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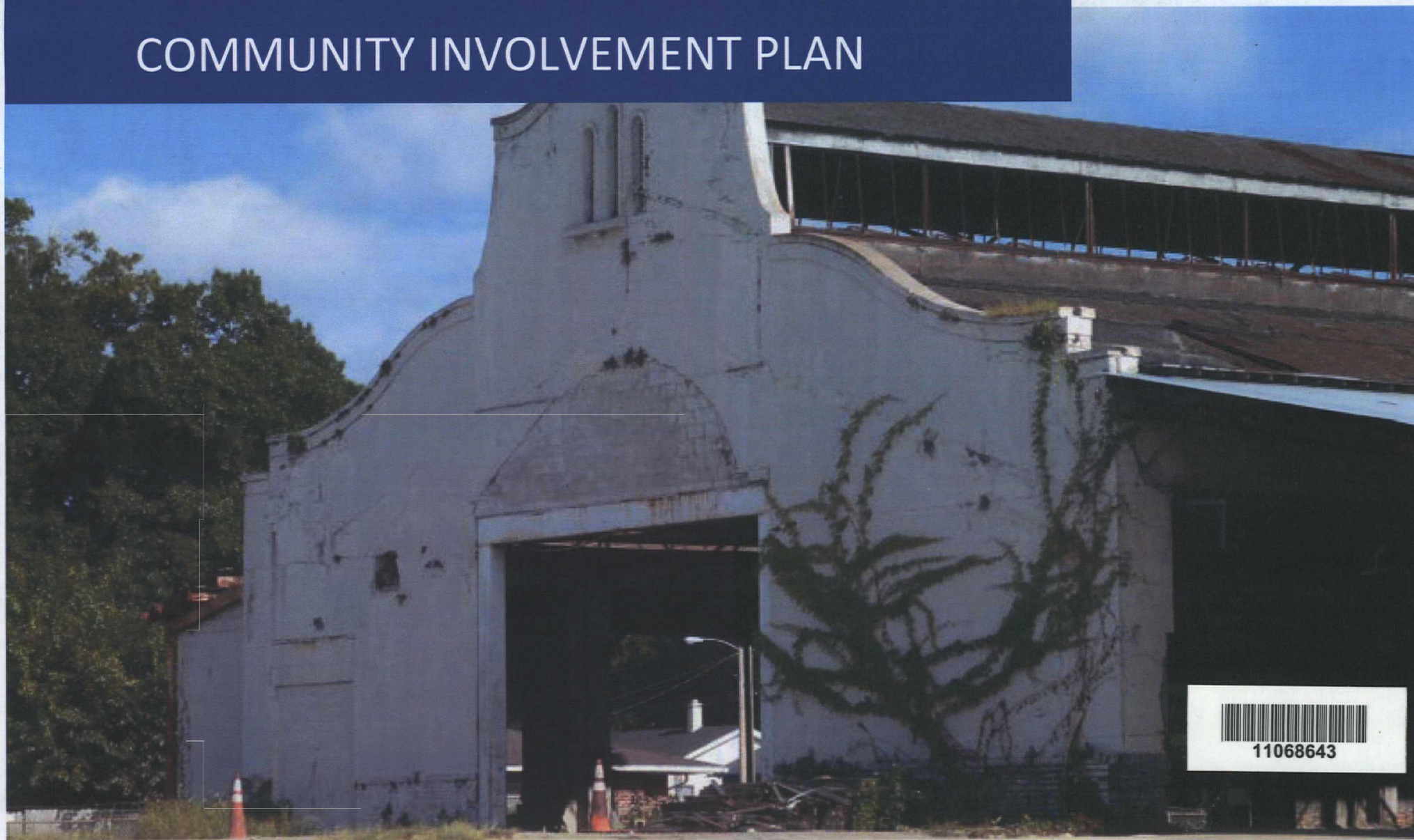


2017  
Region 4

Approved by: *Ronald T. Oliver*

Date: *6-28-17*

Fairfax Street Wood Treaters (FSWT) Superfund Site  
**COMMUNITY INVOLVEMENT PLAN**



11068643



# Introduction

The U.S. Environmental Protection Agency (EPA) promotes fair and meaningful public involvement so that all people enjoy equal access to the decision-making process and the same degree of protection from

environmental and health hazards regardless of race, color, national origin or income level.

In the EPA Superfund program, EPA staff works with the community and partners to conduct community outreach activities in areas affected by the Superfund designation and develops a Community Involvement Plan (CIP) that summarizes public concerns about the site and outlines how people can engage throughout the Superfund process.

Community involvement activities at the Fairfax Street Wood Treaters Superfund site (FSWT site, site), are designed to:

- Inform and update the public about the site and the cleanup process.
- Engage the public to provide meaningful input into the Superfund process and site cleanup decisions.
- Sustain public engagement throughout the Superfund timeline.

This community involvement plan provides links and contact information to people and resources so that you can learn more about the FSWT site and identify ways to be involved.

## Section 1



Provides a synopsis of the site and summarizes community concerns and communication preferences.

## Section 2



Presents EPA's community engagement program for the site and ways to get involved.

## Section 3



Reviews the FSWT site's history and status.

## Appendices



Summarizes key community information and provides supplemental and contact information.





*Moncrief Creek runs north of the site and feeds into the Trout River.*



**"WHERE ART AND COMMUNITY COME TOGETHER"**





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The United States Environmental Protection Agency's Superfund Community Involvement Program is committed to promoting communication between citizens and the agency. Active public involvement is crucial to the success of any public project.

EPA's community involvement activities at the Fairfax St. Wood Treaters Superfund Site are designed to:

- Inform the public of the nature of the environmental issues associated with the site.
- Involve the public in the decision-making process that will affect them.
- Involve the public in the responses under consideration to remedy these issues.
- Inform the public of the progress being made to implement the remedy.

EPA Region 4 will revise this community involvement plan as community concerns warrant or at least every three years until response activities at the site have been completed.



# Site Synopsis

The Fairfax St. Wood Treaters (FSWT) site encompasses approximately 12 acres at 2610 Fairfax Street in Jacksonville, Duval County, Florida. The site is located approximately 1.5 miles northwest of downtown Jacksonville, between W. 16th Street and W. 17th Street, in a residential area immediately adjacent to two elementary schools, a private school/day care and several residential properties (single-family and multi-unit).

The site is located above the Floridian Aquifer, which is an important source of drinking water for the State of Florida. The Floridian Aquifer underlies all of Duval County and is the most important source of fresh water in the area. The majority of residents located within a 4-mile radius of the site obtain drinking water from the City of Jacksonville's municipal water supply system.

From 1980 to 2010, Wood Treaters LLC and its predecessor Wood Treaters, Inc. operated a wood-treating facility that pressure-treated utility poles, pilings, heavy timber and plywood products at the 12.5-acre Fairfax St. Wood Treaters site using the wood treating preservative chromate copper arsenate (CCA). CCA is characterized by a bright green color and is composed of waterborne oxides, or salts, of chromium, copper and arsenic. The copper serves as a fungicide, the arsenic serves as an insecticide and the chromium binds the copper and arsenic to the wood. Wood was pressure treated with CCA and allowed to drip dry on site.

Wood Treaters LLC's creditors forced the company into bankruptcy liquidation and the company abandoned operations at the site in July 2010. In August 2010, EPA conducted an Emergency Response and a Time-Critical Removal Action at the site, including investigation and removal of priority contaminants, at the request of the Florida Department of Environmental Protection (FDEP). To protect human health and the environment, EPA added the site to the National Priorities List (NPL) in 2012, making it eligible for additional study and cleanup resources under EPA's Superfund Program.

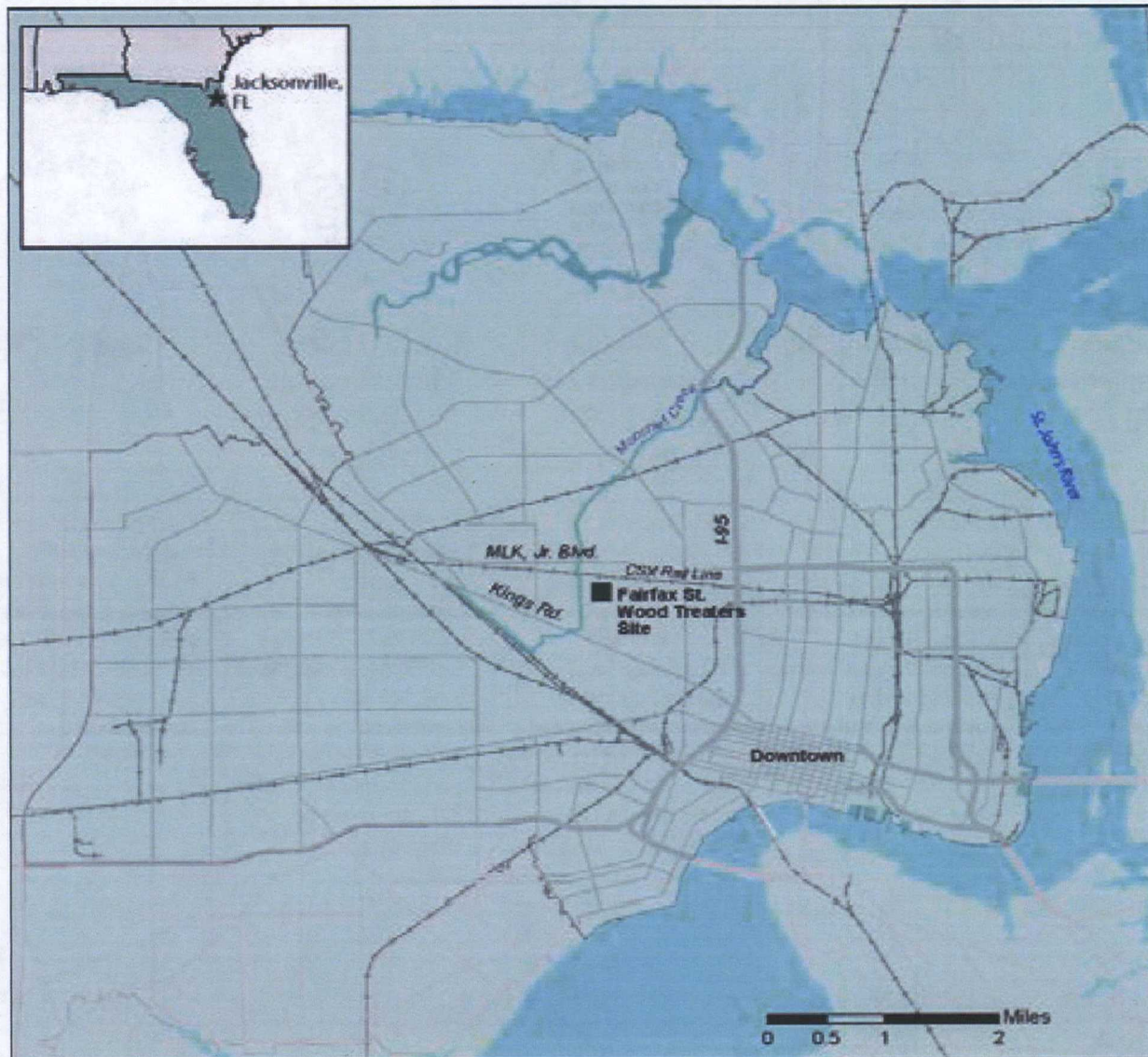
Superfund is the federal program that investigates and cleans up the country's most complex, uncontrolled or abandoned hazardous waste sites to protect public health and the environment. The program was established by the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA).

At the FSWT site, EPA is the lead agency. EPA works closely with the FDEP to oversee site investigation and cleanup activities. EPA has conducted an Emergency Response and a Time-Critical Removal Action. They have also completed a Remedial Investigation/Feasibility Study (RI/FS) and Proposed Plan for site cleanup.



**FSWT site: Fairfax  
Wood Treaters  
Superfund Site**

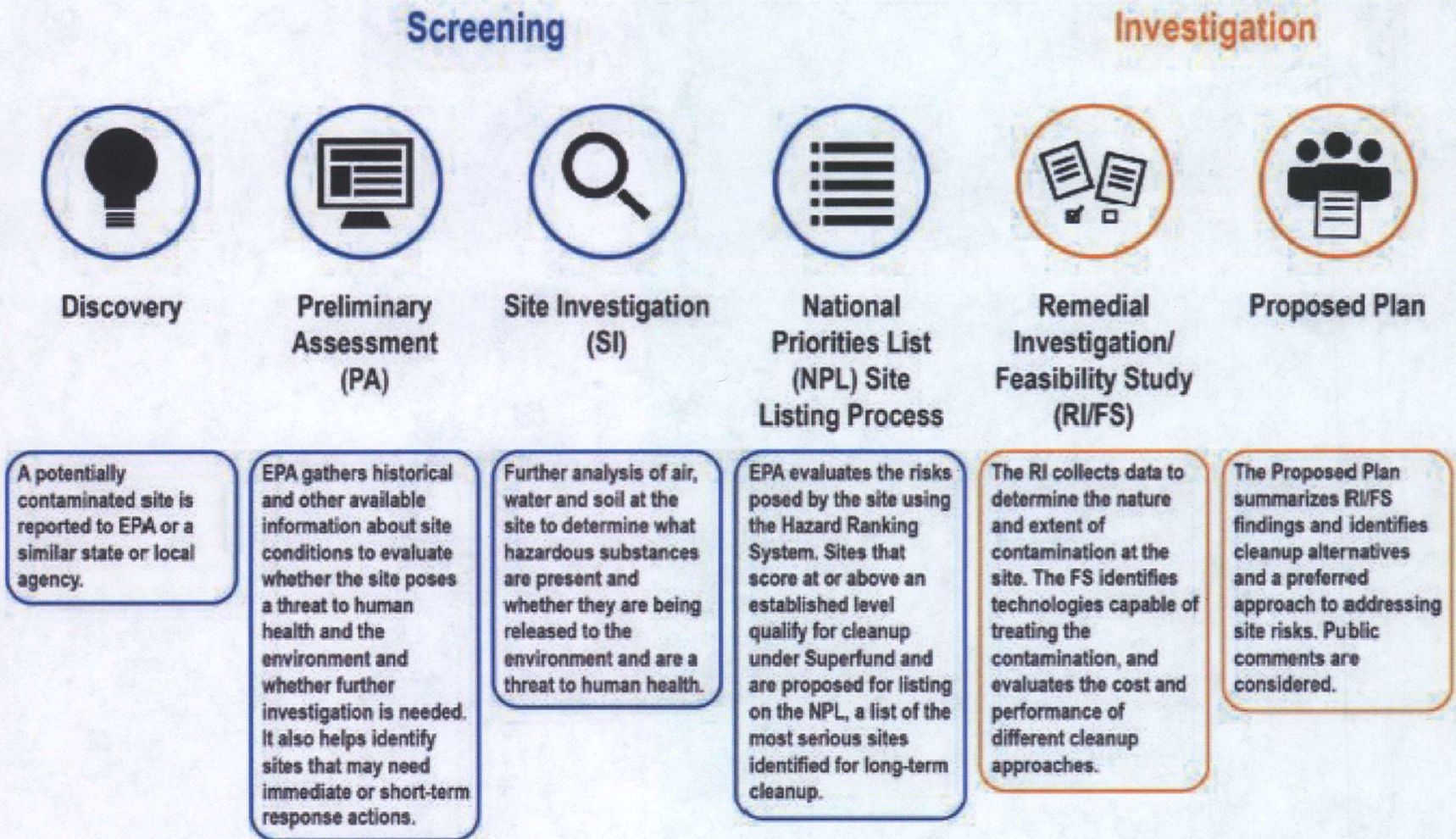




Map showing the site in relation to the surrounding communities and its location within the state of Florida.  
 // Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.



The Superfund timeline can take many years. The infographic below shows the major steps in the Superfund process.





## Decision



**Record of Decision (ROD)**

The ROD documents and describes the site's selected remedy.

## Cleanup



**Remedial Design**

EPA works with the State and potentially responsible parties (PRPs) on technical specifications for cleanup remedies and technologies.



**Remedial Action**

This step involves the actual construction or implementation of the cleanup.



**Construction Completion**

Physical construction of all cleanup remedies is complete, all immediate threats have been addressed and all long-term threats are under control. Though long-term cleanup actions may still be operating, the site is often ready for reuse.

## Post-Cleanup



**Post-Construction Completion**

Includes activities that follow construction completion, such as operation and maintenance and long-term response actions, institutional controls, five-year reviews and optimization of remedies. The goal is to ensure the long-term protection of human health and the environment.



**NPL Deletion**

The final stage of the Superfund process. EPA may delete a site from the NPL if the Agency determines no further response is required to protect human health or the environment.



The first Community Involvement Plan (CIP) was developed in 2012 following emergency response activities at the site in August 2010 and sampling in January. The current Community Involvement Coordinator (CIC) for the site initiated a CIP update to prepare for the upcoming Proposed Plan process.

#### RELATED EPA SPONSORED COMMUNITY SUPPORT

EPA Region 4, in conjunction with the City of Jacksonville and FDEP, has established community involvement activities since the discovery of the site, which have included public meetings, public availability sessions, open houses, community interviews, listening sessions and site tours. Additional community outreach activities have included maintaining the site's public webpage, requesting and considering public comments and concerns, distributing community updates and factsheets, and maintaining the information repository at the Dallas James Graham Public Library. The information gathered through these activities helped to identify community concerns and communication preferences and develop this CIP.

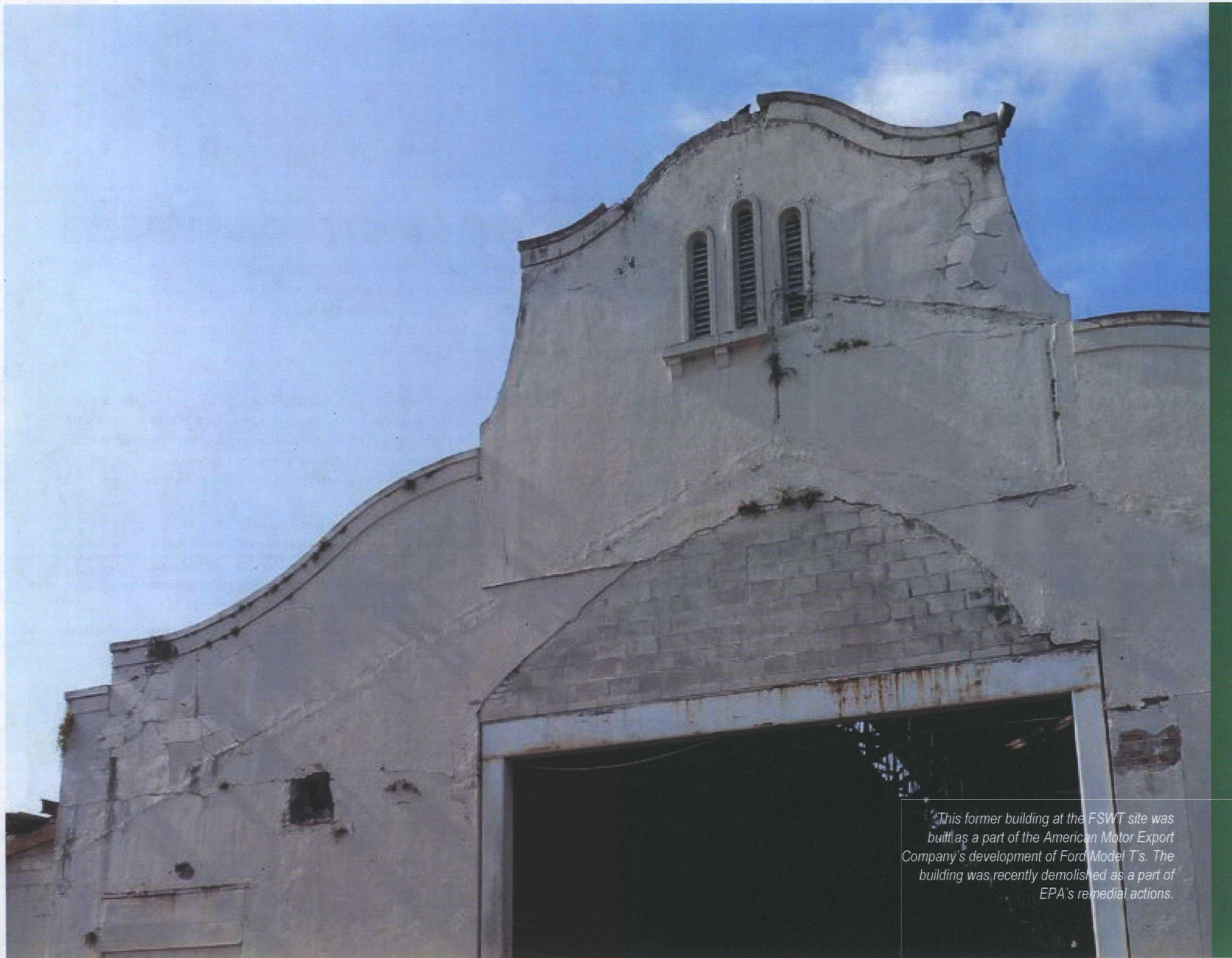
Community members can discuss concerns with EPA whenever a representative is in the area, or contact the EPA Community Involvement Coordinator by phone, email, or mail at any time. Contact information can be found on page 34.

#### Community History and the FSWT Site

The 12.5-acre area has a varied history dating back to the early twentieth century:

- The American Motors Export Company operated a short-lived automobile assembly plant on the property in 1921.
- In 1930, the Continental Can Company purchased the assembly plant, which supplied the nearby Jacksonville Brewing Company with aluminum cans for Jax Beer products.
- By the 1940s, Howard Feed Mills owned the property; the company packaged and sold sack and bulk animal feeds to area farms and distributors.
- Wood Treaters, Inc. began operating a wood treating





*This former building at the FSWT site was built as a part of the American Motor Export Company's development of Ford Model T's. The building was recently demolished as a part of EPA's remedial actions.*



# Community Concerns

In March 2017, EPA sponsored a series of community interviews to inform the Community Involvement Plan update. During the community interviews, community participants identified the following concerns, both current and long-standing, about the FSWT site.

## HUMAN HEALTH & SAFETY

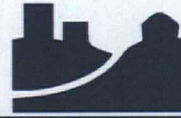


Community members are very concerned about the contamination on the site and adjacent properties, and expressed that they have been concerned for many years. Community questions include how site contamination has affected people's health and how it could continue to affect the health and wellness of the community. Health concerns expressed during interviews included:

- *Worksite Exposure* - The community expressed concerns that the former workers of the site were exposed to contaminants. Several workers have identified white rashes and have been diagnosed with asthma. Many of the former workers have been diagnosed with various forms of cancer and several have died as a result. They are concerned that these serious medical conditions could be connected to site contamination.
- *Residential Exposure* - Community members have noticed an increase of cancer and asthma in the neighborhood. Residents shared that there have been 10 cancer related deaths in the neighborhood in the past 5 years. Participants shared that the neighborhood surrounding the site has the highest rate of emergency room visits related to asthma in the city of Jacksonville. People are concerned that these increased health concerns may be related to neighborhood contamination from the site.
- *School Exposure* - There is concern about the safety and wellbeing of current students and students that may have been exposed to contamination prior to the cleanup of the retention pond at Susie E. Tolbert Elementary.
- *Health Information Sharing* - The community would like to have more information to help them understand what testing results and health impact reports conclude about health exposures related to FSWT site contamination.



## ENVIRONMENTAL HEALTH



Water, soil and air quality are important to the community. Residents are interested in additional testing, possibly by an independent or third party contractor, to determine if contamination has been cleaned up and that residential areas, including drinking water, soil and air, have not been contaminated. Environmental health concerns included:

- *Air Quality* - The community expressed interest in understanding how the site's operations may have impacted air quality in the neighborhood. Many remembered a green dust that blew into the neighborhood during site operations and want to know if it carried dust particulate that affected air quality in the area surrounding the site. There was a recent fire in one of the site's old warehouses and residents are concerned that the fire may have released new contaminants into the surrounding air. Residents would like to know more about how air quality could be impacted by the site's cleanup and would like to have perimeter air monitors around the site during the cleanup phase.
- *Water* - Several interviewed said that they have been told to not drink their tap water. Additionally, the community is concerned that contamination has impacted sediments in and near Moncrief Creek and that people who live adjacent to or interact with the creek may not know that they could be exposed.
- *Soil contamination* - Home vegetable gardening was an activity that many in the neighborhood enjoyed prior to discovery of contamination. The community is interested in knowing if the soil where their gardens used to be might have been contaminated and if it is safe to grow food in their yards. There were also concerns that children at the two adjacent elementary schools could have been exposed to contamination through soil exposure prior to emergency removal actions taken at Susie E. Tolbert Elementary School.



# Community Concerns continued

## CLEANUP



People want the FSWT site cleanup to be thorough, protective, lasting and timely. Residents of the surrounding neighborhood are interested in having the site regularly maintained by keeping grass cut, the fence cleared of overgrowth, debris piles removed from the site or covered, and for remaining buildings to be demolished and promptly removed from the site during cleanup. The community expressed frustration that site cleanup has not happened yet and are interested to learn more about the Superfund cleanup process, where the site is within the process and the timeline for completing cleanup and redevelopment of the site.

## COMMUNITY INVOLVEMENT



The community would like for EPA, state, city and other agencies to share information with the community in a manner that relates to the issues that they care about, especially community and individual health, safety and wellness, site cleanup and redevelopment. Many have a general distrust for government agencies and feel like agency staff do not care about community wellbeing. The Communication Preferences and Community Involvement Plan sections outline methods and approaches that community members suggested would assist in trust-building with EPA.

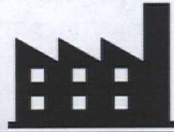
## THE ECONOMY



Community members who own property care about the value of their homes and property and are concerned that the value of their property has been negatively impacted by the site's Superfund status. The community cares about the neighborhood's economic development and would like to have basic amenities such as a grocery store, pharmacy, police sub-station, gas station, elderly housing and other small locally-owned shops in or near the neighborhood. Residents expressed concerns about new infill development, the gentrification of their neighborhood and developers who have attempted to purchase homes of long-standing residents. The community would like to learn more about how the NPL designation of the site affected their property values, and how property values may change post-cleanup and deletion from the NPL.

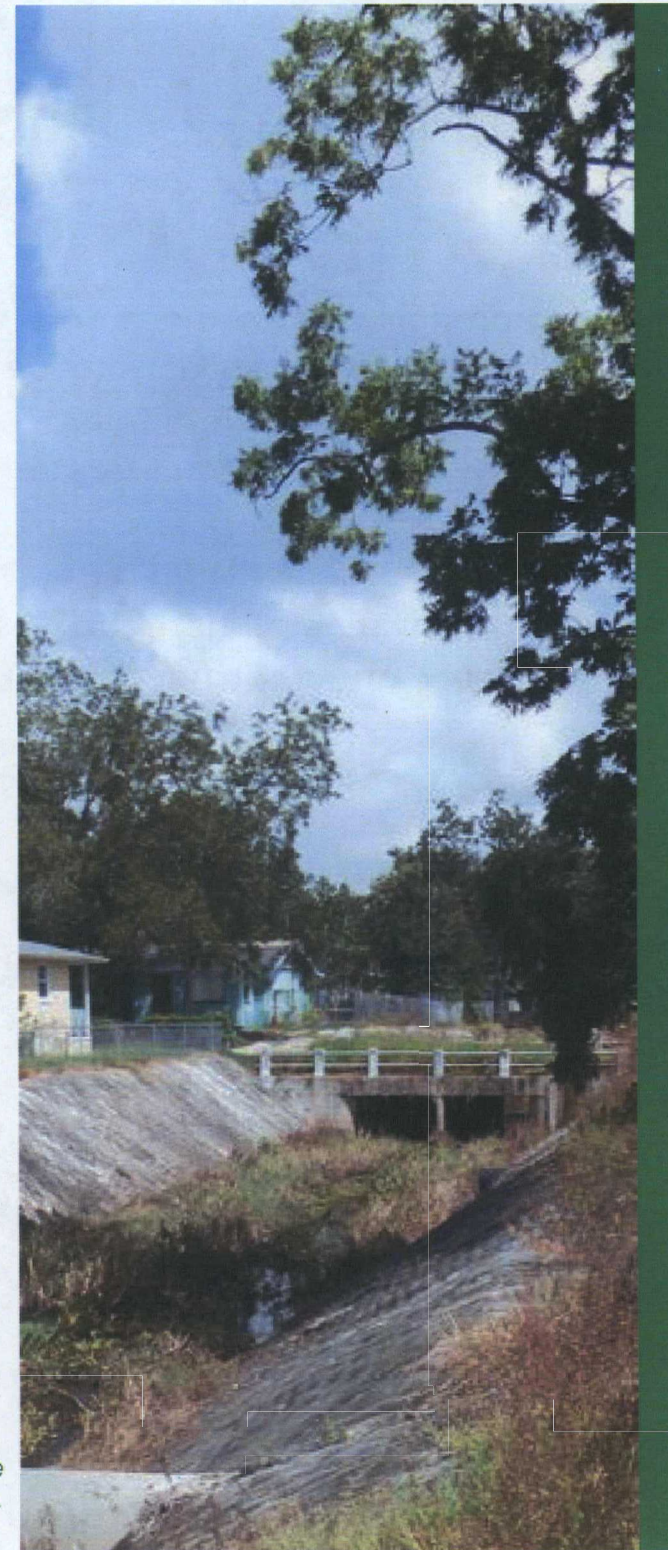


## FUTURE LAND USE



Residents are interested in how the site will be used post cleanup. Residents feel that focusing on the future and including reuse potential in public meetings could improve community attitudes regarding the sites. They said that this effort could be helped by including discussions about redevelopment whenever practical. Residents are concerned that their interests in bringing basic amenities back into the community will not be heard and an outside developer will not take community needs into consideration. The community would like to work with appropriate city, state and federal agencies to ensure that future site redevelopment meets community needs.

*A drainage ditch near the site collects surface water and runs adjacent to resident's homes.*





# Communication Preferences

The community desires a community engagement process that is transparent and includes all community members and stakeholders in the Superfund process. During past outreach activities, EPA identified several methods the community prefers for engagement and being kept informed about the FSWT Superfund cleanup.

## INFORMATION SHARING

Community members recommended that EPA use a range of methods to keep the community, government staff, and elected officials updated on site-related work. The community would like for EPA to share information primarily through in-person meetings and house visits. EPA could consider conducting house visits alongside a respected community leader and consider making house visits when there is not information to share, to show that they are invested in and care about the community. Community members requested graphics, photos or illustrations and plain language to make information interesting, easier to understand and inviting. The community requested quarterly update emails or mailings and specifically requested that information not be shared using newspaper, television or radio because people think that the media put a negative spin on information. In some cases, people have felt ignored when they have raised questions or concerns about the site with local and state agencies, or that their questions were not sufficiently answered. Many were concerned that they were not asking questions to the right person and did not know who to contact with their concerns.

## PUBLIC MEETINGS

The community agreed that in-person meetings are the best form for communicating information, answering questions and having public discussions. The community suggested that EPA could consider co-facilitating meetings with a trusted community leader to assist in communicating information in commonly understood terms. Additionally, EPA could meet with several community leaders prior to the public meeting to learn more about what the community is interested in hearing about at the public meeting. The community would like for EPA to share technical information as it relates to issues that they are interested in or concerned about including property values and human health. Community members requested that meetings be held on Tuesday and Thursday evenings at or around 6:30pm to avoid conflicts with Wednesday church nights, City Council and School Board meetings. Saturday mornings could be an alternative time for meetings if a weekday is not available.

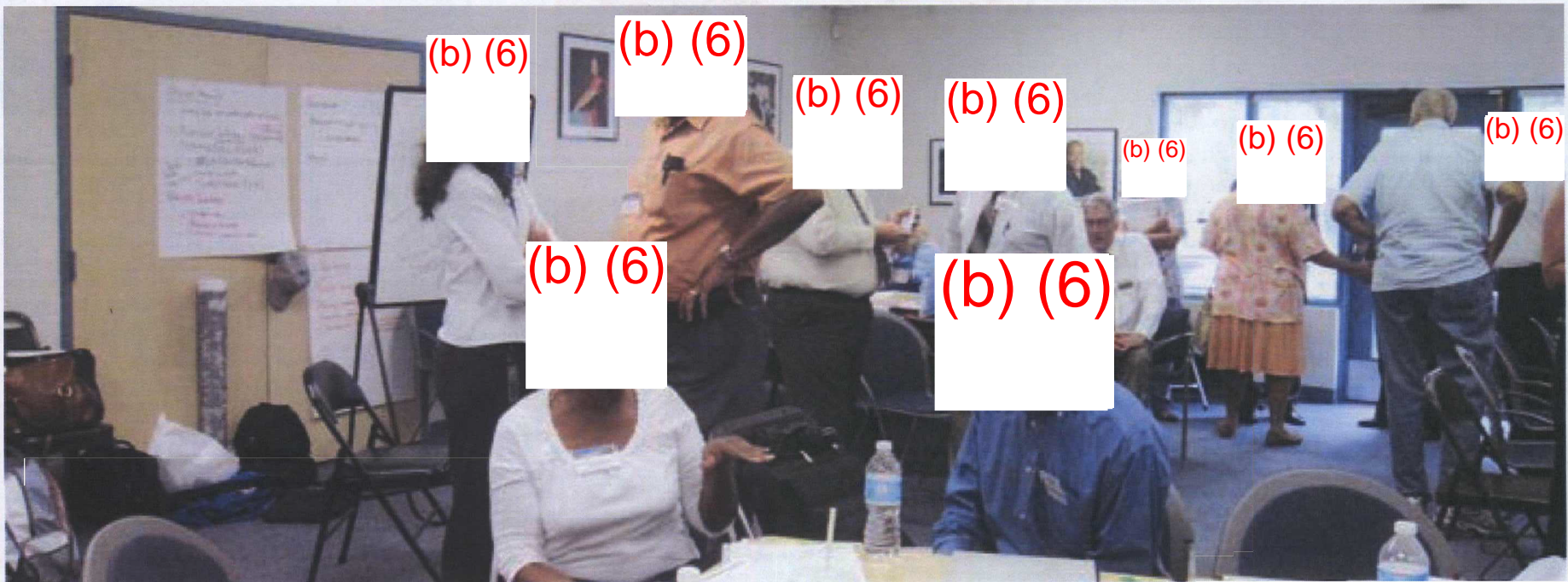


### TECHNICAL DOCUMENT REVIEW

The community would like for technical information to be shared in a way that relates to community needs and concerns and shows that federal, state and city officials care. The community would like to know at the beginning of meetings if the information reveals any implications for human health and safety. They are interested in EPA being direct and transparent, but also present the cleanup in a positive light that relates to the progress of the site's cleanup, the remedial timeline and future

site redevelopment. The community would like to see EPA partner with other agencies, like the Florida Department of Health, to help the community understand which health conditions are a result of site contamination, which are not, how long it would take to show signs of illness related to contaminants discovered at the site and how long it will take for people to not be at potential risk of contamination. EPA could consider developing and sharing a brochure that has information about EPA and their work to protect human

health and the environment, including something for youth at nearby elementary schools to read. The community suggested that EPA could rename the information repository to something that is more approachable and understandable to the average person.



*Community members get to know their neighbors, EPA and other stakeholders at a community meeting during reuse planning for the site in 2013.*



# The Community Involvement Plan

EPA's community involvement plan for the FSWT site outlines how EPA will work with others to address community concerns with consideration for the community's preferred communication methods. To ensure fair and meaningful public involvement in the preferred plan and remedial design at the FSWT site, EPA will:

1. Promote community awareness and understanding of the Superfund process and status for the FSWT site by providing accurate, timely, relevant and transparent information that is available and accessible to the public.
2. Encourage positive community relations and effective community participation in the Superfund decision-making process by providing regular and productive opportunities for relationship building and community input.

3. Promote community confidence in the Superfund process by providing technical assistance and opportunities for discussion to resolve pressing community concerns.



Look for the orange boxes in this section for ways you can engage with EPA.

## Community Engagement Tools & Activities:

To achieve these public engagement goals, EPA has identified and developed a variety of community involvement tools and activities:

1. Promote community awareness and understanding of the Superfund process and status for the FSWT site by providing accurate, timely, relevant and transparent information that is available and accessible to the public.



### ACTIVITY: PROVIDE A LIAISON

Designate a Community Involvement Coordinator (CIC) to provide a primary liaison between the community and EPA and to ensure prompt, accurate and consistent responses and information sharing about the site. The CIC will work closely with other site team members to ensure that technical information is effectively communicated to the community. The CIC will work with the site team to develop community informational materials that are easily understandable and use plain language, graphics and illustrations to communicate technical information and relate to community goals and priorities.

EPA Region 4 has designated Ronald Tolliver as the CIC to handle site inquiries and serve as



a point of contact for community members. He works with Leigh Lattimore, EPA's Remedial Project Manager (RPM) for the site. CIC Ronald Tolliver can be contacted at (404) 562-9591 and by email at tolliver.ronald@epa.gov.

A CIC has been involved at the site since August 2010.

Please talk with local, state and federal public service personnel and elected officials and share your comments, concerns and questions.



**ACTIVITY: MAINTAIN INFORMATIONAL RESOURCES**

Continue to maintain existing site and Superfund informational resources to ensure the public has convenient and timely access to all information relevant to the site status and cleanup process.

EPA will continue to update and maintain a site mailing list, along with existing web, information repository and telephone resources for community and stakeholder use.

**WEB:**

General information about EPA and the Superfund program can be found at the website URL addresses below.

**EPA'S COMMUNITY CONTACT NUMBER:**

EPA's public call-in number is 1-877-718-3752. Residents can call this number to leave questions and comments concerning the FSWT site.

**MAILING LIST:**

EPA will maintain and update the mailing list that includes all residences, schools, churches and businesses adjacent to the site, in known or suspected paths of migration, or those otherwise affected by the site. EPA will also solicit interested parties via fact sheets, newspaper articles, public meetings and other means.

**INFORMATION REPOSITORIES:**

The repository is a reference collection of site information containing the Administrative Record file, other site-specific information, the Community Involvement Plan, information on the general Superfund process and relevant community information. EPA established the local Information Repository at the Dallas James Graham Branch Library, located at 2304 N. Myrtle Avenue, Jacksonville, FL 32209. EPA site staff will continue to place copies of additional documents in the Information Repository as they become available. EPA opened the Administrative Record during site investigations and it will remain open during the planning and implementation of the site's cleanup.

Resource	Website URL
<b>EPA Headquarters</b>	<a href="http://www.epa.gov/">http://www.epa.gov/</a>
<b>EPA Region 4</b>	<a href="https://www.epa.gov/aboutepa/about-epa-region-4-south-east">https://www.epa.gov/aboutepa/about-epa-region-4-south-east</a>





#### ACTIVITY: DEVELOP INFORMATIONAL MATERIALS

The community is interested in informational materials in plain language that use drawings, photos and other visual illustrations to describe and summarize important information related to community needs, goals and priorities.

Materials will be developed to ensure interested community members understand the site cleanup status and process, especially in terms of how it may impact the community.

EPA will create brochures, factsheets or summaries that describe the Superfund cleanup timeline, process and where the FSWT site is in the process, technical information regarding the cleanup approach and methods, technical information regarding contamination as it relates to human health and other relevant information to be shared with the community. Materials will be distributed to the community through home visits, EPA's site mailing and email lists, through school information distribution resources, at public and community meetings and through other appropriate venues as needed.

As new information become available, EPA will develop new and updated materials and distribute these to the community at least twice

a year, at major milestones and decision-points in the process.

Please read and share site-related educational materials with others. If you know of other resources and publications that relate to the FSWT site, please share them with EPA. Similarly, if there is a need for new or expanded information resources, please let EPA know.



#### ACTIVITY: DEVELOP PLAIN LANGUAGE DOCUMENTS FOR NEW INFORMATION.

Community members are interested in understanding the relevant points of key technical documents, especially in terms of how the technical information may impact the community.

EPA will continue to work with the community to share updates on the site. Fact sheets could include drawings and photos to clearly communicate important concepts as needed. EPA will continue to educate and inform the community with new information as it is made available.



#### ACTIVITY: UPDATE THE COMMUNITY INVOLVEMENT PLAN.

The Community Involvement Plan is a living document, which means that EPA can revise it at or before the standard three-year term. The plan provides a thorough discussion of the site's history, cleanup progress, community concerns, community participation/events and community contacts. The purpose of the Community Involvement Plan is to serve as a document that represents the community and its interests, concerns and priorities to EPA.

EPA will re-visit the most current CIP for updates every 3 years.



2. Encourage positive community relations and effective community participation in the Superfund decision-making process by providing regular and productive opportunities for relationship building and community input.



#### ACTIVITY: SCHEDULE IN-PERSON MEETINGS

The CIC and other site team members as appropriate will work to develop trust and maintain relationships with community members, provide regular and up-to-date information and answer any questions or concerns from community members.

The CIC and other site team members as appropriate will travel to the neighborhood on a regular basis to meet with community members at their homes, at a nearby location such as one of the nearby schools, library or Edward Waters College or at another agreed upon location to discuss the cleanup process and progress, answer any questions or concerns and build relationships with community members.

The site team will visit the FSWT site neighborhood to meet with community members at major milestones and decision-points in the process, and at least quarterly each year.



#### ACTIVITY: HOST PUBLIC INPUT MEETINGS

Ensure interested community stakeholders have accurate and timely information regarding cleanup progress and have an opportunity to share input at key milestone and decision points.

EPA could consider co-hosting meetings with respected community organizations and appropriate federal, state and city agencies to share information regarding community concerns such as health, safety and redevelopment. EPA could consult community leaders to identify appropriate topics and methods for sharing information that includes photos and graphics and directly informs residents if the information reveals any health concerns, timeline setbacks or is connected to the needs and concerns that the community has voiced. Refer to Appendix G for suggested meeting locations. EPA will schedule, prepare for and attend all announced meetings. EPA will provide at least two weeks' notice of each scheduled meeting. The site's Remedial Project Manager, Community Involvement Coordinator and other appropriate EPA staff will attend.

EPA will hold community meetings at major milestones and more frequently as needed to address specific concerns.

Consider inviting EPA to speak at a meeting or event. Please also attend EPA public meetings and other Superfund-related public meetings to share your thoughts, concerns and questions. Let EPA staff know about other organizations or events that could be a good fit for EPA to coordinate with or attend.



#### ACTIVITY: SOLICIT COMMUNITY INPUT DURING KEY TECHNICAL STUDIES.

EPA is committed to offering the community an opportunity to review and comment on the documents associated with the site cleanup. These community input meetings will provide the community with opportunities to participate in the cleanup decision-making process and provide EPA with valuable information to consider during the decision-making process.

EPA will announce each community input meeting separately. Announcements will appear in local newspapers, Black owned media outlets, EPA fact sheets and announced via site mailing lists. The announcements will include information regarding the date, time



and location of each meeting and the duration of each public comment period (if applicable) and suggestions for presenting and submitting public comments. EPA will schedule public comment periods as needed, but can submit comments at any time using the contact information in Appendix A.

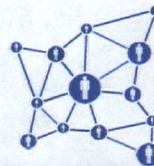


**ACTIVITY: PREPARE AND ISSUE A RESPONSIVENESS SUMMARY.**

EPA will provide a public record of all comments received during the public comment periods, how EPA has addressed those comments during the decision-making process and responses to the major comments.

EPA will prepare a Responsiveness Summary as a section of the site's Record of Decision (ROD). The Responsiveness Summary will convey all information, both technical and non-technical, in a transparent manner accessible by all stakeholders.

3. Promote community confidence in the Superfund process by providing technical assistance and opportunities for discussion to resolve pressing community concerns.



**ACTIVITY: RESPOND TO HEALTH CONCERNS**

To respond to community concerns regarding potential site contamination impacts to health, the CIC will work with appropriate Florida Department of Health, Duval County Health Department and other federal, state and local officials to communicate any health concerns expressed to the EPA site team.



**ACTIVITY: CONSIDER A TECHNICAL ASSISTANCE NEEDS ASSESSMENT (TANA).**

EPA could conduct a TANA when the technical needs of the community are not being addressed to determine what additional technical assistance services may be appropriate for the community surrounding the FSWT site. A TANA could be conducted as resources become available.

Please contact EPA staff to add your name and preferred contact information to the mailing list. Consider relaying these updates and information to others and encourage them to sign up for updates if interested. Doing this helps make sure that everyone in the community has access to accurate and up-to-date site information.

Please contact EPA staff for the FSWT site:

Leigh Lattimore  
*Remedial Project Manager*  
(404) 562-8768  
[lattimore.leigh@epa.gov](mailto:lattimore.leigh@epa.gov)  
61 Forsyth Street SW, Atlanta, GA 30303

Ronald Tolliver  
*Community Involvement Coordinator*  
(404) 562-9591  
[tolliver.ronald@epa.gov](mailto:tolliver.ronald@epa.gov)  
61 Forsyth Street SW, Atlanta, GA 30303

Please see the Appendix for additional contacts for the FSWT site.





*R.V. Daniels Elementary School is adjacent to the site.*



## Additional EPA Resources

EPA has other resources available that people can access depending on specific community needs and priorities.

### Technical Assistance Programs:

Technical assistance refers to the provision of services focused on increasing community understanding of the science, regulations and policy related to environmental issues and EPA actions. To support healthy communities and strengthen environmental protection, EPA works closely with communities to make sure they have the technical help they need.

- [Technical Assistance Needs Assessment \(TANA\) Tool](#): This is a process to identify additional support that a community may require in order to understand technical information and participate meaningfully in the Superfund decision-making process. A TANA helps EPA determine what technical assistance resources and information the Agency can provide to meet community needs.
- [Technical Assistance Services for Communities \(TASC\) Program](#): This program provides services through a national EPA contract. Under the contract, a contractor provides scientists, engineers and other professionals to review and explain information to communities. TASC services are determined on a project-specific basis and provided at no cost to communities.



*Side view of one of the former buildings on site.*

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[Partners in Technical Assistance Program \(PTAP\)](#): Colleges and universities provide voluntary technical assistance to communities through this program.

- [Technical Assistance Grant \(TAG\) Program](#): TAGs are awarded to non-profit incorporated community groups. With TAG funding, community groups can contract with independent technical advisors to interpret and help the community understand technical information about their site. The TAG recipient group is responsible for managing their grant funds and contributing a 20 percent award match. Most groups meet this requirement through in-kind contributions such as volunteer hours toward grant-related activities.

#### Environmental Justice Resources:

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income, with respect to the development, implementation and enforcement of environmental laws, regulations and policies [www.epa.gov/environmentaljustice](http://www.epa.gov/environmentaljustice).

EPA Region 4 programs collaborate closely to make sure underserved, low income and tribal communities facing disproportionate environmental risks have opportunities for meaningful participation in environmental decision-making. Region 4 also coordinates closely with EPA Headquarters and states to support initiatives that provide all people living near Superfund sites with technical assistance, training opportunities and other services. EPA has a variety of environmental justice resources available:

- [Environmental Justice Collaborative Problem-Solving \(CPS\) Cooperative Agreement Program](#): The CPS program provides funding for eligible applicants for projects that address local environmental and public health issues within an affected community. The program assists recipients in building collaborative partnerships to help them understand and address environmental and public health concerns in their communities.
- [Environmental Justice Small Grants Program](#): EPA's Environmental Justice Small Grants Program supports and empowers communities working on solutions to local environmental and public health issues. The program is designed to help communities understand and address exposure to multiple environmental harms and risks.
- [Other Environmental Justice-Related Funding Opportunities](#).



# Site Background

## Status of Cleanup Activities

From February 2008 to March 2010, Ed Harris – PE Services (PE Services) conducted sampling investigations on behalf of Wood Treaters LLC at the site and at the adjacent Susie Tolbert Elementary School. Sampling included collecting surface soil, subsurface soil, surface water, ground water and sediment from both properties and their retention ponds. PE Services also conducted cleanup activities at the school that included digging up about 1,770 cubic yards of contaminated soil from the school's play area and replacing it with clean soil.

In July 2010, Wood Treaters LLC filed for bankruptcy. In August 2010, EPA conducted emergency response activities at the site at the request of FDEP. Activities included removing CCA production liquids to prevent their release into the retention pond and subsequently Moncrief Creek. During the emergency response, EPA collected surface soil, sediment, surface water and waste samples. Sampling found elevated concentrations of arsenic in on-site surface soils and in sediment collected from Moncrief Creek. EPA did not collect samples from the school property during the emergency response.



*Inside one of the former buildings at the FSWT site.*



Based on analytical results from the samples collected during the emergency response, EPA and FDEP determined that off-site migration of contamination is possible. EPA initiated a removal assessment to determine if contamination at the site is migrating onto adjacent residential, school and municipal properties, and if the site poses a threat to workers involved with cleanup at the site.

### EPA Removal Action Activities

To support ongoing removal actions at the site, EPA collected surface and subsurface soil samples, surface water samples, and sediment samples during the week of January 17, 2011. The Agency also conducted X-ray fluorescence (XRF) screening at each sampling location to screen for metals contamination.

- **Raymond E. Davis Park:** Background surface and subsurface soil sampling locations included Raymond E. Davis Park on Spires Avenue, directly north of the site and south of Martin Luther King Jr. Pkwy. Reported background concentrations of arsenic were 2.36 milligrams per kilogram (mg/kg). These arsenic concentrations would be expected in soil unaffected by the site.
- **On site:** On site, surface and subsurface soil

sampling locations included the soil/gravel mixture surrounding site buildings. EPA also collected sediment and surface water samples from the site's retention pond.

- **Off site:** Off-site, surface and subsurface soil sampling locations included Susie Tolbert Elementary School, RV Daniels Elementary School, the shared playground area, and 18 residential properties located south and west of the site. EPA also collected sediment and surface water samples from the retention pond at Susie Tolbert Elementary School.

### Emergency Response Activities

In August 2010, EPA conducted several Emergency Response activities at the FSWT site. Activities included pumping water out of the secondary containment area and retention pond, removing contaminated product in tanks and collecting soil, surface water, sediment and waste samples. EPA capped the overflow pipe in the on-site retention pond to prevent contaminated water from flowing into Moncrief Creek.



Your input is important.  
Please contact the EPA  
Community Involvement  
Coordinator at any time.



## Time-Critical Removal Activities

Between March and October 2011, EPA conducted Time-Critical Removal Activities at the FSWT property and the adjacent playground shared by Susie E. Tolbert and RV Daniels Elementary Schools. The pervious edges along the northern, western and southern portions of the property were excavated down to approximately 18 inches below ground surface and backfilled with clean gravel.

The FSWT retention pond was drained and treated. The contaminated sediments were partially excavated and disposed. Seven tanks were removed and the secondary containment area was cleaned. 150,000 gallons of contaminated water was either removed or treated on-site.

In October 2011, removal activities were conducted at three nearby properties where EPA identified soils with arsenic concentrations near or above the EPA RML of 39 mg/kg. The properties were excavated and backfilled with clean material.

## Potential Future Response Actions

The Remedial Investigation Report, Feasibility Study (FS) and Proposed Plan for the Site were made available to the public on May 1, 2017.

The notice of availability of the Proposed Plan was published in the Florida Times Union on May 1, 2017. A public comment period was held from May 1, 2017 to May 31, 2017. The Proposed Plan for the remedial action at the Site was presented at the public meeting held on May 16, 2017. After the public comment period ended, EPA reviewed comments received from the community as part of the process of reaching a final decision on the most appropriate remedial alternative or combination of alternatives, to address contamination found at the FSWT site.

EPA's remedy decision was documented in the Record of Decision. EPA is currently working on the detailed cleanup plans which are developed and implemented during the remedial design/remedial action (RD/RA) stage. Remedial design includes development of engineering drawings and specifications for a site cleanup. Remedial action follows design, and involves the actual construction or implementation phase of site cleanup.

## Related EPA-sponsored projects and events:


- **The Jacksonville Integrated Planning Project:** EPA is collaborated with a wide range of local government and agency stakeholders, including residents, community organizations, the City of Jacksonville, the State of Florida and other federal agencies to improve environmental and public health outcomes in Health Zone


1. Projects range from efforts identifying gaps in access to health care, healthy food, open space and clean water and identifying strategies to meet the need for these services. This multi-year community-based collaborative effort is serving as one of the national models for EPA's commitment to Environmental Justice efforts.







## REUSE CONSIDERATIONS

The map below highlights reuse considerations to help guide EPA's evaluation of remedial approaches to buildings and slabs, final surface cover and stormwater during the Feasibility Study.

-  **A. Buildings and Slab (5.5 acres)**
- Existing buildings and concrete slab present a barrier to reuse of the site.
  - Identify appropriate entity and funding to remove buildings and slab.

-  **B. Flexible Mixed-Use Zone (9.5 acres)**
- Reuse goals indicate need for large contiguous area with street frontage.
  - Consider final surface cover that provides flexibility to accommodate new structures, utilities, open space and parking.

-  **C. On Site Stormwater Management (2.5 acres)**
- Existing site drainage channels and retention facilities will need to be reconfigured to support the site's remedy and future uses.
  - If feasible, consider locating stormwater retention facility in northwestern corner of site.

-  Existing Stormwater Retention Ponds
-  Existing Buildings (former feed mill, office building)
-  Former Process Area (wood treating operations, drip pad)



Reuse considerations were identified as a part of the 2013 Reuse Assessment and Framework for the FSWT site.



**The FSWT Reuse Framework:** EPA completed a reuse assessment and framework in 2013. The reuse assessment identified reasonably anticipated future land uses during the early stages of the remedial planning process, to inform the investigation, remedial action alternatives and Proposed Plan. Priority uses identified by community, business and government stakeholders in the report included mixed use space to support small businesses, grocery store, banking services, health services clinic/pharmacy, senior housing and/or police sub-station.

## Community Profile

Located in northeast Florida, the City of Jacksonville is Florida's largest city in terms of both population and land area, and is the 12th most populous city in the United States. The surrounding metropolitan area – the Greater Jacksonville Metropolitan Statistical Area – encompasses five counties and approximately 1.35 million residents and is currently the fourth largest metropolitan area in Florida and the 40th-largest metropolitan area in the United States.

The city serves as the county seat of Duval County. Jacksonville is a major military and civilian deep-water port. Major sectors of the local economy include import-export operations, manufacturing (automotive, aviation, construction equipment, paper mills, surgical and optical products), naval facilities, tourism and services such as banking, insurance and health care.

### **Surrounding Neighborhoods**

Jacksonville has nearly 500 distinct neighborhoods. The site is located in the Mid-Westside neighborhood, which is generally defined by Martin Luther King Jr. Boulevard (Route 1) to the north, Myrtle Avenue to the east, Kings Road to the south and Division Street to the west. The neighborhood is northwest of downtown Jacksonville and part of the city's Urban Core and Northwest

Planning Districts. The neighborhood is located in City Commission District 9. The neighborhood is substantially developed and includes single-family and multi-family residences as well as several schools, parks and commercial office and retail areas. Three parks operated by the Duval County Parks and Community Services serve the Mid-Westside neighborhood – Raymond E. Davis Park (Spires Avenue and 21st Street), Johnnie Walker Park and Community Center (Division Street), and Grunthal Park (Grunthal Avenue and W. 13th Street).

Several community uses and institutions are located in or immediately adjacent to the Mid-Westside neighborhood. The Duval County School District operates two magnet schools, the Susie E. Tolbert and RV Daniels schools (grades K-5), immediately adjacent to the site as well as the Grand Park Education Center (grades 9-12) located on Division Street. Edward Waters College, a small, private, historically African-American liberal arts college is located on Kings Road south of the site.

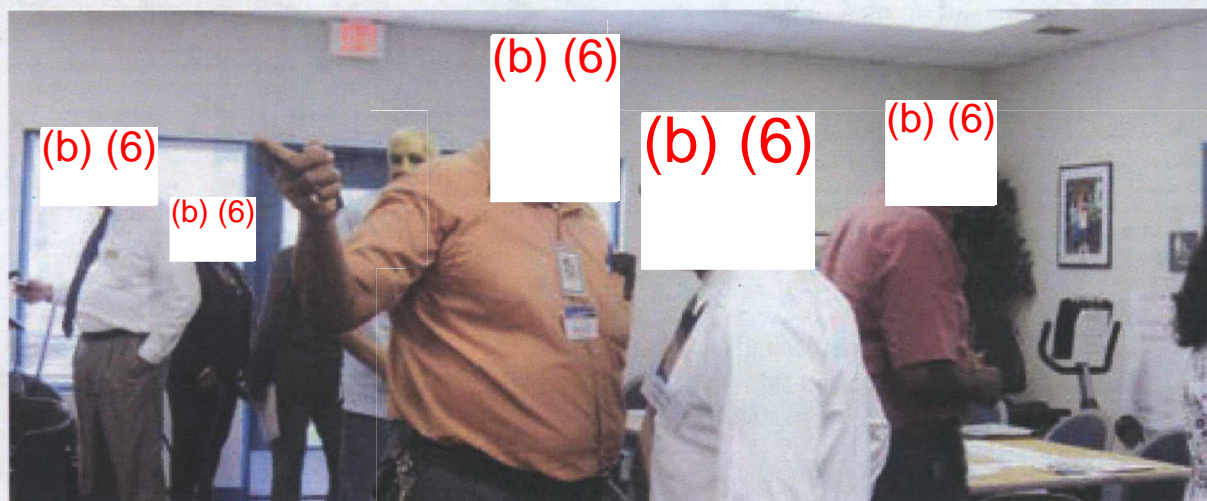
Nearby commercial areas, located along Kings Road and Myrtle Avenue, include convenience stores and restaurants. The nearest supermarket is located more than one mile northwest of the site, on NW 45th Street.



### Mid-Westside Neighborhood Demographic Characteristics

- **Population:** In 2010, the population of the neighborhoods surrounding the site was 11,453. Since 2000, the area's population has declined by 20 percent. Ninety-eight percent of residents in the area are African-American. Less than one percent of residents identify themselves as Latino or Hispanic.
- **Age:** Area residents' median age is approximately 39.
- **Income:** In 2010, the area's median household income was \$21,422, approximately 42 percent of the median household income in Duval County as a whole. Thirty-four percent of people living in the area earned incomes below the poverty level.

Demographic Characteristics	Duval County, Florida	Fairfax/Northwest Jacksonville Study Area
<b>Population</b>	864,263	21,620
<b>% pop change since 2000</b>	11%	-15%
<b>Housing Units</b>	388,486	11,073
<b>% housing units vacant</b>	11%	24%
<b>African-American alone</b>	29%	94%
<b>White alone</b>	60%	1%



*Community leaders discuss maps presented during the FSWT Reuse Assessment Community Meeting in 2013.*

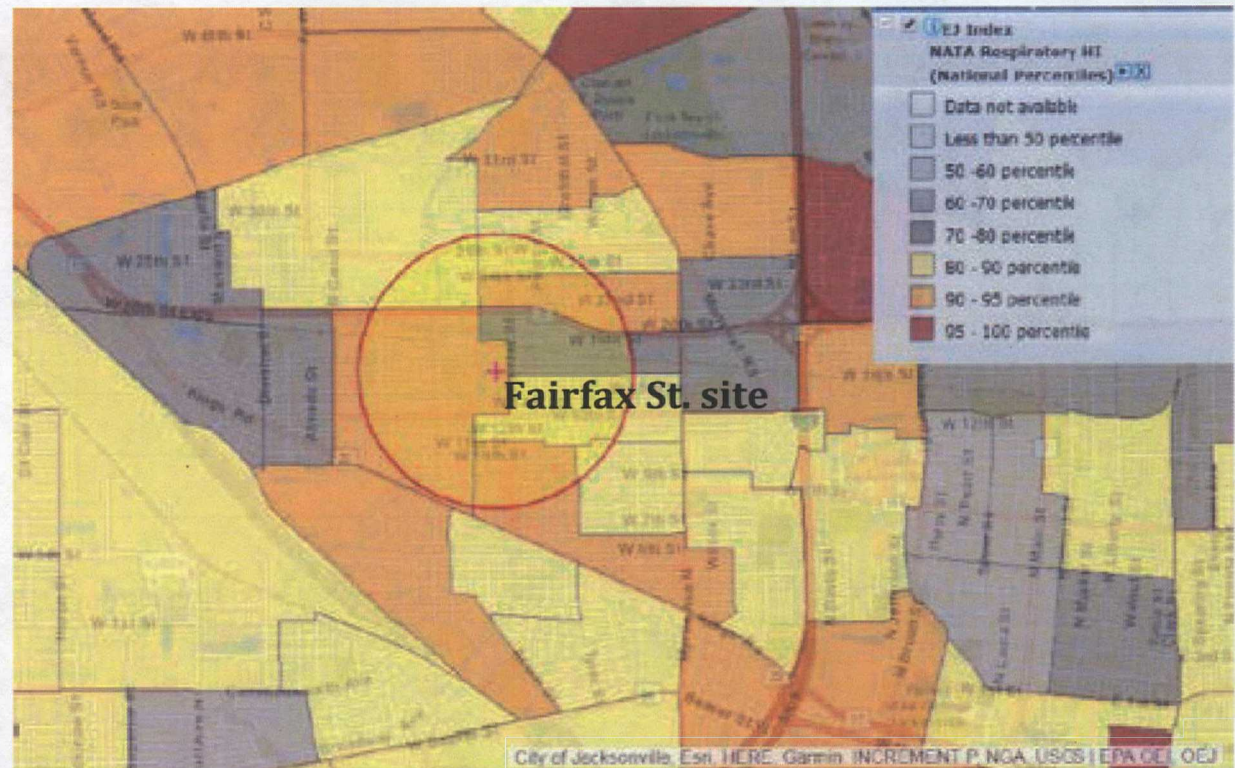


## Environmental Justice Screen (EJSCREEN) Results

EJSCREEN is an environmental justice mapping tool developed by EPA to provide “a nationally consistent dataset and approach for combining environmental and demographic indicators.” The online tool has EJ, environmental and demographic indicators that highlight if an area could be exposed to environmental factors that could impact health and wellness.

According to EJSCREEN, the area around the FSWT site could be at risk for several factors including:

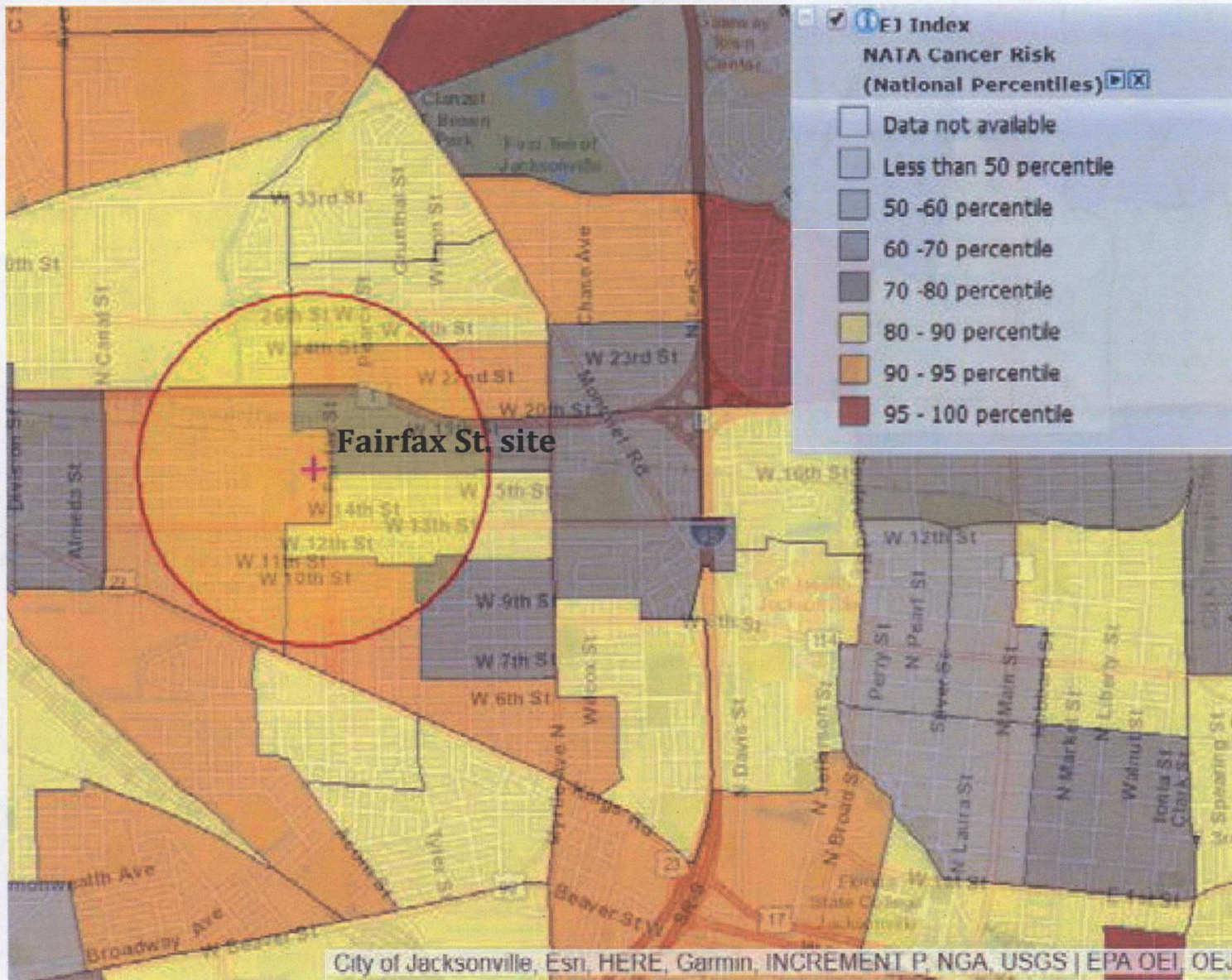
- **Respiratory:** Areas surrounding the site within a half-mile buffer ranked in the 80-90 and 90-95 national percentile for the respiratory hazard index. (see adjacent map.)
- **Cancer:** Areas surrounding the site within a half-mile buffer ranked in the 80-90 and 90-95 national percentile for cancer risk. (See map on next page.)
- **Particulate Matter:** Areas surrounding the site within a half-mile buffer ranked in the 80-90 national percentile for fine particulate matters within the air.



This image, taken from EPA's EJSCREEN web mapping tool, highlights national percentiles for exposure to respiratory hazard near the FSWT site.

You can learn more about the EJSCREEN tool by visiting: <https://www.epa.gov/ejscreen>





*This image, taken from EPA's EJSCREEN web mapping tool, highlights national percentiles for cancer risk near the FSWT site.*



# Contacts

## U.S. Environmental Protection Agency (EPA)

### Leigh Lattimore

Remedial Project Manager  
(404) 562-8768  
[lattimore.leigh@epa.gov](mailto:lattimore.leigh@epa.gov)  
61 Forsyth Street SW, Atlanta, GA 30303

### Ronald Tolliver

Community Involvement Coordinator  
(404) 562-9591  
[tolliver.ronald@epa.gov](mailto:tolliver.ronald@epa.gov)  
61 Forsyth Street SW, Atlanta, GA 30303

## Florida Department of Environmental Protection (FDEP)

### Kelsey Helton, PG II

Florida Department of Environmental Protection  
Waste Cleanup Program  
Waste Site Cleanup Section  
2600 Blair Stone Road, MS 4520  
Tallahassee, FL 32399-2400  
(850)245-8969

## Florida Department of Environmental Health

### Grazyna Pawlowicz

Environmental Manager  
FDEP - Duval County  
(904) 253-2455  
[grazyna.pawlowicz@flhealth.gov](mailto:grazyna.pawlowicz@flhealth.gov)

### Connie Garrett, M.S., P.G.

(850)245-4444, ext. 2316  
[connie.garrett@flhealth.gov](mailto:connie.garrett@flhealth.gov)

## Florida Association of Soil and Water Conservation Districts

### Administrative Consultant

16806 NW 40th Place  
Newberry, FL 32669  
(352) 472-5462

## ATDSR Region 4

### EPA Region 4

Atlanta Federal Center  
61 Forsyth Street SW, Atlanta, GA 30303  
(404) 562-1788

## City of Jacksonville

### Lenny Curry

Mayor  
(904) 630-1776  
[mayorlennycurry@coj.net](mailto:mayorlennycurry@coj.net)

† City Hall at St. James  
Building 117 W. Duval St.  
Suite 400  
Jacksonville, FL 32202

### Katrina Brown

District 7  
(904) 630-1384  
[kbrown@coj.net](mailto:kbrown@coj.net)

### Garrett Dennis

District 9  
(904) 630-1395  
[garrettd@coj.net](mailto:garrettd@coj.net)

### Terry Carr, C.H.M.M.

Environmental Programs Manager  
Environmental Quality Division  
(904)255-7173  
[tcarr@coj.net](mailto:tcarr@coj.net)  
214 North Hogan Street, Suite 5000  
Jacksonville, FL 32202

### James A. Richardson, II

Environmental Protection Board  
Administrator  
Neighborhoods Department  
(904)255-7213  
[jrichard@coj.net](mailto:jrichard@coj.net)

## Duval County Health Department

### Dr. Aaron Hilliard

900 University Blvd. N  
Jacksonville, FL 32211  
(904)253-2400

## Florida State Legislature

### Rep. Tracie Davis

District Office  
Suite 402  
101 East Union Street  
Jacksonville, FL 32202-3065  
(904) 353-2180  
Capitol Office  
1302 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399-1300  
(850) 717-5013

### Senator Audrey Gibson

Capitol Office  
405 Senate Office Building  
404 South Monroe Street  
Tallahassee, FL 32399  
(850) 487-5006

## Congressional Representatives

### U.S. Senator Bill Nelson

1301 Riverplace Boulevard  
Suite 2010  
Jacksonville, FL 32207  
(904) 346-4500

### U.S. Senator Marco Rubio

1650 Prudential Drive  
Suite 220  
Jacksonville, FL 32207  
(904) 398-8586

### Representative Alfred Lawson

1337 Longworth House Office  
Building  
Washington, DC 20515  
(202) 225-0123



**Senator Audrey Gibson**  
*Capitol Office*  
405 Senate Office Building  
404 South Monroe Street  
Tallahassee, FL 32399  
(850) 487-5006

**Congressional  
Representatives**

**U.S. Senator Bill Nelson**  
1301 Riverplace Boulevard  
Suite 2010  
Jacksonville, FL 32207  
(904) 346-4500

**U.S. Senator Marco Rubio**  
1650 Prudential Drive  
Suite 220  
Jacksonville, FL 32207  
(904) 398-8586

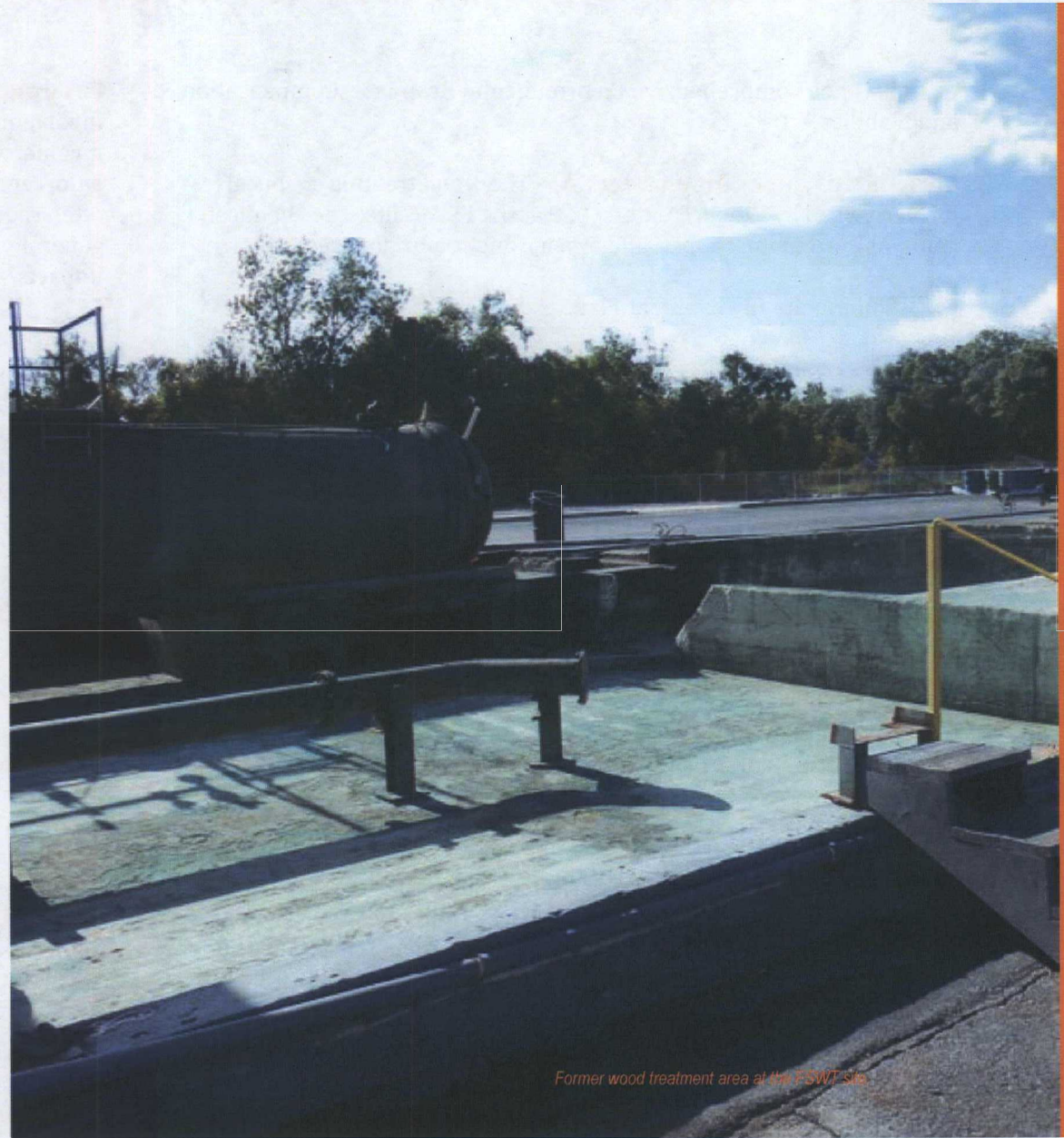
**Representative Alfred Lawson**  
1337 Longworth House Office  
Building  
Washington, DC 20515  
(202) 225-0123

**Citizen Groups and  
Community Organizations**  
**Fairfax Community Project**  
*Iris Hinton*  
[fairfaxcommunityproject  
@ yahoo.com](mailto:fairfaxcommunityproject@yahoo.com)

**Community Planning Advisory  
Council - Urban Core**  
*Doug Vanderland, Chair*  
(904) 923-5179

Marilyn Fenton-Harmer  
Neighborhood Coordinator  
(904) 255-8236  
[mfharmer@coj.net](mailto:mfharmer@coj.net)

**Community Planning Advisory  
Council - Northwest**  
*Leroy Kelly, Chair*  
(904) 563-5271



*Former wood treatment area at the FSWT site*



# Glossary of Terms & Definitions

**CERCLA** - See Comprehensive Environmental Response, Compensation, and Liability Act.

**Chromated Copper Arsenate (CCA)** - The wood treating chemical formerly used by Wood Treaters, LLC at the FSWT site. The chemical contains chromium, copper, and arsenic and is a bright green color.

**CIP** - Community Involvement Plan.

**Cleanup** - Actions taken to deal with a release or threatened release of hazardous substances that could affect public health or the environment. The term "cleanup" is sometimes used interchangeably with the terms RA, removal action, response action, or corrective action. The term is often used broadly to describe various response actions or phases of remedial responses, such as the Remedial Investigation/Feasibility Study.

**Comprehensive Environmental Response, Compensation, and Liability Act** - A federal law enacted in 1980 and modified in 1986 by the Superfund Amendments and Reauthorization Act to investigate and clean up abandoned or uncontrolled hazardous waste sites. The law is commonly known as Superfund because it created a special tax that goes into a trust fund. EPA either pays for the site cleanup when the responsible parties cannot be located or are unwilling or unable to perform the RAs, or takes legal action to force responsible parties to clean up the site or reimburse EPA for the cost of the cleanup.

**Contaminant of Concern (COC)** - A chemical contaminant at a Superfund site that has the potential to harm human health or the environment. The contaminants of concern at the FSWT site are arsenic, chromium, copper, and carcinogenic polycyclic aromatic hydrocarbons (cPAHs).

**Environmental Justice (EJ)** - The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. These laws often require the Agency to consider a variety of factors that generally include one or more of following: public health, cumulative impacts, social costs, and welfare impacts.

**Environmental Protection Agency (EPA)** - An agency of the federal government of the United States which was created for the purpose of protecting human health and the environment by writing and enforcing regulations based on laws passed by Congress.

**Fairfax Street Wood Treaters (FSWT)** - The name of the Superfund site located at 2610 Fairfax Street in Jacksonville, Florida. The FSWT site was formerly a wood treating facility operated by Wood Treaters, LLC.

**Florida Department of Environmental Protection (FDEP)** - An agency of the state government of Florida created to protect the environment.

**Fungicide** - Kills fungus.

**Groundwater** - Water found underground that fills pores between materials, such as sand, soil, or gravel. In aquifers, groundwater often occurs in quantities where it can be used for drinking water, irrigation, and other purposes.

**Human Health Risk Assessment** - The process of estimating the nature and probability of adverse health effects in humans who may be exposed to chemicals in contaminated environmental media, now or in the future.



**National Oil and Hazardous Substances Pollution Contingency Plan** - The federal regulation that guides the Superfund program. National Priorities List. A list generated by EPA for the uncontrolled

or abandoned hazardous waste sites that are priorities for long-term remedial investigation and response. The list is based primarily on the score a site receives using the Hazard Ranking System. A non-federal site must be on the NPL to receive money from the Trust Fund (Superfund) for RA. Federal properties listed on the NPL do not receive money from the EPA Trust Fund, but EPA takes a more formal role in the cleanup process. EPA is required to update the NPL at least once a year. The FSWT site was included on the NPL in 2013. NCP. See National Oil and Hazardous Substances Pollution Contingency Plan.

**Proposed Plan** - A public document that presents the cleanup alternatives and Preferred Alternative to the community surrounding a Superfund NPL site. This document summarizes the RI/FS and solicits comments from the public.

**Record of Decision** - A legal, technical, and public document that explains which cleanup alternative will be used at a Superfund NPL site. The ROD is based on information and technical analysis generated during the remedial investigation and feasibility study and consideration of public comments and community concerns.

**Remedial Action (RA)** - During the remedial action phase, the remedy is implemented generally by a contractor, with oversight and inspection conducted by EPA, the state, or both.

**Remedial Design (RD)** - Remedial Design is a phase in the CERCLA response process when technical drawings are developed for the remedy chosen, costs for implementing the remedy are estimated, and roles and Proposed Plan for Fairfax Street Wood Treaters, Duval County, Florida responsibilities of EPA, the state, and contractors are identified.

**Remedial Investigation/Feasibility Study (RI/FS)** - The remedial investigation is a study designed to collect the data necessary to delineate the nature and extent of contamination at a site. The

feasibility study is an analysis of the practicality of a proposed remedial solution and evaluates alternatives for their effectiveness in protecting human health and the environment.

**Superfund** - The Trust Fund established under CERCLA to pay for cleanup of abandoned hazardous waste sites if potentially responsible parties cannot be identified. Superfund is the common name for CERCLA and is often used as an adjective for hazardous waste sites and the investigation and cleanup process directed by EPA.



