



PROPOSED PLAN OF REMEDIAL ACTION

A Street and Townsend Street Site
Wilmington, Delaware
DNREC Project No. DE-1450



November 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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Approval:

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

Approved by:

Marjorie A. Crofts, Acting Director
Division of Air & Waste Management

11.24.09

Date



What is the A Street and Townsend Street Site? The site is a Delaware-certified Brownfield (DE-1405) located at the northwest corner of A Street and Townsend Street in Wilmington, Delaware (Figure 1). It is owned by Habitat for Humanity of New Castle County and is currently vacant. Habitat for Humanity plans to build affordable housing on the site. Photographs of the site are shown on Figure 2.

Tax Parcel Numbers: 26-051.30-001, 26-051.30-002, 26-051.30-003, 26-051.30-004, 26-051.30-005, and 26-051.30-006

Address: 1017 and 1019 A Street and 333, 335, 337, and 339 Townsend Street

Nearest major intersection: A Street and Townsend Street

Area: 0.19 - acres

Surrounding Property: Surrounding land use is industrial and residential.

Zoning: 26R-3 – One Family Row Houses

Site Utilities: Sewer and water services are provided by the City of Wilmington, Delmarva Power provides electricity and natural gas.

Surface water: The Christina River is approximately 0.2 miles northwest.

Topography: The site is relatively flat.

Groundwater: Groundwater appears to flow northwest towards the Christina River.

What happened at the A Street and Townsend Street Site? The operational history of the site includes residences, a liquor store, a saloon, a stable, sheds, and an auto body repair shop. The site may have been part of an ice and coal company, a flower, feed and coal company, and a car wheel company at one time. The adjacent property was formerly an oil company (Diamond Oil), where large oil storage tanks were located. The adjacent property has had known releases of oil that contaminated the surface soil down to the groundwater table.

What is the environmental problem at the A Street and Townsend Street Site?

Surface soil on the site contains metals and polynuclear aromatic hydrocarbons (PAHs) above DNREC-SIRB unrestricted use (residential) standards. It is likely that the impacts resulted from past use (auto body repair shop), and possibly from the fill material that was placed on the property in the past. Manganese was detected in the groundwater above drinking water standards.

The metals detected in the surface soil that exceed DNREC's residential standards are arsenic and lead. Additionally, benzo(a)pyrene, a Polynuclear Aromatic Hydrocarbon, exceeds DNREC's residential standard. Although manganese was detected in the groundwater beneath the site, the site is located in the Wilmington Groundwater Management Zone (GMZ), which prohibits the installation and use of drinking water wells.

What does the owner want to do at the A Street and Townsend Street Site?

Habitat for Humanity plans to redevelop the site into five affordable townhomes. The site redevelopment plan is included as Figure 3.

The site will be covered with townhouses, pavement, concrete, and landscaping. Clean utility corridors will be installed on the property. The management of impacted site soil will be performed by trained personnel during the excavation of footers, foundations, and utilities.

What additional clean-up actions are needed at the former A Street and Townsend Street Site? The proposed remedy for the site include: capping the site with townhouses, hardscaping and a minimum of one foot of DNREC-approved fill over a marker fabric in the landscaped areas.

The following cleanup actions are proposed for the site:

1. Property Owner shall notify DNREC-SIRB prior to excavation or moving of on-site soil.
2. Perform remedial action (site capping) which will be consistent with future residential redevelopment plans for the property. This will include the removal of limited areas of contaminated soil for offsite disposal.
3. Prevent the future use of groundwater on the property through the City of Wilmington's Groundwater Management Zone (August 2001) and an environmental covenant that will be placed on the property noting that groundwater shall not be used as a potable water supply.
4. Implement an Operations and Maintenance Plan to prevent future site residents and pedestrians from being exposed to the native site soil.
5. A Certification of Completion of Remedy will be issued for this site upon completion of the remedial action activities.

What are the long term plans for the Site after the cleanup? The future use of the site will be residential. After redevelopment, the following will be completed for the site: preventing the use of groundwater for potable use; restricting land disturbing activities without DNREC's prior approval and compliance with the DNREC-approved Operation and Maintenance (O&M) Plan. Under the O&M Plan, the site will be periodically inspected to document that the cap is in good condition.

DNREC plans to issue a Certificate of Completion of Remedy for the site after the completion of clean-up, the redevelopment of the property, and the implementation of the uniform environmental covenants at the site.

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

The complete file on the site including the Brownfields Investigation are 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 **November 30, 2009** and ends at close of business (4:30 pm) on **December 23, 2009**. Please send written comments to the DNREC office or call Steve Johnson , Project Manager, at:
302-395-2600.

Figure 1: Location Map

Figure 2: Site Photos; current, previous and others as appropriate

Figure 2: Development Plan lay out (if available)

Other figures if needed

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Glossary of Terms Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
Contaminant of Concern (COC)	These are potentially harmful substances at concentrations above acceptable levels (eg metals and PAH).
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.
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized
Groundwater Management Zone (GMZ)	An agreement between DNREC – Division of Air & Waste management and DNREC - Division of Water Resources limiting the installation of new wells onsite.
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.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.

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.



Source: Delaware DataMil, 2007

FIGURE 1
Site Location Map

A Street and Townsend Street Properties

Wilmington, Delaware

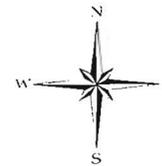


FIGURE 2
SITE PHOTOGRAPHS
A Street and Townsend Street

PHOTOGRAPH 1



View towards Diamond Oil (northwest)

PHOTOGRAPH 2



View toward east

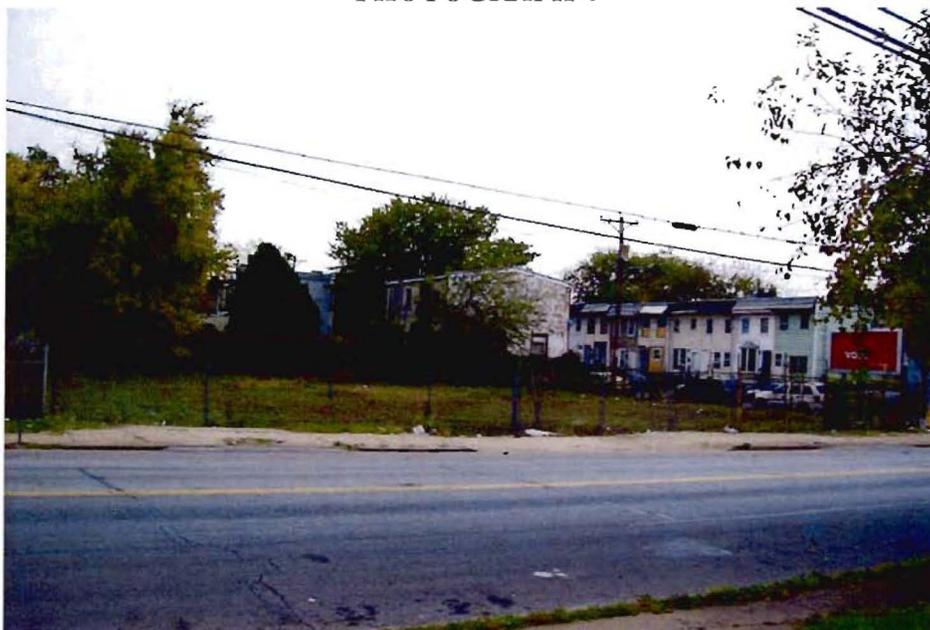
FIGURE 2
SITE PHOTOGRAPHS
A Street and Townsend Street

PHOTOGRAPH 3



View of on site sign toward northwest

PHOTOGRAPH 4



View of the entire site, looking northeast

