

## Ready for Reuse Fact Sheet

# Former Nansemond Ordnance Depot (FNOD) Superfund Site

Suffolk, Virginia

## Overview

### Size and Ownership

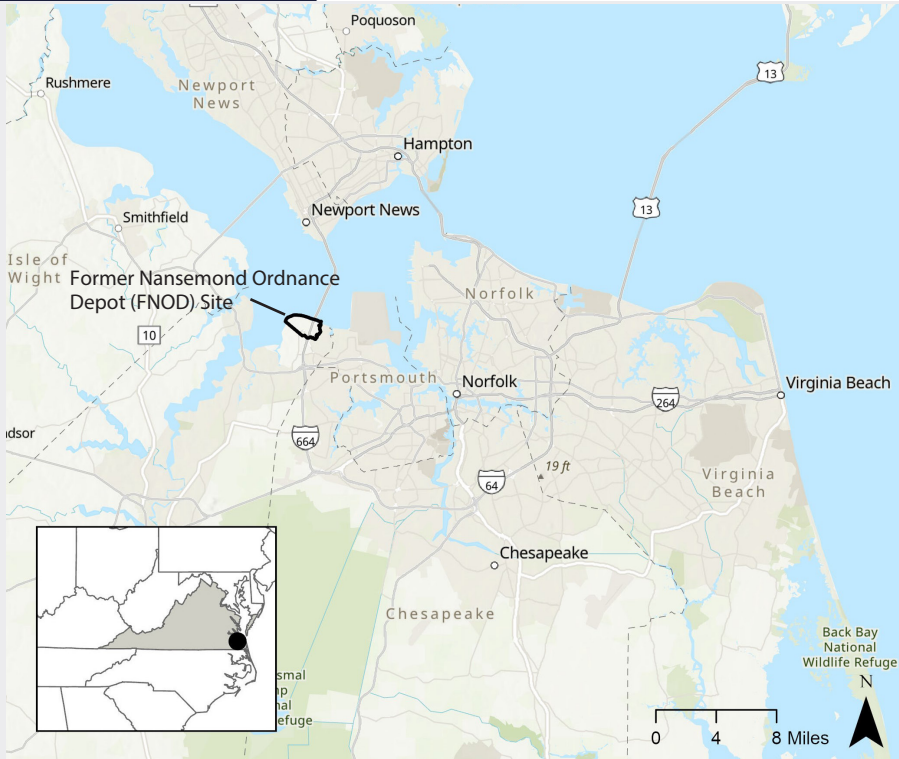
There are more than 100 landowners in the boundary of the 975-acre site. The site is either already in reuse or ready for mixed reuse. It includes areas for recreation, residential, educational and commercial development.

### Current Site Uses

- Educational uses
- Commercial businesses and hospitality
- Community-focused services
- Engineering, technology and logistics services
- Innovative water treatment services
- Residential developments

### Land Use Controls

- City of Suffolk Groundwater Ordinance
- 3Rs Munitions Education Program



FNOD Location

## Setting and History

The Former Nansemond Ordnance Depot Site (FNOD or the site) is located in Suffolk, Virginia at the end of State Route 135, off Interstate 664. The site is on the James River at the mouth of the Nansemond River, six miles across Hampton Roads from Newport News and about 11 miles west of Norfolk. Starting in 1917, the U.S. Department of Defense (DOD) used the area for munitions storage, shipment, classification, reconditioning, loading and destruction. FNOD closed in the early 1960s. A primary use from 1960 to the present is educational/institutional. Operations contaminated soil, sediment and groundwater. The Environmental Protection Agency (the EPA) added the site to the National Priorities List in 1999.



Aerial view of the FNOD waterfront. (Source: EPA)

## Cleanup Efforts

Site activities include investigation and remediation of contaminated soil, sediment and groundwater. Investigations are ongoing. Over 400 munitions have been dug up from the FNOD property that were considered “live” or contained enough explosives to warrant disposal or deactivation by denotation. The remaining munitions response activities at FNOD are being conducted as non-time critical removal activities. Additional cleanup projects will create more opportunities for redevelopment.

Land at the site is already in reuse and more reuse is possible. The Virginia Department of Social Services has offices onsite and there are multiple commercial and industrial businesses, private schools and churches. Cleanup of the site’s Main Burning Ground and GE Pond areas enabled the construction of a warehouse that supports the local port. The EPA recognized this project with its Excellence in Site Reuse award in September 2023.



Tidewater Community College sign at the site. (Source: Skeo Solutions)



Attain at Harbour View, an apartment complex at the site. (Source: Skeo Solutions)



Mariott Hotel at the site. (Source: Skeo Solutions)

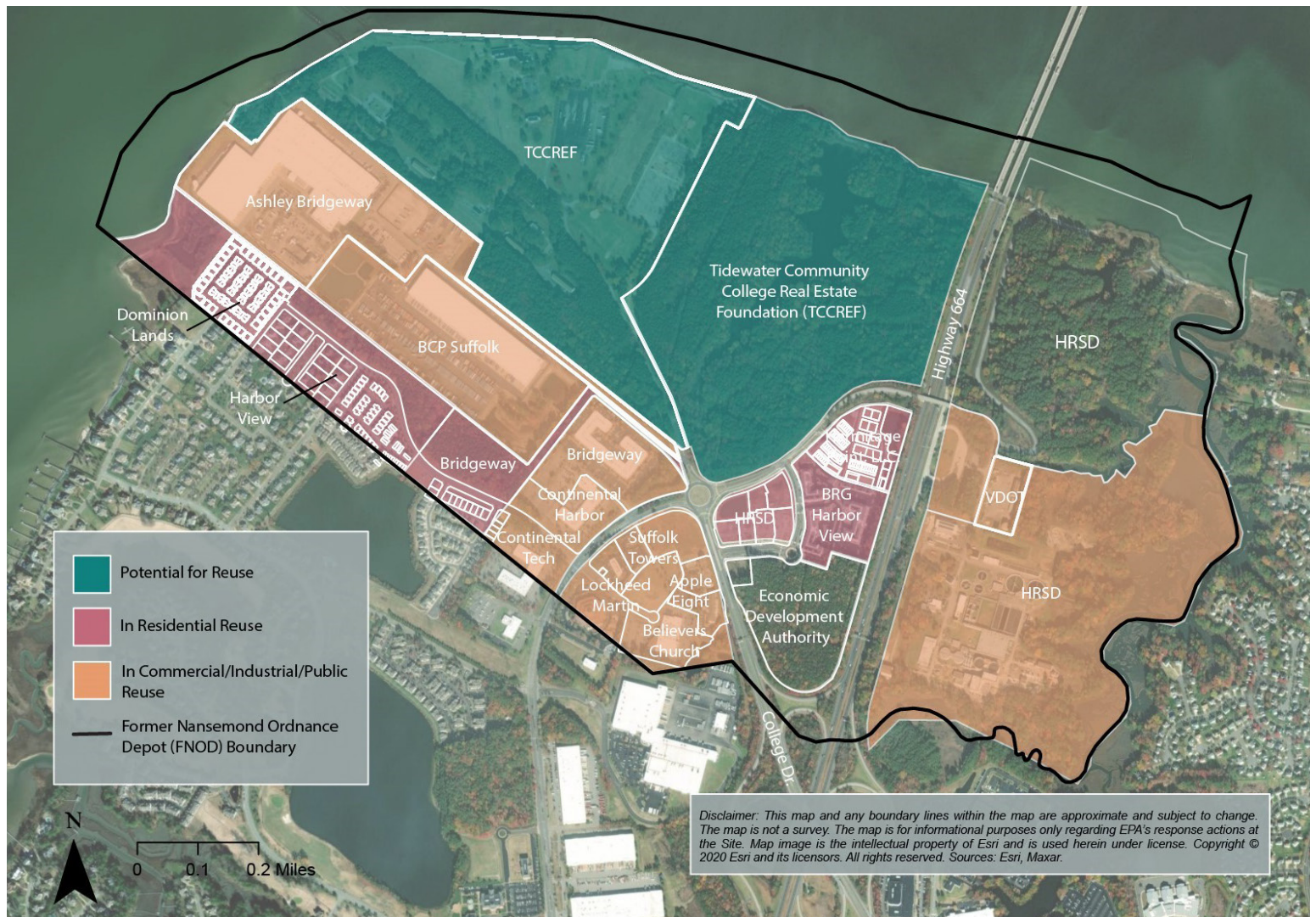
# TCCREF Future Land Use Considerations

TCCREF owns about 300 acres in the northern part of the site (shown in blue on the map below). The Tidewater Community College Center for Workforce Solutions leases property and currently operates in this area. TCCREF is interested in redevelopment opportunities that may include mixed use commercial and residential development.

Local governments control land use through zoning and ordinances. Redevelopment will need to comply with local land use requirements. To request a change to allow for another type of land use, property owners or developers can work with the locality on a rezoning application or a special use permit. More information about local zoning information is available at [www.suffolkva.us/497/Zoning-Administration](http://www.suffolkva.us/497/Zoning-Administration).

Undeveloped areas of the site are available for reuse. However sampling and environmental investigations are being conducted throughout the site, and future use of site properties must be compatible with any ongoing site cleanup work and comply with land use restrictions related to the cleanup. This will require consultation with the EPA. In addition, due to past military activities, an institutional control program called the "3Rs Explosive Safety Education" is in place. This munitions education program teaches people what to do to protect themselves if they find a munition: recognize, retreat from, and report any munitions they encounter. The U.S. Army Corps of Engineers has put in place an interim Land Use Control Implementation Plan that includes a number of safety precautions for designated Munitions Response Sites where the Corps is continuing, planning or has completed munitions response actions.

The area relies on a public water supply. A city of Suffolk groundwater ordinance restricts groundwater use and is in place to prevent exposure to contaminated groundwater.



FNOD Land Use Map

# Supporting Reuse at Superfund Sites

The EPA's Superfund Redevelopment Program works nationwide, helping to realize the redevelopment potential of Superfund sites, transforming formerly contaminated lands into valuable community resources. The EPA can provide technical assistance to help parties consider cleanup and reuse options.

Most of the acreage associated with the FNOD site is ready for reuse with coordination with the EPA. The EPA works with prospective purchasers, local government entities involved in property acquisition and interested developers to ensure that interested parties have the information and tools to successfully redevelop the site. Property acquisition and future development should be coordinated closely with the EPA Region 3 and the U.S. Army Corps of Engineers to ensure consistency with the site's clean-up, including any site restrictions and operation and maintenance.

The Superfund law also provides important liability protections that could apply to prospective purchasers of parcels within the site. Prospective purchasers can qualify for liability protections and the EPA can provide additional information to interested parties. Please see the contact information below.

For more information, see: [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment).



Ryan Homes at Harbour View Townes, a residential development at the site. (Source: EPA)



Oak & Lily Academy, a school at the site. (Source: EPA) site. (Source: EPA)

## Contacts

For more information, please contact:

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**Site Profile:** [www.epa.gov/superfund/nansemond](http://www.epa.gov/superfund/nansemond)

**USACE Website:** [www.nao.usace.army.mil/Missions/Environmental/FNOD](http://www.nao.usace.army.mil/Missions/Environmental/FNOD)

