

PROPOSED PLAN OF REMEDIAL ACTION

Krieger – Finger Property
Wilmington, DE

DNREC Project No. DE-1067



October 2008

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

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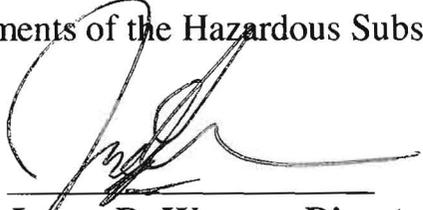
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Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.


10 Oct 2008
James D. Werner, Director
Division of Air and Waste Mangement

Krieger – Finger Property
Wilmington, DE



What is the Krieger-Finger Property Site? The site is currently a vacant property located approximately 400 feet southeast of the intersection of South Walnut Street and “A” Street in an industrialized area of the City of Wilmington, New Castle County, Delaware. The area was originally wetlands and received fill periodically since the 1800’s, as did much of the surrounding area.

Tax Parcel Number: 26-050.00-058

Nearest major intersection: South Walnut Street and “A” Street

Area: Approximately 1.5 acres

Zoning: M-1 Manufacturing and Industrial

Nearest surface water body: Christina River 500 ft. north.

Shallow groundwater at the site flows north toward the Christina River.

The site is within the 100-year flood plain. It is flat with some upland area.

Other surrounding land use is residential and commercial.

The property has no water and sewer service but lies within the City of Wilmington service area.

The City of Wilmington gets its water supply from the Brandywine Creek several miles from the site.

What happened at the Krieger-Finger Property Site? The area was originally wetlands and was filled continuously since the 1800s, as was much of the surrounding area. Historic aerial photos provide clear documentation of fill placement from at least 1959. Historical filling included sands, silts, clays and gravel, along with rubble, glass and glass bottles, brick, metal, wire, roofing shingles, plastic, wood, ash and other debris at various locations and depths. Then, in 1985, excess contaminated soil from a construction project at the Amtrak Wilmington Shops was disposed of at the site.

The EPA and DNREC investigated the placement of the Amtrak soils and determined that the soil contained polychlorinated biphenyls (PCBs). EPA recommended at the time that the site should not be used for residential construction, but industrial development would not present a problem.

What is the environmental problem at the Krieger-Finger Property Site? Soils at the site are contaminated with PCBs at levels that DNREC has determined may have adverse impacts to human health and the environment if a remedy is not conducted. In addition to PCB's, six semi-volatile compounds, three pesticides, eight metals, volatile petroleum hydrocarbons, and extractable petroleum hydrocarbons were detected in soils in concentrations above Unrestricted Use and/or Restricted Use uniform risk-based standards. The presence of these compounds may or may not be related to the presence of PCBs in site soils. (See [Http://docs.dnrec.delaware.gov/docfinity/intraviewer](http://docs.dnrec.delaware.gov/docfinity/intraviewer) for more details).

A Remedial Investigation was conducted by Shaw Environmental and Infrastructure, Inc. (formerly IT Corporation) in 1999. The investigation included soil borings, test pits, and soil, sediment and ground water sampling. A laboratory tested the samples for a full suite of possible contaminants (i.e. full Target Analyte List and Target Compound List). This investigation showed that site soils contained volatile and semivolatile organic compounds, PCBs and metals above DNREC Uniform Risk-Based Standards.

How does DNREC plan to clean up the Krieger-Finger Property Site?

The plan for site cleanup includes "hot spot" removal and off-site treatment and/or disposal of soils from the area of sample location 1325 meeting the remedial action objective of PCB remediation, covering and/or capping the surface of the upland portion of the site with a building structure, paving, and/or a geotextile material or other equivalent approved barrier, and a minimum of 2 feet of clean fill and a protective vegetative cover as part of the site improvements. The covering and/or cap, similar to those implemented at sites in close proximity to the Krieger Finger Property, shall be consistent with the requirements of the Toxic Substance Control Act (TSCA), 40 CFR 761.61. Other activities will include engineering controls to limit erosion into the ditches surrounding the site and into associated wetlands; including preserving and protecting the wetlands located on site by maintaining its integrity during site activities, as well as resolution of outstanding wetland fill issues with appropriate federal authorities. All remedial activities within the wetland portion of the site must comply with all applicable State of Delaware and federal laws and regulations.

What are the long term plans for the Site after the cleanup?

A Restrictive Environmental Covenant consistent with the Uniform Environmental Covenants Act (UECA) to be prepared by the responsible parties and approved by DNREC-SIRB stipulating that any disturbance of this cover and/or cap would require prior DNREC approval will be placed on the property. A Groundwater Management Zone and Restrictive Environmental Covenant prohibiting use of groundwater at the site will also be put in place. A DNREC approved Operation and Maintenance Plan (O&M) to maintain the integrity of the cover and/or cap systems will be developed. The responsible parties and future owners of the property will be responsible for implementation of all aspects and costs of the approved remedy, including all requirements of the final plan, the approved O&M Plan, and adherence to the requirements and conditions to be established in the Uniform Environmental Covenant for the site.

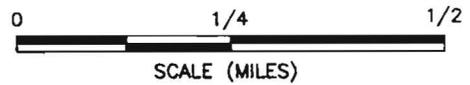
How can I find additional information or comment on the Proposed Plan?

The complete file on the site including the DNREC Site Investigation and the 2003 Remedial Investigation Report is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/>

The 20-day public comment period ends on November 8, 2008. Please send written comments to the DNREC office or call Larry Jones, Project Manager, at:
302-395-2600.

Figure 1. Krieger – Finger Property Location



REFERENCE: USGS 7.5 MINUTE QUADRANGLE; WILMINGTON SOUTH, DELAWARE/PENNSYLVANIA

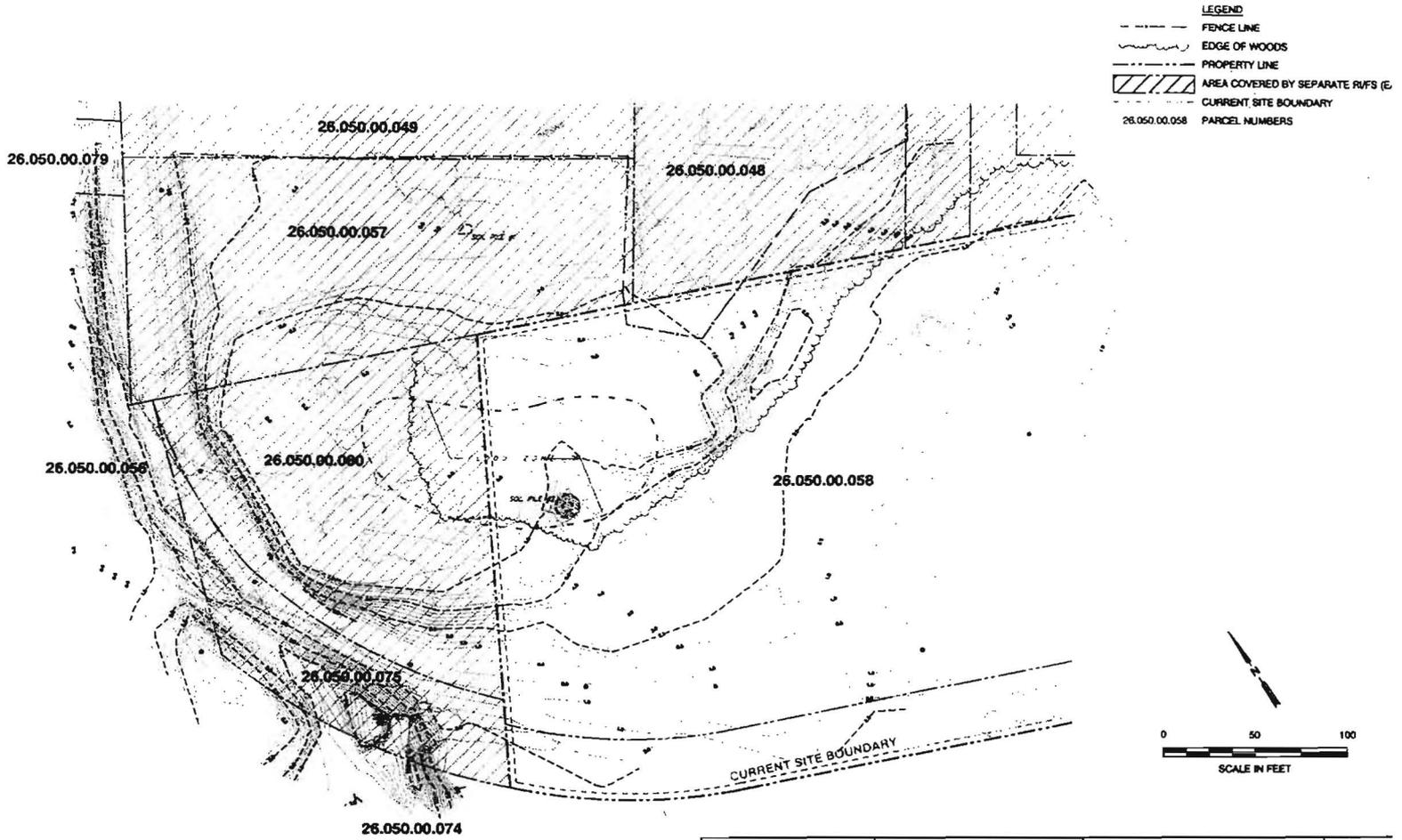
FOR:
AMTRAK
KRIEGER-FINGER SITE
WILMINGTON, DELAWARE

SITE VICINITY MAP

FIGURE:

1-1

Figure 2. Map of Krieger – Finger Property



FOR:	AMTRAK KRIEGER-FINGER SITE WILMINGTON, DELAWARE	CURRENT SITE AREA	FIGURE: 1-2
DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:

Figure 3. View of Krieger – Finger Property



Glossary of Terms Used in this Proposed Plan

Contamination	The introduction of harmful or hazardous matter into the environment.
Certificate of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
Risk	Likelihood or probability of injury, disease, or death.

What is a *Proposed Plan*?

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the clean up of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp> .

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.
