FINAL PLAN OF REMEDIAL ACTION

901 East 17th Street Site, DE-1505

901 East 17th Street Site
Wilmington, Delaware

March 22, 2012
DNREC Project No. 1505

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) determination that 901 East 17th Street Site was contaminated with polycyclic aromatic hydrocarbons (PAHs), arsenic and lead. The groundwater is not contaminated.

DNREC issued public notice of the Proposed Plan for the Site on February 26, 2012 and opened a 20-day public comment period, which ended on March 19, 2012. The Proposed Plan requires:

- Excavation and removal of the top two feet of soil.
- A localized hot spot removal around the location of sample E17-GP02 with confirmatory samples to show that the levels of benzo(a)pyrene are within the unrestricted use scenario.
- Placement of two feet of DNREC-approved fill over marker fabric, as well as additional DNREC-approved fill in the area of the hot spot removal.
- A DNREC approved Contaminated Material Management Plan and Site Specific Health and Safety Plan.
- The Site is within the existing City of Wilmington Groundwater Management Zone which prohibits any use of groundwater; however, the groundwater samples from the Site did not exceed the unrestricted use scenario.

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.

Timothy Ratsep, Program Administrator
Division of Waste and Hazardous Substances

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PROPOSED PLAN OF REMEDIAL ACTION

901 East 17th Street Site
Wilmington, New Castle County, Delaware
DNREC Project No. DE-1505

February 2012

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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PROPOSED PLAN OF REMEDIAL ACTION

901 East 17th Street Site
Wilmington, Delaware
DNREC Project No. DE-1505

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

2.20.12
Date

901 East 17th Street Site
Wilmington, DE

What is the 901 East 17th Street Site? The 901 East 17th Street Site (DE-1505) is currently vacant; however, it was historically used as a residence and possibly as a dry cleaner. The property is located at the intersection of East 17th Street and North Locust Street in Wilmington, Delaware (Figure 1). The Site is a certified Brownfield and will be developed into a community garden and park. Currently, the Site is a vacant, grass-covered lot surrounded by a chain link fence (Figure 2).

Tax Parcel Numbers: 26-029.40-283
Address: 901 East 17th Street, Wilmington, Delaware
Nearest major intersection: The Site is on the corner of East 17th Street and North Locust Street
Area: 0.03 acres
Surrounding Property: Surrounding land use is residential.
Zoning: 26R-3, Residential
Utilities: There are currently no utilities on the Site.
Nearest surface water body: Brandywine Creek, the nearest mapped surface water body, is located approximately 1,250 feet southwest of the Site.
Topography: The Site is nearly flat.
Groundwater: The groundwater flows primarily to the south.

What happened at the 901 East 17th Street Site? The Site was previously used as a residence and a possibly used as a dry cleaner prior to its demolition.

What is the environmental problem at the 901 East 17th Street Site? The shallow soil (0-2 feet below ground surface) contains arsenic, lead and polynuclear aromatic hydrocarbons (PAHs). The subsurface soil (more than 2 feet below ground surface) is generally free of contaminants, but does have some low-level PAHs. Groundwater sampling results did not show elevated concentrations of metals, volatile organic chemicals, or semi-volatile organic chemicals.

A Brownfield Investigation of soil and groundwater was performed at the Site in June 2011. The results of the surface soil sampling showed elevated concentrations of PAHs, which include benzo(a)pyrene, benzo(a)anthracene, benzo(a)fluoranthene, dibenz(a,h)pyrene, and arsenic and lead for the unrestricted use scenario. The results of the subsurface soil showed slightly elevated levels of benzo(a)pyrene and elevated photoionization detector (PID) readings ranging up to 870 ppm in a localized area around sample E17-GP02. The results of the groundwater sampling did not show elevated concentrations of metals, volatile organic chemicals, or semi-volatile organic chemicals.

What does the developer want to do at the 901 East 17th Street Site? The proposed redevelopment plan for the Site is creation of a community garden and park.

How does DNREC plan to clean up the 901 East 17th Street Site? DNREC's clean-up plans include the excavation and removal of shallow soils to a depth of approximately 2 feet below grade, and a localized hot spot removal around the sampling location E17-GP02 to a deeper depth. After the excavation and removal of the soil, two feet of DNREC-approved fill will be installed over a marker fabric.

The following cleanup actions are proposed for the 901 East 17th Street Site:

1. The excavation and removal of the top two feet of contaminated soil across the entire site.
2. A localized hot spot removal around the location of sample E17-GP02 to a deeper depth with confirmatory samples to show that the levels of benzo(a)pyrene are within the unrestricted use scenario.
3. The placement of two feet of DNREC-approved fill over a marker fabric, as well as additional DNREC-approved fill placed in the area of the hot spot removal.
4. All redevelopment work will be performed in accordance with a DNREC-approved Contaminated Material Management Plan and the Site Specific Health and Safety Plan.
5. The Site is located within the City of Wilmington's Groundwater Management Zone, which prevents the use of groundwater without DNREC's written approval; however, the groundwater samples from the site did not exceed the unrestricted use scenario.

What are the long term plans for the 901 East 17th Street Site after the cleanup? The Site will be redeveloped into a community garden and park. Once the remedial actions have been completed, the Site will achieve unrestricted use status and no long term stewardship will be required.

DNREC will issue a Certificate of Completion of Remedy for the Site after the completion of the remedial action and the redevelopment of the property.

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

The complete file on the Site, including the Remedial 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 February 26, 2012 and ends at close of business (4:30 pm) on March 19, 2012. Please send written comments to the DNREC office or call Kate Durant, Project Manager, or Robert Newsome at 302-395-2600.

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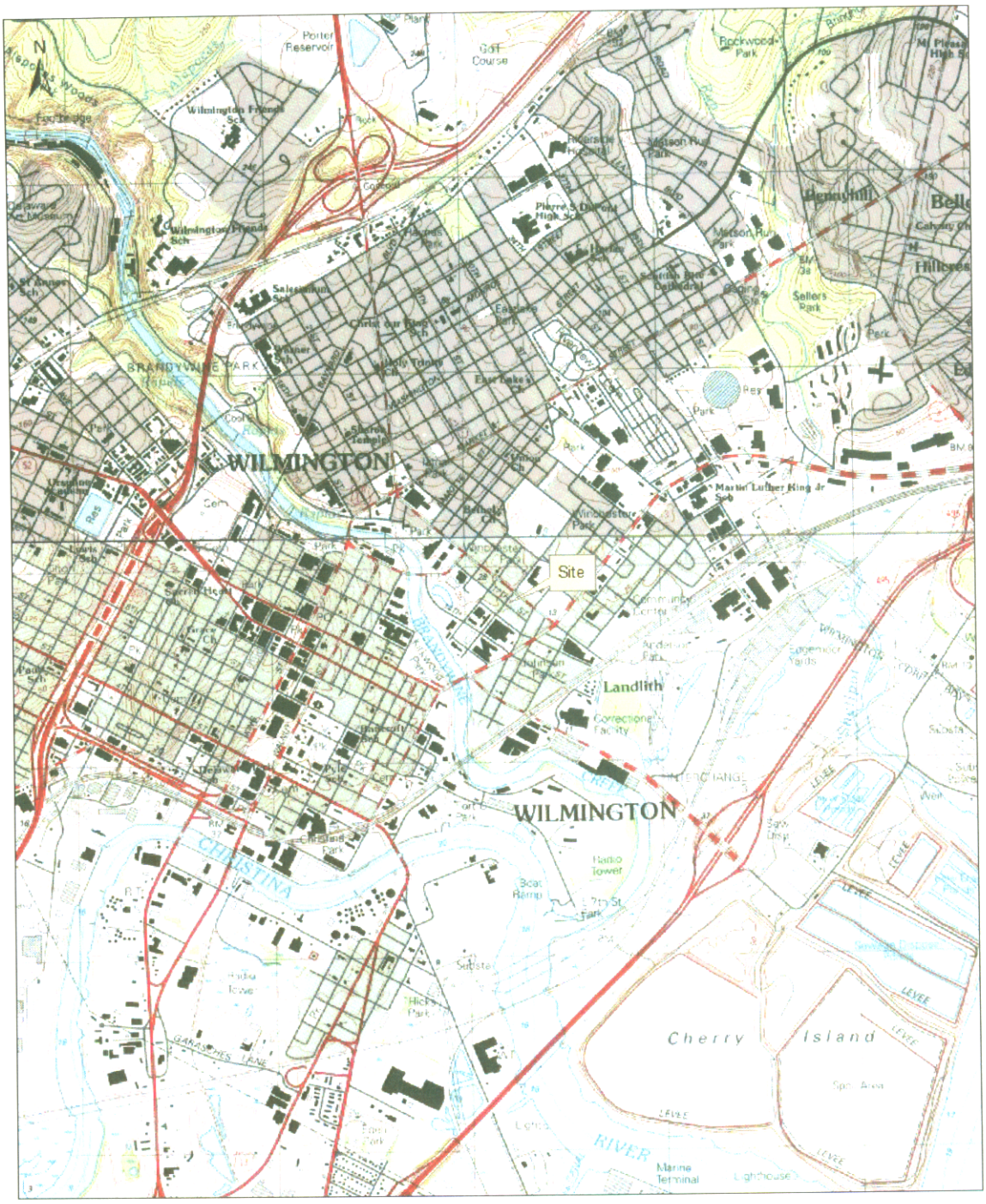
Figure 1 – Location Map



1 inch = 2,000 feet

Miles

0 0.25 0.5 0.75 1

901 E. 17th Street
DE-1505

Figure 2 – 2007 Aerial Photograph of Site and Surrounding Area

1 inch = 83 feet

0 50 100 150 200 Feet

901 E. 17th Street
DE-1505

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

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 cleanup 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.