



## **PROPOSED PLAN OF REMEDIAL ACTION**

B Street Pack and Process Site OU2  
Wilmington, Delaware  
DNREC Project No. DE-1442



June 2014

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

- Figure 1: Site Location Map
- Figure 2: Tax Parcel Map
- Glossary of Terms

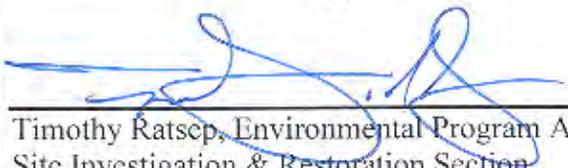
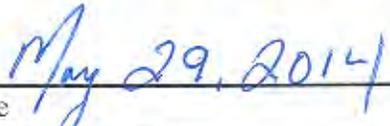
# PROPOSED PLAN OF REMEDIAL ACTION

B Street Pack and Process Site  
Wilmington, Delaware  
DNREC Project No. DE-1442



**Approval:**

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

Approved by:	
	
Timothy Ratsch, Environmental Program Administrator Site Investigation & Restoration Section	
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. During the comment period, the public may send comments to DNREC on the Proposed Plan. DNREC will consider and address all public comments received and then publish a Final Plan of Remedial Action (Final Plan) for the Site.

### **What is the B Street Pack and Process Site, Operable Unit 2 (OU-2)?**

The B Street Pack and Process Site is located at 600, 610 and 620 Bradford Street; 1410 C Street and 1400 B Street in Wilmington, Delaware (Site) and is an approximate 2.83-acre site. The Site is listed as New Castle County Tax Parcel numbers 2605830026, 2605830025, 2605810209, 2605810224, and 2605810203. Due to the planned redevelopment of the remaining open space on the Site, OU-2 was created. OU-1 consists of the Ezion Fair Baptist Church and associated parking lot. A Certificate of Completion of Remedy was issued in 2011 for the Site.

### **What happened at the B Street and Process Site, OU-2?**

The Site was initially developed in 1960 and operated by Pack and Process, Inc. until operations ceased in 2007. The property was utilized to package dry granular foods. Historical documentation indicated that prior to development; three rail spurs transected the property and that the Site was located in an area of historic fill.

### **What is the environmental problem at the B Street Pack and Process Site, OU-2?**

A Brownfield Investigation (BFI) performed in 2008 and a Final Plan of Remedial Action was published in July 2009 for OU-1 of the Site. The BFI found that the Site has been impacted by historic uses and filling of the property. In its current condition, the Site posed a risk in the shallow soil and subsurface soil under an unrestricted or residential use scenario. The shallow soil at the Site was found to contain benzo(a)pyrene, a contaminant of concern (COC), across the Site, in excess of unrestricted and restricted risk-based levels. Further, benzene was detected in a soil gas sample which was above the Region III Indoor Worker Risk-Based Screening Levels for Ambient Air. Based upon these contaminants, a soil capping remedy and passive ventilation system were selected for OU-1 of the Site. Given the extensive soil sampling that had been previously conducted, and that the remaining open space of the Site would be redeveloped and capped with a new building, only soil gas samples were collected for OU-2 of the Site. The soil

gas sample results indicated that a potentially unacceptable risk could exist in the indoor air of the proposed new building on OU-2.

### **What does the owner want to do at the B Street Pack and Process Site?**

The Ezion Fair Community Development Corporation (CDC) plans to construct the Ezion Fair Wholeness Center on OU-2 of the Site. The Wholeness Center is proposed to be a 20,240 square foot recreational facility, educational center, indoor daycare and meeting place, including a pool.

### **What additional clean-up actions are needed at the B Street Pack and Process Site?**

The proposed remedy for the Site includes capping the Site with buildings/structures, landscaping, and hardscaping. An active sub-floor ventilation system will also be installed in the new building to prevent exposure to soil gas vapors. Exposure to Site soil and groundwater will be managed through capping and institutional controls (i.e., an environmental covenant restricting the installation of wells and/or use of groundwater and notifying DNREC-SIRS prior to digging in the soil beneath the marker barrier).

Based on the results of the BFI, the following remedy is proposed:

1. Property Owner shall notify DNREC-SIRS prior to excavation or moving of on-site soil.
2. Initiate the remedial actions which will be consistent with future mixed use redevelopment plans for the property:
  - a. Install an active sub-floor ventilation system below the newly constructed building on OU-2.
  - b. Cap the landscaped areas with a minimum of two (2) feet of DNREC-approved fill above a marker barrier, or hardscaping which may include foundations, slabs, driveways, sidewalks, etc.; and install clean utility corridors.
  - c. Prepare a Remedial Action Work Plan (RAWP), including a Contaminated Materials and Water Management Work Plan (CMWMWP), describing the approach for implementing these actions, and submit to DNREC-SIRS for approval.
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 prohibitions:
  - a. Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities [at depths greater than two (2) feet] 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 to prevent future site users from being exposed to soil gas vapors;
4. Implement a Long-Term Stewardship Plan (LTS) to prevent future Site users from being exposed to the soil gas vapors and historic fill material at the Site. The LTS Plan shall include specifications on monitoring the sub-floor ventilation system.
  5. Request and receive from DNREC a Certification of Completion of Remedy (COCR) once the remedy is complete.

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

The (CDC) plans to construct the Ezion Fair Wholeness Center on OU-2 of the Site, a 20,240 square foot recreational facility, educational center, indoor daycare and meeting place, including a pool. The redevelopment of the Site will conform to the outlined controls described in the above section. The proposed remedial actions will include operation and maintenance activities to evaluate the instituted controls long-term.

### **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/>

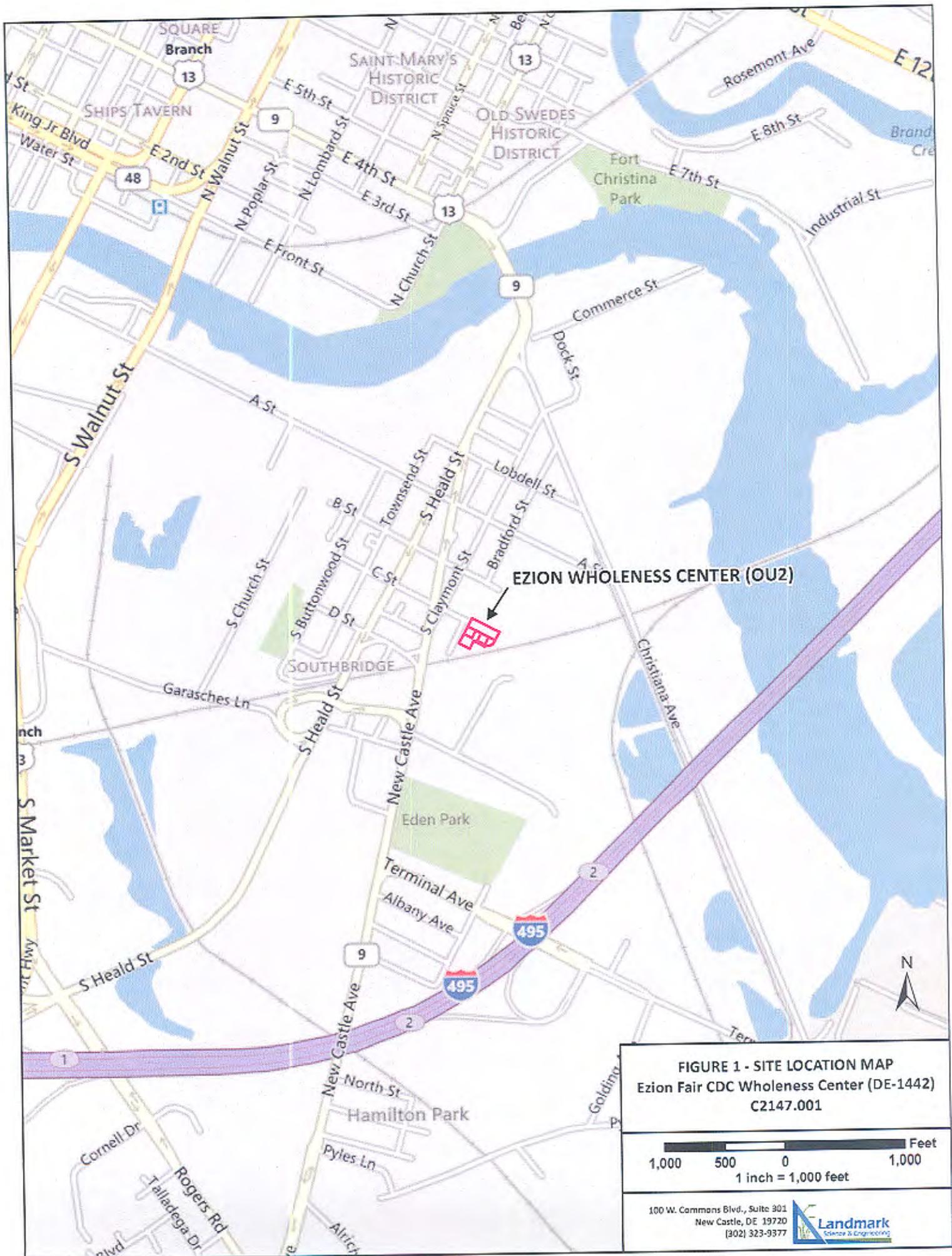
The 20-day public comment period begins on June 1, 2014 and ends at close of business (4:30 pm) on June 23, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kristen Thornton, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Tax Parcel Map

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**Figure 1: Site Location Map**



## **Figure 2: Tax Parcel Map**



**FIGURE 2 - 2012 AERIAL IMAGERY  
INCLUDING SITE TAX PARCELS  
Ezion Fair CDC Wholeness Center (DE-1442)  
C2147.001**

100 50 0 100 Feet  
1 inch = 100 feet

100 W. Commons Blvd., Suite 301  
New Castle, DE 19720  
(302) 323-9977



## Glossary of Terms Used in this Proposed Plan

<b>Area of Concern (AOC)</b>	A discrete section of the Site representing the local bounds of contamination in soil or ground water.
<b>Brownfield Development Agreement (BDA)</b>	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.
<b>Brownfield Investigation (BFI)</b>	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.
<b>Certified Brownfield</b>	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program
<b>Certification of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Contaminant of Concern (COC)</b>	Potentially harmful substances at concentrations above acceptable levels.
<b>Contaminated Materials Management Plan</b>	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
<b>Exposure</b>	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
<b>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Groundwater Management Zone</b>	A geographical area where DNREC restricts drilling for ground water because it is contaminated
<b>Risk</b>	Likelihood or probability of injury, disease, or death.
<b>Restricted Use</b>	Commercial or Industrial setting
<b>Site Inspection (SI)</b>	Environmental study of a site which includes the sampling of soils, groundwater, surface water, sediment and/or wastes on the property, as appropriate. This evaluation is performed on behalf of the United States Environmental Protection Agency (U.S. EPA).
<b>SIRS</b>	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