Brownfields Revitalization

Twin Mills On the Chattahoochee
Smart Growth in Valley, Alabama

10th Annual New Partners for Smart Growth
Building Safe, Healthy and Livable Communities

Charlotte, North Carolina
February, 3-5, 2011
The City of Valley, AL

- Four mill towns incorporated officially in 1980
  - Riverview, Langdale, Shawmut, and Fairfax
- Textile industry in area dates back to mid-1800s
- Valley population is 9,200
- Unemployment rate: 12.1%
Valley’s Textile Heritage

• Leading employer in area for decades
• Mill towns surround the mills within Valley
• Valley feels effects of decline in textile industry as mills begin to shut down
• Valley seeking to capitalize on new opportunities in the area, including the opening of a new KIA Motors manufacturing plant in West Point, GA
Valley Plans for the Future

• 1999 - Design Valley Charrette
  • Planning program begins
  • Mills identified as
    • **Major sites for redevelopment**
  • River identified as
    • **Major natural asset**

2001 - Valley River Front Master Plan
Valley Plans for the Future

• City buys mills
  • Langdale Mill (2004)
  • Riverdale Mill (2006)
• Environmental studies on both mills
  • 2006 - current
• Design charrettes held for Twin Mills
Langdale Mill

• Built in 1866
• Closed in 2000
• 24 acres of prime, riverfront real estate
• 450,000 sq-ft building on Chattahoochee River
  • Two/three story main building
  • Five other smaller buildings
  • Open floor space, easily accessible
Riverdale Mill

• Built in 1866
• Closed in 2000
• Cornerstones for both mills laid on same day
• 14 acres of riverfront property
• 250,000 sq-ft building on Chattahoochee River
  – 4-story main building
  – Other smaller buildings
Redevelopment Concepts

- Langdale Mill
  - Mixed Use Development
  - Hotel/Conference Center
  - Farmer’s Market/Retail
  - Discovery Educational Center in old Steam Plant

- Riverdale Mill
  - Possible Southeastern Water Resources Center
  - Recreational Center for water sports
    - On the River and nearby lakes
Funding Valley’s Redevelopment

Valley gets creative and aggressive in seeking funding assistance to redevelop the Twin Mills

• Funding Sources
  • EPA Brownfield Assessment Grant (2007)
  • EPA Brownfield Cleanup Grants (2008)
  • EPA Sustainability Pilot Grant (2008)
  • USDA Financial Assistance (2008)
  • Other funding and assistance sources
    • USACE, ADEM, Appalachian Regional Commission, Federal Congressional Appropriation, AL Historical Commission, AL Dept. of Revenue, Alabama Power Foundation
Sustainable Redevelopment of the Mills

- Fall 2008 - EPA Sustainability Pilot Grant
  - Created draft material reuse tool
    - Collect information on building materials
    - Estimated salvageable quantities
    - Estimated costs or income values
    - Identified non-useable materials

- Building materials inventory completed
Sustainable Redevelopment of the Mills

- MACTEC, Inc. creates RFP for deconstruction of warehouses 1-5
- Salvage will
  - Help offset redevelopment costs
  - Provide employment opportunities
Langdale Mill Farmers’ Market
Langdale Mill Complex
Valley, Alabama
PHASE 1

Key Plan
Tri-City River Visioning Workshop  
June 9-11 2009

• Canoe & Kayak Trail
  • A 22 mile trail beginning in West Point, GA and continuing past Lanett & Valley, AL, ending in Lake Harding
  • Discuss river front plans for
    – Canoe launches
    – Greenspace
    – River structures to enhance this valuable, recreational resource that connects these communities

• Follow up meeting February 10th, 2011
Valley Awards and Recognition

• 2008 National Notable Achievement Award
  • “Planting the Seeds for Revitalization Team Award”
    • “Visioning to Green: Revitalization in Valley AL”
• 2008 Preserve America Community Designation
• 2006 Alabama City of Excellence
• 2000 Outstanding Planning Program
  • Alabama Chapter of American Planning Association
Contact Information

• Arnold Leak, Mayor
  334-756-5225  aleak@cityofvalley.com
• Jim Jones, City Councilman
  334-756-5273  jjones@cityofvalley.com
• Martha Cato, City Clerk
  334-756-5228  mcato@cityofvalley.com

www.cityofvalley.com