

# Valley, Alabama

## *Twin Mills On the Chattahoochee* A Brownfield Revitalization Project



*From Valley, Alabama to  
Pennsylvania Avenue*

*Land Revitalization  
Coordinators Webinar*

*June 6, 2012*



# The City of Valley, AL

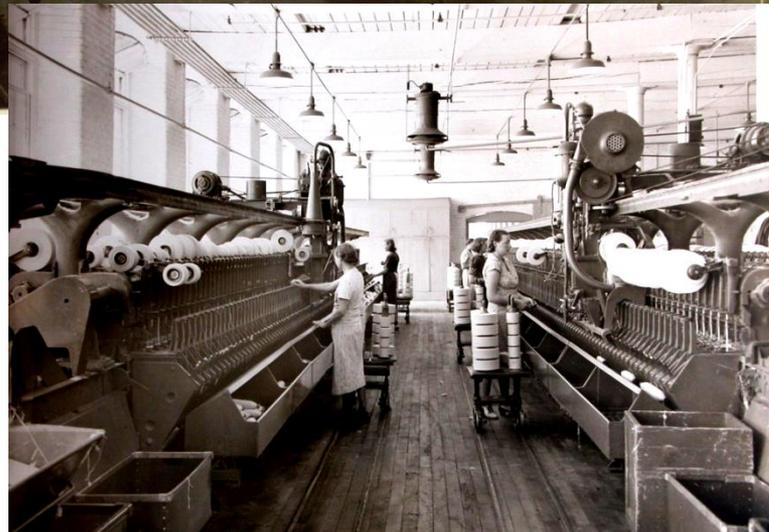
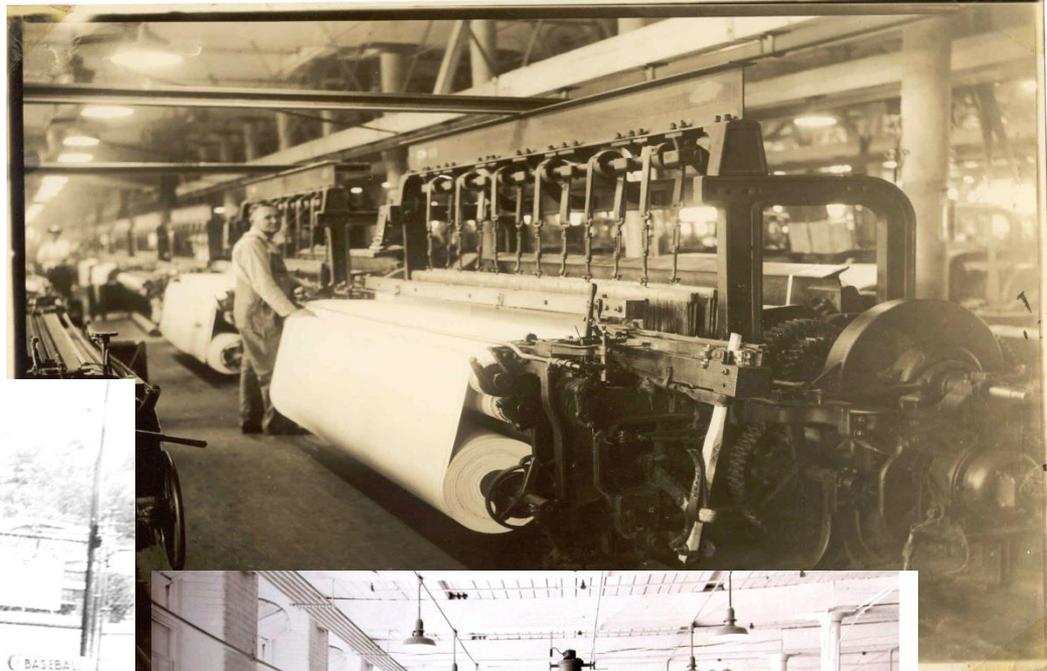
- Four mill towns incorporated officially in 1980
  - Riverview, Langdale, Shawmut, and Fairfax
- Textile industry in area dates back to mid -1800s
- Valley population is 9,200
- Unemployment rate: 18.1%



*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 - present
- 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
  - 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)

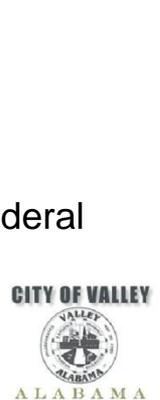
- EPA Brownfield Cleanup Grants (2008)

- EPA Sustainability Pilot Grant (2008)

- USDA Financial Assistance (2008)

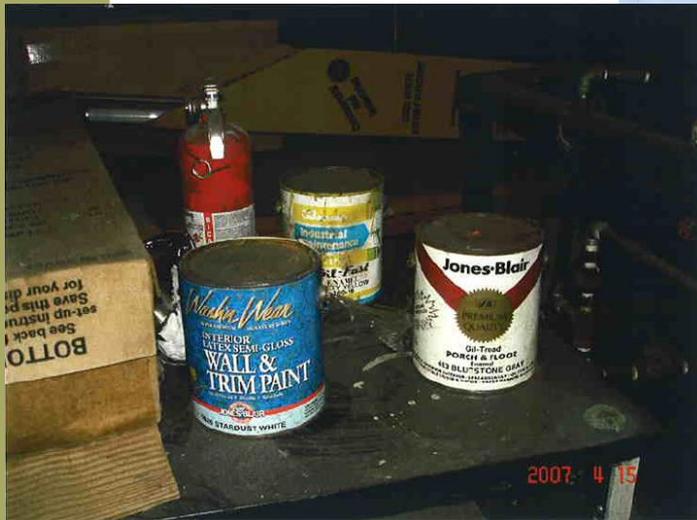
- Other funding and assistance sources

- USACE, ADEM, Appalachian Regional Commission, Federal Congressional Appropriation, AL Historical Commission, AL Dept. of Revenue



# 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
- Partnered with Region 4 Materials Management Team
- Exploring Green Building and Solar Energy Options



# Sustainable Redevelopment of the Mills

- Valley currently developing RFP for
  - Deconstruction of the warehouses
- Salvage will
  - Help offset redevelopment costs
  - Provide employment opportunities



# Sustainable Redevelopment of the Mills

- EPA Sustainability Support in play....
- Appalachian Regional Commission Funds
- EPA Cleanup Funds



# Sustainability Works!

**BIG  
EQUIPMENT**

**UP on the ROOF**



# Sustainable Redevelopment of the Mills

- A new venue for community events
- Materials stored for future reuse
- Created community success



# Langdale Mill Farmers' Market



CITY OF VALLEY



ALABAMA

Langdale Mill Complex

Valley, Alabama

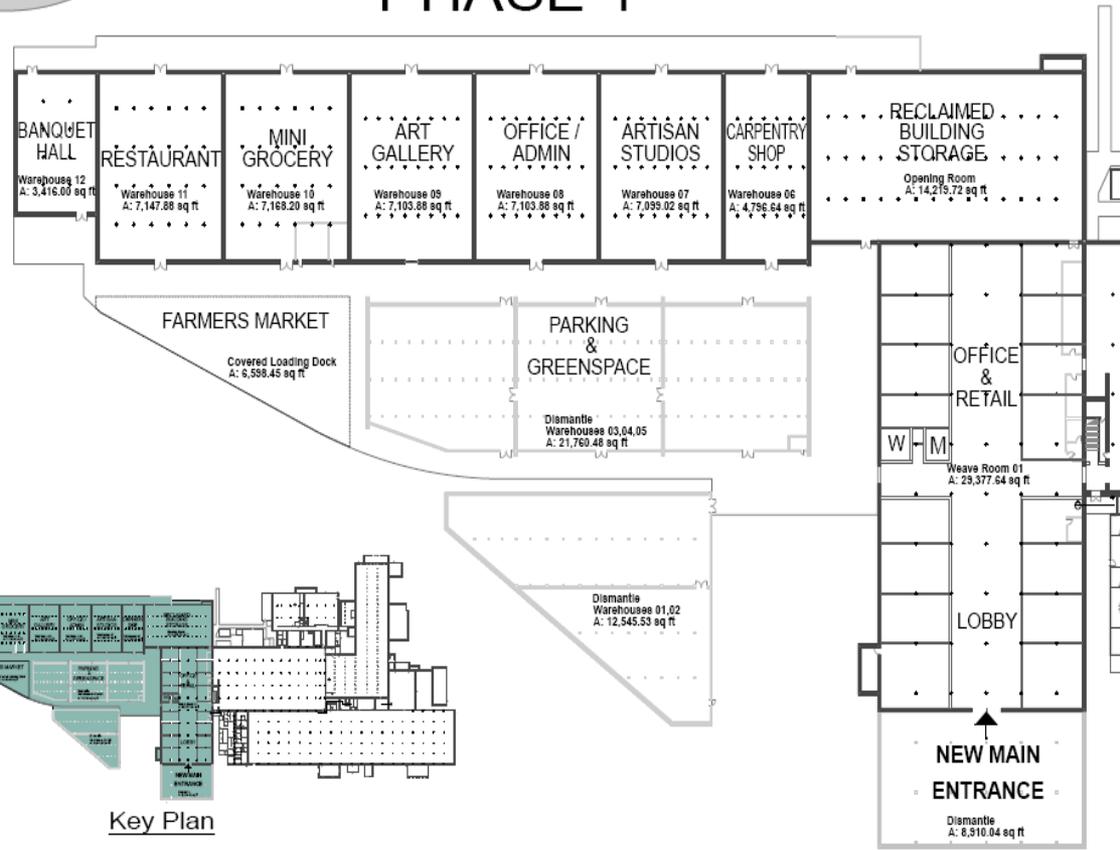


COMMUNITY GARDEN AND PAVILION

# Langdale Mill Complex

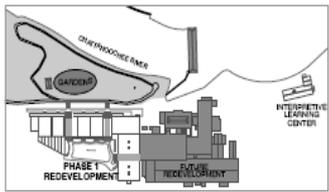
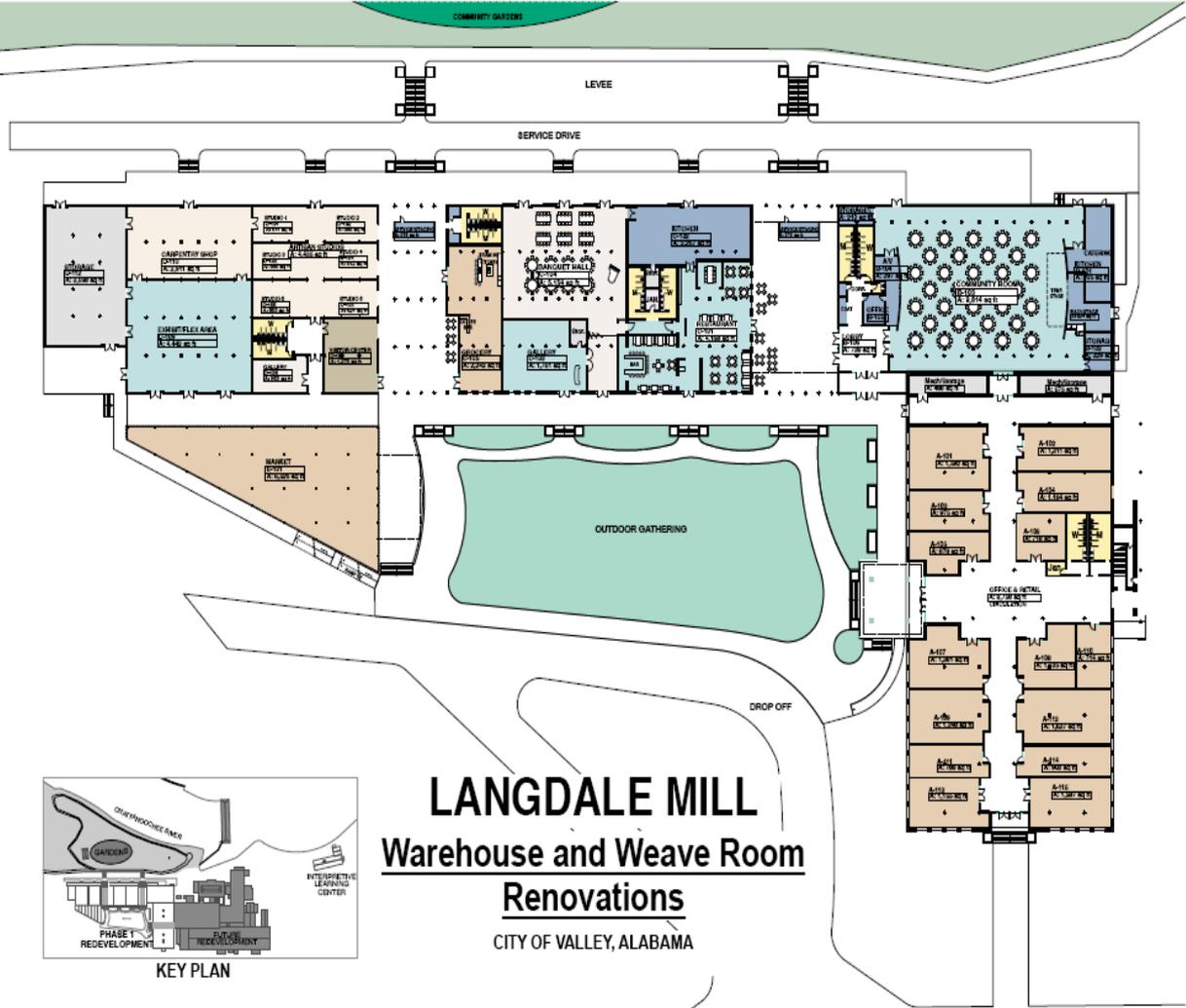
Valley, Alabama

## PHASE 1



RICHARD  
WITSCHIEL  
HAND

Langdale Mill  
Warehouse and Weave Room  
Redevelopment



KEY PLAN

# LANGDALE MILL Warehouse and Weave Room Renovations

CITY OF VALLEY, ALABAMA

RICHARD  
WELLSCHIEDER  
HAND



*Langdale Mill New Entrance*





Langdale Mill Power House Island Park



*Riverdale Mill Riverfront*

# Valley Awards and Recognition

- 2009 National Notable Achievement Award
  - “Planting the Seeds for Revitalization Team Award”
    - *“Visioning to Green: Revitalization in Valley AL”*
      - Environmental Protection Agency
      - Corps Of Engineers
      - Alabama Department of Environmental Management
      - Alabama Department of Revenue
      - U.S. Department of Agriculture
      - Housing and Urban Development
      - Appalachian Regional Commission
      - Auburn University
      - City of Valley
- 2008 Preserve America Community Designation
- 2006 Alabama Community of Excellence (ACE)
- 2000 Outstanding Planning Program
  - Alabama Chapter of American Planning Association

# UPDATE : Valley Awards and Recognition

- 2012 Alabama Historic Commission Award
- 2011 Christmas in Valley Merry-go-Round
- 2011 Brownfields Cleanup Grants (Part II)
- 2011 Appalachian Regional Commission Demolition Award
- 2011 Auburn University Outreach Award for Journalism
- 2010 Alabama Tourism Award
- 2010 Valley Community Theatre Production
- 2010 Cotton Duck Company Formed in Langdale Mill
- Many Partners continue to assist Valley, Alabama

- ✓ **Environmental Protection Agency**
- ✓ **Corps Of Engineers**
- ✓ **Alabama Department of Environmental Management**
- ✓ **Alabama Department of Revenue**
- ✓ **U.S. Department of Agriculture**
- ✓ **Housing and Urban Development**
- ✓ **Appalachian Regional Commission**
- ✓ **Auburn University**
- ✓ **City of Valley**

# Contact Information

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- Peter Hand, Investor/Developer

[www.cityofvalley.com](http://www.cityofvalley.com)

**CITY OF VALLEY**



ALABAMA