# FINAL PLAN OF REMEDIAL ACTION

## 511 CONCORD AVENUE SITE (DE-1544)

*511 Concord Avenue* — *December 2014*
*Wilmington, Delaware* — *DNREC Project No. DE-1544*

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 511 Concord Avenue site (DE-1544).

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on November 23, 2014 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

December 22, 2014
Date

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# PROPOSED PLAN OF REMEDIAL ACTION

511 Concord Ave
Wilmington, Delaware
DNREC Project No. DE-1544

November 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

- Figures: 1 & 2
- Glossary of Terms

# PROPOSED PLAN OF REMEDIAL ACTION

511 Concord Ave
Wilmington, Delaware
DNREC Project No. DE-1544

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

Approved by:

Timothy Ratsep, Environmental Program Administrator
Site Investigation & Restoration Section

November 20, 2014
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 publishes a Final Plan of Remedial Action (Final Plan) for the Site.

## What is the 511 Concord Ave Site?

The 511 Concord Ave Site is located at 511 Concord Ave in Wilmington, Delaware, and consists of one tax parcel (26-015.30-129), approximately 0.04 acres in size (Figure 1). The nearest intersection to the Site is Concord Avenue and North Monroe Street. The Site consists of a single story building constructed on a raised concrete slab and concrete covered surfaces. The surrounding properties are residential and commercial. The Site is zoned for neighborhood shopping (Figure 2).

## What happened at the 511 Concord Ave Site?

The Site was previously used as a residence, gasoline filling station and a commercial property. The Site has been vacant since 1992. Historical operations may have impacted the soil and groundwater beneath the Site.

## What is the environmental problem at the 511 Concord Ave Site?

A Brownfield Investigation performed in June 2013 at the Site found that contaminants were detected below the respective DNREC Screening Values at the Site. As a result, the surface soil does not present a risk. However, the subsurface soil results showed an elevated concentration of cobalt. A risk assessment showed that the Site subsurface soils do not pose a risk under the commercial use scenarios. The groundwater showed elevated concentrations of the dissolved metals iron and manganese. The groundwater also had elevated concentrations of several volatile organic compounds (VOCs) including: ethylbenzene, naphthalene, isopropylbenzene, and xylenes above DNREC Screening Values. Human health risk assessment (HHRA) calculations, under the groundwater industrial use scenario, showed that the groundwater poses a risk. The groundwater does not pose a vapor intrusion risk. An abandoned underground storage tank (UST) is located on the property.

## What clean-up actions have been taken at the 511 Concord Ave Site?

No interim actions have been performed at the Site.

## What does the owner want to do at the 511 Concord Ave Site?

The Site will be redeveloped into green space and provide a property that will support potential outdoor markets and/or small community gatherings and events.

## What additional clean-up actions are needed at the 511 Concord Ave 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. 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. The Environmental Covenant will include the following:

    [a.] Use Restriction. Use of the Property shall be restricted solely to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts;

    [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;

2. Remove the existing USTs in accordance with DNREC Tank Management Section Regulations;

3. Conduct an Asbestos Containing Materials Survey prior to the demolition or removal of the on-site building. If asbestos containing material is detected, all material must be removed by a licensed asbestos abatement contractor;

4. Submit to DNREC a Contaminated Materials Management Plan (CMMP) for DNREC's approval. The CMMP will allow construction workers to safely handle any potential contaminated soil at the Site.

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

An environmental covenant will be filed restricting groundwater and use of the Site. Also, an investigation for the existing USTs will be conducted with necessary remedial actions taken. An Asbestos Containing Materials Survey will be performed and any necessary remedial actions will be taken.

## 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 November 23, 2014 and ends at close of business (4:30 pm) on December 15, 2014. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Morgan Price, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map
Figure 2: Site Map

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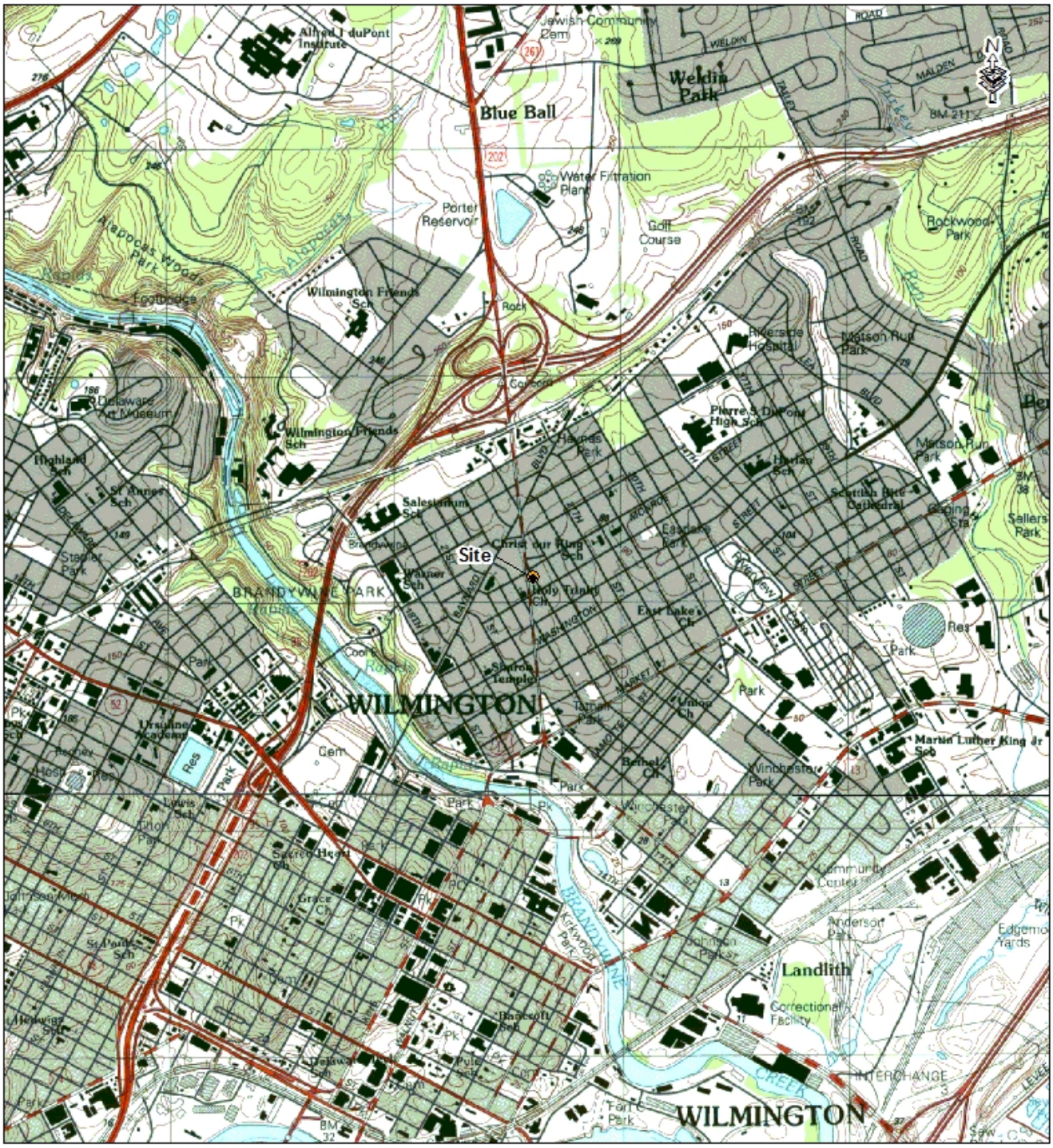


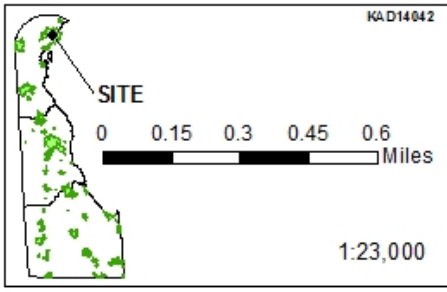


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**FIGURE 1**
**SITE LOCATION MAP**
**511 CONCORD AVE (DE-1544)**
**WILMINGTON, DE**
**USGS 7.5 MIN TOPO**

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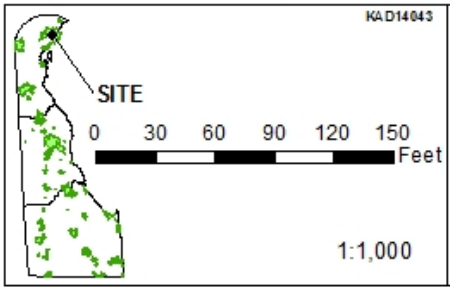
October 2014




DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

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**FIGURE 2**
**SITE MAP**
**511 CONCORD AVE (DE-1544)**
**WILMINGTON, DE**
**2012 AERIAL**

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# Glossary of Terms Used in this Proposed Plan

| | |
|---|---|
| **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. |
| **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. |
| **Final Plan of Remedial Action** | DNREC's adopted plan for cleaning up a hazardous 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. |
| **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. |
| **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 |