

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%



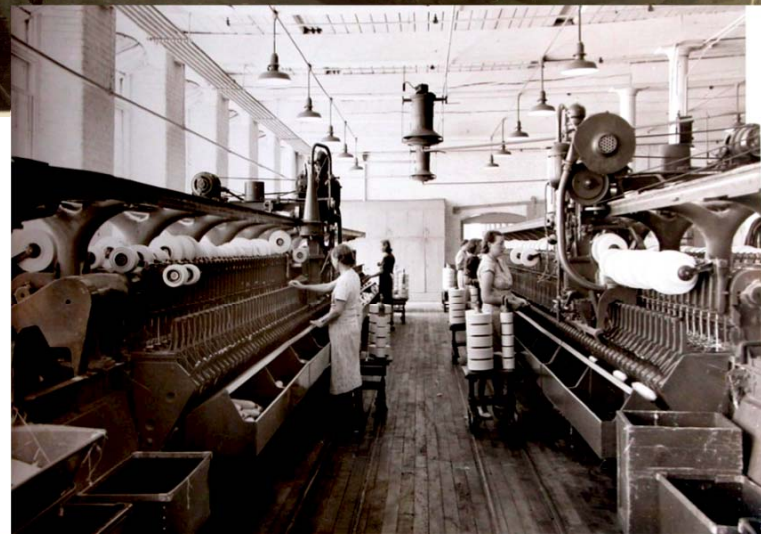
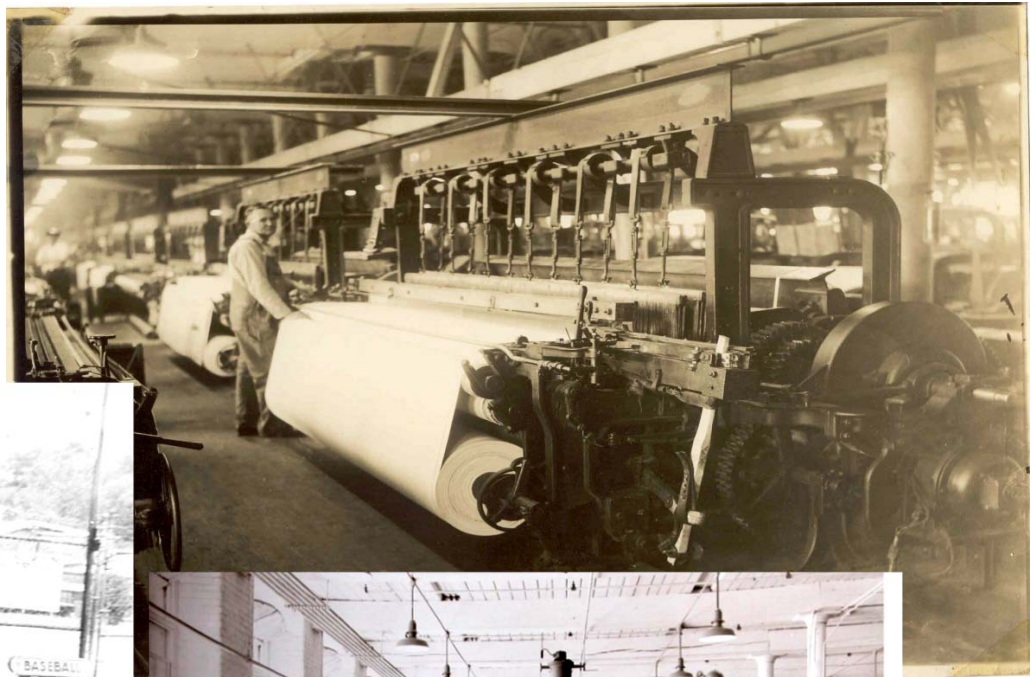
Alabama-Georgia Location Map



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



CITY OF VALLEY



ALABAMA

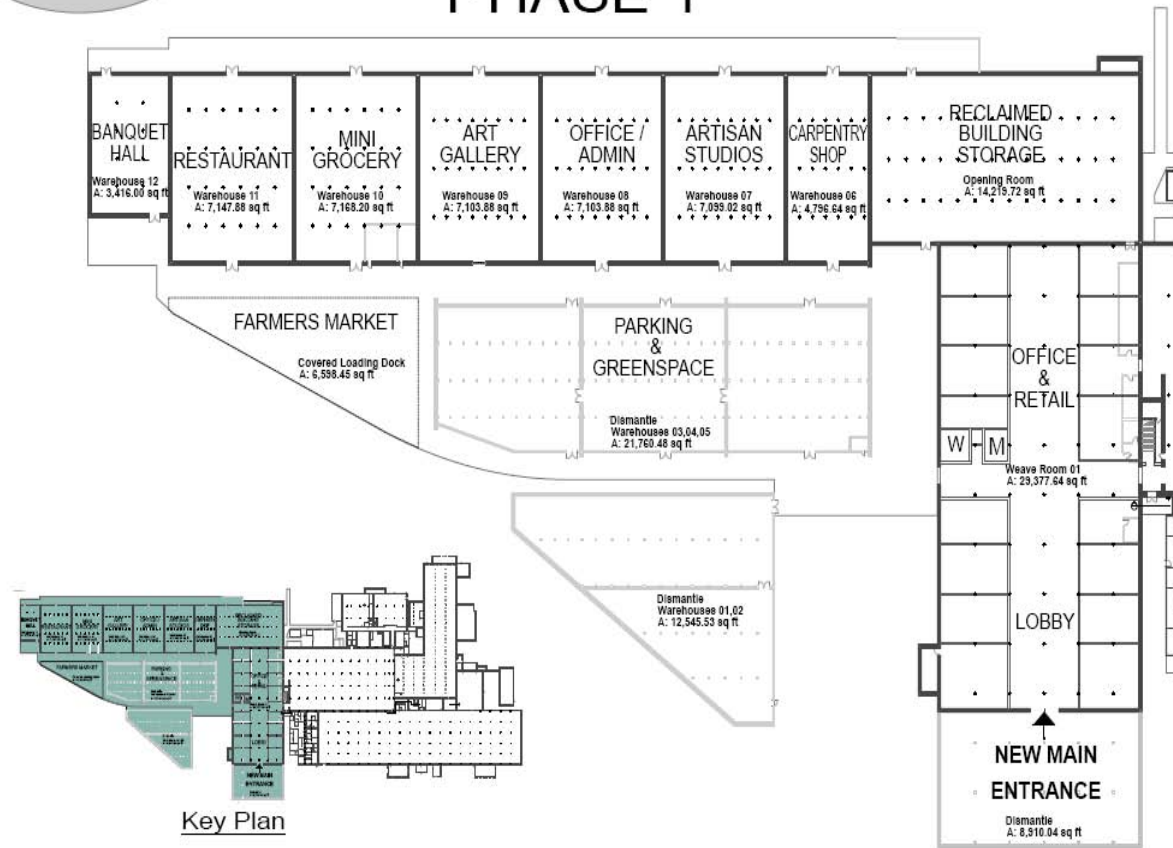
Langdale Mill Complex
Valley, Alabama

Langdale Mill Complex

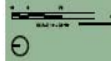
Valley, Alabama

PHASE 1

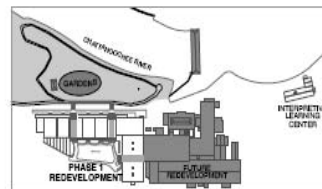
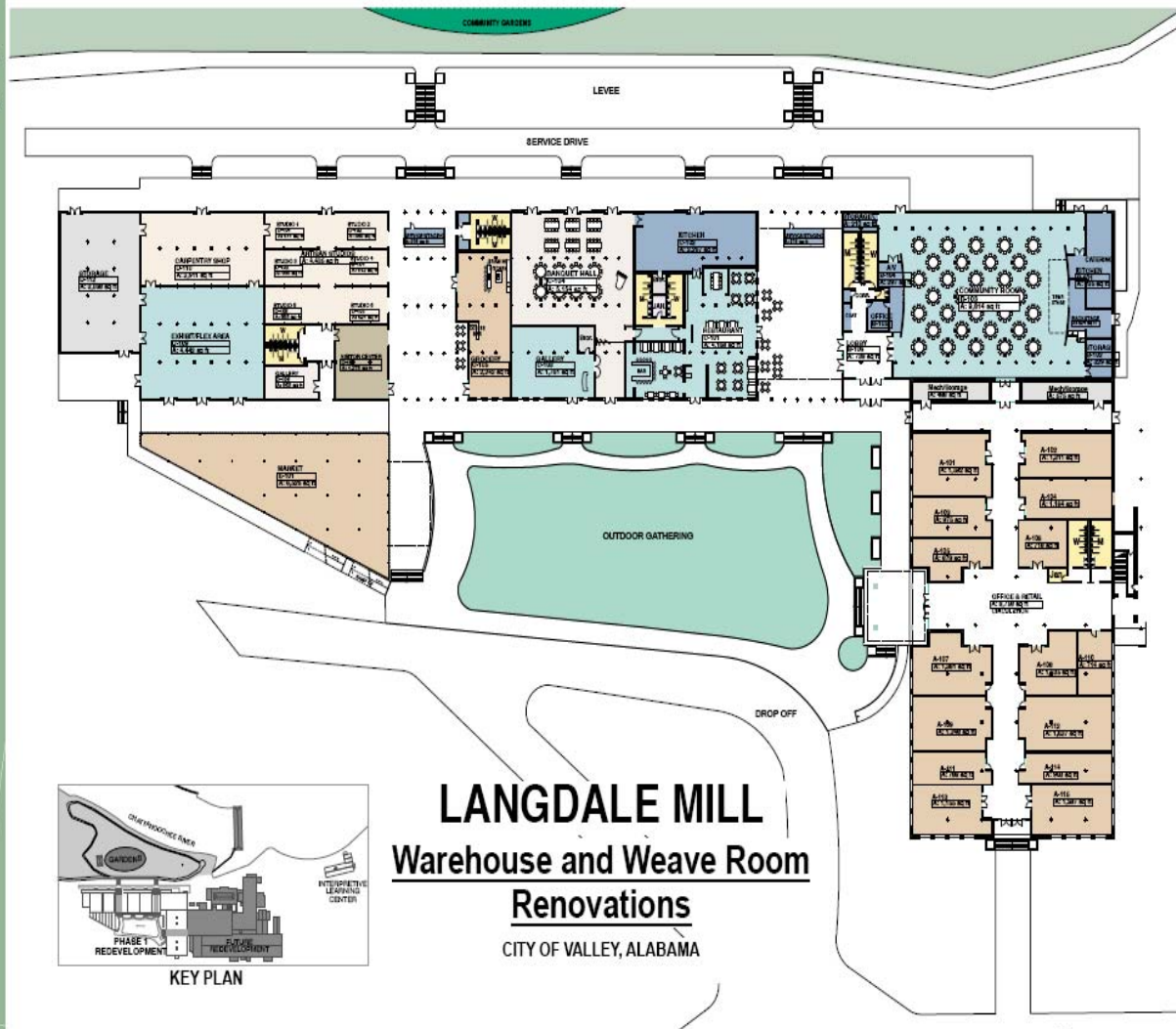
COMMUNITY GARDEN
AND
PAVILION



Langdale Mill
Warehouse and Weave Room
Redevelopment



RICHARD
WILTSCHIEB
HARD



KEY PLAN



Langdale Mill New Entrance



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





















Langdale Mill Power House Island Park





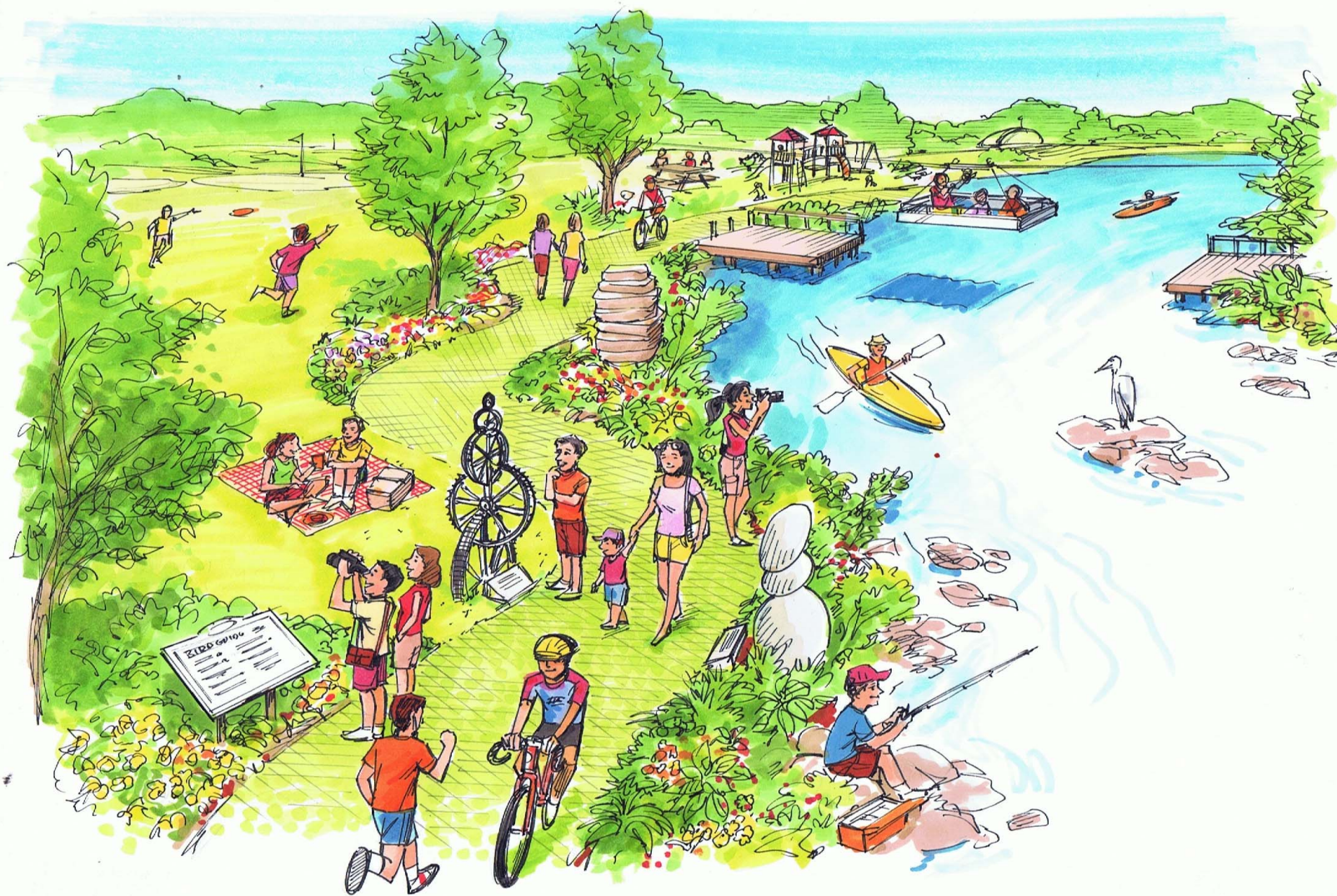




Riverdale Mill Riverfront







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



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