AMENDED PROPOSED PLAN OF REMEDIAL ACTION

West Street Connector Extension
Wilmington, DE
DNREC Project No. DE-1157

February 2014

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
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

02/06/2014
Date

PROPOSED PLAN
Questions & Answers

West Street Connector Extension

What is the Amended 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. The Proposed Plan is issued to solicit public comment. A legal notice is published in the newspaper for a 20-day comment period. The Department of Natural Resources and Environmental Control (DNREC) considers and addresses all public comments received and subsequently publishes a Final Plan of Remedial Action (Final Plan) for the Site.

When new information is identified after a Proposed Plan has been issued, an Amended Proposed Plan must be issued to once again solicit public comment. DNREC uses a comprehensive assessment, which includes the additional data, to develop the new proposal for remedial action at the Site. This is the Amended Proposed Plan of Remedial Action.

What is the West Street Connector Extension?

The Site was proposed by the Delaware Department of Transportation (DelDOT) to construct a second ingress/egress road in the Christina Riverfront area to supplement South Madison Street. The approximately 5 acre Site is located ¼ mile from the intersection of West Street (the Connector) and South Madison Street to Beech Street, Wilmington, Delaware (see figure 1).

What happened at the West Street Connector Extension?

The Site is part of the Christina Riverfront area which because of its industrial past has been impacted by a variety of industrial contaminants, including total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), lead and arsenic.

Why is the Amended Proposed Plan of Remedial Action necessary for the West Street Connector Extension?

The Amended Proposed Plan of Remedial Action is necessary for the West Street Connector Extension because the project was subsequently incorporated into the Justison Landing (DE-1377) Site.

What is the environmental problem at the West Street Connector Extension?

The May 1999 Remedial Investigation (RI) found the primary contaminants of concern to be PAHs, arsenic, and free-phase petroleum hydrocarbons.

What clean-up actions have been taken at the West Street Connector Extension?

The West Street Connector Extension was subsequently incorporated into the Justison Landing (DE-1377) Site. A combination of remedial actions has been taken at the Justison Landing Site. The remedial actions have included: Hot Spot Removal, Redevelopment Integrated with Remedial Approach, Capping, Vapor Barriers, Groundwater Monitoring, and Institutional Controls.

What does the owner want to do at the West Street Connector Extension?

The West Street Connector Extension was subsequently incorporated into the Justison Landing (DE-1377) Site. The Justison Landing Site consists of urban mixed use, residential and commercial development.

What additional clean-up actions are needed at the West Street Connector Extension?

DNREC requires no further action under the West Street Connection Extension Site (DE-1157). Clean-up actions will continue to be addressed under the Justison Landing (DE-1377) Site.

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

The West Street Connector was subsequently incorporated into the Justison Landing (DE-1377) Site. The Justison Landing Site consists of urban mixed use, residential and commercial development.

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

The complete file on the Site, including the Brownfields Investigation Report, 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 February 9, 2014, and ends at close of business (4:30 pm) on March 3, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Wendy March, Project Manager, or Robert Newsome, Public Information Officer.

Figure 1: West Street Connector Extension
Figure 2: Justison Landing Redevelopment Phase II (DE-1377)

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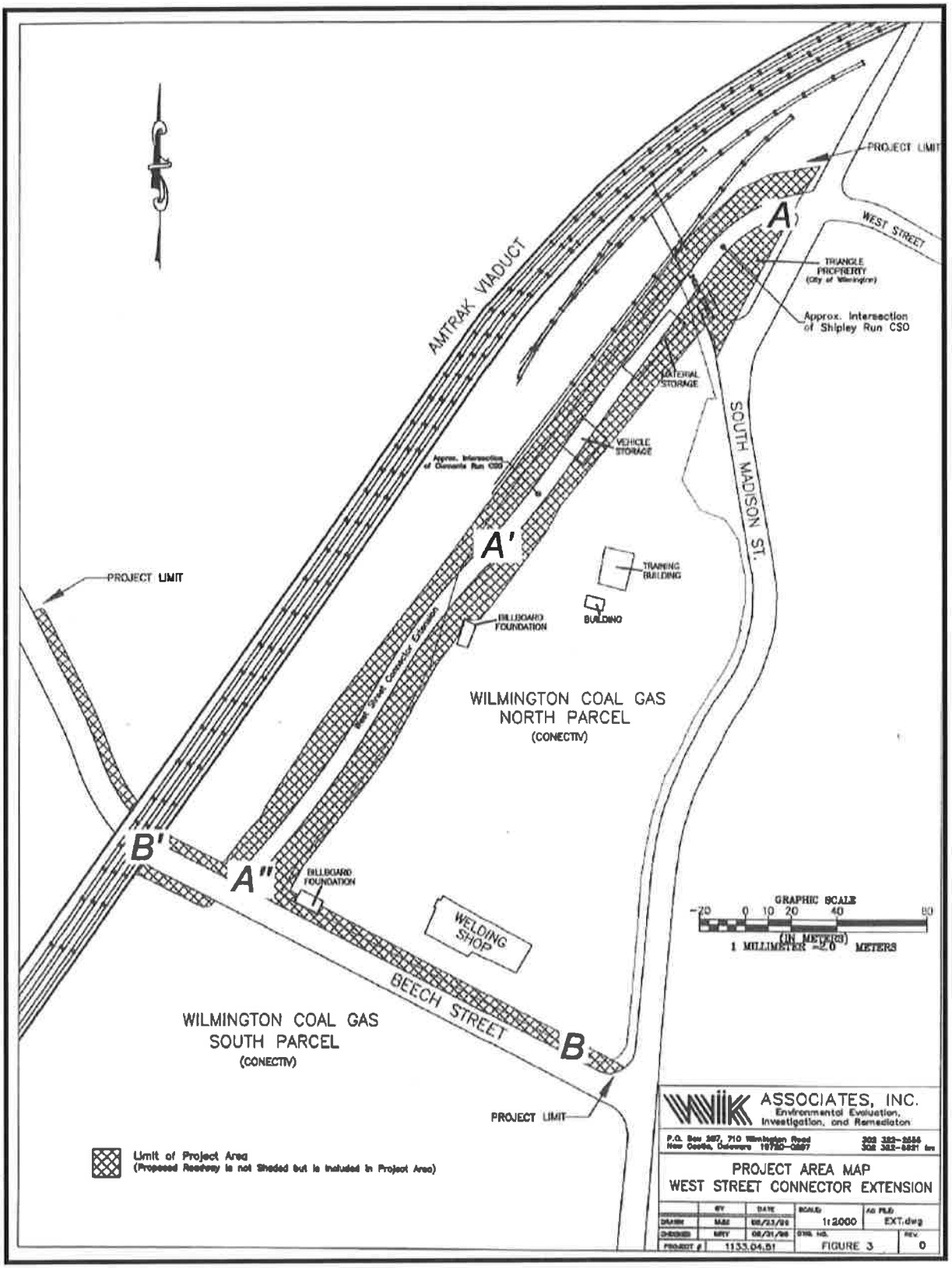

Figure 1. West Street Connector Extension

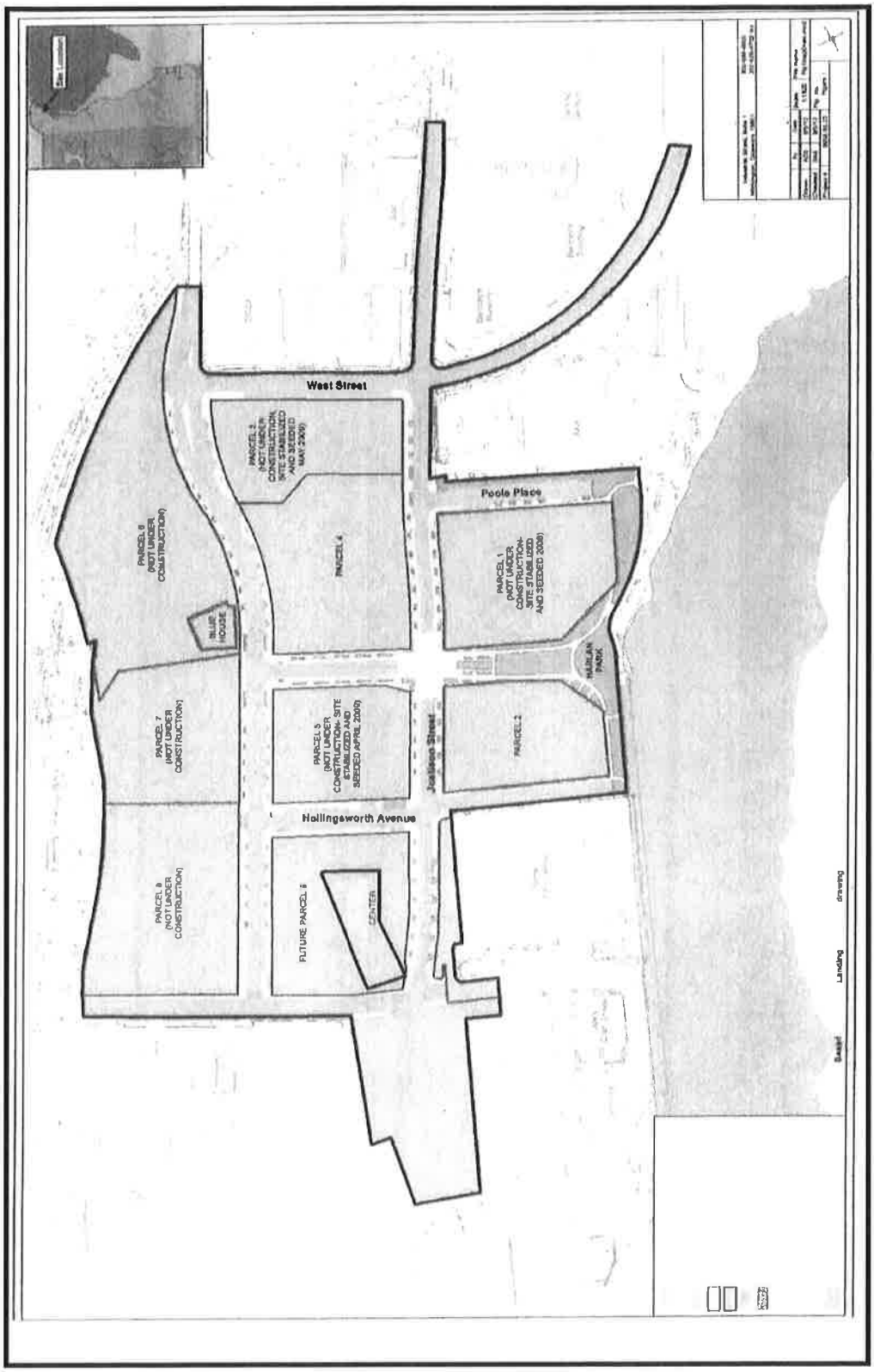

Figure 2. Justison Landing Redevelopment Phase II (DE-1377)

Glossary of Terms
Used in this Proposed Plan

Contamination	The introduction of harmful or hazardous matter into the environment.
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.
Environmental Covenant	A restriction on the specific condition and use of a property, such as a requirement that the property will be used only for residential purposes. These covenants are sometimes called deed restrictions.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Facility Evaluation (FE)	An environmental study of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
Groundwater Management Zone (GMZ)	A three dimensional region containing groundwater being managed to mitigate impairment caused by the release of contaminants of concern at a remediation site.
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.
Risk based concentration (RBC)	The concentration levels for individual chemicals that correspond to a specific cancer risk level of 1×10^{-6}
Site Investigation (SI)	An environmental study of a site including sampling of soils, groundwater, surface water, and sediment.
VOC	Volatile organic compound