

FINAL PLAN OF REMEDIAL ACTION



Riverfront Hotel Site (DE-1518)

818 Shipyard Drive
Wilmington, Delaware

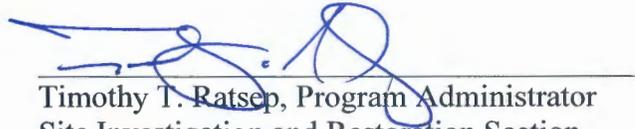
September 26, 2012
DNREC Project No. DE-1518

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) intention to address environmental contamination at the Riverfront Hotel Site in Wilmington.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Riverfront Hotel Site on September 5, 2012 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

Approval:

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



Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section



PROPOSED PLAN OF REMEDIAL ACTION

Riverfront Hotel Site
Wilmington, Delaware
DNREC Project No. DE-1518



August 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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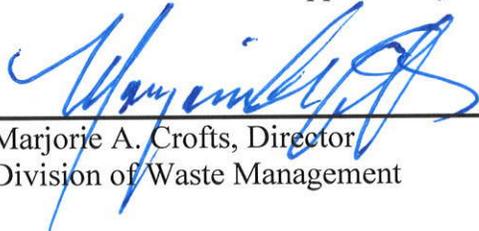
PROPOSED PLAN OF REMEDIAL ACTION

Riverfront Hotel Site
Wilmington, Delaware
DNREC Project No. DE-1518



Approval:

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

Approved by:

Marjorie A. Crofts, Director Division of Waste Management
8.24.12
Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments prior to publishing a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Riverfront Hotel Site?

The Riverfront Hotel Site is located at 818 Shipyard Drive, Wilmington, DE 19801 and has New Castle County tax parcel number 26-049.00-37 (Figure 1). The parcel is immediately adjacent to the present Chase Center and is presently occupied by the driveway and entrance to the Center (Figure 2). The parcel, about $\frac{3}{4}$ acres in area, will be the footprint of a new high-rise hotel which will tie into the Chase Center. DNREC certified the Site as a Brownfield in February 2012.

What happened at the Riverfront Hotel Site?

The Site is the former location of the Dravo Shipyard and has a long history of industrial use. It is adjacent to two cleanup projects (DE-1092 and DE-1096).

What is the environmental problem at the Riverfront Hotel Site?

Previous industrial use of the property suggested the potential for contamination in soil, groundwater and soil gas. A Brownfield Investigation performed in 2012 at the Site found contamination typical of the riverfront area, including benzo(a)pyrene in soils, arsenic and volatile organic compounds in ground water, and benzene in soil gas.

A risk assessment evaluated the potential for adverse human health risks to future indoor workers, excavation workers and hotel occupants exposed to site soils and soil gas during construction and operation of the hotel. The calculated health risks caused by exposure to the site are within acceptable levels to DNREC because concentrations of contaminants at the site do not present a health risk.

Shallow ground water at the site would not be suitable for drinking. The property is served by a public water utility, and is located in the Wilmington-wide Groundwater Management Zone (GMZ) which precludes the installation of water supply wells.

What does the owner want to do at the Riverfront Hotel Site?

The owner intends to build a new hotel on the property.

What additional clean-up actions are needed at the Riverfront Hotel Site?

DNREC proposes that the only remedial action for this site shall be an Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), to be recorded in the office of the Recorder of Deeds. It will:

- Restrict future land use to commercial or industrial purposes; and
- Prohibit the installation of groundwater wells for drinking water purposes without the prior written approval of DNREC.

DNREC will monitor the installation of the building foundation and underground utilities to ensure that, if the construction encounters unanticipated conditions, any contaminated materials will be managed appropriately.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant.

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, 19720. Most documents are also found on: <http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on September 2, 2012 and ends at close of business (4:30 pm) on September 24, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Stephen F. Johnson PE, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

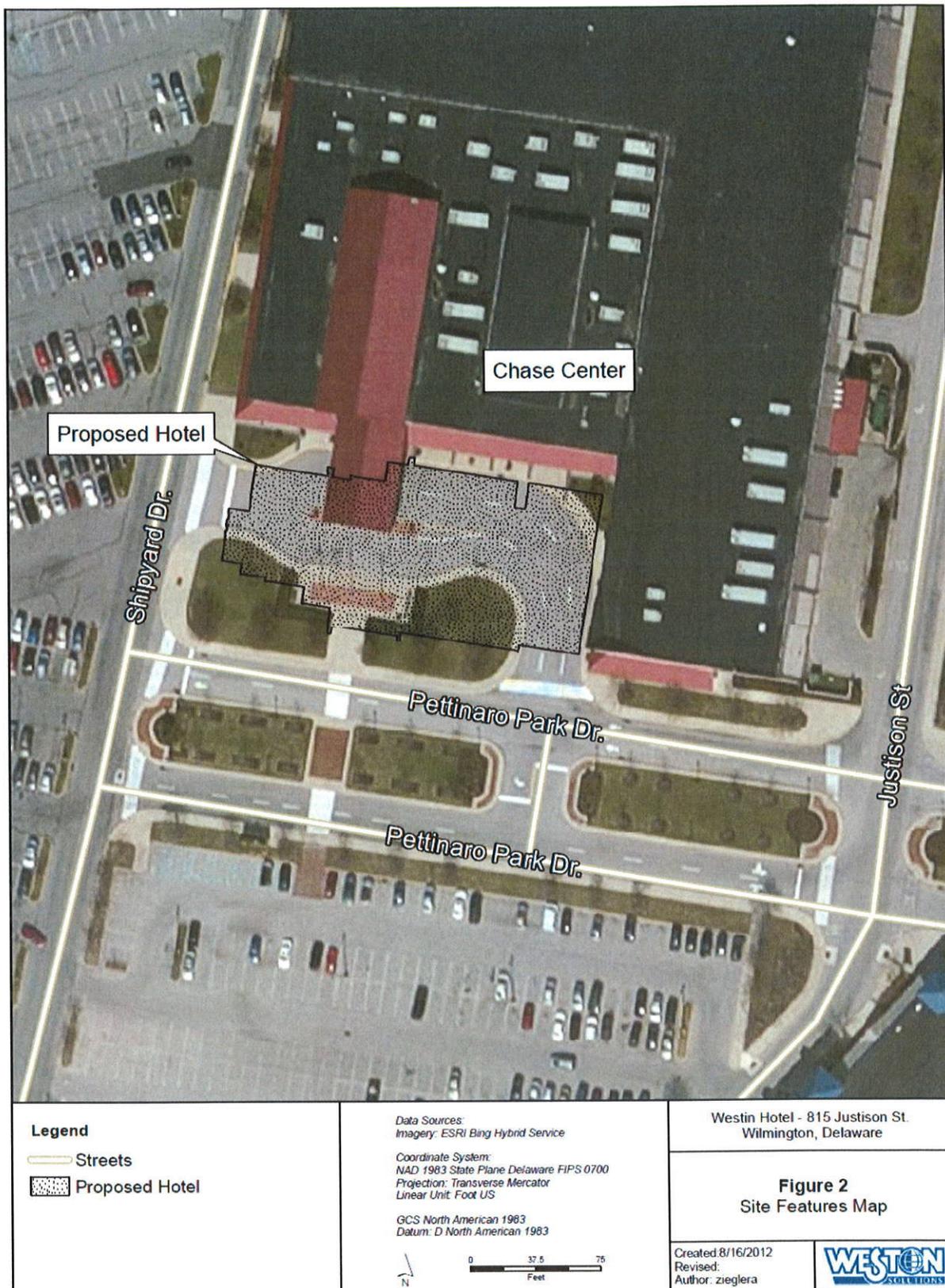
Figure 2: Site Features

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Figure 1: Site Location Map



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Figure 2: Site Features

Glossary of Terms Used in this Proposed Plan

Brownfield Development Agreement (BDA)	This legal agreement is between a potential developer of a Delaware-certified Brownfields Site and the DNREC. The developer agrees to investigate and cleanup a Brownfields property under the oversight of the Department in exchange for liability protection.
Brownfield Investigation (BFI)	Thorough environmental study of a site which includes 1) sampling of site environmental media and/or wastes on the property and 2) conducting a preliminary risk assessment using the data collected to determine the risk posed to human health and the environment.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
Certification 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.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
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 adopted plan for cleaning up a hazardous site.
Groundwater Management Zone	A geographical area where DNREC restricts drilling for ground water because it is contaminated
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.
Risk Assessment	A quantitative evaluation of the human health impact of contamination at the site
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting
SIRS	Site Investigation Restoration Section of DNREC, which oversees cleanup of sites that were contaminated as a result of past use, from dry cleaners to chemical companies