# FINAL PLAN OF REMEDIAL ACTION

510 A STREET

*510 A Street* *October 2016*
*Wilmington, Delaware* *DNREC Project No. DE-1626*

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 510 A Street Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the 510 A Street 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 19, 2016
Date

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# PROPOSED PLAN OF REMEDIAL ACTION

510 A Street
Wilmington, Delaware
DNREC Project No. DE-1626

September 2016

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

510 A Street
Wilmington, Delaware
DNREC Project No. DE-1626

**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 26, 2016
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 510 A Street?

510 A Street is located in Wilmington, Delaware, is identified as New Castle County Tax Parcel 26-050.00-0.43, and totals approximately 1.18 acres (Figure 1). The nearest intersection to the Site is A Street and Walnut Street (Figure 2). The Site consists a single one-story masonry structure. The groundcover is predominately asphalt-paved with some grassy and gravel covered areas.

## What happened at 510 A Street?

The Site is located in an area of South Wilmington historically used for industrial purposes. Based on historical photographs, it appears that the structure that is currently located on the property was constructed in the early 1960s. Between the 1960s, approximately ten (10) years ago, the Site was used as a welding supply center and contained several ASTs. The ASTs were used to distribute propane, carbon dioxide, and liquid nitrogen. The Site has been vacant for approximately the last 10 years. The Site's recent past use, as well as the area's historic industrial use, have impacted the soil and groundwater with Polynuclear Aromatic Hydrocarbons (PAHs) and metals.

## What is the environmental problem at 510 A Street?

A Brownfield Investigation performed in 2016 at the Site found that the surface and subsurface soil contains carcinogenic PAHs, as well as metals in concentrations that exceed DNREC-SIRS screening levels. The PAHs above DNREC-SIRS screening levels in the soil include: Benz[a]anthracene, Benzo[a]pyrene, Benzo[b]fluorathene, Benzo[k]fluoranthene, dibenz(a,h)anthracene, and indeno[1,2,3-cd]pyrene. The metals above DNREC-SIRS screening levels in the soil include: Arsenic, Chromium, Lead, Manganese, Mercury, Nickel, Vanadium, and Cyanide. The concentrations of these contaminants in the Site's soil pose an unacceptable risk to future residential or commercial use as well as to potential trespassers.

The Site's groundwater contains dissolved concentrations of the metals Arsenic, Iron, and Manganese above DNREC-SIRS' screening levels. The concentrations of these metals in the groundwater pose an unacceptable risk for any residential or commercial consumption.

As part of the 2016 Brownfield Investigation, an asbestos survey was performed. Asbestos containing materials were identified in all areas inspected.

## What does the owner want to do at 510 A Street?

The owner of the Site would like to redevelop the Site for commercial use.

## What additional clean-up actions are needed at 510 A Street?

**DNREC proposes the following remedial actions for the Site, which need to be completed before a Certificate of Completion of Remedy (COCR) can be issued.**

1. A Remedial Action Work Plan must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.

2. The Site must be capped with at least one foot of clean fill or impervious material (e.g. buildings, asphalt, or concrete) pursuant to the schedule indicated in the DNREC approved Remedial Action Work Plan.

3. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of issuance of the approved Long Term Stewardship (LTS) Plan.

4. An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must be recorded in the Office of the New Castle Recorder of Deeds within 60 days of the issuance of the Long Term Stewardship Plan. The Environmental Covenant must include the following activity and/or use restrictions:

    [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.] Interference with Remedy. There shall be no digging, drilling, excavating, grading, constructing, earth moving, or any other land disturbing activities 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;

    [c.] 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;

[d.] Compliance with the Long Term Stewardship Plan. All work required by the Long Term Stewardship Plan must be performed to DNREC's satisfaction in accordance with the Plan; and

[e.] Compliance with Contaminated Materials Management Plan. All work required by the Contaminated Materials Management Plan must be performed to DNREC's satisfaction in accordance with the Plan.

5. Asbestos must be properly abated prior to any renovation or demolition activities.

6. A Long-Term Stewardship Plan shall be submitted to DNREC for approval in accordance with the schedule set forth in the approved Remedial Action Work Plan. The LTS plan will detail the site-inspection schedule to be followed in order to ensure the long-term integrity of the remedy.

7. A Contaminated Materials Management Plan (CMMP) must be submitted to DNREC within 60 days of the issuance of the Final Plan of Remedial Action. The CMMP will provide guidance to enable construction workers to safely handle any potential contaminated soil and groundwater at the Site.

8. The CMMP will be implemented upon its approval by DNREC.

9. A Remedial Action Completion Report must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the environmental covenant. The CMMP will be completed and available for the Site.

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

The complete file on the Site including the Brownfield Investigation 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 September 28, 2016 and ends at close of business (4:30 pm) on October 17, 2016. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Patrick Boettcher, Project Officer.

Figure 1: Site Map
Figure 2: Area Map

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SOUTHBANK ASSOCIATES LLC
SOUTHBANK ASSOCIATES LLC
CHRISTINA RIVER
WILMINGTON COMMUNITY ROWING FOUNDATION LLC
WILPOT LLC
322 A STREET LLC
CITY OF WILMINGTON
SOUTHSIDE LLC
CITY OF WILMINGTON
URIE REAL ESTATE LLC
O'SULLIVAN DENIS P
DELAWARE HUMANE ASSOCIATION
C & B PROPERTY ENTERPRISES LLC
SPRUCE ST
CARRIAGE HOUSE ASSOCIATES LLC
CITY OF WILMINGTON
BUTLER DERBY LLC
Site Boundary
Tax Parcels
Source: DEMAC - Aerial 2012; Delaware DataMIL - Tax Parcels
BrightFields, Inc.
Environmental Evaluation Investigation, and Remediation
801 Industrial Street, Suite 1
Wilmington, Delaware 19801
302-656-9600
302-656-9700 fax
Site Layout and Surrounding Land Uses
510 A Street
Wilmington, Delaware
By
Date
Scale:
File Name:
Drawn
ADS
7/5/2016
1:1,800
Fig2SiteLayout.mxd
Checked
MRA
7/5/2016
Fig. No.
Figure 2
Project #
1974.12.21
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Feet
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**Figure 1**

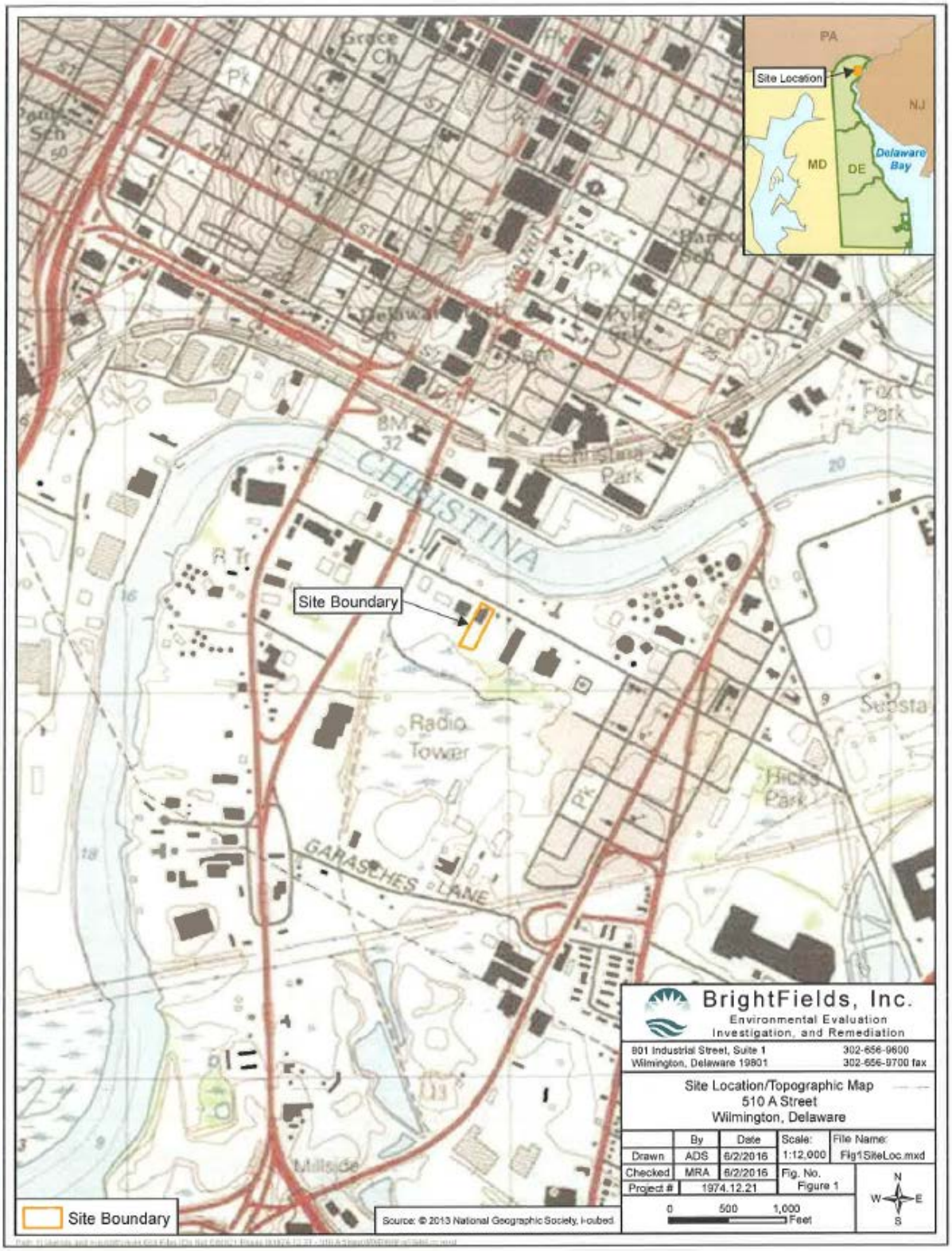
PA
Site Location
NJ
MD
DE
Delaware Bay
Site Boundary
CHRISTINA
Radio Tower
GARASCHES LANE
Site Boundary
Source: © 2013 National Geographic Society, i-cubed
BrightFields, Inc.
Environmental Evaluation Investigation, and Remediation
901 Industrial Street, Suite 1
Wilmington, Delaware 19801
302-656-9600
302-656-9700 fax
Site Location/Topographic Map
510 A Street
Wilmington, Delaware
By
Date
Scale:
File Name:
Drawn
ADS
6/2/2016
1:12,000
Fig1SiteLoc.mxd
Checked
MRA
6/2/2016
Fig. No.
Figure 1
Project #
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**Figure 2**

# Glossary of Terms Used in this Proposed Plan

| | |
|---|---|
| **Area of Concern (AOC)** | A discrete section of the Site representing the local bounds of contamination in soil or ground water. |
| **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. |
| **Contaminant of Concern (COC)** | Potentially harmful substances at concentrations above acceptable levels. |
| **Contaminated Materials Management Plan** | 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 |
| **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. |
| **Preliminary Risk Assessment** | A quantitative evaluation of only the most obvious and likely risks at a site |
| **Risk** | Likelihood or probability of injury, disease, or death. |
| **Restricted Use** | Commercial or Industrial 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 |
| **US EPA** | United States Environmental Protection Agency |