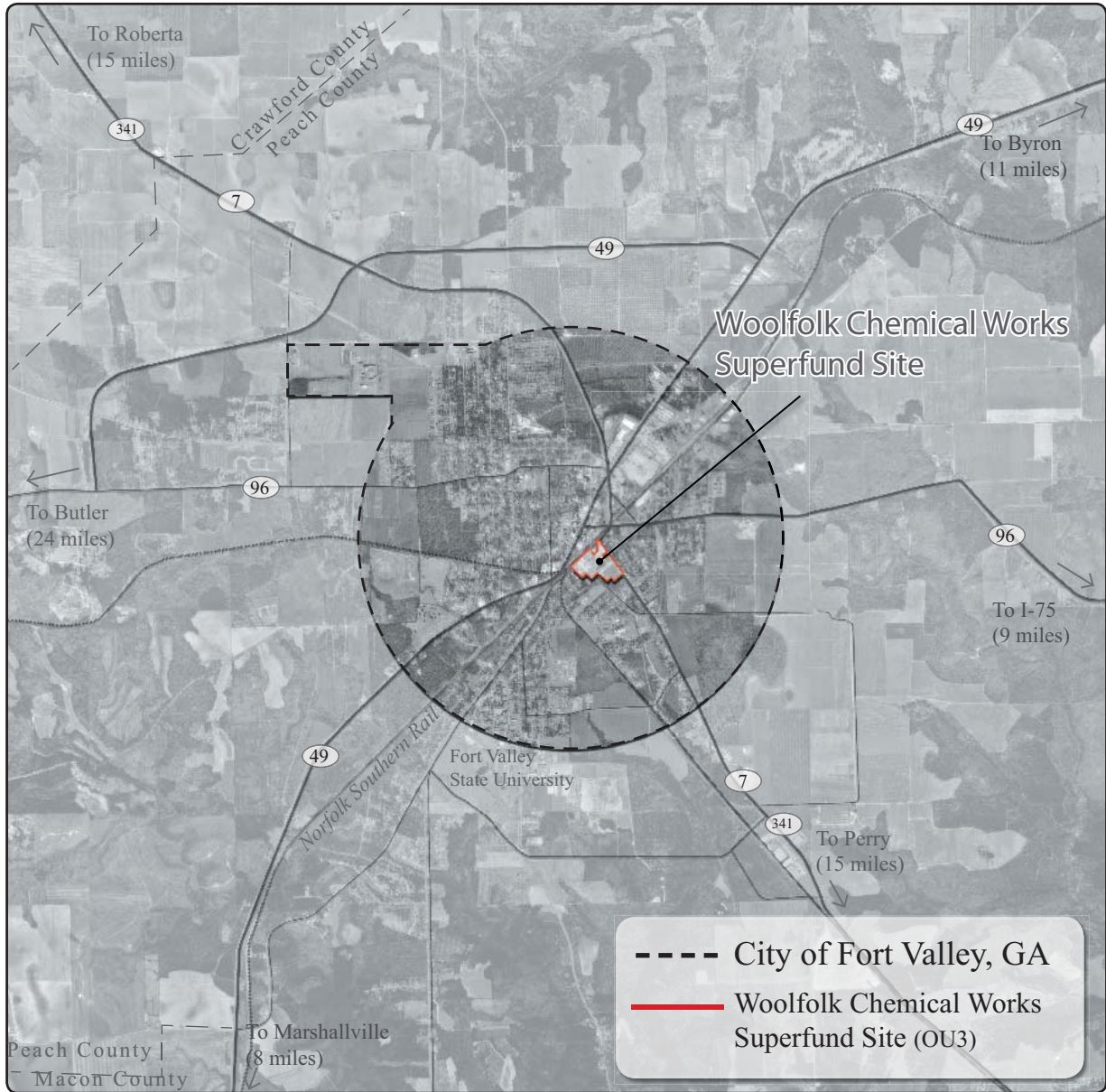


WOOLFOLK CHEMICAL WORKS SITE

City of Fort Valley, Georgia



Woolfolk Alliance / Land Use Committee Information Packet
E² Inc.
August 2006



Project Introduction

Thank you for participating in the future land use planning process for the Woolfolk Chemical Works Superfund site, which is being hosted by the Woolfolk Alliance over the next five months.

The Woolfolk Chemical Works Site Future Land Use Project is a community-based planning process designed to analyze potential future use opportunities, challenges, and key considerations presented by the Woolfolk Chemical Works Superfund site. This project will combine research and analysis conducted by project consultants E² Inc. with the group's discussions to help inform the City of Woolfolk, EPA, the Georgia Environmental Protection Division (EPD), community organizations and institutions, and property owners' planning and decision-making regarding the mix of future land uses that could be located at the 31-acre Woolfolk Chemical Works site.

This information packet provides background information on the Woolfolk Chemical Works site and an overview of potential factors identified by E² Inc. that may inform the group's discussions. The sections of this information packet focus on:

- Site location, background information, and site history
- Site characteristics and surrounding land uses
- Reuse considerations

This information packet provides an initial starting point for the group's discussions – information will be updated and additional information will be gathered throughout the project. We will be working with project participants, the Woolfolk Alliance, and Fort Valley City Council throughout the process to ensure that all information is as accurate and comprehensive as possible.

If you have questions or comments before or after the upcoming August 8, 2006 Woolfolk Alliance meeting, please don't hesitate to contact me at (434) 975-6700 ext. 227 or via e-mail at mrobbie@e2inc.com. Please also access the project web page at www.communityplan.net/woolfolk for project updates and meeting materials over the coming months. We are very much looking forward to working with you and other project participants as part of the future land use planning process for the Woolfolk Chemical Works site.

Matt Robbie
Project Manager
E² Inc.

Site Location & Background Information

The Woolfolk Chemical Works Superfund site (Woolfolk site) once supported a production, formulation, and packaging facility for pesticides, herbicides, and insecticides. Between 1910 and the 1980s, the Woolfolk Chemical Works facility produced pesticides and fertilizer products supporting the surrounding agriculture operations in Fort Valley and Peach County.

The site is located adjacent to Fort Valley's downtown business district. The central portion of the Woolfolk site is bounded to the north by Railroad Street and the Norfolk Southern rail line, to the east by Martin Luther King Jr. Drive, to the south by commercial and residential land uses, and to the west by portions of Preston Avenue, Jacobs Alley, and residential and community land uses. Low-density residential areas, a commercial corridor, and civic, governmental, and community land uses characterize the surrounding area. The central portion of the Woolfolk site is flat and includes vacant buildings, open areas, a landfill area, a drainage ditch that extends south along Preston Avenue, and an operating commercial business.

While the Woolfolk site once served community's agricultural economy, today the Woolfolk site lies at the center of EPA's environmental remediation in Fort Valley. Remedial activities at the site began with site investigations in the 1980s and have progressed over the past several decades to include multiple cleanups. Investigations beginning in the 1980s indicated that site operations had resulted in arsenic, lead, PCB, dioxin, and pesticide contamination at the site. EPA and Georgia EPD have initiated multiple cleanup activities at the Woolfolk Chemical Company site, including a 1993 time critical removal action, and on-going remediation of ground water and surface soils.

Presented below are maps and accompanying text highlighting key factors that are likely to affect the future use of the central portion of the 31-acre Woolfolk site. The maps and associated text highlight issues related to property ownership, zoning and land use, infrastructure, access and transportation, buildings, remedial plans, and reuse considerations.

Key Questions to Keep in Mind:

What types of new or expanded land uses would you like to see in Fort Valley in the future?

- Recreational opportunities or community land uses
- Municipal or institutional land uses
- Commercial businesses or industrial manufacturing / warehousing facilities
- Residential land uses
- Other land uses

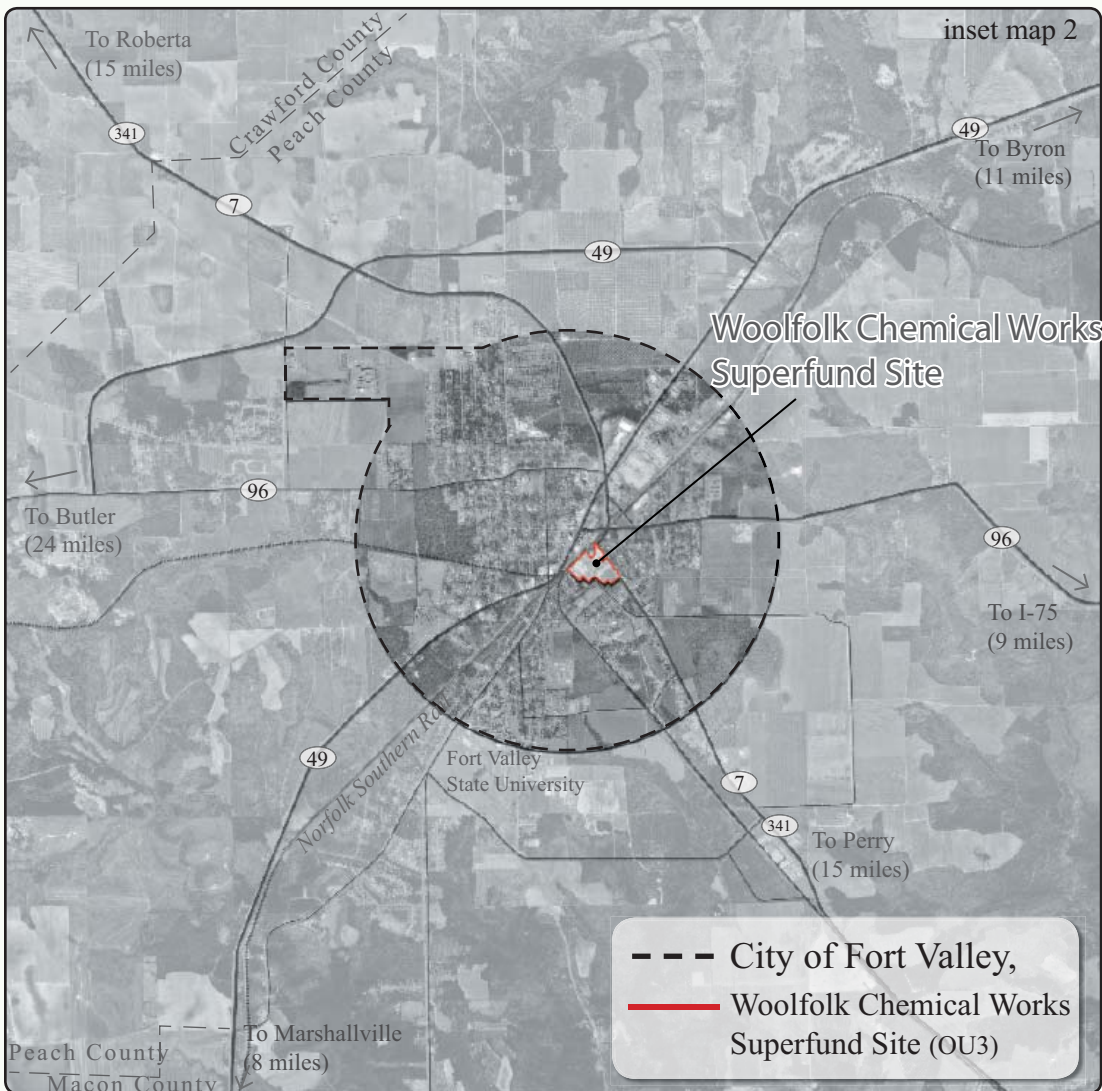
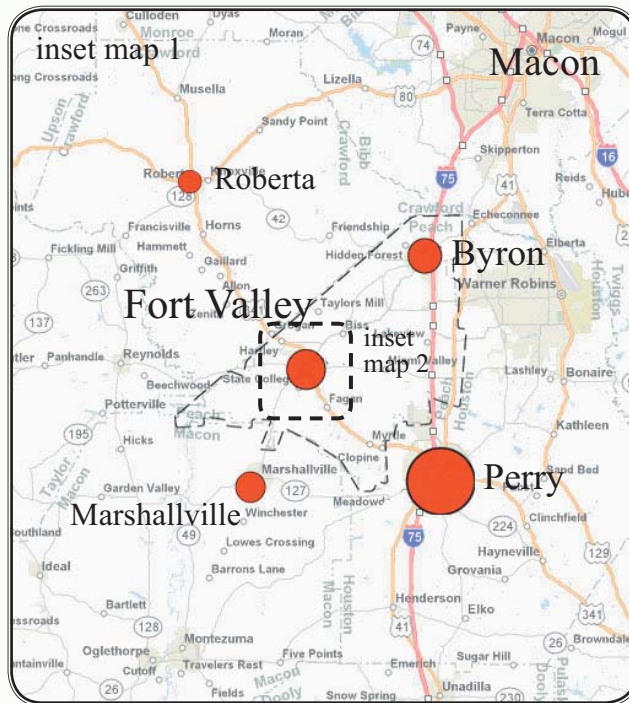
Could any of these land uses be particularly well suited to the Woolfolk Chemical Works site?

What challenges and obstacles would need to be addressed to allow these land uses to be located at the site?

What infrastructure or access improvements would need to be in place to support these land uses at the site?



Peach County, Georgia



Site History and Physical Characteristics

In the 1980s, the Georgia Environmental Protection Division (EPD) investigated complaints of local citizens that the Canadyne-Georgia Corporation was discharging waste products to a drainage corridor heading away from the site. Investigations led to the discovery of arsenic, lead, PCB, dioxin, and pesticide contamination at the site. The site was put onto EPA's National Priorities List in August 1990. In 1993, Canadyne-Georgia Corporation (CGC) entered into an agreement with EPA to conduct a removal action aimed at addressing lead and arsenic contaminated soils surrounding the facility. Contamination reports from this removal effort indicated a more extensive problem at the site. In response to these findings, EPA and Georgia EPD have initiated multiple cleanup activities at the Woolfolk Chemical Company site, including efforts to address contamination in the site's ground water, surface water, and soils.

The Woolfolk Site includes five operable units (OU). The reuse planning process will focus primarily on OU3, the former Woolfolk Chemical Works facility area. The Operable Units Map on the following page shows the location of the site's five OUs. The characteristics and cleanup priorities for each OU are described in the following section.

OU1: Ground Water Contamination

Ground water contaminants at the site are generally defined by a plume that extends southeast along Martin Luther King Jr. Boulevard and Preston Street, as shown on the Operable Units Map. The known contamination is being addressed through a pump-and-treat system located on the site, and EPA is collecting samples to identify the extent of the plume in 2006..

OU2: Contaminated Soils

This operable unit addresses long-term remedial concerns for an area defined as the properties between Martin Luther Kind Drive, Oak Street, Oakland Heights Parkway, and Peachtree Street. This is an area of the site where previous soil removal actions and residential property acquisitions have been implemented to address immediate threats to human health and the environment. As a result of a planning effort in the mid-1990s, EPA planned remedial actions to allow for the affected properties to be transferred to a combination of public and private entities and redeveloped for use as the Peach County Public Library and the Troutman House. EPA entered into prospective purchaser agreements with the Peach County Libraries Board, the Fort Valley Redevelopment Authority, and the Peach County Chamber of Commerce.

OU3: Former Woolfolk Chemical Works Facility

This OU addresses contamination on the site of the former Woolfolk Chemical Works facility, located between Martin Luther King Drive, Preston Avenue, West Railroad Street, and Beach Street. EPA's remedial actions at OU3 include ongoing contaminated soil removal, the treatment and recapping of a previously capped disposal area, building demolition, and the remediation of contaminated storm sewer infrastructure. EPA estimates that it will take 12-18 months (late 2007) to complete the remediation of OU3.

OU4: Residential Soils and Attic Dust

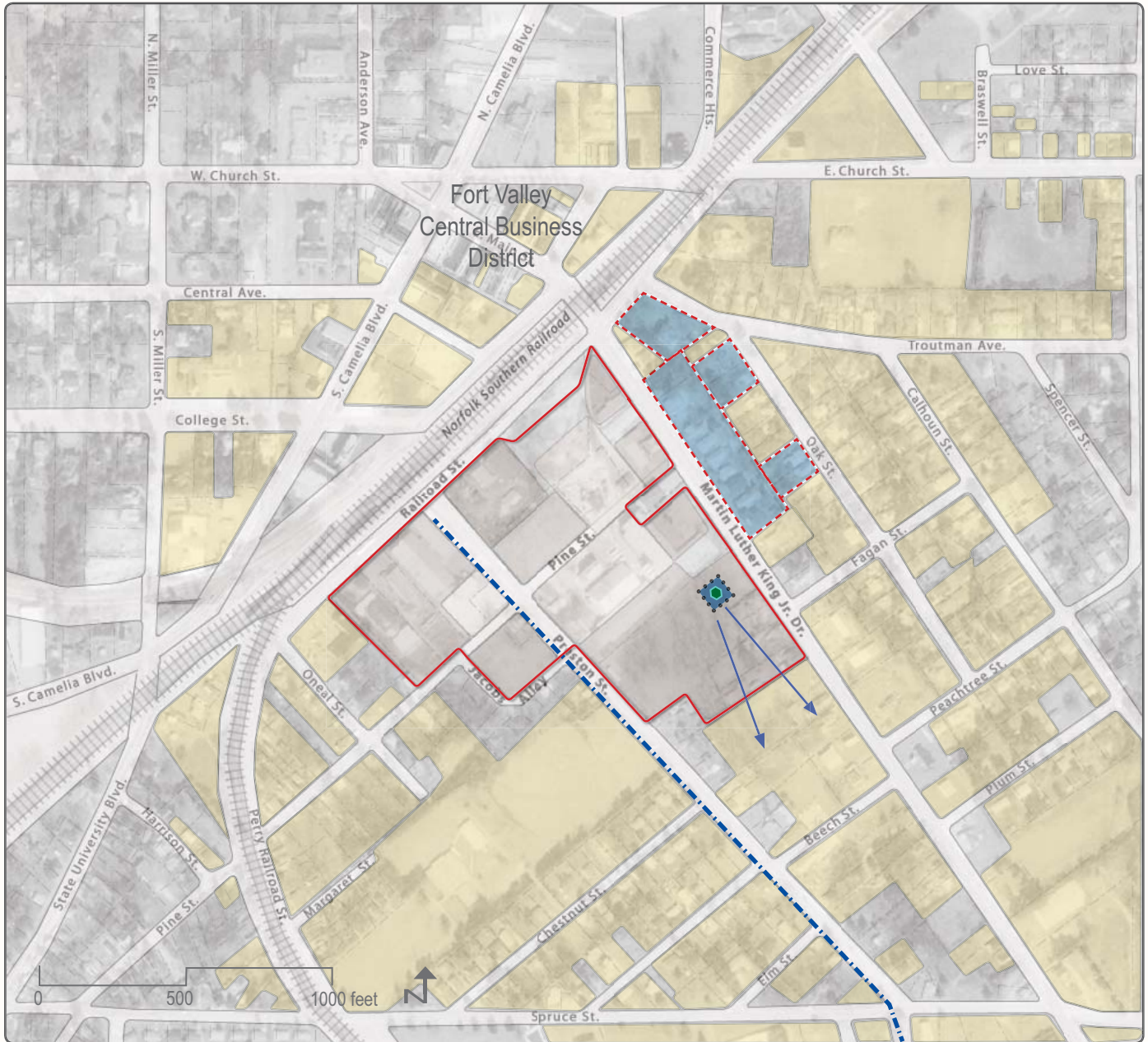
The site's fourth operable unit addresses contaminated soils and attic dust on residential properties adjacent to the site of the former Woolfolk Chemical Works facility. In 2002, the U.S. Army Corps of Engineers conducted a removal action to address high-risk soil contamination on 26 properties.

Soils: The site's remedy required the removal of soils contaminated with arsenic from 45 residential properties in neighborhoods surrounding the former Woolfolk Chemical Works facility. As of Spring 2006, 32 of the 45 yard replacements were complete. The excavated materials will eventually be deposited beneath containment cell located on OU3.

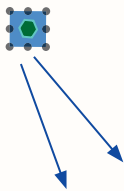
Attic Dust: The site's remedy also addresses the removal of arsenic dust from the attics of 60 homes adjacent to the former Woolfolk Chemical Works facility. Wind-blown arsenic-contaminated soils are believed to have been transported from residential yards into the attics of nearby homes. As of Spring 2006, all attic dust removals have been completed.

OU5: Preston Street Drainage Ditch

The site's fifth operable unit addresses contaminated surface water and soils along a drainage ditch leading south from the site along Preston Street. Investigations efforts are underway and remedial plans have not yet been finalized for OU5.



**Woolfolk Chemical Works Site:
OPERABLE UNITS (OU) KEY**



OU1
Groundwater Contamination, Includes the Pump and Treat System; Arrows Indicate the Direction of the Groundwater Plume



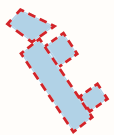
OU3
Former Woolfolk Chemical Works Site



OU5
Preston Street Drainage Ditch, also known as the South Ditch



OU4
Residential Soils and Attic Dust Sampled to Date

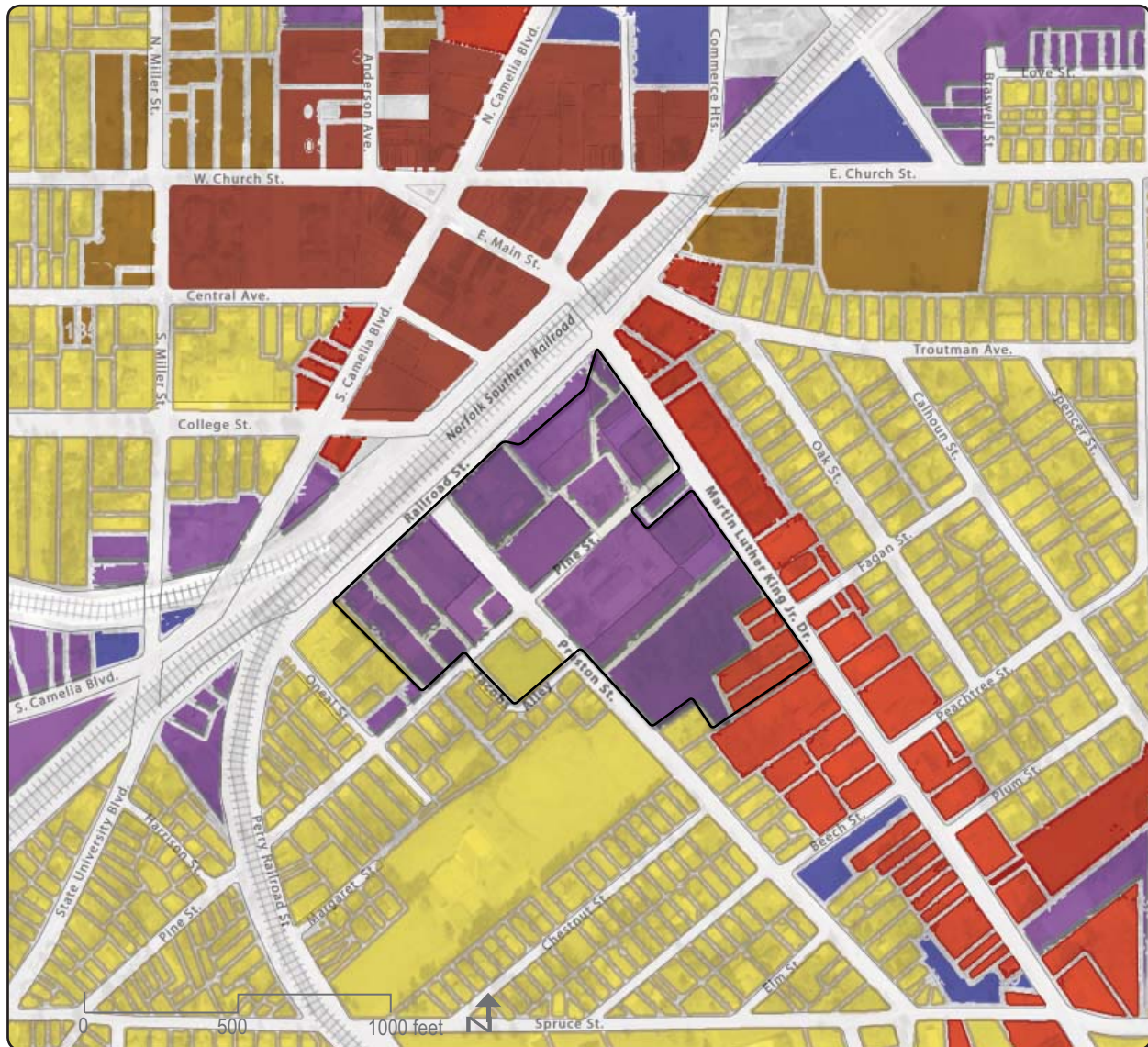


OU2
Contaminated Soils









Surrounding Zoning Districts and Land Uses

Land uses in Fort Valley are regulated by nine different zoning districts; the zoning districts generally designate areas for residential, commercial, industrial, and institutional land uses. The map below shows the zoning districts immediately surrounding the central portion of the Woolfolk site.

The majority of the Woolfolk site is zoned for industrial land uses. Several lots located between Preston Avenue and Jacob's Alley are currently zoned for low-density residential uses. Residential neighborhoods surround the southern and western edges of the site along Preston Avenue and Pine Street. Commercial businesses, the Peach County Library, and the historic Troutman House are located east of the site along Martin Luther King Jr. Drive. Institutional land uses and community based land uses, including the Usher's Temple church, and the State of Georgia School for Mentally Disabled Adults, are located west of the site. Fort Valley's Downtown Business District is located north of the site across the Norfolk Southern rail line.



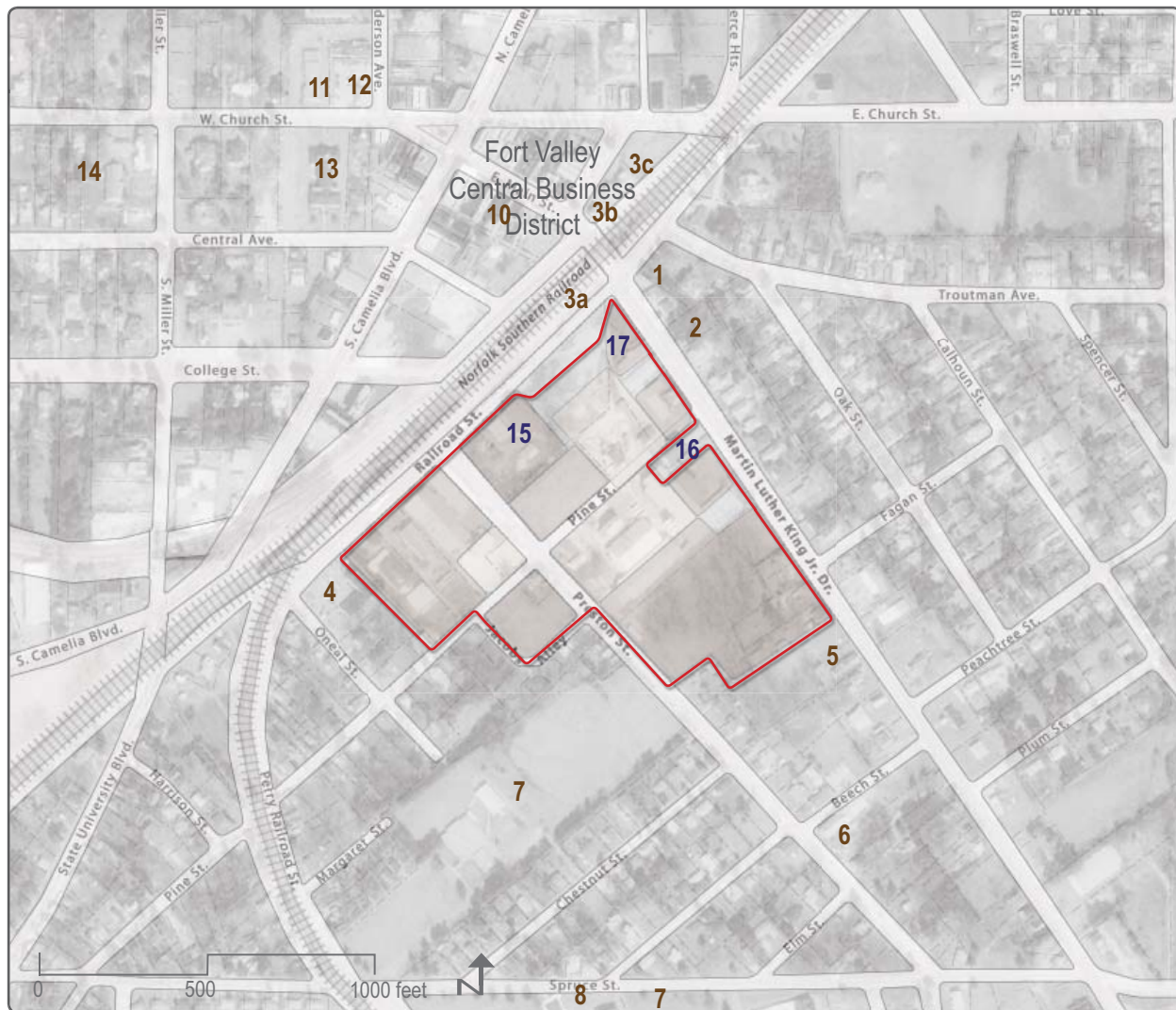
ZONING DISTRICTS KEY

	OU3 Former Woolfolk Chemical Works Site	 C-3 Central Business District	 Multiple Use Zoning	 R-2 Med/Hi-Density Residential
		 C-2 General Business	 I Industrial	
		 C-3 Roadside Business	 I-N Institutional	

Key Considerations:

The reuse of the Woolfolk site could potentially affect surrounding land uses. For example, the site is currently zoned for industrial uses, such as manufacturing facilities or warehouses. It is important to consider whether industrial land uses would be compatible with surrounding residential neighborhoods and the Central Business District in the future.

It may also be important to consider how the reuse alternatives for the site might support or compliment the surrounding residential neighborhoods and community resources. Churches, such as Ushers Temple, as well as the nearby Peach County Library, Troutman House, and the State of Georgia School for Mentally Disabled Adults could potentially benefit from new uses at the Woolfolk site. Fort Valley State University and local businesses are also important institutions whose future goals and priorities may be important to consider.



SURROUNDING LAND USES KEY



OU3
Former
Woolfolk Chemical
Works Site

Community and Cultural Resources

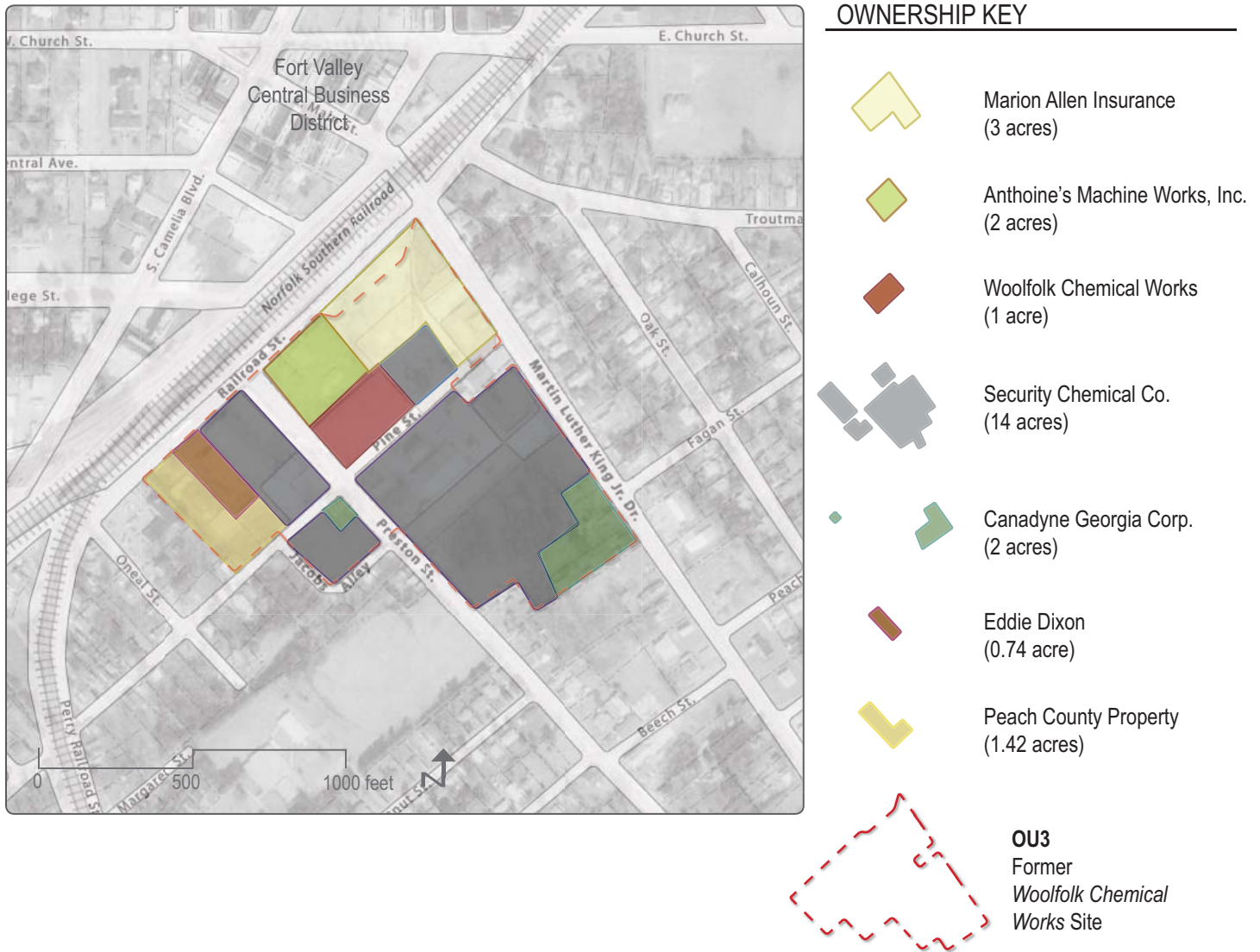
- | | |
|--------------------------------|----------------------------------|
| 1 Troutman House | 8 Spruce Street Complex |
| 2 Fort Valley Public Library | 9 Swimming Pool and Ball Park |
| 3 Freight Depots (3a-c) | 10 Austin Theater |
| 4 Usher's Temple C.M.E. Church | 11 Fort Valley City Hall |
| 5 Grace Baptist Church | 12 Fort Valley Police |
| 6 Central Union Baptist Church | and Fire Departments |
| 7 Peach County Association | 13 Peach County Courthouse |
| for Mentally Retarded | 14 Historic Residential District |

Commerce and Industry

- | |
|-----------------------------------|
| 15 Anthoine's Machine Works, Inc. |
| 16 Holcomb's Tire |
| 17 Marion Allen Insurance |

Property Ownership

The Woolfolk site encompasses 16 parcels owned by five different parties. Several commercial properties located within the site are currently in active use as small businesses. Anthoine’s Machine Works, Inc. is a local manufacturing shop that has been located on Railroad Street for over a century, and the Marion Allen property houses an insurance company and a real estate sales office. The remaining portions of the site are currently vacant and are owned by the site’s responsible parties: Canadyne-Georgia Corporation, Security Chemical Co., and Reichold Chemicals.

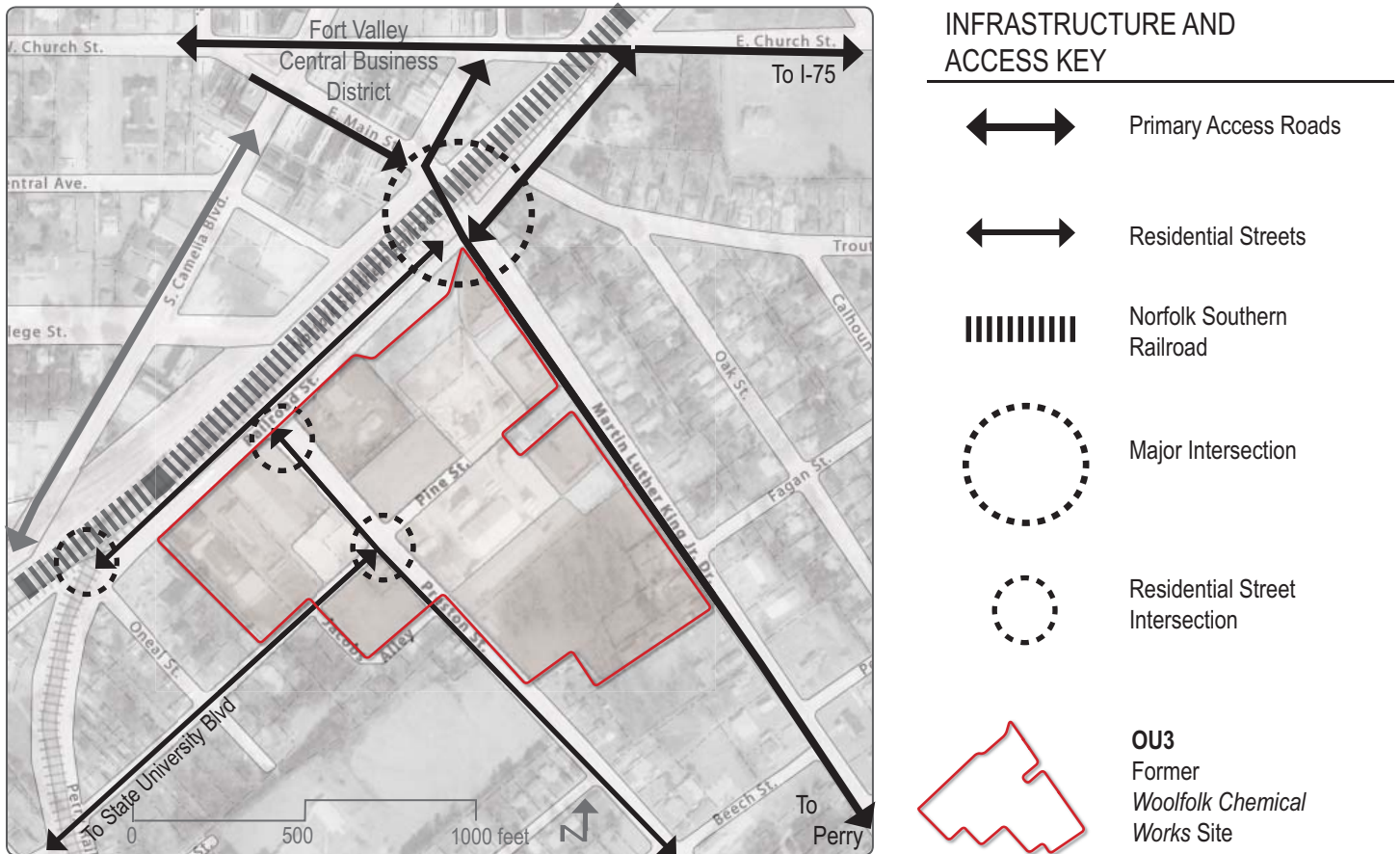


Key Considerations:

Since the Woolfolk site includes multiple parcels and landowners, it will likely be important to consider the goals and interests of multiple owners in developing reuse alternatives for the Woolfolk site. It may make sense to consider consolidating multiple parcels in order to assemble a larger reuse area. The City of Fort Valley has the capacity to support such a parcel consolidation effort through the Downtown Development Authority.

Site Infrastructure and Access

The central portion of the Woolfolk site is bounded to the north by Railroad Street and the Norfolk Southern rail line, to the east by Martin Luther King Jr. Drive, and to the west by Preston Avenue, Jacobs Alley, and residential land uses. The site also has access to nearby utilities, including water and sewer systems, storm sewers, electric, and a high-capacity fiber optic network.



Key Considerations:

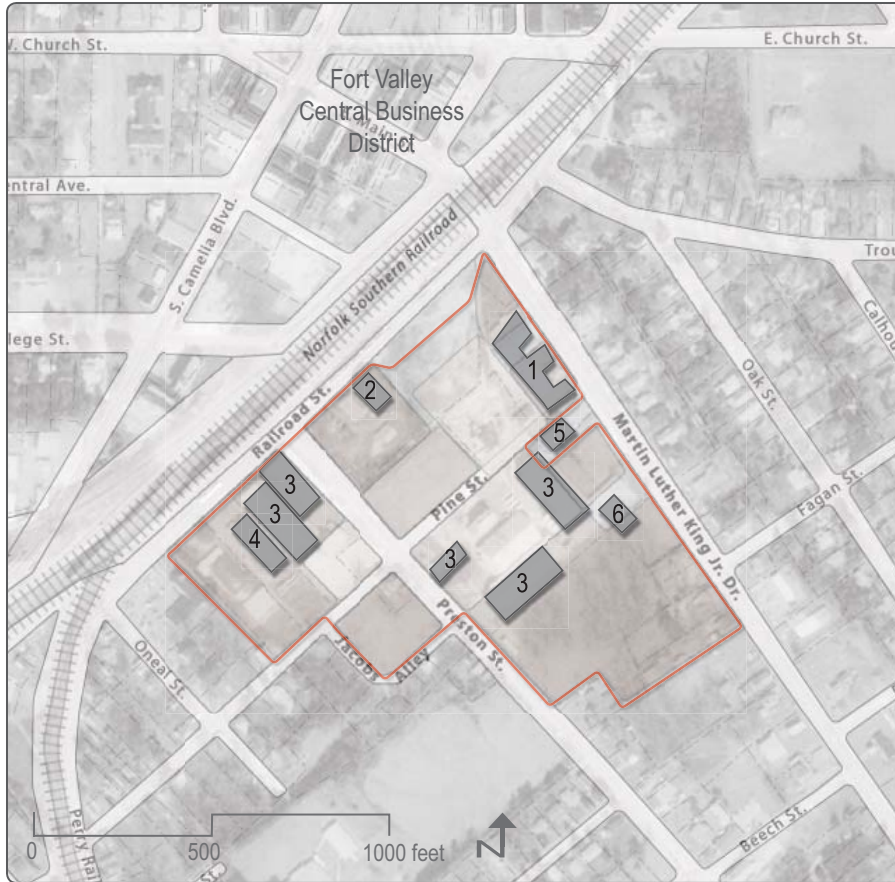
Road Networks: Martin Luther King Jr. Drive is a major artery connecting the eastern edge of the site to commercial and residential areas to the south as well as Fort Valley’s Downtown Business District to the north. Preston Avenue and Pine Street traverse the central portion of the site, creating connections between the site and its surrounding neighborhoods. The site is well positioned within the existing road system for access to and from surrounding residential neighborhoods. However, traffic circulation patterns could be improved by extending Pine Street between Preston Street and Martin Luther King Jr. Drive.

Railroad Crossings: The Norfolk Southern rail line and rail yard separates the central portion of the Woolfolk site from Fort Valley’s Central Business District. Currently railroad crossings adjacent to the site are limited to two intersections: Martin Luther King Jr. Drive / East Main Street / Commercial Heights, and Railroad Street / State University Boulevard / South Camelia Boulevard. It may be important to consider the feasibility of creating an additional railroad crossing or improving the existing railroad crossings to connect the Woolfolk site to the Downtown Business District.

Utilities: The utilities located adjacent to the site offer several advantages. Nearby water and sewer lines could potentially be extended to support new land uses at the Woolfolk site. Fort Valley also benefits from a well-established network of fiber optic lines, which could help to support technology-based future land uses at the site.

Buildings

Several warehouse-type buildings remain on the site. Currently two buildings are being used as storage and staging areas to support remedial activities at the site. Several buildings also have been demolished and removed from the site as part of ongoing remedial activities. The buildings shown on the map below will remain on the site after remedial work is completed in OU3.



BUILDINGS TO REMAIN KEY

- 1 Commercial (Marion Allen Insurance)
- 2 Commercial (Anthoine's Machine Works, Inc.)
- 3 Industrial Warehouses (Security Chemical)
- 4 Industrial Warehouse (Eddie Dixon)
- 5 Commercial (Holcomb Tire Co.)
- 6 Groundwater Pump and Treat System



OU3

Former
Woolfolk Chemical
Works Site

Key Considerations:

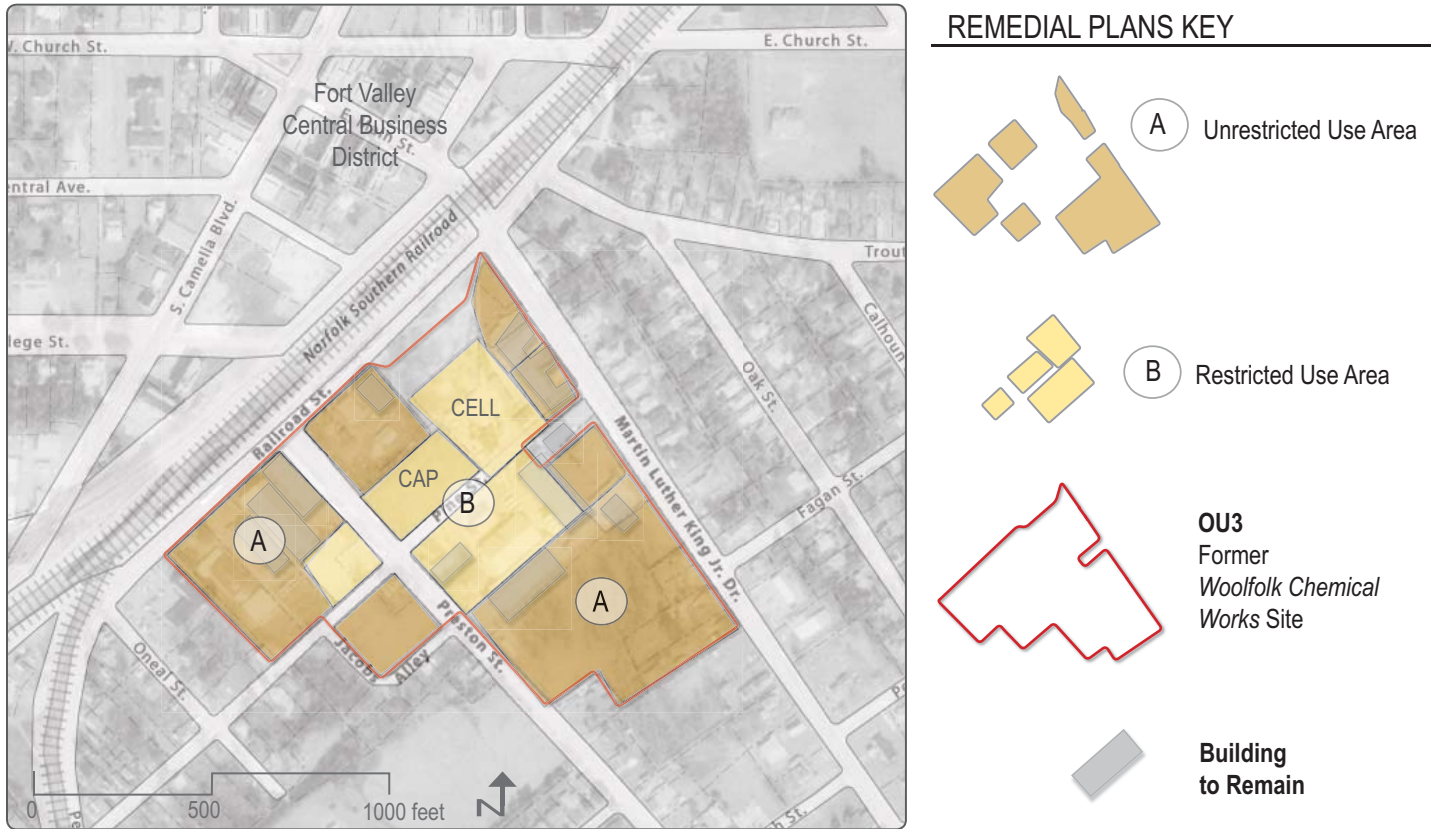
The buildings that will remain on the site after remedial activities have been completed include:

- Anthoine's Machine Works, Inc.
- Warehouse and storage buildings along Railroad Street and on parcels between Martin Luther King Jr. Drive and Preston Street; and
- The groundwater pump and treat facility located on Martin Luther King Jr. Drive

It will be important to consider how and whether these structures could potentially be integrated into the site's future uses.

Remedial Plans for OU3

The map below shows how planned remediation work may affect the future use of the properties within OU 3 at the Woolfolk Chemical Works site. EPA anticipates that the remediation of OU3 will be completed in 2007. Once remediation activities have been completed, the areas shown light brown will be available for unrestricted uses. The areas shown in light yellow will require a cap to contain arsenic-contaminated soils. Land use restrictions will limit excavation in these areas.



Possible Reuse Opportunities

A *Unrestricted Use Areas*

The unrestricted use areas could potentially support a broad range of future land uses and activities, including:

- Residential uses: single-family or multi-family housing
- Commercial uses: retail shops, professional offices, research labs
- Industrial uses: light manufacturing, warehousing
- Recreational uses: public park, athletic fields, trails
- Civic and institutional uses: community center, municipal buildings, educational facilities

B *Restricted Use Areas*

In the restricted use areas, land uses that do not require excavation or the disturbance of soils will be permitted. The construction of buildings requiring a foundation or concrete pilings will not be permitted in these areas.

In restricted use areas, arsenic-contaminated soils will be consolidated beneath an asphalt cap, clay soils, and portions will be contained within an impermeable liner. Future land uses will be permitted in restricted use areas. However, the land uses will have to remain on top of the asphalt cap.

Potential Future Land Uses for Restricted Use Areas:

- Asphalt caps could serve as parking areas to support new land uses on portions of the site with unrestricted land uses.
- Additional soil could be placed on top of the asphalt cap to support recreational uses, such as parks, ball fields, gardens, or walkways.