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FACT SHEET UPDATE ON ENVIRONMENTAL ACTIONS AT AREA C SOUTHWEST MARCH  
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RESOLUTION CONSULTANTS



# Update on Environmental Actions at Area C SW

Former Naval Training Center  
Orlando, Florida



*This fact sheet was prepared to inform interested citizens about the former Naval Training Center (NTC) Orlando environmental program. Fact sheets are distributed as needed to update the community on clean-up activities. Additional information may be obtained by calling David Criswell, Navy BRAC Environmental Coordinator at (843) 963-4991.*

Area C is the former industrial area located on the southeast shore of Lake Druid just north of E. Colonial Dr. and west of Maguire Blvd. in Orlando, FL. Area C was included in the Naval Training Center (NTC) Orlando property transfers following base closure in 1999. Area C SW is a 19.73 acre parcel in the southwest portion of Area C that was transferred to the City of Orlando (the City) in January 2009 through the Federal Lands to Parks Program of the United States Department of Interior, National Park Service, for Public Park and public recreation area purposes.

The City plans to develop this property into Lake Druid Park. However, environmental studies conducted following property transfer have identified polynuclear aromatic hydrocarbons (PAHs) and dieldrin in soil at concentrations exceeding Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Levels (SCTLs) within Area C SW. Park construction is on hold until impacted soil within the area is addressed.

This fact sheet has been prepared to share the results of the environmental studies, provide information about upcoming cleanup activities, and invite you to contact us with any questions or concerns.



**Figure 1. Area C SW Location Map**  
(Source: Orange County, Florida GIS, January 2012)

## History of the Site

Area C was developed in 1942 to provide support services for the Orlando Air Force Base. Prior to that time, the property was undeveloped. The U. S. Navy acquired the property on July 1, 1968. Area C was used to provide support services and warehousing for NTC Orlando until it was closed in April 1999. The area was last used as an

office and storage space for base closure operations and for storage and vehicle maintenance.

As part of base closure activities, environmental studies were performed to determine potential impacts from past site operations. A BRAC Environmental Baseline Survey was completed by the Navy in 1994. Areas of concern were identified within the property and further site assessment was recommended. Site assessment activities, including soil and groundwater sampling, were conducted by the Navy. PAHs in soils within approximately one-quarter acre south of Seabee Street exceeded the SCTL established for residential property and were excavated and removed in 2004. Following the soil excavation activities, the Finding of Suitability for Transfer and Environmental Baseline Survey for Transfer Addendums completed in 2006 concluded that the area was suitable for residential reuse.

### What are PAHs and dieldrin?

**Polynuclear Aromatic Hydrocarbons** (also known as Polycyclic Aromatic Hydrocarbons or PAHs) are chemicals that naturally occur in organic deposits such as oil, coal, and tar. In addition to their presence in fossil fuels, they are also formed by incomplete combustion of carbon-containing fuels such as wood, coal, diesel, fat, tobacco, and incense. PAHs are one of the most widespread organic pollutants.

**Dieldrin** is a synthetic chemical that was widely used to control insects from the 1950s until 1970.

A baseline assessment of Area C SW was completed by the City prior to transfer of the property. The Baseline Assessment Report, dated 2007, identified dieldrin in soil in the area of Building 148 but concentrations were well below the Residential SCTL.

Building 148, formerly located at the west end of Seabee Street, was built in 1942, and was erected on an elevated concrete slab supported by soil so that the floor of the building was level with the truck loading dock along the front of the building. The 7,000 square foot building was originally used by the USAF to store paints, oils, and photographic supplies. It later served as a cold storage facility for food service at the NTC Orlando Main Base.

Building 148 was demolished by the City in May 2011 in preparation for park site development. Following demolition, foundation soils which had been used to raise

the building to accommodate the loading dock were sampled by the City prior to disposal. The City notified the Navy that soil sampling results from the Building 148 foundation soils indicated concentrations of PAHs and dieldrin greater than Residential SCTLs. The Navy confirmed the presence of soil contamination and properly disposed of the soil off-site in March 2012. However, further sampling by the Navy of soil beneath and in the vicinity of the former Building 148 indicated the presence of PAHs and dieldrin at concentrations above Residential SCTLs.

### Cleanup Target Levels

**Residential Soil Cleanup Target Levels (SCTLs)** are chemical values that the FDEP has determined are safe for unrestricted direct exposure by children and adults.

**Groundwater Cleanup Target Levels (GCTLs)** were primarily developed for the protection of human health and are calculated using a lifetime excess cancer risk of one in a million. Some GCTLs are based on aesthetic factors including altered taste, odor, or color of the water.

Soil samples were also collected by the City south of Seabee Street in 2011, in areas surrounding the previous removal effort. Concentrations of PAHs greater than FDEP Residential SCTLs were detected in soil, prompting additional soil investigation activities by the Navy in the southern portion of the property. From May 2012 through June 2013, further soil sampling was completed by the Navy at Area C SW with the objective of delineating soil impacts. A total of 769 samples were analyzed for PAHs.

### Current Environmental Conditions

PAHs have been detected at concentrations greater than Residential SCTLs in soil samples in the vicinity of former Building 148 and other areas of the Area C SW property. Dieldrin has also been detected at concentrations above the Residential SCTLs in the vicinity of former Building 148. The current extent of PAHs and dieldrin in soil has been delineated to the FDEP Residential SCTLs both horizontally and vertically. Contamination is mostly present in surface soil to a depth of 24 inches. Soil contamination at greater depths is present only in the area of the former Building 148.

Groundwater occurs at a depth of approximately 8 feet below the surface of the park property. Groundwater is closer to the surface near Lake Druid. This groundwater is not used as a drinking water source. Contaminant concentrations in filtered groundwater samples collected from temporary wells installed on the property during past investigations did not exceed FDEP Groundwater Cleanup Target Levels (GCTLs).

### What's Next?

The Navy is preparing to excavate soil that exceeds Residential SCTLs for PAH and dieldrin. A preliminary estimate of over 9,500 cubic yards of soil is proposed for excavation and offsite disposal. Excavation activities are

planned to begin in the first half of 2014 and continue through the second half of 2014. The excavation will be backfilled with clean soil, which will be pre-tested to meet FDEP Residential SCTLs before use, and then the area will be seeded for erosion control. Over 1,000 dump truck trips are anticipated to transport contaminated soil off site and bring in clean fill. Trucks will not utilize Coy Drive or other neighborhood streets for site access. A portion of Cady Way Trail west of Maguire Blvd. and adjacent to Coy Drive will be closed during excavation, although this closure will be minimized to the extent possible.



**Figure 2. Proposed Truck Route**

(Source: 2013 Google Aerial Dated January 22, 2013)

Following excavation, the Navy will install groundwater monitoring wells in and around the excavated areas. Groundwater sample results from these monitoring wells will be evaluated to determine if groundwater has been impacted by overlying contaminated soils. If contaminants of concern are not detected or are detected at concentrations below the FDEP GCTLs in the groundwater samples, then a minimum of one year of monitoring will be completed before the site is recommended for no further action.

If contaminants of concern are detected at concentrations above the FDEP GCTLs in the groundwater samples, then the Navy will conduct a site assessment to determine the nature and extent of groundwater contamination. Depending on the extent of groundwater contamination, the Navy will evaluate remedial alternatives to address the impacted groundwater. Site assessment and any proposed remedial activities will be coordinated with the City of Orlando Families, Parks & Recreation department. Upon approval from FDEP, activities which do not result in exposure or cause impacts to groundwater will be allowed while the groundwater monitoring is completed.

### For More Information

If you have questions about the Navy's environmental action at Area C SW or the environmental program at the former NTC Orlando in general, please contact David Criswell at (843) 963-4991 or david.criswell@navy.mil.