

**DRAFT FINAL**

**PUBLIC INVOLVEMENT PLAN FOR THE**

**FORMER NANSEMOND ORDNANCE DEPOT (FNOD)**

**SUFFOLK, VIRGINIA**



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## FOREWORD/EXECUTIVE SUMMARY

This edition of the *Public Involvement Plan (PIP) for the Former Nansemond Ordnance Depot (FNOD)* updates the information provided in the previous update of the *Public Involvement Plan for the Former Nansemond Ordnance Depot*, published in February 2023.

FNOD has been identified as a Formerly Used Defense Site (FUDS) which includes properties formerly owned, leased, possessed, or used by the military services (Army, Navy, Air Force, or other Defense agencies). As such, the Army is the Department of Defense (DoD) executive agent for FUDS, and the U.S. Army Corps of Engineers is responsible for carrying out the program and cleaning up DoD-related environmental contamination at FNOD. These cleanup activities follow the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) authorized in 1980, also known as Superfund, and the Superfund Amendments and Reauthorization Act (SARA), which amended and reauthorized CERCLA in 1986. CERCLA and SARA prescribe a general process used to respond to releases or threatened releases of hazardous substances into the environment.

The U.S. Army Corps of Engineers (USACE) follows U.S. Environmental Protection Agency (USEPA) *Superfund Community Involvement Handbook* guidelines and the FUDS Handbook for preparing PIPs (also referred to as a Community Relations Plan). This PIP documents any concerns identified during community interviews and public meetings and provides a detailed description of community relations activities planned on the basis of feedback received. The following publications were used as guidance for updating this edition of the FNOD PIP:

- Superfund Community Involvement Handbook (USEPA 2020)
- Environmental Quality, USACE FUDS Program Policy (USACE 2004a)
- *Public Participation in the Defense Environmental Restoration Program (DERP) for Formerly Used Defense Sites (FUDS)*, Engineer Pamphlet 1110-3-8 (USACE 2004b)
- FUDS Handbook (USACE 2022).

USACE has made significant progress in the investigation, study, and removal of hazardous, toxic, and radioactive waste (HTRW) and munitions and explosives of concern (MEC) related hazards at FNOD since 1987. As FNOD cleanup has progressed, USACE has continued to engage in actions to keep the community involved and informed including sponsoring an ongoing Restoration Advisory Board (RAB), engaging in ongoing outreach to the local community, and conducting periodic surveys to determine community interests and concerns. These factors combined to necessitate publication of this updated FNOD PIP.

For purposes of this PIP, and in accordance with the language of USACE Engineer Pamphlet 1110-3-8, stakeholders are defined as:

- Residents of areas potentially containing HTRW or MEC at a FUDS



- Users of a FUDS property containing HTRW or MEC
- Business persons affected by a FUDS property containing HTRW or MEC
- Native American tribal governments and native Alaskan representatives dealing with HTRW or MEC issues
- State and federal regulators
- USACE personnel and contractors
- Other persons whose interests include the safety and environmental issues associated with a FUDS property containing HTRW or MEC concerns

The key modifications and additions to this updated PIP include the following:

- Incorporates an updated strategy for reaching the influx of new residents and businesses within and surrounding the FNOD footprint
- Incorporates results of community interviews conducted in December 2024/January 2025
- Incorporates technical updates from FNOD site activities through December March 2025
- Updates key contacts

The communications efforts proposed in this PIP are designed to enhance communication between USACE and its stakeholders (as defined above). The goals of the PIP include:

- Improve and maintain an effective two-way communications process that provides stakeholders with timely and accurate information about ongoing cleanup activities;
- Ensure that safety messages and alerts are communicated with stakeholders so that planned and unplanned activities receive appropriate responses;
- Increase general awareness of cleanup activities and site technical activities and communicate activities and opportunities for feedback; and
- Increase coordination with local officials and organizations to better share information with the public.

The implementation of the PIP will be evaluated and improved by:

- Conducting community interviews every two or three years in order to understand community concerns, perceptions, and information requirements for residents and businesses within or near the FNOD footprint;;



- Engaging with and being responsive to media requests regarding FNOD;
- Informing the public about the start and end dates of public review periods for pertinent FNOD documents; the location and hours for review of those documents; and the name and address of the key contact to submit any comments;
- Maintaining and updating the FNOD mailing list to include all residents, landowners, and businesses within and surrounding the FNOD footprint;
- Maintaining and updating the FNOD Information Repository;
- Providing periodic updates on technical progress and site activities based on milestone/achievement by publishing an FNOD Update (approximately every 12 to 18 months);
- Hosting informal meetings, either one-on-one or with small groups;
- Hosting site tours to allow stakeholders a chance to get a sense for activities at FNOD and what environmental cleanup looks like;
- Attending and hosting public meetings, as required by CERCLA, and as requested by stakeholders in a central location;
- Continuing to work with the RAB to provide current information on the status of cleanup projects;
- Providing presentations to local groups;
- Providing information to local homeowners associations (HOAs);
- Keeping the FNOD website up to date and providing information for use on HOA websites;
- Developing and updating Fact Sheets, as needed, to provide technical details regarding site activities
- Updating this PIP as needed to ensure a consistent plan for addressing community information requirements and concerns.



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## LIST OF ACRONYMS

AOC	Area of concern
BCP	Brookwood Capital Partners
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CON/HTRW	Containerized Hazardous, Toxic, and Radioactive Waste
DERP	Defense Environmental Restoration Program
DoD	U.S. Department of Defense
EA	EA Engineering, Science, and Technology, Inc., PBC
EE/CA	Engineering Evaluation/Cost Analysis
FNOD	Former Nansemond Ordnance Depot
FS	Feasibility Study
FUDS	Formerly Used Defense Sites
GE	General Electric Corporation
HOA	Homeowners Association
HRS	Hazard Ranking System
HRSD	Hampton Roads Sanitation District
HTRW	Hazardous, Toxic, and Radioactive Waste
JRB	James River Beachfront
MC	Munitions constituents
MD	Munitions debris
MEC	Munitions and explosives of concern
mm	Millimeter
MMRP	Military Munitions Response Program
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NFA	No Further Action
NPL	National Priorities List
NRB	Nansemond River Beachfront
PA	Preliminary Assessment
PAH	Polycyclic aromatic hydrocarbons
PDT	Project Delivery Team
PIP	Public Involvement Plan
POL	Petroleum, oil, or lubricants
PP	Proposed Plan
RA	Remedial Action



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RAB	Restoration Advisory Board
RD	Remedial Design
RI	Remedial Investigation
ROD	Record of Decision
SA	Source Area
SARA	Superfund Amendments and Reauthorization Act
SI	Site Investigation
SMP	Site Management Plan
TCC	Tidewater Community College
TCCREF	Tidewater Community College Real Estate Foundation
TCRA	Time-Critical Removal Action
TNT	Trinitrotoluene
USACE	U.S. Army Corps of Engineers
USC	United States Code
USEPA	U.S. Environmental Protection Agency
UST	Underground Storage Tank
UXO	Unexploded ordnance
VDEQ	Virginia Department of Environmental Quality
VDOT	Virginia Department of Transportation



## 1. INTRODUCTION

### 1.1 BACKGROUND

This Public Involvement Plan (PIP) discusses public involvement activities for the Former Nansemond Ordnance Depot (FNOD) located in Suffolk, Virginia. The activities identified in this plan will be implemented as part of the ongoing Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) remedial response effort through the U.S. Army Corps of Engineers (USACE) Formerly Used Defense Sites (FUDS) Program. USACE will conduct public involvement activities in accordance with U.S. Environmental Protection Agency (USEPA), Department of Defense (DoD), and USACE guidelines as follows:

- Superfund Community Involvement Handbook (USEPA 2005)
- Environmental Quality, USACE FUDS Program Policy (USACE 2004a)
- *Public Participation in the Defense Environmental Restoration Program (DERP) for FUDS*, Engineer Pamphlet 1110-3-8 (USACE 2004b)
- FUDS Handbook (USACE 2022).

This plan is based on direct input from community members during interviews conducted on eight separate occasions: 1997, 2000, 2006, 2009, 2014, 2017, 2021, and 2024/2025 as well as feedback from FNOD stakeholders during public meetings hosted by USACE since the beginning of the project. Additionally, this plan benefits from more than 25 years of continuous operation of the FNOD Restoration Advisory Board (RAB). RAB member input has and continues to be an important factor in the development and implementation of USACE's outreach efforts. The following interviews have been conducted over the years:

- 28 in-person interviews were conducted with members of the community in 1997
- 26 in-person interviews were conducted with members of the community in 2000
- 30 in-person interviews were conducted with members of the community in August 2006
- 19 in-person interviews were conducted with members of the community in August 2009
- 18 in-person interviews were conducted with members of the community in December 2014
- 57 in-person interviews were conducted with members of the community in May/June 2017 with an additional 202 completing online surveys during June and July 2017
- 18 in-person interviews were conducted with members of the community in October 2021 with an additional 102 completing online surveys during October 2021
- 26 in-person interviews were conducted with members of the community in December 2024, one virtual interview was conducted in January 2025, and an additional 97 online surveys were completed between November 2024 through February 2025.

Stakeholders providing feedback regarding FNOD cleanup operations in October 2024 through February 2025 included current landowners, employees of local businesses, and residents from within and surrounding the FNOD footprint. The interviewees were randomly selected by EA



Engineering, Science, and Technology, Inc., PBC (EA). The interviews provided information about the nature and level of community concern and the information needs of interested parties, and enabled USACE in conjunction with other stakeholders to determine an appropriate communications strategy for the FNOD FUDS.

## 1.2 GOALS AND OBJECTIVES

The goals of the PIP include:

- Improve and maintain an effective two-way communications process that provides stakeholders with timely and accurate information about ongoing cleanup activities;
- Ensure that safety messages and alerts are communicated with stakeholders so that planned and unplanned activities receive appropriate responses;
- Increase general awareness of cleanup activities and site technical activities and communicate activities and opportunities for feedback; and
- Increase coordination with local officials and organizations to better share information with the public.

Because relationships, needs, and concerns can vary with time, this PIP should be viewed as a living document. Activities described in this plan can and will be modified going forward to reflect the changing scope of the project, and the needs of the surrounding community.

## 1.3 PLAN ORGANIZATION

Section 1 of this PIP provides background information on the PIP and an overview of the plan organization. Section 2 provides a brief overview of FNOD and its location; a description of the USACE FUDS program; a brief description of remedial activities at FNOD from 1987 through 2024; and regulatory participation and decision-making. Section 3 provides background information about the community around FNOD and describes stakeholder concerns. Section 4 outlines the overall public involvement goals and strategy as well as the specific actions USACE plans to take to implement this plan. The appendices provide supporting information.



## 2. FUDS PROPERTY DESCRIPTION

### 2.1 SITE HISTORY

FNOD was formerly known as the Pig Point Ordnance Depot. It was constructed between November 1917 and December 1918 for munitions storage and shipment overseas. By the end of World War I, the depot was handling 1,300 tons of ammunition daily. The official name of the Pig Point Ordnance Depot was changed to the Nansemond Ordnance Depot in 1929.

The depot remained active between World War I and World War II. Principal operations included preparation of ammunition for permanent storage, painting and marking shells and munitions containers, segregation of ammunition, transference of powder charges from fiber to metal containers, salvage of munitions parts, and inspection and disposal of unserviceable ammunition.

During World War II, the Nansemond Ordnance Depot supported operations at the Hampton Roads Port of Embarkation. This support included temporary storage and shipment of all types of ammunition overseas. The mission of the depot was changed toward the end of the war to that of an intermediate distribution depot for reconditioning ammunition. It also received captured enemy munitions for processing and further shipment to U.S. military facilities for technical examination.



Aerial view of FNOD,

In 1945, the depot began demobilizing. On November 15, 1950, the Nansemond Ordnance Depot was transferred to the Department of the Navy, where it became known as the Marine Corps Supply Forwarding Annex. The site was declared excess by the federal government on June 13, 1960, and deactivated that same year.

The Beazley Foundation Boys Academy acquired the entire 975-acre site by deed, dated July 7, 1960, and the Virginia Department of Highways was given a right-of-way easement over a portion of the land. On July 26, 1960, the Foundation conveyed 207 acres in fee to Virginia Power. The Beazley Foundation established a four-year liberal arts college, Frederick College, on the remainder of the site. By 1961, military warehouses had been renovated to classrooms, dormitories, reception areas, and other school facilities. Small buildings were converted to house college staff members.

By deed dated October 13, 1965, 104.05 acres were conveyed by the Academy to the General Electric Corporation (GE). The County of Nansemond (now the City of Suffolk) acquired a 4.70-acre tract for a road right-of-way on April 5, 1966. In 1968, the Beazley Foundation gave the property to the newly created Virginia Community College system for the first of three



Tidewater Community College (TCC) campuses. During a transition from a four-year to a two-year academic school, large buildings were demolished, and a warehouse was refurbished to house TCC's classrooms and offices until 2010. A new administration building was completed in 1995, enabling all administrative offices to be consolidated into one building. In 1977, 79.95 acres were conveyed to the Hampton Roads Sanitation District (HRSD).

FNOD came to the attention of the USACE Norfolk District in 1987, when evidence of munitions and explosives of concern (MEC) was discovered. The 1987 discovery of "bulk explosives, small arms munitions, and other ordnance items, both spent and unexploded" and a several ton slab of crystalline 2,4,6-trinitrotoluene (TNT) in the TNT Area prompted USEPA to investigate FNOD. A Remedial Investigation (RI) conducted by USEPA resulted in the removal of MEC and contaminated soil from the site. Soil sampling identified several constituents of concern, including metals and explosives.

USEPA Region III issued a Final Hazard Ranking System (HRS) package in January 1999. This package was a culmination of multiple investigations conducted at FNOD and resulted in the identification of six Source Areas (SAs). The SAs were evaluated, and hazard exposure pathways were assigned numerical values. The final HRS site score for FNOD was 70.01. A score of 28.5 or higher qualifies a site for placement on the National Priorities List (NPL). The SAs identified in the Final HRS package included:

- Removal Area – Residual Contaminated Soil (TNT Area)
- Beachfront Disposal Area (James River Beachfront)
- Impregnation Kit Area
- Horseshoe Pond Disposal Area
- 5A. Steamout Pond
- 5B. Park Drive Disposal Area/Burning Ground (Main Burning Ground)
- Track K Dump

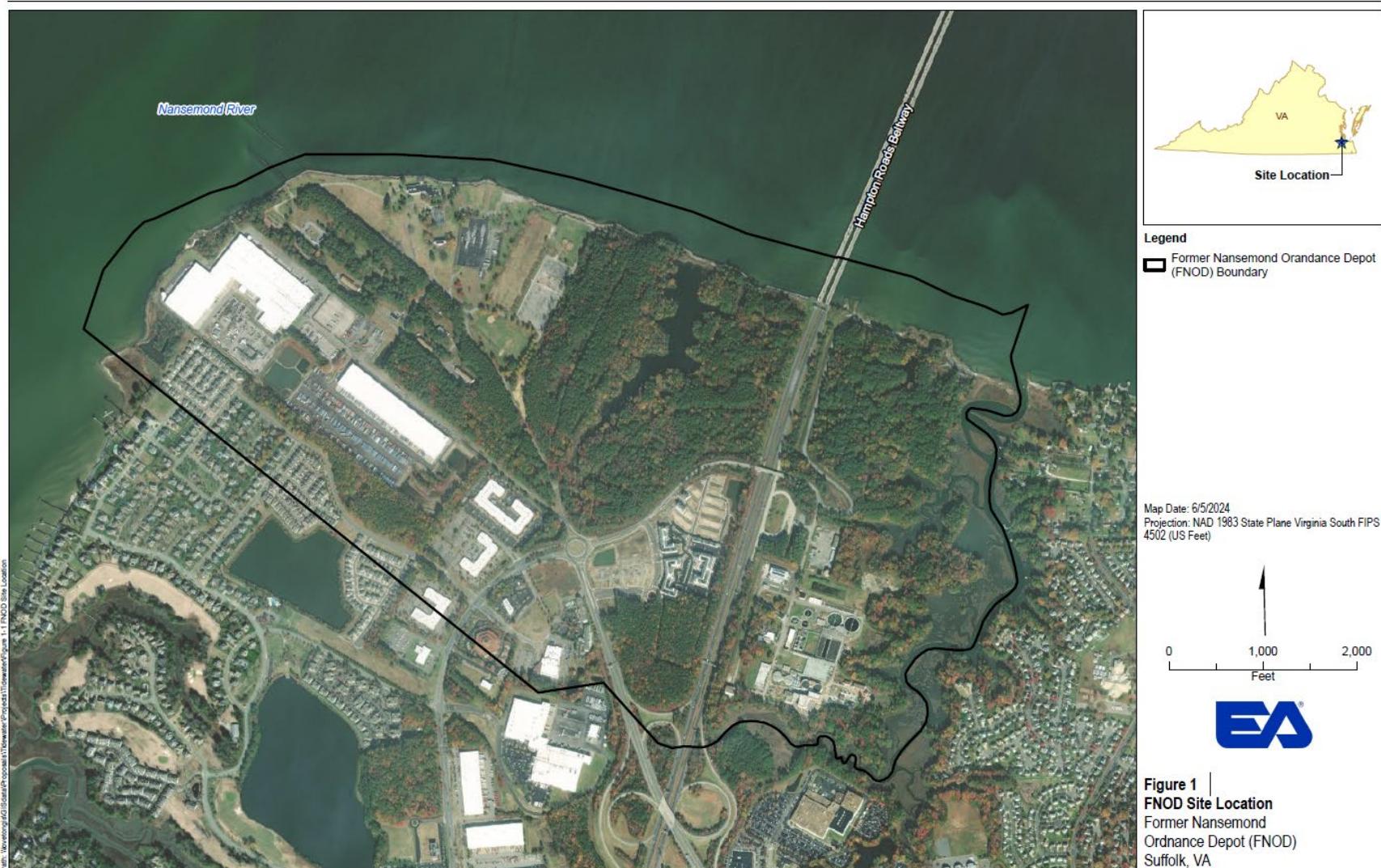
These seven SAs, as well as other Areas of Concerns (AOCs) at FNOD, have been added to the NPL. Note, the boundaries of the SAs and AOCs may change over time, with the identified releases found to be larger or smaller than originally thought as more was learned about the sources and the migration of contamination.

## 2.2 SITE LOCATION

FNOD is located on the southern banks of the James and Nansemond rivers, in the northeast part of the City of Suffolk, Virginia (Figure 1). A 55-acre parcel on the southern-central portion of FNOD is currently being developed for residential and commercial purposes by the City of Suffolk. FNOD is bordered by the Nansemond River to the northwest, the James River and Respass Beach/Holly Acres residential area to the east, Harbour View community to the south, Burbage Grant community to the southeast, and the Riverfront and Sunfall communities to the southwest



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**Figure 1 |**  
**FNOD Site Location**  
Former Nansemond  
Ordnance Depot (FNOD)  
Suffolk, VA



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As of June 2025 (Figure 2), the property within the FNOD footprint was owned by the following entities:

- Tidewater Community College Real Estate Foundation (TCCREF) (approximately 318.32 acres)
- Brookwood Capital Partners (BCP) Suffolk, LLC (approximately 45.6 acres)
- Inlight Real Estate Partners, LLC (approximately 53.77 acres)
- Continental Bridgeway “Bridgeway” (approximately 16.01 acres)
- Dominion Lands (approximately 9.99 acres)
- City of Suffolk Economic Development Authority [multiple owners] (approximately 61.69 acres)
- HRSD (approximately 229.42 acres)
- Virginia Department of Transportation (VDOT) (approximately 4.85 acres)
- Suffolk Towers (approximately 9.03 acres)
- Continental Tech (approximately 5.14 acres)
- Continental Lakeview (approximately 4.7 acres)
- Continental – Harbour View Association (approximately 7.99 acres)
- Harbour View Association – Sunfall, Harbour View Association – The River Front, Harbour View Association – The Gables, Thirty One Continental, Marriott properties, Apple Eight, LMC properties, Suffolk Towers, LLC, and River Stone Chop House (approximately 106.65 acres)

Portions of the property are currently being developed for both residential and commercial uses. An area to the southwest of Main Burning Ground is being developed for residential homes and an area on the southern-central portion of the property is being developed for mixed residential and commercial uses by the City of Suffolk. In addition, TCCREF is working on a master plan and rezoning package for additional developments on their property. Additional owners may be added based on future redevelopment of the property.



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## 2.3 FORMERLY USED DEFENSE SITES PROGRAM

USACE FUDS are defined as real property that was under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the United States and those real properties where accountability rested with DoD, but where the activities at the property were conducted by contractors, that were transferred from DoD control prior to October 17, 1986. USACE FUDS program activities are to be conducted in accordance with the provisions of CERCLA §120 (42 United States Code [USC] §9620), as amended by the Superfund Amendments and Reauthorization Act (SARA). As such, these activities are conducted in accordance with the delegation of certain Presidential authorities under CERCLA, and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (40 Code of Federal Regulations Part 300). Under CERCLA, other federal and state laws may be applicable or relevant and appropriate requirements. The DoD is the lead agency at FUDS properties when executing a DoD response action associated with DoD hazards. The Army is the executive agent for the program and USACE is the organization that manages and directs the program's administration.

The determination that a project is eligible under the USACE FUDS program has two elements. The first requirement for project eligibility is that the property must be FUDS eligible (i.e., classified as a FUDS as described in the paragraph above). The second requirement for project eligibility is that there is known or potential contamination or hazards on the eligible property attributable to DoD activities prior to October 17, 1986 requiring action. It is noted that the FUDS project screening and identification process may identify potential projects at eligible FUDS properties that, upon further investigation, are determined to be ineligible under the FUDS program. USACE will provide USEPA and VDEQ with notice and opportunity to comment on this determination.

The USACE FUDS program uses a three-phase cleanup process:

- Determine whether contamination is present and whether it resulted from DoD activity
- Determine the nature and extent of the contamination
- Clean up the property to reduce potential risks to human health and the environment

If it is determined that no cleanup is required, USACE provides this information in a No Further Action (NFA) or Record of Decision (ROD) report. FNOD is classified as a FUDS pursuant to Public Law 98-212 of DERP. Under the law and through DoD, USACE has been assigned the responsibility for environmental investigations and remediation of FUDS resulting from DoD activities. USACE Baltimore District is responsible for oversight and implementation of FUDS activities at this site.

### 2.3.1 Project Categories

When a determination is made that a project is eligible under the USACE FUDS program, it is designated as a response site and proposed as a FUDS project. Several sites may be grouped within a single project.



USACE categorizes activities at FNOD as MMRP Projects, HTRW Projects, or Containerized Hazardous, Toxic, and Radioactive Waste Projects (CON/HTRW). Under the USACE FUDS program, eligible projects fall into one of the following categories.

### **2.3.1.1 Hazardous, Toxic, and Radioactive Waste Projects**

HTRW projects include environmental response actions that are the result of DoD activities related to hazardous substances, pollutants, and contaminants as defined in CERCLA. The list includes:

- POL (such as fuels/fuel storage, lubricants, oil storage, heating operations, fuel pump houses, coal storage, transformer stations, waste treatment in septic tanks, incineration, and miscellaneous shop operations (including vehicle and locomotive maintenance))
- DoD-unique materials
- Hazardous wastes or hazardous waste constituents
- Low-level radioactive materials or low-level radioactive wastes
- Explosive compounds released to soil, surface water, sediments, or groundwater as a result of ammunition or explosives production or manufacturing at ammunition plants
- Drums containing hazardous substances, pollutants, and contaminants

### **2.3.1.2 Containerized Hazardous, Toxic, and Radioactive Waste Projects**

CON/HTRW projects include response actions to address:

- POL USTs, POL aboveground storage tanks, abandoned inactive monitoring wells, transformers, etc.
- Incidental removal of contaminated soils resulting from a leaking UST or other container

### **2.3.1.3 Military Munitions Response Program Projects**

MMRP projects include response actions related to MEC, MC, and recovered chemical warfare materiel as the result of DoD activities at FUDS. The MMRP project category also includes response actions to address military munitions located offshore of rivers, lakes, or in marine environments where the munitions were fired from and/or targeted at eligible FUDS properties. A FUDS offshore response action will only be considered if these military munitions create an imminent and substantial endangerment to public health or welfare or to the environment as determined by an evaluation of exposure pathways and receptors conducted in accordance with CERCLA and the NCP. Response actions at MMRP projects address MEC, which distinguishes specific categories of military munitions that may pose unique explosives safety risks, includes:



- Unexploded ordnance (UXO), as defined in 10 USC 2710(e)(9)
- Discarded military munitions, as defined in 10 USC 2710(e)(2)
- MC (e.g., TNT, RDX) present in high enough concentrations to pose an explosive hazard
- MC, which are materials originating from UXO, discarded military munitions, or other military munitions, including explosive and non-explosive materials, and emission, degradation, or breakdown elements of such ordnance or munitions [10 USC 2710(e)(4)]
- Recovered chemical warfare materiel

#### **2.3.1.4 Potentially Responsible Party Projects**

Potentially Responsible Party projects are those at which HTRW or MMRP response actions are required and another party, in addition to DoD, is potentially responsible for releases of hazardous substances, pollutants, or contaminants. A Potentially Responsible Party is defined in CERCLA Section 107 as any person related to a property that is a:

- Current owner or operator
- Past owner or operator at the time of disposal of any hazardous substance, pollutant, or contaminant
- Person who arranges for disposal, treatment, or transport for disposal or treatment of hazardous substances
- Transporter who has selected the site for the disposal of a hazardous substance

#### **2.3.1.5 Building Demolition/Debris Removal Projects**

Building Demolition/Debris Removal actions on an eligible USACE FUDS property address the demolition and removal of buildings, structures, and debris left in an unsafe condition when DoD excessed the property and/or the date that the disposal agency assumed accountability for the property.

### **2.3.2 The CERCLA Process**

The CERCLA cleanup process (commonly referred to as Superfund) is shown in Figure 6 and described below.



## Step 1 – Site Discovery

## Step 2 – Preliminary Assessment and Site Investigation

- PA—The first step in evaluating eligibility by real estate and historical background information searches. The purpose of the PA is to: (1) eliminate from further consideration those properties that pose little or no threat to public health or the environment; (2) determine if there is any potential need for removal action; and (3) set priorities for remedial site inspections.
- SI—Serves as a mechanism for collecting data which is limited in nature. The focus is to determine whether CERCLA hazardous substances, pollutants, contaminants, or MC are present.<sup>1</sup>



**Figure 6 CERCLA Process**

## Step 3 – Remedial Investigation and Feasibility Study

- RI—Serves as the mechanism for collecting data to characterize the site, determining the nature of the hazard or waste, assessing the risk to human health and the environment, and conducting testing to evaluate potential treatment technologies.

<sup>1</sup> Note: Many sites being cleaned up following the CERCLA process do not end up being listed on the NPL.



- FS—The mechanism for the development, screening, and detailed evaluation of alternative RAs. The data collected in the RI influence the development of remedial alternatives in the FS.

#### **Step 4 – Proposed Plan and Public Meeting**

- PP—Is a document that clearly explains the preferred cleanup alternative for a contaminated site.
- Public Meeting—Serves as the main communication tool to engage the public to discuss the preferred alternative before the final decision is made.

#### **Step 5 – Final Proposed Plan and Comment Period**

Public Comment—The public is invited to comment on the PP, usually during a designated public comment period that includes the public meeting. A Final PP is prepared at the end of the comment period.

#### **Step 6 – Record of Decision (ROD)**

- ROD—Contains site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, scope and role of the response action, and the remedy selected for cleanup. The ROD contains a responsiveness summary which has responses to any comments received on the PP and during the public meeting.

#### **Step 7 – Remedial Design (RD)**

- RD—Is the phase in Superfund site cleanup where the technical specifications for cleanup remedies and technologies are designed.

#### **Step 8 – Remedial Action (RA)**

- RA follows the RD phase and involves the actual construction or implementation phase of Superfund site cleanup. The RD/RA is based on the specifications described in the ROD.

#### **Step 9 – Operation and Maintenance (O&M)**

- O&M follows the RA phase and ensures the remedy continues to perform as intended and remains protective of human health and the environment.

#### **Step 10 – Five Year Reviews**

- Review—A periodic follow-up to ensure the RA is working. The review period is typically a five-year review process specified under CERCLA.



- Five-year reviews are performed to document that the selected remedy remains protective of human health and the environment. More frequent monitoring may be required for a specific site. This monitoring would be documented as part of the ROD.

#### **Step 11 – Site Deletion (Closeout)**

- Subsequent to following the close out procedures for NPL sites set forth by the EPA, the site may be deleted or partially deleted if portions of a site have met the deletion criteria.

USACE has prepared and published guidance for cleaning up FUDS (USACE 2004). Exhibit 1 below outlines the recommended public involvement process for FUDS as outlined in each step of the CERCLA process.



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Table 8-1  
Public Involvement Activities for CERCLA Remedial Responses

Remedial Phases	PA	SI	RI/FS				RD	RA-C	RA-O	LTM	PCO
Public Involvement Activities	PA	SI	RI	FS	PP	ROD/ DD	RD	RA-C	RA-O	LTM	Close-out
Contact local officials	R	R	R	R	R	R	R	R	R	R	R
Contact property owners	R	R	R	R	R	R	D	D	D	D	D
News release	D	D	D	D			D	D	D	D	D
Workshops	D	D	D				D	D			
Community Interviews (Note 1)		R	R								
Public Involvement Plan (PIP) (Note 1)		R	R	R	R	R	R	R	R	R	
Establish Information Repository and inform public			R	R	R	R					
Initiate and maintain the Administrative Record file			R	R	R	R					
Determine need for Restoration Advisory Board (Note 2)			R								
Publicize TAG and other technical assistance opportunities (Note 3)			R								
Fact Sheets	D	D	D	R	D	R	R	D	D	R	
Public notice		R		R	R						D
Public meeting (Note 4)				R							
Public comment period (30–60 days)					R						
Responsiveness Summary					R						
Revise Proposed Plan (Note 5)					R						
Second comment period (30–60 days) (Note 5)					R						
Revise PIP			R	R	R	R	R	R	R	R	

1. Only when the SI indicates an RI is required, will the PIP be developed and community interviews conducted during the SI phase.  
2. Establish a RAB at properties in accordance with EP 1110-3-B. The RAB shall continue throughout the RA-O phase, as necessary, based on the RAB's desire to do so.  
3. For NPL FUDS projects only. If the FUDS project is listed on the NPL after the RI begins, then Technical Assistance Grants are publicized at that time.  
4. An opportunity for a public meeting is required at the Proposed Plan. A transcript of the public meeting must be developed and made available to the public.  
5. Revise Proposed Plan (PP) and provide a second comment period if significant changes are made regarding proposed FUDS project activities prior to the Record of Decision/Decision Document (ROD/DD) and those changes could not have been reasonably anticipated by the public.  
R = Required      D = Desirable

Note: Petroleum CON/HTRW projects will address conditions that are not regulated under CERCLA or the NCP and, therefore, do not follow the CERCLA process for response actions (as HTRW and MMRP projects do). Rather, these projects will be addressed in compliance with state standards and regulations. USACE will coordinate with VDEQ regarding any petroleum CON/HTRW projects.



## 2.4 HISTORY OF FNOD'S ENVIRONMENTAL RESTORATION PROGRAM

### 2.4.1 Site Management Plan

USACE completed its first Site Management Plan (SMP) in December 1997. The purpose of this SMP is to document the history, current status, and future plans for environmental investigation and remediation activities at the FNOD property. This SMP includes the following:

- A description of regulations and other guidance relevant to the environmental investigation and remediation activities at FNOD
- A brief history of FNOD
- A description of the technical approach the USACE will follow for environmental investigation and remediation activities at FNOD
- A description of SAs and AOCs and Other Areas of Investigation currently identified at FNOD
- Proposed activities at each site including short- and long-term milestones and tentative schedules

The SMP is based on SI data, risk assessment characterization, regulatory guidance, and feedback from current landowners and the RAB. The SMP is updated on an as-needed basis. Copies of the SMP are available for public review in the Project Information Repository at the North Suffolk Public Library.

## 2.5 REMEDIAL ACTIVITIES AT FNOD

This section provides general information about USACE remedial activities at FNOD. The information is broken into project areas (Figures 3, 4, and 5) which include the following types of projects HTRW, MMRP, etc.) along with the project name. For detailed information relating to these projects, the reader is referred to the current FNOD Site Management Plan, the Project Information Repository at the North Suffolk Public Library and FNOD project website.

### 2.5.1 FNOD Project Areas

#### 2.5.1.1 HTRW – OU-5 TNT Source Area (SA-1)

The TNT SA was identified in 1987 when evidence of munitions debris (MD) was observed. Subsequent investigations conducted revealed a slab of crystalline TNT weighing several tons. Multiple removal and remedial activities, as well as several rounds of soil and groundwater sampling, have been conducted in the TNT SA. The Final RI Report for the TNT SA was submitted to USEPA and the Virginia Department of Environmental Quality (VDEQ) in August 2017 for acceptance. A Feasibility Study (FS) for the TNT Area began in August 2020. A Time



Critical Removal Action (TCRA) Report was completed in October 2023 to address soil impacts in the TNT Area.

*Current Status:* A Treatability Study is currently underway to address groundwater impacts as part of the long-term plan for the site. The completion date of the FS is set for 2025. After the FS is finalized, the Proposed Plan (PP), ROD, and Treatability Study will be prepared for the site with a projected completion date of 2026 for the PP and 2027 for the ROD and Treatability Study.

### **2.5.1.2 MMRP – MMRP Removal Action**

Six 170-millimeter (mm) German artillery shells, two 55-gallon drums of suspected hexachloroethane smokepots, small arms cartridges, 8-inch projectiles, cannon balls, a British 6-inch shrapnel round, boosters, MK II hand grenades, 75-mm projectile fuses, and 40-mm anti-aircraft rounds were observed on the property. A number of removal actions have been conducted to address MEC or munitions constituents (MC) on FNOD. An interim land use control implementation plan (LUCIP) was developed by USACE and implemented for FNOD in 2002. At the time of the development and implementation of the plan, USACE determined that interim land use restrictions were needed to effectively manage MEC risks (primarily through access restrictions) as investigations and remediation efforts were still ongoing at FNOD. The LUCIP was presented as an interim measure, which was designed to allow flexibility. The plan noted that the nature and location of interim LUCs may need to change as investigations were ongoing.

*Current Status:* A RI and FS along with a Probability Assessment are being performed to address the potential for encounters of MEC site-wide at FNOD. The RI/FS Report presents results from previous investigations, MEC removal actions, and historical MEC encounters. It also evaluates the need for continued site-wide land use control remedies for residual MEC which will complement any future project/site specific RODS at other investigation areas on FNOD. The RI/FS Report is scheduled to be completed in 2025. A subsequent PP will be completed by 2026 with a ROD scheduled for approval by 2027. A LUCIP will be completed following the ROD.



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**Figure 3**  
**FNOD Current Active Projects**  
Former Nansemond  
Ordnance Depot (FNOD)  
Suffolk, VA

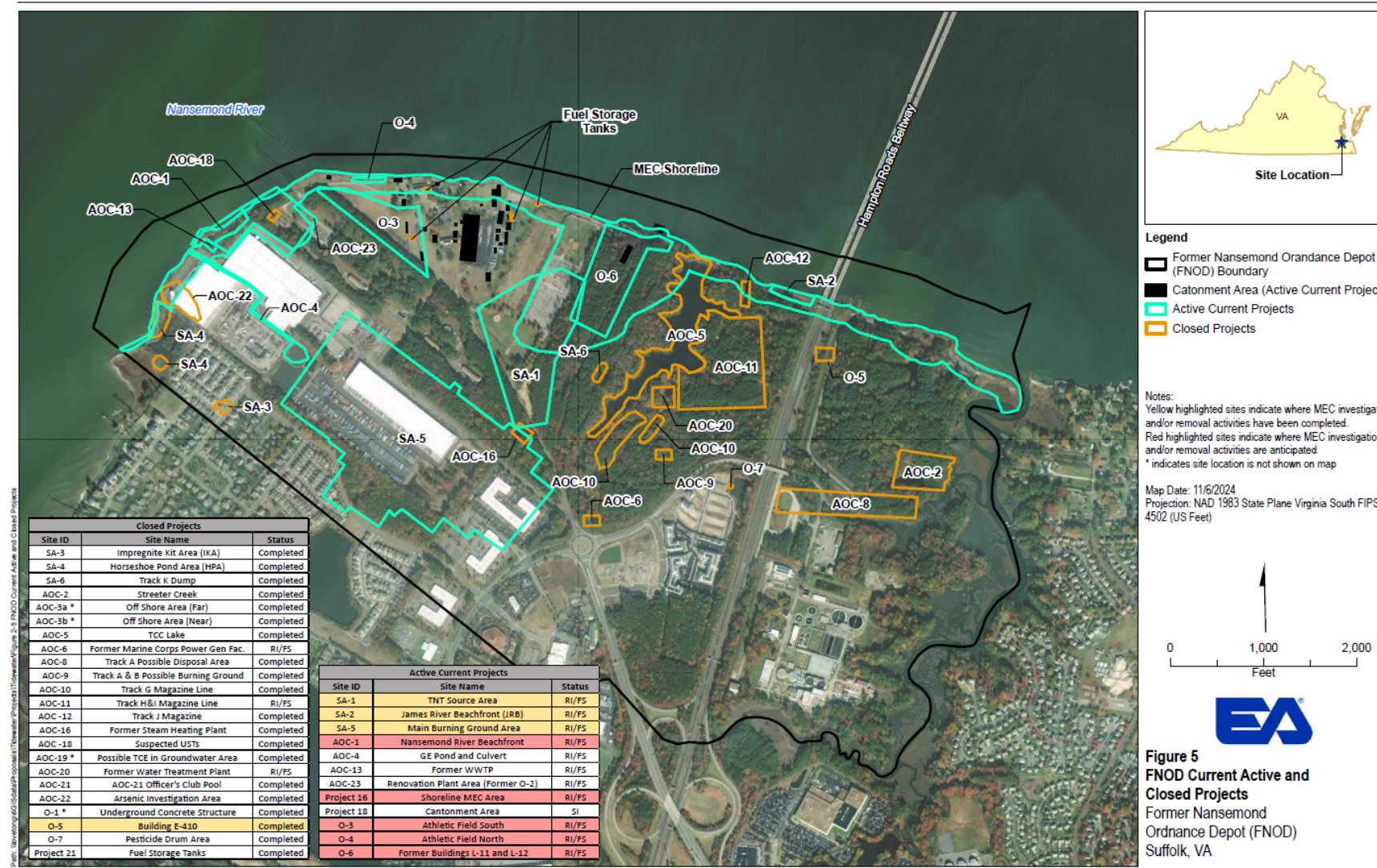


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### **2.5.1.3 HTRW – Site-wide Groundwater Model**

This project began as a means to address the HTRW AOCs at FNOD. As these areas were broken out individually, the remaining work was re-directed to completing a site-wide groundwater model. The data required for the groundwater model, conceptual site model, and report have been collected.

*Current Status:* Any further data requirements will be accomplished within each specific HTRW project. This project has been closed out.

### **2.5.1.4 HTRW – OU-7 Impregnite Kit Area**

The Impregnite Kit Area was a disposal area for impregnite kits. The kits contained XXCC3 (a combination of CC2[bis-(2,4,6-trichloro-phenyl) dichlorourea], 10% zinc oxide [a stabilizer], a solvent binder) and an inert, viscous liquid used to neutralize chemical agent. Historical groundwater data from the Impregnite Kit Area and results of the FNOD site-wide groundwater study indicate there do not appear to be any past or potential future groundwater impacts related to the Impregnite Kit Area. A Final ROD, including a Responsiveness Summary, was issued in October 2014.

*Current Status:* The ROD proposed NFA for soil and groundwater at the Impregnite Kit Area. On March 20, 2003, USEPA Region III issued a Notice of Intent for Partial Deletion referenced in Final Site Management Plan 2015/2016 for soil; however, groundwater beneath the Impregnite Kit Area was specifically not included in the partial deletion notice. The final step will be to initiate the delisting of the Impregnite Kit Area from the NPL.

### **2.5.1.5 HTRW – OU-3 Horseshoe Pond Area and AOC 22**

Horseshoe Pond Area was a suspected dumping area for DoD solid waste. Laboratory glassware, bottles, film, and other debris have been observed near the pond. AOC-22, Arsenic Investigation Area, was originally included as part of the Horseshoe Pond Area and the property owned by GE. A localized area of metals and polycyclic aromatic hydrocarbons (PAHs) in soil was present at the Horseshoe Pond Area and AOC-22 area. Elevated arsenic concentrations have been detected in the groundwater at both Horseshoe Pond Area and AOC-22. The Final AOC-22 ROD, including a Responsiveness Summary, was issued in December 2016. NFA was recommended for AOC-22. A Final ROD recommending a remedial action was issued in September 2016. The Remedial Action (RA) for Horseshoe Pond was completed in September 2021.

*Current Status:* The final step will be to initiate the delisting of AOC-22 and the Horseshoe Pond Area from the NPL.

### **2.5.1.6 HTRW – Main Burning Ground**

At the Main Burning Ground and Steamout Pond (SA-5), black tar-like substances, scrap metal, various munitions items, residues from burning small arms and metals, and burn trenches that



contained munitions items and debris were found. As a result, several sampling events and removal actions have been conducted at SA-5. A Final RI Report was completed in July 2017.

*Current Status:* An RI addendum, to address any residual soil contamination, is currently under review and is scheduled to be finalized in 2025. An FS is also underway to address remaining MEC risk at the site. After completion of the FS, a PP and ROD will be prepared for the site with a projected completion date of 2027 and 2028, respectively. After the ROD is finalized, a Remedial Design (RD) and RA will be initiated, if needed.

#### **2.5.1.7 Community Relations – Restoration Advisory Board Support**

Activities conducted under this project include attendance at RAB meetings and dissemination of information regarding ongoing projects to the public and the RAB. This project task is ongoing.

#### **2.5.1.8 HTRW – James River Beachfront**

James River Beachfront (JRB) was used for the disposal of various scrap metal and construction debris and to possibly burn munitions items. Removal actions have been completed. A hardened shoreline revetment was installed in 2005. A Final RI Report was completed in June 2011. The FS Report was completed in January 2015 and the PP and public meeting were completed in 2018. A ROD was signed in 2019 to close out JRB as NFA for HTRW. MMRP at JRB will be included in the sitewide RI/FS Report

*Current Status:* The final step will be to initiate the delisting of the JRB site from the NPL.

#### **2.5.1.9 HTRW – Track K & Pesticide Drum Area**

Project 10 addresses Track K Dump (SA-6) and the Pesticide Drum Area (O-7). Tires, empty paint cans, appliances, household waste, and construction debris were observed in the Track K Dump. In 1998, two unsealed, unmarked 55-gallon drums, one empty and one containing an unknown liquid, were found in the Pesticide Drum Area. The debris and drums were removed. An NFA ROD for the Track K Dump was signed in May 2007. An NFA Decision Document for the Pesticide Drum Area was signed in June 2008.

*Current Status:* The final step will be to initiate the delisting of the Track K Dump from the NPL.

#### **2.5.1.10 HTRW – Offshore and Lake Areas**

Project 11 addresses the Offshore Area (AOC-3a), Nearshore Area (AOC-3b), TCC Lake (AOC-5), and Track G Magazine Line (AOC-10). Investigations are complete for the Offshore Area (AOC-3a), TCC Lake AOC-5, and Track G Magazine Line AOC-10 and no action is anticipated. Portions of the Nearshore Area (AOC-3b) have been included in ongoing investigations at sites near the shoreline (Nansemond River Beachfront [NRB] [AOC-1] and JRB [SA-2]).



*Current Status:* No current actions are planned. The FNOD Project Delivery Team (PDT) will identify any other portions of the Nearshore Area that may require investigation through the FUDS process.

#### **2.5.1.11 HTRW – Track H and I Magazine Line (AOC-11)**

The Track H and I Magazine Line (AOC-11) includes Buildings I-1, H-413, D-403, D-404, and E-408. Building I-1 was an Ammunition Magazine, and Buildings H-413, D-403, D-404, and E-409 were Smokeless Powder Magazines. A Lumber Treatment Plant (Building 559) was constructed near Building E-408 in AOC-11 in 1953. The Lumber Treatment Plant contained steel dip tanks, a 9,500-gallon chemical storage tank (Building 559-A), and a heating plant (Building 559-B). The treatment process utilized at the Lumber Treatment Plant appears to have been pentachlorophenol (PCP) treatment. The RI Report was finalized for AOC-11 in June 2013. The FS Report was finalized in June 2017. An RI Work Plan was completed in 2018 for multiple AOCs including AOC 11. TCCREF conducted soil removal activities at AOC 11 in 2019. An RI report, PP, and ROD were completed in 2019/2020 to close out AOC-11 as NFA.

*Current Status:* The final step will be to initiate the delisting of AOC-11 from the NPL.

#### **2.5.1.12 HTRW – Group C AOCs**

Project 13 addresses the Former Steam Heating Plant (AOC-16) and Suspected Underground Storage Tank (UST) and Tunnel (AOC-18). AOC-16 contained three abandoned USTs. Each tank had a 25,000-gallon capacity and the tanks, in addition to the piping and related equipment, contained free product. During December 1994, the USTs and appurtenances were removed, along with 100 cubic yards of contaminated soil. A consensus statement documenting NFA at AOC-16 was signed in December 2005. A suspected UST and Tunnel (AOC-18) were thought to exist parallel to the former Track Q line of magazines. A suspected tunnel was identified during a 1999 geophysical survey. The structure was investigated in April 2000. A finding of NFA was issued on February 23, 2004.

*Current Status:* It was concluded that NFA is necessary for AOC-16 and AOC-18. No follow-on actions are planned.

#### **2.5.1.13 HTRW – Track A & B Open Storage Areas**

Project 14 consists of Streeter Creek and Lakeview Drive Ground Scars (AOC-2), Track A Magazine Line (AOC-8), and Track A & B Burning Ground (AOC-9). A review of historical aerial photography identified several features in the vicinity of AOC-2. No MEC/MD has been observed in the AOC. The MMRP Site Investigation (SI) found no constituent concentrations above human health or ecological screening values. AOC-8 was comprised of eight explosive magazines that were oriented east/west in a line. Historical aerial photographs showed potential evidence of ground scarring, mounded materials, and a possible pit. In 1997, a geophysical survey was conducted, and no MEC-related items were found. AOC-9 consisted of explosive magazines oriented east/west in two lines. In 1954, two large ground scars were present between Tracks A and B. In 1956, a ground scar was visible east of B-214. By 1958, debris was located between the two magazine lines. The MMRP SI concluded that No Action was required for



MEC or MC. The Final Preliminary Assessment (PA) indicated that no HTRW investigation is warranted at AOC-2, AOC-8, and AOC-9.

*Current Status:* It was concluded that NFA is necessary for AOC-2, AOC-8, and AOC-9. No follow-on actions are planned.

#### **2.5.1.14 HTRW – Nansemond River Beachfront**

Project 15 consists of the NRB (AOC-1). Asbestos siding, trash, steel rods, slag, and ammunition rounds were observed at the NRB (AOC-1) in 1997 and 1999. Bulk TNT was discovered at the NRB (AOC-1) during trenching operations in 2006 and a removal action was conducted. Shoreline protection was emplaced in 2009 in order to protect a heavily eroding area that was damaged during the removal action.

*Current Status:* An RI Report is scheduled for completion in 2025 to address residual HTRW and MC that may be present in soil at the NRB (AOC-1). Additional reporting in accordance with CERCLA including an FS, PP, and ROD, may be completed at the NRB (AOC-1), if needed, following completion of the RI. Residual MMRP hazards found at the NRB are being addressed as part of the MEC Shoreline project.

#### **2.5.1.15 MMRP – Shoreline MEC Areas**

The Shoreline MEC Areas Munitions Response Sites consist of a washout area (where explosives were cleaned out of munitions items) at the NRB (AOC-1), the North Athletic Field Shoreline, and the Former Building L-12 Area as well as other areas identified by a recent geophysical survey of the shoreline. MEC was exposed at a washout area at the NRB (AOC-1) and North Athletic Field shoreline by the remnants of Hurricane Ida in 2009. The exposed munitions at the NRB washout area included 71 No 101 British PD fuzes, 28 M51 series PD fuzes (Tbar), 94 grenade fuzes, seven 40-mm empty projectiles with self-destruct element (unfuzed), one booster cup, two burster tubes, nine 20-mm projectiles (unfuzed), two primers, three fuze adapter boosters, and eight unknown fuze components. The North Athletic Field (O-4) MEC consisted of six World War II-era MK II hand grenades and five 40-mm projectiles, which were removed and destroyed by the Navy Explosive Ordnance Disposal. Several Civil War-era cannon balls were unearthed at the NRB (AOC-1) during a sanitary sewer installation project in April 2010. MEC and bulk explosives may be present in the Former Building L-12 area due to the shell renovation activities that were conducted there. Although the HTRW issues associated with Former Buildings L-11 and L-12, as well as the Abandoned Water Treatment Plant, have been addressed, potential MMRP issues remain. An intrusive investigation was conducted in February and March 2014. An RI of the geophysical anomalies was conducted to determine the extent of MEC and MC in the subsurface along the FNOD shoreline. A TCRA was approved and completed in 2020 which removed munitions items and which identified residual explosives in the groundwater. The TCRA Report was finalized in September 2020 with NFA recommendation for soil.

*Current Status:* The RI Report was completed in 2025 and an FS Report is underway to address groundwater. Munitions in the soil are to be addressed in the site-wide land use controls. If



needed, an FS will be conducted in 2025/2026, which will be followed by the completion of a PP in 2026. The ROD is scheduled to be approved by 2028.

#### **2.5.1.16 HTRW – Legacy SI Sites**

Project 17 addresses the GE Pond and Culvert (AOC-4), Marine Corps Power Generation Plant (AOC-6), Track J Magazine Line (AOC-12), Former Wastewater Treatment Plant (AOC-13), Track K Explosive Magazine Line (AOC-14), Track K Landfill (AOC-15), and Abandoned Water Treatment Plant (AOC-20). The SI Report for AOC-4 indicated follow-on investigations were required to address metals and pesticide concentrations in surface water and sediment. The SI Report for AOC-6 indicated follow-on investigations were required to address certain metals, PAHs, and pesticide concentrations in soil and groundwater. The SI Report for AOC-20 indicated follow-on investigations were required to address some detections of pesticides and metals in soils. An RI Work Plan was completed in 2018 for AOCs 4, 6, 11, 13 and 20. TCCREF conducted soil removal activities at AOC-6, AOC-11, and AOC-20. An SI Addendum NFA Report was prepared in 2019 to close out AOC-6 and AOC-20. BCP Suffolk removed sediments and collected confirmatory samples in AOC-4 as part of their site redevelopment efforts. USACE finalized the RI Report for AOC-4 in April 2023. USACE is also finalizing the RI for AOC-13 which was finalized in March 2025.

*Current Status:* USACE is preparing the PP for AOC-4 GE Pond which is scheduled to be completed in 2025. The PP for AOC 4 is intended to close the loop on several sites in order to help with their delisting processes. Following completion of the PP, USACE will prepare a ROD for AOC-4. USACE finalized the RI report for the AOC-13 Wastewater Treatment Plant in March 2025 and FS preparation is underway. The FS will be followed by a PP and ROD.

#### **2.5.1.17 HTRW – Cantonment Area**

Project 18 addresses buildings in the former Cantonment Area and Athletic Field South (O-3) identified during development of the PA where HTRW may have been used and subsequently released to the environment. Operations conducted at these buildings included petroleum, oil, or lubricants (POL), non-tank operations (oil storage, heating operations, fuel pump houses), coal storage, transformer stations, waste treatment in septic tanks, incineration, and miscellaneous shop operations (including vehicle and locomotive maintenance). An SI Work Plan was prepared at Project 18. The initial phase of SI fieldwork was completed in 2020. Additional Phase 2 sampling fieldwork was completed in Fall 2022.

*Current Status:* The SI Report is projected to be completed by FY 2025. An RI will follow which is expected to be contracted/started in 2025.

#### **2.5.1.18 HTRW – Renovation Plant (AOC 23)**

The renovation plant operations ranged from replacement of a suspended fuze with a newer model to complete disassembly of the ammunition item, including removal of the explosive charge. A small steaming-out unit was established 150 feet northwest of the Boiler Plant (Q-29) for use in steaming out ammunition items as part of the renovation plant operations.



Ammunition renovation operations included melt-down, steaming, sandblasting, and painting. Coal storage was noted to have occurred in the vicinity of Q-29. A potential exists for MC, metals, PAHs, and solvents to remain at the Renovation Plant (AOC-23) from these operations. A Final SI Report was completed in October 2014 (Weston 2014). Based on the recommendations in the SI Report and the Draft PA, an RI Work Plan was prepared at AOC-23. The initial phase of fieldwork occurred in 2020. Additional Phase 2 sampling fieldwork was completed in Fall 2022.

*Current Status:* An RI report is scheduled to be completed in 2025 followed by an FS, which is scheduled to be completed in FY 2026. The PP is scheduled for completion in 2027 followed by the scheduled approval of the ROD in 2028.

#### **2.5.1.19 HTRW – Other HTRW Sites**

Project 20 addresses polychlorinated biphenyl (PCB) Transformer Removal (AOC-17). Project 20 also addresses any locations of pole-mounted transformers known to have been the site of leaking transformers (collectively identified as AOC-17). To date, no transformer locations have been identified.

*Current Status:* A Final Memo Report for AOC-17 was prepared in December 2016 recommending NFA.

#### **2.5.1.20 CON/HTRW – Fuel Storage Tanks**

Project 21 addresses USTs that may still be present at the site. The potential fuel-related environmental hazards that could exist as a result of operations associated with the diesel fuel, fuel oil, and gasoline tanks include paraffins, isoparaffins, napthenes, olefins, and aromatics (benzene, toluene, ethylbenzene, and xylene). Lead and other compounds have been blended with gasoline, primarily to boost octane levels, since the early 1920s. These compounds included tetraethyl lead, ethylene dibromide, ethylene dichloride, manganese tricarbonyl methylcyclopentadienyl (MMT), tetramethyl lead, tetramethylethyl lead, dimethyldiethyl lead, methyltriethyl lead, and methyltertbutyl ether. A contract was awarded in September 2014 to prepare a Site Characterization Report to determine if the suspected USTs are still present. A Work Plan was prepared to determine if the suspected USTs are still present. Completion of the Work Plan occurred in 2018.

*Current Status:* A Site Characterization Report was completed in 2019.

#### **2.5.1.21 HTRW – J-Lake**

Previous investigations identified two pipes jutting into the lake in the area where the elevated PAHs were detected. A fuel oil tank (Building 529-A) was located to the northeast of Building 528. Former Buildings 528, 528-A, 528B, and 529-A may have been interconnected via steam lines or other piping. These former buildings were thought to be a potential source of the PAHs in J-Lake via the observed pipelines. A Final Expanded Site Investigation Report, including screening-level human health and ecological risk assessments was completed in June 2012. Potential ecological risks were identified due to PAH detections in sediment. USACE



determined that additional investigation is warranted due to PAH detections in J-Lake sediment. A Final RI Work Plan was prepared in April 2014 to address remaining data gaps as part of the Focused Supplemental SI of J-Lake. A field investigation was performed in May 2014. After collection of additional data was complete, USACE re-evaluated the risk and completed Focused Supplemental SI Report in 2015 which concluded that NFA is required for AOC-7.

*Current Status:* Since the investigation activities at AOC-7 were completed in the SI phase, this site does not require formal de-listing or any other site closeout activities.

## 2.6 REGULATORY PARTICIPATION

USEPA Region III began evaluating FNOD using the HRS Evaluation in 1987 to 1989 timeframe to determine whether the site should be proposed for listing on the NPL (Superfund). USEPA Region III issued a Final HRS package in January 1999. This package was a culmination of multiple investigations conducted at FNOD and resulted in the identification of seven SAs (as listed in Section 2.1, above). The SAs were evaluated, and hazard exposure pathways were assigned numerical values. The final HRS site score for FNOD was 70.01. A score of 28.5 or higher qualifies a site for placement on the NPL; therefore, FNOD was placed on the NPL.

As FNOD is an NPL site, USEPA is the lead regulatory agency for the environmental investigation and restoration activities at the site. VDEQ is the regulatory agency for the Commonwealth of Virginia. USACE began a partnership with USEPA Region III and the VDEQ CERCLA Program to enhance project coordination and planning. VDEQ and USEPA have provided USACE with reviews and regulatory comments on environmental cleanup documents such as Work Plans, SI and RI studies, and reports as well as PP and RODs. VDEQ and USEPA also actively participate in FNOD public meetings.

USACE follows the requirements of CERCLA for document preparation and public involvement activities. Public involvement activities included the formation of a RAB at FNOD. The purpose of the RAB is to provide a forum for discussion between the government and the community. It also provides interested parties with the opportunity to review and provide input on the progress of the restoration efforts. Since the RAB's inception in 1997, VDEQ and USEPA have been active members. USACE, VDEQ, and USEPA have continued to work in partnership on FNOD regulatory matters and to work with the community on site restoration efforts. This partnership includes periodic forums to review technical documents, attend RAB meetings, and have ongoing communication, as needed, in order to comply with regulatory requirements.



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### **3. COMMUNITY PROFILE, COMMUNITY INVOLVEMENT HISTORY, AND CONCERNS REGARDING FNOD**

The target community for this revised PIP is the portion of the City of Suffolk that is within or surrounding the FNOD footprint. Since publication of the first FNOD Community Relations Plan in June 2001, now referred to as a PIP, USACE has conducted additional community interviews multiple times over the years as a part of the PIP update. Interviews were conducted in August 2006, August 2009, December 2014, May-June 2017, October 2021, and November 2024 through February 2025. The purpose of these interviews was to determine community interests and concerns of FNOD stakeholders regarding USACE cleanup activities at FNOD.

Interviewees included community leaders, business owners, adjacent property owners, and local citizens.

#### **3.1 COMMUNITY PROFILE**

The data presented in this, and subsequent sections relates to the City of Suffolk, which owns a portion of the FNOD site, as there is no site-specific data available for the FNOD site and its surrounding communities. Please note the communities surrounding/encompassing FNOD represent only a fraction of the population of the City of Suffolk (likely less than 10% of the population of the City of Suffolk); therefore, the information provided may not be directly applicable to the community surrounding FNOD.

The present City of Suffolk was formed January 1, 1974, from the consolidation of the City of Suffolk and the City of Nansemond (formerly Nansemond County). The City is Virginia's largest city in land area and one of the top 20 largest cities in land area in the nation with over 400 square miles.

The diverse landscape includes a mix of rural, suburban, and urban development areas. The City is situated in the western portion of Hampton Roads, Virginia's coastal plain area, and is bound by the James River to the north, the cities of Chesapeake and Portsmouth to the east, the state of North Carolina to the south, and the counties of Southampton and Isle of Wight to the west. The City of Suffolk is one of seven major cities that form the Norfolk-Virginia Beach-Newport News metropolitan area with over a million people. This region is also known as the Hampton Roads area.

The City's government is organized under the Council-Manager form of government. The governing body, the City Council, is composed of seven members and a Mayor who collectively develop policies for the administration of the City. The Mayor is elected at large, and each Council Member is elected by borough in a city-wide election every other year, with terms of office being four years. The City Council appoints a City Manager to act as administrative head of the City. The City Manager serves at the pleasure of City Council and carries out the City Council's policies and directs business procedures. The City Manager also appoints the directors of all departments. As a full-service city, Suffolk provides a broad range of municipal services authorized by statute or charter. These services include education, public safety, highways and streets, parks and recreations, sanitation, health and social services, public improvements, planning and zoning, public utilities, stormwater management, and general administration.



### 3.1.1 Nansemond Borough

The City of Suffolk is divided politically into seven boroughs—Chuckatuck, Cypress, Holy Neck, Nansemond, Sleepy Hole, Suffolk, and Whaleyville. Nansemond Borough, where FNOD is located, is considered to be the Northern Growth Area of the City of Suffolk. The area is focused on the I-664 corridor and has significant amounts of green-field development opportunities that can build upon the successes of the existing high technology businesses. Typical mixed-use developments include multi-family dwellings, regional scale retail in a vertical setting, office, hotel, mixed use (vertical orientation), research and development, civic buildings, and community facilities (not including major infrastructure such as pump stations or treatment facilities).

### 3.1.2 Suffolk Demographics

The following facts represent the City of Suffolk. Information was gathered from various sources and is presented for informational purposes.

- One of the 100 best places to live (City of Suffolk 2024).
- The City's population as of July 2024 is 101,572, increasing approximately 8.7% from the April 2020 population of 94,324 ([www.coopercenter.org/demographics/](http://www.coopercenter.org/demographics/)).<sup>2</sup> Suffolk is the 10<sup>th</sup> largest city in Virginia (Cooper Center 2025).
- Suffolk has a lower median age at 38.7 as compared to the rest of Virginia at 39.0 as of December 2024 (City-Data 2024).
- Higher educational attainment levels (high school graduates or higher and bachelor's degree or higher) among Suffolk residents have greatly improved over the last 10 years 91.5% and 32.8%, respectively. They remain on par with the state in terms of high school graduates with an average of 90%. However, Suffolk's bachelor's degree or higher average is approximately 39% which is lower than the state's average (City-Data 2024 and Data USA 2025).
- The City's median household income is \$83,144, which is below the state median household income of \$85,873 (City-Data 2024).
- Compared to the rest of the country, Suffolk's cost of living is 5% lower than the U.S. average (City-Data 2024).
- The unemployment rate as of December 2024 was 2.8%, down from the January 2020 rate of 8%. This is higher than the rate for the state, which is 2.7%. The poverty rate for the City of Suffolk as of 2022 is 11.9% (City-Data 2024).

<sup>2</sup> The last census was 2020 and demographic information presented in various City of Suffolk correspondence and on the City of Suffolk website varies. Sources used to report information are cited within each bullet.



- Median residential sales prices are \$328,200, which is lower than Virginia's state median of \$365,700 (City-Data 2024).
- Suffolk public schools spend \$14,245 per student. The average school expenditure in the U.S. is \$17,277 (Education Data 2025).

### 3.2 COMMUNITY INVOLVEMENT HISTORY

Over the course of 28 years of public involvement history (1997 to 2025), community interest in the FNOD site may be characterized as intermittent or sporadic due to periodic discoveries of MEC and MD at the site, from coastal storm damage, and from updates from the FNOD PDT discussing ongoing cleanup activities that periodically generate public interest.

The evolution of FNOD community involvement is described in the paragraphs below.

During the 1960s, faculty and other college employees lived on the site for the Beazley Foundation Boys Academy, but no evidence of MEC being found onsite was reported. The issue of buried MEC first appeared in the media in 1987 when a young boy collecting rocks near the main entrance to TCC Portsmouth campus picked up what was determined to be crystalline TNT. Following this incident, USACE initiated an SI and real estate records review of the property.

In 1990, a small trace of TNT was detected in TCC's well water which was below USEPA guidelines for safe drinking water. By late 1996, TCC had contracted with the City of Suffolk to connect the college to city water. In 1995, Dominion Lands (a current landowner) hired an ordnance team to survey the area where it was developing the Bridgeway Commerce Park. The survey turned up one live anti-aircraft shell, 10 rusty drums, and 20 underground brick-lined well structures. At various times, several 150- to 170-mm artillery shells were removed from an eroding bank at the James River disposal area. Each of these incidents resulted in some media coverage, which subsided as USACE, regulatory authorities, and current landowners responded to the findings.

Despite the sporadic media coverage and UXO findings, community concern about FNOD was characterized as low from 1987 to 1997. In August 1997, USACE conducted 28 community interviews with landowners, local residents, local business representatives, and local government representatives. When interview respondents were asked if they had any concerns about FNOD 11 out of 28 said "no" or "not really." When they were asked to describe the level of community interest/concern in the site, 11 said "high" and 11 said "low," and six reported that they thought the community was unaware. It should be noted that community interviews provide qualitative information and may not be statistically representative of the local population.

Those with the most interest in FNOD between 1987 and 1997 were city officials and landowners such as Dominion Lands, GE, and TCC. The primary community interest or concern about FNOD related to the need to complete the FNOD cleanup as quickly as possible to allow for resale of property and impending development plans in the area, particularly of the Bridgeway Commerce Park parcel.



Although public interest had been characterized as intermittent or sporadic in the past, USACE as the agency responsible for environmental restoration at FNOD, under the DERP, decided that there was a need to determine if a RAB was warranted at the site.

In February 1997, a RAB solicitation mailing was sent to more than 130 interested parties. Public notices were placed in the Daily Press, Virginian Pilot, Suffolk News Herald, and several local government cable channels including Suffolk, Portsmouth, and Newport News. Approximately 34 RAB applications were received. A community-based selection panel was convened to review applications and to select candidates to serve on the RAB. The RAB was established in April 1997. Initially, it consisted of 18 members representing USACE, USEPA, VDEQ, Respass Beach/Holly Acres Civic League, current landowners (Dominion Lands, GE, TCC), Wynnewood Civic League, Suffolk Planning Commission, a former employee of FNOD, the Elizabeth River Project, Castlewood Homeowners Association (HOA), City of Suffolk, Suffolk City Council, local business representatives, and a TCC student.

The purpose of a RAB is to provide a forum for discussion between the government and the community. It also provides interested parties the opportunity to review and provide input on the progress of the restoration efforts. From April 1997 until December 2005, the RAB met bi-monthly (every two months) on the first Tuesday of even months in the Manning Building at the TCC Portsmouth Campus (see the project website for RAB meeting information <http://www.nao.usace.army.mil/Library/Factsheets/FNOD/>). Since 2006, RAB meetings are conducted once quarterly, typically on the first Thursday of the months of March, June, September, and December and they can be in person or virtual. USACE has historically provided written updates to RAB members on months that the RAB does not meet. RAB meetings have in the past, and will continue to be, open to the public. Public notices or RAB meeting announcements are placed in the Virginian Pilot (Insider Business), the Suffolk News Herald, and the USACE's FNOD website the week prior to each meeting.

In 1998, the RAB Co-Chairs and the USACE Public Affairs Officer participated in a Suffolk City Cable Channel documentary/interview about the project. This documentary was aired several times for area residents on Suffolk's cable channel. In addition, several informal media tours or interviews have been conducted since 1998 with local reporters to inform the community of new site activities.



### 3.2.1 Public Outreach Conducted as of February 2025

USACE has hosted the following public meetings regarding FNOD:

Date of Public Meetings	Topic(s) Addressed
June 1998	Engineering Evaluation/Cost Analysis (EE/CA) of Ordnance Investigation Findings
April 2000	USACE PP for Removal Action on JRB (conducted in conjunction with the April 2000 RAB meeting)
February 2001	FNOD Update for Community Members
December 2002	Impregnite Kit Area PP
March 2003	Community Meeting to Discuss Human Remains Reburial
December 2003	Offshore PP Human Health Assessment Presentation by the Agency for Toxic Substances and Disease Registry
February 2006	Track K Dump and Tire Pile (SA-6) PP
January 2008	Pesticide Drum Area EE/CA
July 2014	Horseshoe Pond (SA-4), Impregnite Kit Area (SA-3), and Arsenic Investigation (AOC-22) PP
September 2018	James River Beachfront - PP
June 2020	AOC-11 Track H&I Magazine Line PP

In addition to public meetings and RAB meetings, USACE has published a variety of documents designed to keep the community informed about FNOD activities. These include:

- 23 Newsletters (Restoration News), with the first edition in February 1998 and the latest edition in June 2013
- 38 FNOD Updates (published during the months in between RAB meetings)
- A variety of Fact Sheets that provided technical detail regarding FNOD activities
- Numerous press releases and public notices in Tidewater-area publications to provide information to the general public about activities conducted on FNOD
- PIP, with the first edition in 1997 and this edition being the latest

The abovementioned information is available in the Project Information Repository at the North Suffolk Public Library and FNOD project website.

Noteworthy community involvement activities since project start include the following:

- First bi-monthly RAB meeting in April 1997
- First RAB site tour conducted in January 1998



Public Involvement Plan for the  
Former Nansemond Ordnance Depot (FNOD) Suffolk, Virginia  
January 2026

- Public meeting on the EE/CA for Ordnance Investigation Findings conducted in June 1998
- Public meeting for the Proposed Removal Action at JRB conducted in April 2000
- Public meeting on a variety of topics such as plans for NRB, JRB, ordnance removal efforts, and the baseline ecological survey conducted in 2001
- Public Affairs Working Group established in 2001
- Public meeting on Land Use Control Plan conducted in March 2002
- Public meeting for the PP for the Impregnate Kit Area conducted in December 2002
- 10th edition of Restoration News published in June 2003
- The Agency for Toxic Substances and Disease Registry presented their Public Health Assessment findings to the RAB in December 2003
- Public meeting for Offshore Area PP conducted in December 2003
- RAB site tour conducted in February 2004
- RAB site tour conducted in December 2005
- Public meeting for Track K Dump PP conducted in February 2006
- Community interviews in August 2006
- 10-year anniversary of the RAB in Spring 2007
- Public meeting for Pesticide Drum Area EE/CA in January 2008
- 20th edition of Restoration News was published in August 2008
- RAB site tour conducted in November 2008
- Community interviews in August 2009
- Sher Zaman became the new USACE FNOD Project Manager in January 2010
- The RAB welcomed two new members in March 2010
- Community interviews in December 2014



- Community interviews in May/June 2017
- Online interview/survey May-July 2017
- Community interviews in October 2021
- Online interview/survey October 2021
- The RAB welcomed two new members in September 2024
- Community interviews in December 2024/January 2025
- Online interviews/survey from November 2024 through February 2025
- Ongoing RAB meetings since 1997.

### **3.2.2 Community Concerns Regarding FNOD**

For the purpose of this update of the PIP, community concerns are determined from multiple inputs:

- Ongoing input from RAB members since 1997
- Public meetings
- Ongoing dialogue with landowners
- Periodic dialogue with citizens
- Interviews with random citizens, business persons, and local first responders
- Discussions with local officials

These inputs have identified a number of concerns that have been addressed by USACE. The following summaries provide the highlights of some of the findings including concerns that have been identified over the years and how they have been addressed. Also presented are the findings from the more recent interviews in 2017, 2021, and 2024/2025.

#### **3.2.2.1 October 1997 RAB Meeting**

During the October 7, 1997, RAB Meeting, the community RAB members identified the following key concerns based on information that had been presented to them to date:

- JRB area
  - Need to further identify and characterize the problems
  - Need to identify the appropriate institutional controls (control access from land and water)



- Impregnite Kit Area – The RAB wrote a letter to support the need for additional funds to cleanup this site on Dominion Lands property.
- Streeter Creek – Residential well testing, and soil sediment sampling
- Prioritization of AOCs to aid area development plans.

As a result of these concerns, USACE continued public outreach efforts to include discussions of aforementioned concerns in subsequent RAB meetings. The issues identified were subsequently resolved through removal actions at JRB and additional investigations at the Impregnite Kit Area.

### **3.2.2.2 Community Interview Findings – 1997**

Approximately 28 community interviews were conducted in August 1997 by CEC, Inc. and the USEPA Region III Community Involvement Specialist. A summary of the findings is presented in Appendix C. While 11 out of 28 respondents stated that they had no concerns about FNOD, the following are the concerns that were mentioned most frequently:

- Groundwater aquifer and water quality
- Explosives/digging (safety concerns)
- Potential adverse effects on drinking water wells in area
- The need to get the site cleaned up completely
- The inability to develop property/economic impact concerns

As a result of these concerns, USACE continued public outreach efforts to include discussions of aforementioned concerns in subsequent RAB meetings, site visit, establishing a Newsletter (1998), and fact sheets.

### **3.2.2.3 Community Interview Findings – 2000**

Community interviews were conducted in January 2000 by CEC, Inc. and the USEPA Region III Community Involvement Specialist. The interviews were conducted to

- Update the PIP
- Broaden the project mailing list
- To identify new candidates to serve on the RAB

Community interviews were completed with 26 members of the community, including several new representatives of the RAB. A summary of the findings and key community concerns is presented below.

Community interview respondents were asked some general community-related questions, questions specific to the FNOD, and questions relevant to communication planning efforts. The following is a summary/analysis of these findings.



### *General Community Questions*

- Area development/growth and transportation issues were noted as receiving the most attention locally according to interview respondents.
- The most important environmental problem facing the community at the time was water pollution/quality including protection of wetlands.
- The local area was either moderately or extremely sensitive to environmental issues.

Fifteen out of 26 interview respondents said that they or someone in their family go to the TCC Portsmouth campus. Almost half indicated that they or a family member participated in outdoor recreational activities in or around the TCC Portsmouth campus and FNOD. Fishing was mentioned most often as the type of recreational activity.

### *FNOD-Specific Questions*

Most interview respondents (22 out of 26) were aware of the cleanup effort underway at FNOD and none of those interviewed had experienced any problems that they thought were attributable to the site. When respondents were asked how they would characterize the environmental challenges at the site, 10 out of 26 were aware that ordnance had been found, but most respondents did not know specifics. Sixteen out of 26 were aware of USEPA's Superfund Program and that FNOD was undergoing the Superfund cleanup process.

Most interview respondents said that they have received information about the FNOD cleanup effort in the newspaper. Twenty-three out of 26 respondents said that they were interested in the FNOD cleanup effort.

When asked if respondents had any current concerns about the site, 14 out of 26 said “no” or “not really.” The concerns that received the highest number of responses were related to being provided more information about what has been found and the need to clean up the site correctly. A majority of the respondents described the level of community interest/concern in the site as moderate to high.

### *Questions Related to Communication about FNOD*

All but one respondent asked to be placed on the FNOD mailing list. According to interview respondents, the most effective methods of keeping the community involved/informed are direct mail (20 responses) and articles in the newspapers (19). Other methods noted included: public meetings (6), Civic Group and TCC newsletters (5), notices in meeting rooms (2), and television news (1). Most respondents indicated that they read the Virginian Pilot (24) and the Daily Press (7). Other newspapers noted were the Suffolk News Herald (4), Portsmouth Currents (2), and Chesapeake Clipper (1).



The most frequently requested information included:

- What has been found?
- What is the status/progress?
- What's the overall plan and schedule?

Regarding the RAB, most interview respondents were not aware that a RAB existed for the site. Five of the 26 respondents said they may be interested in participating on the RAB. Twenty out of 26 said they may be interested in attending the RAB meetings, and all but one of the respondents indicated that they would like to receive RAB meeting summaries. Eighteen individuals or groups were identified as potential candidates for the RAB.

The following civic groups were identified in the area as being the most likely to be interested in the FNOD cleanup activities: Burbage Grant HOA (four responses) and Harbour View (two responses). See Appendix A for a full list of the civic groups identified and the list of television stations and radio stations that people listen to for local news. Most respondents indicated that they do not listen to the radio for local news.

As a result of the issues identified, USACE continued public outreach efforts to include discussions of aforementioned concerns in subsequent RAB meetings, holding public meetings for the proposed plan for the removal action at JRB and other topics, continuing the Restoration News newsletter, and producing and updating fact sheets.

### **3.2.2.4 Concerns from April 2001 RAB Meeting**

At the April 2001 RAB meeting, the board was provided a copy of the outreach portion of the draft PIP. The board was asked for input on the proposed PIP and to identify key community concerns to be noted in this plan. Most of the comments received related to making additional efforts to get information out to the larger community. Some of the suggestions included:

- The need to post project information on the city cable channel
- The need to make local clubs and HOAs aware of the FNOD speakers bureau
- The need for more project summary information available in the Project Information Repository at the North Suffolk Public Library and on the project website
- The need for more information to the newspapers on the progress being made.

As a result of the issues identified, USACE continued public outreach efforts to include discussions of aforementioned concerns in subsequent RAB meetings, holding public meetings for a variety of topics associated with FNOD, conducting site tours, continuing the Restoration News newsletter, updating the Project Information Repository at the North Suffolk Public Library, and producing and updating fact sheets.



### 3.2.2.5 Community Interview Findings – 2006

USACE again teamed with the USEPA Region III Community Involvement Coordinator and CEC, Inc. to conduct community interviews in August 2006. A total of 30 members of the community were interviewed. A summary of the findings and key community concerns is presented below.

#### *General Community Questions*

Twenty-one of 30 respondents described themselves as local residents and five described themselves as City Staff. The majority of respondents (18 of 30) have lived in communities adjacent to FNOD for more than five years. Eleven of 30 respondents either attended or had family members who attended TCC Portsmouth Campus on the FNOD property. Four of 30 either worked or had family members who worked within the FNOD project boundary. The most frequently mentioned recreational activity respondents participated in at FNOD were fishing/crabbing (6 of 30), boating (3 of 30), and walking/hiking (3 of 30).

#### *FNOD-Specific Questions*

Most interview respondents (24 of 30) were aware that military munitions items have been found and removed from FNOD by USACE. The most frequently mentioned methods for how they became aware of the munitions removal activities were newspaper articles, FNOD Restoration Newsletters, family and friends, and common knowledge. Twelve of 30 were aware of USEPA's Superfund program. When respondents were asked how concerned they were about environmental issues at FNOD, 20 of 30 responded 3 out of 10 or lower, which is equivalent to little or no concern. Three respondents indicated a score of 8 to 10, which is equivalent to very concerned. When asked if they or anyone they knew had any problems thought connected with the FNOD site, 30 of 30 responded "No."

#### *Questions Related to Communication about FNOD*

Eleven of 30 respondents were aware of the FNOD RAB, 16 of 30 were interested in attending RAB meetings, and 5 of 30 were interested in participating in the RAB. Additionally, 24 of 30 expressed interest in receiving RAB meeting summaries by mail.

According to interview respondents, the preferred methods for receiving information about the Corps' efforts at FNOD were mailings (14), email (3), and the USACE FNOD website (2). In contrast, the method most respondents receive general information about the community were newspapers (23), television (7), neighbors (7), the web (6), and civic associations (5). They cited The Virginian Pilot, the Daily Press, and Suffolk News Herald, in order, as the most read local newspapers.

As a result of the issues identified, USACE continued public outreach efforts to include discussions of aforementioned concerns in subsequent RAB meetings, holding a public meeting, conducting a site tour, continuing the Restoration News newsletter, updating the Project Information Repository at the North Suffolk Public Library, and producing and updating fact sheets.



### 3.2.2.6 Community Interview Findings – 2009

In August 2009, the USACE FNOD Public Affairs Officer and the USEPA Region III Community Involvement Coordinator teamed with the Wardlaw Group, Inc. to conduct another round of community interviews. The team conducted 19 interviews, including 14 with FNOD area community members and 5 with City of Suffolk officials. The team briefed the interview results to the FNOD RAB during the September 2009 meeting and further discussed the results during the December 2009 FNOD RAB meeting. The findings and key community concerns were very similar to those from August 2.

#### *General Community Questions*

Fourteen of 19 respondents identified themselves as community residents of the FNOD area and the remaining 5 were city officials including 2 members of the Fire Department, 1 member of the Police Department, 1 member of the Office of Emergency Management, and 1 member of the Economic Development office. Nine of 19 respondents have lived in the community less than five years and 6 of 19 have or have had associations with the TCC Portsmouth Campus. When asked about recreational activities at FNOD, 9 of 19 responded that they participate or have participated in outdoor recreational activities in or around the FNOD project boundary. None of the respondents thought they had any problems attributable to the FNOD site.

#### *FNOD-Specific Questions*

When asked about the most important environmental issues facing the community today, only 1 of 19 respondents mentioned FNOD. In general, respondents identified their top environmental concerns for the community as water issues and the “building boom” in Suffolk. Nine of 19 respondents were aware of USEPA’s Superfund program, 10 of 19 were aware of USACE environmental studies at FNOD, and 10 of 19 cited FNOD RAB mailings as their source of information about the site. When asked about their awareness of environmental issues at FNOD, 15 of 19 were aware that military munitions had been found and removed by USACE at FNOD. When asked about their level of concern about FNOD issues, 6 of 19 expressed a low level of concern, 6 of 19 expressed a medium level of concern, and 6 of 19 expressed a high level of concern. Further, 6 of 19 think there is community interest and concern about environmental issues at FNOD.

#### *Questions Related to Communication about FNOD*

Twelve of 19 respondents said mailings are the best method to inform the community about FNOD activities. Nine of 19 cite newspapers as their source of community information while 7 of 19 mentioned HOAs and Civic Leagues as their source. The Virginia Pilot was cited by 15 respondents as the newspaper they read for local news.

Additionally, 9 respondents stated they would be “likely” to access information about USACE activities at FNOD on the web.



When asked about the FNOD RAB, 11 respondents indicated they were not aware of RAB meetings and 5 respondents expressed interest in attending RAB meetings.

As a result of the issues identified, USACE continued public outreach efforts to include discussions of aforementioned topics in subsequent RAB meetings, adding two new RAB members, holding a public meeting, conducting a site tour, continuing the Restoration News newsletter, updating the Project Information Repository in the North Suffolk Public Library, and producing and updating fact sheets.

### **3.2.2.7 Community Interview Findings – 2014**

On December 2 and 3, 2014, the USACE FNOD Public Affairs Officer and the USEPA Region III Community Involvement Coordinator teamed with the Wardlaw Group, Inc. (subcontractor to EA), to conduct another round of community interviews. The team conducted 18 interviews from a broad audience within and nearby the FNOD footprint. The interviewees consisted of the following:

- Five residents
- One church member
- One member of the Suffolk Fire Department, Station 5 on Bridge Road
- One member of the Suffolk Police Department on Bridge Road
- Six employees (one each from five different companies) along the FNOD border
- Four employees from within the FNOD footprint

The team briefed the interview results to the FNOD RAB during the December 2014 meeting. The findings and key community concerns were very similar to those from August 2009.

USACE's plan for addressing these concerns is discussed in Section 4, USACE Public Involvement Strategy, Goals, Supporting Objectives, and Communications and Outreach Activities for FNOD.

#### *General Community Questions*

Six of the respondents have lived in the community less than five years. Ten of the respondents were unaware of the FNOD site and its location. In general, respondents identified their top concerns for the community as economic (four respondents). When asked about the most important local issue facing the community today, only 2 of the 18 respondents mentioned the environment.

#### *FNOD-Specific Questions*

Six of the 18 were aware of USACE environmental issues at FNOD. Eight said they were aware that USACE is conducting environmental investigations and cleanup at FNOD with VDEQ and USEPA providing oversight. Nine respondents also were aware that military munitions items (such as old military fuses and cannonballs) have been found and removed by USACE at FNOD. Only one respondent said they had talked with USACE. When asked if they felt there is



community concern about FNOD, 6 of the 18 said yes; 4 said yes when asked if any of their friends or neighbors had talked with them to express interest or concern about the ongoing USACE projects. Six respondents said they would contact USACE if they had a question, concern, or issue in regard to FNOD.

#### *Questions Related to Communication about FNOD*

Thirteen of the 18 respondents said mailings are the best method to inform the community about FNOD activities. Other than mailings, 9 of the 18 cited newspapers as the best way to provide information to the community. Eight stated they would be “likely” to access information about USACE activities at FNOD on the web. Two residents expressed disappointment that the developer did not inform them that a Superfund Site was adjacent to their properties (although they were not overly concerned when provided with information about the site background). Interviewees were largely appreciative of USACE’s efforts in conducting interviews and were eager to learn more about FNOD; all asked to be added to the mailing list. When asked about the FNOD RAB, 11 respondents indicated they were not aware of RAB meetings and 4 respondents expressed interest in attending RAB meetings. All respondents said the North Suffolk Public Library was a good place for the Project Information Repository.

As a result of the issues identified, USACE continued public outreach efforts to include discussions of aforementioned topics in subsequent RAB meetings, updating the Project Information Repository at the North Suffolk Public Library, and producing and updating fact sheets.

#### **3.2.2.8 Community Interview Findings – 2017**

On May 30 and 31, 2017, the USACE Community Involvement Coordinator, the USEPA Region III Community Involvement Coordinator, and personnel from the VDEQ Office of Public Information and Outreach teamed with EA, to conduct another round of community interviews. The team conducted 55 in-person interviews from a broad audience within and nearby the FNOD footprint. The team followed up with two phone interviews in June.<sup>3</sup> The first set of interviewees consisted of the following:

- 47 residents (from the communities of Riverfront/Gables/Harborview, Burbage Grant, and Respass Beach)
- 3 members representing the City of Suffolk (including representatives of the local fire department and police department)
- 2 employees (one each from different companies) along the FNOD border
- 5 employees from within the FNOD footprint.

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<sup>3</sup> Historically, the PIP interviews included representatives from the police and firefighting community. As these interviews were unable to be scheduled in person due to scheduling conflicts, these interviews were conducted by phone.



An online survey was also used to capture input from residents surrounding FNOD. The survey was opened on May 29th and allowed to remain open until July 28th. USACE provided the survey link to the RAB members who represent the different HOAs that surround FNOD and USACE requested that the RAB members representing the community associations provide the link to the residents. As a result of this effort, an additional 202 responses were received from the online survey from the Riverfront community (Riverfront, Gables, Harbour View, etc.).<sup>4</sup>

The team briefed the in-person interview results (excluding the online survey results which were still pending) to the FNOD RAB during the June 2017 RAB meeting. The team noted the findings and key community concerns appeared to be very similar to those from the last update of December 2014. USACE's plan for addressing these concerns are discussed in Section 4, USACE Public Involvement Strategy, Goals, Supporting Objectives, and Communications and Outreach Activities for FNOD. Below is a combined summary of the responses from the surveys. The in-person interviews were focused on the Riverfront (i.e., Gables, Harbour View, etc.), Burbage Grant, and Respass Beach communities. The respondents to the online survey consisted mainly of residents from the Riverfront community.

Community interview respondents were asked some general community-related questions, questions specific to the FNOD, and questions relevant to communication planning efforts. The following is a summary/analysis of these findings. It should be noted that community interviews provide qualitative information and may not be statistically representative of the local population.

#### *General Community Questions:*

All in-person/phone respondents interviewed (57) have lived or worked in the community. A total of 48 respondents (84%) lived in the community and the remaining worked in the community. A total of 25 of the 48 (52%) have lived in the community less than five years. Respondents to the online survey question consisted of 202 persons who live in the community (100%) with 23% being in the community less than five years. A total of 26 of the in-person respondents interviewed were unaware of the FNOD site and its location. A total of 65 respondents participating in the online survey were unaware of the FNOD site. The people that knew of the site were able to point it out on the map.

Over half of the respondents from the in-person interviews (29 of 57 people/51%) participated in some sort of local community meetings and over half of respondents to the online survey (101 of 189 or 53%) also participated in some sort of local community meetings. In general, over half the in-person respondents (28) could not identify a specific issue facing the community in the news, but 100% of the respondents from the online survey identified issues facing the community in the news (i.e., education, health, crime, environment, taxes, drug abuse, economic issues, other). Of the respondents who identified an issue, the top concern for the community was crime (11 respondents from the in-person interviews and 110 from the online survey).

<sup>4</sup> It should be noted that not all respondents participating in the online survey responded to all questions in the survey (several respondents skipped questions). For the purpose of the discussions, the number of respondents are listed for each of the results discussed as a point of reference for the reader. The percentages used are based on comparing the answer to the number of responses received.



When asked about the most important local issue facing the community today, only 5 of the 57 in-person respondents (9%) and 10 of the 189 online respondents (5%) to the question mentioned the environment.

*FNOD-Specific Questions:*

Twenty-one of the 57 respondents from the in-person interviews (37%) and 79 of the 187 respondents from the online survey (42%) were aware of environmental issues at FNOD (less than half). The ones that knew about FNOD had received information from a variety of sources to include: USACE newsletter, meetings, and mailings, newspapers, HOAs meetings, word of mouth/neighbors, television, and other sources. Nineteen of the 57 respondents from the in-person interviews (33%) and 96 of the 189 respondents from the online survey (51%) were aware that USACE is conducting environmental investigations and cleanup at FNOD with VDEQ and USEPA providing oversight. The ones that knew had received information from a variety of sources to include: USACE newsletter, meetings, and mailings, newspapers, HOA meetings, word of mouth/neighbors, television, and other sources.

Twenty-eight of the 57 respondents from the in-person interviews and 98 of the 183 respondents from the online survey were aware that military munitions items (such as old military fuses and cannonballs) have been found and removed by USACE at FNOD (almost 50% in both groups). The ones that knew that military munitions items have been found had received information from a variety of sources to include: USACE newsletters, meetings, and mailings, newspapers, HOA meetings, word of mouth/neighbors, television, and other sources. None of the respondents from the in-person interviews and the online survey reported that they had found military munitions items on their property.

Only six of the 57 respondents from the in-person interviews (10%) and 10 of the 184 respondents from the online survey (5%) said they had talked with government officials about the project, and all said the government officials were responsive. In terms of what individuals and organizations are considered trustworthy, 34 the 57 respondents from the in-person interviews (60%) and 109 of the 178 respondents from the online survey (61%) mentioned some combination of USACE, USEPA, and VDEQ. Other organizations mentioned included City of Suffolk/Local Officials, local police department, local fire and rescue, elected officials, and local civic organizations (e.g., HOAs).

When asked if they felt there is community concern about FNOD, 25 of the 57 respondents (44%) from the in-person interviews and 106 of the 181 respondents from the online survey (59%) said yes. A variety of concerns were listed such as future redevelopment, effects to residents and the environment from what remains, safety concerns during cleanup operations, impact to property values and the neighborhood. When respondents were asked if they thought there were health issues associated with the FNOD site the primary answer was no with 53 of the 57 respondents from the in-person interviews (93%) and 118 of the 169 respondents from the online survey (70%) responding with no. The few who responded yes could not specifically identify anything in particular with the exception of concern about leaching contaminants and long-term development of the site.



When asked if any of their friends or neighbors had talked with them to express interest or concern about the ongoing USACE projects at FNOD, 13 of the 57 respondents (23%) from the in-person interviews and 28 of the 180 respondents (16%) from the online survey confirmed that a neighbor or friend had expressed interest or concern.

*Questions Related to Communication about FNOD:*

Thirteen of the 57 respondents (23%) from the in-person interviews and 46 of the 180 respondents (26%) from the online survey said they currently receive information about FNOD. Those respondents who receive information noted they are receiving the FNOD Updates and fact sheets from USACE. Thirty of the 57 respondents (53%) from the in-person interviews and 96 of the 133 respondents (72%) from the online survey said they know someone to call if they have questions. The following entities were mentioned (listed in order of number of occurrences), City of Suffolk (includes city officials, other elected officials, police or fire department), regulatory entities (includes VDEQ, EPA, and USACE), and HOA.

Thirty-eight of the 57 respondents from the in-person interviews (67%) and 138 of the 176 respondents from the online survey (78%) said yes, they would like to join a mailing list to receive information about the ongoing USACE investigations at FNOD. Thirty-five of the 38 respondents from the in-person interviews (92%) and 127 of the 176 respondents from the online survey (72%) said they would like to receive information quarterly, annually, or whenever.

When asked about the FNOD RAB, 47 of the 57 respondents from the in-person interviews (82%) and 155 of the 175 respondents from the online survey (89%) indicated they were not aware of RAB meetings. Twenty-three of the 57 respondents from the in-person interviews (40%) and 101 of the 174 respondents from the online survey (58%) expressed interest in attending RAB meetings. There were 10 of the respondents from the in-person interviews and 24 of the respondents from the online survey who were interested in joining the RAB and provided their emails.

Thirty-eight of the 57 respondents from the in-person interviews (67%) and 97 of the 156 respondents from the online survey (62%) said providing information via a website or social media will better involve interviewees in the FNOD decision-making process. Other respondents said mailings or newspapers are the best method to inform the community about FNOD activities. Almost all of the people interviewed have internet access. Fifty-one of the 57 respondents from the in-person interviews and 91 of the 170 respondents from the online survey stated they would be “likely” (greater than 5 on a scale of 1 to 10) to access information about USACE activities at FNOD on the web. Most of the respondents (86% online and 79% from in-person interviews) said the North Suffolk Public Library was a good place for the Project Information Repository.

General comments from the respondents had several themes. Some residents expressed disappointment that USACE was planning to use a neighborhood street for ingress/egress during the upcoming Horseshoe Pond remediation. A small number of interviewees noted that they were surprised they had not heard about the cleanup operations. Interviewees were largely appreciative of USACE’s efforts in conducting interviews and providing updates. Many



respondents were eager to learn more about FNOD and asked for more updates or to be added to the information distribution list. Many respondents suggested using HOAs to distribute information to the surrounding communities.

### 3.2.2.9 Community Interview Findings – 2021

On October 20 and 21, 2021, personnel from the VDEQ Office of Public Information and Outreach teamed with EA, to conduct another round of community interviews. The team conducted 18 in-person interviews from a broad audience within and nearby the FNOD footprint. However, due to a noticeable increase in “No Soliciting” as well as “No Trespassing” signs as well as the COVID-19 pandemic, the team was limited in scope of the in-person interviews. The set of interviewees consisted of the following:

- 17 residents (from the communities of Respass Beach, Armistead, and Holly Acres)
- 1 business owner (Decent People Taproom)

An online survey was also used to capture input from residents surrounding FNOD. The survey was opened on September 20, 2021 and allowed to remain open until October 31, 2021. The link was provided to RAB members along with local HOAs including Harbourview, The Masters, Riverfront, Sunfall, The Gables of Riverfront, Water's Edge, Golf Villages, The Soundings, Madison Place, and the Links at Harbourview. As a result of this effort, an additional 102 responses were received from the online survey.

Community interview respondents were asked some general community-related questions, questions specific to the FNOD, and questions relevant to communication planning efforts. The following is a summary/analysis of these findings. Note that community interviews provide qualitative information and may not be statistically representative of the local population.

#### *General Community Questions:*

All in-person respondents (120) have lived or worked in the community. Ninety-eight percent of online respondents live in the community and 67% work in the community. A total of 12 (67%) in-person and 80 (80%) online respondents were aware of FNOD. Six (33%) of in-person and 20 (20%) of online respondents stated that they were not aware of the FNOD site. The respondents that stated they knew of the site were able to point it out on a map.

Four of the 18 (22%) in-person respondents participated in community meetings. Half attended HOA meetings regularly and half attended City Council meetings regularly. Over half of the online survey participants stated they participate regularly in community meetings, the majority stating they attend HOA meetings regularly, 4% stating that they attend City Council meetings regularly, and 7% stating other, which included church, the RAB, and school board meetings. When asked about issues in the local news, 22% of the in-person participants stated the environment and health being primary issues, 11% stated taxes or crime, and 17% stated that politics, at the time of the interview event, as a major issue. Twenty-four percent of online participants stated crime as the primary issue, 17% stated health as well as environment, and 17% responded “Other,” which included the COVID-19 pandemic, land development, or are



unaware of any major issues in the local news. This shows an increase in environmental awareness in the community compared to the 2017 Community Interview Event.

*FNOD-Specific Questions:*

Seven (39%) out of the 18 in-person and 56 (59%) out of the 102 online respondents stated that they are aware of environmental issues at FNOD. The ones that knew about FNOD had received information from a variety of sources which included the RAB, flyers in the mail, from their work, through email, through their HOA, local news, or read about it on the FNOD website. Eight out of the 18 in-person participants and 74 out of the 102 online participants were aware USACE is conducting environmental investigations and cleanup at FNOD with VDEQ and USEPA providing oversight. The ones that knew had received information from a variety of sources to include: HOA meetings, neighbors, newsletters, and the USACE and USEPA websites.

Thirteen out of the 18 in-person participants along with 74 out of the 102 online participants were aware that munitions items (such as old military fuses and cannonballs) have been found and removed by USACE at FNOD (exactly 78% in each group). The majority of online respondents that stated they were aware of munitions at FNOD learned from their HOA. Other sources of information included: local news, the RAB, newspaper, and the USACE website. None of the in-person or online participants found munitions on their property.

Only one out of the 18 in-person respondents and 8 out of the 102 online respondents have talked with government officials regarding the projects on the FNOD. All of the respondents who stated that they have talked with government officials reported that they were responsive to their concerns or questions. In terms of what individuals and organizations are considered trustworthy, 67% of in-person respondents stated USACE as trustworthy followed by 33% determining USEPA and VDEQ trustworthy and 22% determining elected officials, local fire and rescue, and environmental groups trustworthy. A total of 74% of online respondents reporting USACE as trustworthy followed by 59% reporting USEPA and 46% reporting VDEQ as trustworthy. Other organizations mentioned included City of Suffolk/local officials, local police department, and participant determined HOA and local news.

When asked if they felt there is community concern about FNOD, 33% of the in-person respondents and 60% of the online respondents said yes. The concerns that were identified were environmental concerns, human and ecological risks, land use of development on site, general safety of the work being done on FNOD, as well as the length and effectiveness of the cleanup. When respondents were asked if they thought there were health issues associated with the FNOD site, the primary answer was no with 95% of the in-person respondents and 69% of the online respondents stating no. When asked if any of their friends or neighbors had talked with them to express interest or concern about the ongoing USACE projects at FNOD, 1 out of the 18 in-person and 16 out of the 102 online respondents confirmed that a neighbor or friend has expressed interest or concern.



*Questions Related to Communication about FNOD:*

Thirty-one out of the 102 respondents online said that they currently receive information about FNOD. None of the in-person respondents said they currently receive information about FNOD. Of those respondents that receive information about FNOD, 77% stated that they receive FNOD Updates, 23% stated they receive information from newspaper articles or public notices, and 10% get information about FNOD from fact sheets. When asked if respondents had someone they would call or contact, 33% of the in-person and 43% of the online respondents said yes. In-person respondents noted they would contact the City of Suffolk, City Council, or police. Online respondents noted they would contact their HOA, City of Suffolk or USACE.

Eleven out of the 18 in-person respondents and 64 out of the 102 online respondents were interested in joining a mailing list to receive information about the ongoing USACE investigations at FNOD. A total of 22% of in-person respondents and 39% of online respondents noted they would like to receive information quarterly, 18% of in-person respondents stated they would like to receive information monthly or whenever events warrant. Similarly, 30% of online respondents stated they would like to receive information whenever events warrant and 17% stated they would like to receive information monthly.

When asked about the FNOD RAB, 14 out of the 18 (78%) in-person respondents and 69 out of the 102 (68%) online respondents indicated that they were unaware of RAB meetings. The same 78% of in-person respondents stated that they would not be interested in attending; however, 40% of the online respondents stated they would be interested in attending the RAB. The majority of both in-person and online respondents expressed that they would not be interested in being a RAB member.

Ten out of the 18 in-person respondents said providing information via radio/TV will better involve the respondents in the FNOD decision-making process. A total of 55 out of the 102 online respondents said using the website to disseminate FNOD information will better involve them in the FNOD decision-making process. Other outlets included social media, newspapers, and community meetings. Almost all of the people, both in-person and online have internet access. Similarly, 77 out of the 102 online respondents said they would be “likely” (greater than 5 on a scale of 1 to 10) to access information about USACE activities on the web. Half of the in-person respondents stated they would be “likely” to access information about USACE on the web. A total of 83% of online and 89% of in-person respondents stated that the North Suffolk Public Library was a good place for the Project Information Repository.

General comments from the respondents had several themes. From both in-person and online responses, HOAs as well as online sources are common places for residents to go for information regarding FNOD. Several residents expressed concern about the land development and land usage on the FNOD site. They also expressed that safety is a big concern for their communities. Although the majority of residents stated that the North Suffolk Public Library was a good place for the Project Information Repository, many made comments that these public documents should be moved to online sources to allow them to be more accessible.



### 3.2.2.10 Community Interview Findings – 2024/2025

Prior to conducting interviews, the PDT met to discuss the questionnaire. It was determined that the questionnaire should be updated to be more reflective of changes in the community and in the way information is disseminated. The updated questionnaire (included in Appendix I) was also circulated to members of the RAB for feedback. The updated version of the questionnaire (included in Appendix I) was published online/opened up to the public on November 5, 2024, and allowed to remain open/accessible until February 11, 2025. The link was provided to RAB members along with local HOAs including Harbourview, The Masters, Riverfront, Sunfall, The Gables of Riverfront, Water's Edge, Golf Villages, The Soundings, Madison Place, and the Links at Harbourview. As a result of this effort, 97 responses were received from the online survey.

On December 2 through December 4, 2024, personnel from EA conducted a round of in-person community interviews. The team conducted 26 in-person interviews and one virtual interview (27 interviews) from a broad audience within and nearby the FNOD footprint. However, due to a noticeable increase in “No Soliciting” as well as “No Trespassing” signs, the team was limited in scope/location of the in-person interviews. The set of interviewees consisted of the following:

- 17 residents (from the communities of Respass Beach, Armistead, and Holly Acres)
- Fire Marshal for Suffolk Fire and Rescue
- Director of Planning and Community Development at City Hall via Teams
- 8 business owners surrounding FNOD

Community interview respondents were asked some general community-related questions, questions specific to the FNOD, and questions relevant to communication planning efforts. The following is a summary/analysis of these findings. Note that information from community interviews is qualitative information and may not be statistically representative of the local population.

#### *General Community Questions:*

All in-person respondents (27) have lived or worked in the community. Ninety-eight percent of online respondents lived in the community and 76% worked in the community. A total of 19 (70%) in-person and 73 (75%) online respondents were aware of FNOD. Eight (30%) of in-person and 20 (25%) of online respondents stated that they are not aware of the FNOD site. The respondents that stated they knew of the site were able to point it out on a map.

#### *FNOD-Specific Questions:*

Fourteen out of the 27 in-person participants and 63 out of the 97 online participants were aware USACE is conducting environmental investigations and cleanup at FNOD with VDEQ and USEPA providing oversight. The ones that knew had received information from a variety of sources to include: HOA meetings, neighbors, newsletters, and the USACE and USEPA websites.



Thirteen out of the 27 in-person participants along with 63 out of the 97 online participants were aware that munitions items (such as old military fuses and cannonballs) have been found and removed by USACE at FNOD (exactly 78% in each group). The ones that knew had received information from a variety of sources of information which include: local news, RAB meetings or RAB members, newspapers, local news, previous PIPs, and the USACE website. One of the in-person participants found munitions on their property which turned out to be a toy grenade.

Only two out of the 27 in-person respondents and 9 out of the 97 online respondents have talked with government officials regarding the ongoing projects on FNOD. Half of the in-person and online respondents who stated that they have talked with government officials reported that the officials were responsive to their concerns or questions. In terms of what individuals and organizations are considered trustworthy, 17% of in-person respondents stated USACE as trustworthy followed by 12% determining USEPA, 11% determining VDEQ, and 60% determining elected officials, local fire and rescue, city officials, local police department, local civic organizations, and environmental groups trustworthy. A total of 16% of online respondents reported USACE as trustworthy followed by 12% reporting USEPA and 13% reporting VDEQ as trustworthy. Other organizations mentioned included City of Suffolk/local officials, local police department, and participant determined HOA and local news.

When asked if they felt there is community concern or interest about FNOD, 33% of the in-person respondents and 64% of the online respondents said yes. The concerns or interest that were identified were environmental concerns and general curiosity of the work being done on FNOD as well as the length and effectiveness of the cleanup.

*Questions Related to Communication about FNOD:*

Twenty-three out of the 97 respondents online said that they currently receive information about FNOD. Four of the 27 in-person respondents said they currently receive information about FNOD. Those respondents that receive information about FNOD stated they receive information from newspaper articles, public notices, HOAs, and newsletters. When asked if respondents had a question, concern, or issue in regard to FNOD, what would they do or who would they contact, 44% of the in-person and 66% of the online respondents said yes. Respondents noted they would contact the City of Suffolk, City Council, police, USACE, or look online.

Eight out of the 27 in-person respondents and 65 out of the 97 online respondents were interested in joining a mailing list to receive information about the ongoing USACE at FNOD. A total of 29% of in-person respondents and 66% of online respondents noted they would like to receive information regarding the cleanup actions.

When asked about the FNOD RAB, only four of the in-person respondents and 23 of the online respondents indicated that they were aware of RAB meetings and that they were open to the public. Six of the in-person respondents stated that they would be interested in attending and six stated they might be interested in becoming a RAB member. Forty-five percent of the online respondents stated they would be interested in attending the RAB. The majority of both in-person and online respondents expressed that they would not be interested in being a RAB member.



Twelve out of the 27 in-person respondents said providing information via social media, particularly through Facebook, will better involve the respondents in the FNOD decision-making process. A total of 30% of online respondents said using HOAs to disseminate FNOD information will better involve them in the FNOD decision-making process. Other outlets included radio/TV, websites, formal briefings, newspapers, and community meetings. All of the people, both in-person and online, had internet access. Approximately half of the online respondents said they would be “likely” (greater than 5 on a scale of 1 to 10) to access information about USACE activities on the web. Less than half of the in-person respondents stated they would be “likely” to access information about USACE on the web. Ninety-two percent of online and 81% of in-person respondents stated that the North Suffolk Public Library was a good place for the Project Information Repository.

General comments from the respondents had several themes. From both in-person and online responses, HOAs as well as online sources such as websites and social media are common places for residents to go for information regarding FNOD. Several residents expressed concern and interest about the land development and land usage on the FNOD site. They also expressed that a majority of the community is unaware of FNOD or only has heard of it by name but does not know the complete history of the site. Although the majority of residents stated that the North Suffolk Public Library was a good place for the Project Information Repository, a few made comments that these public documents should be moved to online sources to allow them to be more accessible.

### **3.3 PROJECT DELIVERY TEAM**

The FNOD PDT is another valuable resource for interested community members to learn more about the project or have questions answered. The FNOD PDT consists of the USACE project management and technical staff, USEPA Remedial Project Manager, and VDEQ Project Manager. The FNOD PDT provides the management and technical expertise needed to ensure that investigation and restoration activities follow CERCLA requirements and maintain the overall goal of protection of human health and the environment. The FNOD PDT is present at the RAB meetings and is also available to answer questions from the community at any time. Contact information for key members of the FNOD PDT is provided in the FNOD SMP and in Appendix A (USACE members) and Appendix B (USEPA and VDEQ members) of this document.

### **3.4 SUMMARY AND TRENDS PROVIDED BY COMMUNITY INTERVIEWS AND FEEDBACK FROM PUBLIC MEETINGS**

With 28 years of information collected through community interviews, USACE concludes that public outreach and involvement levels at FNOD have been effective, but public outreach needs increased attention because of many new residents and businesses in the area. The results of the latest round of interviews reveal respondents:

- Are generally more aware of FNOD munitions removal and cleanup activities compared to previous community interview events.



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- Do not think of the FNOD site as a top environmental concern, but do feel that there is community concern about the FNOD site regarding future site redevelopment, safety during cleanup operations etc.
- Who are aware of the FNOD cleanup, receive most of their information about FNOD from RAB sources such as mailings and newspapers, and their respective HOAs; however, many respondents do not receive any information about FNOD.
- As a recent trend, many residents and employees who responded to the recent survey and who are working along and within the FNOD footprint were more aware of FNOD's existence compared to the 2021 Community Interview Event.

USACE considered all of the information gathered from community involvement activities in developing this PIP.



## 4. USACE PUBLIC INVOLVEMENT STRATEGY, GOALS, SUPPORTING OBJECTIVES, AND COMMUNICATIONS AND OUTREACH ACTIVITIES FOR FNOD

### 4.1 GOALS, STRATEGY, AND SUPPORTING OBJECTIVES

This PIP was developed to provide an effective and operational mechanism for communication and exchange of information among FNOD stakeholders. In addition, this updated PIP focuses on pushing information to address the influx of new residents and businesses within and surrounding the FNOD footprint by providing information on a scheduled basis. This PIP fulfills requirements of the applicable federal regulations and guidelines found in CERCLA (Public Law 96-510) as amended, including Section 117 of SARA (Public Law 99-499).

During the 2024/2025 community interview process, USACE learned there continues to be a demographic change in the FNOD area including ongoing development within the footprint of FNOD. This change provides USACE with an opportunity to continue to educate those located within and near the FNOD footprint about the site.

#### 4.1.1 Goals

USACE's goals for this PIP, previously mentioned in Section 1.2, complement the above-mentioned strategy, and include the following:

- Improve and maintain an effective two-way communications process that provides stakeholders with timely and accurate information about ongoing cleanup activities;
- Ensure that safety messages and alerts are communicated with stakeholders so that planned and unplanned activities receive appropriate responses;
- Increase general awareness of cleanup activities and site technical activities and communicate activities and opportunities for feedback; and
- Increase coordination with local officials and organizations to better share information with the public.

#### 4.1.2 Supporting Objectives

The supporting objectives of this effort include the following:

- Inform the public regarding planned and ongoing USACE FUDS actions at FNOD environmental restoration sites and any potential health risks associated with the reported contaminants.
- Receive feedback from the public regarding the USACE FUDS program and respond to their specific concerns.



- Provide the public an opportunity to comment on and provide input to the technical decisions associated with the USACE FUDS program.
- Ensure open communication with all stakeholders to lessen and resolve conflicts and to assist in the cleanup decision-making process for the sites.

#### 4.1.3 Strategy

After the community interviews, EA personnel discussed the results with USACE, USEPA, VDEQ, and other RAB members during the December 2, 2021 RAB meeting. Because of the residential and business growth within and nearby the FNOD footprint, the team felt the overall strategy should be to push information to these stakeholders on a regular basis and to develop other methods to reach the community to include FNOD mailings and/or using homeowners associations to help ensure awareness of the site and ongoing project activities. Based on the continued development of the area, this strategy remains the same.

To achieve PIP goals and objectives, USACE will maintain an active program to involve the community on an ongoing basis. This eight-part strategy involves:

- Providing timely and relevant information to the public regarding munitions cleanup, environmental studies, and environmental restoration at FNOD
- Addressing the continued influx of new residents and businesses in the local area through increased efforts to supplement the existing mailing list with electronic distribution through various HOAs
- Hosting public forums as needed including maintaining an active RAB
- Being available and responsive to the public on a continuous basis
- Being available and responsive to the media on a continuous basis
- Continuing to engage FNOD stakeholders to obtain feedback regarding their concerns and to measure the effectiveness of USACE outreach
- Exploring specific communication tactics, tools, and technologies to ensure a high level of communication (i.e. Facebook, USACE and EPA web postings, etc.)
- Maintaining an up-to-date information repository.

### 4.2 COMMUNITY INVOLVEMENT AND COMMUNICATIONS AND OUTREACH ACTIVITIES

Based on all the input detailed in Sections 3.1, 3.2, and 3.3 (i.e., Community Profile, History, and Concerns regarding FNOD) and to accomplish the abovementioned strategy, goals, and



supporting objectives, USACE will engage in the following specific community involvement and communications and local community outreach activities.

#### **4.2.1 Community Interviews**

USACE will continue to conduct periodic community interviews to maintain a good feel for community concerns, perceptions, level of awareness, and information requirements for residents and businesses within or near the FNOD footprint. USACE will conduct these interviews every two to three years during the PIP updates or when there is evidence of a significant shift in public opinion regarding FNOD. Interview sampling size, questions, and techniques will be tailored to address current conditions at the time of interviewing.

#### **4.2.2 Media Outreach**

The media provides crucial information to the public about FNOD. Citizens interviewed for this PIP responded that they get information about FNOD from local news sources. Therefore, USACE will continue to engage with and be very responsive to media requests regarding FNOD. Norfolk District Public Affairs will serve as the lead for media engagement and will keep the PDT and RAB well informed of media engagements and information requests. Additionally, USACE will continue to publish press releases to keep the community informed about FNOD events and activities and will also continue to publish public notices to announce RAB meetings and other public meetings regarding FNOD. Appendix G lists media contacts in the communities surrounding FNOD, including newspapers, television, and radio stations.

#### **4.2.3 Public Comment Periods**

Public comment periods are held at certain milestones in the CERCLA process, such as PP or EE/CA. A formal notice of each public comment period will be placed in local newspapers to inform the public of the start and end dates of the review period, public meetings, the location and hours for review of pertinent documents and the name and address of the key contact to submit any comments. The public comment period will be the primary mechanism used by USACE to obtain public input and response to the ongoing investigations and cleanup. Each public comment period will last at least 30 calendar days in order to allow the public sufficient time to review and comment on the proposed actions. USACE will provide responses to stakeholder feedback by providing a responsiveness summary in the appendices of any publicly reviewed document.

#### **4.2.4 Electronic Distribution**

Before the community interviews were conducted in December 2014, there were approximately 1,000 residents and businesses from within or nearby the FNOD footprint on mailing list created for FNOD. After the interviews, USACE updated the list to include all of the interviewees. Since that time, the area has continued to grow, and the current lists are outdated as evidenced by the lack of people receiving the updates. Residents and businesses continue to move into or near the FNOD footprint, and USACE needs to identify another way to distribute information.



Based on recent successes of using HOA networks to distribute the PIP surveys and to provide updates, the proposed plan moving forward is the continued distribution of information using different HOAs. USACE will provide information to local HOAs (Burbage Grant, Respass Beach, Harbour View, etc.) such that the information can be published on their websites and Facebook pages for distribution. They will receive general information such as fact sheets, FNOD Updates, and Restoration News (the FNOD RAB newsletter) and a link to the FNOD website.

#### 4.2.5 Information Repositories

The Project Information Repository at the North Suffolk Public Library provides the public with access to documents pertaining to FNOD FUDS (Appendix H). USACE uses the repository to share information with the public about its cleanup activities at FNOD. USACE will continue to use the Suffolk Public Library as the repository.

#### 4.2.6 Public Meetings

As required by CERCLA, and if requested by the public, additional formal meetings will be hosted in a central location. USACE representatives will attend the meetings, provide presentations, and answer questions to inform the public about significant activities or proposed actions. USACE will continue to host public meetings to highlight cleanup plans for areas of FNOD.

#### 4.2.7 Additional Techniques

As needed, USACE will also use the following community involvement and communications and outreach techniques to achieve the strategy, goals, and objectives of this PIP:

- *FNOD Updates.* Updates provide feedback on technical progress and site activities on a consistent schedule. USACE will continue to publish FNOD Updates approximately every 12 to 18 months, or sooner if needed.
- *Informal meetings.* These can be held one-on-one or in small groups to keep key groups and citizens informed of site activities and to answer questions. Informal meetings can take place between any USACE employee and any citizen or can be limited only to key points of contact.
- *Site tours.* A site tour lets members of the public see the site in person, allowing citizens to get a sense for what activities happen at FNOD and what environmental cleanup looks like.
- *RAB.* USACE will continue working with the RAB to provide current information on the status of cleanup projects at FNOD.
- *Presentations to civic groups/organizations.* USACE representatives are available upon request to provide presentations to local groups to explain the history of the site, give



updates on ongoing mission activities or environmental activities, or simply answer questions.

- *Websites.* USACE will keep the FNOD website up to date and will also provide information to HOA websites. In addition, USACE will explore additional web-based platforms which can be used to reach a broader audience.
- *Door-to-door visits.* USACE will visit with the residential communities when requested.
- *Fact Sheets.* Although there are general fact sheets available on the FNOD website, USACE will continue to develop fact sheets as needed to provide technical details regarding site activities. An example fact sheet is included as Appendix L.
- *Public Involvement Plan.* USACE will update this PIP every two to three years to ensure a consistent plan for addressing community information requirements and concerns.

#### **4.3 KEY POINTS-OF-CONTACT**

One of the main objectives of this PIP is to provide the public with key points-of-contact for dissemination of information regarding USACE environmental activities conducted at FNOD. The points-of-contact for the FNOD are provided in Appendix A.



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## APPENDIX A

### FNOD Contact List

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E-mail: [Kondrk.Jaclyn@epa.gov](mailto:Kondrk.Jaclyn@epa.gov)

### **Mallory Moser**

Remedial Project Manager  
US EPA Region III  
Email: [Moser.Mallory@epa.gov](mailto:Moser.Mallory@epa.gov)

### **Elizabeth Taraski**

RAB Community Co-Chair  
Suffolk, VA 23435  
Email: [taraski.nrpa@gmail.com](mailto:taraski.nrpa@gmail.com)

### **Hamid Rafiee**

Government RAB Community  
Co-Chair  
USACE, Baltimore  
2 Hopkins Plaza  
Baltimore, MD 21201  
Email: [hamid.rafiee@usace.army.mil](mailto:hamid.rafiee@usace.army.mil)

### **Mark Haviland**

USACE, Norfolk District  
803 Front Street  
Norfolk, VA 23510-1096  
Email: [mark.w.haviland@usace.army.mil](mailto:mark.w.haviland@usace.army.mil)

### **Mike O'Neill**

RAB Support  
EA Engineering Science and Technology  
Inc., PBC  
225 Schilling Circle, Suite 400  
Hunt Valley, MD 21030  
Email: [moneill@eaest.com](mailto:moneill@eaest.com)

### **Catherine LaBriola**

RAB Support  
EA Engineering Science and Technology  
Inc., PBC  
225 Schilling Circle, Suite 400  
Hunt Valley, MD 21030  
Email: [clabriola@eaest.com](mailto:clabriola@eaest.com)



## **FNOD Restoration Advisory Board (RAB) Members**

### **Elizabeth Taraski**

NRPA  
RAB Community Co-Chair  
Suffolk, VA, 23435  
Email: taraski.nrpa@gmail.com

### **Kevin Hughes**

City of Suffolk  
127 East Washington Street, Suite 200  
Suffolk, VA, 23434  
Email: khughes@suffolkva.us

### **Janet Days**

City of Suffolk  
127 East Washington Street, Suite 200  
Suffolk, VA, 23434  
Email: jdays@suffolkva.us

### **Art Collins**

Riverfront Community  
Suffolk, VA, 23435  
Email: Arthur.collins8@icloud.com

### **Jennifer "JJ" Lightfoot**

VDOT  
1401 E. Broad St.  
Richmond, VA, 23219  
Email: jennifer.lightfoot@vdot.virginia.gov

### **Loren Johnson**

Respass Beach Suffolk, VA, 23435  
Email: betweenwodocks@gmail.com

### **Dave Saunders**

Bennett's Creek  
Suffolk, VA, 23435  
Email: dmsretiree@gmail.com

### **Donald Hintz**

Dominion Power  
500 Dominion Blvd  
Glen Allen, VA, 23060  
Email: Donald.hintz@dom.com

### **Kurt Kochan**

Virginia Department of Environmental Quality  
1111 East Main Street, Suite 1400  
Richmond, VA 23219  
Email: kurt.kochan@deq.virginia.gov

### **Bruce Hesselbee**

HRSD  
Email: BHesselbee@hrsd.com

### **Joe McSweeney**

BCP Suffolk  
Email: joe@brookwoodcp.com

### **Scott Forbes**

USACE, Baltimore  
2 Hopkins Plaza  
Baltimore, MD 21201  
Email: scott.e.forbes@usace.army.mil

### **Kiera White**

USACE, Baltimore  
2 Hopkins Plaza  
Baltimore, MD 21201  
Email: kiera.m.hearn@usace.army.mil

### **Marissa Lucento**

USACE, Baltimore  
2 Hopkins Plaza  
Baltimore, MD 21201  
Email: marissa.a.lucento@usace.army.mil

### **Jaclyn Kondrk**

Remedial Project Manager - Federal Facilities  
Superfund & Emergency Management  
Division  
U.S. EPA Region III  
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**Mallory Moser**

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US EPA Region III  
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**Beth Cross**

President/CEO  
Nansemond River Preservation Alliance  
Email: bcross.nrpa@gmail.com

**John Wass**

Nansemond River Preservation Alliance  
Email: jrwass@me.com

**Michael Templeton**

Sunfall Community  
Email: ghentmichael@yahoo.com

**Philip Page**

Tidewater Community College  
Director – TCC Real Estate Foundation  
Green Administration Building  
121 College place, Suite 506  
Norfolk, VA 23510  
Phone: 757-822-1719  
Email: ppage@tcc.edu

**Sher Zaman**

USACE, Baltimore District  
Project Manager  
2 Hopkins Plaza  
Baltimore, MD 21201  
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**Mark Haviland**

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**Andrew Sweet**

Harbour View HOA  
President  
Email: andrew.sweet@volvo.com

**Hamid Rafiee**

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USACE, Baltimore  
2 Hopkins Plaza  
Baltimore, MD 21201  
Email: hamid.rafiee@usace.army.mil



## APPENDIX B

### Federal and State Agencies and Services

#### U.S. Environmental Protection Agency

**Jaclyn Kondrk**

Remedial Project Manager - Federal Facilities  
Superfund & Emergency Management Division  
U.S. EPA Region III  
Phone: 215-814-3358  
E-mail: Kondrk.Jaclyn@epa.gov

**Mallory Moser**

Remedial Project Manager  
US EPA Region III  
Cell: 215-814-2030  
Email: Moser.Mallory@epa.gov

#### Commonwealth of Virginia Officials, Department of Environmental Quality

**Kurt Kochan**

Virginia Department of Environmental Quality  
1111 East Main Street, Suite 1400  
Richmond, VA 23219  
Phone: 804-698-4014  
Email: kurt.kochan@deq.virginia.gov

#### Virginia Department of General Services

**Banci Tewolde**

Director  
1100 Bank Street, Suite 420  
Richmond, VA 23219  
Phone: 804-786-3311

**Sandra Gill and Michael Bisogno**

Deputy Director  
1100 Bank Street, Suite 420  
Richmond, VA 23219  
Phone: 804-786-3311

#### Virginia Department of Transportation

**Stephen C. Brich, P.E.**

VDOT Commissioner  
1401 E. Broad St.  
Richmond, VA, 23219  
Phone: 804-786-5588  
Email: Stephen.Brich@VDOT.Virginia.gov



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January 2026

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## APPENDIX C

### Elected Officials

#### Federal Elected Officials

##### U.S. Senate

**Mark R. Warner**

703 Hart Senate Office Building  
Washington DC 20510  
202-224-2023  
Contact: <http://warner.senate.gov>

**Tim Kaine**

231 Russell Senate Office Building  
Washington DC 20510  
202-224-4024  
Contact: <http://www.kaine.senate.gov/>

##### U.S. House of Representatives

**Robert “Bobby” Scott**

2600 Washington Ave.  
Suite 1010  
Newport News, VA 23607  
Phone: 757-380 – 1000

**Washington D.C. Office**

2328 Rayburn House Office Building  
Washington, DC 20515  
Phone: 202-225-8351

**Robert Wittman**

4201 Dominion Blvd.  
Suite 110  
Glen Allen, VA 23060  
Phone: 804-401-4120

**Washington D.C. Office**

2055 Rayburn House Office Building  
Washington, DC 20515  
Phone: 202-225-4261

**Jennifer Kiggans**

130 S. Saratoga St.  
Suffolk, VA 23434  
Phone: 757-942-6050

**Washington D.C. Office**

152 Cannon House Office Building  
Washington, DC 20515  
Phone: 202-225-4215

**Jennifer McClellan**

11 S. 12<sup>th</sup> St.  
Richmond, VA 23219  
Phone: 804-486-1840

**Washington D.C. Office**

1628 Longworth House Office Building  
Washington, DC 20515  
Phone: 202-225-6365

**John J. McGuire**

900 Church St.  
Lynchburg, VA 24505  
Phone: 202-225-4711

**Washington D.C. Office**

1013 Longworth House Office Building  
Washington, DC 20515  
Phone: 202-225-4711



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**Ben Cline**  
10 Franklin Rd. Suite 510  
Roanoke, VA 24011  
Phone: 540-857-2675

**Eugene Vindman**  
2241D Tacketts Mill Dr.  
Woodbridge, VA 22192  
Phone: 703-987-2180

**Donald Beyer**  
700 N Fairfax St. Suite 510  
Alexandria, VA 22314  
Phone: 703-658-5403

**Morgan Griffith**  
323 West Main St.  
Abingdon, VA 24210  
Phone: 276-525-1405

**Suhas Subramanyam**  
210 Wirt St. SW  
Leesburg, VA 20175  
Phone: 703-236-1300

**Gerald Connolly**  
10680 Main St., Suite 140  
Fairfax, VA 22030  
Phone: 703-256-3071

**Washington D.C. Office**  
2443 Rayburn House Office Building  
Washington, DC 20515  
Phone: 202-225-5431

**Washington D.C. Office**  
1005 Longworth House Office Building  
Washington, DC 20515  
Phone: 202-225-2815

**Washington D.C. Office**  
1226 Longworth House Office Building  
Washington, DC 20515  
Phone: 202-225-0017

**Washington D.C. Office**  
2110 Rayburn House Office Building  
Washington, DC 20515  
Phone: 202-225-0076

**Washington D.C. Office**  
2110 Rayburn House Office Building  
Washington, DC 20515  
Phone: 202-225-0076

**Washington D.C. Office**  
2265 Rayburn House Office Building  
Washington, DC 20515  
Phone: 202-225-0076



**State Elected Officials**

**Virginia House of Delegates**

**Nadarius E. Clark, 84<sup>th</sup> District Office**  
P.O. Box 829  
Suffolk, VA 23439  
Office: 757-839-4758  
Email: [DelINClark@house.virginia.gov](mailto:DelINClark@house.virginia.gov)  
Capitol Office  
General Assembly Building  
201 N 9<sup>th</sup> Street,  
Richmond, VA 23219  
Office: 804-698-1084  
Email: [DelINClark@house.virginia.gov](mailto:DelINClark@house.virginia.gov)



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**Virginia State Senate**

**Emily M. Jordan (District 17)**  
District Office  
P.O. Box 5  
Richmond, VA 23218  
Phone: 757-239-1213  
Email: senatorjordan@senate.virgnia.gov  
Capitol Office, Senate of Virginia  
P.O. Box 396  
Richmond, VA 23218  
Phone: 804-698-7517  
Fax: 804-698-7651  
Email: senatorjordan@senate.virgnia.gov



## City Council Members for Suffolk

### **Michael D. Duman**

Mayor  
P.O. Box 1858  
Suffolk, VA 23439  
Phone: 757-514-4009  
Email: [mayor@suffolkva.us](mailto:mayor@suffolkva.us)

### **Lue R. Ward, Jr.**

Vice Mayor  
P.O. Box 1858  
Suffolk, Virginia 23439  
Cell: 757-377-6929  
Email: [nansemond@suffolkva.us](mailto:nansemond@suffolkva.us)

### **Shelby Butler Barlow**

City Council Member  
P.O. Box 1858  
Suffolk, VA 23439  
Cell: 757-449-9688  
Email: [chuckatuck@suffolkva.us](mailto:chuckatuck@suffolkva.us)

### **Ebony Wright**

City Council Member  
P.O. Box 1858  
Suffolk, VA 23435  
Cell: 757-407-9873  
Email: [sleepyhole@suffolkva.us](mailto:sleepyhole@suffolkva.us)

### **Leroy Bennett**

City Council Member  
2004 Nansemond Parkway  
Suffolk, VA 23434  
Cell: 757-407-3750  
Email: [cypress@suffolkva.us](mailto:cypress@suffolkva.us)

### **John Rector**

City Council Member  
P.O. Box 1858  
Suffolk, VA 23439  
Cell: 757-407-1953  
Email: [suffolk@suffolkva.us](mailto:suffolk@suffolkva.us)

### **Timothy J. Johnson**

City Council Member  
P.O. Box 1858  
Suffolk, VA 23439  
Phone: 757-407-0556  
Email: [holyneck@suffolkva.us](mailto:holyneck@suffolkva.us)

### **LeOtis Williams**

City Council Member  
1558 Airport Road  
Suffolk, VA 23434  
Phone: 757-402-7100  
Email: [whaleyville@suffolkva.us](mailto:whaleyville@suffolkva.us)



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## APPENDIX D

### Local Authorities

**Albert S. Moor II**

City of Suffolk, City Manager  
442 West Washington Street  
Suffolk, VA 23434  
Phone: 757-514-4012  
Email: [citymanager@suffolkva.us](mailto:citymanager@suffolkva.us)

**Kevin Hughes**

Deputy City Manager  
442 West Washington Street, Suite 2017  
Suffolk, VA 23434  
Phone: 757-514-4037  
Email: [khughes@suffolkva.us](mailto:khughes@suffolkva.us)

**Azeez Felder**

Deputy City Manager  
442 West Washington Street, Suite 2017  
Suffolk, VA 23434  
Phone: 757-514-4037  
Email: [afelder@suffolkva.us](mailto:afelder@suffolkva.us)

**Michael Barakey**

Chief, Fire & Rescue  
300 Kings Fork Road  
Suffolk, VA 23434  
Phone: 757-514-4550  
Email: [fire@suffolkva.us](mailto:fire@suffolkva.us)

**Jennifer Moore**

City of Suffolk  
Director, Communications  
442 West Washington Street, Suite 1163  
Suffolk, VA 23434  
Email: [jmoore@suffolkva.us](mailto:jmoore@suffolkva.us)

**Kevin Wyne**

City of Suffolk  
Director, Planning and Community  
Development  
442 West Washington Street  
Suffolk, VA 23434  
Phone: 757-514-4065  
Email: [kwyne@suffolkva.us](mailto:kwyne@suffolkva.us)

**James Blue**

Chief, Suffolk Police  
P.O. Box 1858  
Suffolk, VA 23439  
Phone: 757-514-7900

**Janet Days**

City of Suffolk  
Director of Economic Development  
442 West Washington Street  
Suffolk, VA 23434  
Email: [jdays@suffolkva.us](mailto:jdays@suffolkva.us)



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## APPENDIX E Landowners

The Points of Contact listed below are considered accurate as of January 2025. As the area is being developed, the list is not considered comprehensive, and it does not include private businesses or homeowners.

**Jennifer “JJ” Lightfoot**

VDOT  
1401 E. Broad St.  
Richmond, VA, 23219  
Phone: 804-837-0022  
Email:  
Jennifer.Lightfoot@VDOT.Virginia.gov

**Donald Hintz**

Dominion Power  
500 Dominion Blvd.  
Glen Allen, VA 23060  
Phone: 804-273-3552  
Email: Donald.Hintz@dom.com

**Trevor Berecz**

Inlight  
820 A1A N. Suite E21  
Ponte Vedra, Beach, FL 32082  
Phone: 813-390-3670  
Email: trevor.berecz@inlightre.com

**Kevin Hughes**

Deputy City Manager  
442 West Washington Street, Suite 2017  
Suffolk, VA 23434  
Phone: 757-514-4037  
Email: khughes@suffolkva.us

**Joe McSweeney**

Brookwood Capital Partners, Inc.  
400 West North Street, Suite 112  
Raleigh, NC 27603  
Phone: 678-427-4438  
Email: joe@brookwoodcp.com

**Philip Page**

Tidewater Community College  
Director – TCC Real Estate Foundation  
Green Administration Building  
121 College place, Suite 506  
Norfolk, VA 23510  
Phone: 757-822-1719  
Email: ppage@tcc.edu

**Robert Price**

Inlight  
820 A1A N. Suite E21  
Ponte Vedra, Beach, FL 32082  
Email: robert.price@inlightre.com

**Bruce Husselbee**

Hampton Roads Sanitation District Office:  
1434 Air Rail Ave.  
Virginia Beach, VA 23455  
Phone: 757-460-7012  
Email: bhusselbee@hrsd.com

**Bob Shriver**

Lockheed Martin  
7021 Harbour View Boulevard, Suite 105  
Suffolk, VA 23435  
Phone: 757-935-9206  
Email: robert.s.shriver@lmco.com



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## APPENDIX F

### Chamber of Commerce

Hampton Roads Chamber of Commerce  
101 W Main St Suite 800  
Norfolk, VA 23510  
Phone: 757-622-2312  
Fax: 757-622-5563  
Website: <https://www.hrchamber.com/>

Hampton Roads Chamber of Commerce, Suffolk Division  
Phone: 757-664-2611  
Website: <https://www.hrchamber.com/page/suffolk/>



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January 2026

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## APPENDIX G

### Media Contact List

#### Newspapers

**Daily Press**  
7505 Warwick Boulevard  
Newport News, VA 23607  
<http://www.dailypress.com/>

**Virginian-Pilot**  
150 West Brambleton Avenue  
Norfolk, VA 23510  
Phone: 757-446-2314  
<http://pilotonline.com>

**Suffolk News Herald**  
130 South Saratoga Street  
Suffolk, VA 23434  
Phone: 757-539-3437  
<http://www.suffolknewsherald.com/>

#### Television

**WTKR TV, Channel 3 (CBS)**  
720 Boush St  
Norfolk, VA 23510-1502  
Phone: 757-446-1000  
<http://wtkr.com/>

**WAVY TV, Channel 10 (NBC)**  
300 Wavy Street  
Portsmouth, VA 23704  
Phone: 757-393-1010  
<http://wavy.com/>

**WVEC TV, Channel 13 (ABC)**  
613 Woodis Avenue  
Norfolk, VA 23510  
Phone: 757-625-1313  
<http://www.13newsnow.com/>

**WHRO TV, Channel 15 (PBS)**  
5200 Hampton Boulevard  
Norfolk, Virginia 23508  
Phone: 757-889-9400  
Email: [info@whro.org](mailto:info@whro.org)  
<http://whro.org/>

**Suffolk Municipal Channel**  
190 Live Webstream  
[http://suffolkva.granicus.com/ViewPublisher.php?view\\_id=2](http://suffolkva.granicus.com/ViewPublisher.php?view_id=2)

**WAVY / WVBT (FOX)**  
300 WAVY Street  
Portsmouth, VA 23704  
Phone: 757-393-1010  
<http://fox43tv.com/>



## Radio Stations

### **WHRO 90.3 FM**

5200 Hampton Boulevard  
Norfolk, VA 23508  
Phone: 757-889-9400  
Email: [info@whro.org](mailto:info@whro.org)  
<http://whro.org/radio>

### **WFOS 88.7 FM**

1617 Cedar Rd.  
Chesapeake, VA 23322  
Phone: 757-547-1036  
[www.cpschools.com](http://www.cpschools.com)

### **WAFX 870**

Greenbrier Circle Suite 399  
Chesapeake, VA 23320  
Phone: 757-366 – 9900  
<http://1069thefox.com/>

### **WVBW 92.9 The Wave**

5589 Greenwich Road  
Suite 200  
Virginia Beach, VA 23462  
Phone: 757-671-1000  
<http://www.929thewave.com/>



## APPENDIX H

### Project Information Repository Locations and Hours

The Project Information Repository at the North Suffolk Public Library is open to everyone. It includes reports, documents, fact sheets, and news releases about ongoing activities at FNOD. It also contains information about public meetings, including announcements and meeting minutes.

USACE will add information about cleanup activities. USACE FNOD related information provided will include fact sheets, this PIP, and other related materials. USACE will work to ensure the information is current and up to date. Additional information can be added as requested by citizens. To find the repository in the library, ask at the front desk to be shown its location within the facility.

North Suffolk Library  
2000 Bennetts Creek Park Road  
Suffolk, VA 23435  
757-514-7150

#### Hours

Monday through Thursday, 10 a.m. to 8 p.m.  
Friday through Saturday, 10 a.m. to 5:00 p.m.  
Sunday, Closed.

#### Directions

*From Virginia Beach and Chesapeake*—Take I-264 West to I-664 North Hampton Roads Belt towards US-13 / Bowers Hill / US-58 Suffolk / US-460/Newport News. Merge onto VA-337 West via exit 11A. Turn right onto Shoulders Hill Road. Turn left onto Bennett's Creek Park Road (past Creekside Elementary on the corner). North Suffolk Library is on the right side of the road.

*From Norfolk and Portsmouth*—Take US-58 West and merge onto VA-164 West toward I-664 / Suffolk / Newport News. Then, merge onto US-17 North / Bridge Road. Turn left onto Shoulders Hill Road. Turn right onto Bennett's Creek Park Road (past Creekside Elementary School on the corner). North Suffolk Library is the right side of the road.

*From Newport News*—Take US-60 East and merge onto I-664 South / Hampton Roads belt towards Suffolk. Merge onto US-17 North / Bridge Road via Exit 9 toward the James River Bridge. Turn left onto Shoulders Hill Road. Turn right onto Bennett's Creek Park Road (past Creekside Elementary School on the corner). North Suffolk Library is the right side of the road.



Public Involvement Plan for the  
Former Nansemond Ordnance Depot (FNOD) Suffolk, Virginia  
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# APPENDIX I

## Community Interview Questionnaire

Name of Interviewee: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Purpose of the Interview** (Note to interviewer: Please explain the following in your own words.) The purpose of this interview is to identify the attitudes and concerns of area residents concerning the U.S. Army Corps of Engineers (USACE) Formerly Used Defense Sites (FUDS) projects related to Department of Defense (DOD) activities at the Former Nansemond Ordnance Depot (FNOD). The information collected will be used to update the Public Involvement Plan for the Former Nansemond Ordnance Depot, which provides information about the nature and level of community concern, the information needs of interested parties, and enables the Army Corps of Engineers' project team to determine an appropriate communications strategy for the site. Disclosure of the requested information is voluntary. Failure to provide all the requested information may lessen the effectiveness of the Public Involvement Plan for the project. No personal information will be disclosed in the Public Involvement Plan (PIP).

1. How long have you lived or worked in this community? **Years lived in the community:**

**Years worked in the community:**      **Community/neighborhood:**

2. Are you aware of the Former Nansemond Ordnance Depot, which is also known as FNOD (see attached map)?      **Yes / No**

3. Are you aware that the Army Corps of Engineers is conducting environmental investigations and cleanup at the Former Nansemond Ordnance Depot with Virginia Department of Environmental Quality (DEQ) and U.S. Environmental Protection Agency (EPA) providing regulatory review (circle one)?      **Yes / No**

**If yes, do you know when and how you learned about the former Nansemond Ordnance Depot?**

4. Are you aware that military munitions items (such as old military fuses and cannonballs) have been found and removed by the Army Corps of Engineers at the former Nansemond Ordnance Depot?      **Yes / No**

**If yes, how did you become aware of it?**

5. If you encounter a munitions item within the former Nansemond Ordnance Depot, do you know the correct procedure for reporting items if munitions are found?      **Yes / No**

(Offer interviewee 3R's brochure to review).

**Community Interview Questionnaire**  
**Former Nansemond Ordnance Depot (FNOD)**  
**2024/2025**

6. Have you ever talked with any government officials or representatives about the ongoing Army Corps of Engineers cleanup projects related to Department of Defense operations at the Former Nansemond Ordnance Depot? **Yes / No**

If yes, were they responsive to your concerns or questions? **Yes / No**

7. What individuals or organizations do you consider most trustworthy when it comes to environmental issues? (*Note to interviewer ask them to pick then rank the top three in order of those most trustworthy*)

- City of Suffolk/Local Officials
- U.S. Army Corps of Engineers
- Local Police Department
- Virginia Department of Environmental Quality
- Local Fire and Rescue Agency
- U.S. Environmental Protection Agency
- Elected Officials
- Local Civic Organizations
- Environmental Groups (such as the Sierra Club, Chesapeake Bay Foundation, etc.)
- Other (list):

8. Do you think there is community interest or concern about the ongoing environmental investigations and cleanups at the Former Nansemond Ordnance Depot? **Yes / No**

*If yes, what are the concerns and why is this information of particular interest?*

9. Do you currently receive information about the Former Nansemond Ordnance Depot? **Yes / No**

*If yes, how do you receive the information and how frequently do you receive it?*

10. If you had a question, concern, or issue regarding the Former Nansemond Ordnance Depot, what would you do or who would you call? (*list who they would call or what they would do*)

11. Would you be interested in joining a mailing list/email list to receive information about the ongoing investigations/Cleanup at the Former Nansemond Ordnance Depot? **Yes / No**

*If yes, please provide your name and email address and/or physical address:*

12. Are you aware that there is a Restoration Advisory Board, which is a community-based panel that meets every quarter with the Army Corps of Engineers, EPA, and DEQ to review the cleanup progress and provide input for the Former Nansemond Ordnance Depot? **Yes / No**

- Did you know that the meetings are open to the public? **Yes / No**
- Would you be interested in attending these meetings? The meetings are currently held virtually on the first Thursday of March, June, September, and December. **Yes / No**
- Would you be interested in becoming a member of the RAB? **Yes / No**
- *If yes please provide an email:*

**Community Interview Questionnaire  
Former Nansemond Ordnance Depot (FNOD)  
2024/2025**

*(Note to interviewer: If the person is interested in becoming a member, please get an email and send them RAB operating procedures and a RAB Application.)*

13. In what ways can the Army Corps of Engineers provide you with information and better involve you in the decision-making process regarding the Former Nansemond Ordnance Depot projects?  
*(Note to interviewer: List the examples then ask them to pick/rank the top three in order of best places to get their information.)*

- Newspaper(s): \_\_\_\_\_
- Radio/TV \_\_\_\_\_
- Information Repository (suggested location) \_\_\_\_\_
- Community Hotline \_\_\_\_\_
- HOA/Community Meetings \_\_\_\_\_
- Formal Briefings \_\_\_\_\_
- Property Visits \_\_\_\_\_
- Web Site \_\_\_\_\_
- Social Media \_\_\_\_\_
- Other: \_\_\_\_\_

14. Do you have Internet access? **Yes / No**

*On a scale of one to ten, with one being extremely unlikely and ten being extremely likely, how likely would you be to access information on the internet about the Army Corps of Engineers' cleanup activities at the Former Nansemond Ordnance Depot?*

1      2      3      4      5      6      7      8      9      10

15. Reports and other information relating to the Army Corps of Engineers' environmental investigations and cleanup at the Former Nansemond Ordnance Depot are kept at the North Suffolk Public Library. Is this a good location for the local community: **Yes / No**

*Is there a better location for this information?*

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## APPENDIX J

### Examples of Public Notices and Press Releases

#### Public Notice for March 7, 2024, RAB Meeting

**FNOD Restoration Advisory Board In-Person/Virtual Meeting**  
**March 7, 2023**

Posted March 5, 2024

Norfolk District Public Affairs Office

SUFFOLK, Va. — Restoration efforts at the Former Nansemond Ordnance Depot (FNOD), remain an ongoing priority for the U.S. Army Corps of Engineers (USACE). Community members can learn more about this Formerly Used Defense Site (FUDS) and hear the latest cleanup progress during the project's quarterly Restoration Advisory Board (RAB) meeting held virtually on Thursday, March 7<sup>th</sup>, from 6:15 to 8:15 p.m. Meeting will be held in-person and virtually.\*

Topics planned for the June meeting include:

- CERCLA refresher and reuse
- Renovation Plant Phase 2 Investigation

The RAB members include stakeholders such as residents; local businesses; local, state, and federal regulators; property owners; USACE personnel and contractors; and other interested persons.

The quarterly RAB meetings serve as a public forum for the USACE's cleanup progress at the 975-acre defense depot, located near the former Tidewater Community College Portsmouth campus. During the meetings, RAB members ask questions and provide input on all aspects of the restoration process to the interagency project team. The USEPA placed FNOD on its National Priorities List (NPL) in 1997. Two years later, the FNOD RAB was established.

The RAB welcomes new members. All FNOD RAB quarterly meetings are open to the public. For more information, please check the project web site: <http://www.nao.usace.army.mil/Missions/Environmental/FNOD.aspx> or contact Mark Haviland (U.S. Army Corps of Engineers, Public Affairs Office) by phone at (757) 201-7673 or by email at [Mark.w.haviland@usace.army.mil](mailto:Mark.w.haviland@usace.army.mil).

\*If interested in participating in the virtual presentation, which is being held online because of the Covid-19 pandemic, please contact Mr. Sher Zaman by phone at (410) 320-9516 or by email at [Sher.Zaman@usace.army.mil](mailto:Sher.Zaman@usace.army.mil) for meeting access information. Additionally, please log on to WebEx at least 15 minutes prior to the meeting start time in case there are technical issues.

### You are Invited...

...to attend our regularly scheduled  
**Former Nansemond Ordnance Depot (FNOD)**

**Restoration Advisory Board (RAB) Quarterly Meeting**



Thursday, March 7<sup>th</sup> 2023  
6:15 p.m. – 8:15 p.m.

**Location:** The RAB Meeting will be held in person (7000 College Drive) and virtually. \*

**Topics to be discussed include the following:**

- CERCLA refresher and reuse
- Renovation Plant Phase 2 Investigation

The RAB meetings are open to the public. They are an opportunity to make comments and ask questions about USACE's environmental cleanup plans at the FNOD site. Please check the project web site: <http://www.nao.usace.army.mil/Missions/Environmental/FNOD.aspx> or contact Mark Haviland (U.S. Army Corps of Engineers, Public Affairs Office) by email at [Mark.w.haviland@usace.army.mil](mailto:Mark.w.haviland@usace.army.mil) for more information.

**\*If you are interested in participating virtually because of the Covid-19 pandemic, please contact Mr. Sher Zaman by phone at by email at [Sher.Zaman@usace.army.mil](mailto:Sher.Zaman@usace.army.mil) or by phone (410) 320-9516 for meeting access information. If joining online, please log on at least 15 minutes prior to the meeting start time in case there are technical issues.**



## APPENDIX K

### References

City of Suffolk. 2023. *Economic Activity Report 2023*  
[chrome-extension://efaidnbmnnibpcajpcglclefindmkaj/https://yessuffolk.com/wp-content/uploads/2024/05/YesSuffolk\\_2023EAR\\_FINAL.pdf](chrome-extension://efaidnbmnnibpcajpcglclefindmkaj/https://yessuffolk.com/wp-content/uploads/2024/05/YesSuffolk_2023EAR_FINAL.pdf).

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USACE. 2014. *Final Site Inspection Report, Renovation Plant, Area of Concern 23, Former Nansemond Ordnance Depot, Suffolk, Virginia*. 30 October.

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U.S. Environmental Protection Agency (USEPA). 2020. *Superfund Community Involvement Handbook*. March.

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## APPENDIX L

### Fact Sheet

#### Site History

The former Nansemond Ordnance Depot (FNOD) occupied 975 acres overlooking the Nansemond and James Rivers in Suffolk, Virginia, over a 43-year period (1917 to 1960). It played a major role in the storage, shipment, inspection, reconditioning, and disposal of ammunition during World War I and World War II.

In 1960, the Department of Defense (DoD) declared the FNOD property excess. Various land transactions have taken place within the 975 acres since the initial release of the property in 1960.

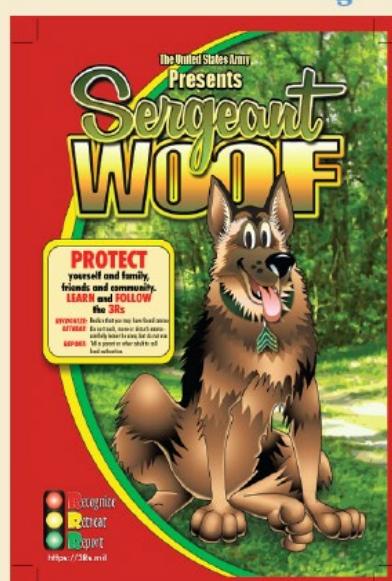
Today the site is owned or occupied by Tidewater Community College (TCC), TCC Real Estate Foundation, Brookwood Capital Partners Suffolk, Inlight Suffolk Towers LLC, Continental Bridgeway LP, Dominion Lands Inc., Bridgeway LB, Lockheed Martin, Smithfield, the Hampton Roads Sanitation District, the Virginia Department of Transportation (Interstate 664), and the City of Suffolk Economic Development Authority, among others.

#### What are Munitions?

Munitions include military ammunition, components or explosives.

75mm Shrapnel with fuze      Three 75mm Incendiary  
  
MK-II Fuze with Booster  


#### Munitions Warning



#### Points of Contact

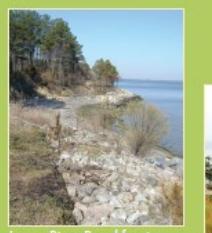
Mr. Mark Haviland  
USACE, Public Affairs  
757-201-7673  
Mark.W.Haviland@usace.army.mil

Mr. Marty Holmes  
USACE, Explosive Safety  
410-962-2258  
Marty.A.Holmes@usace.army.mil

Mr. Sher Zaman  
USACE, Project Manager  
410-320-9516  
Sher.Zaman@usace.army.mil

#### Munitions (Ordnance) Safety Tips

for the Former Nansemond Ordnance Depot (FNOD) Area

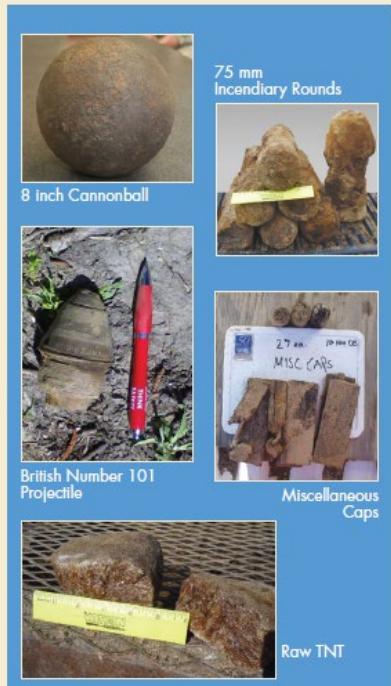
**James River Beachfront**  
  
**TNT Area**  
  
**James River Beachfront**  
  
**Nearshore Area**  
  
**Main Burning Ground**  


**U.S. Army Corps of Engineers Norfolk District**  




## Types of munitions items removed from FNOD

The U.S. Army Corps of Engineers has been conducting munitions investigations and response actions at the Former Nansemond Ordnance Depot since 1988. The following are photos of some of the munitions items that have been found and removed.



## Land Use Controls & Safety Measures

The U.S. Army Corps of Engineers has put in place a 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 plan was developed with input from USACE Baltimore District Explosive Safety Office, the FNOD Restoration Advisory Board, EPA, Virginia Department of Environmental Quality, the City of Suffolk, and local landowners. Land use controls include engineering/access controls such as signs, fences, zoning restrictions, and public education efforts. They may apply to area that is highlighted on the map above.

## Important Safety Measures

If you own land or are working on property within the former depot property boundary...

- Review this brochure prior to any ground intrusive activities such as digging, poles or fence post installation.
- Become familiar with the types of munitions items that have been found and removed at the former depot site.
- If you come across a suspect item, don't touch it or move it. Note the location and call 911 to report it.



Public Involvement Plan for the  
Former Nansemond Ordnance Depot (FNOD) Suffolk, Virginia  
January 2026

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