

# BROWNFIELD REDEVELOPMENT NEWSLETTER

Volume 2, Fall 2009

CITY OF WADLEY

## Redevelopment Planning Underway

Redevelopment planning has begun for the former Edwards Property and the Railroad property on Wall Street. The City currently owns the former Edwards property and is negotiating a lease agreement for access to the Railroad property (see Norfolk Southern story, page 2).

A community meeting was held in February 2009 to brainstorm potential ideas for these properties. Uses suggested for the Edwards Property included a meeting place, offices in the two story building, and an ice cream parlor in the former gasoline station. The local garden club, senior center, or even local artist providing lessons were discussed as potential users of the meeting space. Organizing an art festival for the community was also discussed.



Former Edwards Property



Railroad Property

Residents wanted to know if the site buildings could be saved or if it would have to be demolished. Through Brownfield Assessment grant funds, a structural engineer was hired to conduct a survey of the building to determine its condition. The survey indicated that the cost of demolition and new construction would likely be similar to the cost of renovating the existing buildings.

Ideas for the Railroad property discussed during the community meeting include adding a train viewing platform, locating the (story continued on Pg. 3)

## What is a Brownfield?

A Brownfield is a property that is abandoned or underused because of concerns about contamination. Sometimes these concerns are based on real environmental hazards, but sometimes the perception of environmental contamination can make it hard to redevelop a property even when there is little or no actual contamination.

The federal government defines Brownfields as "Abandoned, idle, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." Contamination is waste or other hazardous materials that are improperly handled and get into the water, soil, or air. If contaminants are found on a site, they usually can be remediated by one of three approaches: (1) removing the hazardous material, (2) removing and treating the soil or water and then returning to its original location, or (3) placing a protective cover of paving, soil, or other type of surface to ensure that it no longer presents a risk.

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### Special points of interest:

- Depot Redevelopment Plans
- Edwards Property Redevelopment Plans
- Upcoming Community Meeting

## Brownfield Website Launched



Map of Downtown Wadley in 1922

The City of Wadley recently launched a website devoted to their Brownfield Program. The website has pages devoted to community outreach, news and events, and perhaps most importantly, a page devoted to the marketing of properties to prospective developers. The website, [www.southeastbrownfields.com/wadley](http://www.southeastbrownfields.com/wadley), will

help the City maintain lines of communication with local stakeholders. Updates and progress will be posted to the website regularly. The website, hosted by

Hart & Hickman, PC, will be available to the City even after the Assessment Grant ends on September 30, 2009.



"...the dedicated City staff will continue to work towards improvements for the local community."

## Brownfield Assessment Grant Update

The City of Wadley first received their EPA funded Brownfield assessment grant in 2006. Since that time, City officials, Central Savannah River Area Regional Commission (CSRA RC), and Hart & Hickman environmental consultants have worked diligently to complete site assessments and redevelopment planning throughout the City. A total of 4 Phase I

Environmental Site Assessments (ESAs) and one Phase II ESA, consisting of soil and ground water sampling, were completed. This project successfully facilitated the sale of the former Edwards Property to the City and a lease agreement between Norfolk Southern Railroads and the City for the lease of a small abandoned building (see story, Pg. 2). The redevelopment

ment planning for these properties will hopefully enhance the City's potential to obtain grants from other sources.

The grant period of three years has gone quickly and the grant will be closed on September 30, 2009. Although this grant is ending, the dedicated City staff will continue to work towards improvements for the local community.

## Norfolk Southern Agrees to Lease Property



Norfolk-Southern Property Located on Wall Street

Norfolk Southern Railroad has agreed to lease a small property north of their rail lines and adjacent to Wall Street to the City of Wadley. The details of the lease agreement are currently being worked out between the Railroad and the City. The long abandoned building on this property has fallen into significant disrepair and is an eye-

sore for local residents. If signed, the lease would allow the City the ability to demolish the existing building, build new structures on the property, or renovate the existing building; however, the Railroad would be able to terminate the lease at any time putting any site improvements at risk. Grants to fund redevelopment at the Railroad

property may be available from the Department of Transportation or the USDA's Rural Development Program.

Redevelopment plans and site concerns, including the lease agreement, will be discussed at the upcoming community outreach meeting (see Page 4).

Edwards Property Site Assessment Results

A Phase II Environmental Site Assessment (ESA) was completed at the former Edwards Property in December 2008. The assessment included the collection of soil samples from 7 locations, the installation of 5 permanent monitoring wells, and the collection of ground water samples from these monitoring wells.



Former Edwards' Property

Minor impacts were found in soil and ground water.

After providing this information to the GA Environmental Protection Division (EPD), the EPD determined that these impacts are not of concern for future users of the site. The site was not listed on the state's Hazardous Sites Inventory.

Three underground tanks which formerly contained fuel for the gasoline station are still in place at the property. However, these



Installation of Monitoring Well

tanks are filled with sand and the state provided a "Notice of No Further Action Required" for these tanks. All monitoring wells were recently abandoned on the property.

Based on these results, the owners sold the Edwards property to the City of Wadley in December 2008.

The ESA results were discussed with the community at an outreach meeting in February. During this meeting, the

community identified several redevelopment options which are discussed on the front page of this newsletter.

A few building hazards still remain which will need to be managed prior to property redevelopment. A significant amount of debris is present throughout the building. In addition, some lead based paint (LBP) was identified during a survey conducted on the site building. A few asbestos containing materials were identified in the building during an asbestos survey and will need to be managed properly during building renovation or demolition.

Finally, the second story of the building is infested with bats. The City is currently working on determining how these animals will be managed before building renovation can begin.



Former Gasoline Station



Ground Water Sampling

"...the owners sold the Edwards property to the City in December 2008."

Redevelopment Planning Underway, continued

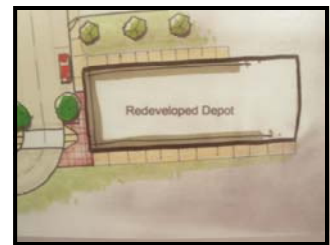
(From Page 1) City-owned caboose on the property or even renovating the building into a welcome center. The building condition was discussed as a potential concern. A structural engineer completed a building survey on this building and determined that it is in poor condition and would require exten-

sive repairs to be saved. The cost to renovate was estimated to equal or possibly even exceed the cost of demolishing and building a new structure.

The redevelopment plans, which include either a redeveloped building or a newly built structure with similar architecture, are currently underway at the Railroad property. A draft

will be available for review and comment during the August 14 community outreach meeting.

The EPA-funded Assessment grant will be ending on September 30, 2009. The final redevelopment plans will be posted on the City's website: [www.southeastbrowfields.com/wadley](http://www.southeastbrowfields.com/wadley) and available for viewing in City Hall.



Portion of the City's Downtown Master Plan calling for the redevelopment of the railroad property.

## Get Involved!

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Residents, property owners, prospective developers, and other stakeholders are invited to become active participants in the City's Brownfield Program. The next event scheduled is a community outreach meeting on **August 14, 2009 at 5:30 pm at the Community Complex (Old Cafeteria) 134 West College Street in Wadley, GA.** The meeting will cover topics related to the betterment of the City of Wadley and will include redevelopment plans for the Edwards' Property and the Railroad Property. These plans, including artistic renderings of the proposed plans, will be presented and available for comment.

For further information please contact Ms. Linda Grijalva with the CSRA RC, Ms. Sallie Adams at Wadley City Hall, or visit [www.southeastbrownfields.com/wadley](http://www.southeastbrownfields.com/wadley).



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