FINAL PLAN OF REMEDIAL ACTION

FORMER DEFIANCE ATHLETIC CLUB

1007 Coleman Street
Wilmington, Delaware

October 2013
DNREC Project No. DE-1503

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 Former Defiance Athletic Club site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on September 11, 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

October 14, 2013
Date

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PROPOSED PLAN OF REMEDIAL ACTION

Former Defiance Athletic Club Site
Wilmington, Delaware
DNREC Project No. DE-1503

September 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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PROPOSED PLAN OF REMEDIAL ACTION

Former Defiance Athletic Club Site
Wilmington, Delaware
DNREC Project No. DE-1503

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

September 9, 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 Former Defiance Athletic Club 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 Former Defiance Athletic Club Site?

The Former Defiance Athletic Club site (site) is located at 1007 Coleman Street, Wilmington, Delaware 19801 and consists of one tax parcel (tax parcel 26-049.10-080) that is approximately 0.16 acre (Figure 1). The Site is currently vacant and is bordered by a former automobile repair shop to the north, a Delaware Brownfield site ("Railroad Crossing," DE-1392) to the south beyond Coleman Street, and residential dwellings to the east and to the west. At the Site there is a 2,400 square foot single story masonry building constructed on a concrete slab and partial basement foundation. The remaining portions of the Site consist of asphalt paved areas and a small grass covered area on the northern portion of the site (Figure 2).

What happened at the Former Defiance Athletic Club Site?

The property was most recently occupied by the Defiance Athletic Club. Prior to the Defiance Athletic Club, the Site was reportedly occupied by an air conditioning repair business. Prior to the air conditioning repair business, the Site was unoccupied and vacant.

What is the environmental problem at the Former Defiance Athletic Club Site?

A Phase I Investigation performed for Wilmington Housing Partnership in 2010 identified a possible UST onsite. The Brownfield Investigation (BFI) performed in February 2013 found that the surface and sub-surface soil contains metals and Polycyclic aromatic hydrocarbons (PAH)s above DNREC-SIRS soil standards for unrestricted (residential) use of the property. In its current condition, the Site poses a risk from contaminants in the surface and subsurface soil under an unrestricted (residential) use scenario.

What clean-up actions have been taken at the Former Defiance Athletic Club Site?

A destructive asbestos survey was conducted that detected asbestos in cementitious panels used as shims and spacers supporting building and flooring located in basement area of the front portion of the building. Asbestos abatement was conducted on April 26, 2013 which removed transite shims located beneath several joints and support beams in the basement of the building.

What does the owner want to do at the Former Defiance Athletic Club Site?

The Wilmington Housing Partnership intends to demolish the current structure onsite, and construct two townhome units on the Site. Demolition of the current building is anticipated for late 2013.

What additional clean-up actions are needed at the Former Defiance Athletic Club 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. Remove the UST(s) at the Site in accordance with DNREC-Tank Management Section (TMS) regulations.
2. Cap the Site with hard-scaping such as asphalt, concrete, and/or a minimum of two feet of DNREC approved material, over a marker fabric, in conjunction with the residential use redevelopment.
3. 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:

    [a.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities [below the hardscaping and/or below the 2-foot material cap] on the Property including any repair, renovation or demolition of the existing structures on the on the Property without the prior written approval of DNREC-SIRS;

    [b.] Limitation of Groundwater Withdrawal. No groundwater wells shall be installed, and no groundwater shall be withdrawn from any well, on the Property without the prior written approval of DNREC-SIRS and DNREC Division of Water;

    [c.] Compliance with Long Term Stewardship Plan. Perform all work required by the Long Term Stewardship Plan ("LTS Plan"), as issued, approved, modified or amended by DNREC;

[d.] Compliance with Contaminated Material and Waste Management Plan (CMWMP. Perform all work required by Contaminated Material and Waste Management Plan (" Plan"), as issued, approved, modified or amended by DNREC;

4. Prepare a Site Specific CMWMP and Health and Safety Plan (HASP) to address environmental concerns during remediation and redevelopment.

5. Develop and implement a DNREC-approved Long-Term Stewardship (LTS) Plan. The LTS Plan will detail the inspection of the capped area at the site.

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

The Site use will be residential as the Wilmington Housing Partnership (WHP) intends to build townhomes and sell them to private residential owners. The WHP intends to seek a Certificate of Completion of Remedy (COCR) from DNREC once all of the requirements of the Final Plan of Remedial Action (FPRA) are met.

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

The complete file on the Site including the Brownfield Investigation is 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 11, 2013 and ends at close of business (4:30 pm) on October 1, 2013. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Todd Keyser, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location
Figure 2: Site Map

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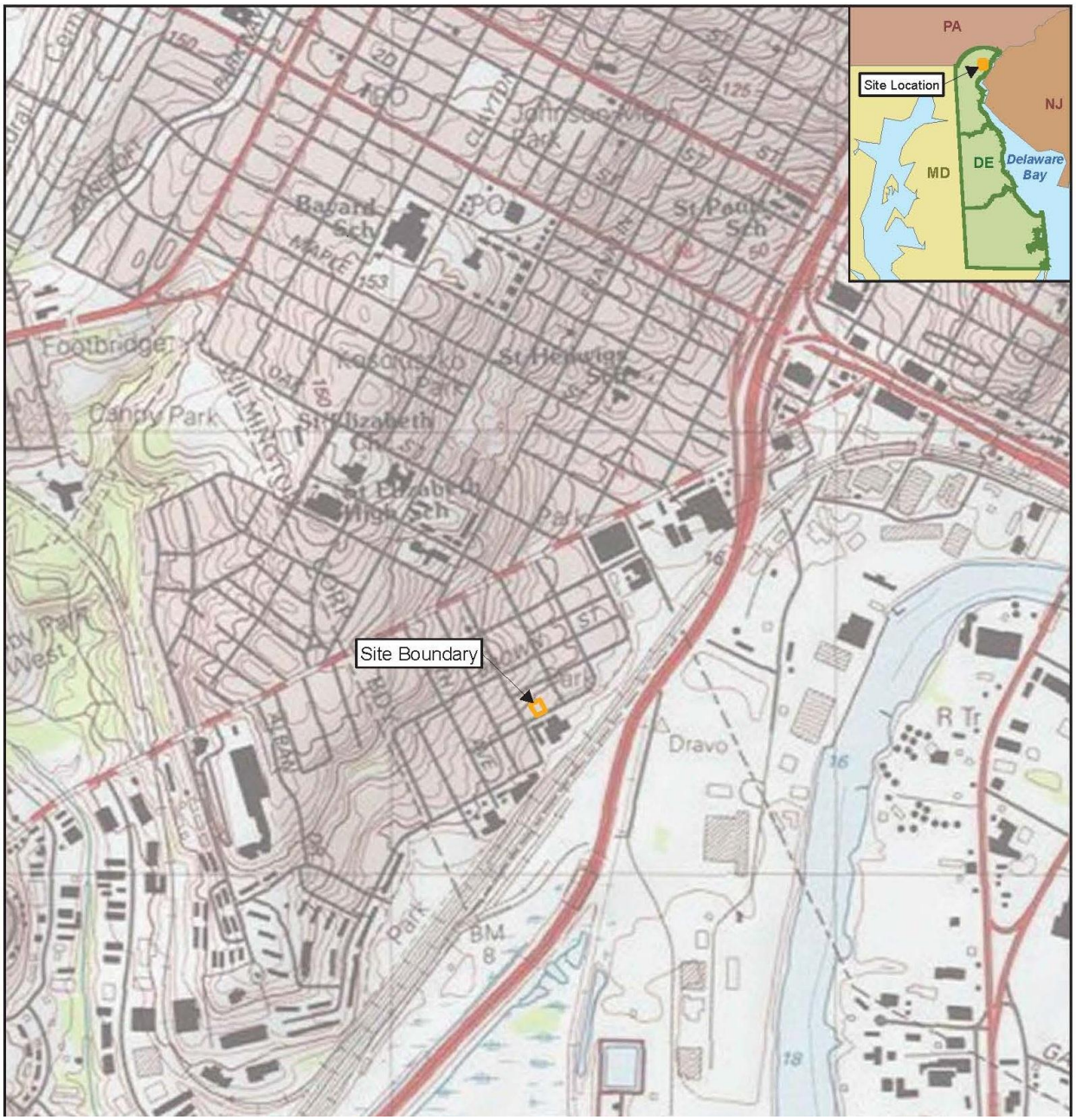
PA
Site Location
NJ
MD
DE
Delaware Bay
Site Boundary
Bayard Sch
St Peter Sch
Footbridge
Canby Park
St Elizabeth Ch
St Elizabeth High Sch
Dravo
Park
BM 8

Figure 1

WRIGHT ST
FIFTH AV
CEDAR ST
Former Auto
Repair Shop
Site Boundary
Tax Parcel #
2604910080
0.17 Acres
Defiance Athletic
Club (DE-1503)
Possible UST
COLEMAN ST
Railroad Crossing
Brownfield (DE-1392)
BROWNTOWN TRUCK RT

Figure 2

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.
Contaminated Materials Waste Management Plan (CMWMP)	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
Human Health Risk Assessment (HHRA)	An assessment done to characterize the potential human health risk associated with exposure* to site related chemicals.
Risk	Likelihood or probability of injury, disease, or death.
Unrestricted Use	Residential use 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