

Woolfolk Chemical Works Superfund Site: Reuse Planning Process



Woolfolk Alliance Meeting
August 8, 2006

Meeting Agenda

Introductions and Reuse Planning Project Purpose
(40 minutes) 10:00 am – 10:40 am

Woolfolk Site Characterization and Status Update
(30 minutes) 10:40 am – 11:10 am

Area Land Use Analysis
(30 minutes) 11:10 am – 11:40 am

Discussion of Community Priorities & Opportunities
(40 minutes) 11:40 am – 12:20 pm

Next Steps
(10 minutes) 12:20 pm – 12:30 pm

Project Background

Project Sponsor & Assistance:

City of Fort Valley

EPA Region 4

Project Purpose:

Provide opportunity for the community to:

- Build upon current understanding of the Woolfolk site
- Discuss preferences for the site's future uses
- Inform the City's future planning efforts
- Provide community's guidance to inform the EPA and Georgia Environmental Protection Division's future activities

Project Structure:

Six-month, advisory community planning process

Managed by the Woolfolk Alliance

Group Introductions

Reuse Planning Project Group

Woolfolk Alliance Members

Additional Community Stakeholders

Project Resource Members

EPA Region 4

Charles King, Remedial Project Manager

Angela Miller, Community Involvement Coordinator

Georgia Environmental Protection Division (EPD)

Abena Ajanaku, Shannon Ridley, Jim Sliwinski

Agency for Toxic Substances and Disease Registry (ATSDR)

Carl Blair

Project Consultants

E² Inc. - Matt Robbie and Bess Wellborn



Woolfolk Reuse Planning Process: *Participation Guidelines*

Attendance at three reuse planning sessions hosted by the Woolfolk Alliance

Willingness to represent interests of the City of Fort Valley as a whole

Willingness to entertain a wide range of potential future land uses for the Woolfolk site

Group Roles

Listening to the local community throughout the process and incorporating their perspectives into the group's discussions

Learning – about fellow community members' interests, the site's characteristics, and future land use opportunities and challenges at the site

Identifying and evaluating future land use options for the site and providing the City of Fort Valley, EPA, GA EPD, and the Woolfolk Alliance with future land use recommendation(s)

Serving as local ambassadors and information resources for the community

Project Ground Rules

Reuse planning discussions should be an open, friendly process where different opinions are welcome and respected.

Clear, understandable language should be used in discussions. Any time that an acronym is used, it should be explained.

The project should be an interactive process that reaches into the community to provide information and to receive input.

Project Decision-Making

Project designed as a consensus decision-making process.

If full agreement is not possible within the group, an accurate description of group preferences, along with the pros and cons of various options and areas of agreement and disagreement, will be reported to the City, EPA, GA EPD, and the Woolfolk Alliance.

Reuse Planning and the Superfund Process

Superfund Site Reuse: An Introduction

- Land Use Authority in the United States
- Intersection of EPA Responsibilities and the Community's Regulatory Authority
- Ownership of the Woolfolk Chemical Works site

Superfund Site Reuse: *An Overview*

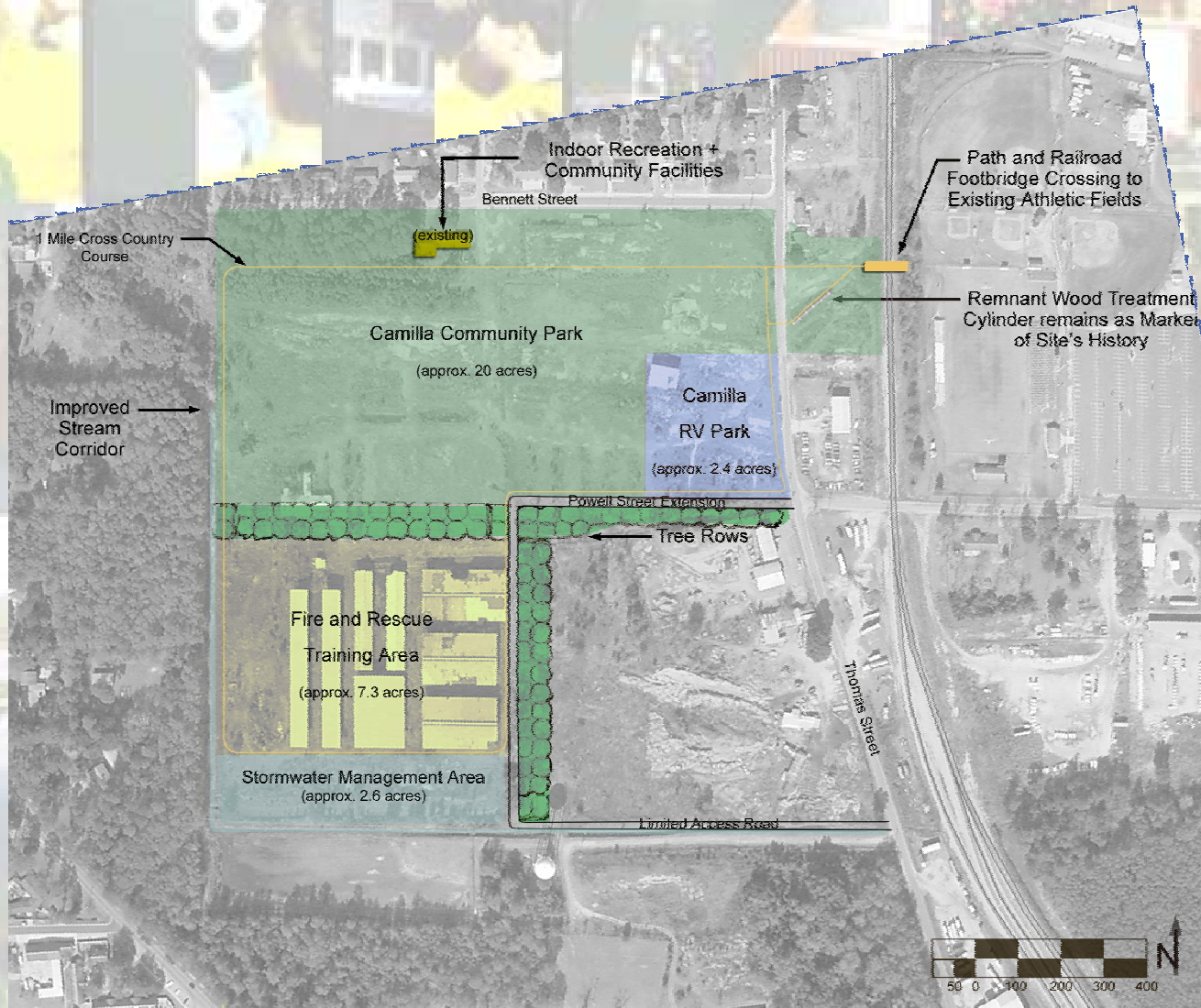


Community Benefits of Reuse

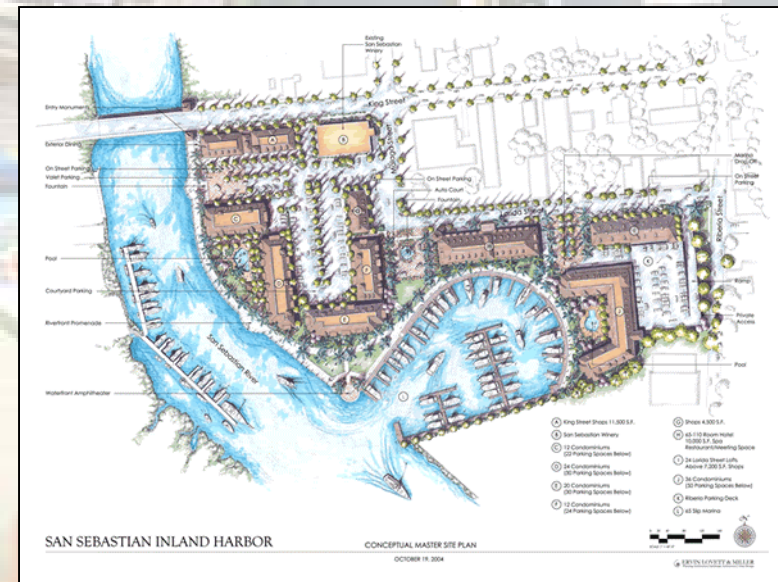
- Approximately 400 Superfund sites in reuse or planned reuse
- Over 32,000 jobs located on Superfund sites
- \$1.35 billion in annual incomes
- 60,000 acres of ecological and recreational



Superfund Site Reuse: *Camilla, GA: Camilla Wood Preserving Co.*



Superfund Site Reuse: *St. Augustine, FL: St. Augustine Gas Company*



Superfund Site Reuse: *Yorktown, VA: Chisman Creek*

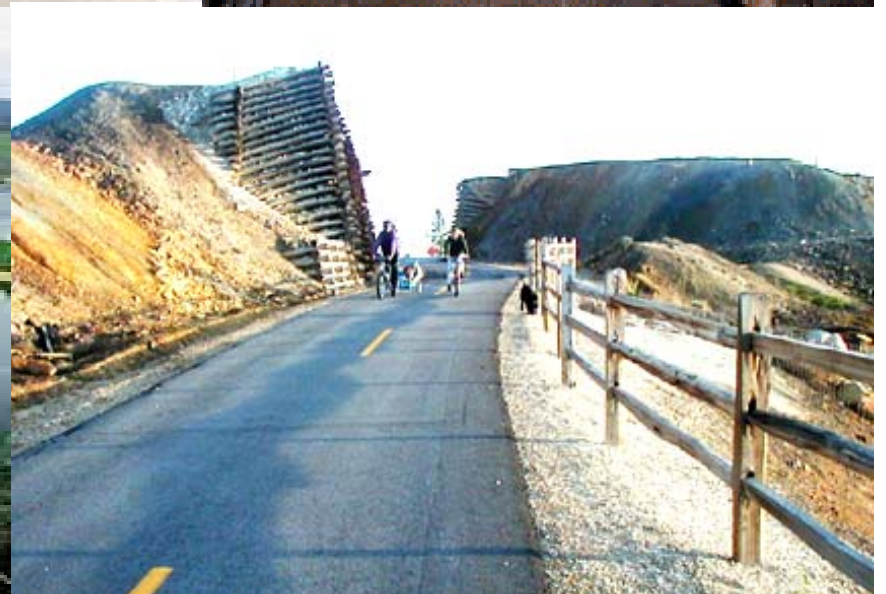


Superfund Site Reuse: *Riviera Beach, FL: Solitron Devices*



Additional Types of Site Reuse

- Industrial
- Residential
- Agricultural
- Public uses
- Recreational
- Mixed use
- Ecological



Site Reuse in EPA Region 4 (FL, KY, TN, NC, SC, MS, AL, GA)

	EPA Region 4	Georgia
# NPL Sites	161	3
# NPL Sites in Reuse	23	0
Agricultural	0	0
Commercial/Recreational	0	0
Ecological	1	0
Military	1	0
Recreational	6	0
Industrial	2	0
Commercial	11	0
Public	2	1
Residential	0	0
TBD	0	0

Site Characteristics and Status Update

- **Site History**
- Site Tour
- Property Status Update

Woolfolk Chemical Works - Site History

1980s: Georgia Environmental Protection Division (EPD) begins site groundwater and sediment investigations

1990: site listed on EPA's National Priorities List (NPL)

1993 - present: Remedial Investigations, Feasibility Studies, remedial actions, and site use and reuse have been ongoing in the site's five operable units (OUs), including remediation of arsenic in residential attics and the construction of the Fort Valley Public Library and the relocation and reuse of the Troutman House

The site was originally upland forest

1910: Woolfolk Chemical Works begins operation of a pesticide, herbicide, and insecticide formulation, production, and packaging facility in Fort Valley.



June 2006: City of Fort Valley receives EPA funding for reuse planning process, which will focus primarily on OU3

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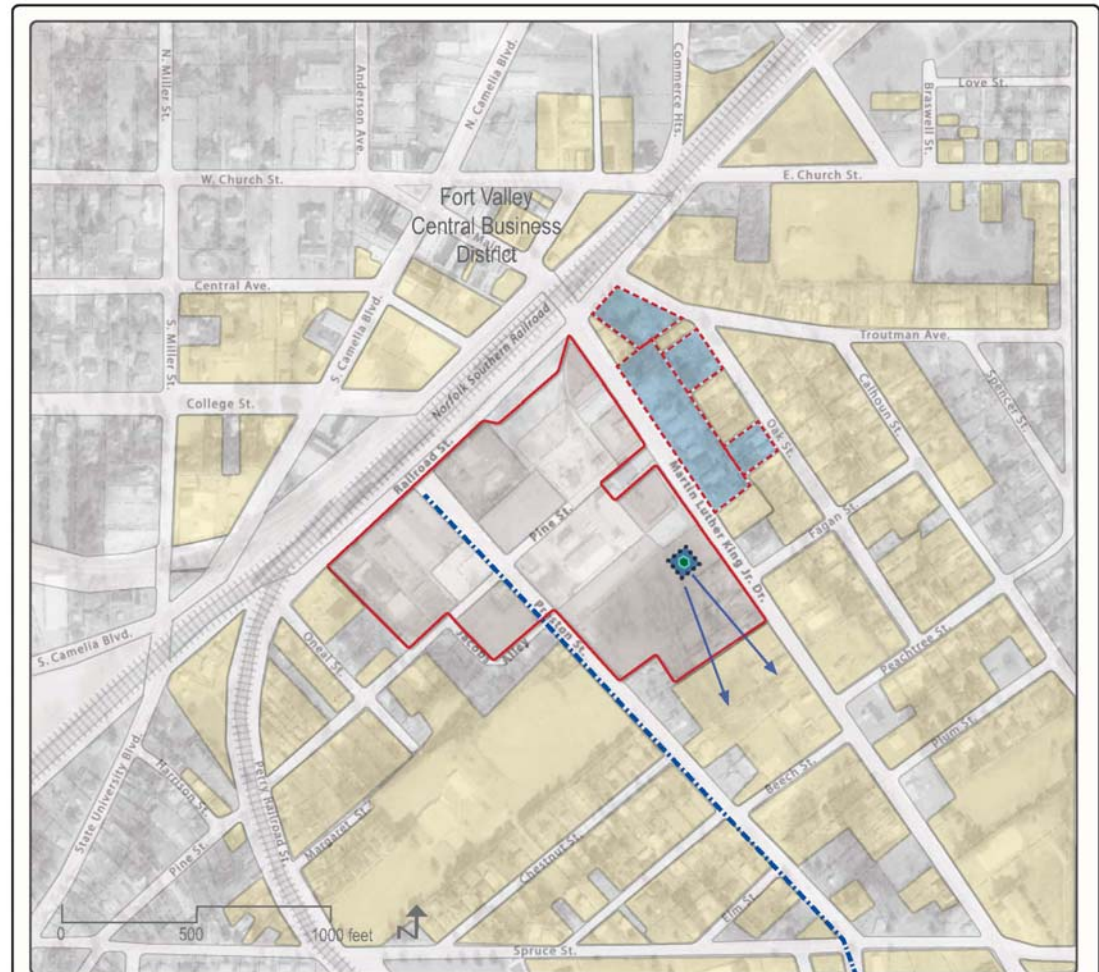


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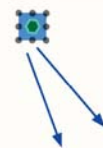
Woolfolk Site - OUs

• 5 OUs

- **OU1:** Groundwater treatment system
- **OU2:** Contaminated soils on neighboring properties
- **OU3:** Former Woolfolk Chemical Works operating site
- **OU4:** Residential soils that have been sampled and tested to date.
- **OU5:** Stormwater drainage ditch that leads south along Preston Street.



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

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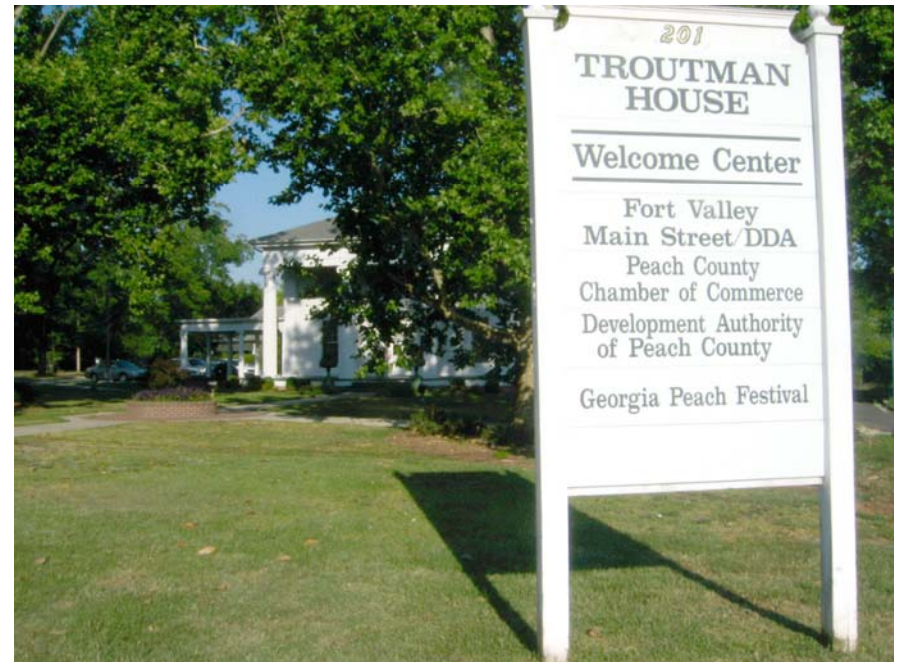
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Site Characteristics and Status Update

- Site History
- **Site Tour**
- Property Status Update

Site Characteristics (OU3)

- 1 Central, Small-scale Urban Setting, with an Historic Industrial Character
- 2 Topography, Hydrology, Vegetation
- 3 Site Access



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Site Characteristics (OU3)

2 Topography, Vegetation, and Hydrology



Flat

Site Characteristics (OU3)

2 Topography, Vegetation, and Hydrology



Pockets of trees
and lawn

Pecan Grove
on the south
eastern part of
the site

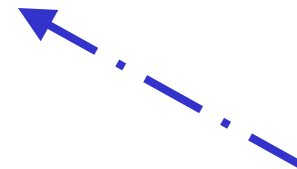
Site Characteristics (OU3)

2 Topography, Vegetation, and Hydrology



Stormwater
drainage flow:

Preston St.
stormwater
culvert and
ditch (OU5)



**WATER
FLOW**

Site Characteristics (OU3)

3 Primary Site Access: *Martin Luther King Jr. Drive*



Site Characteristics (OU3)

3 Primary Site Access: *Martin Luther King Jr. Drive*



Intersection of Martin Luther King Jr. Dr. and Railroad St.

Site Characteristics

3 Secondary Site Access: *Residential-scale Streets*



Pine St. and Preston St.



Industrial and Commercial Surroundings: Downtown Central Business District



Industrial and Commercial Surroundings: Martin Luther King Jr. Drive



Neighborhood Surroundings: Single and multi-family homes



Neighborhood Surroundings: Schools:



Headstart

Neighborhood Surroundings: Community Facilities

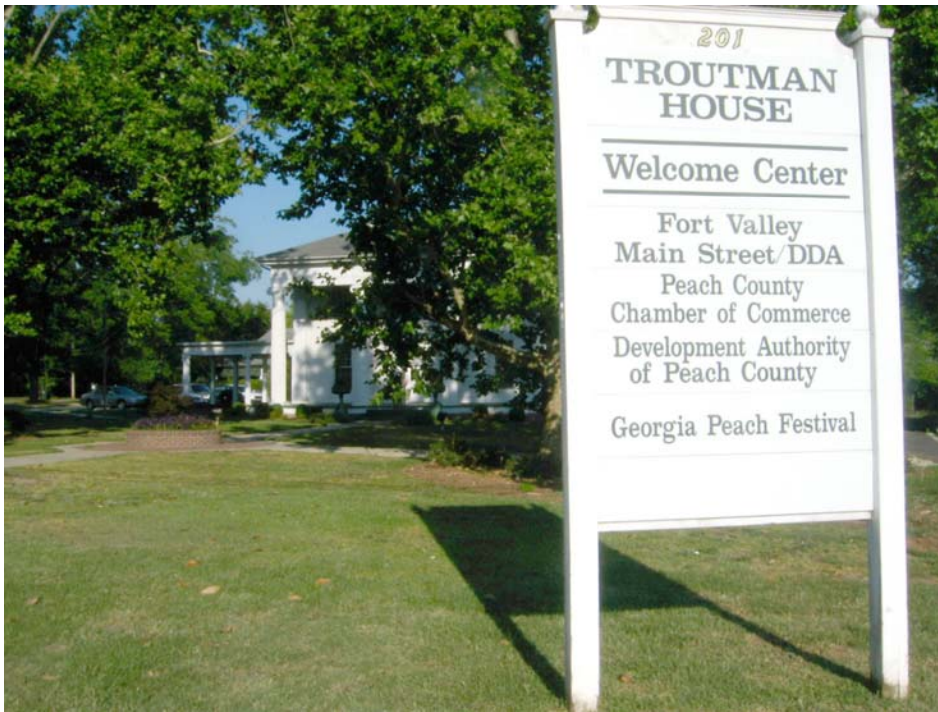


Usher's Temple



Grace Baptist Church

Neighborhood Surroundings: Community Facilities:



Troutman House and the Fort Valley Public Library

Neighborhood Surroundings:
Parks:



Spruce St. Park and Pool

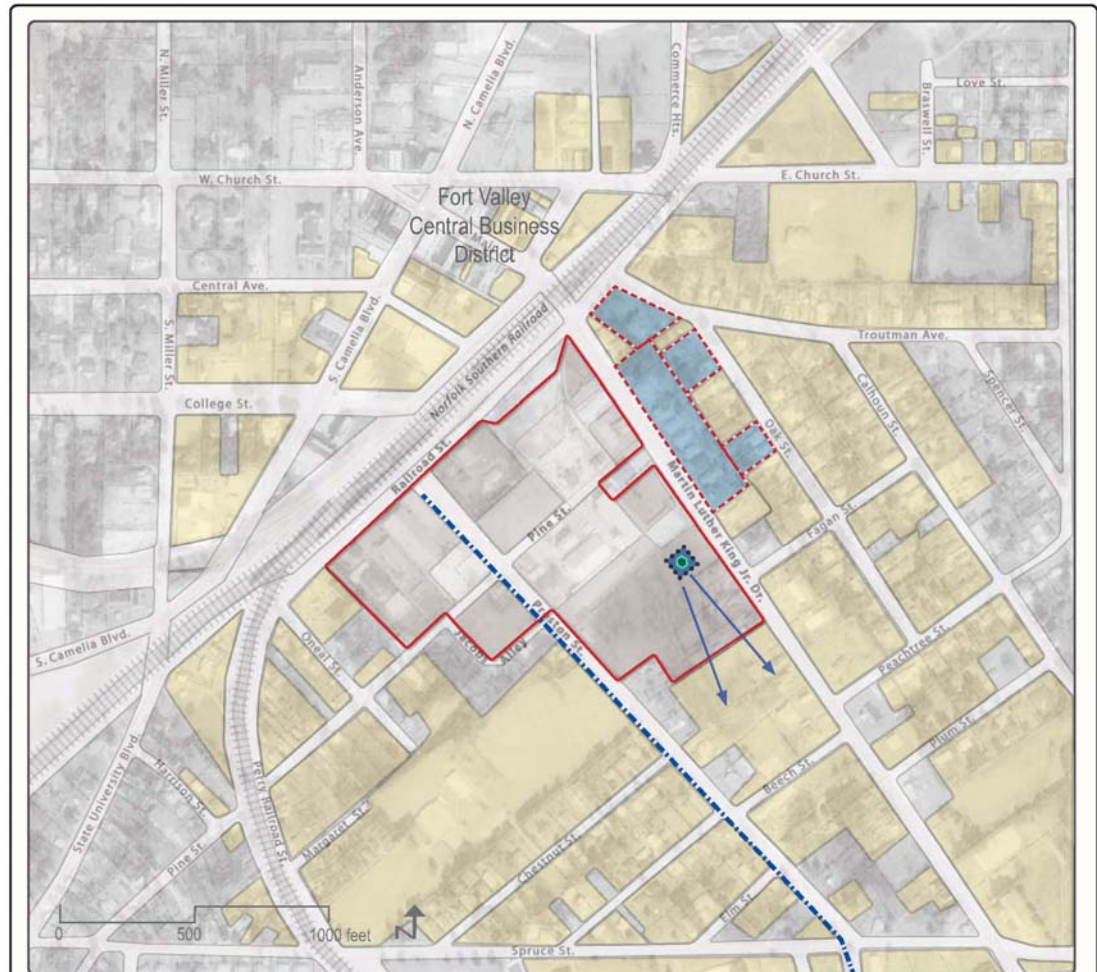
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Woolfolk Chemical Works Site:
OPERABLE UNITS (OU) KEY



OU1
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OU3
Former Woolfolk Chemical Works Site



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

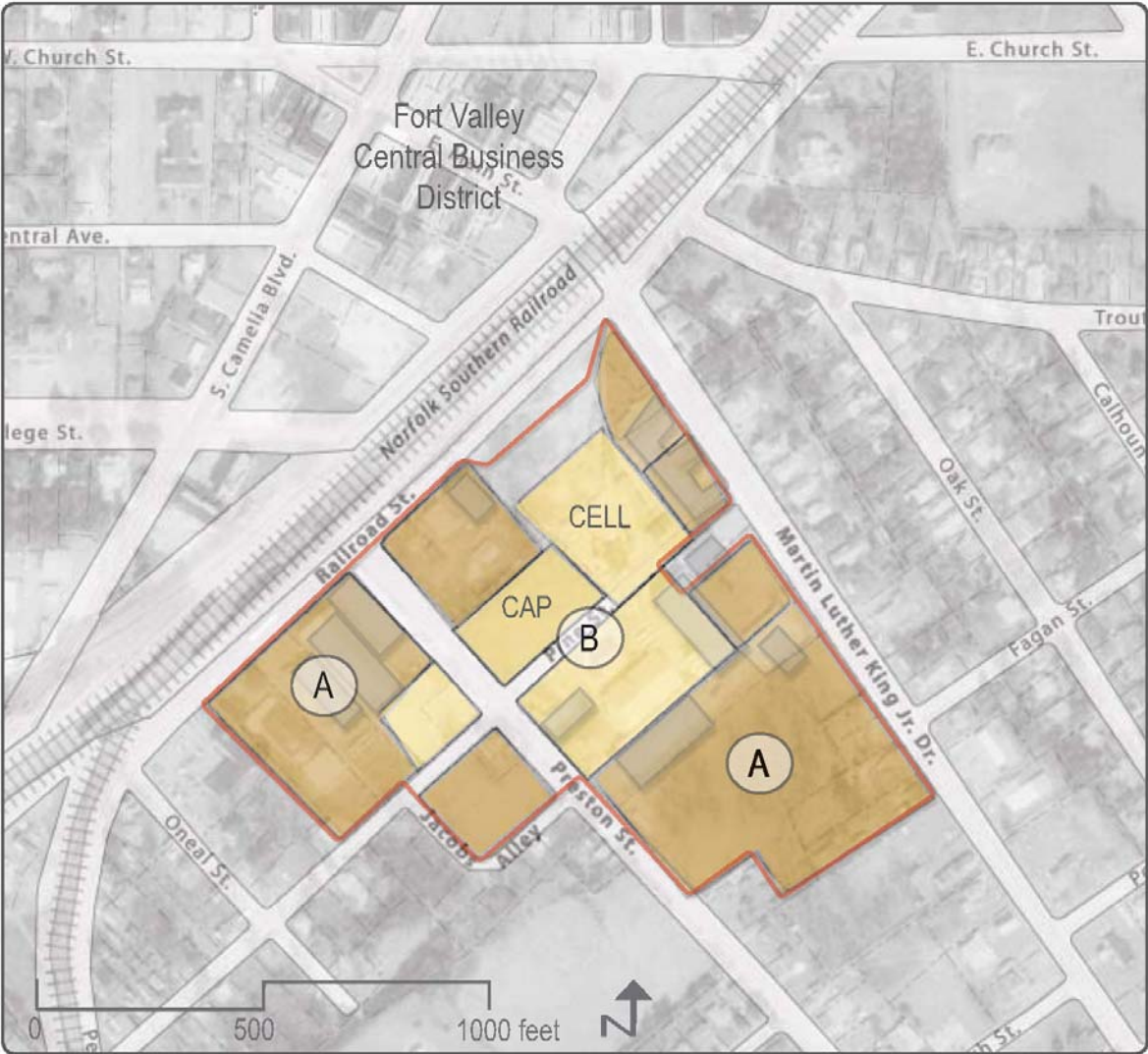


OU4
Residential Soils and Attic Dust Sampled to Date



OU2
Contaminated Soils

Remedial Plans



An aerial photograph of a city block with several colored overlays. A large grey area covers most of the block. A yellow area is at the top, a green area is in the middle, and a red area is at the bottom. A red dashed line outlines a specific area within the yellow and green sections. Street names like 'Martin Luther King Jr. Dr.', 'Oak St.', 'Fagan St.', 'O'neal St.', 'Jacob Alley', and 'Boston St.' are visible. The word 'District' is also visible at the top.

Existing Conditions & Future Land Use Considerations

- Woolfolk Site Operable Units
- Remedial Plans
- Property Ownership
- Existing Buildings
- Infrastructure and Access

Remedial Plans

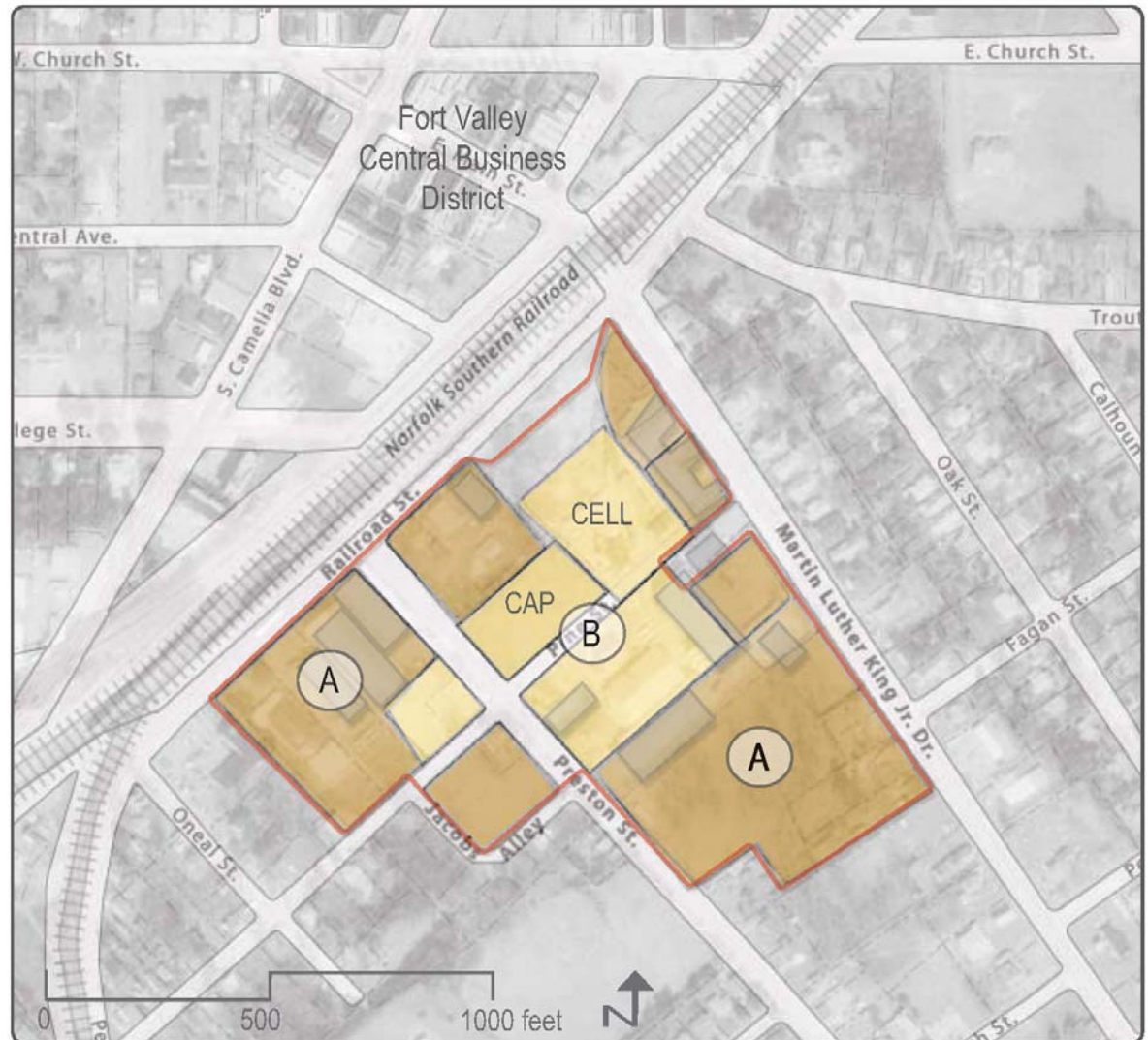
- Treated soils will be capped on site.
- Implications:

A: Unrestricted use areas

- Approx. 23 acres accessible from existing roads and neighborhoods.

B: Restricted use areas

- Approx. eight acres in the interior of the site



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Property Ownership

Site Ownership Patterns:

- Multiple owners
- Active commercial businesses
- Scattered small parcels

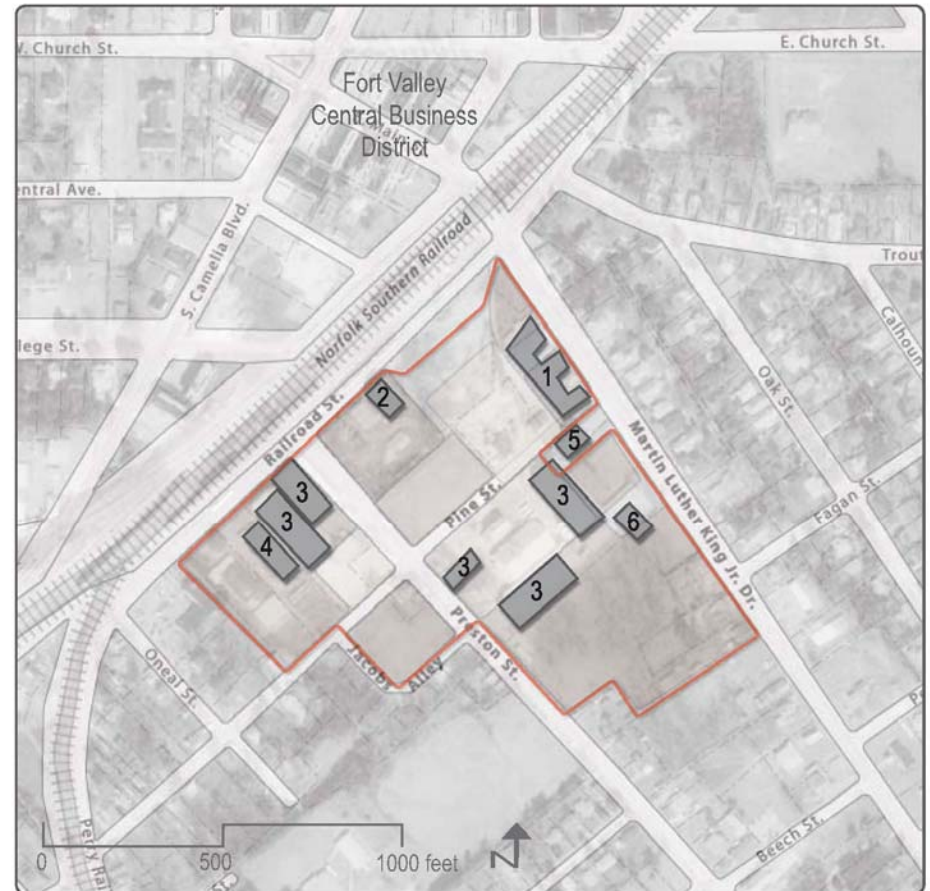


OWNERSHIP KEY

-  Marion Allen Insurance (3 acres)
-  Anthoine's Machine Works, Inc. (2 acres)
-  Woolfolk Chemical Works (1 acre)
-  Security Chemical Co. (14 acres)
-  Canadyne Georgia Corp. (2 acres)
-  Eddie Dixon (0.74 acre)
-  Peach County Property (1.42 acres)
-  **OU3**
Former Woolfolk Chemical Works Site

Existing Buildings

- 9 Buildings will remain on the site after the remediation of OU 3 is complete.
- Security Chemical warehouses are in temporary use supporting remedial activities.
- Commercial businesses occupy several buildings on the site.



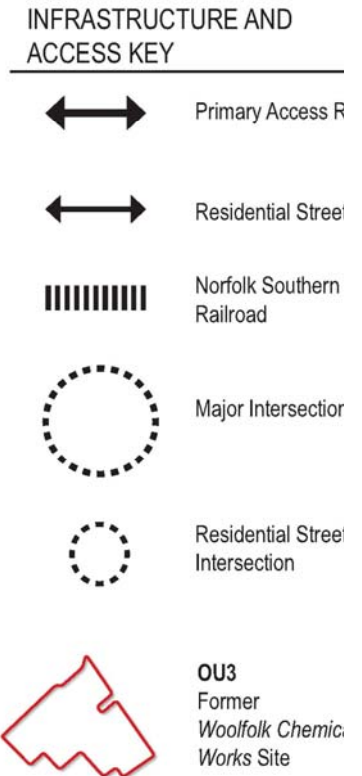
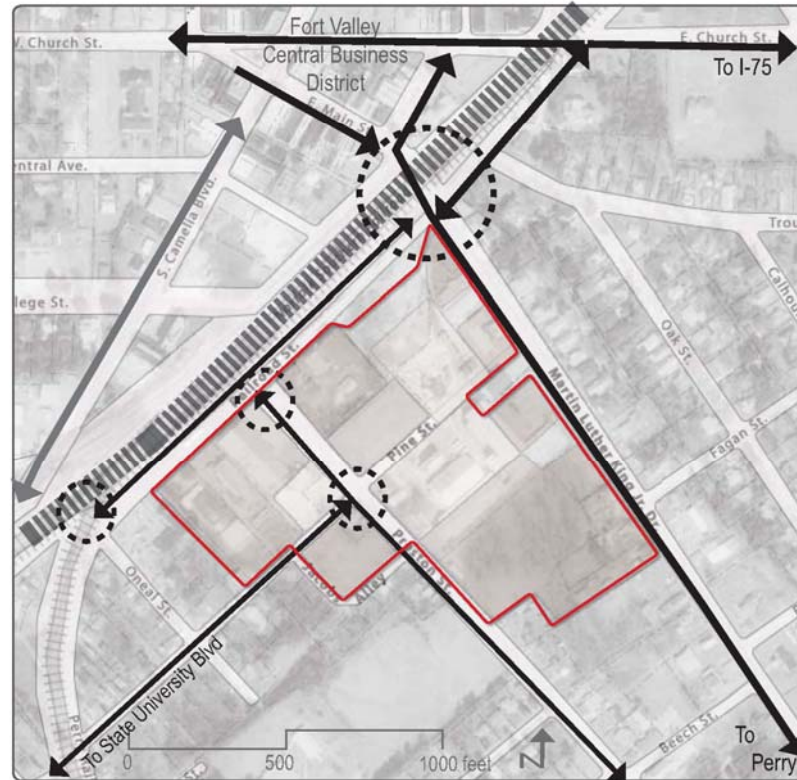
- 1 Commercial (Marion Allen Insurance)
- 2 Commercial (Anthoine's Machine Works, Inc.)
- 3 Industrial Warehouses (Security Chemical)
- 4 Industrial Warehouse (Eddie Dixon)
- 5 Commercial (Holcomb Tire Co.)
- 6 Groundwater Pump and Treat System



OU3
Former
Woolfolk Chemical
Works Site

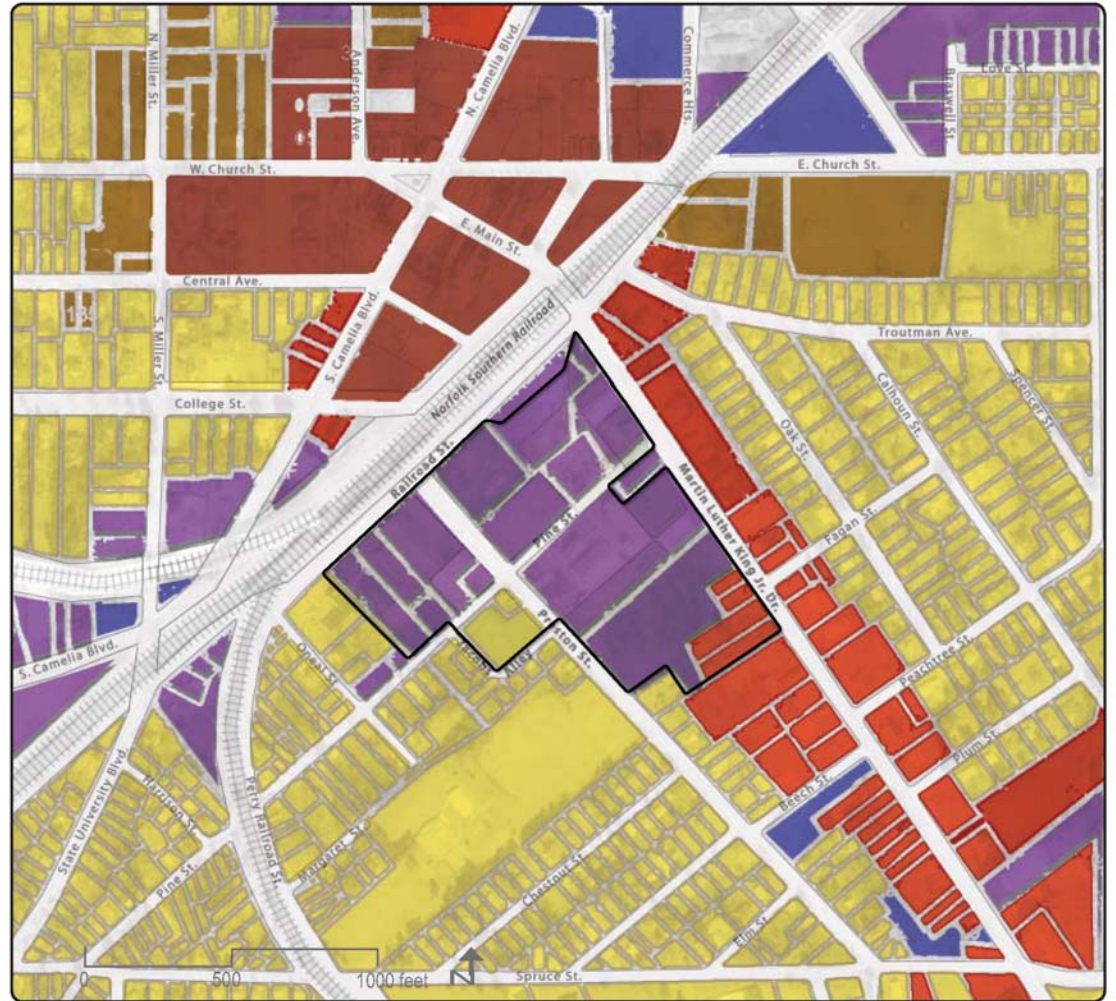
Infrastructure

- Martin Luther King Jr. Dr. is the primary access route from Woolfolk site into downtown Fort Valley.
- Pine Street and Preston Street lead from the site to residential neighborhoods.
- Norfolk Southern rail yard separates the Woolfolk site from downtown Fort Valley.
- Water, sewer, electric, and fiber optic networks are located nearby.
- Infrastructure and access improvements may be necessary to support certain land uses at the site.



Fort Valley and the Woolfolk Site: Land Use Conditions and Trends

- Commercial land uses
- Industrial land uses
- Residential land uses
- Community land uses
- Parks and recreation
- Municipal and Institutional land uses



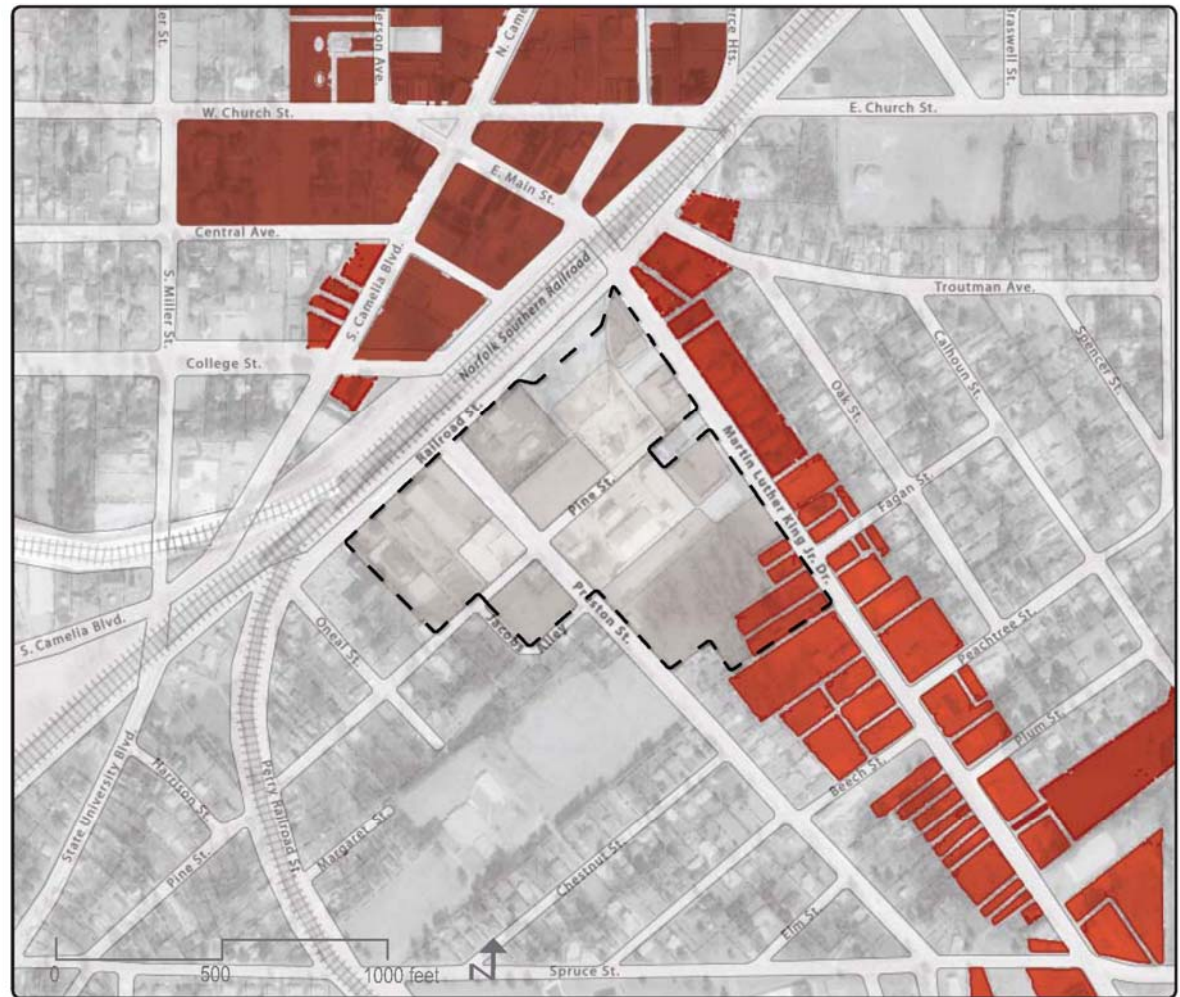
Commercial Uses

Existing Conditions

- Central Business District north of Woolfolk site and Rt 49 and Rte 341 corridors
- Commercial business district adjacent to the site (MLK Jr. Drive)
- Active commercial businesses at the Woolfolk site

Trends and Needs

- Planning documents indicate need for new commercial businesses, including a grocery store and retail services, to serve area neighborhoods



OU3
Former
Woolfolk Chemical
Works Site

- C-3 Central Business District
- C-2 General Business
- C-3 Roadside Business

Commercial Uses: Future Land Use Considerations

Active commercial land uses at the site will be able to continue operations during and after the completion of the site's remediation.

The size and scattered locations of property parcels available for unrestricted land use at the site mean that additional commercial land uses at the site would likely be smaller-scale operations.

The site could be well-positioned to support businesses that would compliment downtown retailers.

Businesses at the site could provide goods and services to surrounding neighborhoods. Businesses could also serve as a city-wide resource.

Industrial Uses

Existing Conditions

- Industrial parks are located north and south of downtown
- The Woolfolk site is currently zoned for industrial land uses

Trends and Needs

- Regional industrial trends:
 - Industrial manufacturing facility closures / retail distribution center expansion
 - Significant amount of space (200,000 + s.f.) available in area industrial parks



Industrial Uses: Future Land Use Considerations

Current zoning would enable industrial land uses at the site.

Existing infrastructure at the site could likely be adapted to support industrial land uses.

Regional industrial trends and existing land use patterns in Peach County indicate that there is room for expansion in established industrial parks.

Larger-scale industrial manufacturing, warehousing, or distribution uses at the site could create impacts (increased traffic, noise, etc.) that may not be compatible with surrounding neighborhoods or the Central Business District.

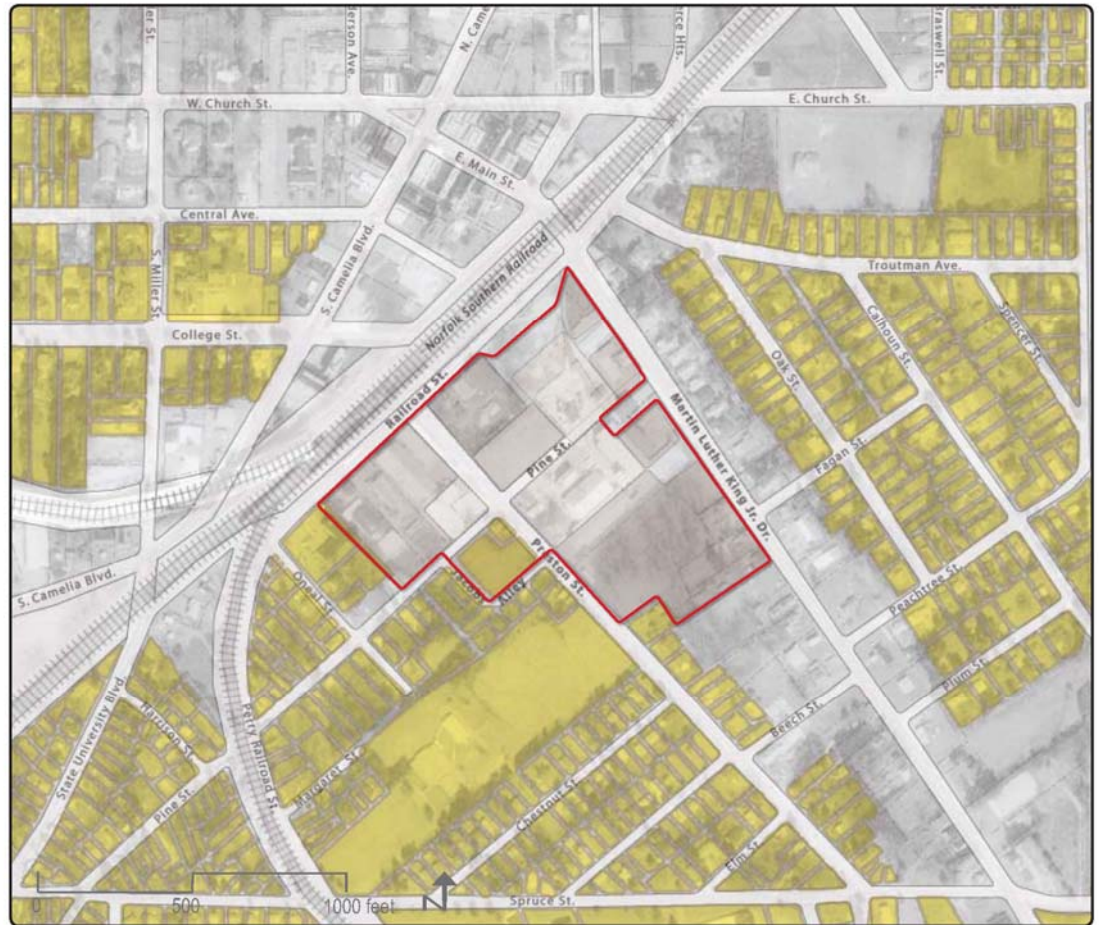
Residential Uses

Existing Conditions

- Residential areas are located throughout the City of Fort Valley
- Neighborhoods are located east, south, and west of the Woolfolk site

Trends and Needs

- Planning documents indicate:
 - A need for a range of affordable housing in Fort Valley
 - A need for varied housing types in downtown (multi-family, apartments, lofts, condominiums)



Residential Uses: Future Land Use Considerations

Residential land uses at the site could be compatible with surrounding neighborhoods and downtown and could help address community housing goals.

Approximately 8 acres at the site available for unrestricted use could support residential land uses.

Portions of the site available for restricted land uses could provide support services (parking, recreation facilities, natural areas) for new residential land uses.

Residential reuse of the Woolfolk site may require rezoning designated areas.

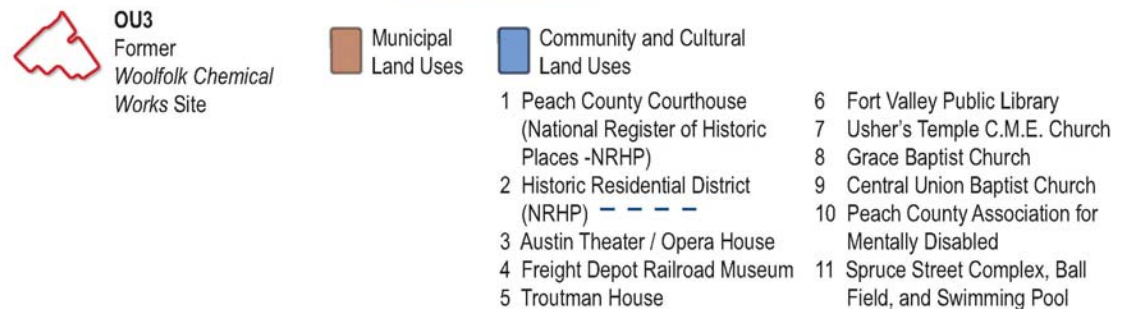
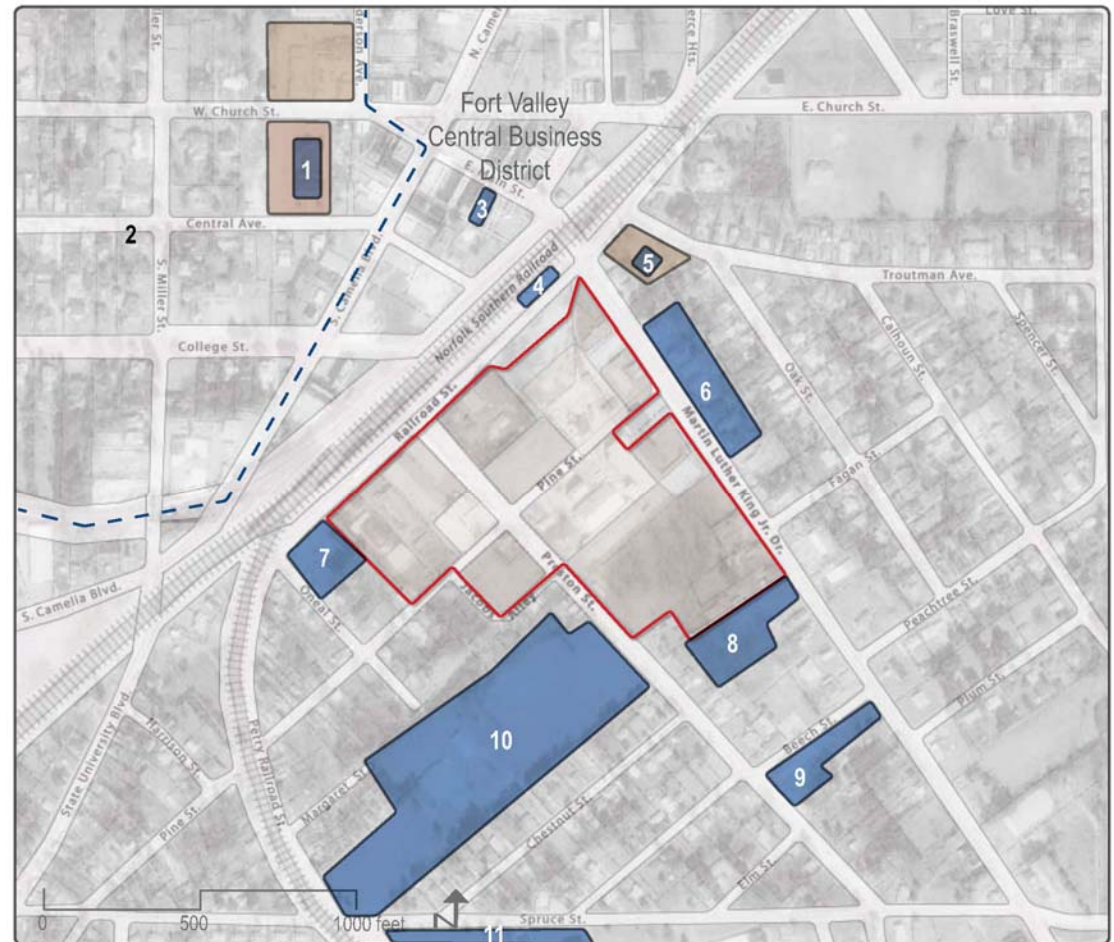
Community Uses

Existing Conditions

- Community land uses -- cultural, religious, and public facilities -- are located throughout Fort Valley
- A significant number of community land uses surround the Woolfolk site, including:
 - Churches
 - Peach County library
 - Troutman House

Trends and Needs

- Additional community land uses will be located near the site in the future
 - Austin Theater
 - Freight Depot Museum



Community Uses: Future Land Use Considerations

Portions of the site available for unrestricted use could provide opportunities for existing community land uses to expand or build new facilities.

Approximately 16 acres available for restricted and unrestricted use could provide community amenities (parks and recreation, open space, environmental education areas, gathering spots) for surrounding community land uses.

Additional community land uses at the site would likely be compatible with surrounding neighborhoods and the Central Business District.

The site may need to be rezoned for community land uses.

Recreation & Open Space

Existing Conditions

- South Peach Park is Fort Valley's only active, multi-use recreation facility
- Everett Park and neighborhood parks provide opportunities for walking and passive recreation
- A public swimming pool is located on Spruce Street
- The Peach County Association for the Mentally Disabled maintains recreation fields adjacent to the site



OU3
Former
Woolfolk Chemical
Works Site



Public Gathering
and Recreation Space

- 1 Downtown Gazebo
- 2 Main Street Corner Pocket Park
- 3 Swimming Pool and Ball Field



Pecan Grove



Private Gathering
and Recreation Space

- 1 Pocket Park maintained by Local Business
- 2 Ball Field of the Peach County Association for Mentally Disabled

Trends and Needs

- Active public recreation opportunities are generally limited in the vicinity of the site

Recreation & Open Space: Future Land Use Considerations

New parks and recreation facilities could address community needs and could be located on undeveloped portions of the Woolfolk site.

Parks and recreation facilities could serve as an amenity for surrounding neighborhoods, as well as for visitors and residents from across Fort Valley.

It may be possible to link recreation resources at the site with nearby recreation facilities located south of the site.

The site may need to be rezoned for recreation and open space.

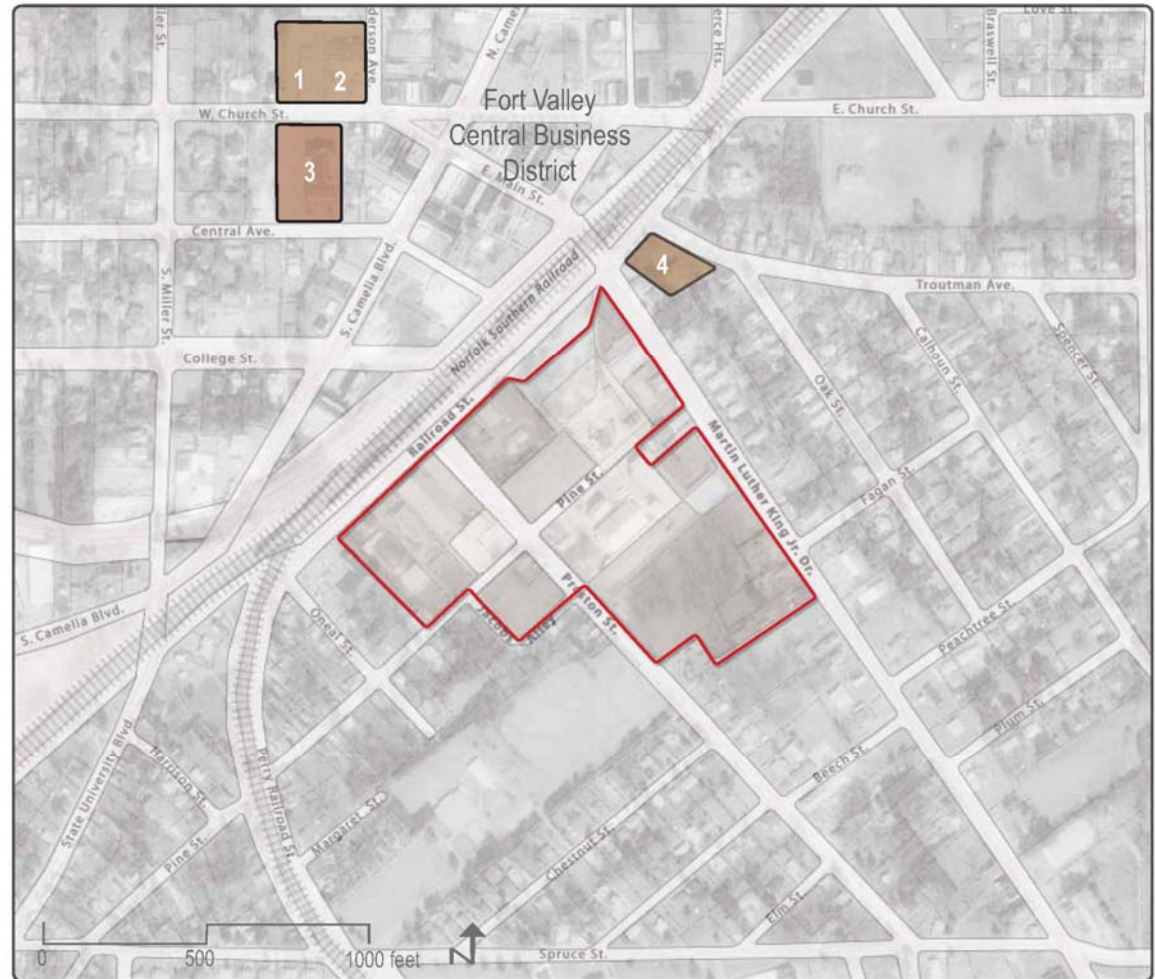
Municipal Uses

Existing Conditions

- Municipal buildings are currently clustered on W. Church St., adjacent to the Central Business District
- The Troutman House is located adjacent to OU3, across Martin Luther King Jr. Drive

Trends and Needs

- Community information indicates that there may be a need to consolidate local municipal land uses in a new facility near downtown



OU3
Former
Woolfolk Chemical
Works Site



Municipal Land Uses

- 1 Fort Valley City Hall
- 2 Fort Valley Police and Fire Departments
- 3 Peach County Courthouse
- 4 Troutman House

Municipal Land Uses: Future Land Use Considerations

A municipal facility could be located on undeveloped portions of the Woolfolk site.

The Woolfolk site has excellent road access and available infrastructure could support municipal land uses.

Portions of the site available for restricted land uses could provide support services (parking, storage) for municipal land uses, which could be located on unrestricted portions of the site.

The site may need to be rezoned for municipal land uses.

Institutional Uses

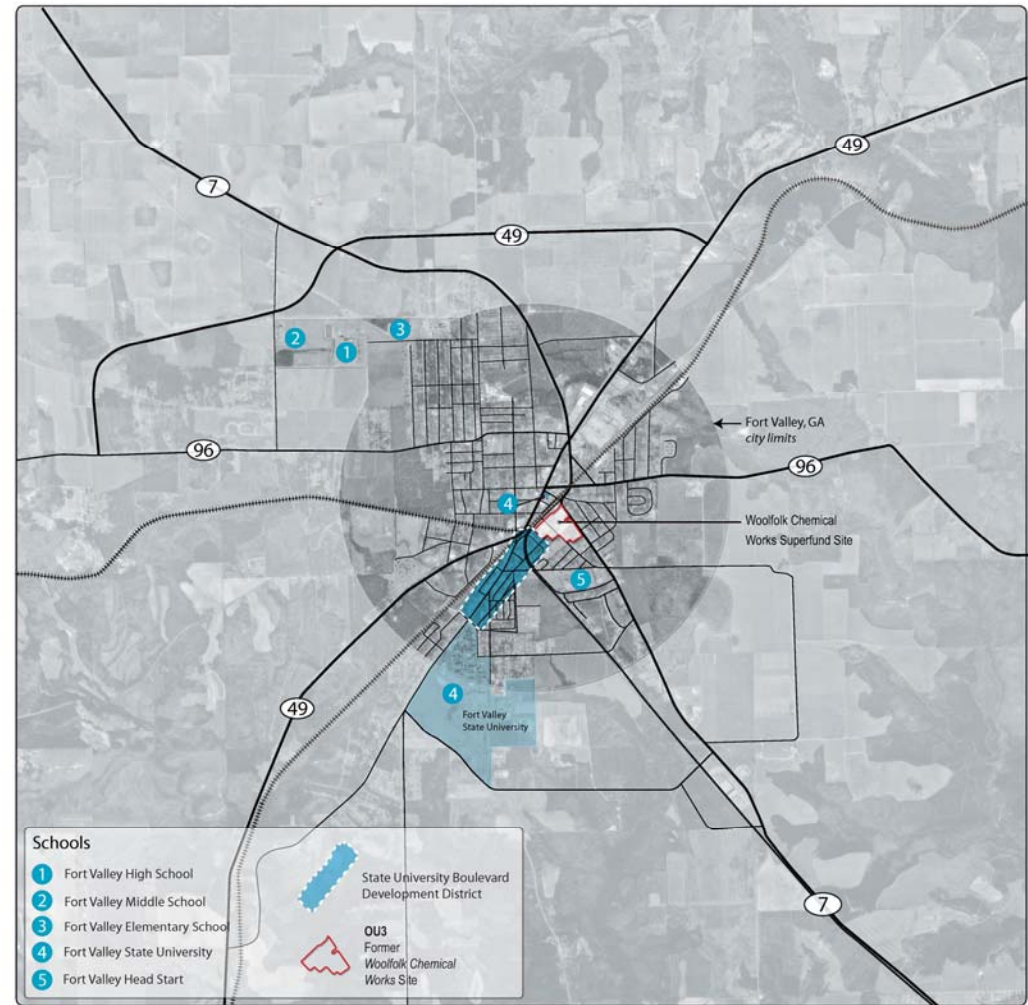
Existing Conditions

- Institutional land uses in Fort Valley include Fort Valley State University (FVSU), and the Peach County Association for the Mentally Disabled.

Fort Valley State University is located approximately 1.5 miles southwest of the Woolfolk site

Trends and Needs

- Improvements along State University Boulevard Development District
- Connection between FVSU and downtown Fort Valley



Institutional Land Uses: Future Land Use Considerations

The Woolfolk site is located in close proximity to the State University Boulevard Development District and could play a role in linking FVSU and the city's downtown.

Institutional land uses could be located on undeveloped portions of the Woolfolk site.

The Woolfolk site has excellent road access and available infrastructure could support institutional land uses.

Institutional land uses at the site could serve as as a city-wide and regional amenity, and could also provide some benefits (jobs, property value increases) to surrounding neighborhoods.

Conclusions:

Remedial Activities and Reuse Implications

Existing Conditions

Transportation & Access Conditions

Community Priorities for the Downtown Area

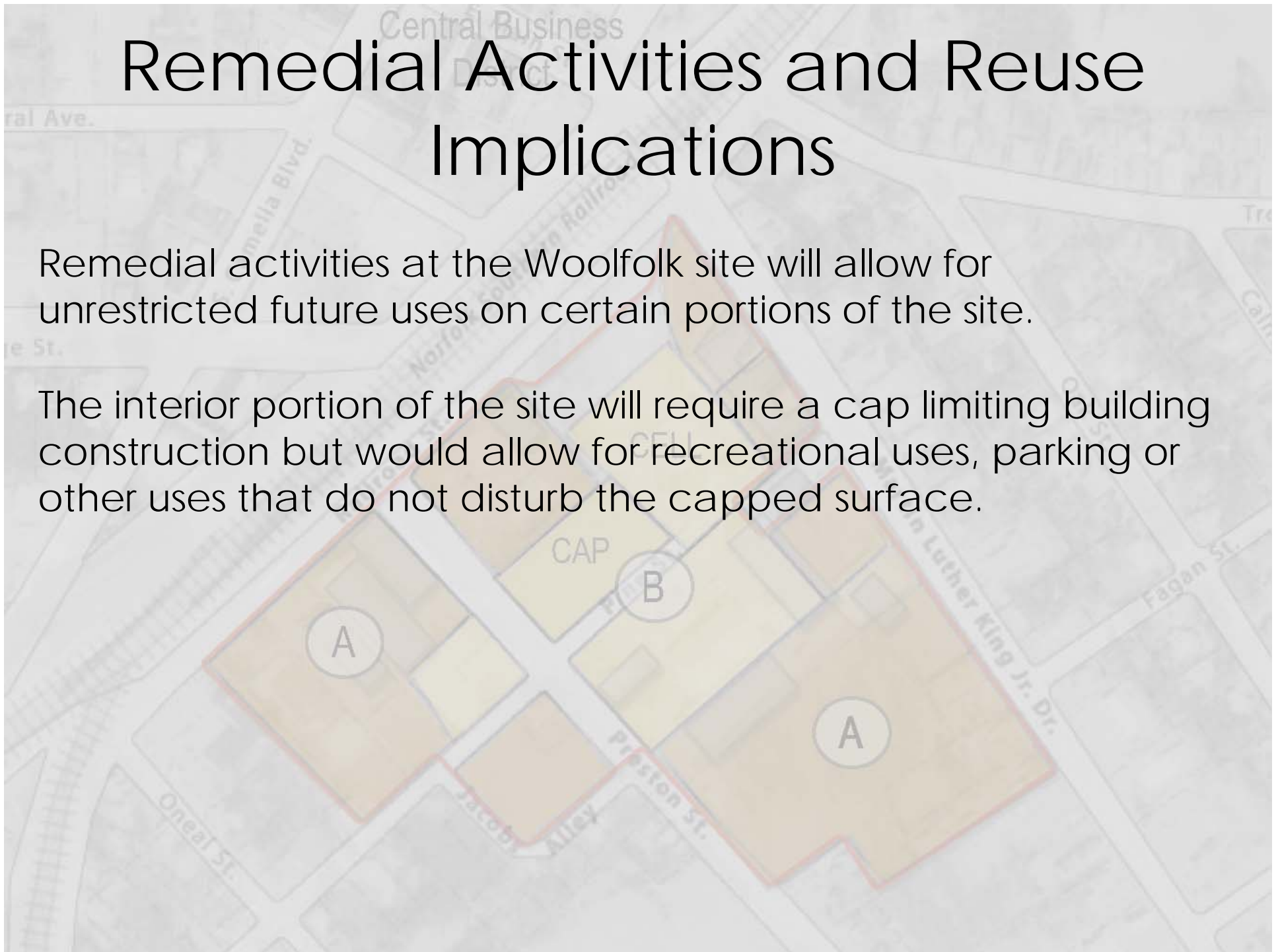
Local and Regional Land Use Trends



Remedial Activities and Reuse Implications

Remedial activities at the Woolfolk site will allow for unrestricted future uses on certain portions of the site.

The interior portion of the site will require a cap limiting building construction but would allow for recreational uses, parking or other uses that do not disturb the capped surface.



Existing Conditions




Ownership: The priorities of multiple property owners at the Woolfolk site will need to be considered in the long-term plans for the site.

Buildings: Several currently occupied buildings remain on the site, and decisions will need to be made about how or whether to incorporate existing structures into the reuse of the site.

Site Surroundings: It will be important to consider how future uses at the Woolfolk site can compliment surrounding neighborhoods, businesses, and institutions.

Infrastructure and Access Considerations

The background image shows a street intersection with traffic lights on the left. A red pickup truck is visible in the middle ground, and other vehicles are further down the road. The scene is slightly hazy, suggesting an overcast day or light fog.

Future land uses at the site may increase traffic in neighborhoods and at complicated intersections.

Access improvements may be necessary to support certain future land uses at the site.

Utility extensions and upgrades may be needed to support future land uses at the site.

Community Priorities for Downtown Fort Valley

Future land uses will need to compliment existing businesses and support the needs of current residents.

Future land uses may also need to support an expanding population.

Planning documents indicate a need to improve the availability of housing and retail services in the downtown area.



Local and Regional Land Use Trends

Industrial: New industrial land uses are locating north and south of downtown in area business parks.

Commercial: Retail grocers and commercial services for neighboring residents are limited in downtown Fort Valley.

Residential: There is a need for a range of affordable housing and a variety of housing types in Fort Valley.

Community: The Woolfolk site is surrounded by multiple community land uses that could both support and benefit from future land uses at the site.

Recreational: There may be a need for additional public recreation facilities in downtown Fort Valley.



Local and Regional Land Use Trends

Municipal Land Uses:

There may be a need in the future for expansion / consolidation of municipal facilities.

Institutional Land Uses: There is a city initiative underway to build a strong connection among the City of Fort Valley, its residents, and Fort Valley State University.



Alliance Group Discussion:

Future Land Use
Opportunities
&
Challenges

Discussion:

Future Land Use Opportunities and Considerations at the Woolfolk site

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

- Commercial land uses
- Industrial land uses
- Residential land uses
- Municipal land uses
- Community land uses
- Institutional land uses
- Recreational land uses

Are any of these land uses particularly well-suited to the Woolfolk site?

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

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

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Commercial Land Uses



Would commercial land uses be particularly well-suited to the Woolfolk site?

What challenges would need to be addressed to allow commercial land uses to be located at the site?

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

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Industrial Land Uses



Would industrial land uses be particularly well-suited to the Woolfolk site?

What challenges would need to be addressed to allow industrial land uses to be located at the site?

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

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Residential



Would residential land uses be particularly well-suited to the Woolfolk site?

What housing types would you like to see at the Woolfolk site?

What challenges would need to be addressed to allow residential land uses to be located in at the site?

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

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Community Land Uses



What type of community amenities are needed in downtown Fort Valley?

Would community land uses be particularly well-suited to the Woolfolk site?

What challenges would need to be addressed to allow community land uses to be located at the site?

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Parks and Recreation Facilities



Would parks and recreation facilities be particularly well-suited to the Woolfolk site?

Could the neighboring fields be shared or incorporated with future uses at the site?

What infrastructure or access improvements would need to be in place to support a park or recreation facility at the site?

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Institutional Land Uses



Would educational or research-based institutional land uses be particularly well-suited to the Woolfolk site?

Might opportunities exist to partner with Fort Valley State University to bring new educational or research facilities to the Woolfolk site?

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

*Woolfolk Chemical Works Site:
Future Land Use Opportunities and Considerations*

Municipal Land Uses



Would municipal land uses be particularly well-suited to the Woolfolk site?

What challenges would need to be addressed to allow new municipal land uses to be located at the site?

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

Project Next Steps

- Second Reuse Planning Meeting:
Woolfolk Alliance Meeting – Early November
- Project research follow ups
- Project contact information
- Other next steps