



Planning for the Future:

A Revised Recreational Reuse Framework for the Camilla Wood Preserving Company Superfund Site Camilla, Georgia

June 2007

EPA Region 4
Superfund Redevelopment Initiative

funded by
United States Environmental Protection Agency

prepared for
City of Camilla, GA

prepared by
Camilla Wood Preserving Company Site Land Use Committee
E² Inc.

Acknowledgements

E² Inc. would like to thank the following people and organizations for their hard work in support of the conceptual reuse and long-term stewardship planning process for the Camilla Wood Preserving Company Superfund Site and for their valuable contributions to this report.

Camilla Wood Preserving Company Land Use Committee

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Bryant Campbell, City Council

Ike McCook, Recreation Director for Camilla and Pelham

Marilyn Royal, Mitchell County Development Authority

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Alice Shelton, Resident

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Bill Denman, EPA Region 4 Regional Reuse Coordinator

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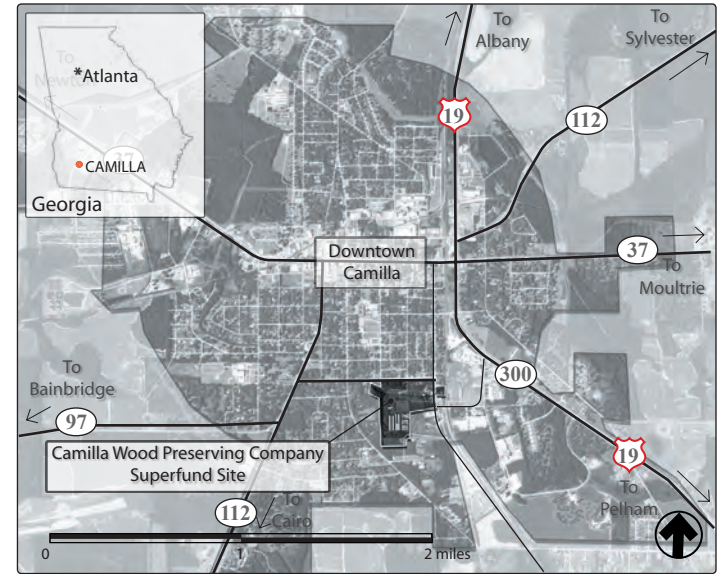
- Appendix A: Initial 2007 Draft Reuse Framework Plans, Final Site Layout Plan, and Construction Details and Diagrams
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Project Overview

In 2002, the City of Camilla received a grant from EPA's Superfund Redevelopment Initiative (SRI) to undertake a community-based reuse planning process to develop future land use recommendations for the 40-acre Camilla Wood Preserving Company Superfund site. By engaging local stakeholders in a collaborative decision-making process about a site's future use, EPA can help ensure the long-term effectiveness and permanence of site remedies. EPA provides tools and resources to support these processes both regionally and nationally. Nationally, the Superfund Redevelopment Initiative (SRI) was created by EPA in 1999 to help communities and stakeholders in their efforts to return environmentally impaired sites to beneficial use. SRI provides a range of tools and information resources for both EPA staff and stakeholders interested in site reuse.

The city worked with the project's community-based Land Use Committee and a consultant team to develop a conceptual reuse framework plan. During the six-month project period, the Committee discussed and defined reuse priorities for the site, and concluded that the most appropriate reuse of the site would be a community park serving the needs of Camilla's residents and visitors. The conceptual reuse framework plan, presented to the Camilla City Council in June 2003, included the following components: a community park, recreation and community facilities, a fire and rescue training area, a stormwater management area, tree rows, and bioswales. The final project report for this phase of the reuse planning process is provided in Appendix F.

In October 2006, EPA Region 4 began a time-critical removal action at the Camilla Wood Preserving Company site to address dioxin, pentachlorophenol, creosote, and carcinogenic polyaromatic hydrocarbon (CPAH) contamination, primarily in site soils in the western half of the site. Excavation and restoration of soils across this area of the site will be to recreational standards. In addition to addressing soils on-site, three off-site areas with potential



Site Location: City of Camilla, Mitchell County, Georgia



Looking south from the edge of the drip track zone at the clean up of the pole barn area. (Courtesy of EPA, 2/27/07)

Project Overview (continued)

soil contamination will be evaluated and restored to appropriate depths. Remaining pole barns and contaminated soils lining the drainage ditch zone on the western half of the site will also be addressed as part of the removal action. Fencing will be installed between the eastern and western halves of the site, and the pressure vessel for the Former Camilla Drum Zone will either be relocated or removed from the site. Wildlife, primarily turtles and alligators, will be relocated off-site. The site's eastern area and associated ground water plume will be addressed by future EPA response activities.

The removal action will enable the western portion of the site to be reused for recreational purposes. In late 2006, SRI provided additional resources so that the City of Camilla could work with EPA Region 4 to update the 2003 conceptual reuse framework plan to both inform and reflect the removal action's future land use implications. Since the development of 2003 reuse framework plan, there has been a significant increase in demand for soccer fields within Mitchell County. The Land Use Committee determined that the Camilla Wood Preserving Company site would be an ideal location for a soccer complex, given its close proximity to major access roads, athletic fields, Mitchell-Baker High School, and residential neighborhoods. The Committee also identified the need for basketball courts, walking trails, a flexible open space area, a small RV park, and the potential for use of the existing office building as the Mitchell County Parks and Recreation Department Headquarters.

This report builds upon the community's 2003 plan to present an updated site reuse strategy that reflects current community reuse goals and priorities. The report provides an overview of the 2003 reuse framework and highlights key reuse considerations, opportunities, and challenges, including property transfer and ownership issues, that the City of Camilla and EPA will need to keep in mind as the Camilla Wood Preserving Company site is returned to recreational use.



Redevelopment coordination meeting with the City of Camilla's city manager, Mike Scott, CMC Construction project manager, Rick Hollingsworth, and EPA's OSC, Leo Francendese. (Courtesy of EPA, 2/27/07)



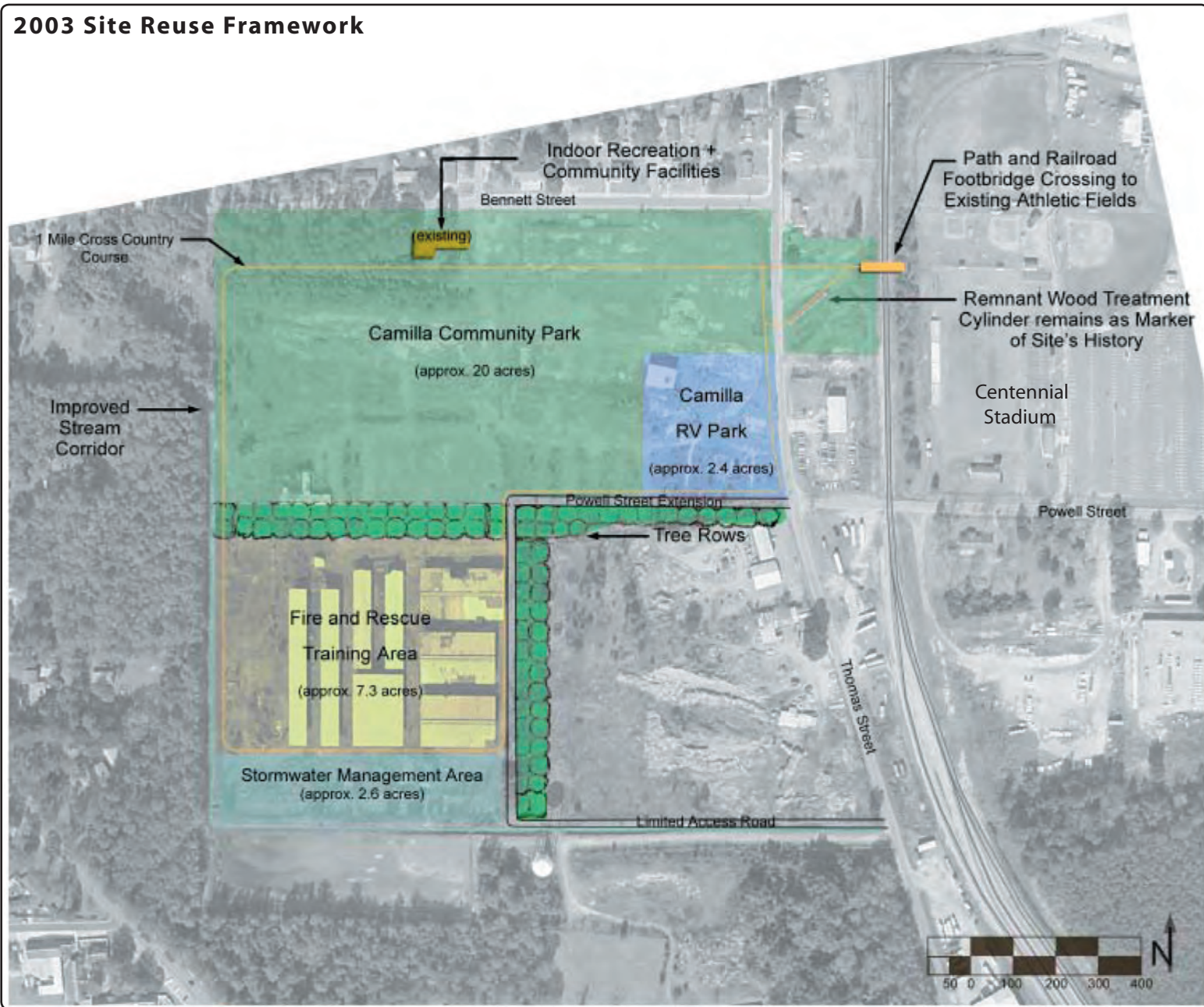
Looking west along the ditch alignment that is located next to the drip track zone, as the Cat D-6 bulldozer begins to fill it in with its berm material. (Courtesy of EPA, 2/27/07)

2003 Site Reuse Framework Plan for the Camilla Wood Preserving Company Superfund Site

In 2002, the City of Camilla received a grant from EPA's Superfund Redevelopment Initiative (SRI) to undertake a community-based reuse planning process to develop future land use recommendations for the 40-acre Camilla Wood Preserving Company Superfund site. The Framework on the following page reflects the reuse ideas and needs identified by the Camilla Land Use Committee that managed the reuse planning process for the Camilla Wood Preserving Company Superfund site in 2003. Components of the framework included:

- Camilla Community Park
- Recreation and Community Facilities
- A Fire and Rescue Training Area
- A Stormwater Management Area
- An RV Park
- Historic Preservation Areas
- Rows of Trees and Bioswale

For a complete copy of the 2003 Reuse Framework Report, please see Appendix F of this report.



2007 Revised Site Reuse Framework

The project's consultant team developed the following revised framework plan based on the feedback provided by the Land Use Committee in meetings held in October and December 2006. The components of the framework plan could be phased in over time at the site in the following order:

A Sports fields - Soccer and Youth Football and Parking Area: The demand for fall and spring youth soccer in Mitchell County has been increasing steadily over the last five years. The Committee determined that the Camilla Wood Preserving Company site would be an ideal location for a soccer complex as well as youth football fields. The framework outlines two adult-size soccer fields, which could also be converted for use as youth-sized soccer fields and football fields.

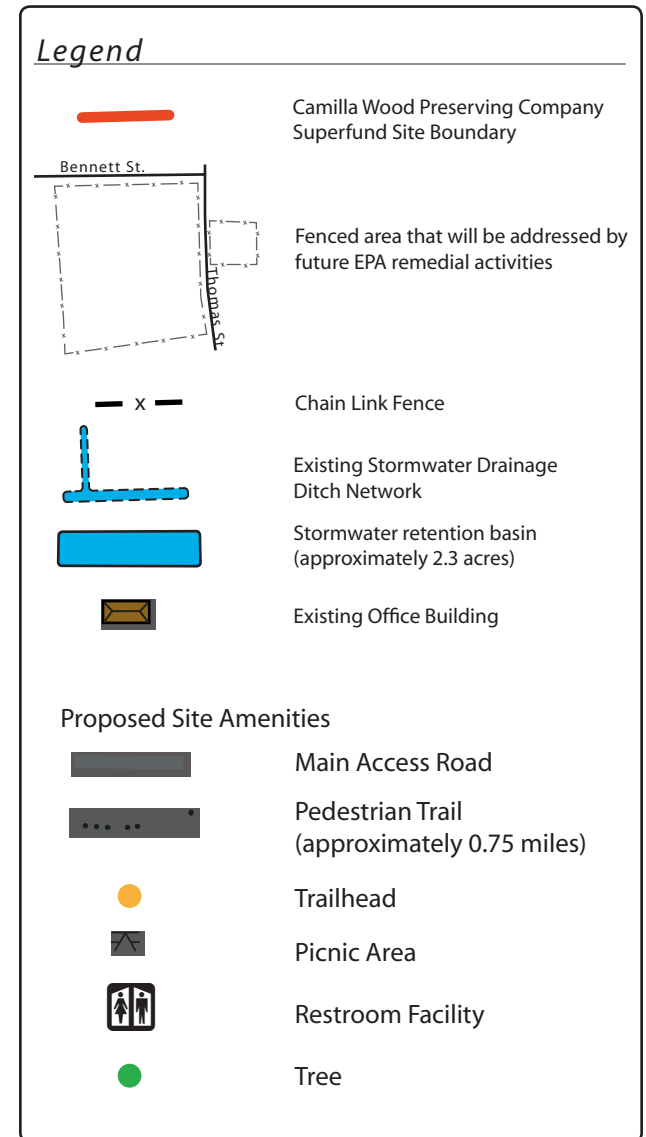
B RV Park: The Committee indicated that the small RV park identified in the 2003 planning process could still be a valuable, revenue-generating land use at the site. The framework presents an RV park with eight to twelve spaces. Each space would have access to both water and sewer services as well as electricity.

C Flexible Open Space: This area is intended to serve as a flexible open space that can accommodate overflow parking, walking trails, meadow and other plantings, or serve as a stormwater management area in the short-term. In the long-term, the area could be used for additional soccer fields and other recreational programs.

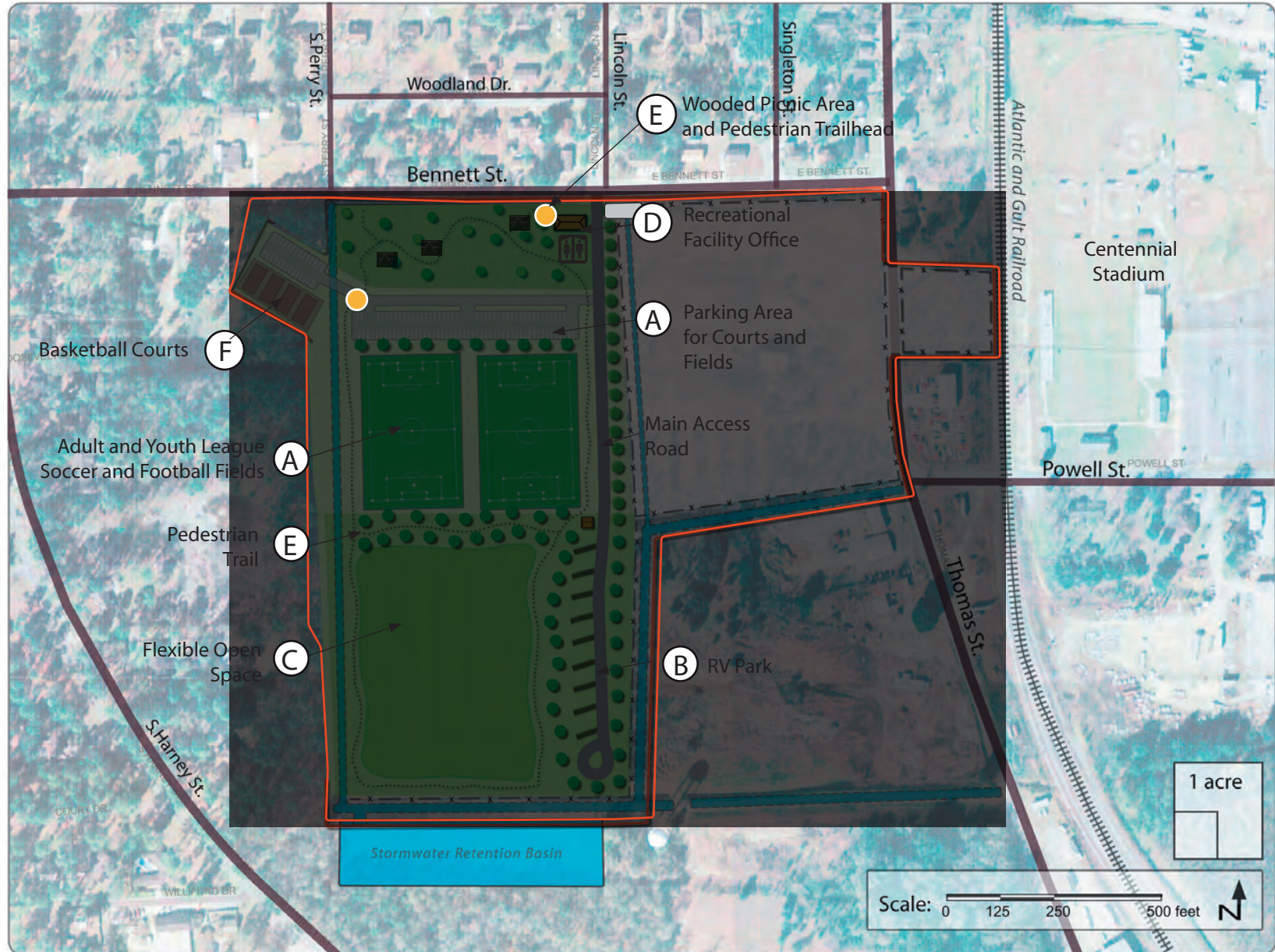
D Mitchell County Parks Department Headquarters: The Committee and the Mitchell County Parks Department have expressed interest in using the main office building located on Bennett Street as a Headquarters office. The building could also serve as a meeting area for local groups and sports teams as well as serve as the main public restroom facility for the site.

E Pedestrian Circuit Trails and Picnic Area: Pedestrian trails and a picnic area were identified by the Committee in the 2003 planning process and were identified in the 2006-2007 process as integral components of a community park.

F Basketball Courts: The reuse framework plan includes an area for the development of four basketball courts and a parking area for the courts. The Committee identified the need for basketball courts to serve surrounding neighborhoods and the larger region.



2007 Revised Site Recreational Reuse Framework



Based on the updated 2007 site reuse framework, the project’s consultant team worked with EPA and the City of Camilla to develop drainage, utilities, access, and planting guidelines to inform plans for the site’s reuse. These guidelines are presented on the following pages of the report.

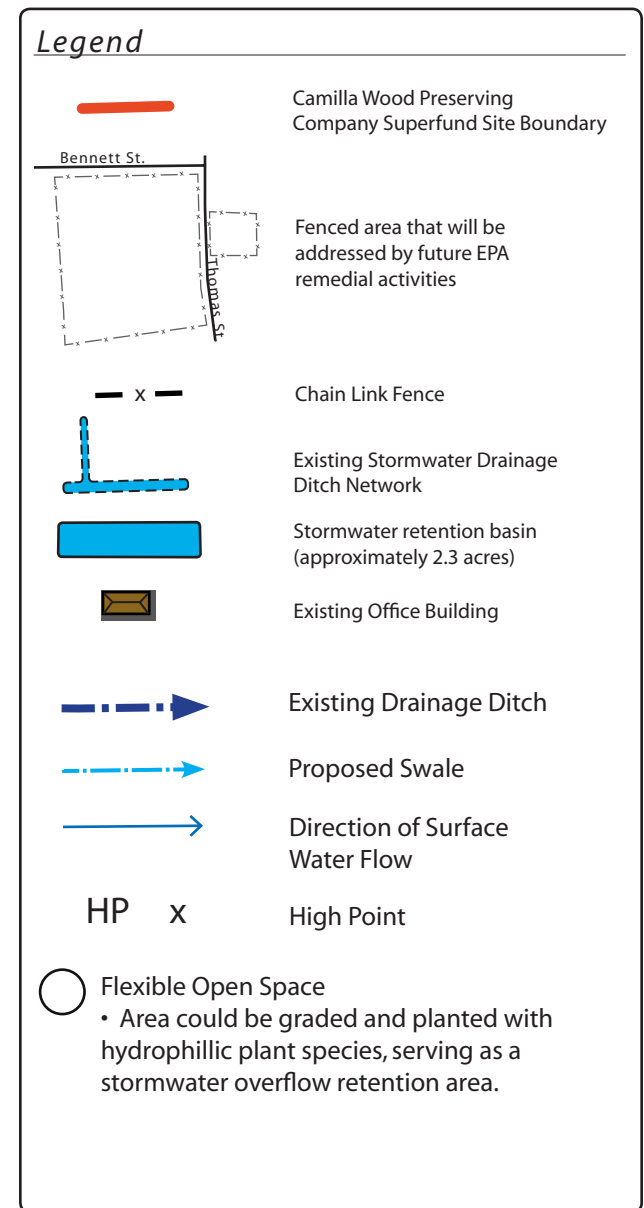
Site Soils, Drainage, and Grading Design Guidelines

Site Characteristics and Background Information

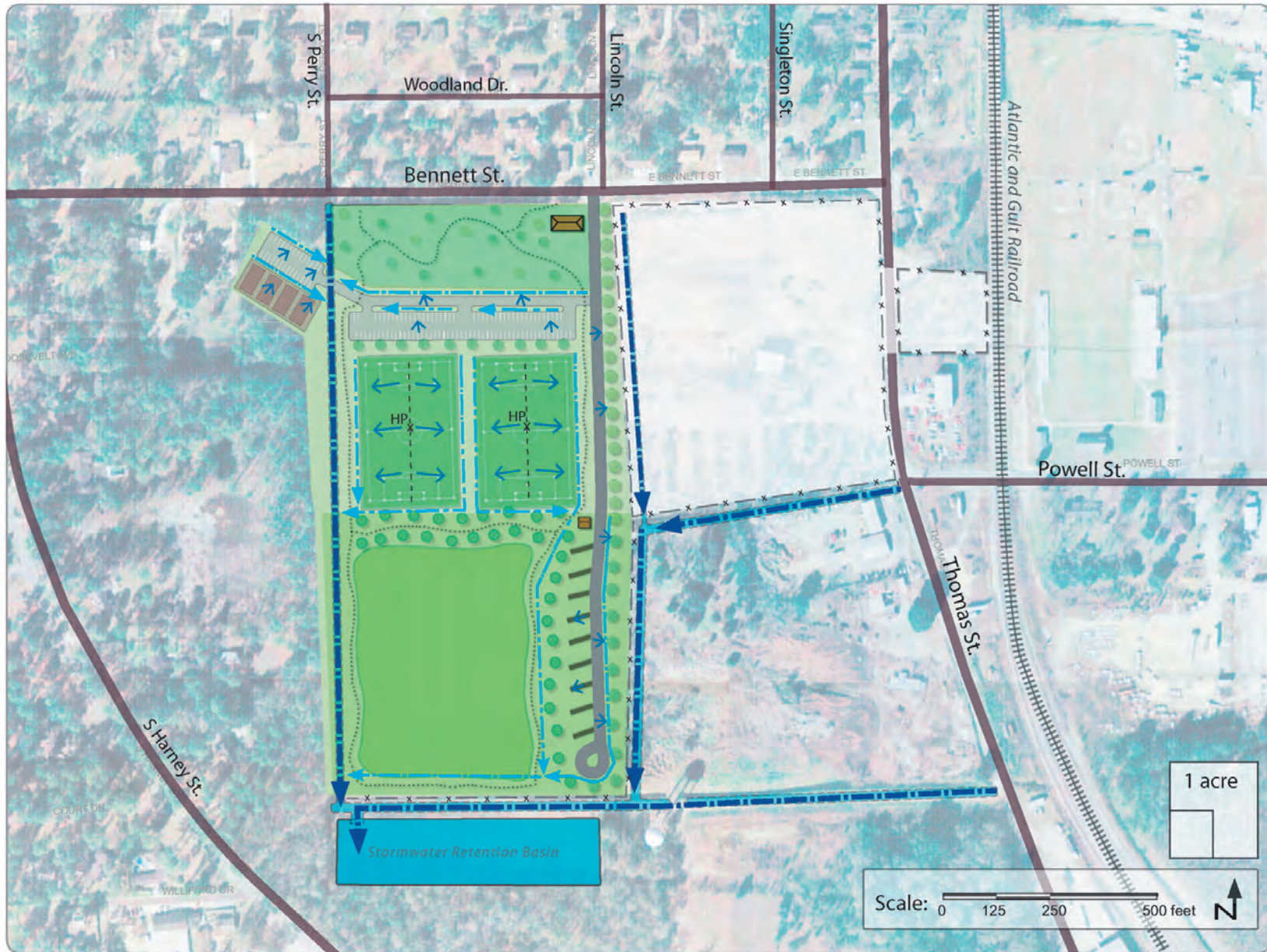
- The slope of the site is generally 1%-3% towards the southwest.
- The clean fill used in the removal action consists of native area soils: sandy loam, with more sand than loam.
- The clean fill placed at the site as part of the removal action will need to remain at a constant one-foot depth. If any grading takes place, the one-foot fill depth will need to be maintained.
- Rainfall in Camilla averages just over six inches a month during the summer months. Stormwater flooding and off-site removal of water has been a challenge at the site.

Future Use Considerations

- A stormwater drainage network (as indicated in the drainage plan) could address the large volumes of water that the site receives during the summer months. The City of Camilla would need to maintain the grading and vegetation of the drainage network in order to sustain proper functioning of the swales and ditches.
- EPA has indicated that the site’s areas throughout the western portion of the site could be graded to support planned future site uses (soccer fields, basketball courts, roadways, parking lots, etc.).
- The City of Camilla or other interested parties can pave and/or apply additional soil or gravel to the site, following completion of the removal action.
- The City of Camilla or other interested parties can grade and irrigate the site in the future as long as at least a foot of fill is maintained on top of the portions of the site addressed by the removal action.



Proposed Site Drainage Plan



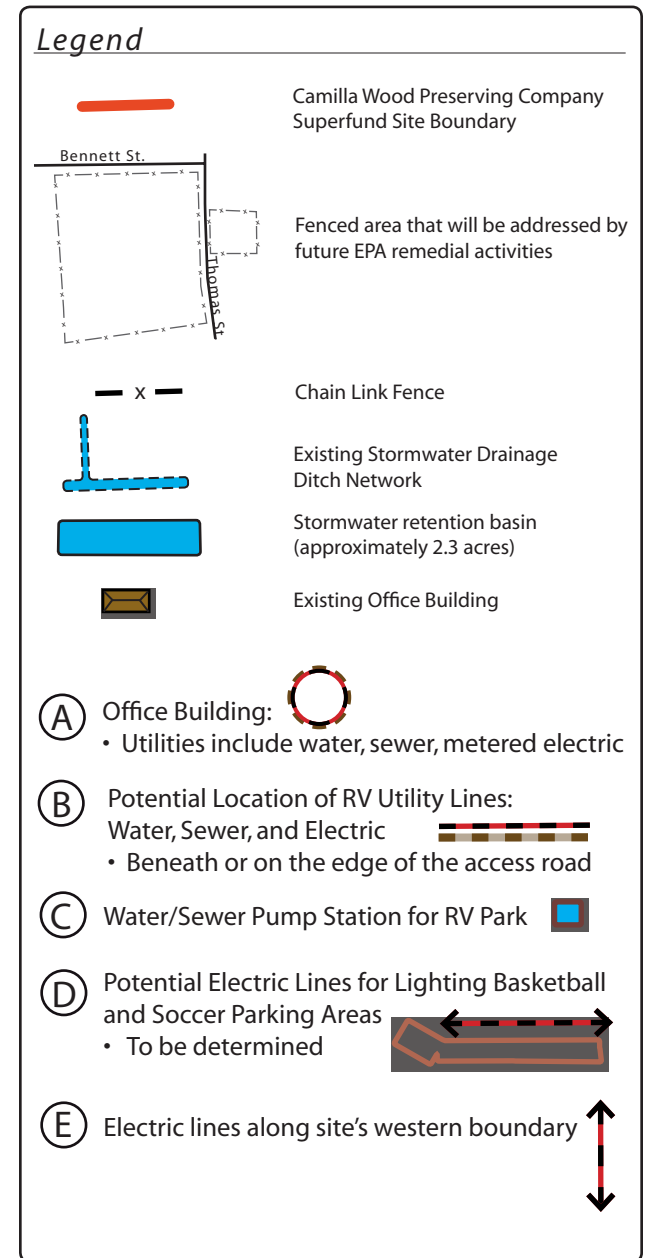
Utilities Considerations

Existing Site Characteristics and Background Information (see Appendix A for Existing Utilities Plan)

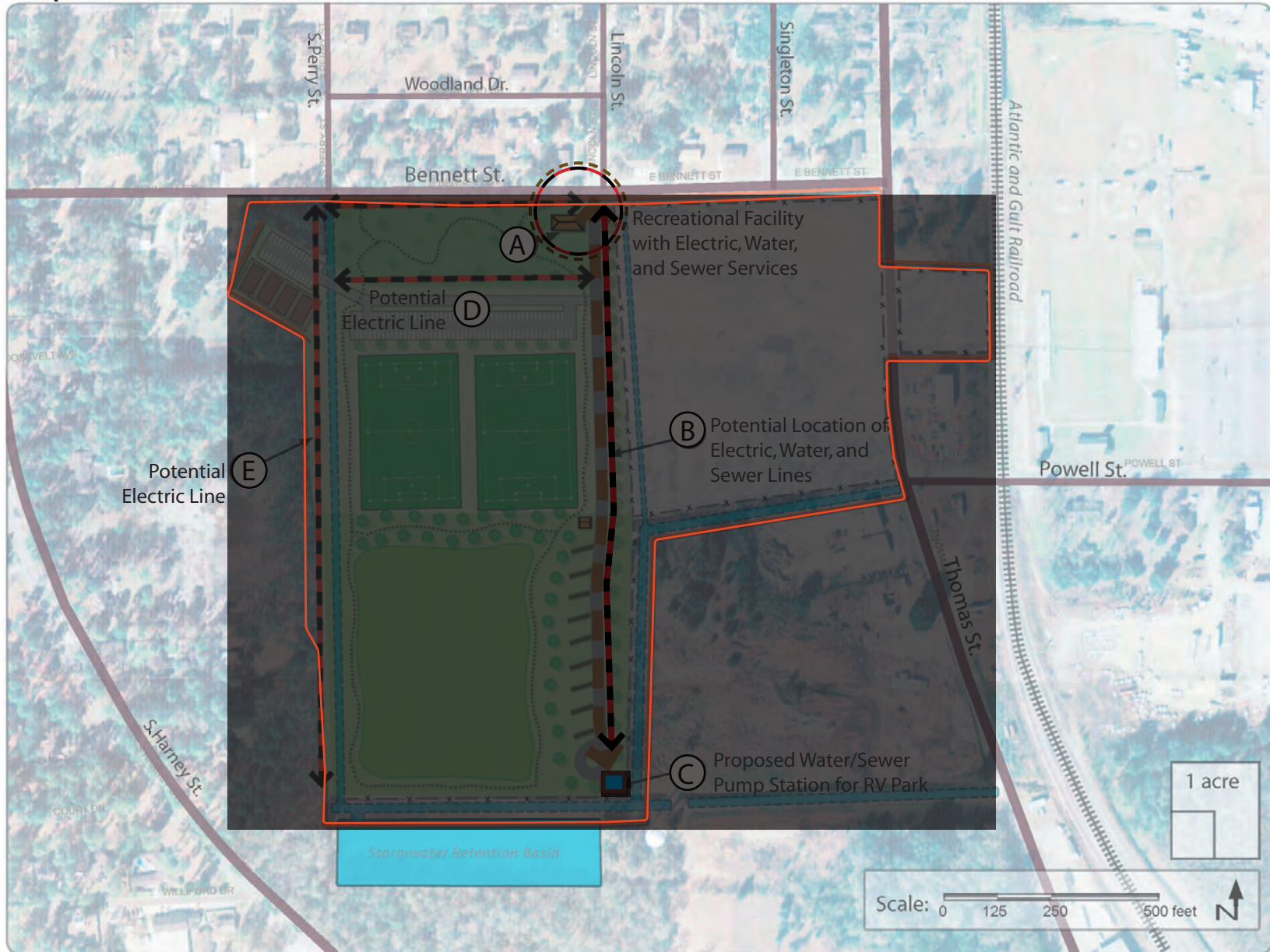
- A three-phase electric power line is located on the northern and eastern boundaries of the site.
- There is an electrical meter box at the main office building, located at the main entrance of the site on Bennett Street.
- Sewer and water main trunk lines run along Bennett Street adjacent to the site's northern boundary.

Future Utilities Considerations

- The proposed utility plan identifies the potential location of water, sewer, and electrical lines for the site's future uses. Water, sewer, and electrical lines would be extended beneath or beside the main access road to supply the RV Park area with these three services. A small sanitary pumping station, a component of the RV Park, could be located at southern end of the access road. Electrical lines could also run along the site's western boundary and southern edge of the northern woodland area to supply electricity for pathway and parking lot lighting systems.
- Once the utility plan has been finalized and implemented at the site, it will be necessary to maintain the site utilities and ensure the protectiveness of the site remedy over time. EPA, the City of Camilla, and other interested parties could work together to develop a utility line maintenance plan and appropriate institutional controls.



Proposed Utilities Plan



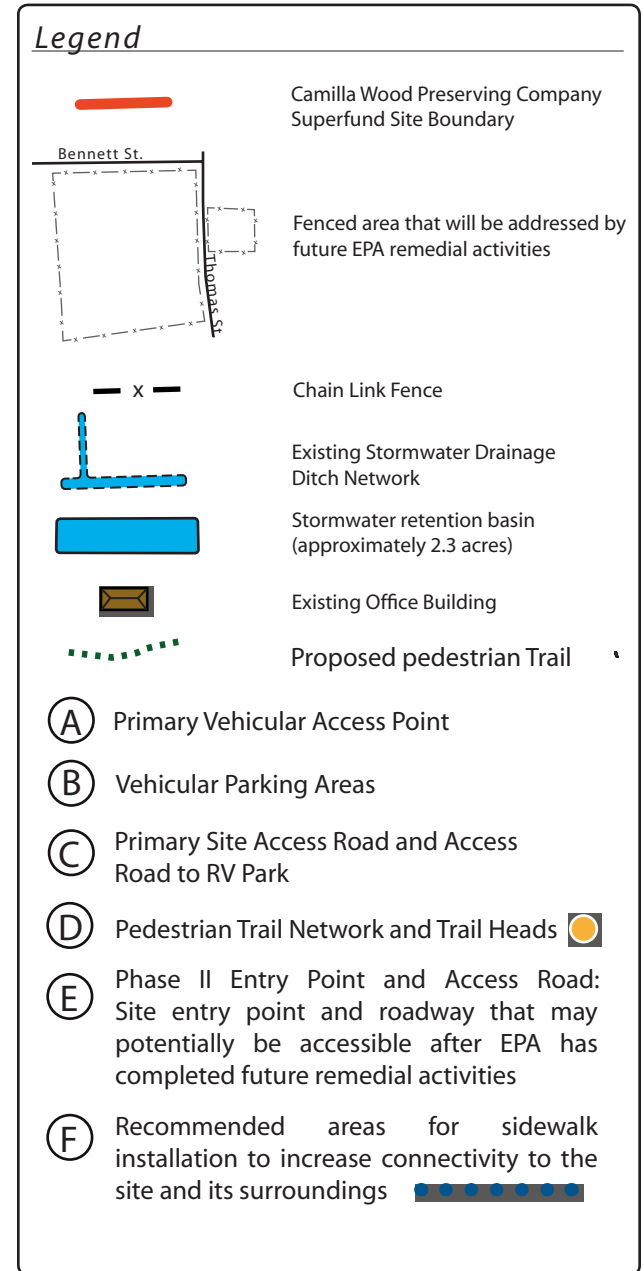
Site Access Considerations

Existing Access Characteristics and Background Information

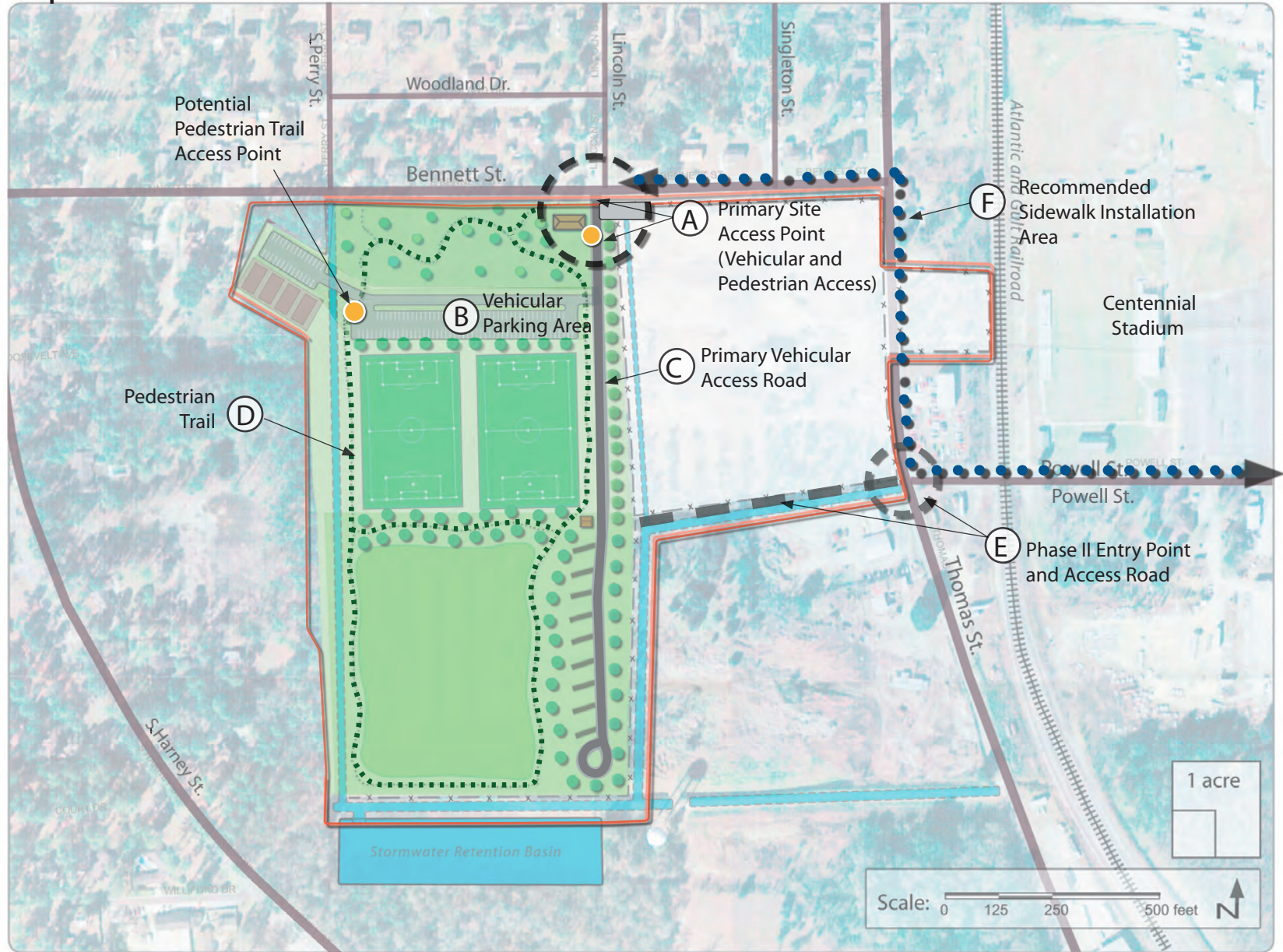
- Primary vehicular access to the site is currently located on Bennett Street, in the northern part of the site.

Future Site Access Considerations

- Following the completion of future response activities planned for the eastern area of the site, an additional access point could potentially be located off of Thomas Street, which could connect the site and the nearby athletic fields and high school.
- The City of Camilla could consider the development of sidewalks along Thomas Street and Bennett Street to help promote pedestrian and bicycle connectivity to the site.
- Parking areas planned for the site can accommodate 120 cars. Overflow parking, as needed, would likely need to be located in the southern portion of the site designated as a flexible open space.
- Pedestrian trails could also be designed to serve multiple purposes and needs, including meeting universal access codes and helping to mitigate and accommodate large stormwater flows. Potential trail design examples are presented in Appendix A.
- Pedestrians will potentially be able to access the site at its main entrance along Bennett Street. (See the conceptual view of the site's main entrance below.)



Proposed Access Plan



Planting Plan Considerations

Existing Site Vegetation Characteristics and Background Information

- The site's primary area of vegetation, located in the northwest portion of the site, consists of southern Georgia native and invasive trees, shrubs, and vines (Loblolly and White Pines, Japanese Honeysuckle, American Sycamore, and a variety of oaks).
- Woodland and vegetated buffers are located around the perimeter of western half of the site, along the site's southern drainage ditches and along the site's western boundary. These woodland buffers serve as habitat for native songbirds and other wildlife, including turtles and alligators. The areas will also help serve as buffers between future site uses and surrounding neighborhoods.

Future Planting Plan Considerations

- The proposed planting plan on the facing page presents potential areas of the site, including the woodland in the northern portion of the site, screening trees along the access road, the trees along the northern and southern edges of the sports fields, the flexible open space, and the woodland buffer along the site's western and southern edges. Vegetation can serve as a critical protective soil cover, helping to prevent erosion of the soils put in place as part of the remedial action. (See Appendix B for information on native plants, including lists of native plants that would be suitable for the Camilla Wood Preserving site.)
- The planned flexible open space could potentially also serve as a stormwater overflow retention area. This area will need to be managed in order to ensure that it remains protective of the remedy.
- A detailed vegetation study could be undertaken and a vegetation management plan could be developed to help determine the variety of plant species present at the site and locations of any potential endangered species.
- The site's woodland buffer areas could be considered as part of the vegetation management plan. Maintenance of the density of the trees, shrubs, and vines in the woodland buffer areas would ensure that these areas continue to provide adequate wildlife habitat and buffer future site uses from surrounding neighborhoods.

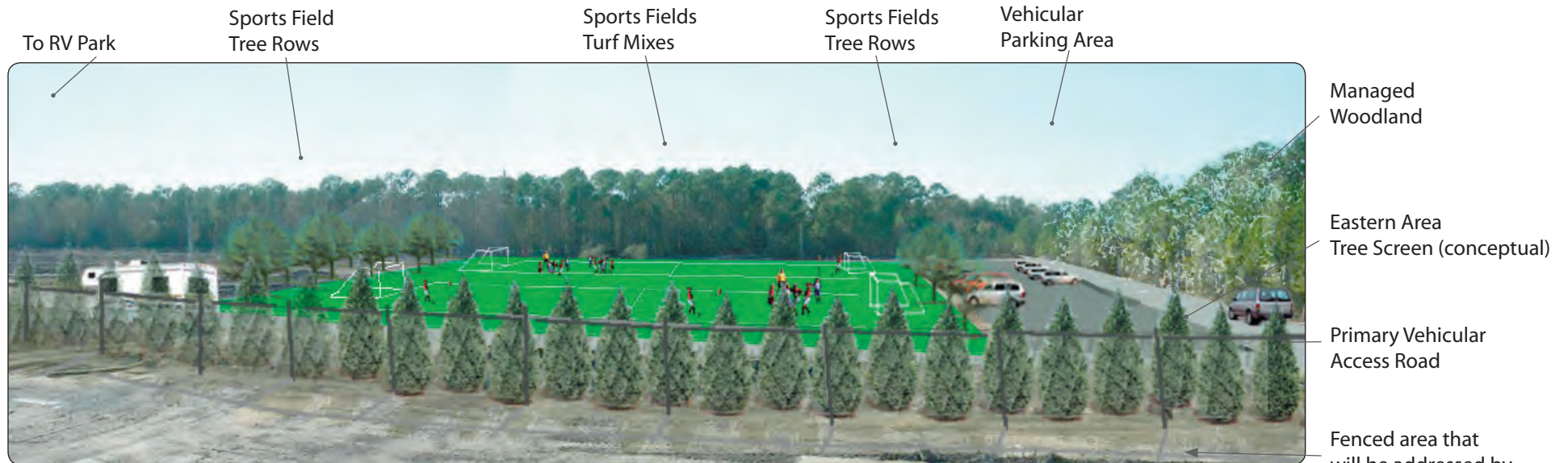


Proposed Planting Plan





Camilla Wood Preserving Company Site during Removal Action, Spring 2006



Proposed Recreational Reuse Framework (conceptual view)

Planting Plan Considerations (continued)

Site maintenance plan – Site maintenance is necessary to prevent invasive species from overtaking the site during the early stages of plant development and to keep invasive species to a minimum over the long-term. For the first few years following seeding, eradication and control of invasive species will be essential in order to establish a good stand of native species.

Following seeding, the site will need to be routinely inspected and invasive species removed (preferably with herbicide treatment). Areas will also need to be monitored to ensure that seed mixes have germinated and plant diversity has been established. Local stakeholders, including the City of Camilla and the Mitchell County Parks Department, could develop a shared maintenance plan and responsibilities prior to EPA's completion of site restoration activities.

Protection zone – The site is surrounded by Japanese Honeysuckle and Kudzu – highly invasive species that could easily overtake the site. Establishing a protection zone around the site's perimeter by controlling invasive species would greatly improve the establishment and survival of the site's newly seeded areas. Within the protection zone, cutting invasive species back before seeds germinate or treating plants with an herbicide could reduce the likelihood of their dispersal across the site.

Short-term maintenance – Short-term maintenance could include visual site inspections, herbicidal treatment of invasive species, mowing, and reseeded areas that fail to germinate. The responsibilities for continued maintenance may then be transferred to local stakeholders, including the City of Camilla or the Mitchell County Parks and Recreation Department.

Long-term maintenance – Local stakeholders can work with EPA to coordinate regarding long-term site vegetation and soil maintenance and monitoring responsibilities. Responsibilities could include regular site monitoring and visual inspection of plant establishment, herbicidal treatment of invasive species, and possible mowings. It is likely that site maintenance during the first few years will be fairly intensive to prevent invasive species or aggressive native species from spreading. Routine monitoring and treatment of invasive species would likely need to be carried out for at least three years. Once native plants are established, site maintenance activities will likely not need to be as intensive. The maintenance of the proposed protection zone around the site will also further ensure the establishment of native plants on-site.

Key Considerations and Project Next Steps

1 *The City of Camilla could develop a property transfer plan for the acquisition of the Camilla Wood Treating Company Superfund site property to enable the community's planned uses for the site to move forward.*

A deed notice for the Camilla Wood Preserving Company site currently resides in a local bank in Fitzgerald, GA. The City of Camilla could coordinate with this bank and Mitchell County to acquire the site property through involuntary acquisition, a tax foreclosure process, or other means. (See the tax parcel and site ownership map in Appendix D). The City could also refer to EPA's 2002 Bona Fide Prospective Purchaser provisions to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). For more information on these Amendments, please refer to: <http://www.epa.gov/brownfields/pdf/bfpp0502.pdf>.

2 *The City of Camilla could consider gathering additional site information regarding the existing vegetation and wildlife on and surrounding the site.*

The City of Camilla could inventory existing vegetation and wildlife located in the northern, wooded portion of the site as well as around the site's western and southern perimeters to determine existing site conditions in greater detail. Understanding the site's existing vegetation and wildlife could help the city plan for the site's short and long-term vegetation management and maintenance. An existing vegetation and wildlife inventory could also help the city to choose compatible plant species that would strengthen and enhance the existing plant communities of the site and serve as viable habitat for wildlife in the area. This research could provide an opportunity for a high school class to engage at the site as part of a school project or as part of an internship with the Parks and Recreation department.

Key Considerations and Project Next Steps (continued)

3 *The City of Camilla could pursue partnerships with various organizations and foundations to help ensure the implementation of the site's drainage, utilities, and vegetation plans.*

The City of Camilla could pursue partnerships with local, regional, and national organizations and foundations like the Mitchell County Parks and Recreation Department and the US Soccer Foundation to identify resources to support the development of the recreational facilities proposed for the site.

4 *The City of Camilla and EPA can continue to coordinate with each other to help ensure that the site's reuse and long-term stewardship ensures the protectiveness of the site's remedy.*

In terms of local community outreach, the City of Camilla and EPA can also coordinate to provide area neighborhoods with regular information updates and additional opportunities for community members to come together to discuss ongoing plans for the site's reuse.

5 *The City of Camilla and EPA will be able to revisit the reuse planning process as future response activities at the site take place.*

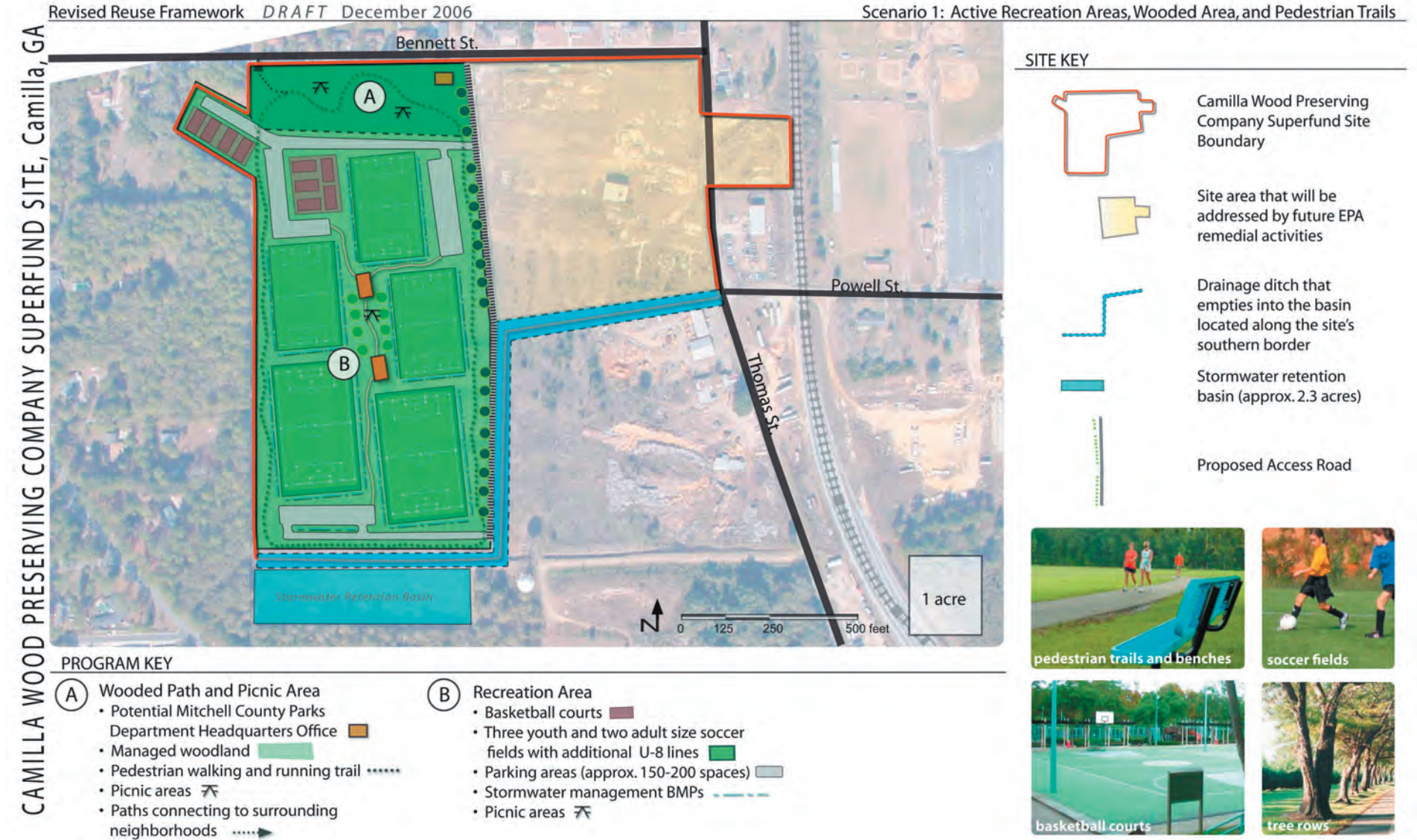
Coordination between EPA and local stakeholders will help ensure that remedy and reuse considerations can be integrated to the greatest extent possible in the eastern portion of the site. This coordination will also potentially enhance opportunities to link together land uses located on different parts of the site. Following completion of current response activities, EPA anticipates that response activities in the eastern portion of the site will begin in approximately five to ten years.

Appendices

- Appendix A: Initial 2007 Draft Reuse Framework Plans, Final Site Layout Plan, and Construction Details and Diagrams
- Appendix B: Native Plants at the Camilla Wood Preserving Company Site
- Appendix C: Photographs of the 2006-2007 Removal Action
- Appendix D: Tax Parcel Map and Existing Electric Utilities Map
- Appendix E: List of Project-Related Acronyms
- Appendix F: Camilla Wood Preserving Company Superfund Site Reuse Report, 2004

Appendix A: Initial 2007 Draft Reuse Framework Plans, Final Site Layout Plan, and Construction Details and Diagrams

The following three draft reuse framework plans were presented to the site's Land Use Committee in December 2006. The committee determined that the third framework on page A-4 had the appropriate number and types of recreation areas. The committee also determined that third design could potentially allow for future recreational developments. The final reuse framework plan, based on the committee's discussions of these initial frameworks, is on pages six and seven of this report.








CAMILLA WOOD PRESERVING COMPANY SUPERFUND SITE, Camilla, GA

Revised Reuse Framework *DRAFT* December 2006

Scenario 2: Active Recreation Areas, Potential Reuse of Existing Buildings, Wooded Area, and Pedestrian Trails














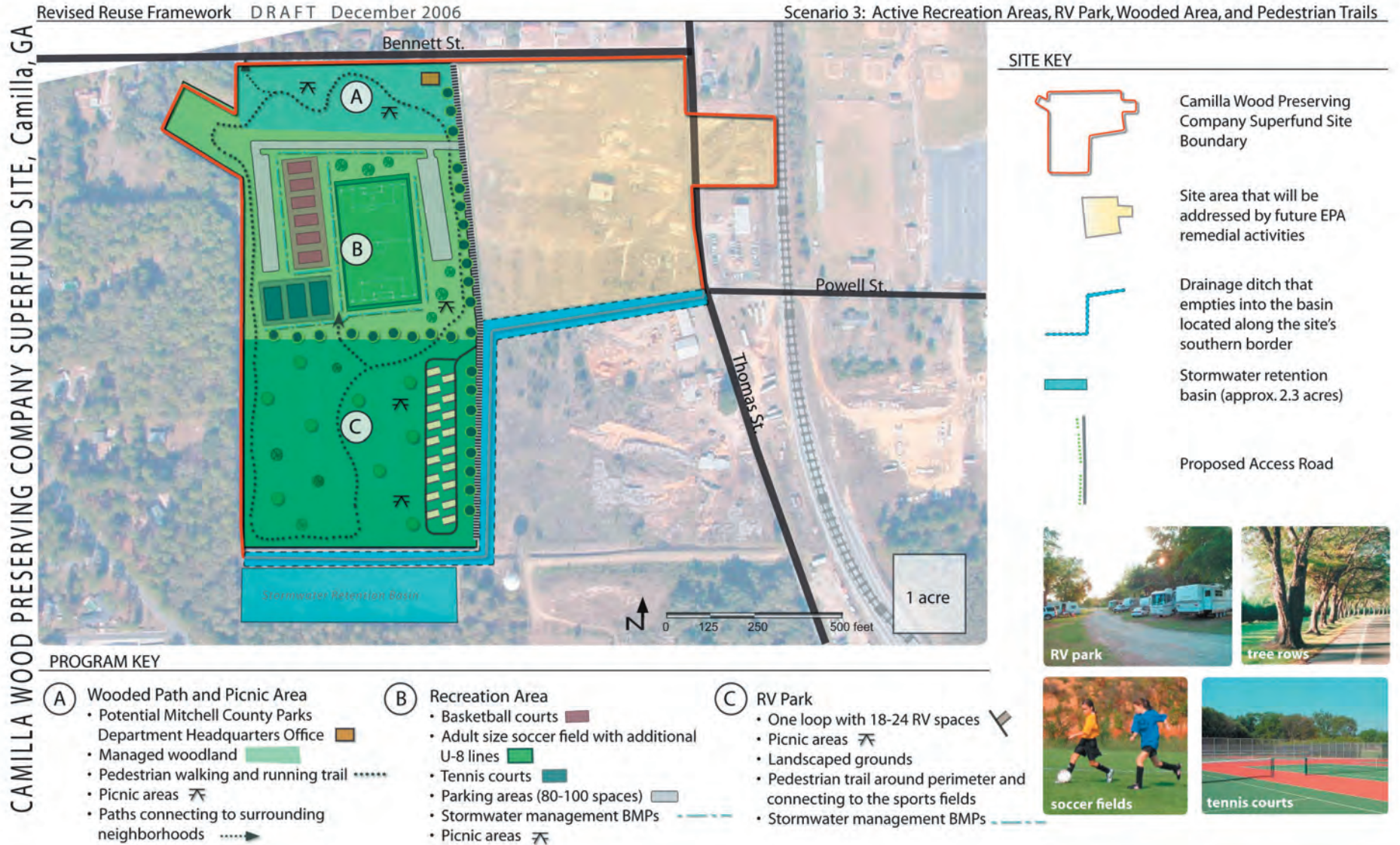
SITE KEY

-  Camilla Wood Preserving Company Superfund Site Boundary
-  Site area that will be addressed by future EPA remedial activities
-  Drainage ditch that empties into the basin located along the site's southern border
-  Stormwater retention basin (approx. 2.3 acres)
-  Proposed Access Road

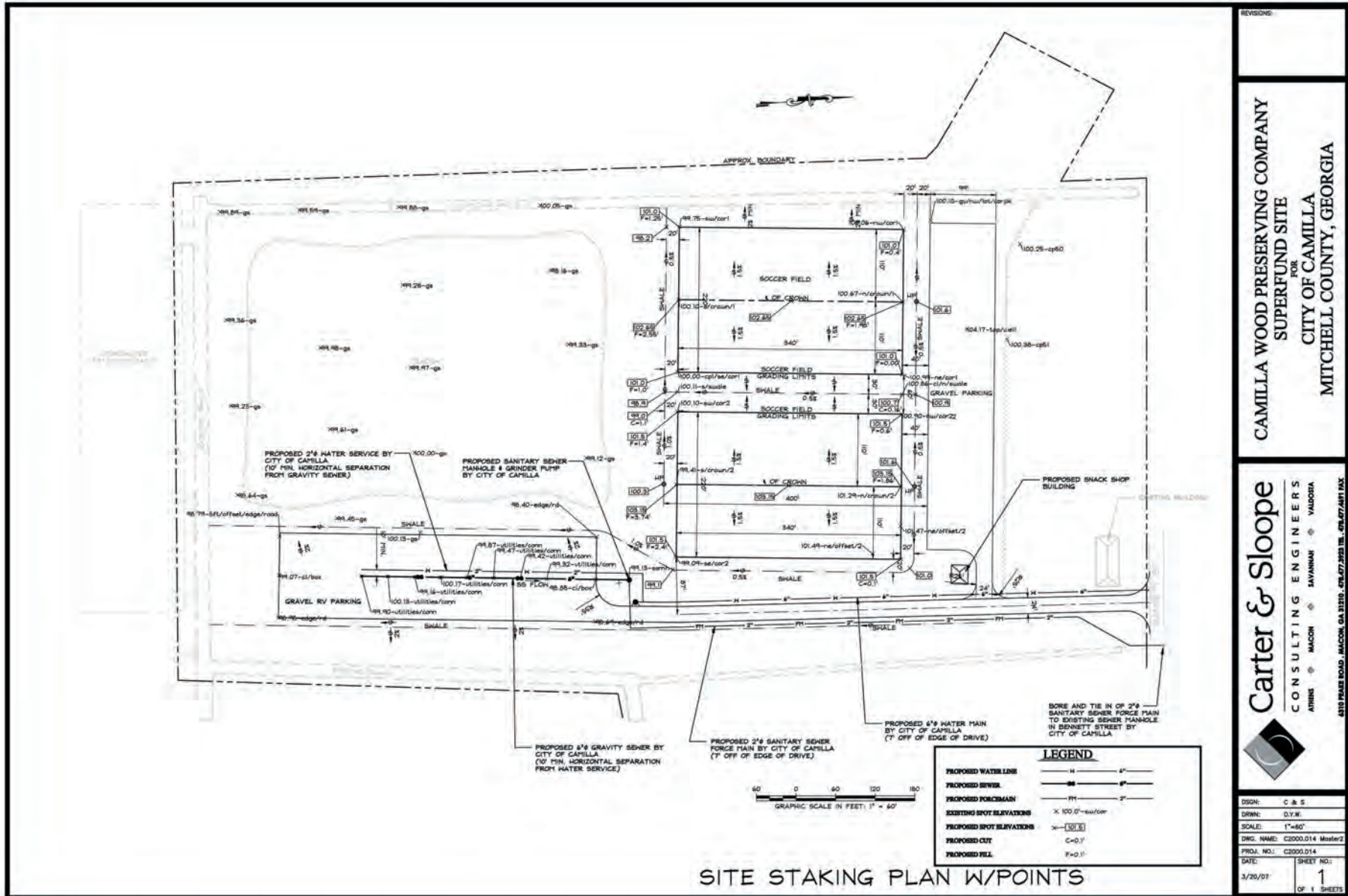


PROGRAM KEY

- | | | |
|---|--|---|
| <p>(A) Wooded Path and Picnic Area</p> <ul style="list-style-type: none"> • Potential Mitchell County Parks Department Headquarters Office  • Managed woodland  • Pedestrian walking and running trail  • Picnic areas  • Paths connecting to surrounding neighborhoods  | <p>(B) Recreation Area</p> <ul style="list-style-type: none"> • Basketball courts  • Two youth and one adult size soccer fields with additional U-8 lines  • Parking areas (approx. 150-200 spaces)  • Stormwater management BMPs  • Picnic areas  | <p>(C) Potential Reuse of Existing Buildings</p> <ul style="list-style-type: none"> • Potential gathering space • Potential use as a Mitchell County Parks Department maintenance and storage space • Shaded areas for walking and gathering • Pedestrian trail around perimeter and connecting to the sports fields  |
|---|--|---|



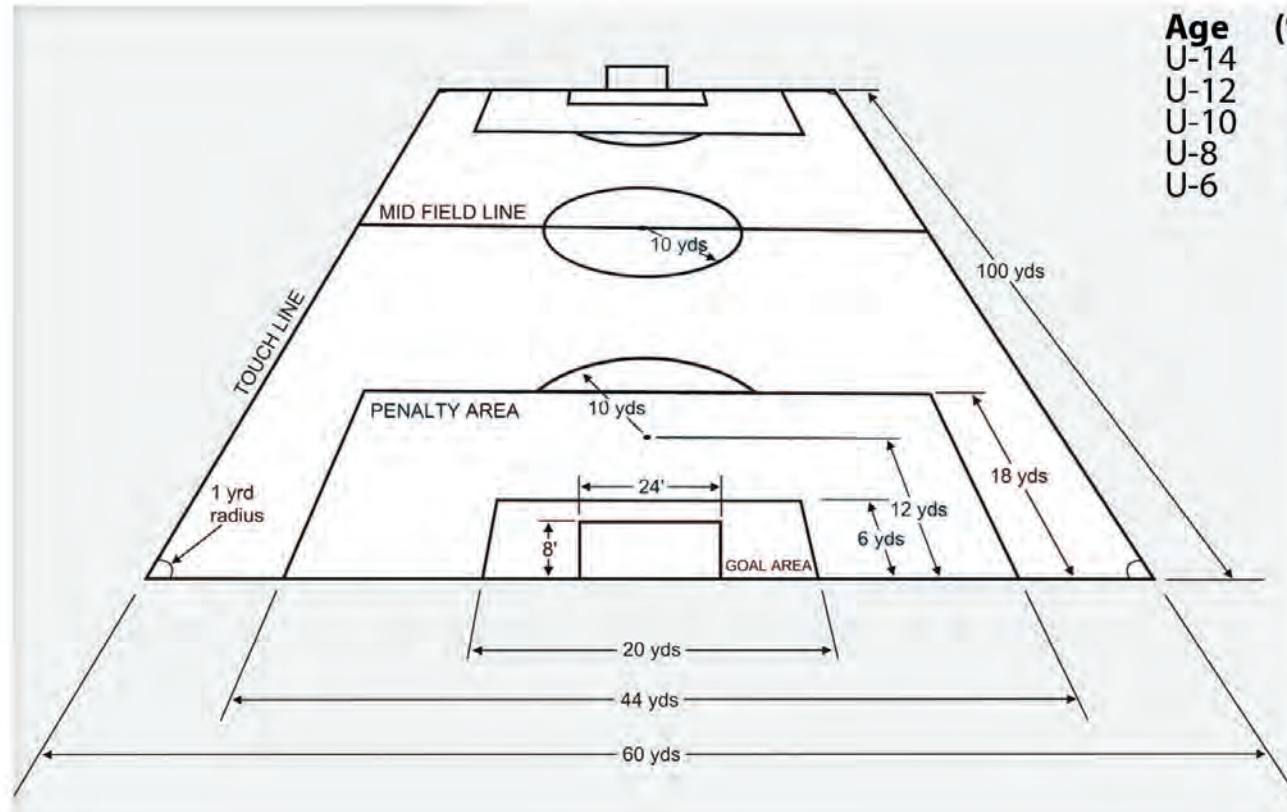
The following final site layout plan was used to site and stake the proposed recreational programs, including the sports fields, RV park, parking areas, and flexible open space.



The following collection of construction detail examples and diagrams is intended to serve as a reference for the City of Camilla as it moves forward with the park's design and construction.

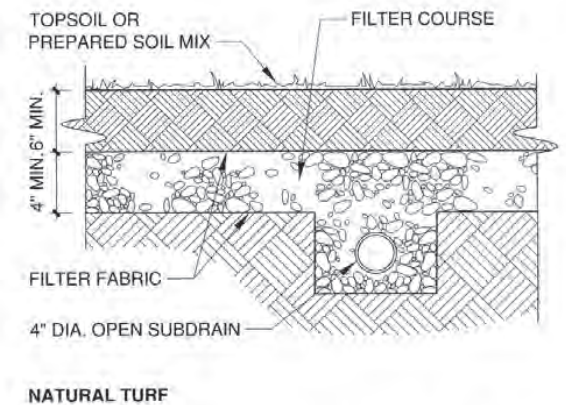
SOCCER FIELDS

Adult Soccer Field Dimensions (in yards)



Soccer Field Dimensions by Age Group

Age	(% Adult Size)	Field Size (in yards)
U-14	(100%)	60 x 100
U-12	(80%)	50 x 80
U-10	(70%)	40 x 70*
U-8	(50%)	25 x 50*
U-6	(25%)	15 x 30

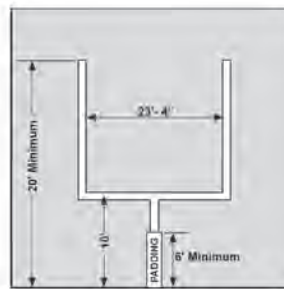
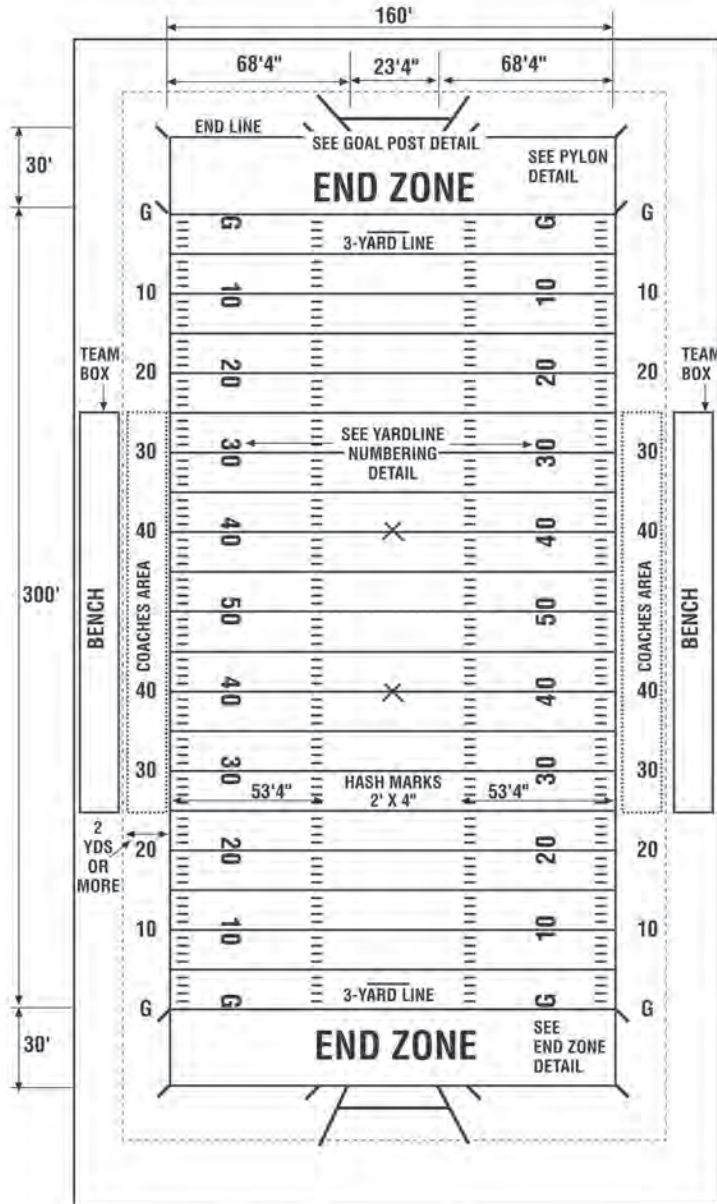


Sources:

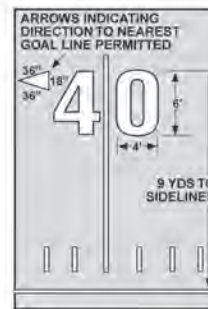
Dines, Nicholas T., 1999, *Time-Saver Standards: Site Construction Details Manual*/New York: McGraw-Hill.

Hopper, Leonard J., 2007, *Landscape Architectural Graphic Standards*, Hoboken, N.J.: John Wiley & Sons.

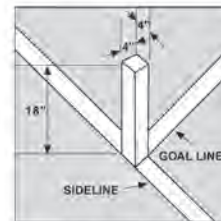
FOOTBALL FIELDS



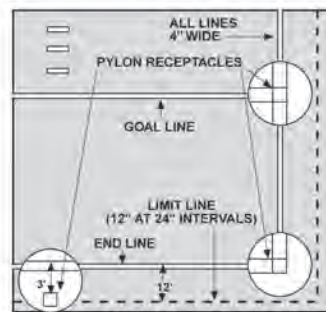
GOAL POST DETAIL



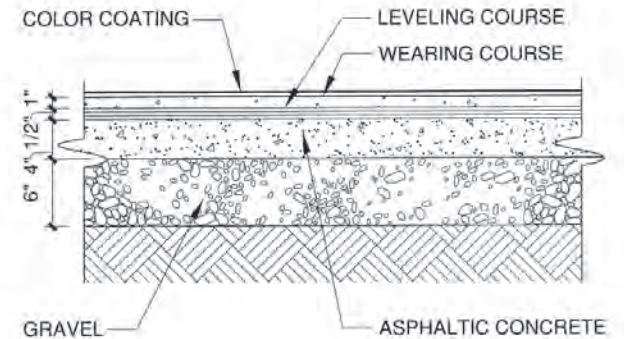
RECOMMENDED YARD-LINE NUMBERING



PYLON DETAIL



END ZONE DETAIL



BITUMINOUS CONCRETE

Youth Football Field Dimensions

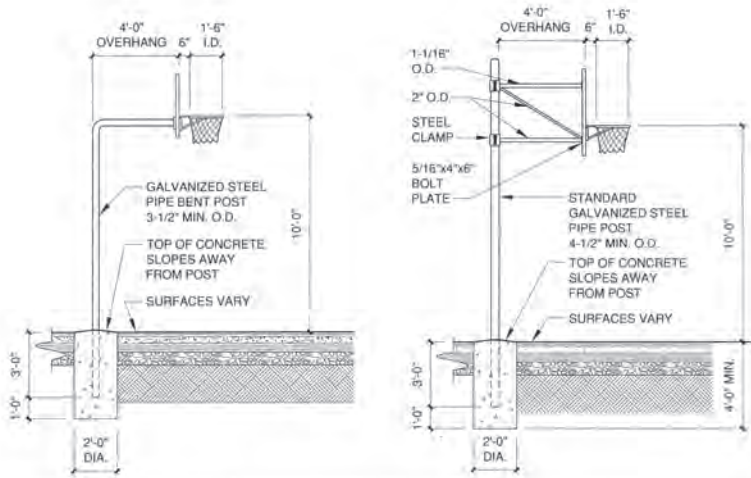
- Tiger 40 x 100 yds. (80 yd. field plus endzones)
- Pee-Wee 40 x 80 yds. (60 yd.. field plus endzones)

References:

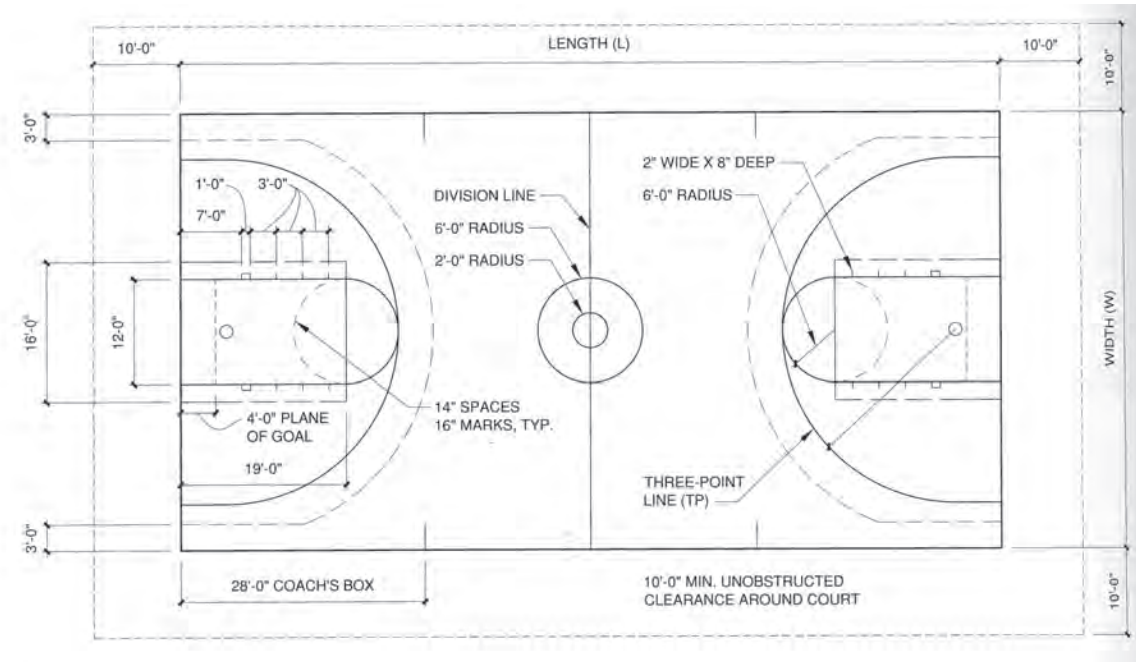
<http://www.scstma.org/upkeep/resources/files/hs-football-field-dimension.pdf?PHPSESSID=79669d2e763070deba7f3d1f51132320>



BASKETBALL COURTS



BASKETBALL STANDARDS



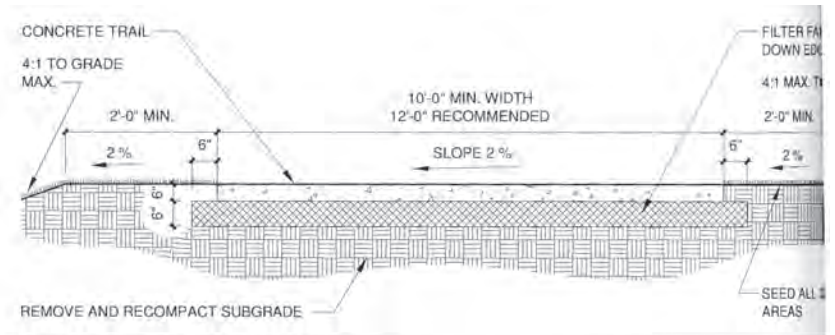
PEDESTRIAN TRAILS



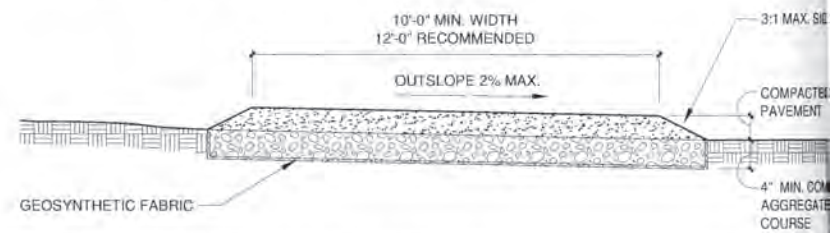
PEDESTRIAN TRAIL EXAMPLES



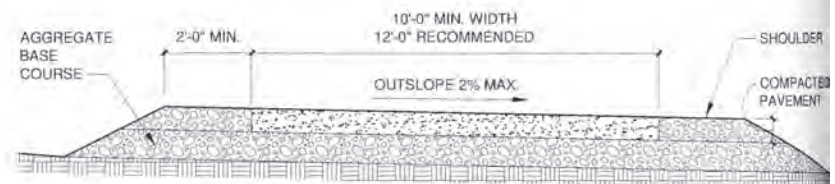
TRAIL SURFACE MATERIAL EXAMPLES: HONEYCOMB GRIDS, ASPHALT, MULCH, AND PEA GRAVEL



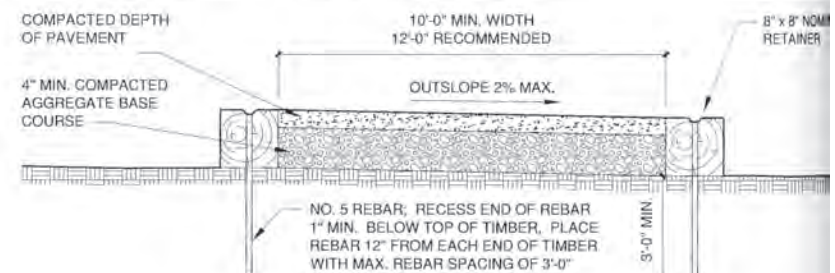
MULTIUSE TRAIL—SECTION



BITUMINOUS SURFACING—NO SHOULDERS



BITUMINOUS SURFACING WITH SHOULDERS



BITUMINOUS SURFACING WITH RETAINERS

RV CAMPGROUND



RV PARK EXAMPLES

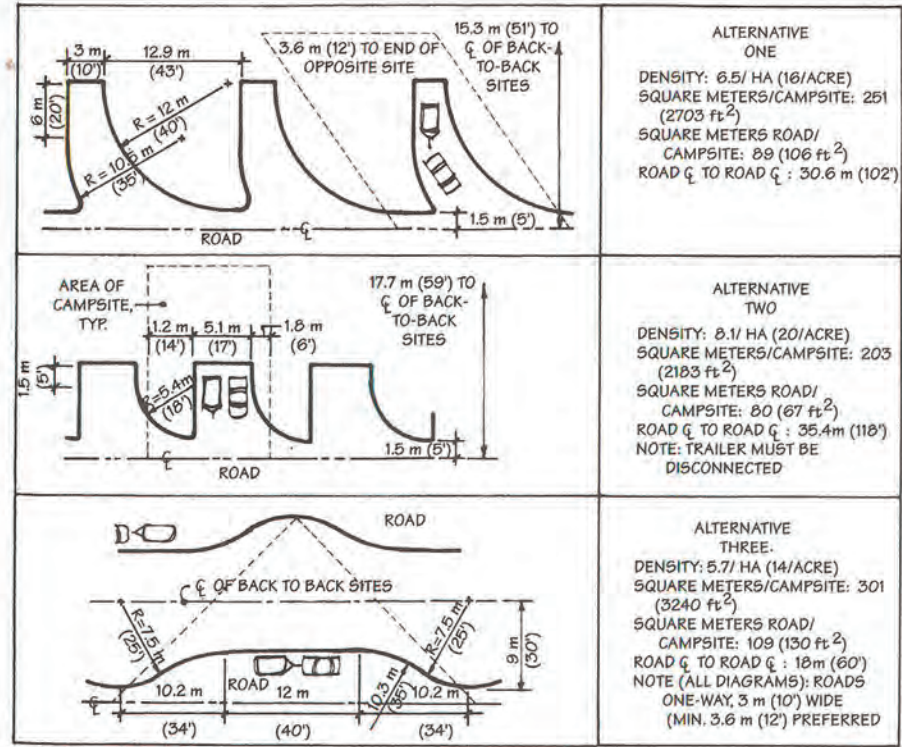
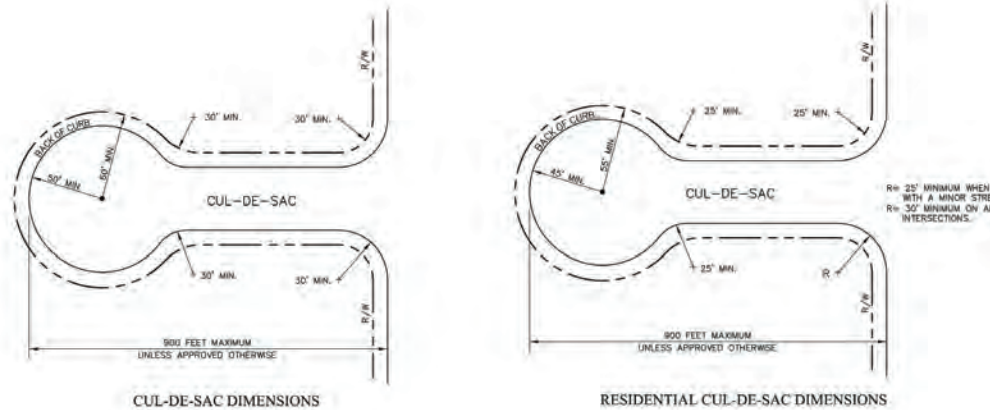
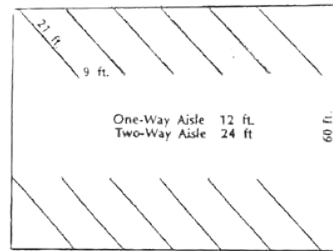


Figure 4.13. Sample motor camping layouts.

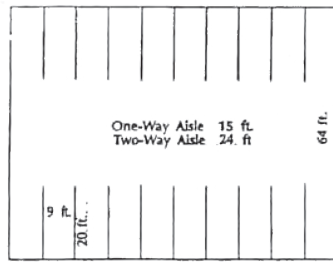
RV CUL-DE-SAC LAYOUT



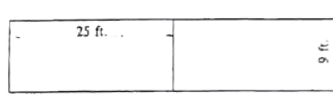
PARKING LAYOUTS



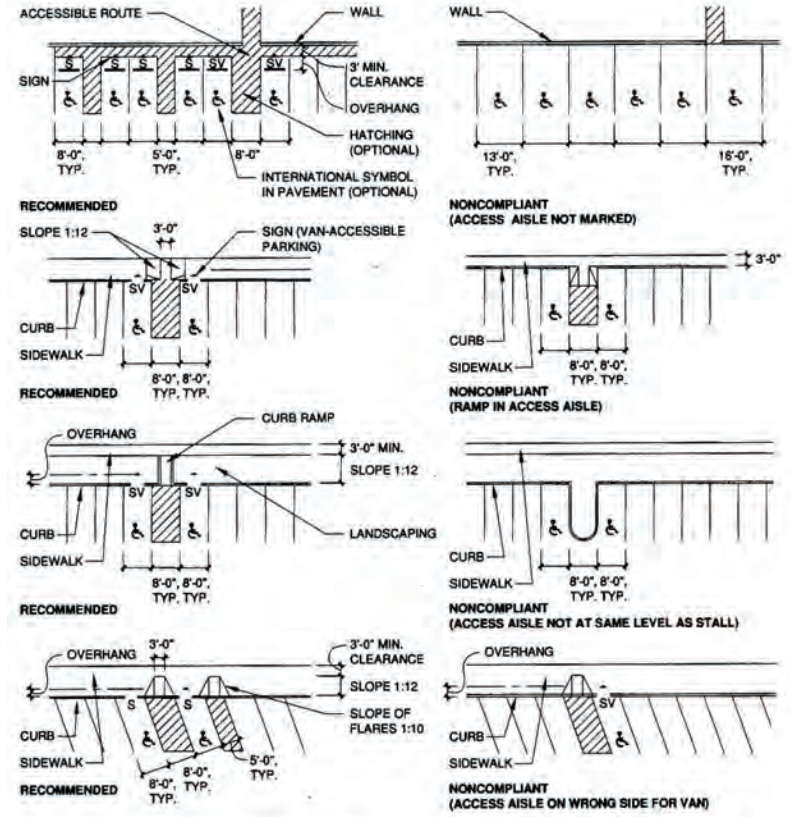
30-75 Degree Parking



76-90 Degree Parking



Parallel Parking



S—accessible parking sign; SV—van-accessible parking sign.

ACCESSIBLE PARKING LAYOUTS



POROUS BLOCK PAVING EXAMPLE



EXAMPLE OF A BIOSWALE AT THE EDGE OF A PARKING AREA



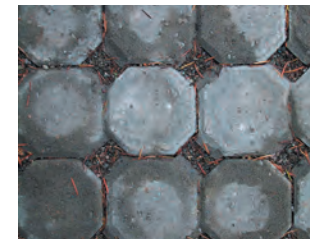
INTERLOCKING MESH WITH GRAVEL (ABOVE) AND GRASS (LEFT) SERVE AS A POROUS PAVER ABLE TO WITHSTAND VEHICULAR LOADS



ASPHALT

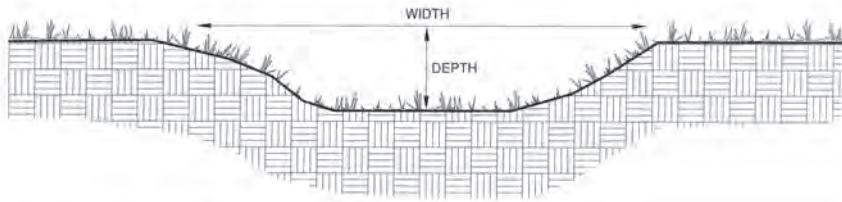


PEA GRAVEL

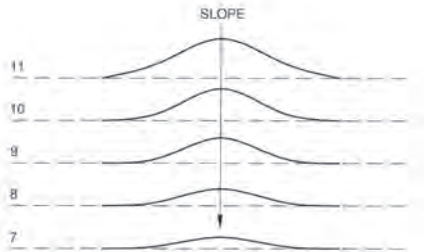


POROUS BLOCK PAVER EXAMPLE

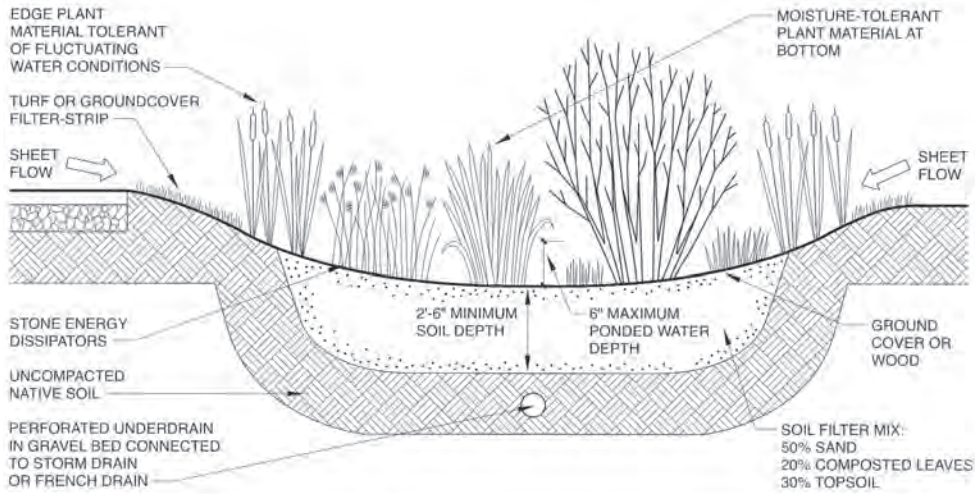
STORMWATER MANAGEMENT STRATEGIES: DRAINAGE SWALES



CROSS SECTION OF DRAINAGE SWALE WITH ALL TURF



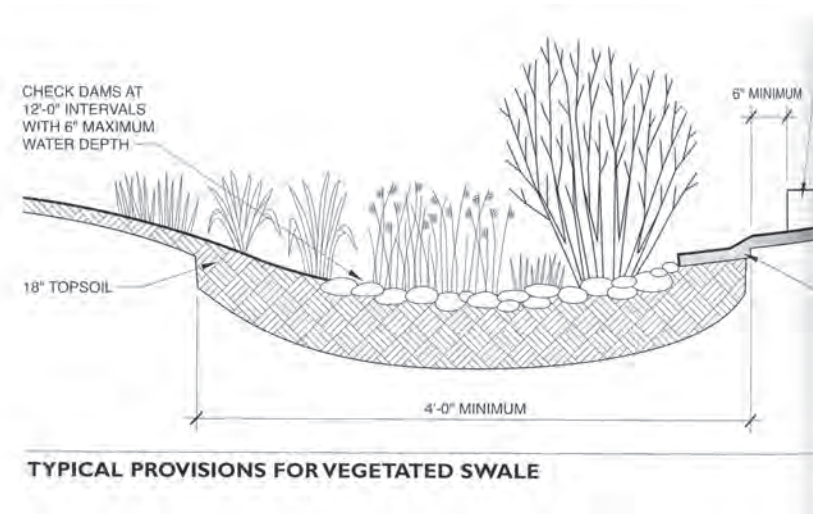
PLAN DRAWING AS SHOWN ON THE "L" SERIES OF DRAWINGS WITH SWALE AREA



TYPICAL PROVISIONS FOR RAIN GARDEN

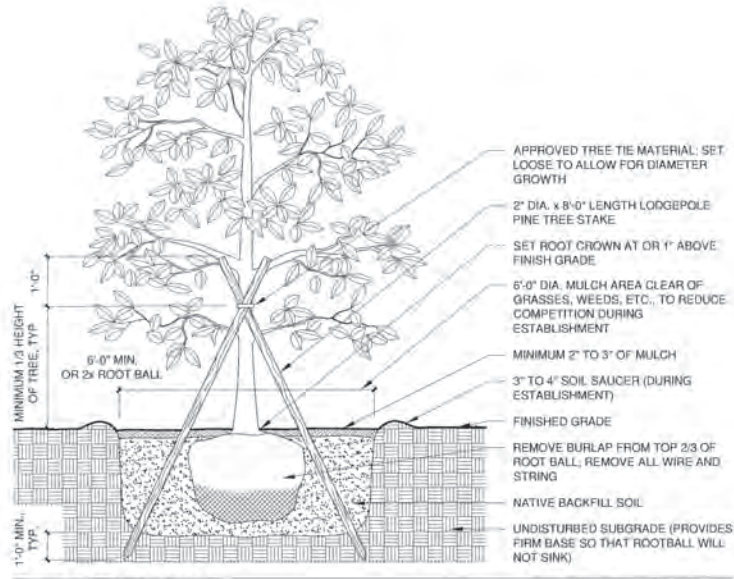


EXAMPLE OF A BIOSWALE AT THE EDGE OF A PARKING AREA

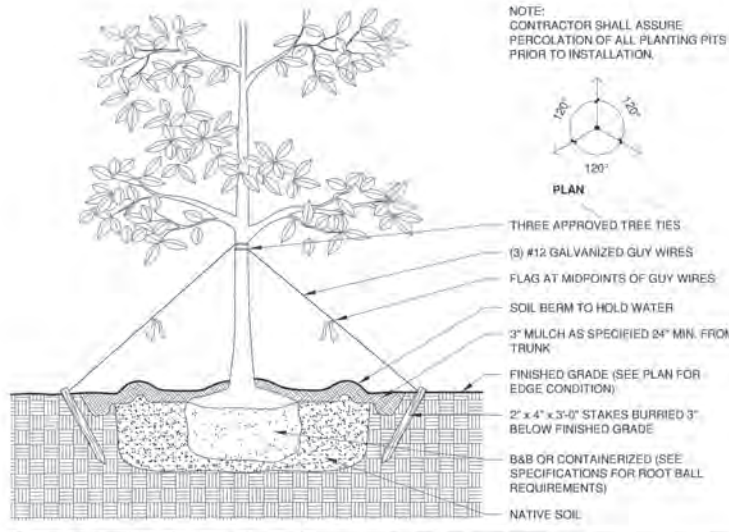


TYPICAL PROVISIONS FOR VEGETATED SWALE

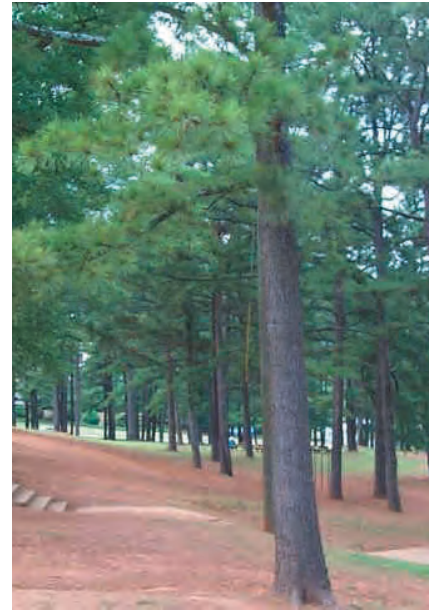
PLANTING DETAILS: STAKING TREES



TWO ANGULAR STAKES



THREE GUY WIRE STAKING SYSTEM



VIEWS OF LOBLOLLY PINES, ONE OF SOUTHERN GEORGIA'S MOST PROMINANT PINE SPECIES.

Appendix B: Potential Native Plants for the Camilla Wood Preserving Company Site:

What are Native Plants and Why Should We Plant Them?

Native plants are species that have grown naturally in an area, rather than being brought in by people from different regions and habitats. They are uniquely adapted to local conditions because they have evolved in accordance with the physical factors, such as climate (temperature and rainfall), soils and geology, specific to their region. They have also co-evolved over the millennia with other organisms of the region, such as other plants, animals (including pollinators and insects), fungi and soil biota. When restoring landscapes, it is best to plant only those natives that naturally occur in the particular habitat, because they are suited to both the physical and biological conditions of the site.

Cultivated varieties (cultivars) of native species are selections that people have propagated to encourage specific horticultural traits. These cultivated plants do not possess the genetic diversity that exists in wild native populations. So, while good for many native plant gardens, cultivars are not appropriate for restoring native habitats: they don't supply the genetic diversity that species require over time to survive in nature's ever-changing conditions of drought, flooding, freezing, insect infestation and disease.

Benefits of natives

- Require little maintenance after establishment if plants are properly matched with site conditions
- Withstand regional temperature and moisture extremes; less likely to be adversely affected by these extremes than many exotics
- Provide diverse sources of food and shelter for wildlife, and support native food chains
- Promote biodiversity
- Foster appreciation of our natural heritage and the beauty of our native landscapes

Basics about using natives

- Landscaping with native plants is art imitating nature. Visit natural areas and observe how plants occur in communities, and design accordingly; use plants that occur together in their natural habitats.
- The Piedmont and Coastal Plain are a mosaic of vegetation; different plant communities occur on dry, south and west facing slopes, for example, than appear on stream banks or cool, north facing slopes. So, when restoring landscapes or creating a native garden, match the right plants with the right site conditions; choose natives that grow in the same light levels, moisture levels, soil type (texture, pH, fertility), landscape position and aspect (the compass direction a hill-slope faces).

Native plants for wildlife

Native butterflies, insects, birds, mammals, reptiles and other species evolved with the native flora. Therefore, using native plants in the landscape supports and sustains these creatures year round. Native plants support insects that feed birds migrating or nesting in spring or summer. In fall, migrating birds depend on high-energy fruits produced by native shrubs, vines and trees. Nut-bearing trees, such as oaks, hickory and beech, provide food for a wide variety of animals. In winter, evergreen trees, like eastern red cedar, pines and American holly, provide important shelter and food.

Reference: Georgia Native Plants Society, "Landscaping with Native Plants in the Georgia Piedmont," <http://gnps.org/GNPSIs.pdf>

The following native plants have been selected for the Camilla Wood Preserving Company site based on hardiness zone, soil and light preferences, plant texture, and ornamental qualities.

Trees

Latin Name

Aesculus parviflora
Aesculus pavia
Aralia spinosa
Asimina triloba
Callicarpa americana
Carpinus caroliniana
Cephalanthus occidentalis
Cercis canadensis
Chionanthus virginicus
Cladrastis kentuckea
Cornus amomum
Cornus florida
Crataegus marshallii
Diospyros virginiana
Dirca palustris
Euonymus americanus
Fagus americana
Ilex opaca
Juniperus virginiana
Magnolia virginiana
Osmanthus americanus
Oxydendron arboreum
Pinckeya bracteata
Pinus taeda
Prunus serotina
Sassafras albidum
Taxodium distichum

Common Name

Bottlebrush Buckeye
 Red Buckeye
 Devil's Walkingstick
 Pawpaw
 American Beautyberry
 Musclewood
 Buttonbush
 Eastern Redbud
 Grancey Grey-beard
 American Yellowwood
 Silky Dogwood
 Flowering Dogwood
 Parsley Hawthorn
 American Persimmon
 Leatherwood
 Hearts-a-bustin'
 American Beech
 American Holly
 Eastern Redcedar
 Sweetbay Magnolia
 Devilwood
 Sourwood
 Fevertree
 Loblolly Pine
 Black Cherry
 Sassafras
 Bald Cypress

Shrubs

Latin Name

Agarista populifolia
Calycanthus floridus
Clethra alnifolia
Fothergilla major
Hydrangea quercifolia
Ilex verticillata
Itea virginica
Kalmia latifolia
Lindera benzoin
Myrica cerifera
Rhamnus caroliniana
Rhododendron canescens
Rosa carolina
Sambucus canadensis
Viburnum acerifolium
Viburnum rafinesquianum

Common Name

Pipestem Leucothoe
 Sweetshrub
 Summersweet
 Fothergilla
 Oakleaf Hydrangea
 Winterberry
 Virginia Sweetspire
 Mountain Laurel
 Spicebush
 Wax Myrtle
 Carolina Buckthorn
 Piedmont Azalea
 Carolina Rose
 Elderberry
 Mapleleaf Viburnum
 Downy Arrowwood

Wildflower Meadow Mixes**Latin Name**

Centaurea cyanus
Chamaecrista fasciculata
Coreopsis lanceolata
Coreopsis tinctoria
Cosmos sulphureus
Echinacea purpurea
Gaillardia pulchella
Gaura lindheimeri
Gypsophila elegans
Ipomopsis rubra
Lavatera trimestris
Linum grandiflorum rubrum
Lupinus perennis
Mirabilis jalapa
Monarda citrodora
Papaver rhoeas
Phlox drummondii
Rudbeckia amplexicaulis
Rudbeckia hirta
Salvia coccinea
Verbena tenuisecta

Common Name

Dwarf Cornflower
 Partridge Pea
 Lance-Lanced Coreopsis
 Plains Coreopsis
 Sulphur Cosmos
 Purple Coneflower
 Annual Gaillardia
 Gaura
 Annual Baby's Breath
 Gilia
 Tree Mallow
 Scarlet Flax
 Perennial Flax
 Four-O'Clock
 Lemom Mint
 Corn Poppy
 Annual Phlox
 Clasping Coneflower
 Black-eyed Susan
 Scarlet Sage
 Moss Verbena

Native Grass Mixes**Latin Name**

Andropogon gerardii
Schizachyrium scoparium
Sorghastrum nutans
Panicum virgatum
Tripsacum dactyloides

Common Name

Big bluestem
 Little bluestem
 Indiangrass
 Switchgrass*
 Eastern gamagrass**

* Switchgrass and eastern gamagrass should not be pre-mixed with fluffy-seeded species

** Eastern gamagrass is best when used alone for these applications

Turf Grasses**Latin Name**

Festuca arundinacea
Lolium perenne
Poa pratensis
Lolium multiflorum

Common Name

Turf-Type Tall Fescue
 Turf-Type Perennial Ryegrass
 Kentucky Bluegrass
 Annual Ryegrass

Invasive Plants -- NOT Recommended**Latin Name**

Elaeagnus umbellata
Hedera Helix
Imperata cylindrica (L.) Beauv.
Ligustrum sinense
Lonicera japonica
Paulownia tomentosa
Pueraria lobata
Rosa multiflora

Common Name

Autumn Olive
 English Ivy
 Cogongrass
 Chinese privet
 Japanese Honeysuckle
 Empress or Paulownia Tree
 Kudzu
 Multiflora Rose



Switchgrass
 (*Panicum virgatum*)



View of a Grassy Meadow

The following photographs were taken by EPA between December 2006 and June 2007.



Aerial Photo of the Site
12/11/2007



Aerial Photo of the Site
3/4/2007

The following photographs were taken by EPA between January and June 2007.

Preliminary Site Excavations and Remnant Removal



View of the Kobelco SK210 Track Excavator loading the Moxy Articulating Dump Truck with poles from the drip track area. 1/6/2007



General view, looking East, shows the flooded drip track excavated area after a rain. Link Belt Mini-Excavator and Cat 320 Excavator, excavating relief channels for drainage. 1/6/2007



View looking North of the 8' x 120' vessel and site as the Cat D5 Dozer removes vegetation in preparation to move the wood-preserving retort or vessel to the remedial site that is located just across Thomas Street to the West. 1/11/2007



Looking South as the Kobelco SK210 Excavator with the grappler continuing with the loading of the roll-off dumpsters. 1/13/2007

Pole Barn Removal



Pole barn #1 prior to demolition. 1/22/2007



View of pole barn #4 being pushed over with the Kobelco excavator. 2/7/2007



Looking northeast as the Kobelco SK 210 excavator, with grappler jaws, finishes pushing down pole barn #7. 2/22/2007



General view looking north, showing pole barns #6 and #7 debris and pole barn #8 remaining to be demolished. 2/22/2007

Grading Activities



Looking south from the edge of the drip pad zone at the clean up of the pole barn area. 2/27/2007



View of Camilla's consulting engineering surveyors setting up to begin the lay out for the proposed soccer fields. 3/21/2007



Looking southeast, as the Cat D-6 dozer builds and grades the western soccer field. 4/18/2007



General view looking west at the progress of the construction of the soccer field and parking area. 4/21/2007

Drip Track Stockpile and Remedial Access Road



Drip Track Stockpile in the Northeastern Area of the Site. 1/30/2007



Looking east at the Moxy articulating dump truck as it dumps a load of contaminated material in the second stockpile. The Kobelco SK210 excavator, with grappler jaws, continues with the stockpiling of debris. 3/5/2007



View looking east at the south haul road from Thomas street as a dump truck leaves the site after dumping a load of crusher run road base material. 4/19/2007

Stormwater Drainage Network Excavation



View looking east up the east/west ditch in the eastern section of the remedial site., showing the vegetation that has already started to grow on the slope. 4/17/2007



Looking west down the south ditch as the Cat 325 excavator continues to remove additional contaminated material from the invert of the ditch. 4/18/2007



Project manager operating the remote controlled sheepfoot "Whacker" compactor for the compaction of the backfilling of the ditches. 4/24/2007

Woodland Trail and Picnic Area Preparation



General view of a laborer beginning the grubbing and brush removal for the walking trail in the north wooded section of the western remedial site, starting at the office building. 4/17/2007



General view looking east at the trail head at the western entrance to the walking trail. 4/18/2007



View of the Kobelco SK210 excavator with grappler jaws removing the brush that was cleared from the walking trail. 4/23/2007

Wildlife Found On-Site



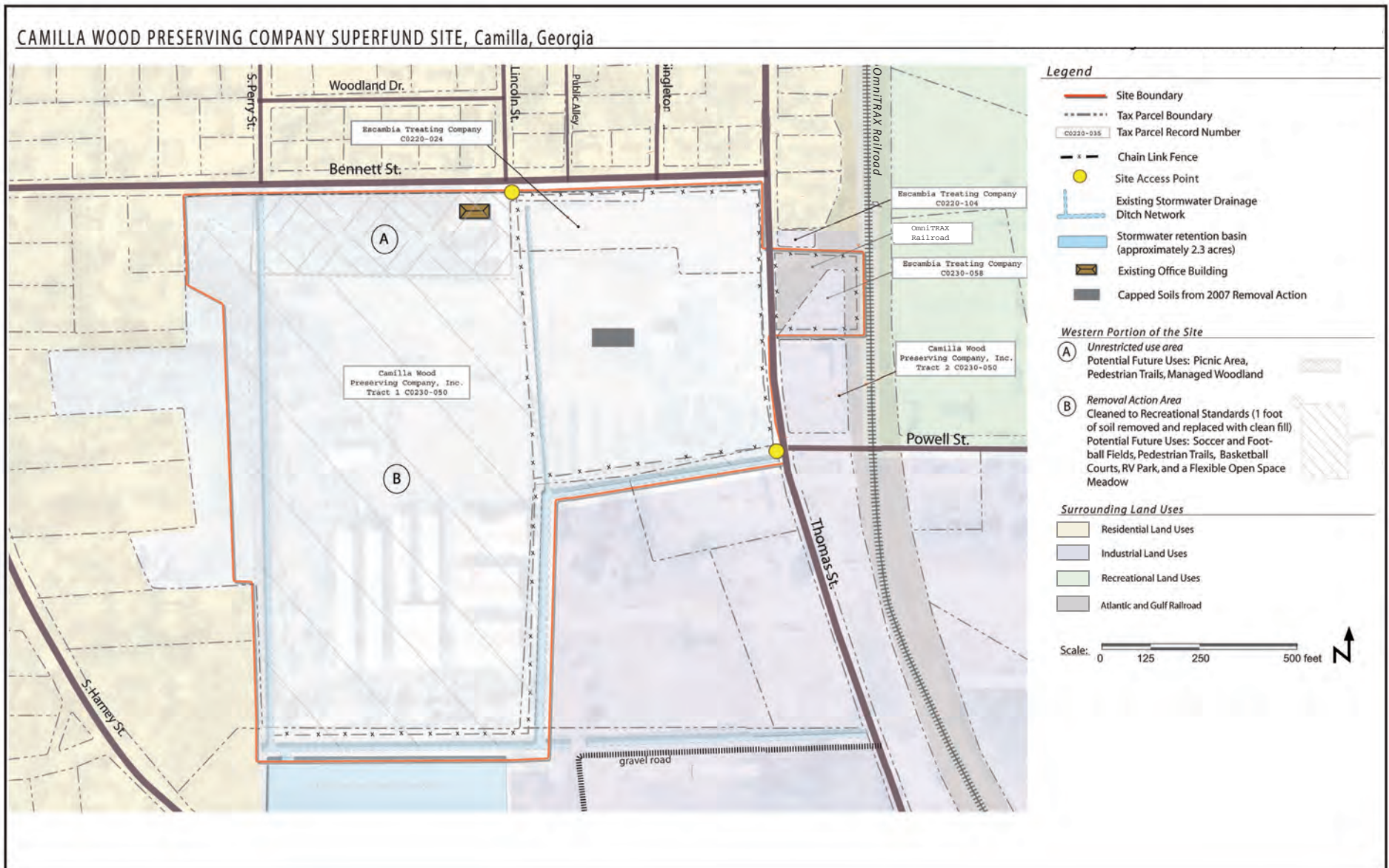
View of one of the turtles that surfaced during the pumping of water from the south ditch. 2/24/2007



An alligator that surfaced during the pumping operation of the south ditch. 2/26/2007



General view of 26 turtles that were released downstream of the Albany Hydro electrical power plant on the Flint River, near Albany. 3/10/2007





Joins Map No. SE-A-1-D

Joins Map No. SE-A-1-D

1 acre

COMPILED FROM: AMERICAN DIGITAL CARTOGRAPHY - ETAK MAPS,
U.S.G.S. MAPS, KUCERA PHOTODRAGRMMETRIC MAPS,
FIELD MAPS

SCALE
1" = 100 FEET

EXISTING ELECTRIC LINES

McLEAN ENGINEERING COMPANY, INC. MOUNTAIN VIEW, GEORGIA
DRAWN BY: C.T.C. CHECKED BY: M.L. DTD BY: E.P.M. FILE NO:

DATE	REVISION
2-11-00	UPDATED
5-11-01	UPDATED

DETAIL MAP			
ELECTRICAL UTILITY MAPS			
STATE	KEY	DETAIL	SHEET
GA	SE	A-1	C

Appendix E: List of Project-Related Acronyms

AR - (Administrative Record): List of all EPA documents used to develop a response action for a Superfund site. The AR culminates in the record of decision for remedial action or an action memorandum for removal actions.

ASTM - (American Society for Testing and Materials): ASTM International is a not-for-profit organization that provides a global forum for the development and publication of voluntary consensus standards for materials, products, systems, and services.

ASTSWMO - (Association of State and Territorial Solid Waste Management Officials): Association that focuses on the needs of state hazardous waste programs, non-hazardous municipal solid waste and industrial waste programs, recycling/minimization/reduction programs, Superfund/State cleanup programs, and underground storage tank and leaking underground storage tank programs.

ATSDR - (Agency for Toxic Substances and Disease Registry): Federal agency within the Department of Health and Human Services tasked to prevent exposure and adverse human health effects and diminished quality of life associated with exposure to hazardous substances from waste sites, unplanned releases, and other sources of pollution present in the environment.

CERCLA - (Comprehensive Environmental Response, Compensation, and Liability Act (1980)): The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment.

CERCLIS - (Comprehensive Environmental Response, Compensation, and Liability Information System): The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) is EPA's database management system, which maintains a permanent record of all information regarding all reported potential hazardous waste sites.

CIC - (Community Involvement Coordinator): EPA staff member responsible for Agency's community involvement activities at Superfund sites. The CIC coordinates community meetings, explains Agency activities, and works with communities to address local concerns and priorities.

EPA - (Environmental Protection Agency): Federal agency whose mission is to protect human health and safeguard the natural environment.

HAZMAT - (Hazardous Materials): Chemicals, usually the by-products of industrial processes, that pose a danger to human health and the environment.

HRS - (Hazard Ranking System): The HRS is the scoring system used by EPA's Superfund program to assess the relative threat associated with actual or potential releases of hazardous substances. The HRS is the primary screening tool for determining whether a site will be included on the National Priorities List (NPL), EPA's list of priority sites identified for possible long-term remedial action under Superfund. The scoring system assigns each site reviewed a value between 0 and 100. A score of 28.5 or higher means that the site is eligible for listing on the NPL.

MDEQ - (Mississippi Department of Environmental Quality): The Mission of the Mississippi Department of Environmental Quality is to safeguard the health, safety, and welfare of present and future generations of Mississippians by conserving and improving our environment and fostering wise economic growth through focused research and responsible regulation.

NCP - (National Contingency Plan): The National Oil and Hazardous Substances Pollution Contingency Plan, more commonly called the National Contingency Plan or NCP, is the federal government's blueprint for responding to both oil spills and hazardous substance releases.

NPL - (National Priorities List): The NPL is EPA's list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under Superfund. The list is based primarily on the score a site receives from the Hazard Ranking System. EPA is required to update the NPL at least once a year. A site must be on the NPL to receive money from the Trust Fund for remedial action.

O&M - (Operations and Maintenance): Activities conducted after a Superfund site remedial action is completed to ensure that the site remedy remains effective in the future.

OSRTI - (Office of Superfund Remediation and Technology Innovation): Manages the Superfund program, which was created to protect citizens from the dangers posed by abandoned or uncontrolled hazardous waste sites. Congress established Superfund through the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

OSWER - (Office of Solid Waste & Emergency Response): The Office of Solid Waste and Emergency Response (OSWER) develops guidelines and standards for the land disposal of hazardous wastes and underground storage tanks. OSWER also implements a program to respond to abandoned and active hazardous waste sites and accidental releases, including some oil spills, and encourages the use of innovative technologies for contaminated soil and ground water.

PA - (Preliminary Assessment): The PA is the first stage of EPA's site assessment process. It is a relatively quick, low-cost compilation of readily available information about a site and its surroundings. The PA emphasizes identifying populations and other targets that might be affected by a site's contamination. It includes a reconnaissance of the site and surrounding area, but not environmental sampling. The PA is designed to distinguish between sites that pose little or no potential threat to human health and sites that warrant further investigation.

PCOR - (Preliminary Closeout Report): EPA report that documents the completion of a site's remedy.

PRP - (*Potentially Responsible Party*): A party that has been identified by EPA as being liable for the costs of remediation at a contaminated site.

RA - (*Risk Assessment*): Qualitative and quantitative evaluation of the risk posed to human health and/or the environment by the actual or potential presence and/or use of specific pollutants.

RCRA - (*Resource Conservation and Recovery Act of 1976*): The regulatory system that manages hazardous waste from its generation to final disposal. RCRA imposes standards for transporting, treating, storing, and disposing of hazardous wastes. It is designed to prevent the creation of new hazardous waste sites by authorizing EPA to take administrative, civil, and criminal actions against facility owners and operators who do not comply with RCRA requirements.

RD/RA - (*Remedial Design / Remedial Action*): Remedial Design (RD) is the phase in Superfund site cleanup where the technical specifications for remedies and technologies are decided. Remedial Action (RA) follows the remedial design phase and involves the actual construction or implementation phase of Superfund site remediation. The RD/RA is based on the specifications described in a site's record of decision (ROD).

RI/FS - (*Remedial Investigation / Feasibility Study*): After a site is listed on the NPL, an RI/FS is performed at the site. The RI serves as the mechanism for collecting data, while the FS is the mechanism for developing, screening, and evaluating alternative remedial actions. The RI and FS are conducted concurrently. Data collected in the RI influence the development of remedial alternatives in the FS, which in turn affect the data needs and scope of treatability studies and additional field investigations.

ROD - (*Record of Decision*): This EPA document presents the final remediation plan for a site. It documents all activities prior to selection of the remedy, and provides a conceptual plan for activities subsequent to the ROD. The purpose of the ROD is to document the remedy selected, provide a rationale for the selected remedy, and establish performance standards or goals for the site or operable unit under consideration. The ROD provides a plan for site remediation, and documents the extent of human health or environmental risks posed by the site or operable unit. It also serves as legal certification that the remedy was selected in accordance with CERCLA and NCP requirements.

RPM - (*Remedial Project Manager*): EPA staff member responsible for the management of a site's remediation. A site's RPM directs all investigations, planning, remedial activities, and manages technical, legal, and community relations issues at assigned sites. The RPM also directs contractual efforts to ensure proper allocation of funds and that contractor activities are effective and efficient.

SARA - (*Superfund Amendments and Reauthorization Act of 1986*): This legislation amended the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1986. SARA's changes stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; required Superfund actions to consider the standards and requirements found in other state and federal environmental regulations; provided new enforcement authorities and settlement tools; increased state involvement in every phase of the Superfund program; increased the focus on human health problems posed by hazardous waste sites; encouraged greater citizen participation in site remediation plan designs; and increased the size of the Trust Fund to \$8.5 billion.

SI - (*Site Inspection*): Part of EPA's site assessment pipeline. The SI is a dynamic process tailored to the specific circumstances of individual sites; it is not a standardized process to be repeated at every site. The objective of the SI is to gather information to determine if a site poses a threat to human health or the environment in order to support a site decision regarding the need for further Superfund action. The SI begins by verifying the hypothesis put forth in the PA by collecting and analyzing wastes and environmental media samples to determine whether hazardous substances are present at a site and are migrating into the surrounding environment. The SI data is used for removal actions, other response actions, and to determine if the site is eligible for inclusion on the NPL.

SRI - (*Superfund Redevelopment Initiative*): A national EPA program that focuses on the return of Superfund sites to productive use, the development of site remedies consistent with a community's reasonably anticipated future land use, and the facilitation of the reuse of sites where appropriate. SRI's website provides links to multiple tools, including Ready for Reuse Determinations, partnership opportunities, and ongoing programs, that can help communities, localities, EPA and state agency staff, and other interested parties work together to facilitate the reuse of Superfund sites.

TRI - (*Toxics Release Inventory*): Database of toxics releases in the United States compiled from SARA Title III Section 313 reports containing information concerning waste management activities and the release of toxic chemicals by facilities that manufacture, process, or otherwise use such materials. Citizens, businesses, and governments can then use this information to work together to protect the quality of their land, air, and water.

Appendix F: Camilla Wood Preserving Company Superfund Site Reuse Report, 2004



Superfund Redevelopment
Initiative Pilot Project

**Reuse and Revitalization at
the Camilla Wood
Preserving Company Site**
Camilla, Georgia

Project Report
April 2004

Prepared for
The City of Camilla

Project Team
E² Inc.
D.I.R.T. studio

Funded by
United States Environmental
Protection Agency
Superfund Redevelopment
Initiative (SRI)



View of site along former drip track



View of remnant pole barns



View of debris southeast of the site



View of stormwater ditch south of site

Introduction

The U.S. Environmental Protection Agency (EPA)'s primary responsibility at Superfund sites is the protection of human health and the environment. Since 1995, it has also been EPA policy to consider reasonably anticipated future land uses when making remedy decisions at Superfund sites, so that the remediation of these sites can allow for safe reuse for commercial, recreational, ecological, or other purposes. Since 1999, EPA's Superfund Redevelopment Initiative (SRI) Pilot Program has been helping communities and stakeholders plan for reuse at more than 70 National Priorities List (NPL) sites across the country.

With forethought and planning, communities can collaborate with land owners, Potentially Responsible Parties (PRPs) and the EPA to help return sites to productive use without jeopardizing the effectiveness of the remedy developed to protect human health and the environment. Across the nation, more than 330 former NPL sites are in productive reuse or have plans for their reuse are under development. The commercial and industrial use of these sites supports 15,000 jobs and a half-a-billion dollars in annual incomes. Other sites are providing more than 60,000 acres for ecological and recreational uses.

Reuse planning at NPL sites presents a unique set of obstacles, challenges, and opportunities. Superfund site designation represents a commitment from EPA that a site's contamination will be remediated and that the site will be made safe for human health and the environment. However, reuse considerations at these sites can be complicated by several factors, including the level and complexity of contamination, the regulatory and liability scheme used to enforce site remedies, and unclear or resistant site ownership, which can lead to a lengthy and contentious remediation process. Any successful reuse planning effort must be mindful of how a site's reuse and remediation will work together, involve and expand the capacity of diverse stakeholders to meaningfully participate in the process, and take into account the long time frames often involved in NPL site remediation.

In 2002, the City of Camilla, Georgia, received a pilot grant from EPA's Superfund Redevelopment Initiative to undertake a community-based planning process to develop future land use recommendations for the 40-acre Camilla Wood Preserving Company NPL site. The City worked with the Project Team, environmental consultants E² Inc. (Ecology + Economics) and the industrial site architecture firm D.I.R.T. studio, to establish a community-based Land Use Committee (LUC), which managed the reuse planning process. This report presents the Committee's reuse recommendations and the conceptual site reuse strategy for the site. The contents of this report include:

- Executive Summary + Project History
- The Site + Its History
- Regional Context + Land Use
- The Land Use Committee
- Priorities for Future Use
- The Conceptual Reuse Framework
- Acknowledgments
- Report Appendices (included in a separate document)



The Camilla NPL site is approximately 40 acres in size and is currently zoned industrial. A heavily wooded area within the site's boundaries is considered uncontaminated.

Executive Summary

The City of Camilla Georgia, with funding from the US EPA's Superfund Redevelopment Initiative, undertook a six-month reuse planning process for the abandoned Camilla Wood Preserving Company Superfund site. This community-based process has resulted in a reuse strategy that is built around a community park with recreational opportunities, while integrating a regional fire and rescue training facility and a small RV facility.

The size and location of the Camilla Wood Preserving property provides a unique opportunity for the City of Camilla to build a large park that serves the entire city. While smaller parcels exist throughout the community for commercial, industrial, residential and civic uses, few other parcels in the City have the advantage of the site's size and central location. The local community would like to capitalize on this opportunity and work towards creating a park that occupies 20 of the site's 40 acres. The remainder of the site would be set aside for fire and rescue training, a small, short-term stay RV park, and enhancements to the area's storm water management.

The Project Team and a committee of local residents from Camilla worked closely with representatives from the US EPA and Georgia Department of Natural Resources to ensure that the site's reuse and remedy would work together. The committee sought site reuses that met the community's needs, maintained site safety, and would expedite a cost-effective remedy.

Project History

In the Spring of 2002, Camilla Fire Chief David Irwin, on behalf of the City of Camilla, Georgia, requested assistance from EPA's Superfund Redevelopment Initiative (SRI) in his effort to reuse the Camilla Wood Preserving Company Superfund site as a multi-agency public safety training facility. SRI responded to this request by contracting with environmental consultants E² Inc. and industrial site architects D.I.R.T. studio (the Project Team) to assist the community in developing a site reuse plan that would inform EPA about the reasonably anticipated future land uses for the site.

E² Inc. assisted the City of Camilla with the formation of a Land Use Committee (LUC) representing a broad cross section of stakeholders. Once the LUC was formed, the Project Team worked with the LUC via two working meetings and teleconferences to develop a conceptual site reuse framework and recommendations for the site's remediation phasing. The Project Team also worked closely with Leo Francendese, EPA's Remedial Project Manager for the site, to cross-reference reuse scenarios with possible remediation strategies.

E² Inc. presented a draft conceptual site reuse framework to the City Council on June 9th, 2003. After the City Council meeting, the framework was displayed at City Hall to allow adequate time for both City Council review and public comment. In the fall of 2003, a final conceptual site reuse strategy for the Camilla Wood Preserving Company Superfund site was completed.



During operation, lumber was brought to the site along Bennett Street. The lumber was then soaked in preservatives and pressure treated using creosote until the 1980s. Pentachlorophenol (PCP) was also used in combination with creosote beginning in the 1970s, and was used exclusively after the late 1980s. The pressure-treated wood was placed on railroad tracks and transferred to the pole barns to dry and remain in storage.

The Camilla Wood Preserving Facility: Site History + Site Context

The Louis Wood Preserving Company originally constructed the wood processing plant on what is now the NPL site in 1947. The plant was purchased by the Escambia Treating Company in 1950. Eventually, Camilla Wood Preserving Company took over the plant and most of the site, and all operations were discontinued in early 1991, when the company went bankrupt.

The Camilla NPL site consists of two parcels: a 39.1 acre parcel owned by the Camilla Wood Preserving Company and a 1-acre parcel owned by the Escambia Treating Company, the former site operator. Property taxes have not been paid on both properties in many years, providing the City with an easy acquisition opportunity.

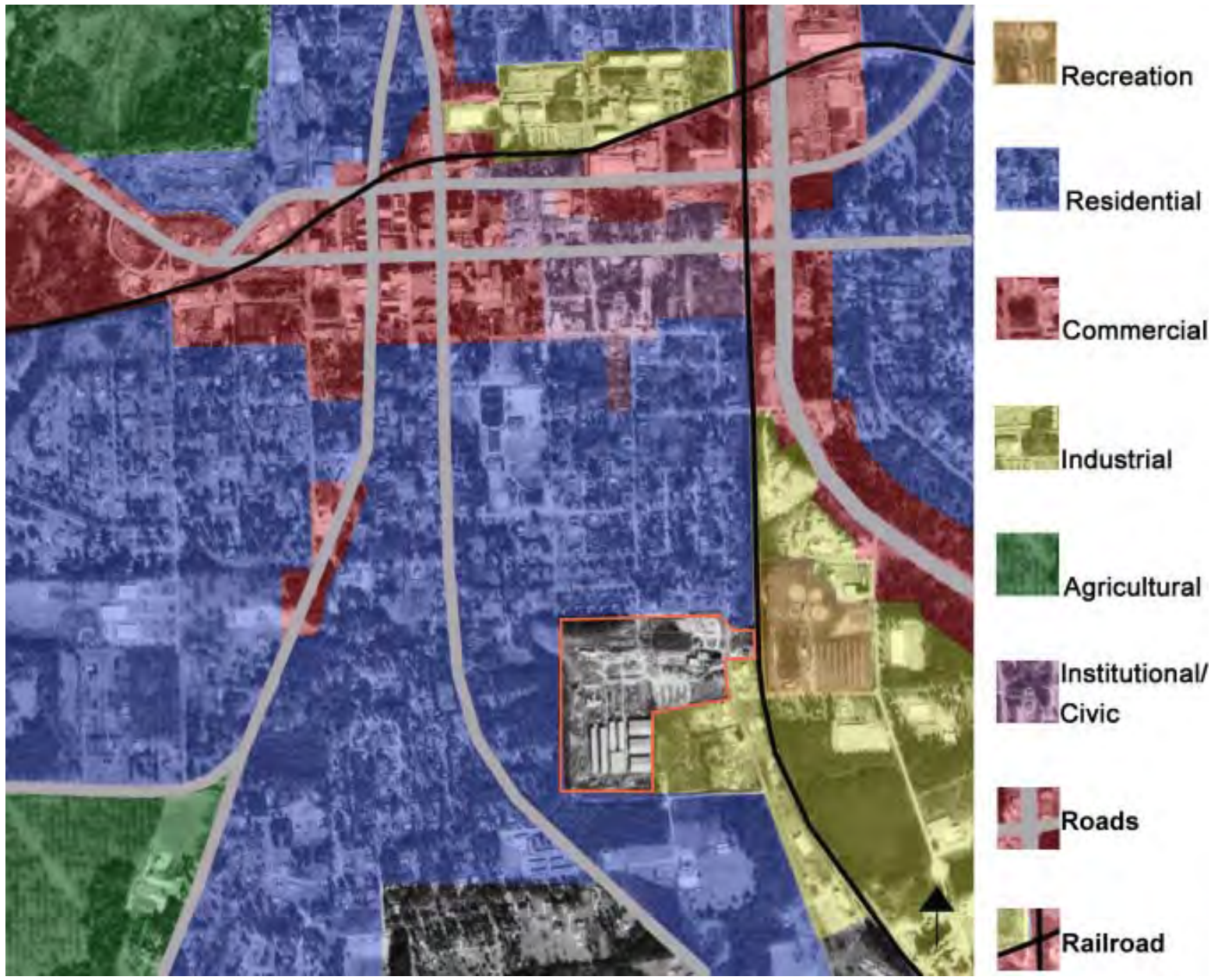
The site is bordered on the north by Bennett Street and on the east by Thomas Street, and abuts residential neighborhoods to both the north and west. The site and the land to the east of the site is zoned industrial with several light industrial uses currently in existence. Adjacent to the site on the east is an operating lumber mill, automobile repair center, and a Georgia Department of Transportation facility. Further to the south is a large parcel of land that is zoned residential but is not fully developed. To the east across the rail tracks is a high school football field and other community athletic fields.

A number of structures remain on the site. These structures are primarily large pole barns on the southern portion of the site with two small office buildings located at the northernmost end of the property. A small creek runs along both the western and southern edges of the site, carrying water into a retention pond at the southwest corner just outside the site (approx. 2.75 acres in size). Ground water at the site also runs in a southwesterly flow.

Contamination + Remediation Status

The site was listed on the NPL in 1998, following removal actions in 1991 and 1994. Elevated concentrations of polyaromatic hydrocarbons (PAHs) were detected in on-site soil (surface impoundments and waste piles) and in on-site ground water monitoring wells. Surface soils in the residential area north of the site were previously contaminated with anthracene, benzo(a)pyrene, naphthalene, pentachlorophenol, pyrene, and dioxins from the surface impoundment at the Camilla Wood Preserving Company site; this contamination was addressed by the earlier removals.

The site is currently in the Remedial Investigation and Feasibility Study (RI/FS) stage of EPA's pipeline of activities. While extensive sampling of the site soils, ground water, and surface water has been performed, the site's contamination was not fully delineated at the time this report was drafted. The draft RI/FS is scheduled for release at the end of 2004. Throughout the reuse planning process, the site's Remedial Project Manager kept the Land Use Committee and the Project Team informed regarding the most up-to-date information from the site's ongoing Remedial Investigation.



8 The site and surrounding land uses

Regional Context + Land Use

The Camilla Wood Preserving Company site is located in the City of Camilla, in the southwestern corner of Georgia. Camilla is on Georgia State Route 19, and is about 60 miles from Tallahassee, Florida, the nearest large city. Camilla has a population of 5,669 people, of which 65% are African American, and is located within Mitchell County, which has a population of 23,932. In 2000, the average income in Mitchell County was \$17,061, compared to \$21,154 in the State of Georgia. Land use near the Camilla Superfund site is shown on the adjacent diagram and is as follows:

Recreation

The high school football field, as well as several other ball fields and a large parking lot, are located across the tracks east of the site. While other recreational areas are located within the City of Camilla, this area appears to receive a great deal of use, perhaps because of the large crowd draw of school football games and the ample parking available.

Residential

The predominant land use surrounding the site is residential. Approximately 12 homes are within 25 yards of Bennett Street, directly across from the site. There are a few homes west of the site, although these homes are buffered from the site by a fairly dense woodlot.

Commercial + Civic

There are no commercial areas in close proximity to the site. The areas of predominant commercial land use are in downtown Camilla, approximately ½ mile north of the site. Route 19, northeast of the site, has some small commercial facilities such as gas stations and convenience stores. Downtown Camilla is the location of the majority of local institutional and civic facilities, including City Hall and the Mitchell County Court House.

Industrial

Due to the proximity of the site to the rail corridor, surrounding land uses are predominantly industrial, both small and large scale. Surrounding industrial uses include a lumber mill and an oil refinery. While a specific analysis was not undertaken as part of the project, several vacant industrial properties are available for development in the area to the east and south of the site.

Agricultural

Although there is a modest amount of agricultural land within city limits, Camilla is surrounded by farmland, and has long been a center for the production and processing of peanuts, pecans, poultry, cattle, and cotton. Camilla serves as the county seat for Mitchell County, which ranks high among the state's counties in agricultural production.



The Land Use Committee

The Camilla Wood Preserving Company Superfund Redevelopment Initiative Pilot Project was established as a reuse planning process managed by a Land Use Committee (LUC), a seven-member body that met with the Project Team via teleconference and two meetings to develop a conceptual strategy for the site's next use. The City of Camilla served as the project's sponsor. The Project Team provided research, analysis, and design services, facilitated LUC meetings, identified potential resources, and developed a conceptual site framework and project report based on the LUC's reuse recommendations for the site.

The LUC structure was designed to ensure that the community-based group included a diverse range of interests and community characteristics including age, race/ethnicity, and economic level. Residents and property owners adjacent to the site, local business people, and local government officials were also sought out to participate in the Land Use Committee.

Committee Reuse Ideas

The LUC worked with the Project Team during the project's first committee meeting to identify reuse opportunities and issues of potential concern. LUC members indicated strong interest in the reuse of the site for several purposes, including recreation, economic development, and community uses. The LUC identified neighborhood safety, economic development, and the compatibility of site reuses with surrounding land uses as issues of potential concern.

Recreational Reuse Suggestions:

¼ mile track
Pedestrian trails
Fit-trails (exercise stations on walking trail)
Athletic fields
Pool

Economic Development Suggestions:

Industrial warehousing
Self-storage facility
Multi-agency fire and rescue training facility
Joint training facility and community facility
RV and camper facility
Retail stores

Community Development Suggestions:

Community center
Picnic and playground area
Open park space

Site Context: Top Left, clockwise - football field east of site; auto-repair shop on Thomas; rail corridor and industrial area southeast of site; home on Bennett Street.



View of the pole barns. Despite the location of a stormwater retention pond south of the site, the site itself has been known to flood during heavy storm events.

Priorities for Future Use

Throughout the design phase of the project, the Project Team and Land Use Committee spoke with the site Remedial Project Manager (RPM). The site RPM went to great lengths to inform and educate both the Team and the LUC regarding the site's contamination and proposed remediation and, as such, was an invaluable resource. It became a priority for all parties involved that the site's reuse be coordinated with the site remedy in an effort to streamline the remedial process, provide a forum for presenting alternative remedies, and work towards a common goal of reintegrating the site back into the community. Based on feedback from the Land Use Committee and discussions with the RPM, the Project Team developed a set of priorities for future use at the site, targeting specific areas of focus. These included:

Community Wide Site Re-Use

Because the site is in such close proximity to residences, the creation of a community amenity that would serve the neighborhood *and* the City was identified as a top priority. Currently, the site is fenced, with decaying on-site structures, and is viewed as a community eyesore. The Committee's goal is to improve the site's appearance and create a resource for children and adults.

Economic Development

The LUC initially stated a preference for a reuse that would bring economic benefit to the City of Camilla. Discussions focused on developing smaller parcels within the site boundary as light industrial facilities. After further deliberation, the LUC determined that the site neighborhood location made the site unsuitable for industrial uses and that industry would be best suited elsewhere. However, the possibility of locating a small RV park on the site was discussed and received wide approval by the LUC.

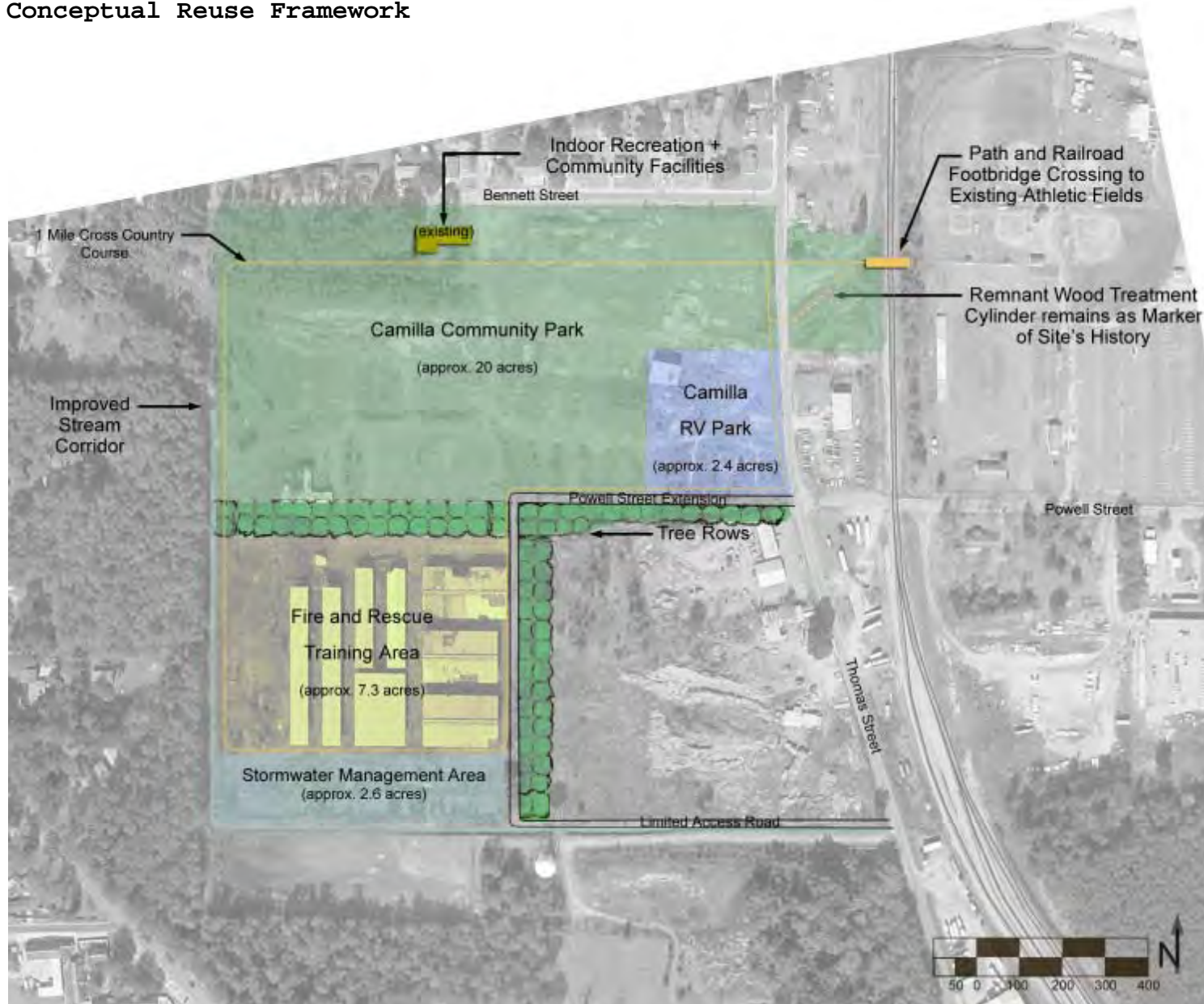
Ecology and Storm Water Management

Because of the tendency for surface water to collect on site, effective storm water management was identified as an important component in the site's reuse. Additionally, the stream corridor, with its limited vegetation and narrow stream channel, could be significantly improved during the process of remediating and re-programming the site.

Safe and Speedy Remediation

The LUC's first priority is that the site should be safe and that any site reuses should be appropriate for the community's needs. Beyond those concerns, the LUC indicated its support for reuses that would expedite the site's remediation. As such, the Committee sought to work with the Project Team and site Remedial Project Manager (RPM) to develop a reuse plan that would be consistent with an efficient, cost-effective, and expedient remedy for the site.

Conceptual Reuse Framework



A Conceptual Reuse Framework

Reuse priorities discussed by the LUC and Project Team were translated into a Draft Conceptual Framework for Reuse, which was presented to the Camilla City Council in June 2003. The initial framework provided for a community park and fire and rescue training facility, as well as large parcels for future light industrial uses. After review by the City Council, however, the Land Use Committee decided that, due to the site's neighborhood location and substantial acreage, the most appropriate reuse of the site would be as a park serving the needs of Camilla's residents and visitors. Upon receipt of these comments, a Final Conceptual Reuse Framework was established, with the following components:

Camilla Community Park

The Camilla Wood Preserving Superfund Site is located centrally within the City of Camilla and is surrounded by single-family residences. As such, the reuse of the site as a community park could serve to benefit both the adjacent neighborhoods as well as other city residents. Currently, the northwest portion of the site is heavily wooded and already creates a shady location that is ideally suited for passive activities and community gatherings. The new park could extend east and south from this area into an area of more active recreation, with potential amenities including a playground, basketball courts, a soccer field, volleyball courts, tennis courts, a community gathering area, or a running track. A portion of this community park could adjoin the proposed RV Park to provide an area for a pavilion or open area for fairs or a farmer's market or other temporary needs.

Across Thomas Street, an additional 1.6 acres would be available as additional community open space or recreational facilities. The remnant wood-treating cylinder that remains on site could serve as a historic landmark where the site's history and transformation could be told (an image of the cylinder is shown on the front cover of this report).

Recreation and Community Facilities

The Camilla Parks and Recreation Department is currently in need of new facilities. If renovated, the existing office building near Bennett Street might be an ideal location for these new offices. A second building could house a new community center with indoor facilities including restrooms and equipment rental or a larger space for gathering, an indoor pool, or a gym that would be serviced by the Parks and Recreation Department. This center could be located on the site between the existing athletic fields and Thomas Street, adjacent to the railroad track, to serve both the new and old athletic field facilities.

A cross-country trail with exercise stations around the circumference of the site could connect the site to the existing athletic fields east of the railroad tracks. This course could serve both the citizens of Camilla as well as trainees involved in the fire and rescue training program. A pedestrian footbridge over the railroad would assure safe crossing by individuals traveling from one area to the other.

Fire and Rescue Training Area

The southwest portion of the site is an ideal location for a fire and rescue training area, as proposed by the Fire Chief of Camilla. Shielded by a line of trees to the north and east and wooded areas to the south and west, this location provides the maximum protection and isolation for the

activities associated with these facilities. The existing pole barns on site would be useful staging points for training purposes, although potentially the structures will be razed during remediation of this portion of the site. However, if the buildings are demolished, the materials could be salvaged and used to build the fire and rescue training facilities. Appendix A of this report provides information and resources for fire and rescue training facilities.

Stormwater Management Area

As stated, the site's existing stormwater capacity is limited and often overloaded. Upon further study, it may be determined that a designated area of the site may be best suited for stormwater retention and management (possibly stormwater treatment wetlands). Near the fire and rescue training area, this parcel could serve as an added safety precaution and a wet barrier during training events. The stream corridors adjacent to the site could be improved with riparian plantings that would help to both slow down and filter pollutants as surface water enters the stream.

RV Park

Initially, the LUC suggested a large RV facility to serve the needs of the community and tourists traveling to and through Camilla. After further deliberation, it was determined that the RV park would be best suited as a small component to the larger park. Ideally, there would be no more than 10 parking spaces, the design of which would blend into the layout of the larger park. In place of new industrial facilities, the RV park would serve to bring in a small amount of revenue to the City of Camilla. It would be located along Thomas Street to allow easy and safe access.

Rows of Trees and Bioswale

The proposed rows of trees provide an essential framework for land uses and the remediation processes that will be ongoing over a significant duration of time. They also serve to define and separate the various parcels from adjacent uses and act as visual screening. Furthermore, the trees will provide for ecological diversification and a proposed bioswale will act as a filter for surface water runoff as water drains into the creek along the western and southern edges of the site. Students from local schools could be involved in planting and "dedicating" trees at the site.

Phasing

In the creation of the Conceptual Reuse Framework, special attention was given to the edges of the site. These areas include the Camilla Community Park, the RV Park, and the tree rows. If it is possible to prioritize these areas first in the site's remediation they can more quickly be put into reuse and become valuable resources for the community. Ideally, the first step would be to remove the fence around the uncontaminated portion of the site (wooded area on northwest quadrant), which would provide for both visual and physical access and a nice gathering area or location for passive recreation. Prioritizing reuse of the edges will also serve to shield remedial activities that are ongoing. The creation of a crossing at the railroad and a trail through the park would represent significant progress towards connecting the site to the larger city.

Acknowledgments

The Project Team would like to thank the following people and organizations for their valuable contribution to this report:

Land Use Committee Members:

Bryant Campbell	City Council - Land Use Committee Chair
Shan Daniels	Recreation Director for Camilla and Pelham
D.F. Irwin	Camilla Fire Chief
Marilyn Royal	Mitchell County Development Authority
Michael Scott	City Manager
Alice Shelton	Resident
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Phillip Kelson	City Council
Oberia Mills	City Council
W.D. Palmer, III	City Council
Vernon Twitty, Jr	City Council
Michael Bankston	City Attorney

US EPA and Georgia Department of Natural Resources:

Edward Bates	US EPA, Cincinnati
Jill Clark	Georgia Department of Natural Resources
Mark Fite	Regional Reuse Coordinator, US EPA Region IV

The Project Team would like to extend a special thank you to Leo Francendese, US EPA's Remedial Project Manager of the Camilla Wood Preserving Facility, and Karen Singer, US EPA Region IV Site Attorney.

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