

FINAL PLAN OF REMEDIAL ACTION



900 SOUTH FRANKLIN STREET SITE

900 South Franklin Street
Wilmington, Delaware

July 22, 2011
DNREC Project No. DE-1458

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that: historical use at the site resulted in minimal concentrations of hazardous and non-hazardous materials the poses no risk for commercial reuse at the site.

DNREC issued public notice of the Proposed Plan for the Site on June 20, 2011 and opened a 20-day public comment period, which ended on July 18, 2011. The Proposed Plan requires:

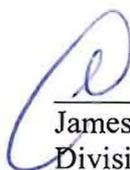
1. The site will be used for commercial purposes only and future use of groundwater on the site will be prevented through an environmental covenant that will be placed on the property. The site is within the City of Wilmington Groundwater Management Zone.
2. A Certification of Completion of Remedy will be issued for this site upon execution of the environmental covenant.

The Proposed Plan also includes the location of additional information found on the DNREC web page and in the DNREC office at Lukens Drive in New Castle.

There were no comments or questions from the public regarding the Proposed Plan. Therefore, the Proposed Plan was adopted as the Final Plan (see attached).

Approval:

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

 07.22.11

James Poling, Acting Program Manager II
Division of Waste and Hazardous Substances



PROPOSED PLAN OF REMEDIAL ACTION

900 South Franklin Street
Wilmington, Delaware
DNREC Project No. DE-1458



June 2011

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Proposed Plan: Questions and Answers
- Figures 1-2
- Glossary of Terms
- Attachment: *What is a Proposed Plan?*

PROPOSED PLAN OF REMEDIAL ACTION

900 South Franklin Street
Wilmington, Delaware
DNREC Project No. DE-1458



Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste and Hazardous Substances
6.16.11
Date



What is the 900 South Franklin Street Site?

The site is a Delaware-certified Brownfield (DE-1458) located at 900 South Franklin Street in Wilmington, Delaware (Figure 1). It is owned by Casale and Associates, Inc. and is currently vacant.

Tax Parcel Numbers: 26-041.40-145
Address: 900 South Franklin Street
Nearest major intersection: South Franklin Street and Maryland Avenue
Area: 0.58-acres
Surrounding Property: Surrounding land use is commercial and residential. The Casimir Pulaski School is across South Franklin Street.
Zoning: 26R-3 One Family Row Houses – Variance for Laundromat use and setback distance
Site Utilities: there are currently no utilities on the site
Surface water: the Christina River is approx. 2800 feet southeast of the site
Topography: the site is sloped upward from the southeast side the property on Maryland Ave towards Franklin Street.
Groundwater: the groundwater appears to flow southeast, towards the Christina River

What happened at the 900 South Franklin Street Site?

The property is located in southwest Wilmington in an area of historically filled properties. Based on early 1900s fire and insurance maps, the property is listed as “Ruins”. Typically this reference was noted on dilapidated or burned-out structures. It is likely any building located on the site from this time period would have been razed in place and the resulting debris used as fill. There are localized areas of subsidence and evidence of buried glass, brick and concrete.

What is the environmental problem at the 900 Franklin Street Site?

A Brownfield Investigation of the property revealed only the presence of low levels of polynuclear aromatic hydrocarbons (PAH) in surface soil. This presence does not present a risk under the proposed commercial use scenario.

What does the owner want to do at the 900 South Franklin Street Site?

The site owner wants to redevelop this site into a SuperSuds Laundromat with associated parking areas. The building will be a single-level structure.

The proposed commercial redevelopment at the site would not require remediation of surface soil, sub-surface soil or groundwater.

What clean-up actions have been taken at the 900 South Franklin Street Site?

There have not been, nor has there been a need, to perform any interim actions or emergency removals on the site.

What additional clean-up actions are needed at the 900 South Franklin Street Site?

An environmental covenant will be recorded for the site to insure that the site is used solely for commercial use. The environmental covenant will be recorded within ninety (90) days of the publication of the Final Plan of Remedial Action (FPRA).

1. The site will be used for commercial purposes only and future use of groundwater on the site will be prevented through an environmental covenant that will be placed on the property. The site is within the City of Wilmington Groundwater Management Zone (GMZ).
2. A Certification of Completion of Remedy (COCR) will be issued for this site upon execution of the environmental covenant.

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

The future use of the site will be a SuperSuds Laundromat. The environmental covenant filed for the site will prevent any uses other than commercial and prevent the use of groundwater at the site. DNREC will monitor the site to insure that the environmental covenant will be followed.

DNREC plans to issue a Certification of Completion of Remedy for the site after 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 Brownfields 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 June 26, 2011 and ends at close of business (4:30 pm) on July 18, 2011. Please send written comments to the DNREC office or call Todd Keyser, Project Manager, at 302-395-2600.

Figure 1: Location Map

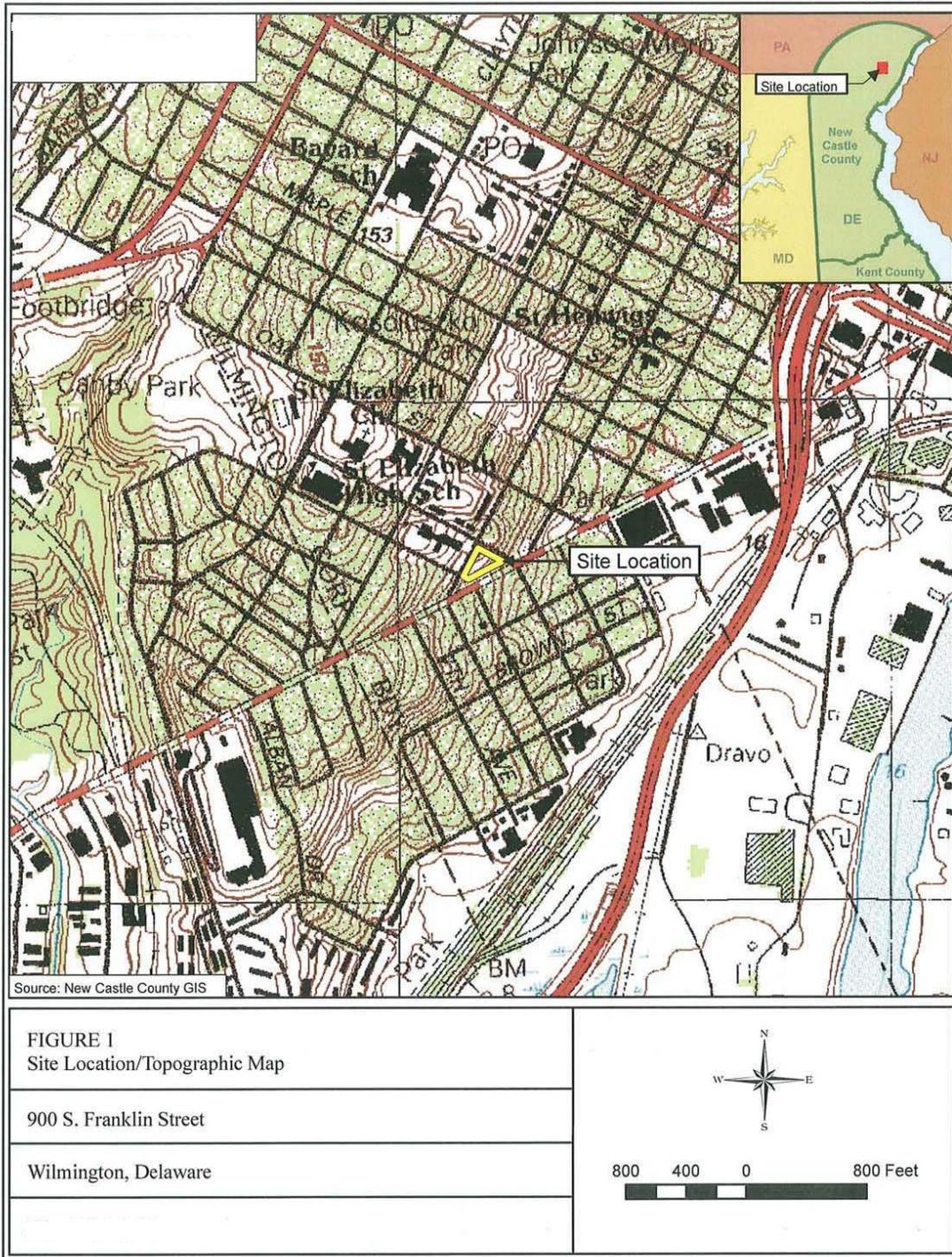
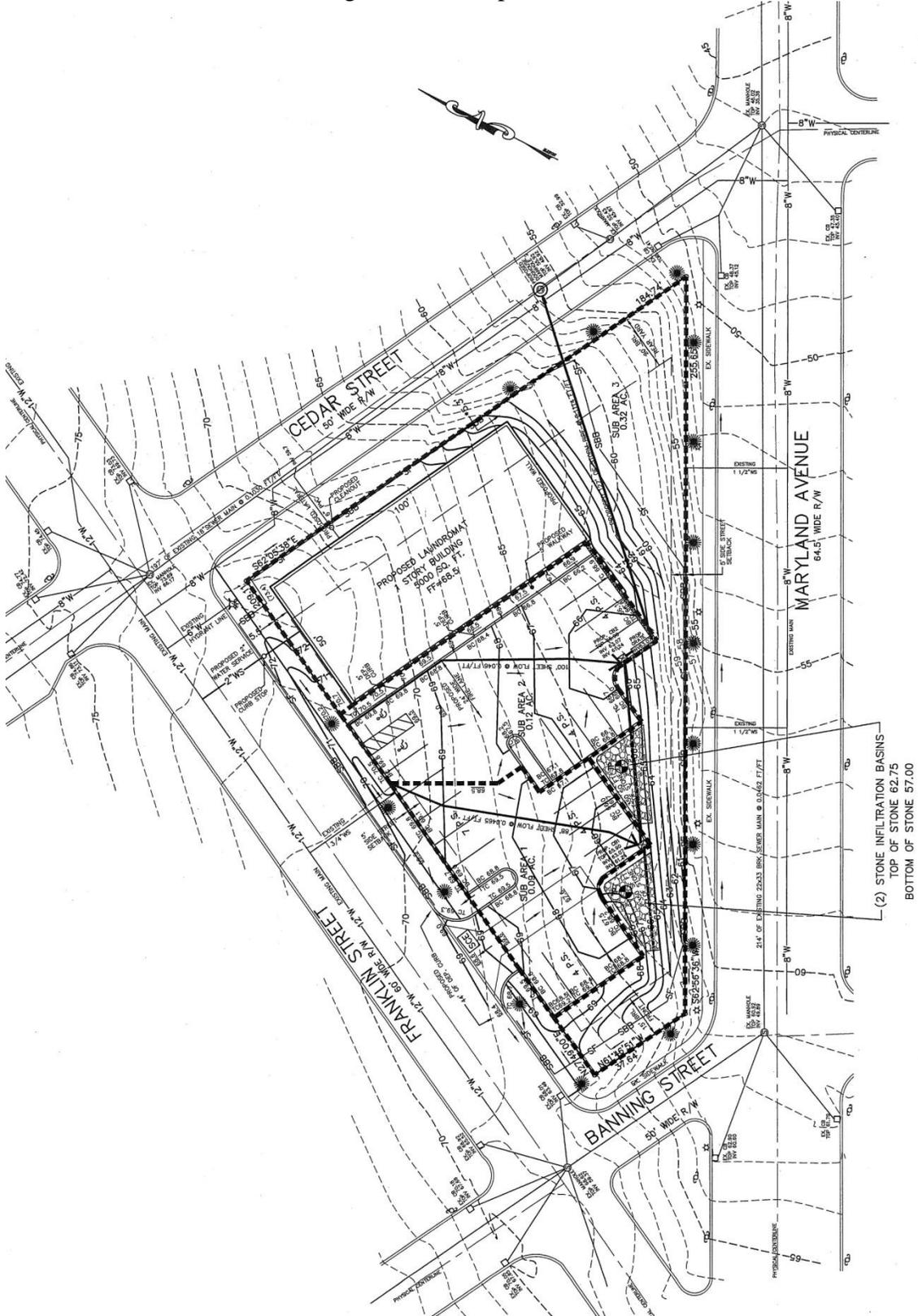


Figure 2: Development Plan



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.
*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
Site Specific Assessment (SSA) and Site Inspection (SI)	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.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.
