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File# 1452 B8



PROPOSED PLAN OF REMEDIAL ACTION

Ministry Row Site
625 E. 10th Street
Wilmington, Delaware
DNREC Project No. DE-1452



February 2009

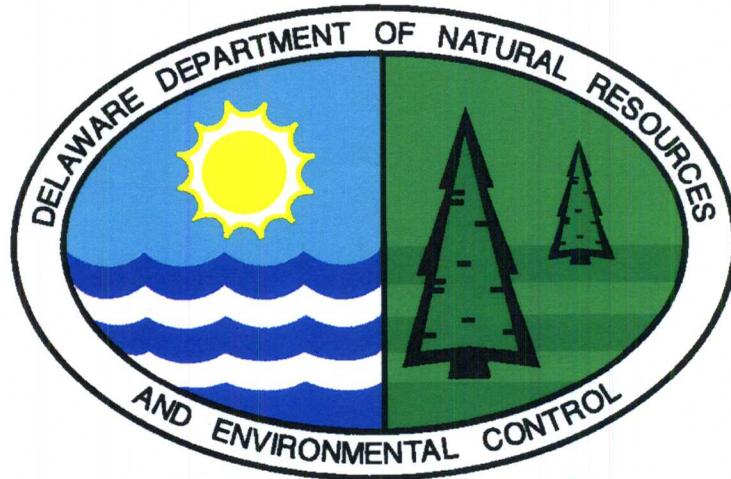
Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

CONTENTS

- Proposed Plan: Questions and Answers
- Figures 1, 2, and 3
- Appendix: Site Photographs
- Glossary of Terms
- Attachment: *What is a Proposed Plan?*

PROPOSED PLAN OF REMEDIAL ACTION

Ministry Row Site
625 E. 10th Street
Wilmington, Delaware
DNREC Project No. DE-1452



Approval:

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

	Approved by:
James D. Werner, Director Division of Air & Waste Management	
<i>12 Feb 2009</i>	Date



What is the Ministry Row Site?

The Ministry Row Site is a Brownfield property and is located at 625 E. 10th Street in Wilmington, Delaware (Figure 1). The owners of the property, Sacred Heart Housing, Inc., plan to redevelop the property into seven affordable residential townhomes (Figure 2). The site is currently vacant. In the first quarter 2008, the former American Legion Hall structure was demolished. The site currently contains broken concrete, broken asphalt, landscaped areas, and brick debris in the area of the former building footprint.

Tax Parcel Numbers: The site was originally comprised of one tax parcel (parcel number 26-036.30-371), and was recently subdivided into seven tax parcels: (parcel numbers: 26-036.30-711, 26-036.30-712, 26-036.30-713, 26-036.30-714, 26-036.30-715, 26-036.30-716, and 26-036.30-371).

Address: 625 E. 10th Street

Nearest major intersection: 10th and Spruce Streets

Area: 0.33 acres

Surrounding Property: Surrounding land use is residential

Zoning: 26R-3 – Single Family Row Homes

Site Utilities: None at this time

Surface water: The closest surface water body to the property is the Brandywine Creek, which is located approximately 700 feet east of the site.

Topography: The property is flat.

Groundwater: Groundwater was measured at approximately 10 feet below ground surface (bgs) in the monitoring wells installed on the site. Based on topography and proximity to the Brandywine Creek, groundwater is expected to flow towards the southeast.

What happened at the Ministry Row Property?

Based on the review of available historical records, a brick yard operated at the site from at least 1868 to sometime before 1881 when the property became Public School No. 20. In 1951, the property was purchased by the American Legion and operated as a Legion Hall.

The Phase I Report from July 2007 indicated the presence of two fuel-oil storage tanks on the property. However, documentation regarding the removal of the tanks was not identified. A 1901 Sanborn[®] Fire Insurance Map for the area indicated that a former steam heat system and brick chimney existed within the site building. It is likely that the building heater system was coal-fired, and coal residual waste may exist at the site.

What is the environmental problem at the Ministry Row Property?

A Brownfield Investigation (BFI) of the Ministry Row property showed that that rubble within the existing footprint of the former American Legion Hall exhibits impacts from lead and benzo(a)pyrene above the levels acceptable for residential reuse. Soil in an area outside of the building footprint contained arsenic above the default Delaware background level.

The BFI for the Ministry Row site included sampling of surface soil and subsurface soil from ten soil borings drilled across the property. Two of these soil borings were retained as groundwater monitoring wells. The subsurface soil and groundwater beneath the site showed no environmental impacts. The surface soil samples indicated impacts from lead and benzo(a)pyrene in the rubble remaining within the footprint of the former American Legion Hall. The surface soil, in a small area outside the footprint, indicated arsenic above the default Delaware background level of 11 parts per million.

A human health risk assessment showed that exposure to surface site soil may pose an unacceptable carcinogenic risk under an unrestricted use (residential) scenario if the soil was not covered. Risk assessment indicated that there is no unacceptable risk from subsurface soil or from groundwater.

What does the owner want to do at the Ministry Row Property?

The owner of the property plans to redevelop this property into seven affordable townhomes.

What clean-up actions have been taken at the Ministry Row Property?

No cleanup work has been undertaken as of this date. Prior to the demolition of the former American Legion Hall building, asbestos was removed from the structure and one fuel oil tank was removed from the basement.

What additional clean-up actions are needed at the Ministry Row Site?

DNREC's Proposed Plan includes the excavation and removal of impacted rubble and soil (Figure 3) from the property. All areas where impervious structures will not be constructed will be filled with DNREC-approved fill. Impacted soil and rubble excavated from the site will be reused at a DNREC-approved offsite location.

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

The property owner/developer plans to construct seven townhomes on the property (Figure 2). Since all of the impacted material will be removed from the property prior to construction, there will be no requirements for long-term environmental monitoring of the site after the remedial action.

DNREC plans to issue a Certificate of Completion of Remedy for the site after the completion of the proposed remedial actions at the site.

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

The complete file on the site, including the Brownfield Remedial Investigation, is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/>

The 20-day public comment period begins on February 15, 2009 and ends at close of business (4:30 pm) on March 9, 2009. Please send written comments to the DNREC office or call Kathryn Durant, Project Manager, at: 302-395-2600.

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Glossary of Terms Used in this Proposed Plan

Brownfield	Property that is vacant or underutilized because of the perception or presence of an environmental problem.
Brownfield Investigation (BFI)	Environmental studies of a site including sampling of soils, groundwater, surface water, sediment and/or wastes on the property.
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.
Contaminant of Concern (COC)	These are potentially harmful substances at concentrations above acceptable levels (eg metals and PAH).
Final Plan of Remedial Action	DNREC's proposal for cleaning up a hazardous site after it has been reviewed by the public and finalized.
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.
Proposed Plan of Remedial Action	A plan for cleaning up a hazardous site submitted by DNREC and subject to public comments.

What is a *Proposed Plan*?

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC plans to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the clean up of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp> .

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.



Legend

- Soil Sample Location
- Soil and Groundwater Sample Location
- Proposed Former Building Debris Excavation Area
- Property Boundary
- Tax Parcel
- Demolished Building Footprint
- Existing Building
- Proposed Arsenic Contamination Excavation Area

**Hot Spot Removal Area
Ministry Row
Wilmington, Delaware**

	By	Date	Scale:	File Name:
Drawn	SMD	1/5/09	1:480	HotSpotRemoval.mxd
Checked	GHC	1/5/09	Fig. No.	
Project #	0995.10.21		Figure 3	

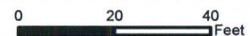


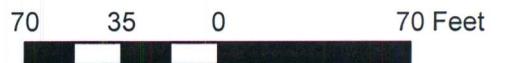


FIGURE 1
 Site Location/Features Map
 Source: Delaware DataMIL, 2007

Ministry Row

Wilmington, Delaware

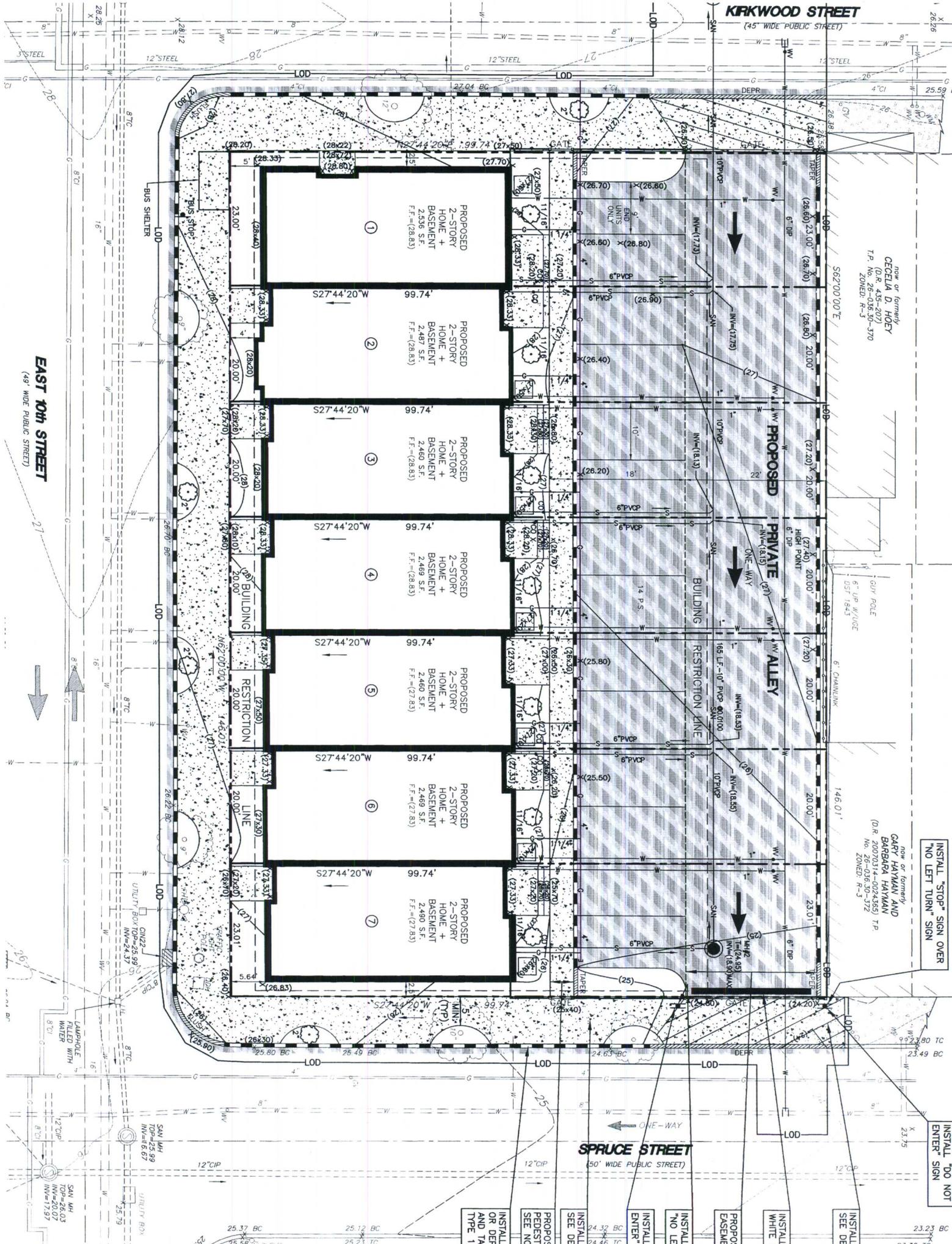
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KIRKWOOD STREET
(45' WIDE PUBLIC STREET)

EAST 10th STREET
(49' WIDE PUBLIC STREET)

SPRUCE STREET
(50' WIDE PUBLIC STREET)



now or formerly
CECELIA D. HOEY
 (D.R. 435-207)
 T.P. No. 26-03630-370
 ZONE: R-3

now or formerly
BARBARA KAYMAN
 (D.R. 400-06-03630-372)
 No. 26-03630-372
 ZONE: R-3

INSTALL "STOP" SIGN OVER
 "NO LEFT TURN" SIGN

INSTALL "DO NOT
 ENTER" SIGN

- INSTALL SEE DE
- INSTALL WHITE
- PROPOS EASEME
- INSTALL "NO LE
- INSTALL ENTER
- INSTALL ENTER
- INSTALL SEE DE
- PROPOS PEDEST SEE NO
- INSTALL OR DEP AND TA TYPE 1

25.37 BC
 25.58 BC

25.12 BC
 25.23 TC

23.23 BC

APPENDIX: SITE PHOTOGRAPHS
Ministry Row – 625 10th Street, Wilmington, DE

PHOTOGRAPH 5



View of the northern portion of the site including the former heating oil storage tank (removed from basement of building prior to demolition)

PHOTOGRAPH 6



View of the northwest portion of the site

APPENDIX: SITE PHOTOGRAPHS
Ministry Row – 625 10th Street, Wilmington, DE

PHOTOGRAPH 3



View of the southwest portion of the site

PHOTOGRAPH 4



View of the west portion of the site

APPENDIX: SITE PHOTOGRAPHS
Ministry Row – 625 10th Street, Wilmington, DE

PHOTOGRAPH 1



View of the northeast portion of the site

PHOTOGRAPH 2



View of the southeast portion of the site