



PROPOSED PLAN OF REMEDIAL ACTION

900 South Madison Street
900 South Justison St.
Wilmington, Delaware
DNREC Project No. DE-1415



December 2011

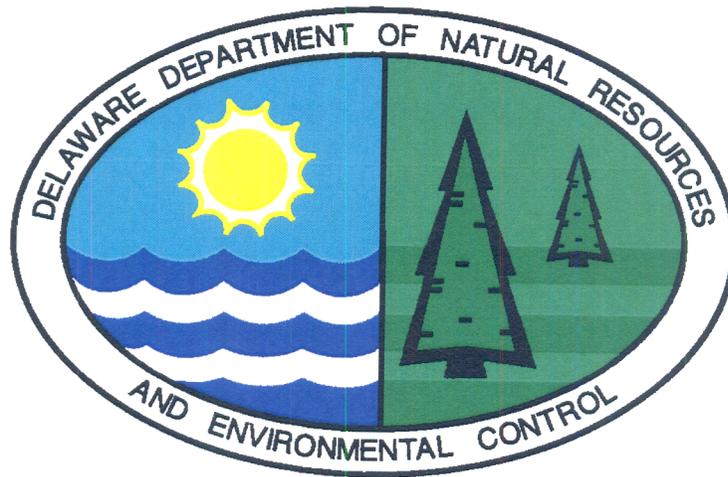
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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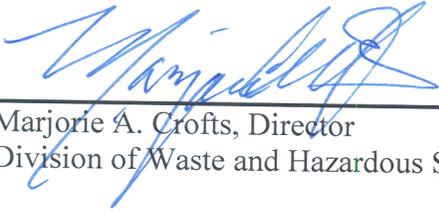
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Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste and Hazardous Substances
12.16.11
Date



What is the 900 South Madison Street Site?

The 900 South Madison Street site is located at 900 South Justison Street (formerly 900 South Madison Street) in Wilmington, Delaware and consists of one (1) tax parcel, which is approximately 2 acres (Figures 1 and 2). The Property is presently vacant and covered with grass and patches of crushed stone and debris. The Site is bordered by South Justison Street to the west, Big Fish Grill restaurant to the north, the Christina Riverwalk/Christina River to the east, and a vacant parcel to the south.

Tax Parcel Numbers: 26-049.00-003
Address: 900 South Justison Street in Wilmington, Delaware.
Nearest major intersection: South Justison Street and Beech Street
Area: ± 1.83 acres
Surrounding Property: Surrounding land use is commercial/residential
Zoning: Waterfrom Residential/Commercial
Site Utilities: Water, sewage, gas, electric utilities
Surface water: Christina River is located immediately east of the riverwalk.
Topography: Site slopes from east to west with elevations ranging from 9 to 7 feet (NAVD88)
Groundwater: Groundwater flows to the northwest.

What happened at the 900 South Madison Street Site?

The Site operations included lumber storage, ship building and launching, automotive sales and maintenance. The release appears to be the result of historic operations and landfilling activities.

What were the environmental problems at the 900 South Madison Street Site?

Shallow soil is impacted with benzo(a)pyrene above DNREC residential standards. Shallow soil presents a risk for residential use. Deep soil is impacted with arsenic and benzo (a) pyrene above DNREC residential standards. Groundwater is impacted with arsenic, iron, and manganese above DNREC standards for drinking water. Groundwater from the Site would present a human health risk if used for drinking water purpose. However, groundwater is not being used at the Site. Arsenic, iron, and manganese in groundwater is not impacting the Christiana River.

Numerous investigations were conducted at the Site including: March 1998 Dravo Shipyard (DE-1092) Brownfield Preliminary Assessment (BPA) II, May 2007 Brightfields, Inc. Phase II; June 2007 Brightfields, Inc Supplemental Phase II. All the reports, with the exception of the BPA II, are summarized in the 2011 Remedial Investigation (RI) Report submitted by Duffield Associates, Inc.

The June 2007 Supplemental Phase II identified an area of elevated arsenic contamination in deep soil near the center of the Site. The RI included additional sampling of the soil and groundwater at the Site.

The proposed remedy at the Site will be to restrict groundwater use, restrict Site use to commercial, protect construction workers from the exposure to soil and groundwater, and monitor groundwater at the Site for arsenic and other metals. The groundwater monitoring plan will include a source removal requirement, if the contamination in groundwater remains elevated and moving offsite.

DNREC proposes the following remedy for the Site which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

1. 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 restrict Site use to commercial and restrict use of groundwater and reference the Wilmington Groundwater Management Zone (GMZ).
2. A DNREC approved Contaminated Material Management Plan (CMMP) will be developed to allow construction workers to safely handle contaminated soil and groundwater at the Site. The plan will also require proper disposal of soil with elevated concentrations of arsenic or other metals detected above DNREC risk levels, if encountered during excavation.
3. A DNREC approved Long term Stewardship (LTS) plan will be developed that will include groundwater monitoring. The LTS will require installation of permanent monitoring wells which will be monitored for metals. If, based on the monitoring well results, metal(s) is/are remains elevated and moving offsite, then the source in soil will be removed.

What are the long term plans for the 900 South Madison Street after the cleanup?

The current owner of the property has plans to build a hotel and parking lot at the Site. The requirements in the LTS plan will be followed.

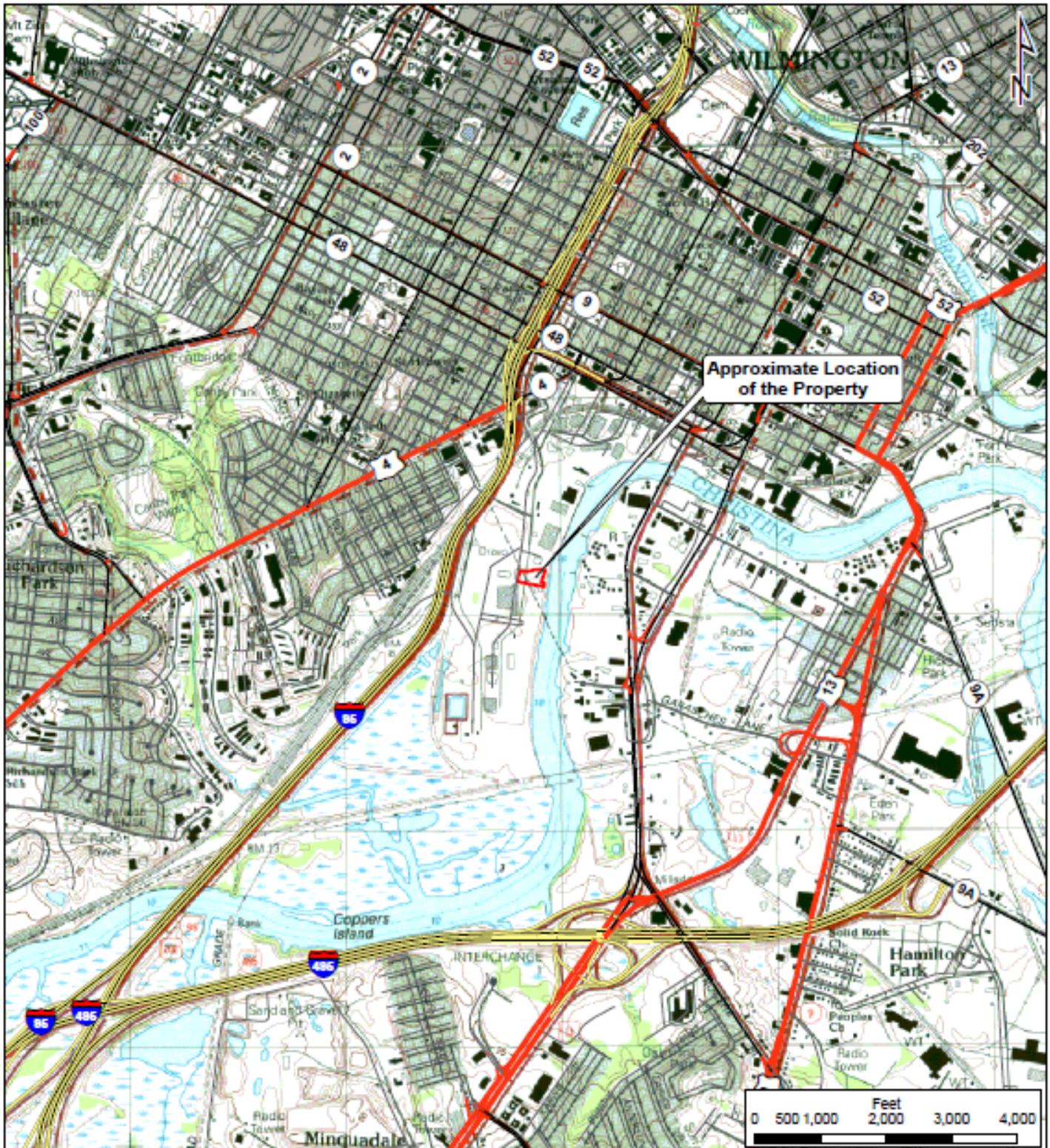
How can I find additional information or comment on the Proposed Plan?

The complete file on the Site including the Remedial Investigation Report and the various reports are available at the DNREC office, 391 Lukens Drive in New Castle also at the Wilmington Public Library. Most documents are also found on:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/>

The 20-day public comment period begins on December 28, 2011 and ends at close of business (4:30 pm) on January 16, 2012. Please send written comments to the DNREC office (391 Lukens Drive, New Castle 19720) to Rick Galloway, Project Manager, or Robert Newsome, Public Information Officer.

Figures



NOTES: This location sketch is adapted from the USGS Topographic Map, 7.5 Minute Series, for Wilmington-South dated 1998.

<p>DATE: MAY 2010</p>	<p align="center">SITE LOCATION SKETCH 900 SOUTH MADISON ST./ DE-1415</p> <p align="center">WILMINGTON-NEW CASTLE COUNTY-DELAWARE</p>	<p>BASEMAP: USGS Digital Raster Graphic</p>	 <p>DUFFIELD ASSOCIATES <i>Consultants in the Geospatial</i></p>
<p>SCALE: 1 inch equals 2,000 feet</p>		<p>DRAWN BY: ADK</p>	<p>5810 LOMBARDTOWN ROAD WILMINGTON, DE 19808 TEL. (302) 499-4634 FAX (302) 499-2258</p>
<p>PROJECT NO. 7831.EB</p>		<p>CHECKED BY: JLG</p>	<p>OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA, AND NEW JERSEY</p>
<p>SHEET: FIGURE 1</p>		<p>FILE: 7831EB_Site_Location_Sketch_USGS.mxd</p>	<p>WWW.DUFFIELDASSOCIATES.COM</p>

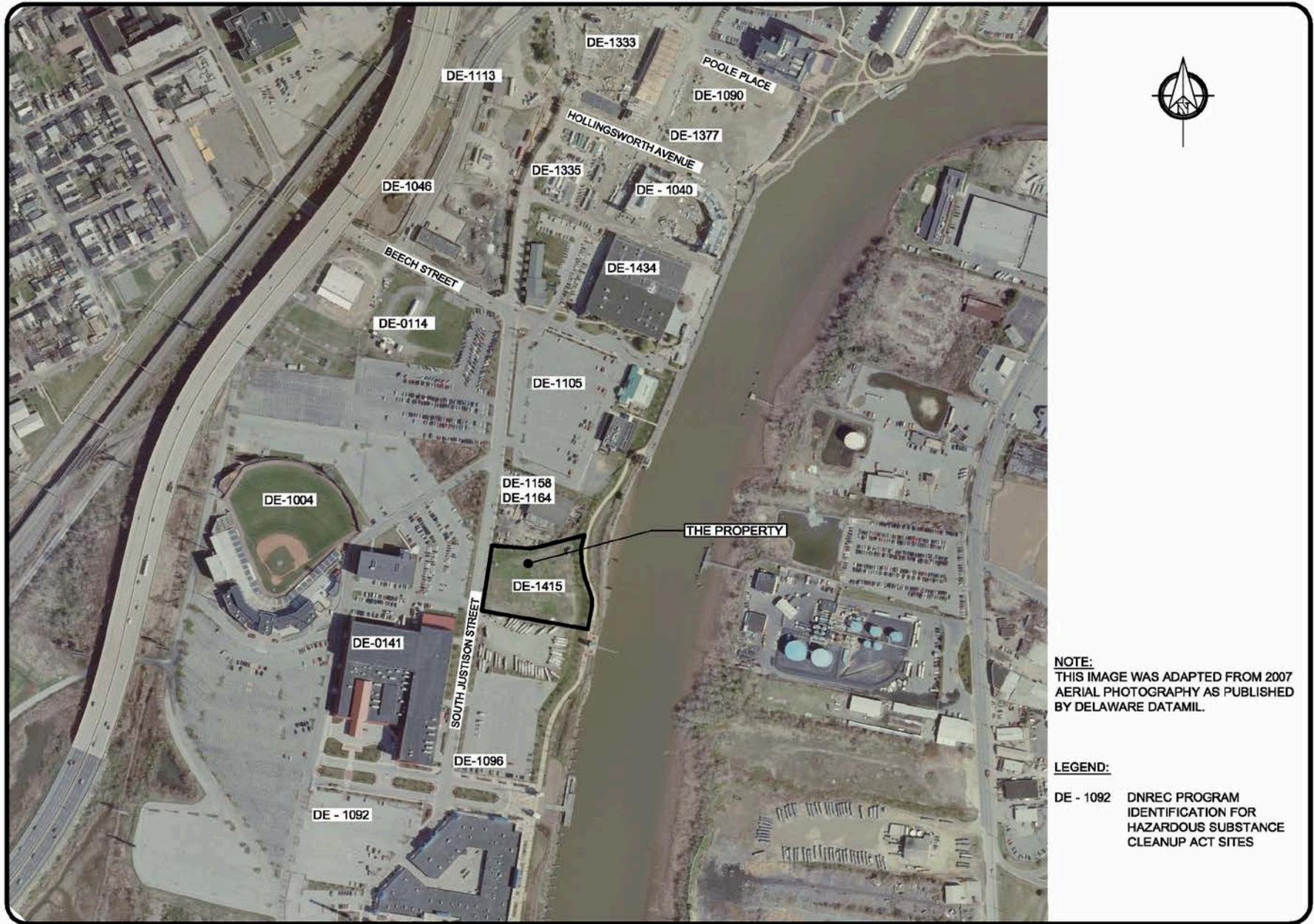


Figure 2

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.
Brownfield Investigation	A comprehensive study of environmental media at a certified brownfield site to determine the nature and extent of contamination present
Certified Brownfield	A brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
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.
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 provides the regulatory framework for the Department's site cleanup programs.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.
US EPA	United States Environmental Protection Agency
Restricted Use	Commercial or Industrial setting
SIRB	Site Investigation Restoration Branch of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies.

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/>

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.
