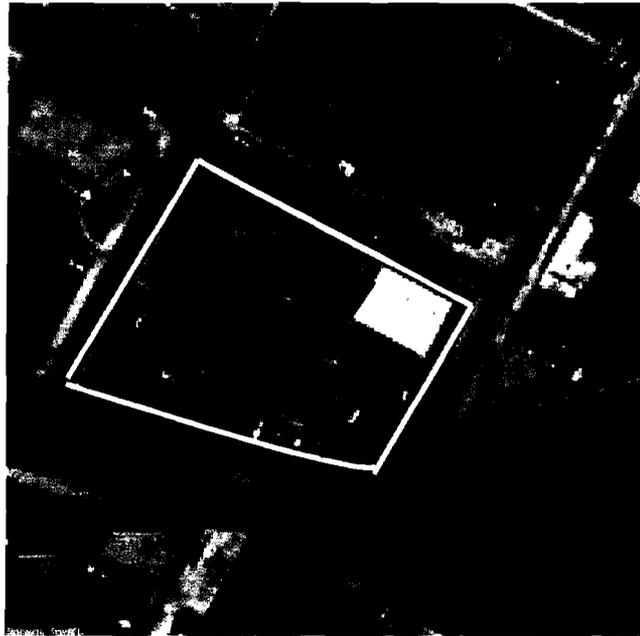




## **AMENDED PROPOSED PLAN OF REMEDIAL ACTION**

**Sunday Breakfast Mission Site-Operable Unit 1**  
Wilmington, Delaware  
DNREC Project No. DE-1083



March 2009

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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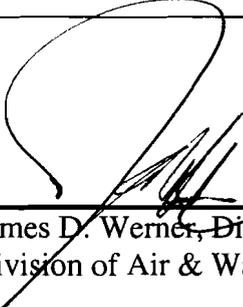
# AMENDED PROPOSED PLAN OF REMEDIAL ACTION

Sunday Breakfast Mission Site-Operable Unit 1  
Wilmington, Delaware  
DNREC Project No. DE-1083



**Approval:**

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

|   |              |
|---|--------------|
|  | Approved by: |
| James D. Werner, Director<br>Division of Air & Waste Management                     |              |
| 10 MAR 2009   |              |
| Date  |              |



**What is the Sunday Breakfast Mission Site?** The Sunday Breakfast Mission Site (Site) is located at 100 to 110 North Poplar Street in Wilmington, Delaware (Figure 1). The Mission property provides food and support for homeless men, and supports a number of community assistance programs. The property is a Certified Brownfield Redevelopment site with a plan to construct an Annex that would allow the Mission to expand their services to provide shelter to homeless women and children (Figure 2). This Proposed Plan of Remedial Action encompasses the area identified as Operable Unit-1 (OU-1) on Figure 3. OU-1 includes the proposed Annex, which is currently an open grassed-yard with some trees along its periphery.

**Tax Parcel Numbers:** New Castle County Tax Parcel Number 26-043.40-141

**Address:** 100 to 110 North Poplar Street, Wilmington, Delaware.

**Nearest major intersection:** 2<sup>nd</sup> Street and Poplar Street.

**Area:** Site is 1.64 Acres. OU-1 is approximately 0.4 acres.

**Surrounding Property:** Surrounding land use is mixed, residential and commercial.

**Zoning:** 26R5-B (Apartment Houses Medium Density), 26C-2(Secondary Business Comm. Center).

**Site Utilities:** City of Wilmington provides sanitary sewer and potable water services to the property.

**Surface water:** The Christina River is located approximately 550 feet to the south of the Property.

**Topography:** The property is essentially flat-lying, and stormwater is directed toward on-site catch basins.

**Groundwater:** Shallow groundwater is anticipated to follow topography and flow to the south, toward the Christina River.

### **What happened at the Sunday Breakfast Mission Site?**

Based on a review of historic fire insurance maps (Sanborn Maps), previous site operations have included pavement manufacturing, coal storage and a brass foundry / furnace (1884 Sanborn map), a machine shop and supporting infrastructure (1927 Sanborn map), and wood post/beam/truss manufacturing and synthetic resin and varnish manufacturing (1951 Sanborn map). The main Mission building was constructed in 1981 and a warehouse was completed in 1998.

On-site activities associated with the construction of the warehouse during the mid-1990s, led to the discovery of environmentally impacted soils on the property. Subsequent investigation by the State of Delaware, Department of Natural Resources and Environmental Control (DNREC) and its contractors culminated in a remedy that included excavation and off-site disposal of selected soil and the recordation of a deed restriction prohibiting residential use of the property.

## **What is the environmental problem at the Sunday Breakfast Mission Site?**

Environmental evaluations have identified the following areas of Impact at the Site. These are:

1. Historic fill materials impacted with polynuclear aromatic hydrocarbons (PAHs) and certain inorganics (in particular, lead and arsenic) located on OU-1 and some areas of OU2;
2. An area of petroleum and an area of resin impacts located on OU2.
3. Potential impact to groundwater from petroleum-related compounds, phenols, and inorganic substances.

For OU1, risk evaluation results shows that the shallow site soils (0 to 2 feet below the ground surface) are unacceptable for residential use without performing a remedy. For groundwater, the human health risk is unacceptable for non-carcinogenic compounds (i.e. iron); however because of the presence of petroleum compounds in a well located in OU2, groundwater will be further evaluated as part of OU2. Groundwater is not a source of potable water at the Site, and therefore, no exposure to potentially impacted groundwater is anticipated.

## **What does the owner want to do at the Sunday Breakfast Mission Site?**

Proposed redevelopment activities include the construction of an Annex that would add approximately 53,250-square-feet of additional floor living space (building is more than one storey unit) to the existing facility. The new facility will enable the Mission to provide critically needed services to the community, including meeting a currently unmet need of providing shelter to homeless women and children. The Annex requires a change in site use and has necessitated reconsideration of the environmental conditions to facilitate removal of the current deed restriction to allow residential use of the Site. Figure 2 depicts the location of the proposed Annex.

## **What clean-up actions have been taken at the Sunday Breakfast Mission Site?**

During construction and remediation activities conducted in the mid-1990s, a leaking underground storage tank was encountered near the southernmost footer of the new building (the warehouse). Soils in the area were excavated and disposed along with the lead impacted soils. At the conclusion of the interim remedial action, DNREC issued a Certificate of Completion of Remedy (COCR) for the site on August 3, 1999.

## **What additional clean-up actions are needed at the former Sunday Breakfast Mission Site?**

Analytical results have indicated that the shallow soils located within the footprint of the proposed Annex building on OU-1 are not suitable for residential use. The Sunday Breakfast Mission proposes to remediate the soils within that area to DNREC residential use standards. To support the remedial goal for OU-1 and the proposed building construction, removal of

petroleum impacted soils for placement of a utility corridor(s) across OU-2 is also proposed. Any removal activities in OU2 are proposed to be considered as an interim action.

The following cleanup actions are proposed for the Site-OU-1:

1. Remove impacted shallow soils from the footprint of the proposed building (Annex) to meet DNREC unrestricted (residential) use standards.
2. Develop a Contaminated Material Management Plan for proper management of impacted soil and groundwater during construction.
3. Remove the deed restriction for OU-1 to allow residential use of the property.
4. Perform an interim action for any associated intrusive activities at the property outside the OU-1 limits.

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

OU-1 will be used for residential purposes. DNREC plans to remove the existing deed restriction on residential use for OU-1 after completion of the remedial action pending confirmation sampling. DNREC will issue an Amended Certificate of Completion of Remedy for OU1 after the completion of clean-up.

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

The complete file on the site, including the Brownfields 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 begins on March 16, 2009 and ends at close of business (4:30 pm) on April 6, 2009. Please send written comments to the DNREC office or call Mr. Wilmer Reyes, Project Manager, at: 302-395-2600.

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## Glossary of Terms Used in this Proposed Plan

|  |  |
|--|--|
|  |  |
| <b>Brownfield</b>  | Property that is vacant or underutilized because of the perception or presence of an environmental problem.  |
| <b>Certified Brownfield</b>                                    | A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.   |
| <b>Contaminant of Concern (COC)</b>                            | These are potentially harmful substances at concentrations above acceptable levels (eg metals and PAH).  |
| <b>Certificate of Completion of Remedy (COCR)</b>              | A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.   |
| <b>Exposure</b>  | Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).                                    |
| <b>Final Plan of Remedial Action</b>                           | DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.  |
| <b>Hazardous Substance Cleanup Act (HSCA)</b>                  | 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. |
| <b>Human Health Risk Assessment (HHRA)</b>                     | An assessment done to characterize the potential human health risk associated with exposure to site related chemicals.   |
| <b>Proposed Plan of Remedial Action</b>                        | A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.   |
| <b>Risk</b>  | Likelihood or probability of injury, disease, or death.  |
| <b>Risk Assessment Guidance for Superfund (RAGS)</b>           | An EPA guidance document for superfund sites   |
| <b>Site Specific Assessment (SSA) and Site Inspection (SI)</b> | Environmental studies of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.   |

## **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.

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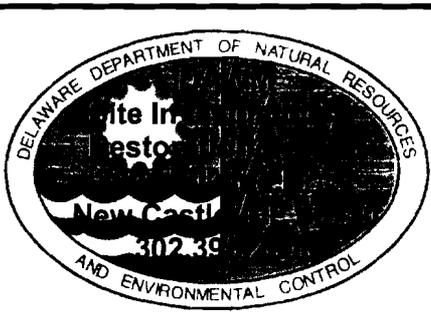
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Site

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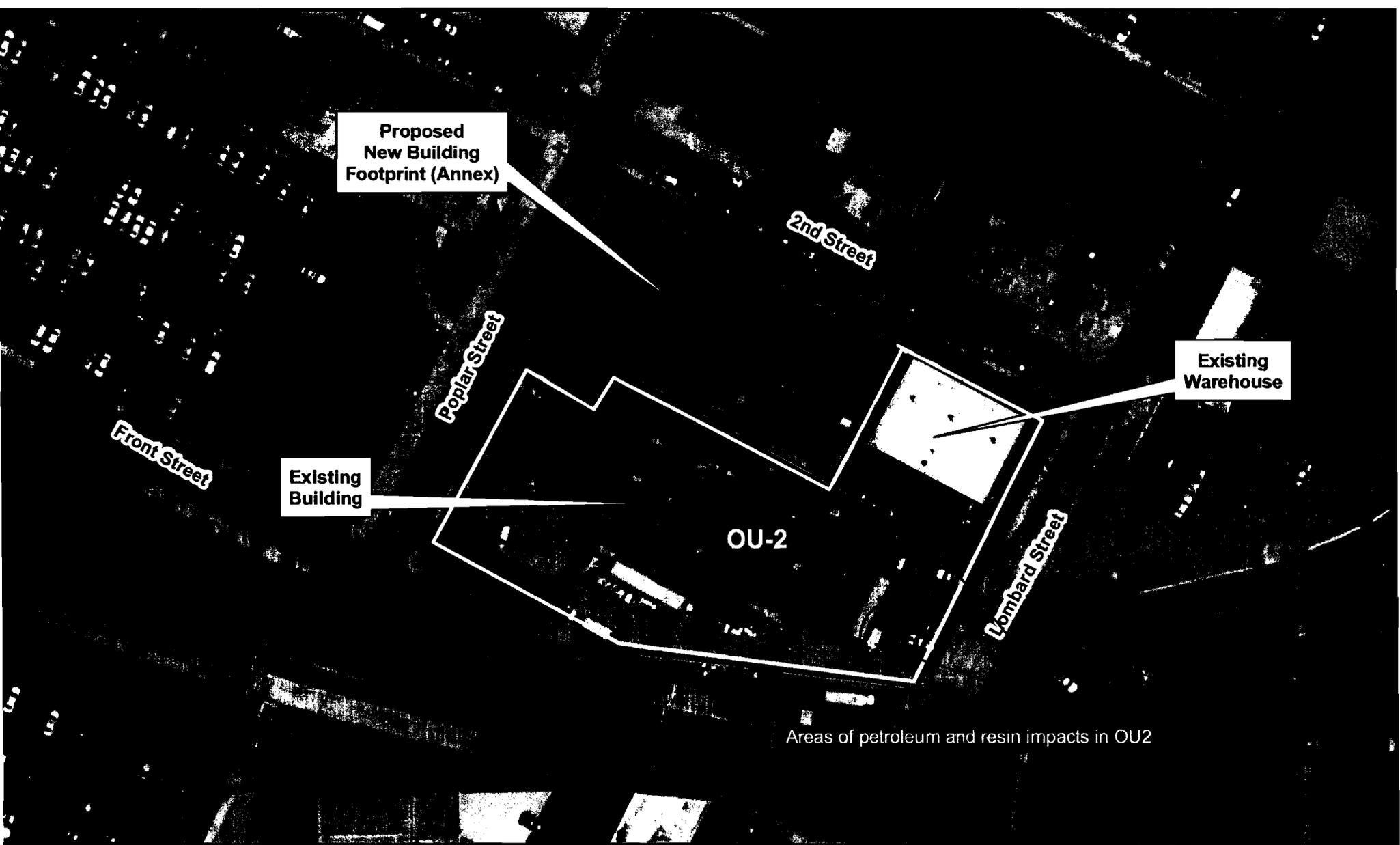
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1 inch = 750 feet

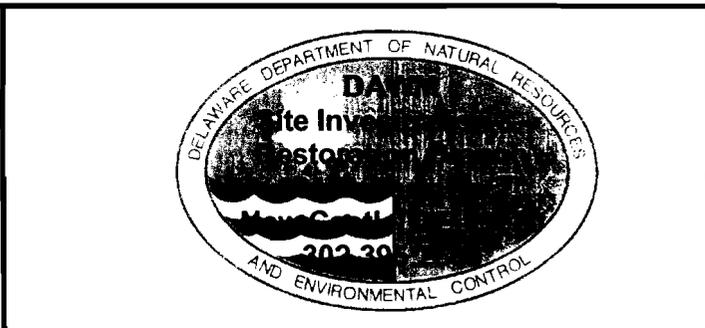
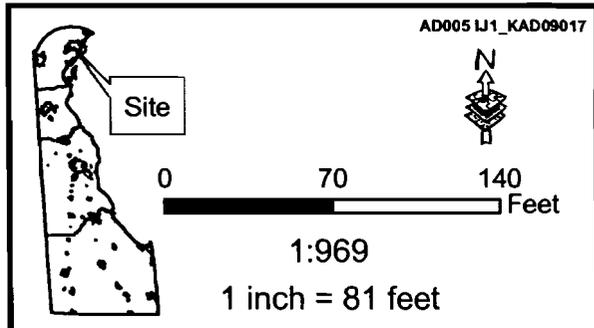


**SUNDAY BREAKFAST MISSION  
SITE LOCATION MAP  
WILMINGTON, DE**

This map is provided by the DNREC-SIRB solely for display and reference purposes and is subject to change without notice. DNREC-SIRB will not be held responsible for the assumed accuracy contained in the map or for use other than its intended purposes. February 2009



Areas of petroleum and resin impacts in OU2



**Figure 3**  
**OPERABLE UNITS**  
**SUNDAY BREAKFAST MISSION SITE**

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February 2009

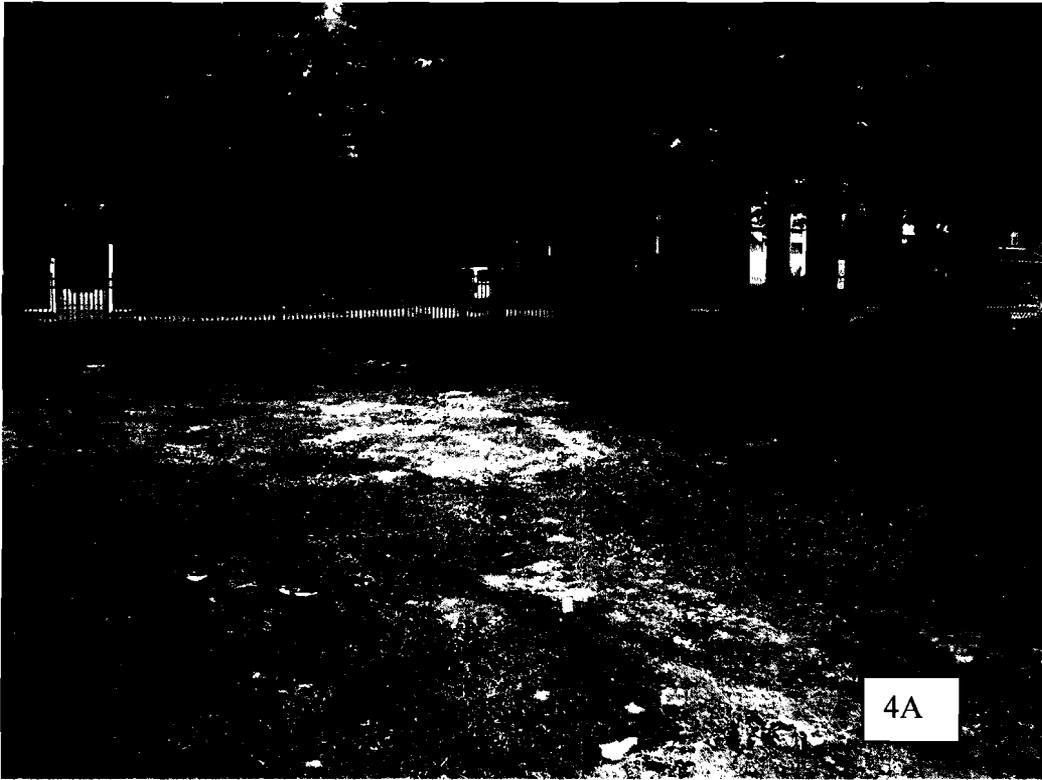


Figure 4 Site Photos

4A- Annex Area (northwest corner) 4B- Annex Area looking to the Warehouse