OREGON



Chiloquin Today

Population: 786

61% Native American

City Staff of Five

Starting to Make a Come-Back



Brown Downtown Chiloquin

Long History of “Planning”

Opportunity Knocks – Markwardt Bros Garage

Lots of Questions





City of Chiloquin, Oregon's Brownfield Program

City of Chiloquin's Brownfield program elements, which leveraged \$1.18 million of state and federal funding sources, including:

- 2021 Business Oregon Assessment grant for the pre-acquisition due diligence of the former Markwardt Brothers Garage site (\$56,000)
- FY2021 USEPA Community-wide Assessment grant (\$300,000)
- FY2022 USEPA Cleanup grant for the former Markwardt Brothers garage (\$402,500)
- 2023 Business Oregon Cleanup grant for removal of asbestos-containing debris associated with the collapsed Chiloquin Mercantile Building (\$220,000)
- 2024 Business Oregon grant to fund the demolition of the Markwardt Brothers garage and management of an integrated hydraulic lift system with PCB hydraulic fluids (\$200,000)





City of Chiloquin, Oregon's Brownfield Program

The referenced funding, which totals almost \$1.18 million accomplished the following:

- Facilitated Sale and Redevelopment of Hirvi Building
- Phase I and II Assessments of Seven other Sites
- Expedited Cleaned up two key properties centrally located in the City
 - Markwardt Brothers Garage
 - Former Chiloquin Mercantile
- Two Structural Assessments
- Markwardt Brothers Reuse Planning Study
- Expedited issuance of an Oregon DEQ No-further-action and ultimate award of a \$16.2 million USEPA Community Change grant for redevelopment of the Markwardt Brothers/Chiloquin Mercantile site.

Chiloquin Conclusions

What does it take?



\$1+ MILLION



VILLAGE



SWEAT/TEARS



TEAMWORK



COMMITMENT



FORESIGHT

Adrian, Georgia History

Incorporated in 1899 as a Railroad, Timber and Trading Hub

1.4 square miles in size located both in Johnson and Emanuel Counties

Population: 557

Adrian Homes – modular home manufacturer closed in 2009 resulting in the loss of 165 jobs and closure of many downtown businesses





PROJECT OUTPUTS:

The City of Adrian's Brownfield Program seeks to promote the redevelopment of vacant or underutilized properties by funding no-cost environmental assessment as well as cleanup and reuse planning activities for qualified properties with redevelopment potential. These outputs along with an effective community involvement strategy can and will result in the revitalization of the City of Adrian.



As illustrated in the "Brownfield Cycle" above, a properly executed community involvement strategy results in efficient assessment and cleanup of brownfields and ultimately to their redevelopment.

Adrian's Brownfield Program

- FY2023 EPA Community-wide Brownfield Assessment Grant Awarded
- Focus on Downtown Adrian
- GIS Based Development Opportunity Inventory Completed
- 3 Phase I ESAs and 2 Phase II ESAs completed
- Structural Assessment of 1748 Fountain Street
- Community Engagement Meeting and owner outreach

What is a Brownfield?

Per EPA: A Brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Examples include former industrial sites, gas stations, dry cleaning establishments, vacant, schools, motels, and apartment complexes and other commercial and industrial uses.

The goals of the City of Adrian's Brownfields Program are as follows:

- Improve the quality of life
- Provide housing opportunities
- Increase the County's tax base
- Encourage the redevelopment of brownfield sites
- Protect human health, natural resources and the environment
- Support the retention and attraction of jobs and services
- Maximize the effectiveness of the Brownfield Program through collaborative efforts that educate and engage the community about the Brownfield redevelopment

Environmental Assessment and Outcomes

Former Adrian School for the Performing Arts



- Phase I ESA identified ASTM Non-scope items
- Asbestos and Lead Paint Survey Identified Limited Issues
- Reuse Plan in Consideration
- Information to be provided to possible non-profit purchaser

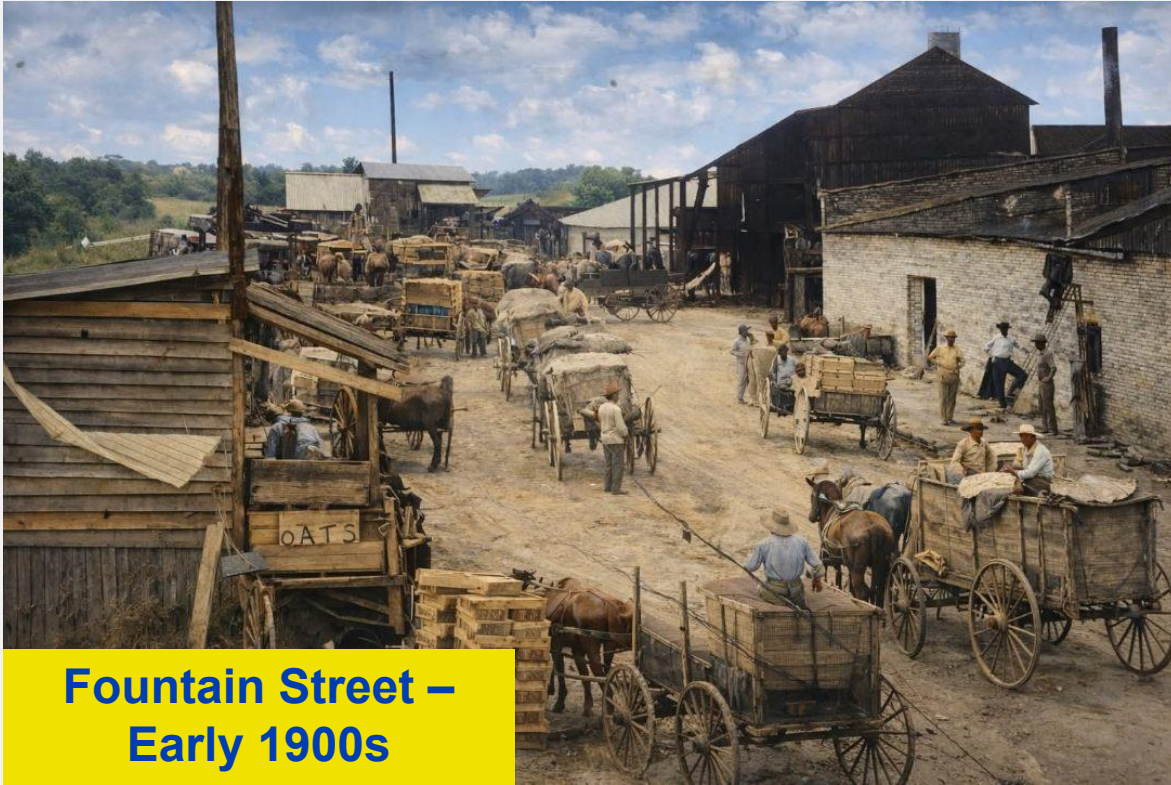
Environmental Assessment and Outcomes

1748 Fountain Street



- Phase I ESA identified RECs
- Phase II ESA Identified Reportable conditions
- Structural Assessment indicated Building can not be saved
- Supplemental Investigations underway
- Application for Cleanup Grant in Development

The Mayor's Perspective/Hopes & Dreams



Fountain Street –
Early 1900s

- Thoughts on being a newly elected Mayor of a small City
- General Perspective on EPA's Brownfield Grant Program
- Reuse Options for Brownfields
- Business Recruitment
- Infrastructure Needs
- Community/Adrian's new "A Team"

Contacts and Questions

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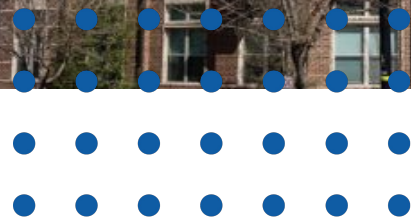
BOWEN CHOICE NEIGHBORHOOD

Transformation Plan

Georgia Brownfield Association | 2026 Seminar

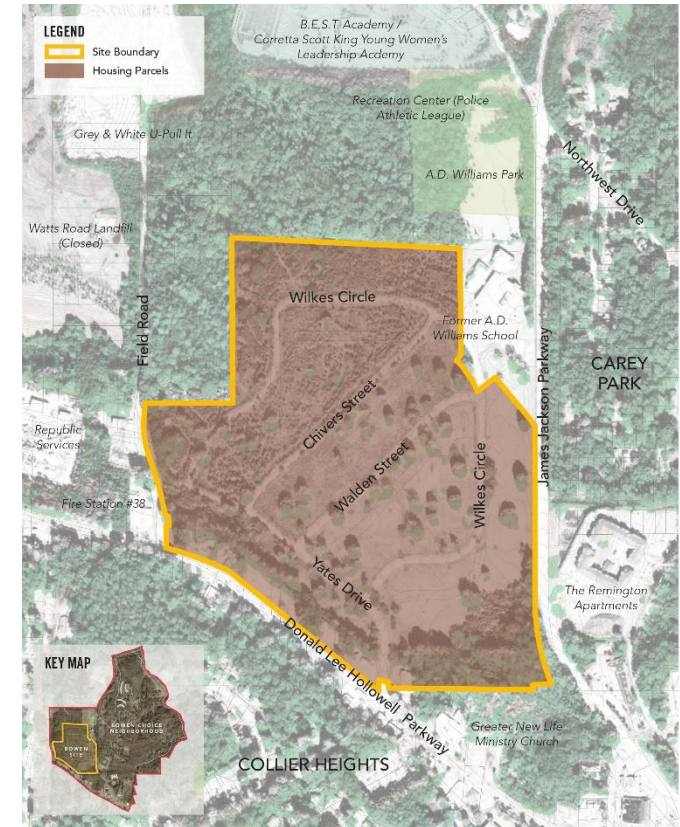
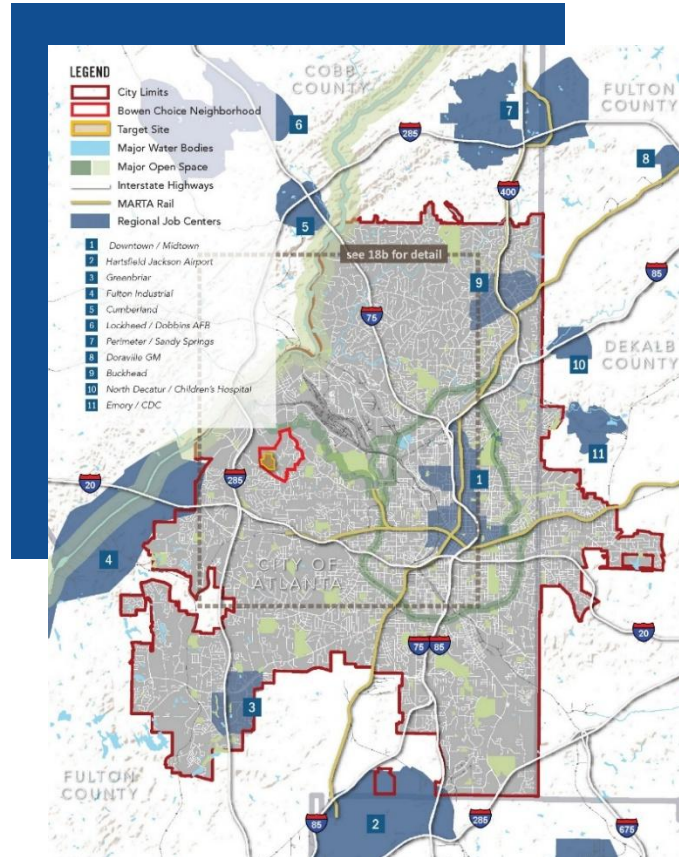
ATLANTA HOUSING

- Largest public housing authority in Georgia and one of the largest in the nation.
- Atlanta Housing serves households with extremely low to moderate income, including families, seniors, veterans, individuals with disabilities, and residents who are experiencing or at the risk of homelessness.
- Programs are funded and regulated by the U.S. Department of Housing and Urban Development.



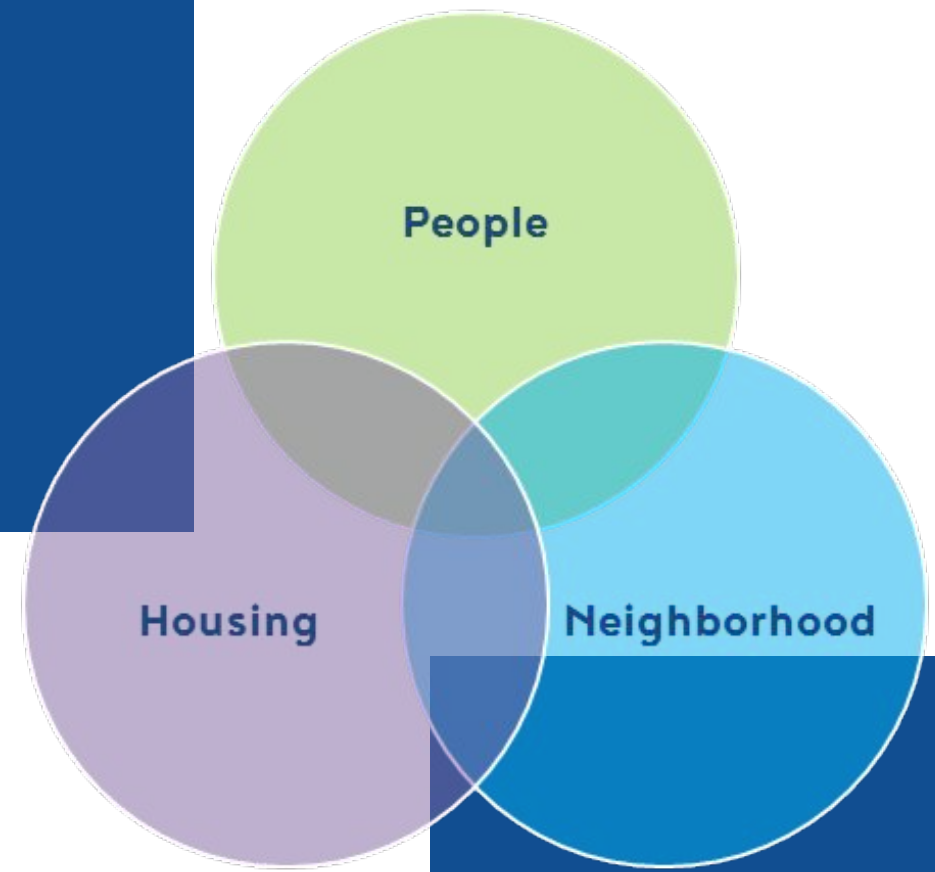
BOWEN HOMES

- Bowen Homes public housing site located in Northwest Atlanta.
- Built in 1964 with 650 dwelling units in 99 buildings spread over 74 acres.
- Over time, its small, cramped units, garden style layout, unsafe conditions, crime and limited connectivity contributed to the site's physical isolation, leading to demolition in 2009.
- Atlanta Housing applied for and was awarded a Choice Neighborhood Planning Grant in 2020 and was awarded, leading to a two-year planning process with extensive stakeholder engagement.



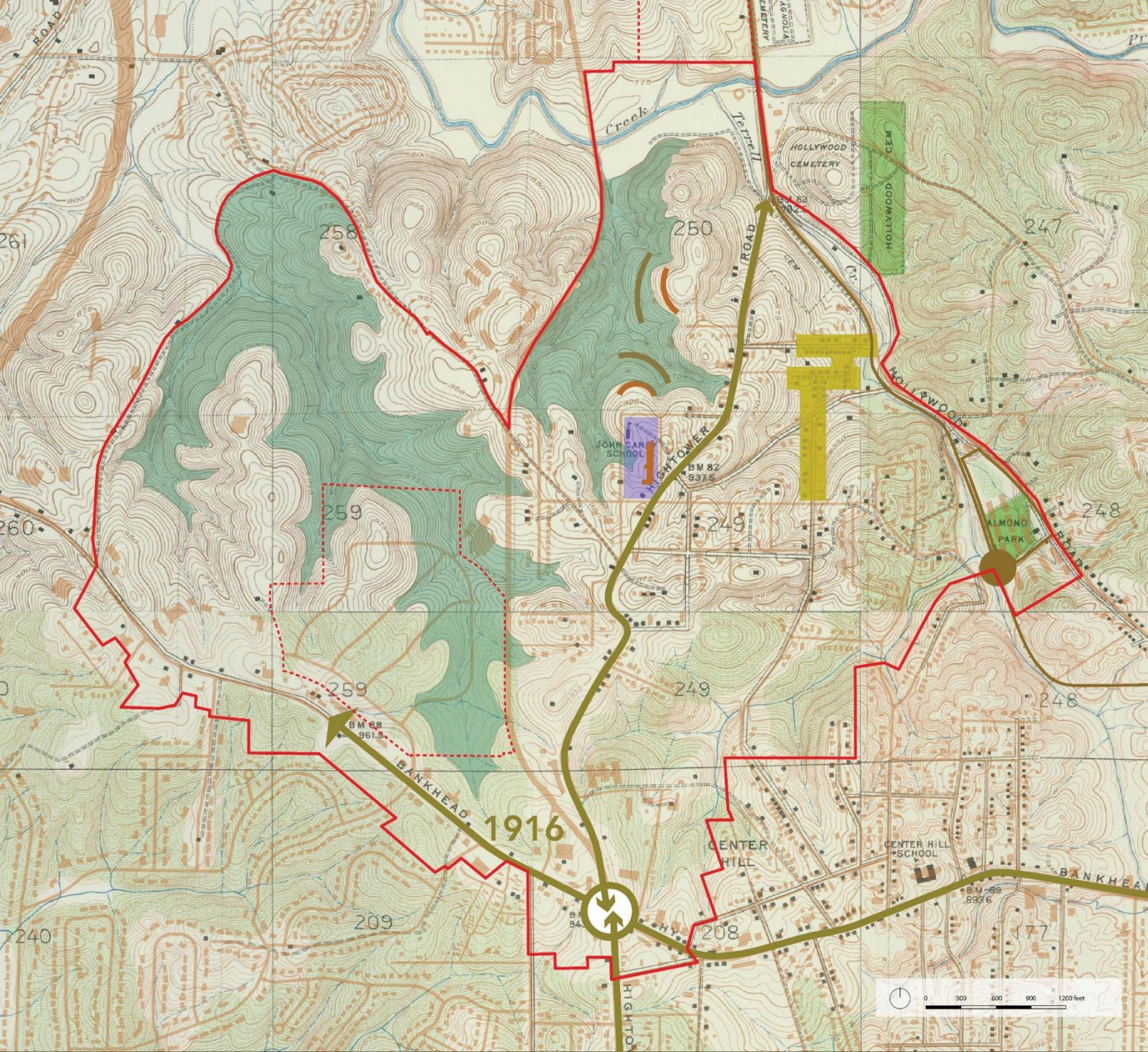
BOWEN CHOICE

- The Choice Neighborhood program includes three pillars: People, Housing and Neighborhood. Bowen CN core goals are:
- **PEOPLE:** Promote the success, resilience and happiness of former Bowen Residents by increasing direct and focused access to human development programs and supports.
- **HOUSING:** Build innovative and durable mixed-income housing on the Bowen site that is regenerative and responsive to the needs of the former Bowen Residents and the greater Choice Neighborhood community.
- **NEIGHBORHOOD:** Transform the Bowen Choice Neighborhood into a hallmark of equitable urban development, turning patterns of abandonment and neglect into opportunity.



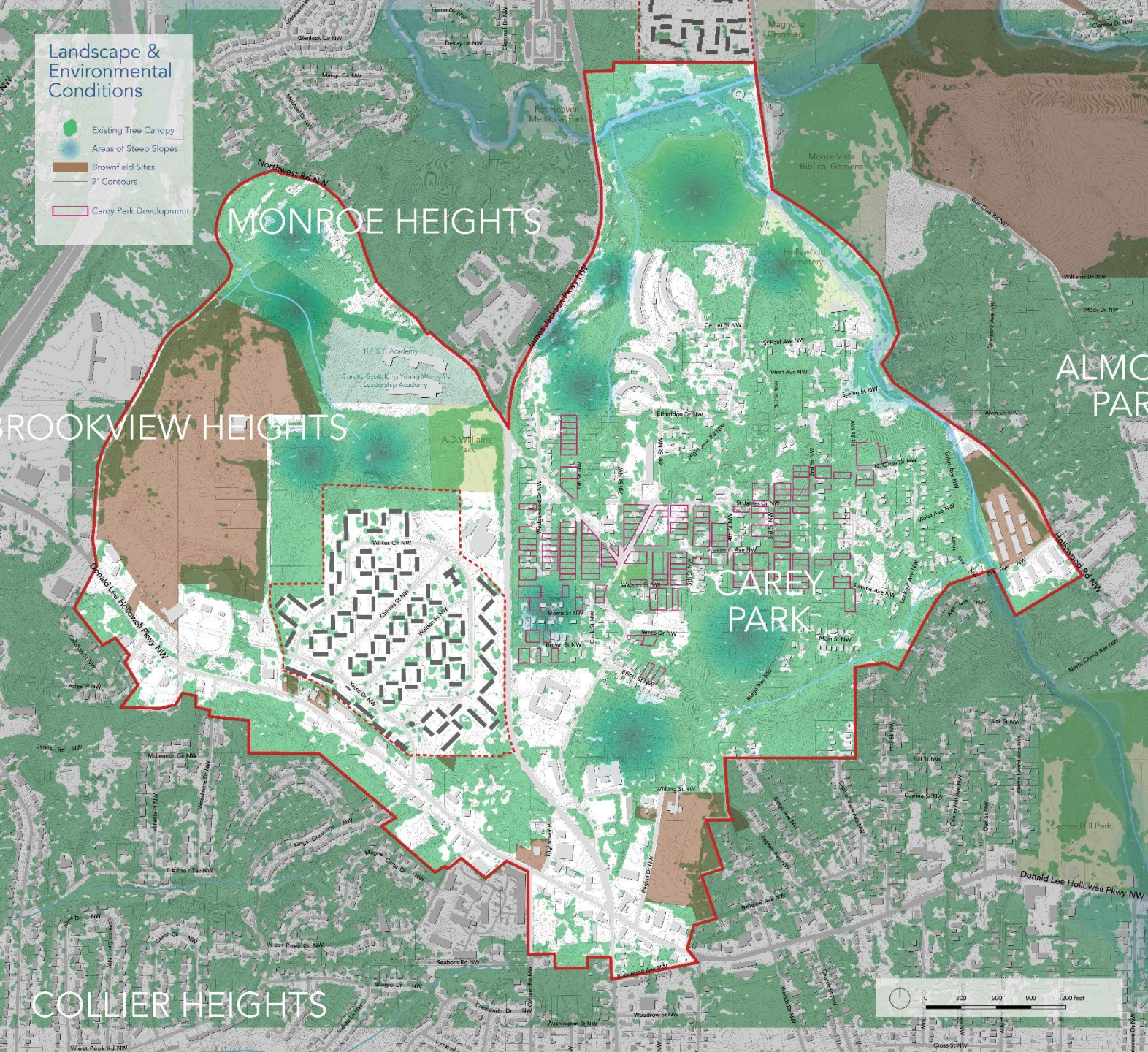
HISTORICAL CONTEXT

- Natural Piedmont landscape with valleys extending to Proctor Creek.
- Carey Park developed as streetcar suburb on River Line interurban.
- Bankhead Highway in 1916, auto-related uses still prominent.
- Bowen Homes constructed on partial fill, with major stream piped.



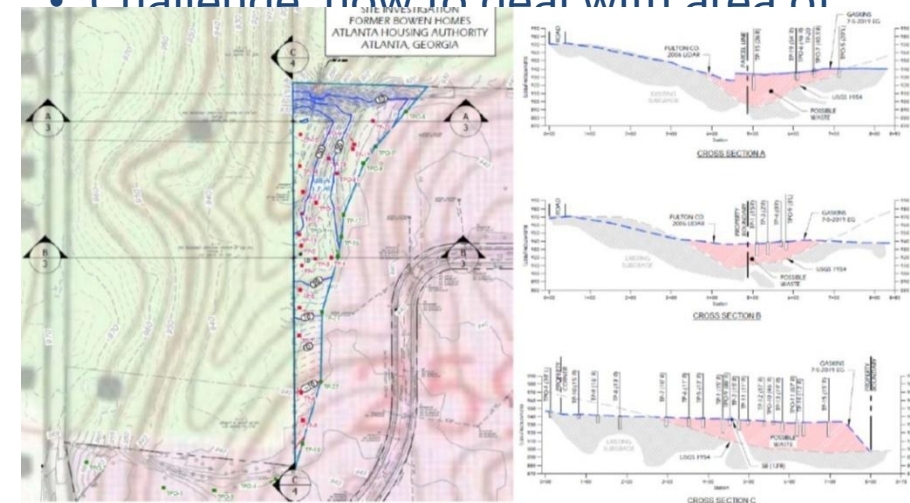
Landscape & Environmental Conditions

- Existing Tree Canopy
- Areas of Steep Slopes
- Brownfield Sites
- 2' Contours
- Carey Park Development

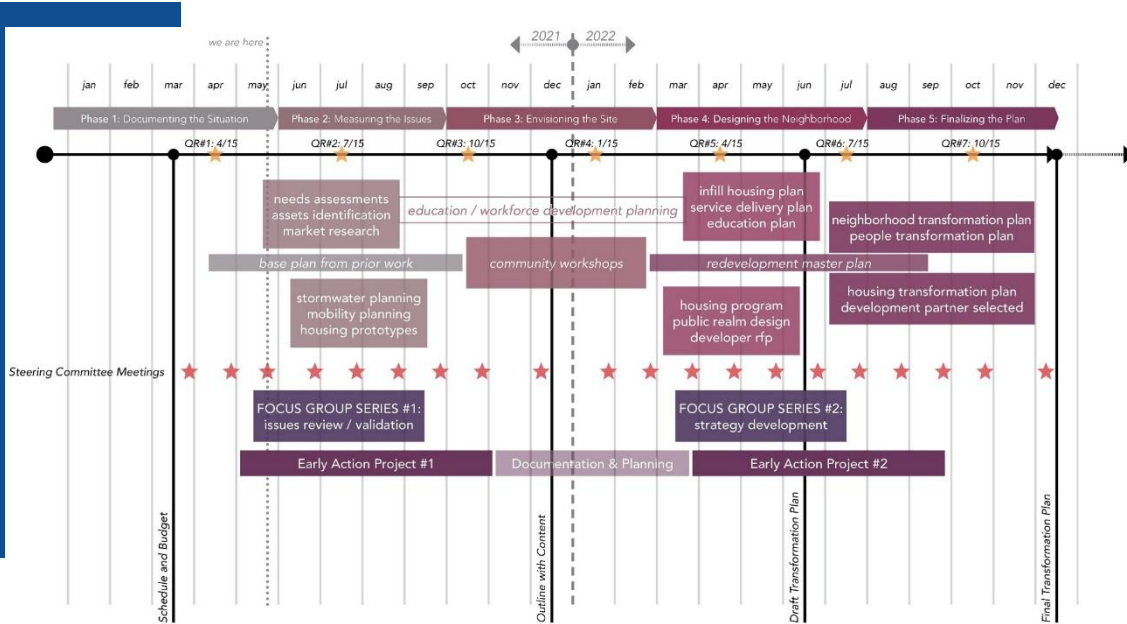
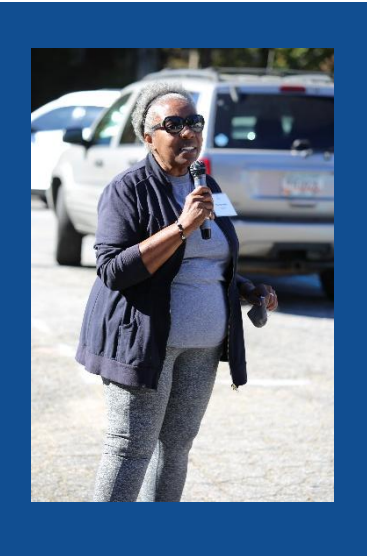


ENVIRONMENTAL CONDITIONS

- Watts Road landfill to west, Gun Club landfill to east; auto scrapyards and other brownfield sites in the immediate vicinity.
- Area subjected to illegal dumping that persist today – however...
- Pristine forest and streams are still present.
- Challenge: how to deal with area of



PLANNING INPUT



- HUD planning grant awarded in 2020.
- Extensive engagement – steering committee, focus groups, resident advisors, public workshops.
- Eight Focus Groups with varied participants discussed topics including green infrastructure, environmental remediation etc.
- Final Transformation Plan:
 - Submitted December 15, 2022
 - Goals, objectives, strategies
 - AH commitments, partnerships
- Implementation grant application submitted January 11, 2022, and awarded July 26, 2023.

Housing & Development <i>key subjects: housing program, building types and density, streets and open spaces, costs</i>	Neighborhood Housing <i>key subjects: infill / "missing middle" housing, land use and zoning, public infrastructure improvements</i>	Economic Development <i>key subjects: small business development, workforce development, Hollowell corridor improvements</i>	Education & Youth <i>key subjects: "cradle to career" planning for future students; existing school building reuse; youth programs</i>	Health & Wellness <i>key subjects: self-sufficiency programs and service delivery; healthy living / food access; access to healthcare</i>	Environment & Sustainability <i>key subjects: natural resources conservation; brownfields and recycling; green infrastructure; environmental education</i>	Mobility & Connectivity <i>key subjects: transit; trails, greenways and sidewalks; cycling facilities; street connections; road improvements</i>	Doing While Planning <i>key subjects: community placemaking; resident capacity-building; volunteerism; design education</i>
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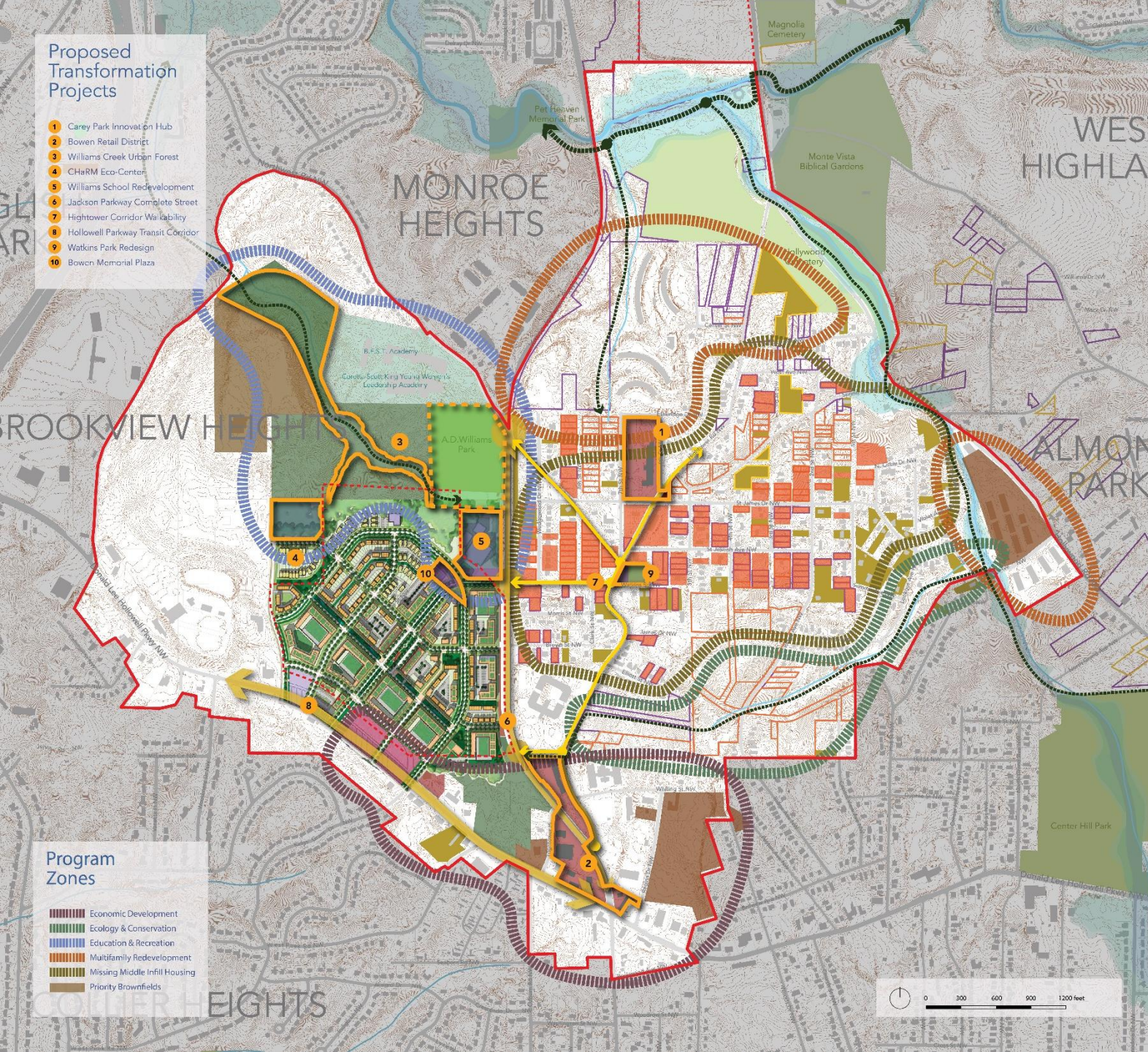


Proposed Transformation Projects

- 1 Carey Park Innovation Hub
- 2 Bowen Retail District
- 3 Williams Creek Urban Forest
- 4 CHaRM Eco-Center
- 5 Williams School Redevelopment
- 6 Jackson Parkway Complete Street
- 7 Hightower Corridor Walkability
- 8 Hollowell Parkway Transit Corridor
- 9 Watkins Park Redesign
- 10 Bowen Memorial Plaza

Program Zones

- Economic Development
- Ecology & Conservation
- Education & Recreation
- Multifamily Redevelopment
- Missing Middle Infill Housing
- Priority Brownfields



THE TRANSFORMATION PLAN

- Transformation Plan objectives:
 - Increase connections to surroundings
 - Prioritize long-term affordability
 - Preserve the natural environment
 - Honor memory of place
- Site redevelopment program:
 - +/- 2000 total units over time
 - Six CN phases, 759 rental units
 - Approximately 200 for-sale homes
 - Interconnected street network
 - Green stormwater management
- Key Neighborhood projects:
 - Carey School innovation hub
 - DLH corridor redevelopment
 - Williams Creek urban forest
 - Environmental stewardship center
 - A.D. Williams school replacement
 - Memorial Plaza
- Brownfield strategies are needed in at least four major projects.

Our Mission



Empower people, organizations, communities and businesses to make positive, healthy and sustainable changes to the environment.



Our Vision

Create a community that cares about a healthy and sustainable environment.



livethrive

CHaRM
CENTER FOR HARD TO RECYCLE MATERIALS

livethrive
ZERO
WASTE PATROL
PICKUP SERVICE



CHaRM
CORPORATE
CHALLENGE

STEAM
Science # Technology # Engineering # Arts # Mathematics



Community Events



Consulting



Facility Tours

Our History



2007 ————— 2014

Realized the need • Held city's first household hazardous waste disposal drop-off • Established Live Thrive as a non-profit • Held pop-ups all over Atlanta

2015

Opened first CHaRM!

2016 ————— Today

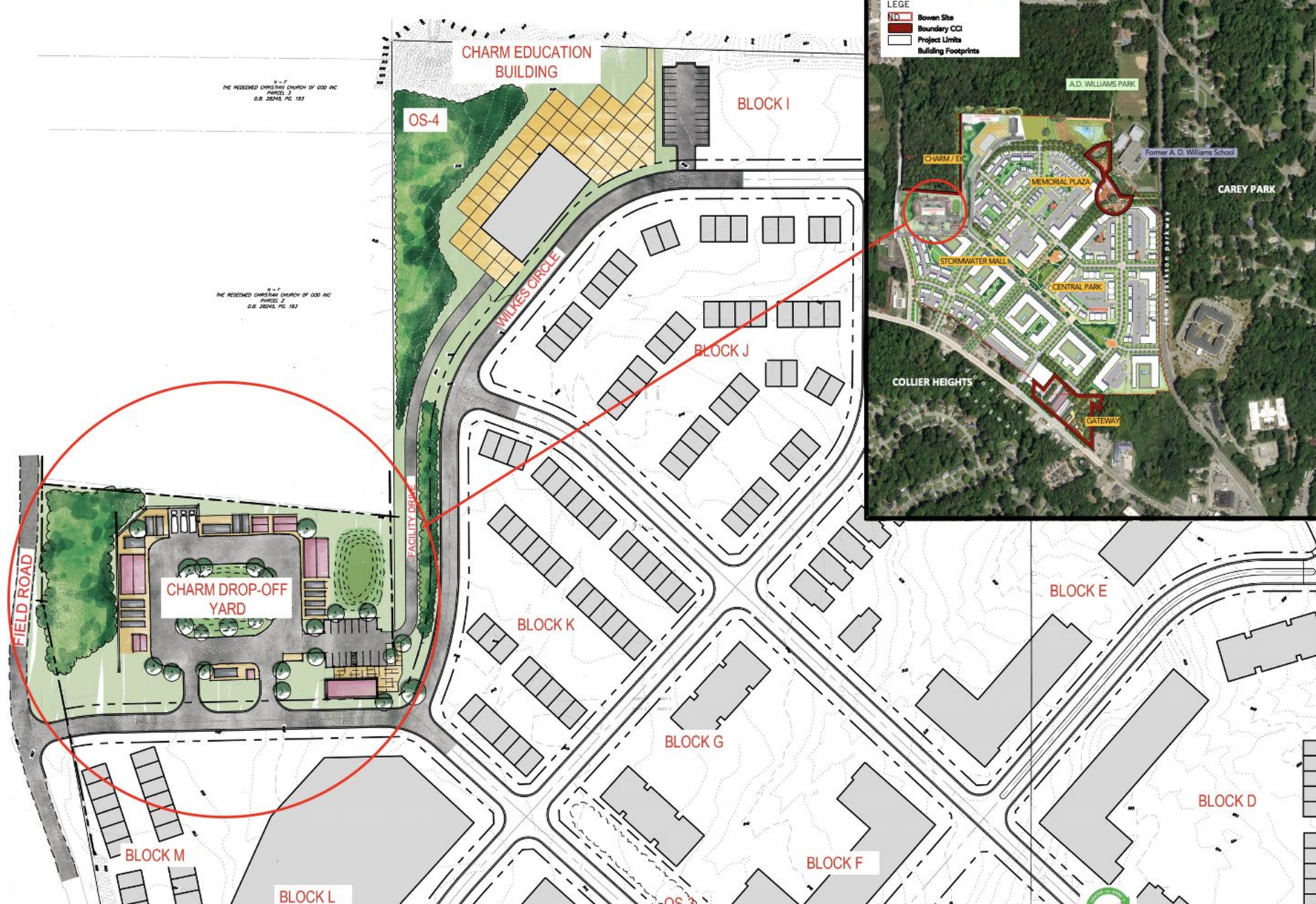
Maintaining an average 7 million pounds of materials and 1,000 kids educated each year, and growing!

Partnership

livethrive

 **ATLANTA**
H O U S I N G





charm - DROP-OFF YARD AT bowen homes

FULL SITE CONCEPT



Community Tours









Former Bowen Homes

Environmental Site Investigations and Remediation Design





Project Timeline

2018 - Phase I ESA/Phase II ESA

2019 - Supplemental Phase II ESA

2019/2020 - VRP Enrollment/Acceptance

2020 - HUD Planning Grant Awarded to AH

2021 – 2024 - Waste Delineation/Site Monitoring (Bowen and surrounding parcels)

2023- 2025 - HUD Environmental Reviews (Bowen and surrounding parcels)

2025 - Present –Remediation Design/Continued Site Monitoring



Phase I/II Environmental Site Assessments

Phase I ESA RECs

- Two Adjacent Gasoline/Service Stations (REC)
- Closed Landfill (REC)
- Former On-Site UST (HREC)



Phase II ESA

Soil and Soil Vapor Sampling in Vicinity of UST and Gasoline/Service Stations – no regulated substances above regulatory levels; groundwater not encountered

Soil Boring East of Closed Landfill – buried debris and lead and silver above EPD Notification Concentrations and soil vapor sample had elevated concentrations of methane detected

Supplemental Phase II ESA (northwest corner of Bowen property adjacent to landfill)

Test Pits – determine horizontal/vertical extent of debris (east, south and west)

Methane Screening – elevated methane concentrations co-located with areas of buried debris



Voluntary Remediation Program (VRP)

2019 - Application submitted to VRP for Bowen Property
2020 - EPD accepted the Bowen Property into the VRP

Proposed Site Investigation Activities

Further Characterization of Source Area - DPT soil borings, soil screening, soil sampling for vertical profiling

Installation of Monitoring Wells - Installation of monitoring wells for groundwater investigation to ensure representation of true groundwater table not perched water due to presence of debris

No Further Vapor Intrusion Evaluation Until Remediation Method Determined
- If excavation required, vapor would be remediated; if excavation too costly, methane mitigation system would be designed and implemented

September 2025 - Added adjacent property 1041 Field Road to the VRP Property due to the presence of buried trash and debris consistent with that on the Bowen Property



HUD Environmental Reviews

HUD regulations at 24 CFR 58 allow the assumption of authority to perform the environmental reviews by responsible entities, which are units of general local government, such as a town, city, county, tribe, or state. **Public Housing Authorities can work with their unit of local government to complete environmental reviews under Part 58.**

Compliance Evaluation/Findings - compliance factors evaluated include but are not limited to: Contamination and Toxic Substances, Endangered Species, Clean Air, Historic Preservation, and Floodplain Management

HUD Environmental Review Sites:

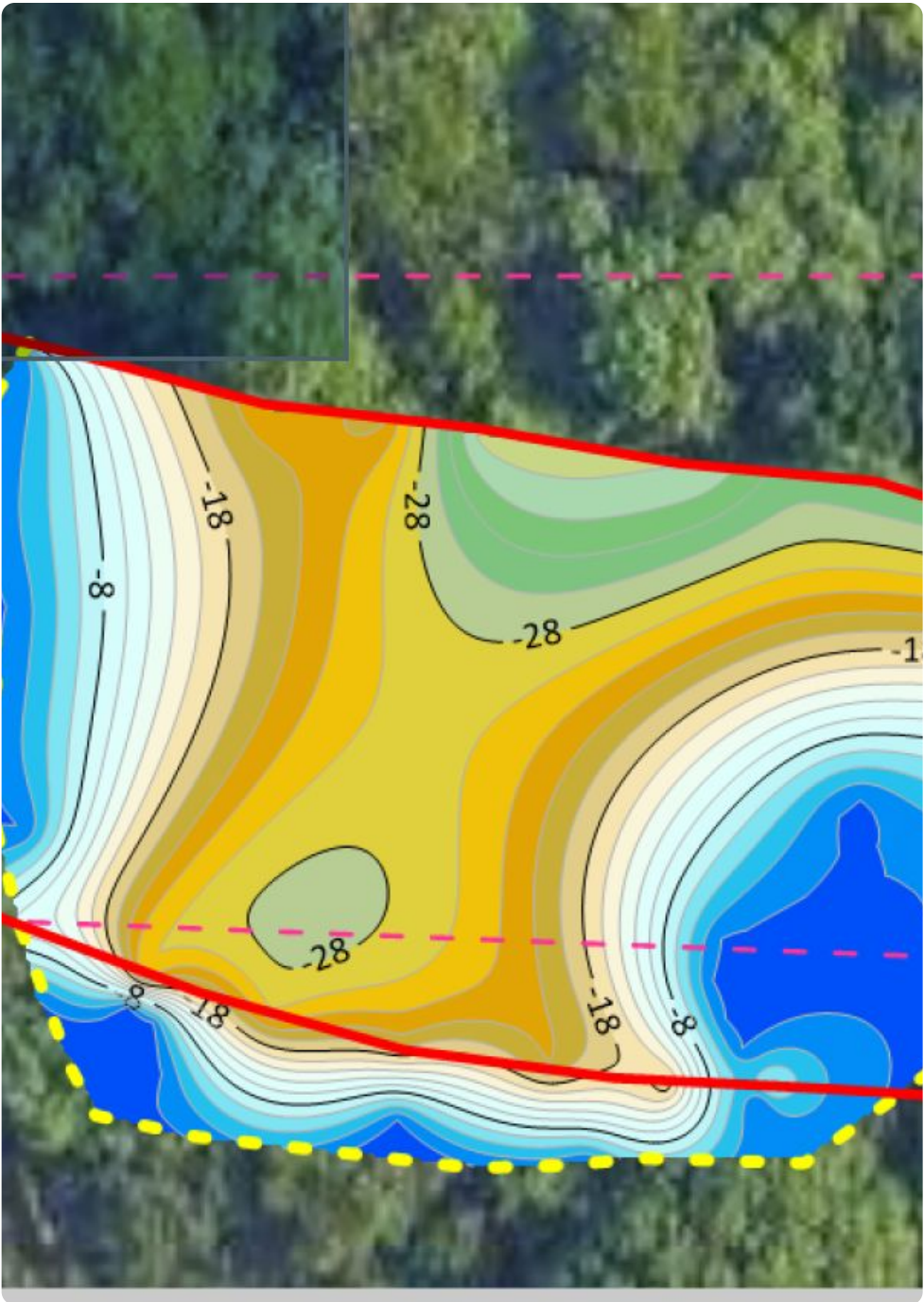
Bowen Homes

Bowen Watkins Park

1041 Field Road

2779 Donald Lee Hollowell Parkway

Triangle Parcel at Bowen Gateway



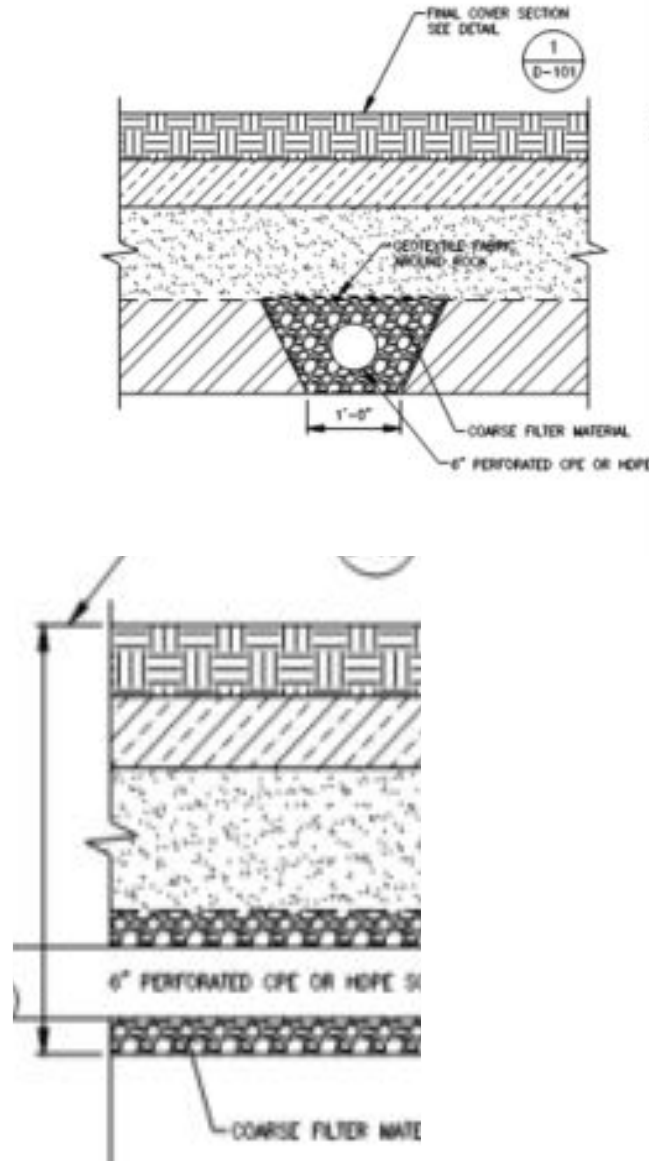
Waste Delineation/Monitoring

Waste Delineation/Characterization – delineation of waste has been conducted **utilizing techniques such as geophysical survey** to determine extent of buried waste. Debris delineated on Bowen Property and on adjacent Field Road property

Methane Gas Screening/Monitoring - methane concentrations being monitored via methane monitoring wells and bar hole punch sampling, methane concentration by volume measured

Findings to Date:

Methane concentrations continue to exceed the LEL within the buried debris area. Methane concentrations appear to be relatively stable but dependent on climatic events across the monitoring network.



Remediation Design

Cover and Passive Venting System

Remediation Design Tasks

Material Selection – protective final cover system (soils, geomembrane, drainage layer)

Passive Vent Design – gas diffusion layer and proposed vent layout/spacing

Erosion Prevention and Sediment Control – select initial, interim and final erosion and sediment controls based on drainage patterns across the site

Basis of Design Report – upon completion of design analyses and calculations will be compiled and submitted to AH for their records

Georgia Brownfield Association 2026 Seminar

Bowen Choice Neighborhood Transformation Plan

April 16, 2026



CITY OF ATLANTA
BROWNFIELDS
PROGRAM



Department of
CITY PLANNING

The City of Atlanta Brownfield Program is funded with EPA grants:

- **Assessment Grants** provide funding for brownfield inventories, environmental site assessments, site specific cleanup plans, and community engagement. Awarded to date: 7 grants totaling \$2.4M
- **Revolving Loan Fund (RLF) Grants** provides financing for brownfield remediation by providing loans to private property owners and grants to non-profits. Awarded to date: 2 grants plus 6 supplemental funding totaling \$7.2M
- **Cleanup Grant** provides funding for brownfield remediation at Chattahoochee Brick Company site-Awarded: \$2M

City of Atlanta Brownfield Assessment Grants Summary and Leveraging

Number of EPA Assessment Grants	6
Acres Assessed	636
Number of Phase I ESA	50
Number of Phase II ESA	29
Estimated Square Feet of Commercial, Industrial and Residential Building Space Directly Renovated or Constructed After Assessments:	1M
Acres of Greenspace	297
Miles of Trails built after Assessments	6.7

Assessment Grant- Proctor Creek Target Area

Focus area: Bowen Choice Neighborhood

Priority Sites

Carey Elementary School

- 2-acre site
- Closed since 1994

Gas Station- DL Hollowell

- New DL Hollowell entrance to Bowen Site



Bowen Choice Plan- Neighborhood Goal

NEIGHBORHOOD GOAL: Transform the Bowen Choice Neighborhood into a hallmark of equitable urban development by reversing patterns of abandonment and *turning neglect into opportunity*.

C. NEIGHBORHOOD OBJECTIVES AND STRATEGIES

Environmental Stewardship Environmental Clean-up (Brownfields), Green Infrastructure (Stormwater), Green Building, Natural Features.

Environmental Reclamation and Stewardship

Objective 5.0. Address brownfields with a community-driven approach to remediation and improvement of the land.

Strategy 5.1: Reclaim and repurpose brownfields and vacant buildings.

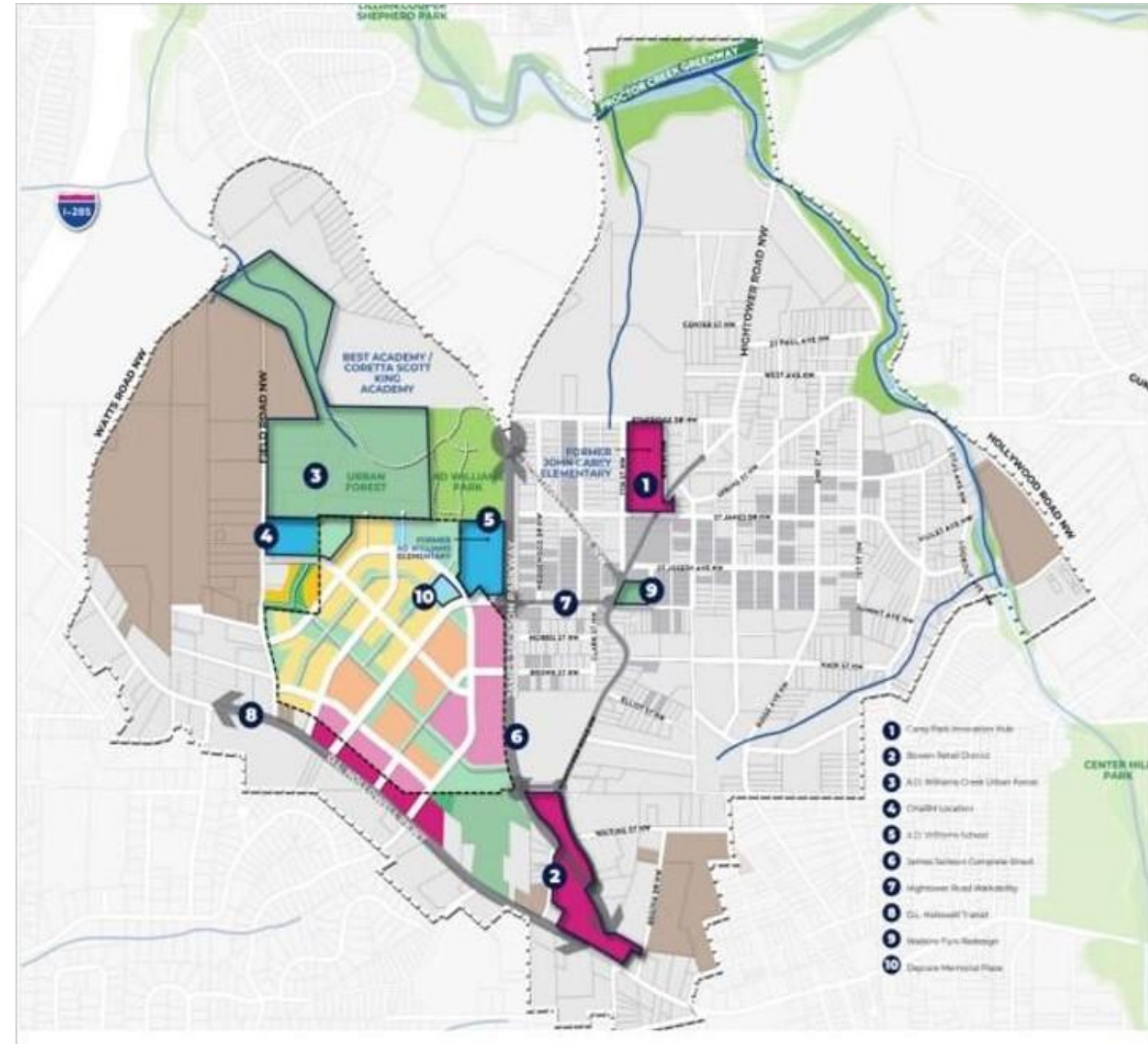
Action: *With partners*, acquire site and secure brownfields designation to remediate and reclaim for productive reuse.

BCN Critical Community Improvement Projects

Bowen Gateway Project

Carey Park Innovation Hub at the former Carey Park Elementary School

DLH Corridor Redevelopment



Brownfield Inventory- Dashboard

Parcel ID: 17 02590001047;
Address: 2880 DONALD LEE
HOLLOWELL PKWY NW

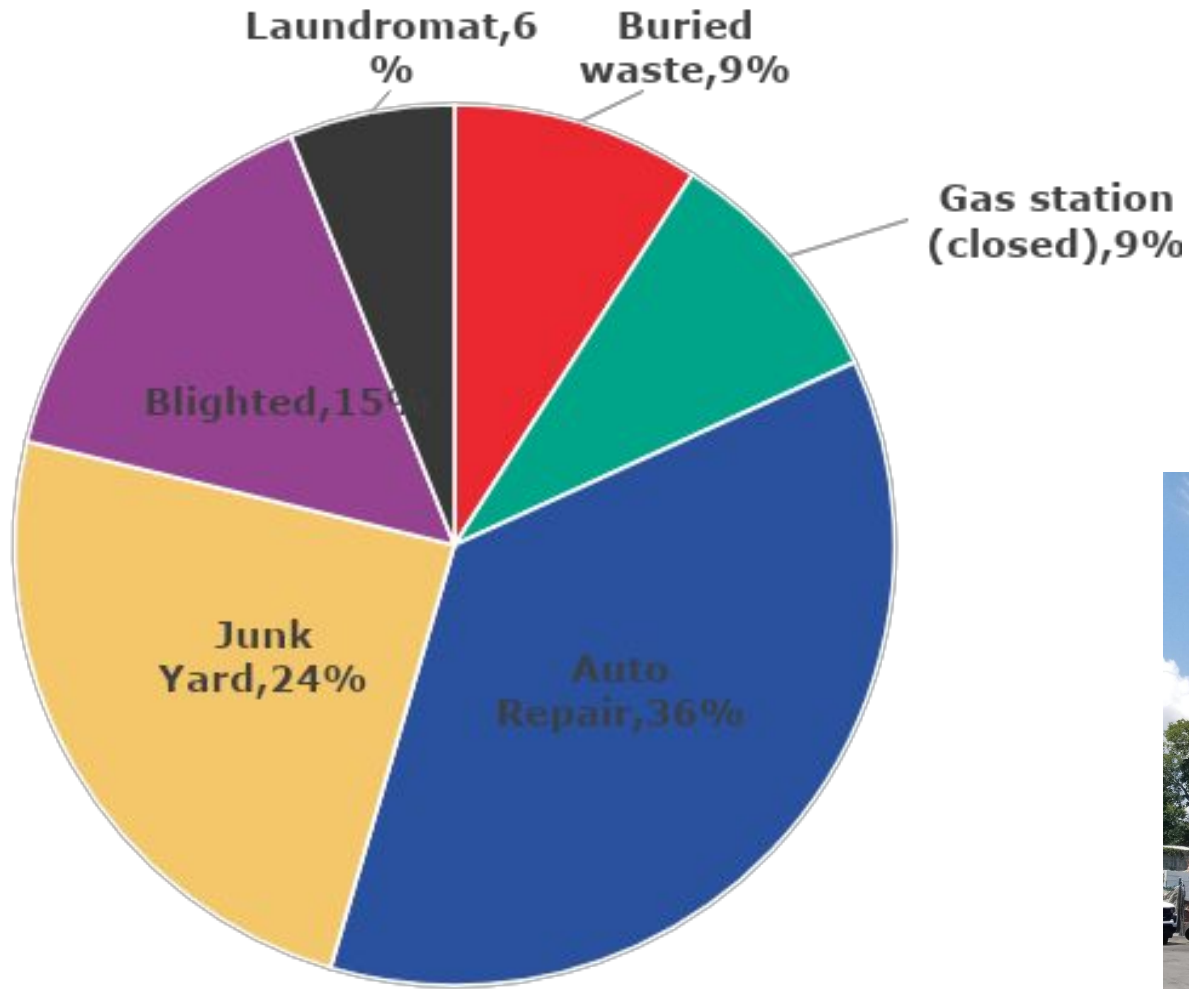
Zoom to

Google Streetview
Parcel ID: 17 02590001047
Owner: 2880 DLHP LLC

Usher Collier Heights Elementary School

English Park
Williams Park
Pet Heaven Memorial Park
Hollywood Cemetery
Monte Vista Biblical Cemetery

Brownfields Inventory- 33 sites



More information about the COA Brownfield Program at:

www.atlantaga.gov/brownfields

Jessica Lavandier-

404-450-6442

Thank you!



FACT SHEET

CITY OF ATLANTA BROWNFIELDS ASSESSMENT PROGRAM

Program Goals
The goals of the City of Atlanta's Brownfields Program are to:

- Improve the quality of life
- Revitalize neighborhoods
- Increase the City's tax base
- Encourage the redevelopment of brownfield sites
- Protect human health, natural resources and the environment
- Support the retention and attraction of jobs and services
- Maximize the effectiveness of the Brownfield Program through collaborative efforts that educate and engage the community about the Brownfield redevelopment
- Invest EPA Brownfields grant funds in Targeted Communities.

More specifically, the City of Atlanta Brownfield Assessment Program seeks to promote the redevelopment of brownfield sites in Target Areas by providing no-cost Phase I and Phase II Environmental Site Assessments (ESA) for select brownfield properties.

Sites to be assessed are expected to come primarily from the following Target Areas in the City: Groundwork Atlanta (GPA) D and G), the Proctor Creek Watershed, the Atlanta Area-Wide Plan (AAMP) Murphy Triangle area and the Jonesboro Road rail corridor. These areas have been identified through previous brownfield grant funded programs, community input, economic development plans, and strategic planning efforts.

What is a brownfield?
A brownfield is a real property whose expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples include former industrial sites, gas stations, dry cleaning establishments, and other industrial uses.

Historic Fourth Ward Park, and the BeRLine are examples of successful brownfield cleanup and redevelopment projects in the City.

Do I need a Phase One ESA (Phase I)?
Most commercial real estate transactions will require the completion of a Phase I ESA.

This program provides a Phase I and in some cases a Phase II ESA at no cost to the property owner or potential purchaser.

Who can nominate a title?
Anyone can nominate a property for assessment under this voluntary program. However, before the City and its consultant can move forward with a Phase I or Phase II ESA, the current property owner must submit a signed site access agreement.

ESAs are subject to open records and are not confidential. Nomination forms may be found on the City of Atlanta's Brownfield website.

What is a Phase II ESA?
Environmental Site Assessments are typically conducted as part of a property transfer or the closing of a real-estate transactions to determine if recognized environmental conditions (RECs) exist on a property.

ESAs take into account commonly known and reasonably ascertainable information through a site inspection, historical records search, interviews of owners, previous owners, adjacent property owners and government officials. ESAs are intended primarily as an approach for conducting an inquiry designed to identify recognized environmental conditions in connection with a property.

Environmental Site Assessments cover the requirements for All Appropriate Inquiries rule (AAI) to obtain certain protections from liability under the federal Superfund Law.

What is a Phase II ESA?
A Phase II ESA is completed if the Phase I ESA reveals potential or actual environmental contamination or a REC. During a Phase II ESA, physical environmental samples are collected and analyzed to characterize the type, distribution and extent of hazardous substances associated with a specific property.

What makes a site a good candidate for an ESA?

- A site that meets the definition of a Brownfield that is located in one of the target areas
- A site that that will be redeveloped in the near term (1-2 years)

This program is funded with an EPA Brownfield Assessment Grant and it will be available until September 2023, or until funds are expended.

How Can I be considered for a Phase I or Phase II ESA?

- Complete and submit an application
- Submit an access agreement form signed by the property owner.

For more information, visit www.atlantaga.gov/brownfields or contact jlavandier@atlantaga.gov

Though this project has been funded wholly or in part by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.

Department of
CITY PLANNING