



PROPOSED PLAN OF REMEDIAL ACTION

925 N. Church Street Site
Wilmington, Delaware
DNREC Project No. DE-1465



July 2010

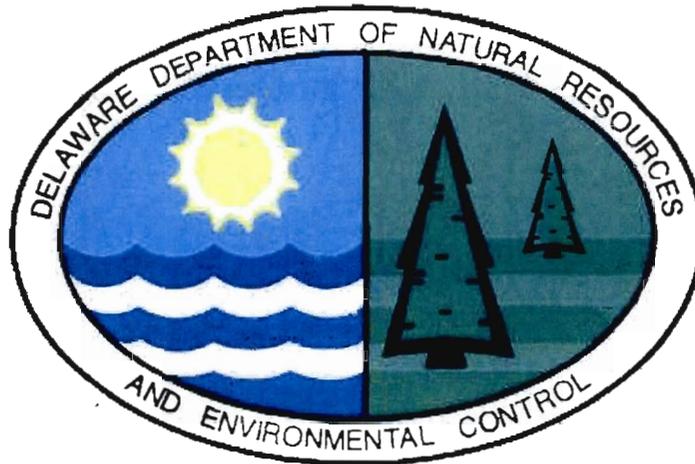
Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Proposed Plan: Questions and Answers
- Figure 1
- Glossary of Terms
- Attachment: *What is a Proposed Plan?*

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Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste Management
7.9.10
Date



What is the 925 N. Church Street Site?

The 925 N. Church Street Site is a Delaware-certified Brownfield property located at 925 N. Church Street in Wilmington, Delaware (Figure 1). The owner of the property, Habitat for Humanity of New Castle County, plans to redevelop the property into five residential townhomes. The site is currently vacant with scattered litter and debris.

Tax Parcel Numbers: 26-036.30-677

Address: 925 N. Church Street, Wilmington, Delaware

Nearest major intersection: E. 10th Street and N. Church Street

Area: 0.19 acres

Surrounding Property: Surrounding land use is residential.

Zoning: Z26-R One Family Row Houses

Site Utilities: There are currently no utilities on the site.

Surface water: The Brandywine Creek is approximately 450 feet east of the site.

Topography: The site is relatively flat.

Groundwater: Groundwater was encountered in few locations across the site, at a depth of 8 to 17.2 feet bgs.

What happened at the 925 N. Church Street Site?

Based on the review of available historical records, the site was most recently used as a radio and television repair company and for storage. At one time the site was used as a residence, stables, and sheds. Sometime after 1998, all of the structures were demolished. The property across N. Church Street was a series of industrial businesses including P. Combs Co. (coal, wood, lime, sand, cement, marble dust, plaster, hair, wharfage, and stevedoring), Hilles and Jones (engineers and machinists), and Seidel and Hastings Co. Rolling Mill. The site is currently vacant. There is no regulatory history for the Site.

What is the environmental problem at the 925 N. Church Street Site?

The Brownfield Investigation (BFI) of the Site found arsenic, benzo(a)pyrene, and three other polycyclic aromatic hydrocarbons (PAHs) above the levels acceptable for residential reuse in the surface soil of the site. Manganese and iron are above levels acceptable for the site groundwater. However, groundwater is not being used at the Site and the Site is located in a Groundwater Management Zone (GMZ), which prohibits the installation and use of drinking water wells. There is no issue with vapor intrusion at this site.

The BFI for the 925 N. Church Street included sampling of surface soil and subsurface soil from nine (9) soil borings advanced across the property. Two of these soil borings were retained as groundwater monitoring wells. The subsurface soil showed no environmental impacts. The surface soil showed localized environmental impacts from arsenic and site-wide environmental impacts from PAHs, including benzo(a)pyrene, benz(a)anthracene, benzo(b)fluoranthene, and dibenz(a,h)anthracene. Groundwater beneath the site is impacted by iron and manganese in one monitoring well.

A human health risk assessment demonstrated that exposure to surface site soil may pose an unacceptable carcinogenic risk under an unrestricted (residential) use scenario if the soil remained uncovered and the Site is occupied by residential homeowners. There does not appear to be unacceptable non-carcinogenic risk or carcinogenic risk from subsurface soil. The risk assessment showed that groundwater may pose a non-carcinogenic risk under an unrestricted (residential) use scenario. However, the risk assessment assumes that there is regular contact with the groundwater, which is not the case. Groundwater was encountered approximately 17.5 feet below ground surface (bgs) at MW01 and at MW02 at 4.0 feet bgs. This property is also within the Wilmington Groundwater Management Zone, which does not allow public or domestic supply wells to be installed.

What does the owner want to do at the 925 N. Church Street Site?

The owner of the property plans to redevelop this site into five affordable townhomes with concrete floor crawl spaces. The project development plan will be forthcoming.

The development plan includes site grading, installing utilities (i.e. water, gas, and electric), paving, installation of footers, construction of hardscaped areas (sidewalks, driveways, etc.), building construction, and landscaping.

What clean-up actions are needed at the former 925 N. Church Street Site?

The proposed remedy for the site includes removing and properly disposing of the contaminated surface soil, and capping the site with building foundations, concrete, asphalt, and a marker fabric and a minimum of two feet of DNREC-approved fill in landscaped areas.

DNREC requires that the following Cleanup Actions be taken at the site:

1. The contaminated surface soil will be removed from the site and properly disposed of.
2. The site will be capped with building foundations, concrete, or asphalt. In landscaped areas, the current site soil will be filled with at least two feet of DNREC-approved clean fill.
3. A Groundwater Management Zone (GMZ) is already in place for the City of Wilmington (July 2007). The Site is within Wilmington GMZ, which prohibits the installation of any water wells or groundwater usage at the Site without prior written approval from DNREC. In addition, the City prohibits drinking water wells to be installed within the City limits.
4. The site owner will record an environmental covenant consistent with Delaware's Uniform Environmental Covenants Act, UECA (Title 7, Del. Code Chapter 79, Subtitle II). The environmental covenant will prohibit the installation of wells and use of any groundwater at the Site.
5. A DNREC-approved Long Term Stewardship (LTS) Plan will be established and implemented within ninety (90) days following construction completion. The LTS Plan will detail the procedures and practices including regular inspections to minimize the potential for disturbing the cap and to promote the long-term integrity of the cap.

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

The property owner/developer plans to construct five affordable townhomes on the property. An environmental covenant will be recorded in order to prevent the use of groundwater for potable use and an LTS Plan will be implemented to monitor the integrity of the cap.

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

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

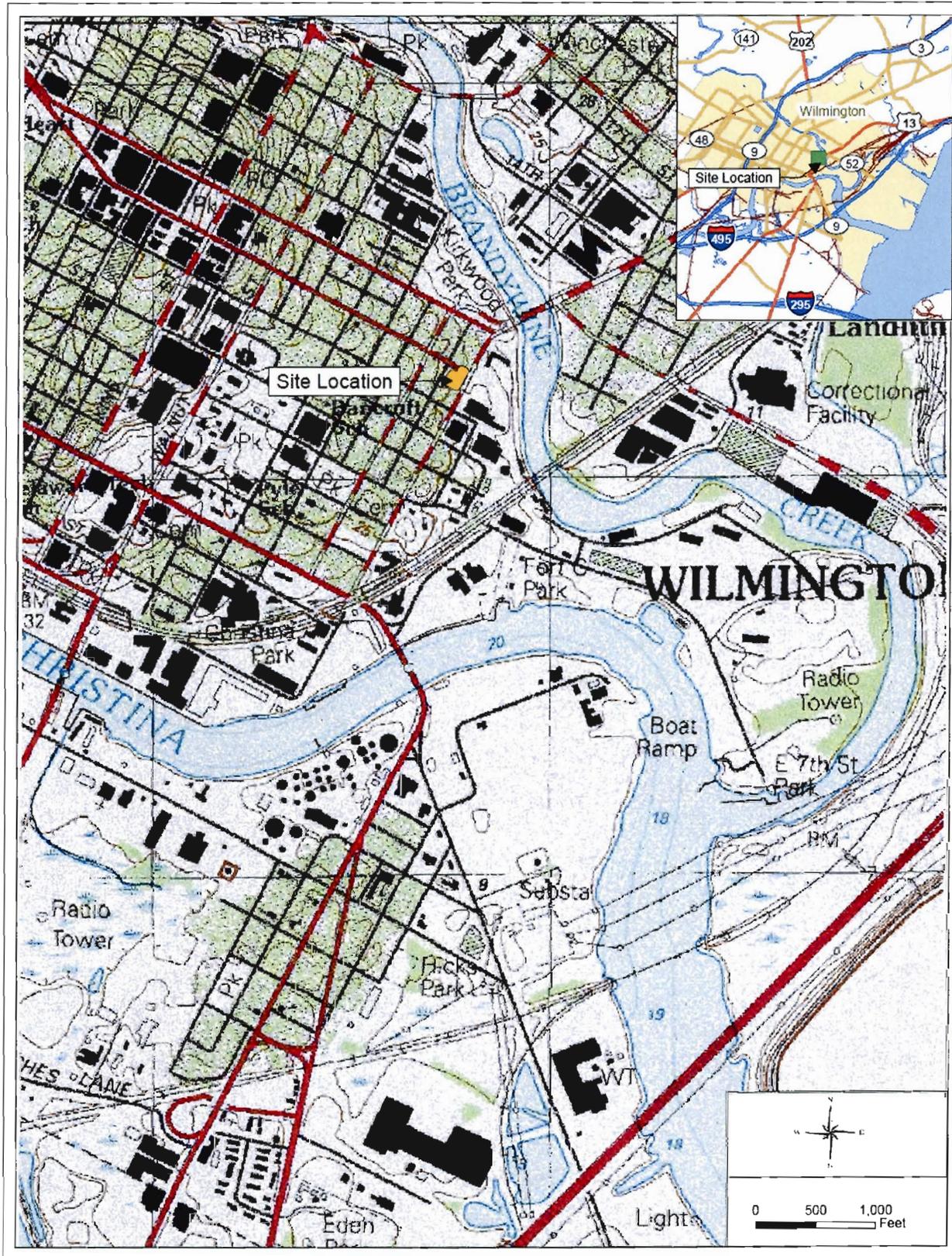
The complete file on the site including the Brownfield Investigation is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on July 14, 2010 and ends at close of business (4:30 pm) on August 2, 2010. Please send written comments to the DNREC office or call Kathryn Durant, Project Manager, or Robert Newsome, at: 302-395-2600.

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Figure 1: Location Map



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 (e.g. 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.
*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.
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.
Risk	Likelihood or probability of injury, disease, or death.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites

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.
