

2039 Forest Street, Jacksonville, FL 32204



**Property Description**

The City Planning Department and Grants Office would appreciate any feedback on potential commercial and recreational redevelopment strategies for this site.

Organization : City of Jacksonville, Florida

Property Name : Forest Park Ash Site

Price : Project Ongoing

Size (in acres) : 12.64

Structures on site : yes

Primary property status : Redfield

Secondary property conditions : Greenfield acres

Brownfield Acres

Bluefield

Redfield Acres

Greyfield Acres



## Market:

- Summary: Literally at the junction of US Interstates 95 and 10 and a CSX rail line, the Forest Park site is currently undergoing the last phase of ash remediation as part of an EPA Superfund cleanup. This site was the former location of a City of Jacksonville municipal solid waste incinerator from 1913 until the 1960s. The City disposed of combustion ash, clinker, and ash residues on this property with ash spreading to surrounding residential areas and McCoys Creek north of the site. While the former Forest Park neighborhood school has now been demolished, the City believes the site has potential for mixed use and park development once the cleanup is complete in 2019. Planned projects in the City's FY 17/18 budget include the removal of navigation hazards in McCoys Creek to establish a water trail for kayakers and the first phase of a multi-use path along the creek that will eventually connect to the developments along the Northbank Riverwalk on the St. Johns River. The City Planning Department and Grants Office would appreciate any feedback on potential commercial and recreational redevelopment strategies for this site. With the surrounding underserved neighborhood currently cut off by barriers of interstates, rail, and the creek despite its proximity to downtown, the City believes a revitalized Forest Park could become an economic catalyst for this community and a popular destination for residents living throughout Jacksonville's Urban Core.
- Market transect: Urban Center
- Market study available: no
- Adjacent and surrounding uses:
  - Single family home
  - Construction
  - Other commercial
  - Other manufacturing
  - Warehouse
  - Open land
  - Public park
  - Religious
  - Other governmental
- Area anchors:
  - Construction
  - Other Governmental
- Regional study: yes
- Development/Master plan available: yes
- Other study/plan: yes

## Financial:

- Summary: Facility is in an ash site zone, where local non-grant revenue has been used for remediation.

## Tax and Title:

- Summary: The parcel is government property and has a clear title.
- Tax ID number: RE# 089549-0000
- Property survey available: unknown
- Tax liens: unknown
- Other liens, judgments or other encumbrance in effect: no
- Copy of title search or title insurance policy available: yes

### Zoning and other use restrictions:

- Summary: There are a variety of residential, industrial and commercial land use categories and zoning districts within close proximity to the site. A land use amendment and zoning change would not be out of order.
- Zoning code: Land Use: Public Buildings & Facilities (PBF) Zoning: PBF-1
- Zoning description:
  - Permitted uses and structures. All lawful government uses, except those governmental uses listed hereunder as being permissible only by exception and further provided such uses are consistent with the Comprehensive Plan. This provision shall not preclude essential services meeting the performance standards and development criteria set forth in Part 4 herein from being also located in residential, commercial, industrial and other zoning districts which specifically provide for the same.
  - Permissible uses by exception:
    - Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
    - Solid waste management facilities.
    - Any government use structure containing more than 40,000 square feet.
    - Any government use structures containing more than one principal structure on a lot.
  - Minimum lot requirements (width and area): None.
  - Minimum yard requirements. None.
  - Maximum height of structures. None.
- Proposed zoning: unknown
- Institutional controls: Governmental Controls
- Other negative easements, covenants and/or licenses: no
- Lease restrictions: no
- Access agreements: no
- Letter agreements: no

### Facilities and Grounds:

- Summary: The community center is closed. The area undergoing investigation for contaminated materials. A new community center is planned for a location across the street from the existing park. Basketball Lighted 2 Perimeter Site Fencing Playground Equipment 3 Softball Adult 1 Tennis Hard Lighted 1 Trash Barrels 1
- Structures on site: yes
- Number of structures: 1
- General condition of structures: 3
- Types of buildings summary: Other
- Total other space: 2,344
- Total size of all structures: 2,344

### Individual Structures (1):

- Size of building (gross square feet): 2344
- Unheated/Garage square feet: 88
- Year of construction: 1986
- Use: Public - General

- Fixtures in structure: no
- LEED certified: no
- Historic or preservation designation: no
- Number of floors: 2

#### Environmental Conditions:

- Summary: Per a Consent Order with EPA, the City of Jacksonville is financially responsible for cleanup of contamination at the site due to incinerator ash in the upper two feet of soils.
- Areas of contamination or concern: yes
- Types of Contamination: Lead, Other Metals, Other Contaminant
- Impacted media: Soil
- Summary of AOC: Lead, arsenic, metals and dioxin present in soil.
- Site entered in mandatory cleanup program, e.g. CERCLA (Superfund), RCRA: yes
- Documentation of entry into mandatory cleanup program available: yes
- Description: 2008 remedial action Federal consent decree for Jacksonville ash sites.
- Program status: Active / Open
- Cleanup/Remediation in progress: yes
- Description of response (scope of work): Remediation will be necessary to accommodate open space and other re-use. Attached is the remediation plan.
- Time to complete cleanup/remediation: 2020
- Remediation cost schedule available: yes
- On-site contamination: yes
- Phase III cleanup plans/reports available: yes
- Any other environmental report available: yes
- Description: Federal consent decree
- Ongoing legal action: yes
- Site ever involved in environmental litigation: yes
- Description: 2008 Federal consent decree.
- Other adjacent/nearby environmental enforcement action(s): yes
- Description: There are currently 16 contaminated sites under the supervision of the Florida Department of Environmental Protection within a 1/2-mile radius.