

FINAL COMMUNITY RELATIONS PLAN

**ORDNANCE AND EXPLOSIVE
ENGINEERING EVALUATION/COST ANALYSIS
FIVE POINTS OUTLYING FIELD
ARLINGTON, TEXAS**

**Contract DACA87-00-D-34
Task Order 0008
USACE Project Number K06TX002801**



Prepared for:

**US Army Engineering and Support Center,
Huntsville
and
US Army Corps of Engineers,
Fort Worth District**

by:

**ZAPATAENGINEERING, P.A.
1100 Kenilworth Avenue
Charlotte, NC 28204**

August 2002

TABLE OF CONTENTS

1.0 Overview of CRP	1-1
1.1 Purpose of This Document.....	1-1
1.2 Goals of the CRP	1-1
2.0 Study Area Description	2-1
2.1 Location and Physical Description	2-1
2.2 Five Points OLF History.....	2-1
2.3 Previous Investigations	2-1
2.4 Ordnance and Explosives (OE) Potentially on Property.....	2-5
2.5 Description of Hazards of Specific OE Encountered.....	2-6
2.6 Nature of Potential Impact to Public Health.....	2-7
3.0 Community Background	3-1
3.1 Community Profile.....	3-1
3.2 Chronology of Community Involvement	3-2
3.3 Key Community Interests and Concerns	3-3
4.0 Highlights of Community Relations Program	4-1
4.1 Communication Activities and Techniques	4-2
4.2 Available Community Resources	4-3
4.3 Community Relations Activities and Timing	4-4
5.0 References	5-1

TABLES

TABLE 2-1 SITE USE SUMMARY2-8
TABLE 3-1 MAJOR TARRANT COUNTY EMPLOYERS3-2
TABLE 4-1 COMMUNITY RELATIONS PLAN SCHEDULE.....4-5

FIGURES

FIGURE 2-1 SITE LOCATION MAP.....2-2
FIGURE 2-2 SITE MAP2-3
FIGURE 2-3 MK 23 MOD 1 PRACTICE BOMB.....2-6
FIGURE 2-4 M38A2 PRACTICE BOMB.....2-6
FIGURE 2-5 TYPICAL M47 SERIES BOMB.....2-7

APPENDICES

APPENDIX A COMMUNITY INTERVIEW RESULTS
APPENDIX B LIST OF INTERVIEWEES
APPENDIX C INFORMATION REPOSITORY
APPENDIX D MEDIA OUTLETS
APPENDIX E SUGGESTED MEETING LOCATIONS
APPENDIX F CONTACT LIST OF KEY COMMUNITY LEADERS AND INTERESTED PARTIES

ABBREVIATIONS AND ACRONYMS

ACVB	Arlington Convention and Visitors Bureau
A/E	Architect/Engineering
AR	Army Regulation
CAP	Community Action Plan
CDROM	Compact Disk Read-Only Memory
CESWF	United States Army Corps of Engineers, Southwest Division, Fort Worth District
CESWT	United States Army Corps of Engineers, Southwest Division, Tulsa District
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CRP	Community Relations Plan
DERP	Defense Environmental Restoration Program
DID	Data Item Description
DQO	Data Quality Objective
EE/CA	Engineering Evaluation/Cost Analysis
EM	Engineering Manual
EOD	Explosive Ordnance Disposal
FUDS	Formerly Used Defense Sites
GSA	General Services Administration
INPR	Inventory Project Report
MK	Mark
NAS	Naval Air Station
OE	Ordnance and Explosives
OERIA	Ordnance and Explosives Risk Impact Assessment
OLF	Outlying Field
PAO	Public Affairs Officer
PM	Project Manager
QA	Quality Assurance
QC	Quality Control
RAB	Restoration Advisory Board
RAC	Risk Assessment Code
RCRA	Resource Conservation and Recovery Act
SAP	Sampling and Analysis Plan
SOW	Scope of Work
TCRA	Time Critical Removal Actions
TM	Technical Manual
TNRCC	Texas Natural Resources Conservation Commission
TPP	Technical Project Planning
US	United States
US EPA	United States Environmental Protection Agency
USACE	United States Army Corps of Engineers
USAESCH	United States Army Engineering and Support Center, Huntsville
UXO	Unexploded Ordnance
WWW	World Wide Web

REVISED PAGES

Date	Reference Number	Original Page Number	Revised Page Number

As a result of extensive comments on the Draft CRP by the USACE Ft. Worth District, a significant re-write of document was undertaken. All comments from USAESCH and CESWF were addressed and incorporated into revised CRP, as referenced in CEHND Form 7.

1.0 OVERVIEW OF CRP

The Five Points Outlying Field (OLF) was established during World War II as a pilot training airfield, later converted into a practice bombing range, and is now designated as a Defense Environmental Restoration Program/Formerly Used Defense Site (DERP/FUDS). The US Army Corps of Engineers (USACE) is conducting an Engineering Evaluation/Cost Analysis (EE/CA) under the DERP/FUDS program, to evaluate potential risk from any ordnance that may remain on the site from military activities and develop alternative actions to reduce those risks. (This site has at times been referred to as the Twin Parks Estates site; however, the project henceforth will be known as the Five Points OLF).

1.1 Purpose of This Document

The purpose is to facilitate a dialogue between the US Army Corps of Engineers and residents of the surrounding community regarding EE/CA and Technical Project Planning (TPP) Process activities at the Five Points OLF. Specifically, this CRP:

- facilitates site access, as property owners will be more inclined to sign a Right-of-Entry agreement if they have been informed of the objectives of the project and the procedures that will be implemented. *(Prior to accessing private property, the US Army Corps of Engineers must obtain a Right-of-Entry. This agreement would be signed by the property owner, and will allow the Corps of Engineers and their contractors to access the property for required activities);*
- provides for the exchange of information regarding activities proposed for the project;
- solicits comments and involvement by the public, elected and civic leaders, and concerned agencies; and
- provides a centralized point of contact for the public and the media to express concerns and serves as an effective communication network for distributing desired information regarding restoration matters at the project site.

The CRP also serves to:

- assign responsibility for planning and implementing project functions; and
- present suggested communication activities and techniques to be exercised in meeting goals for the Five Points OLF project.

1.2 Goals of the CRP

Goals of this plan define the approach to:

1. Keeping surrounding residents and communities informed of planned and ongoing activities at the project site;
2. providing a means whereby citizens, state and local agencies, and interest groups can interact with USACE staff;

3. providing local residents, officials, and other stakeholders an opportunity to review and comment on studies being conducted and on suggested removal-response alternatives and decisions; and
4. assisting in resolving issues of public interest and concern.

2.0 STUDY AREA DESCRIPTION

2.1 Location and Physical Description

The Five Points OLF lies approximately eight miles south of the center of Arlington, and three miles north-northeast of Mansfield, Texas, at the southwest corner of the intersection of Matlock Road (to the east) and West Harris Road (to the north). (See Figure 2-1: Site Location Map). The intermittent Bowman Branch of Walnut Creek lies to the south, and properties along Commercial Boulevard East are adjacent to the west. The site comprises 162.06 acres, and is partially occupied by the 35-acre Twin Parks Estates, a mobile home park, with the remainder of the site encompassing South Ridge Hills, a residential subdivision. Surface-water runoff from the site drains to the southeast into Bowman Branch, an intermittent stream south of the southern site boundary. Bowman Branch, in turn, flows into Walnut Creek. No sensitive environmental or cultural resources are known to occur within the project site at this time. Currently, private individuals and businesses own the land comprising the project site. According to the Archives Search Report (ASR) dated February 2002, most of the subdivision homes have been sold to individual owners, with the unsold lots remaining in control of the homebuilder.

2.1.1 The Final Archives Search Report (ASR), prepared by the US Army Corps of Engineers, St. Louis District, February 2002, provides a detailed description of the site history. A copy of the Final Archives Search Report is available for review in the information repository identified in Appendix C.

2.2 Five Points OLF History

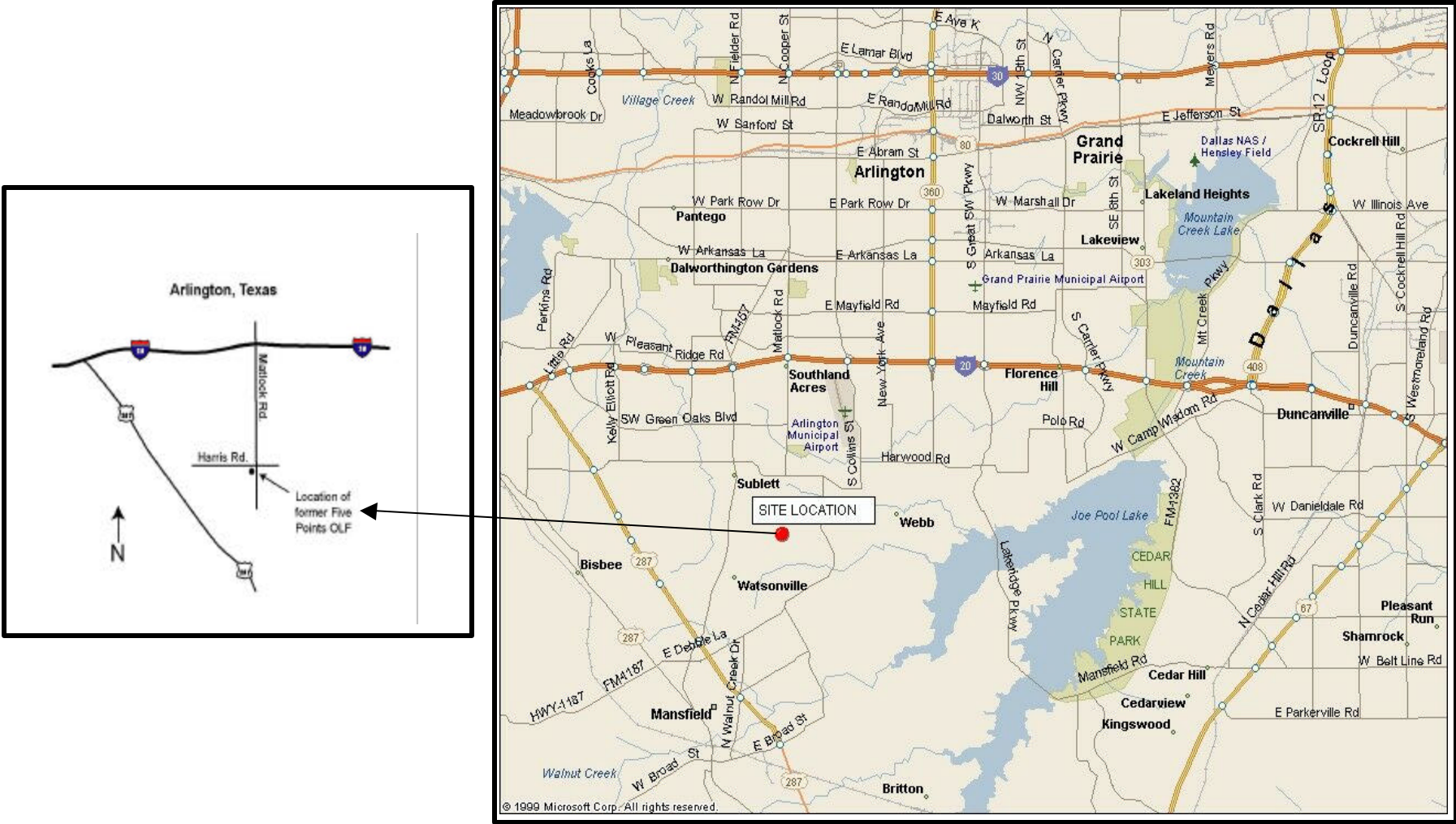
The US Government acquired 162.06 acres in 1940 as an Outlying Field for the Dallas Naval Air Station (NAS) in Grand Prairie, Texas. The OLF was used for practice takeoffs and landings by naval aircraft. The site was later used as a practice bombing range (USACE, 2002a). Site improvements included a practice landing field, a target bull's eye, and a boundary fence. According to the Final ASR, there is no record of the last use of the site by the US Government. Other than its use by the US Navy, the property has no apparent history with respect to possible OE contamination (USACE, 2002b). Records document the conveyance of the entire property (162.06 acres) from the GSA to Gordon and Pope Supply Company on July 19, 1956. The land has seen several owners since the 1956 GSA transaction.

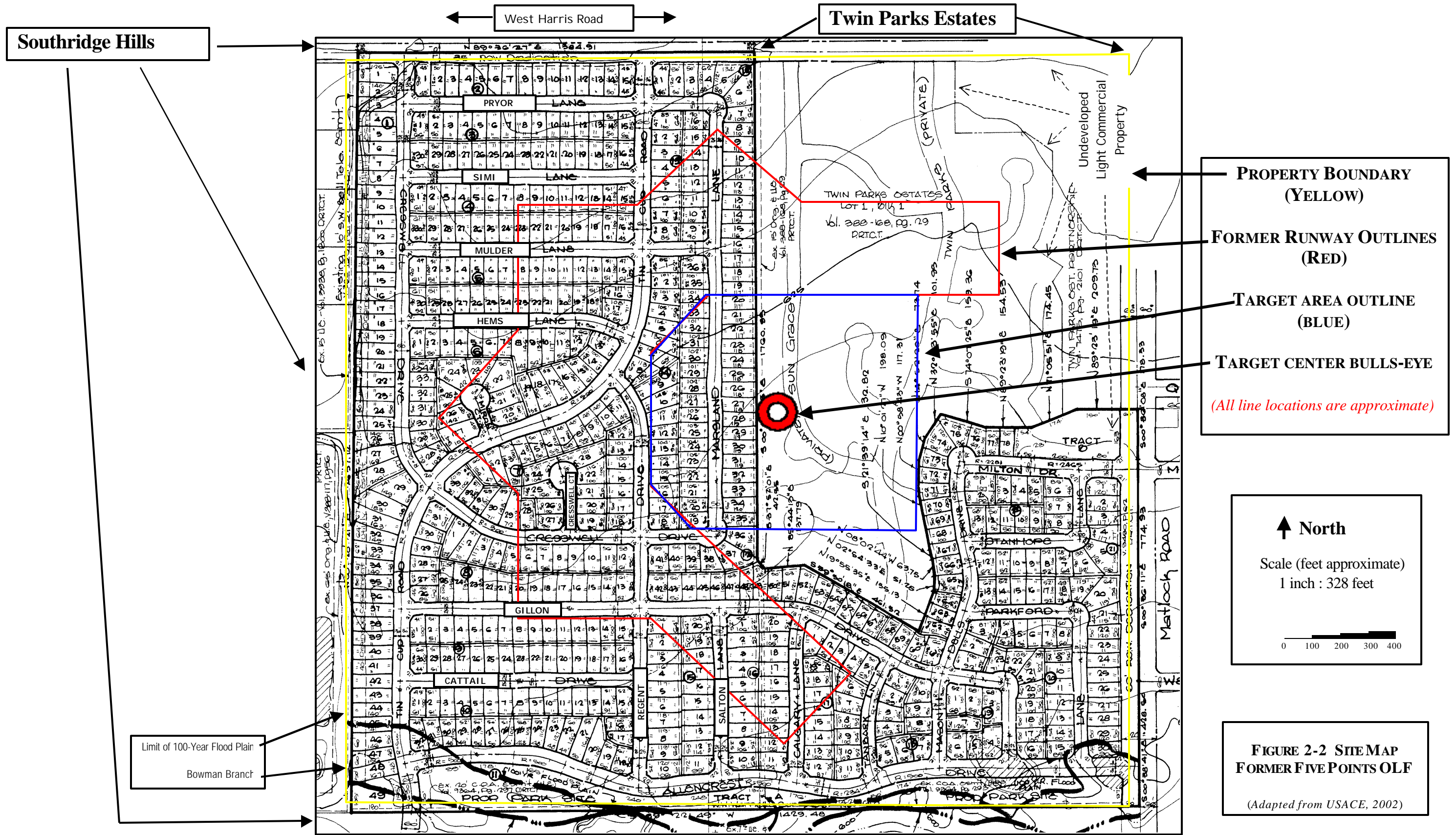
2.3 Previous Investigations

2.3.1 Final Archives Search Report (ASR) (February 2002)

The end of the "Inventory" phase of the project is marked by the release of the Final ASR, prepared by the US Army Corps of Engineers, and released in February 2002. This is a compilation of all information known about the site, up to that point.

FIGURE 2-1 SITE LOCATION MAP





2.3.2 Expanded Site Investigation (ESI) Trip Report, (February 1998)

The US Army Corps of Engineers, Fort Worth District, conducted an ESI of the Five Points OLF in February 1998. This investigation was prompted by accounts in the Inventory Project Report (INPR) of “children getting onto the property, finding MK23, 3 lb., practice bombs, and taking the black powder out and lighting it.” At the time, the District wanted to determine site conditions, and the possible necessity of a Time Critical Removal Action (TCRA). Resulting discussions with the property owner, however, revealed that the timeframe surrounding these activities involving the children was the 1940’s.

2.3.2.1 Field Survey

The 1998 ESI involved a visual and magnetometer survey of the surface at the site. Intrusive investigations were not performed during the ESI. Although there was an abundance of surface scrap, none was reportedly ordnance-related. The magnetometer survey did detect numerous subsurface metallic anomalies, increasing in number near the center of the former bombing range target. The ESI concluded, “...the potential for subsurface presence of practice bombs exists.” Based on the results of the investigation, however, the ESI concluded that a Time Critical Removal Action (TCRA) was not warranted. The ESI instead recommended completion of an ASR, followed by the scheduling of a Non-TCRA.

2.3.3 Findings and Determination of Eligibility (December 1996)

In December 1996, a ‘Findings of Fact’ was issued addressing the Five Points OLF site. The project area was formally acknowledged as a formerly used defense site, and therefore eligible for the DERP FUDS program established under 10 USC 2701 et. seq.

2.3.4 Inventory Project Report (INPR), (October 1996)

An INPR addressing the Five Points OLF was released in October 1996. The US Army Corps of Engineers, Fort Worth District prepared this report in order to establish the site as a FUDS under the Defense Environmental Restoration Program (DERP).

2.3.5 Property Survey Summary (September 1996)

In late September 1996, the USACE Fort Worth District personnel, accompanied by representatives of the Parks Estates Partnership inspected the mobile home park during a drive-through inspection. Based on the survey, the Fort Worth District assigned a Risk Assessment Code of “2”. This is the second highest ranking, making the completion of an INPR a high priority, and recommending further action by the USAESCH.

2.3.6 Alternatives Evaluation for DERP Project (June, 1984)

In June 1984, the US Army Corps of Engineers released an evaluation of alternatives for the Twin Parks Estates site, herein referred to as the Five Points OLF. The alternatives included:

1. Buying back the land from the (then) owners, erecting a secure fence around the perimeter of the entire 160 acres, and posting unexploded ordnance (UXO) signs around the property. The property would remain in the DOD active property inventory indefinitely.
2. Buying back the 125 acres not being used as a mobile home park, erecting a secure fence around the perimeter of the entire 160 acres, and posting unexploded ordnance signs around the property. The property would remain in the DOD active property inventory indefinitely.
3. Having a contractor remove the top four to six feet of soil from the property, haul it to a secure landfill, and dispose of it as a reactive waste in accordance with RCRA, and replace it with clean soil from an off-site borrow area.
4. Having a contractor use a “potato picker”, plow, scraper/conveyor, or other farm earthwork machinery to process the soil to a depth of four to six feet. An EOD Detachment would detect ordnance materials in the processed soil and remove potentially hazardous ordnance materials to Fort Hood, Texas for disposal. The contractor could then re-grade the processed soil.
5. Having an EOD detachment locate all potential ordnance items using a Ferex instrument capable of detecting to a depth of four to six feet, dig up the items for disposal at Fort Hood, Texas, or other active Army disposal site, and refill the excavations.

2.4 Ordnance and Explosives (OE) Potentially on Property

The source, nature, and extent of OE are based on findings and conclusions of the Final ASR, historical records, and the TPP process. The source of OE was US Navy aerial bombing practice, most likely from Dallas NAS from 1940 to mid 1950’s.

2.4.1 Nature of OE

OE specific to this site consists of practice bombs, most of which have a small spotting or expelling charge to indicate the point of impact. There are no historic documents, anecdotal information, or other indications that chemical warfare material (CWM), white phosphorus, or incendiary materials were used at Five Points OLF.

2.4.2 Extent of OE

The entire site may have subsurface practice ordnance. This is due to the nature of practice bombing, the limited accuracy of the bombsites and systems of the day, and the

construction process used when cutting roads and preparing building sites. UXO types located to date on site are described in paragraph 2.5. The only OE found on site since the close of Five Points OLF has been the Mk 23 Mod 1 Practice Bomb.

2.5 Description of Hazards of Specific OE Encountered

Chemical warfare material (CWM) is not suspected to exist within the areas of investigation. The following ordnance was used at Five Points OLF. The only OE reportedly found on site since the close of Five Points OLF has been the Mk 23 Mod 1 Practice Bomb. Features and hazards listed below are based on configurations for selected ordnance listed in TM 9-1904, *Ammunition Inspection Guide*, March 1944.

2.5.1 Mk 23 Mod 1 Practice Bomb (3 lb), Features and Hazards

The bomb body is cast iron, galvanized steel, or lead, depending on the series. The bomb is 8.3 inches long and 2.3 inches across the fins. Refer to for an illustration of the item.

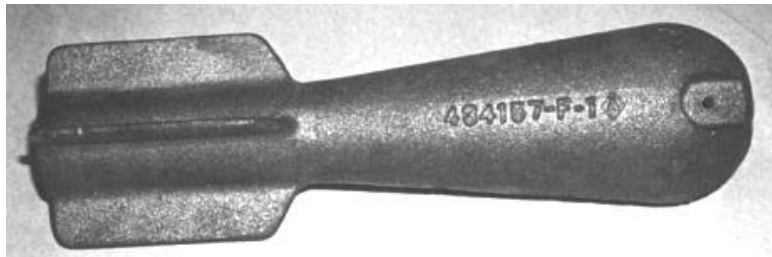


FIGURE 2-3 MK 23 MOD 1 PRACTICE BOMB

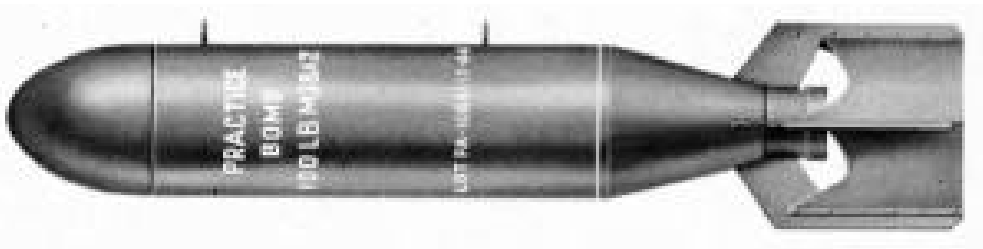
Photograph from ORDATA II Version 1.0

2.5.2 M38A2 Practice Bomb (100 lb), Features and Hazards:

The body of the M47 bomb was thin, rolled and lap welded sheet metal. Refer to Figure 2-4 for an illustration of the item. The M1A1 and M3 Spotting Charge are almost identical except the M3 is slightly longer than the M1A1. No reported occurrence of this type of practice bomb has been recorded since the close of Five Points OLF.

FIGURE 2-4 M38A2 PRACTICE BOMB

(No reported occurrence of this type of practice bomb at the site since the close of Five Points OLF.)



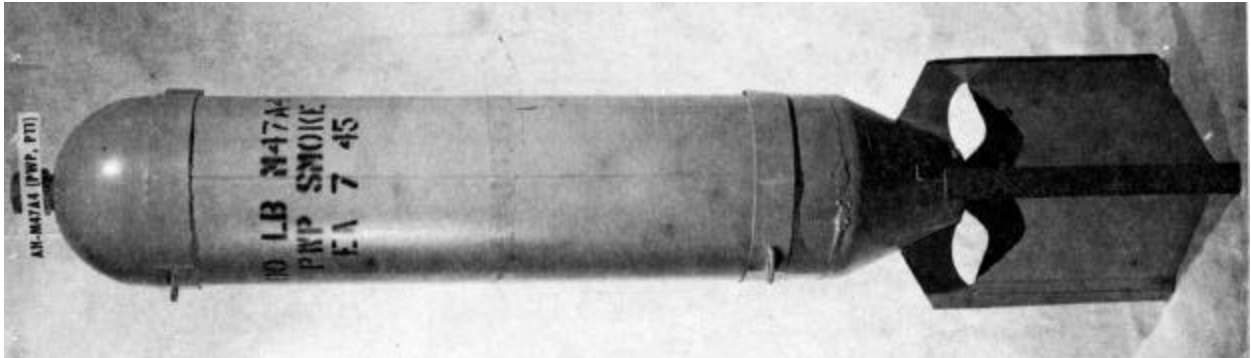
Photograph from ORDATA II Version 1.0

2.5.3 M47 Series Bomb, Features and Hazards

The body of the M47 bomb was thin, 1/16 or 1/32-inch depending on model, rolled and lap welded sheet metal. Refer to Figure 2-5 for a photograph of the item. The bomb that was used at Five Points OLF was filled with water, sand, or iron oxide for use as a practice bomb.

FIGURE 2-5 TYPICAL M47 SERIES BOMB

(No reported occurrence of this type of practice bomb at the site since the close of Five Points OLF.)



Photograph from ORDATA II Version 1.0

2.6 Nature of Potential Impact to Public Health

Based on the Final ASR results, the Five Points OLF is found to contain Mk 23 miniature Navy practice bombs and may contain M38A2 practice bombs and an unknown version of the M47-series chemical bomb (USACE, 2002a).

2.4.1 Items documented to have been found by civilians are limited to practice bombs only. The level of concern for public health is based on the known past use of the range, and the amount of OE previously found on the site. The risk to the public directly relates to exposure to OE. The Engineering Evaluation/Cost Analysis (EE/CA) being prepared by ZAPATAENGINEERING will detail the associated risks and recommended risk reduction alternatives.

2.5.4 No activities involving hazardous materials or containerized hazardous materials have been documented as occurring at the site. Therefore, no hazardous, toxic, and radiological waste concerns are apparent or anticipated.

TABLE 2-1 SITE USE SUMMARY

KNOWN TIMEFRAME	KNOWN ACTIVITIES
1940 –1950's	Used by NAS as practice landing field and practice bombing range.
1954	Range clearance conducted.
1950's	Transfer of property to GSA.
July 19, 1956	GSA sold 162.06-acre property to private party.
1956-1983	Undeveloped agricultural.
1983	Beginning of construction of 35-acre mobile home park on September 1, 1983. Clearance of 3,000 practice bombs from property by private company in 1983-1984.
1983-1998	Mobile Home Park (35 ac.), remaining 127 acres undeveloped.
1998-2000	Mobile Home Park (35 ac.). Beginning of development of South Ridge Hills Subdivision (127 ac.).
2000-Present	Mobile Home Park (35 ac.). First tenants occupy homes in South Ridge Hills subdivision in 2000.

3.0 COMMUNITY BACKGROUND

3.1 Community Profile

3.1.1 The Five Points OLF is within Tarrant County, which takes in nearly 864 square miles. The City of Arlington encompasses 93 square miles and continues to grow by annexation (USACE, 2002a). According to the most recent census, the population of Tarrant County is 1,446,219, and the population of Arlington is nearly 333,000 (US Census Bureau, 2001). The county has a varied economy based on manufacturing, trade and finance, service industries and tourism. Arlington is the state's largest tourist destination, with over six million visitors annually (Texas Economic Development Commission, 2002).

3.1.2 Eighty-three percent of the population in Arlington is Caucasian, eight percent is African-American, and four percent is of Asian descent (USACE, 2002a) . The per capita personal income in Tarrant County is approximately \$28,000, and the unemployment rate, based on year 2000 figures, is three percent (Tarrant County, 2002). annually (ACVB, 2002a).

TABLE 3-1 MAJOR TARRANT COUNTY EMPLOYERS

Employer	Number of Employees
Lockheed Martin Corp.	11,390
NAS Fort Worth Joint Reserve Base	11,200
American Airlines	6,250
The Sabre Group	5,400
University of Texas at Arlington	4,500
Delta Air Lines	4,300
Tandy Corp.	4,000
Harris Methodist Fort Worth	4,000
Tarrant County Government	3,800
Bell Helicopter Textron Inc.	3,700
United Postal Service	3,400
John Peter Smith Hospital	3,000
Burlington Northern Santa Fe Railway	2,600
Alcon Laboratories Inc.	2,500
General Motors Assembly Plant	2,400
Six Flags Over Texas	2,400
Cook Children's Medical Center	2,200
Nokia Mobile Phones	2,200
Justin Industries	2,000

from: (<http://www.tarrantcounty.com/tarrantco/cwp/view.asp?a=12&Q=391688>)

3.2 Chronology of Community Involvement

In an effort to more concisely describe and analyze the key local issues regarding the Five Points OLF and the current EE/CA project specifically, ZAPATA ENGINEERING conducted community telephone interviews. An interview questionnaire, included in Appendix A, provided the basis for each interview.

3.2.1 ZAPATA ENGINEERING targeted a sample of area stakeholders, or individuals recommended by other stakeholders. In all, 22 individuals were selected for interviews. Of these, one stakeholder, and several potential participants recommended by stakeholders declined participation in the interview process, citing the ongoing litigation related to the site. A number of other targeted individual stakeholders remained unavailable for interview, presumably because of the pending litigation. A total of ten

people were interviewed, each for approximately 25 minutes each, between July 8 and July 12, 2002.

3.3 Key Community Interests and Concerns

3.3.1 Through community interviews, a few persistent concerns and interests were identified. While most of the interviewees were aware of the Five Points OLF project and the ongoing involvement of the USACE Fort Worth District, few were aware of the EE/CA specifically, which is currently underway.

3.3.2 The principal concern of most centered on safety, and the possibility of physical contact with OE. One interviewee indicated a serious concern for potential health effects, based on her belief that chemicals related to the OE at the site are present in the ground.

3.3.3 Other concerns identified in the interviews were: 1) property values, and 2) uncertainty as to the type(s) of ordnance actually dropped at the site, resulting in a perception that the attendant level of risk is unknown.

3.3.4 Several interviewees who are homeowners at the Five Points OLF site expressed an appreciation for the USACE's handling of the OE situation, but indicated a frustration at the project's perceived slow pace. Of these interviewees/homeowners, all expressed a concern that the presence of OE may decrease property values in the residential development.

3.3.5 A summary of results from the interviews is provided in Appendix A. A list of the title of those interviewed is provided in Appendix B.

4.0 HIGHLIGHTS OF COMMUNITY RELATIONS PROGRAM

The goal of this Community Relations is to provide an effective and operational mechanism for communication and exchange of information between the US Army Corps of Engineers, Stakeholders, and diverse federal, state, county and local agencies. This CRP has been designed to fulfill requirements of the following:

- The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 (Public Law 95-510), as amended, including Section 117 of the Superfund Amendments and Reauthorization Act (SARA) of 1986 (Public Law 99-499).
- The National Contingency Plan, February 1990, Subpart B, Responsibility and Organization for Response, Section 300.155; and Subpart E, Hazardous Substance Response, Sections 300.145, 300.430 and 300.435.
- The EPA publication *Community Relations in Superfund: A Handbook*, Office of Emergency Remedial Response, 1990.
- Department of the Army Engineer Pamphlet 1110-3-8 *Public Participation in the Defense Environmental Restoration Program (DERP) for Formerly Used Defense Sites (FUDS)*, 1999.

4.0.1 The CRP has the following specific objectives:

- Ensure the public understands that personal and community safety is of paramount concern to the US Army Corps of Engineers.
- Open and maintain dialogue between the Corps of Engineers and the local community.
- Keep local residents and federal, state, county and local officials informed in a timely manner of major findings of the ordnance and explosives removal project at the project site.
- Provide local residents and federal, state, county and local regulatory officials with an opportunity to review and comment on the studies to be conducted at the project site and on suggested removal action alternatives and decisions.
- Keep Corps of Engineers personnel sensitive to and informed about changes in community concerns, attitudes, information needs and activities regarding the former defense site, and use these concerns to modify the CRP as necessary.
- Serve the community's information needs by addressing citizen and media inquiries and promptly releasing factual information through the media and other appropriate information-dissemination techniques.
- Effectively respond to the needs of the media by providing timely response to inquiries and requests for interviews and briefings, thereby resulting in fair and accurate reporting of the Corps of Engineers' activities at the project site.

- Foster and maintain, through an active Public Affairs program, a climate of understanding and trust with the aim of providing information and opportunities for comments and discussion.
- Ensure two-way communication between the Corps of Engineers and the appropriate federal, state, county and locally elected officials.
- Inform the Restoration Advisory Board (RAB), if formed, of results of the investigations and recommended removal actions, and seek their comments.
- Provide a single point of contact for dissemination of information for the matters regarding the progress of the project.
- Identify community issues and areas of concern. Develop methods to resolve conflict before it begins.

4.1 Communication Activities and Techniques

To ensure success in a public involvement program, there must be a two-way information network and public participation. Providing relevant and accurate information to the affected public is essential for maintaining public trust.

4.1.1 Fact Sheets / News Releases

Fact sheets will be distributed to property owners and tenants, citizen groups, environmental groups, area businesses, regulatory officials, elected/civic officials, and local and regional media, whenever activities warrant such distribution. Both fact sheets and news releases will be prepared and released upon completion of the work phases, such as the Engineering Evaluation/Cost Analysis (EE/CA) and decision documents. Fact sheets/news releases, in general, will address the concerns as expressed by the local community and will include the status of studies and removal actions, updates on schedules, and special interest items. Fact sheets may also be issued on an as-needed basis. Copies of the fact sheets and news releases will be placed in the information repository.

4.1.2 Response to Inquiries

The Fort Worth District Public Affairs Office will serve as a contact point for direct calls from citizens seeking information on the project. The Fort Worth District Public Affairs Office, working in conjunction with the District Project Manager, and with assistance from the US Army Engineering and Support Center, Huntsville Public Affairs Office, will be responsible for coordinating and directing responses to community inquiries.

4.1.3 Program for Civic Groups/Organizations

Slide and informational programs can be presented, upon request, to civic groups at their regularly scheduled meetings. The history of the former defense site, as well as environmental studies should be included in the program. A listing of civic groups and organizations in the local area are presented in Appendix F.

4.1.4 Special Briefings

When appropriate, special project briefings will be given by the Corps of Engineers to local officials to review the project goals and accomplishments. Such meetings may be held at a local public meeting site at a time mutually acceptable to the Corps of Engineers representatives and local officials. If more practicable, the Corps may provide a briefing

during local town meetings. Such briefings provide an informational pool for elected leaders to answer constituent inquiries. The briefings will be coordinated through the Fort Worth District Public Affairs Office, with technical support provided by the US Army Engineering and Support Center, Huntsville as needed. Names, addresses and telephone numbers of elected officials are presented in Appendix E.

4.1.5 Information Repository

Project-specific documents will continue to be maintained for public review and copying in an information repository at the Arlington Central Library. Items currently available for review include the INPR and ASR documents, and materials from the October 30, 2001 public meeting. The public will also have access to such documents as the CRP, project work plans, the EE/CA, responsiveness summary, Decision Documents, fact sheets, removal design and news releases. Addresses, phone numbers, contacts and operating hours of the information repository are presented in Appendix C. Updates will be announced through news releases to the various media listed in Appendix D.

4.1.6 Special Concerns Workshops

In the past, several individuals and/or groups have been identified by the media as expressing unusual concern or even hostility about activities that may impact upon the environment. If such groups or individuals emerge in the course of this project, they should be contacted directly by the Fort Worth District Public Affairs Office to participate in a special concerns workshop. If necessary, the workshop would allow for an open forum for the expression of concerns relating to the investigation or removal activities and will allow interaction in a productive environment. Participants may include individuals or groups expressing public concern about the project, the Fort Worth District Public Affairs Office, District Project Manager, Huntsville Center representatives, and if deemed practical, representatives from the State of Texas and local regulators, and the EPA. In the course of such special concerns workshops, a Special Concerns Task Force may be developed comprising selected participants from the workshop to help address future groups that may express concerns about the environmental issues and safety concerns relating to OE at the project site.

4.2 Available Community Resources

Numerous resources are available to the community to maintain a strong community relations program. All meetings and noteworthy activities will be announced in the four local newspaper publications that service the area. These publications are identified in Appendix D. The District PAO will maintain an updated mailing list to ensure dissemination of information through the mail and for transmittal of meeting announcements. A copy of pertinent project-specific documents will be available for review at the information repository identified in Appendix C. In addition, members of the community may contact ZAPATAENGINEERING, under contract to the US Army Engineering and Support Center, Huntsville, via a toll-free telephone number (to be established) to obtain current project information. All public meetings will be conducted at easily accessible facilities adjacent to the project site to encourage attendance.

4.3 Community Relations Activities and Timing

In an effort to provide current project-related information to the community in a timely manner, ZAPATAENGINEERING will perform the activities outlined in Table 4-1.

TABLE 4-1 COMMUNITY RELATIONS PLAN SCHEDULE

Activity	June 02				July 02				August 02				September 02				October 02				November 02				December 02				January 03			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Stakeholder Outreach																																
Develop CRP																																
Stakeholder TPP Workshop Presentation																																
Public Meeting News Release (2)																																
Public Meeting Briefing																																
Maintain Website (1)																																
Facts Sheets (2)																																
Mailing List Update (3)																																
Public Education Materials (2)																																
News Releases (2)																																

(1) Upon receipt and review of comments on Draft deliverable.

(2) As deemed necessary by CESWF Public Affairs

5.0 REFERENCES

- Arlington Community Network, *Online Resources for the People of Arlington*, Internet WWW page, at URL <http://www.arlingtononline.net/21FE646444A1F80CA94440E7001626DB/default.html>.
- Arlington Convention and Visitors Bureau (ACVB), 2002a, *Arlington Hospitality – Just The Facts*, Internet WWW page, at URL <http://www.arlington.org/pr-pres-outline.htm>
- Arlington Convention and Visitors Bureau (ACVB), 2002b, *Arlington City Profile*, Internet WWW page, at URL <http://www.arlington.org/prstats.htm>.
- Tarrant County, 2002, *Major Employers*, Internet WWW page, at URL <http://www.tarrantcounty.com/tarrantco/cwp/view.asp?a=12&Q=391688>) last modification: September 20, 2001.
- Texas Economic Development, 2002, *Texas Community Profiles – Arlington Home Page*, Internet WWW page, at URL <http://204.64.175.160/communities/commpages/35.htm>.
- Twin Parks Estates, 1984, *Subsurface Bombs Located in the City Limits of Arlington, Texas. (More specifically, 165 Acre Tract Located at the SW Corner T.O Harris and Matlock Roads)*, letter from Twin Parks Estates to the US Army Engineering Division, Fort Worth, Texas.
- US Army 9800 TSU-CE Detachment 4, 1954, *Report of Clearance of Navy Outlying Field*, memorandum from Maj. Dallas H. Lynch, October 7, 1954, *in*: US Army Corps of Engineers, 2002, *Final Archives Search Report Findings - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.
- US Army Corps of Engineers, 1984, *Alternatives Evaluation for DERP Project K06TX002800, Twin Parks Estates, (Navy Five Points Bombing Field) Arlington, Texas*, *in*: US Army Corps of Engineers, 2002, *Final Archives Search Report Findings - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.
- US Army Corps of Engineers, 1996a, *Inventory Project Report (INPR)*, (October, 1996), *in*: US Army Corps of Engineers, 2002, *Final Archives Search Report Findings - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.
- US Army Corps of Engineers, 1996b, *Property Survey Summary*, (September, 1996) *in*: US Army Corps of Engineers, 2002, *Final Archives Search Report Findings - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.
- US Army Corps of Engineers, 1996c, *Findings and Determination of Eligibility* (December 1996), *in*: US Army Corps of Engineers, 2002, *Final Archives Search Report Findings - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.

US Army Corps of Engineers, 1998, *Expanded Site Investigation (ESI) Trip Report, February 1998*, Engineering Support Center, Huntsville, *in*: US Army Corps of Engineers, 2002, *Final Archives Search Report Findings - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.

US Army Corps of Engineers, 1999, *Public Participation in the Defense Environmental Restoration Program (DERP) for Formerly Used Defense Sites (FUDS)*. Engineer Pamphlet 1110-3-8.

US Army Corps of Engineers, 2002a, *Final Archives Search Report - Twin Parks Estates (Five Points OLF)*, Tarrant County, Arlington, Texas. Saint Louis District, February 2002.

US Army Corps of Engineers, 2002b, *Former Five Points Outlying Field, Arlington, Texas*, Fact Sheet, Fort Worth District, 4 pp.

US Census Bureau, 2001, *Profiles of General Demographics Characteristics, 2000 Census of Housing and Population, Arlington, Texas*, Internet WWW page, at URL <http://www.census.gov/prod/cen2000/dp1/2kh48.pdf>

APPENDIX A COMMUNITY INTERVIEW RESULTS

Community Interview Results: Questions 1-7 and answers paraphrased below.

1	2	3	4	5	6	7
An Engineering Evaluation/ Cost Analysis being conducted at Five Points OLF. Have you heard about this study? If so, do you remember when and how you learned of it?	Have friends / neighbors expressed concerns? If so, what were their concerns?	Who would you call with questions?	Are you interested in involvement in public meetings or a mailing list? Would you be interested in joining a mailing list to receive fact sheets and other general information about this study?	What are the key issues at Five Points, as you understand them?	How do you receive information about local events and news (i.e. radio, television, newspapers)?	Other than the mailing list, what other ways can the Corps of Engineers provide you with information and better involve you in the decision-making process at Five Points OLF? (e.g., newspaper, radio/TV, Information Repository, Hotline, Meetings, Formal Briefings, Website, other)
Heard of USACE work, but not EE/CA specifically.	Often	Attorney	Yes	1. Safety 2. Property Values 3. Resale Values	TV, Channel 4, Channel 33	
Yes. Heard from USACE.	No	City of Arlington	Yes	1. Health Risk....immediate or latent? 2. Were proper procedures followed in property transfers? 3. Is any remediation needed, and how will the need be determined?	Newspapers, Press releases, community networking.	Depends on type of information to be conveyed.
Heard of USACE work, but not EE/CA specifically.	Yes	Library	No	1. Clean-up of OE.	Newspaper, TV.	Newspaper will direct to other sources.
Yes. Heard from city...have a file on the project.	Yes. Safety	USACE Public Affairs office.	Yes, Yes	1. Non-disclosure to homebuyers. 2. Response action not appropriate 3. Safety 4. Property values 5. Need for remediation 6. Fear for children	For Five Points, from USACE directly.	e-mail, 800 number, but public meetings are best. Public meetings convey whether parties are acting in earnest.
Yes. Neighbor.	Yes. Dug up part of "bomb" six inches below ground surface in rose bed.	Attorney	Yes. Attended October 2001 public meeting.	1. No prior disclosure to homeowners. 2. Remediation/Reclamation of property.	Newspaper, TV	Television
Heard of USACE work, but not EE/CA specifically.	Yes	City of Arlington Neighborhood Services	Yes, Yes	1. Is it safe to live here? 2. If there is a hazard, will someone come in and take action; do what needs to be done? 3. Where do we go with questions? 4. Is the government currently taking action? 5. Are involved parties credible?	TV, Newspaper, web	Mailings
Heard from attorney of USACE work, but not EE/CA specifically.	Yes. Dozens of neighbors ask.. "what's in the ground?" "1956 deed restrictions clearly state prior use of property." "No one can get rid of one of these houses."	Attorney	Yes	1. Safety 2. People want out of houses 3. Uncertainty of buried items.	Mail, TV Newspaper	Website, Newspaper, Any media
Yes, USACE	Yes	USACE	Yes	1. Key is determination of presence/absence of belowground hazardous materials. 2. Fear factor, especially after 1950's report of "Chemical Bombs."	Internet, cable news, two newspapers, four news magazines	e-mail, news letters, verbal briefing
No	Health issues and property value questions.	USACE and Builder	Yes	1. Non-disclosure by builder 2. Future health risks 3. Uncertainty as to ordnance dropped at site 4. Property values	Radio/TV, City of Arlington	Website, newspaper, any media
No	No	USACE, city contacts	Yes, Yes	No specific knowledge	City of Arlington mailing list	Meetings, website, info. Repository

Community Interview Results: Questions 8 - 15 and answers paraphrased below

8	9	10	11	12	13	14	15
Are you aware of the information repository at the Arlington Central Library?	How frequently would you like to receive information..... Monthly, Bi-monthly, Quarterly, Semi-Annually, or As Events Warrant?	Can you suggest anyone else (friend, neighbor, group, informal or formal leader) that we should contact or who might want to be included on the mailing list?	Have you talked with any Corps of Engineers, state, or environmental officials about the ongoing EE/CA study?	Were officials you talked to responsive to your concerns?	Any other issues not discussed that you desire to mention?	Do you get calls or questions regarding this study? If so, what are issues of concern?	How do you describe the public perception toward this study?
Yes	As new information becomes available.	Names and telephone numbers of two Southridge hills neighbors given.	Yes, City of Arlington and USACE.	No, officials indicated information was new to them, and that they would get back with me. They never did.	No	Yes, spouse dug up two "little bombs" in yard.	People want to know what's currently happening. They understand government is waiting on funding.
No	Quarterly, possibly more frequently.	Provided name of individual in Southridge Hills, and one in neighboring subdivision.	No	N/A	Who knew what, and when? Is this a non-issue? Do people feel safe in their homes? Should they?	No	Assume satisfaction, since no one calls.
Yes	As it becomes available	Families of school age children.	No, except with regard to repository	N/A	Disclosure by builder.	People want more information	Don't know.
Yes	Quarterly, or as needed.	Suggested two homeowner association representatives: Southridge Hills H.A., and SE Arlington Community Alliance	Yes	Yes	No	Yes. Callers want to make sure resident concerns are addressed. Callers mostly aware that USACE is handling project.	1. Initially suspicious of whether resolution would actually come. Validation of concerns reinforced suspicions. 2. Realization that response had ratcheted up to some definitive response 3.
No	As soon as new information is available.	Suggested neighbor who found a "bomb".	No	Not applicable.	Please have someone determine if there is or is not a problem.	N/A	USACE has been slow to react. If Site now has a RAC Code of 1, why isn't government out at site right now? Government said they'd talk to homeowners individually. They never have.
No	Monthly, or as new information is available.	Neighbor	No Talked to military directly.	N/A	No	No	Not sure.
No	Weekly	Declined to answer.	No	N/A	Declined to answer.	Declined to answer.	1. No information on current study? 2. Perceived slow process.
Yes	Monthly- three months, or as substantive events take place.	County Commissioner, City Council member, City of Arlington Engineering Dept.	Yes	USACE was very responsive. In respondent's opinion, the USACE has done everything it possibly can with regard to the OE issues.	None specific...FHA & HUD home loans	Yes. Main issue is skepticism toward government. Homeowners want to reach a comfort level for their safety, and a feeling that public foot-dragging is not taking place.	1. Mix of hope and skepticism. 2. Wonder if public will really get the truth.
No	At least monthly.	Neighbor	No	N/A	Resale concerns, homebuilder offering very low financing on new homes. Health concerns	Yes, even while out of state.	USACE is trying to get to bottom of issue, but homeowners don't want to rely solely on USACE.
No	As soon as new information is available.	Community contact	No	N/A	N/A	N/A	N/A

APPENDIX B LIST OF INTERVIEWEES

Homeowner
Southridge Hills Subdivision
Arlington, TX

President
South Arlington Community Alliance
Arlington, TX

Homeowner
Southridge Hills Subdivision
Arlington, TX

City Council Member
City of Arlington
Arlington, TX

Reference Librarian
Arlington Central Library
Arlington, TX

City Council Member
City of Arlington
Arlington, TX

Neighborhood Services Representative
City of Arlington
Arlington, TX

President
Southridge Hills Homeowners Association
Arlington, TX

Homeowner
Southridge Hills Subdivision
Arlington, TX

Homeowner
Cooper Estates Subdivision
Arlington, TX

APPENDIX C INFORMATION REPOSITORY

INFORMATION REPOSITORY

Documents about the (former) Five Points OLF are available for public review in the public document repository, located at the Arlington Central Library. These items are located on the library's 2nd floor, behind the Reference Desk, and are considered non-circulating, so they cannot be removed from the library. Currently, the documents at the library include the InPR, materials from the October 30, 2001 public meeting, and the Final ASR. As additional documents are generated, the resulting additional, new information will be placed in this public repository.

The library's location and hours of operation are shown below.

Former Five Points OLF Information Repository:

Arlington Central Library
101 E. Abram Street
Arlington, Texas 76010
(817) 459-6900

Hours of Operation:

Monday – Thursday
9:00 am – 9:00 pm

Friday – Saturday
9:00 am – 6 pm.

Sunday – seasonal hours

APPENDIX D MEDIA OUTLETS

NEWSPAPER PUBLICATIONS

Arlington Star-Telegram

(Ft Worth Star-Telegram Arlington suburban paper)
1111 W Abram St.
Arlington, TX 76013
Phone: (817) 261-1191

Arlington Morning News

(Dallas Morning News Arlington suburban paper)
1000 Avenue H E,
Arlington, TX 76011
Phone: (817) 695-0570

Handicapped American News
1506 W Pioneer Pkwy.
Arlington, TX 76013
Phone: (817) 274-8552

La Vida
3613 W Pioneer Pkwy # C
Arlington, TX 76013
Phone: (817) 861-1262

RADIO STATIONS

KCBI

411 Ryan Plaza Drive
Arlington, TX 76011
Phone: (817) 792-3800

KESS Radio

1000 Ballpark Way
Arlington, TX 76011
Phone: (817) 265-4261

KMEO

2221 E Lamar Blvd.
Arlington, TX 76006
Phone: (817) 695-3500

KRLD

1080 Ballpark Way
Arlington, TX 76011
Phone: (817) 543-5400

KSCS

2221 E Lamar Blvd # 400
Arlington, TX 76006
Phone: (817) 640-1963

KTNO

3105 W Arkansas Ln. # A2
Arlington, TX 76016
Phone: (817) 469-1540

WBAP

2221 E Lamar Blvd # 400
Arlington, TX 76006
Phone: (817) 695-1820

TELEVISION STATIONS

KDFW-TV

Dallas/Fort Worth Fox network affiliate; channel 4

KXAS-TV

Dallas/Fort Worth NBC network affiliate; channel 5

WFAA-TV

Dallas/Fort Worth ABC network affiliate; channel 8

KTVT-TV

Dallas/Fort Worth CBS network affiliate; channel 11

KERA-TV

Dallas/Fort Worth PBS network affiliate; channel 13

KTXA-TV

Dallas/Fort Worth UPN affiliate; channel 21

KXTX-TV

Dallas/Fort Worth Independent; channel 39

KDAF-TV

Dallas/Fort Worth WB affiliate; channel 33

APPENDIX E SUGGESTED MEETING LOCATIONS

SUGGESTED MEETING LOCATIONS

Mansfield Independent School District

1015A East Broad Street

Mansfield, TX 76063

District Point of Contact: Asa Low, (817) 473-5750

School Facility

D.P. Morris Elementary School (this is just outside Southridge Hills
Development)

7900 Tin Cup Drive

Arlington, TX 76001

(817) 473-5353 8:00am-3: 15pm (folding tables/benches in cafeteria)

Mansfield High School

North Campus (Commons Area)

1071 W. Turner Warnell

Arlington, TX 76001

(817) 473-5750

APPENDIX F CONTACT LIST OF KEY COMMUNITY LEADERS AND INTERESTED PARTIES

GOVERNMENT OFFICIALS

Texas US Senators

US Senator Phil Gramm
Room 370, Russell Senate Office Bldg.
Washington, D.C. 20510
(202) 224-2934

US Senator Kay Bailey Hutchison
Room 284, Russell Senate Office Bldg.
Washington, D.C. 20510
(202) 224-5922

Texas US Representative

Congressman Joe Barton
US Congressional District 6
POC: Ron Wright (817) 543-1000
805 Washington Drive, Suite F
Arlington, TX 76011

Texas State Senate

Texas [Senator Chris Harris](#)
Senate District 10
Capitol Office: EXT E1.704
Capitol Phone: (512) 463-0110
District Address: 1309-A West Abram
Arlington, TX 76013
District Phone: (817) 861-9333

Texas State House of Representatives

Texas [Representative Kim Brimer](#)
HOUSE DISTRICT 96
Capitol Office: CAP 4N.08
Capitol Phone: (512) 463-0632
District Address: 3000 Alta Mesa Blvd., #145
Fort Worth, TX 76133
District Phone: (817) 361-7855

City of Arlington

Honorable Ron Wright
Arlington City Council At-Large Dist. 7
(817) 543-1000
City of Arlington
PO Box 231
Arlington, TX 76004-0231

Honorable Sheri Capehart
Arlington City Council Dist. 2
City of Arlington
PO Box 231
Arlington, TX 76004-0231

Tarrant County Commission

Honorable Ms. Marti VanRavenswaay
County Commissioner, Precinct 2
Southeast Sub-Courthouse
724 E. Border Street
Arlington, TX 76010
817-548-3900 Precinct
817-884-1234 Admin. Building
817-281-0020 Maint. Facility

FIVE POINTS OLF STAKEHOLDERS GROUP

Marcel Weiner	Weiner, Glass, & Reed	Attorney for 80 Homeowners	(214)-265-9500	8300 Douglas Ave # 730 Dallas, TX 75225
Victor Toledo	KB Home	VP of Legal Affairs for Homebuilder	(214) 215-5901	
Ron White	White & Wiggins	Attorney for homeowners	(214) 665-4151	1999 Ryan St, Suite E3470 Dallas, TX 75201
Christopher Davis		Attorney for homeowners		4655 Insurance Lane Dallas, TX 75205
W Brice Cottongame		Attorney for homeowners	(817) 877-4900	1701 River Run Ft Worth, TX 76107
Stephanie Daughdrill	Capshaw, Goss, & Bowers	Attorney for homeowners	(214) 761-6610	3031 Allen St, Suite 200 Dallas, TX 75204
Richard Gee	Gee Consultants	Performed environmental assessment on site for Homebuilder	(214) 352-5433	10046 Monroe Dr Dallas, TX 752299

REGULATORY AND ENVIRONMENTAL POINTS OF CONTACT

US Environmental Protection Agency, Region 6

Gary Miller
Regulatory Oversight
(800) 241-1754
miller.gary@epa.gov

Texas Natural Resource Conservation Commission, Region 4

Tim Sewell
Regulatory Oversight
(817) 588-5815
t.sewell@tnrcc.state.tx.us

HEALTH AND SAFETY POINTS OF CONTACT

Tarrant County Health Department

Gary Rathbarth
Health and Safety
817-871-7511

Mr. Lou Brewer
817-871-7511

Arlington Police Department

Lt. Jeff Matthews
817-451-8439
matthewsj@ci.arlington.tx.us

City of Fort Worth Fire Department Arson/Bomb Squad (under contract to City of Arlington PD)

Lt. David Kuhnell or Lt. Sabino Vasquez
1000 Throckmorton Street
Fort Worth, TX 76102
(817) 459-5529

City of Arlington Fire Department

Stuart Brozgold
817-459-5530
brozgold@ci.arlington.tx.us