PROPOSED PLAN OF REMEDIAL ACTION

829 North Church Street Site
Wilmington, Delaware
DNREC Project No. DE-1446

January 2010

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

1.27.10
Date

829 North Church Street Site

What is the 829 North Church Street Site?

The 829 North Church Street site (the "Site") is located in Wilmington, New Castle County, Delaware (Figure 1). The Site currently is an undeveloped lot. The Site is a State certified Brownfield Redevelopment Site with a plan to construct a residential building for use as living quarters for individuals with HIV/AIDS. The Site is currently owned by the Ministry of Caring, Inc.

Tax Parcel Numbers: New Castle County Tax Parcel No. 26-044.10-141
Address: 829 North Church Street, Wilmington, Delaware.
Nearest major intersection: Taylor Street and Church Street.
Area: Site is approximately 0.04 acres in size.
Surrounding Property: Surrounding land use is primarily residential with some commercial use.
Zoning: 26-R-3 (One Family Row houses)
Site Utilities: City of Wilmington provides sanitary sewer and potable water to this area of Wilmington. The site is currently unimproved.
Surface water: Brandywine Creek is located approximately 800 feet southeast of the Site
Topography: The Site is flat lying and slopes gently toward Church Street.
Groundwater: Shallow groundwater is expected to follow surface topography and flow southeast toward the Brandywine Creek.

What was the past use of the 829 North Church Street Site?

The site was used in the past as residential buildings which were demolished prior to 1989. The site was raised using fill materials.

Based on a review of historic fire insurance maps (Sanborn Maps), previous site operations include residential real estate constructed prior to 1884. The on-site residential buildings were demolished sometime between 1951 and 1989. Environmental evaluations indicated that the Site was raised using fill material.

What is the environmental problem at the 829 North Church Street Site?

The historic fill material, which was brought into the site, is contaminated with PAHs, a group of chemicals that are formed during the incomplete burning of coal, oil, gas, wood, garbage, or other organic substances and are widespread in soil.

A Phase II investigation was conducted in 2008 and it showed that a portion of the property had historic fill material impacted with elevated concentrations of polynuclear aromatic hydrocarbons (PAHs) above the levels acceptable for residential reuse. The subsequent Brownfield Investigation of the property, which was performed after the contaminated soil was removed, included surface and subsurface samples that did not show any contaminants of concern above the levels acceptable for

residential reuse.

What does the owner want to do at the 829 North Church Street Site?

Proposed redevelopment includes the construction of a residential row house style building for use as living quarters for individuals with HIV/AIDS.

What remedial actions have been taken at the former 829 North Church Street Site?

Approximately 180 cubic yards of contaminated fill material were removed from the site.

What additional remedial actions are proposed at the former 829 North Church Street Site?

No restrictions regarding the soil at the site is proposed because the contaminated fill materials removed from the site reduced the risk to the acceptable level for residential use. Although groundwater contamination is not present at the site, the use of groundwater at the site is not allowed as required by the city-wide Groundwater Management Zone (GMZ).

DNREC proposes the following remedial actions:

1. Record a DNREC approved Environmental Covenant consistent with Delaware's Uniform Environmental Covenant Act (UECA) which prohibits the use of groundwater at the site according to the city-wide GMZ memorandum without written approval from DNREC.
2. Establish a DNREC approved Long Term Stewardship (LTS) plan which includes a requirement to review that the GMZ requirements are being maintained.

Upon completion of the items listed the site will be eligible for a Certificate of Completion of Remedy (COCR).

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

The Site will be used for residential purposes and the long term plan is to ensure that the GMZ restrictions are being maintained.

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.awm.delaware.gov/SIRB/Pages/SIRBPlans.aspx

The 20-day public comment period begins on February 3, 2010 and ends at close of business (4:30 pm) on February 23, 2010. Please send written comments to the DNREC office or call Kathryn Durant, Project Manager, at 302-395-2600.

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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.
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 (FPRA)	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.
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Groundwater Management Zone (GMZ)	A delineated land area adjacent to and including a contaminated site where DNREC has determined that new drinking water wells must be restricted in order to protect public health and safety.
Proposed Plan of Remedial Action (PPRA)	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.nav.dnrec.delaware.gov/DEN3/

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.

Photograph 1 – Photograph of Property facing East

Photograph 2 – Photograph of Property facing Northwest Post Excavation