FINAL PLAN OF REMEDIAL ACTION

501 A Street Site

501 A Street
Wilmington, Delaware

April 2013
DNREC Project No. DE-1530

This Final Plan of Remedial Action (Final Plan) presents clean-up actions required by the Department of Natural Resources and Environmental Control (DNREC) to address environmental contamination at the 501 A Street Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the 501 A Street Site on March 24, 2013 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

4/16/2013
Date

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PROPOSED PLAN OF REMEDIAL ACTION

501 A Street
Wilmington, Delaware
DNREC Project No. DE-1530

March 2013

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

- Figures: 1 - 5
- Glossary of Terms

PROPOSED PLAN OF REMEDIAL ACTION

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Wilmington, Delaware
DNREC Project No. DE-1530

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

Approved by:

Timothy T. Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

3/14/2013
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 and provides the opportunity for public comment. A legal notice is published in the newspaper for a 20-day comment period. After the 20 day comment period, DNREC considers and addresses all public comments received and will publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former 501 A Street Site?

The Site is located at 501 A Street in Wilmington, Delaware, and consists of one tax parcel (26-050.00-037), totaling approximately 1.02 acres (Figure 1). The nearest intersection to the Site is A Street and South Walnut Street. The Site currently contains an office/warehouse building that is approximately 7.800 square feet. The majority of the Site is surfaced with either pavement or crushed stone. The Site is currently zoned 26W4 Waterfront Residential/Commercial (Figure 2).

What happened at the 501 A Street Site?

The Site was historically maintained as a vacant field until the current building was built in approximately 1989. Adjacent properties appeared to have been maintained as vacant fields, storage of motor vehicles, business offices, automobile and truck repair, and industrial use.

What is the environmental problem at the 501 A Street Site?

A Brownfield Investigation, performed in 2012 at the Site, found Contaminants of Concern (COCs) in surface and subsurface soils to be metals and PAHs that were detected above DNREC's restricted use standards. The COCs**:** arsenic, iron and manganese were detected above DNREC's standards in Site groundwater. A risk assessment showed that exposure to surface and subsurface soils, under a commercial use scenario, poses a risk above DNREC's acceptable risk standard.

What does the owner want to do at the 501 A Street Site?

The owner plans to redevelop the Site into a boat storage and launching facility, and meeting place for the Wilmington Community Rowing Foundation, LLC and for the community.

What additional clean-up actions are needed at the 501 A Street Site?

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

1. Cap the Site with at least one (1) foot of clean fill or impervious material such as buildings, asphalt, or concrete.
2. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), will be recorded in the office of the Recorder of Deeds to include the following:
    - Land Use Restrictions (Restrict land use to Commercial/Industrial);
    - Prohibit Interference with Remedy;
    - Prohibit land disturbing activities without prior written approval by DNREC;
    - Comply with the Long Term Stewardship Plan;
    - Prohibit the installation of wells and use of any groundwater at the Site. The Site is located within the City of Wilmington's Groundwater Management Zone (GMZ), which prevents the use of groundwater without DNREC's written approval; and
    - Comply with the approved Contaminated Materials Management Plan (CMMP).
3. Develop a DNREC approved CMMP to allow construction workers to safely handle any potential contaminated soil and groundwater at the Site.
4. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will detail: 1) the inspection schedule to be followed in order to ensure the long-term integrity of the remedy.

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

The Site use will be restricted to non-residential (restricted) purposes by recording the environmental covenant. The CMMP will be completed and available for the Site.

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

The complete file on the Site including the Brownfield 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 March 20, 2013 and ends at close of business (4:30 pm) on April 9, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Wendy March, Project Officer or Robert Newsome, Public Information Officer.

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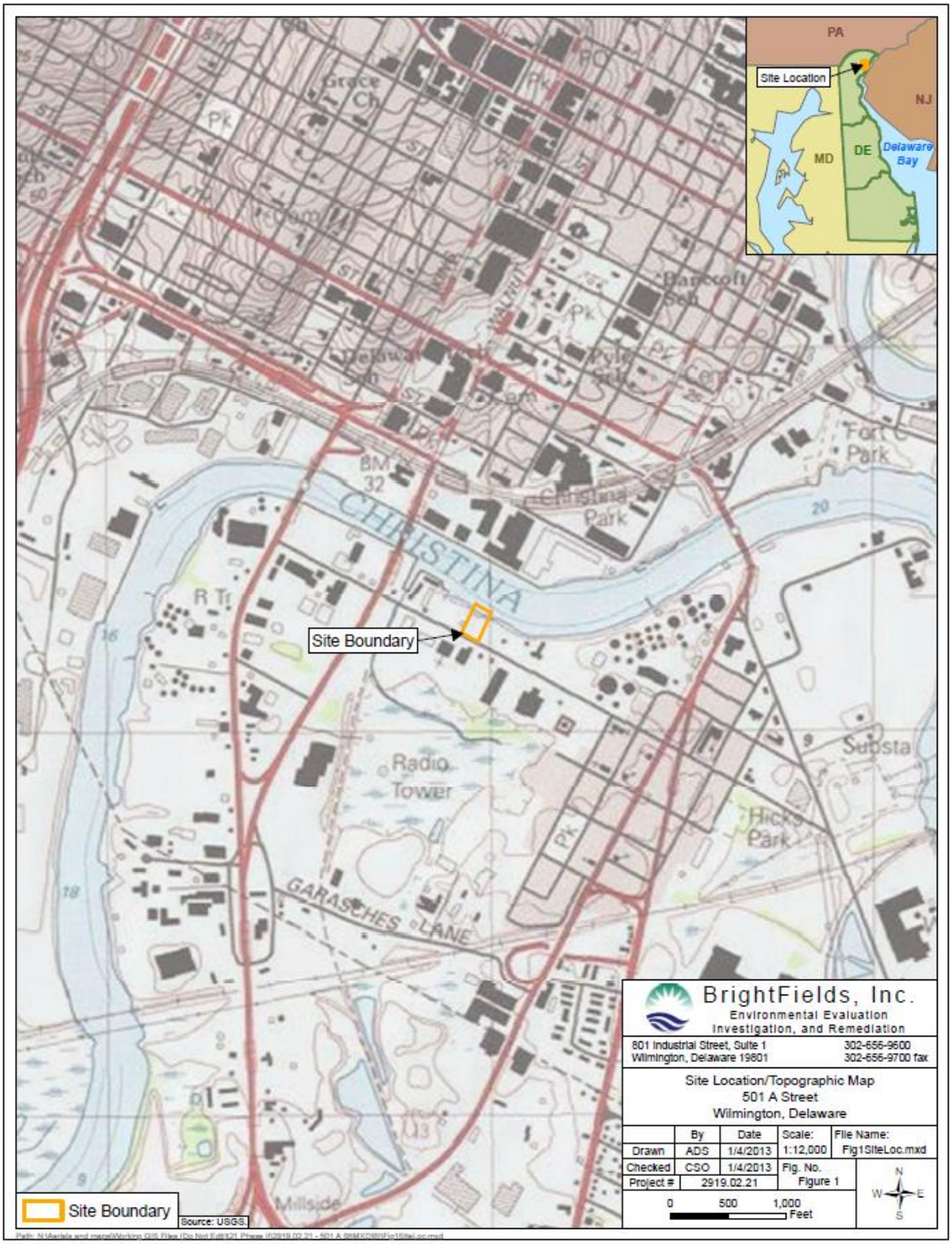

Figure 1: 501 A Street Location

Figure 2: 501 A Street Location Aerial

Figure 3: 501 A Street - Front of the building

Figure 4: 501 A Street - Back of the building

Figure 5: 501 A Street – Front parking lot facing southwest toward A Street

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.
Contaminated Materials Management Plan	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
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.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a site
Risk	Likelihood or probability of injury, disease, or death.
Risk Assessment Guidance for Superfund (RAGS)	An EPA guidance document for superfund sites
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
Toxic Substance Cleanup Act (TSCA)	The federal statute requiring and regulating the cleanup of PCBs.
Uniform Risk-Based Remediation Standards (URS)	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment
US EPA	United States Environmental Protection Agency