PROPOSED PLAN OF REMEDIAL ACTION

St. Patrick's House Site
Wilmington, Delaware
DNREC Project No. DE-0355

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

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

Approved by:

Timothy 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 for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publish a Final Plan of Remedial Action (Final Plan) for the Site.

What is the St. Patrick's House Site?

The Site is a Delaware-certified Brownfield (DE-0355) located at 115 14th Street in Wilmington, Delaware. The lot is 0.13 acres and the tax parcel number is 26-029.30-265. The Site is comprised of a three story vacant building and a small lawn area. It is zoned 26C-4; surrounding land use is residential and commercial.

The Diocese of Wilmington currently owns the property. The Ministry of Caring plans to acquire the property and renovate the building into office space for their organization.

What happened at the St. Patrick's House Site?

The St. Patrick's House Site was historically maintained for residential, retail, and office space. The structure was also used as a convent.

What is the environmental problem at the St. Patrick's House Site?

A Site Specific Assessment performed by the Site Investigation and Restoration Section showed that the Site may have been impacted by historic fill material. Soil sample results had elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) above DNREC unrestricted use. Ground water samples had elevated concentrations of arsenic, chromium and vanadium. However, the concentration of groundwater contamination is not thought to be related to activities on the Site. In addition, Asbestos containing materials were found in the existing vacant building.

What does the owner want to do at the St. Patrick's House Site?

The current owner, St. Patrick's Catholic Church, intends to donate the property to The Ministry of Caring, a non-profit organization. The Ministry of Caring plans to renovate the current building for administrative offices. The renovation will require the excavation of a pit approximately eight feet deep adjacent to the building for the installation of an elevator.

What clean-up actions are needed at the St. Patrick's House Site?

1. Remove and dispose of asbestos containing material inside the building.
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:
    - Prohibit Interference with Remedy;
    - Prohibit land disturbing activities without prior written approval by DNREC;
    - 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.

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

The property will be occupied by The Ministry of Caring. Once the renovation is completed and excavated material has been properly managed, there will be no requirement for further environmental monitoring as the Site will meet unrestricted use.

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 Stephen Johnson, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Photo
Figure 2: Site Location

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Figure 1

Rear of existing building (St. Patrick's House) showing the small lawn area where an elevator shaft will be installed as part of renovation.

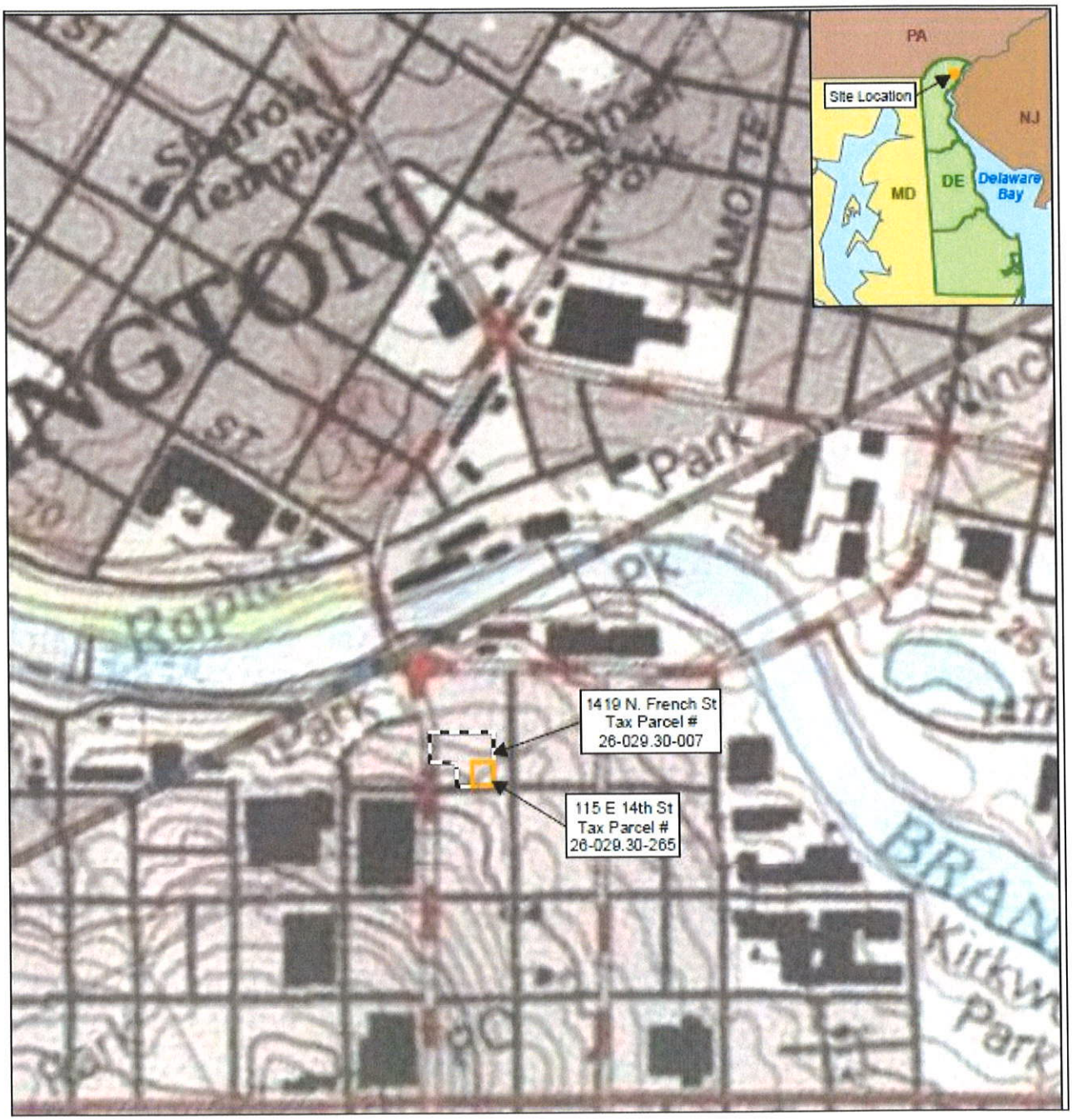

Figure 2

Site location in Wilmington , Delaware. The St. Patrick's House Site is located at 115 E. 14th Street. It is immediately behind the St. Patrick's Church at 1414 N. King Street and 1419 N. French Street.

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.
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.
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.
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.