

Green Building

Measure 53 – Government Facility at a Brownfield Site

10 Points

A local government has located one or more facilities at a brownfield site(s).

Discussion:

In 2004 the Cobb County Board of Commissioners purchased an abandoned strip shopping center at 736 Whitlock Ave., Marietta, Ga. on 8.3 acres. A Kroger grocery store was the primary anchor tenant. Among the prior tenants in the remaining retail spaces on the site was a dry cleaning operation that had been in operation from 1980 until early 2001.

Prior to purchase by Cobb County, the site had at least three Phase II environmental assessments performed, in 1997 and 1999. The most recent, performed in 1999 by Law Engineering and Environmental Sciences, Inc., references the findings of two 1997 surveys by Levine-Frick-Recon, Inc. and ATC respectively. The earlier surveys detected soils and ground water contamination by tetrachloroethylene, and groundwater contamination by trichloroethylene, all above allowable EPD limits for contamination (see Background of the Law Engineering PH. II Assessment, included). The Law Engineering assessment conducted in 1999 found detectable levels of three VOCs in ground water. Reportable levels of VOCs were also found in soil samples (see Sections 3 and 4 of Law Engineering Ph. II Assessment).

In 2004 Mactec Engineering and Consulting, Inc. was contracted by Cobb County to assess the site soils and groundwater conditions. They conducted an historic review of the site, performed additional testing, and prepared and oversaw implementation of an environmental Corrective Action Plan, approved by the Ga. EPD. Cobb County removed approx. 839 tons of soil that exceed HRSA standards in compliance with the CAP. Following post-remediation testing, Mactec prepared a Compliance Status Report in February, 2005. The CSR documented removal of the soils, and found the site in compliance with Type I Risk Reduction Standards for soils.

Cobb County then proceeded to re-develop the site and building as a government service center. The building contains 54,500 sq. ft. which was completed renovated. Completed in 2007 and renamed the WestPark Government Center, the renovated facility houses the offices of the Cobb County Tax Commissioner, Elections Board, and SafePath Children's Advocacy Center. The County would be glad to arrange a site visit for ARC staff and guests.

Documentation:

The following documentation is enclosed with this application:

- Law Engineering "Report of Phase II Environmental Site Assessment" (12 pages: The full report is available upon request.)
- Mactec Engineering Corrective Action Plan (complete).
- Mactec Engineering "Compliance Status Report", including site plans from report (17 Pages: The full report is available upon request.)
- Reprint from Ga. EPD website summary tables of site listings reporting project progress or completion status under Georgia's Brownfields law. Project status is reported as "Cleanup Complete" to meet residential standards with no restrictions.