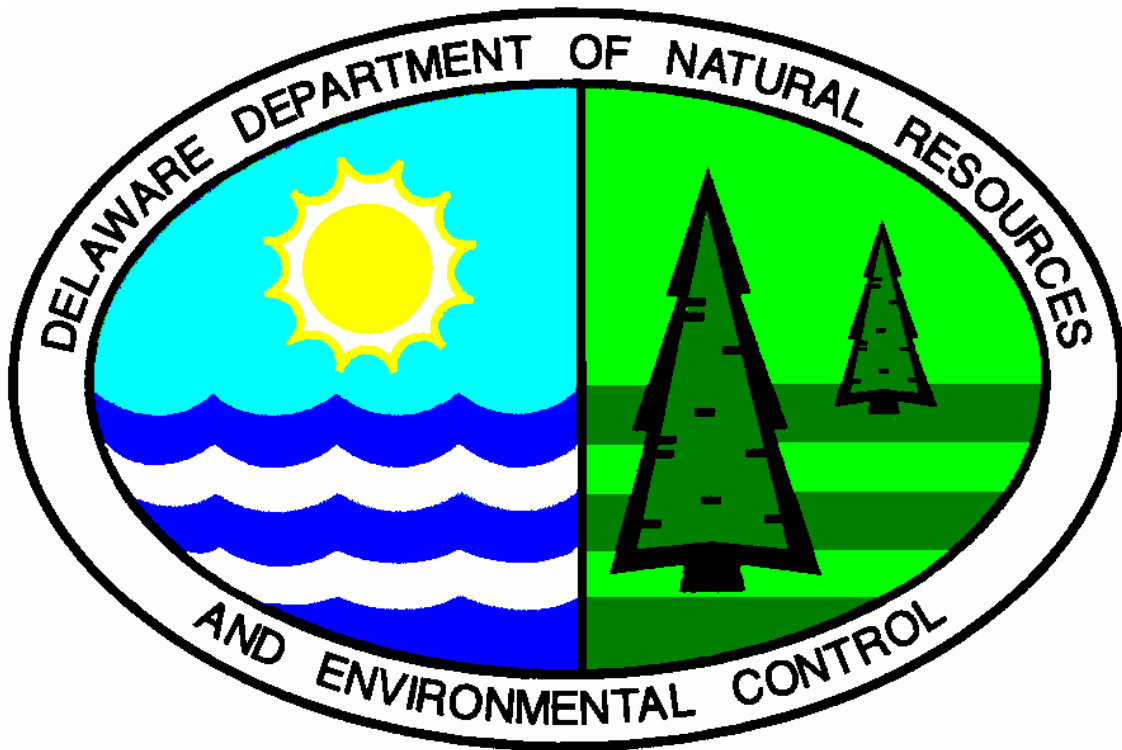


FINAL PLAN OF INTERIM RESPONSE ACTIONS

Christina Riverfront Redevelopment Parcels Projects Wilmington, Delaware

- 250 South Madison Street DE-1055
- Wilmington Public Works Yard DE-1090
- Wilmington Public Works Yard OU2 DE-1333
- 400 South Madison Street DE-1040
- 350 South Madison Street DE-1335



November 2004

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

Background and Introduction

The Site Investigation and Restoration Branch (SIRB), on behalf of the Department of Natural Resources and Environmental Control (DNREC or the Department), announces the Final Plan for Interim Response Actions for the project currently known as the “Christina Riverfront Redevelopment Parcels.” DNREC issues this final plan for the interim response actions under the authority of the Hazardous Substance Cleanup Act (HSCA), 7 Del. C. Chapter 91.

The project comprises land located on or near South Madison Street, south of West Street, in Wilmington, Delaware which are further described as follows:

- DE-1055 is a portion of the former roundhouse parcel that is currently used by the City for Public Works Yard materials storage. It is also known as 250 South Madison Street and it does not have street access except through the Public Works Yard. The tax parcel number is: 26-042.00-013.
- DE-1090, located at 300 South Madison Street, is currently occupied by the Wilmington Public Works Yard. This site includes tax parcels 26-042.00-005 and 006.
- DE-1333 is Operable Unit 2 of the Public Works Yard, and is specifically identified with a former gas holder. It is included on portions of tax parcels 26-042.00-005 and 006.
- DE-1335, located at 350 South Madison Street, is currently occupied by Brandywine Counseling. The tax parcel number is 26-042.00-023.
- DE-1040, located at 400 South Madison Street, is currently occupied by the Delaware Transit Corporation. The tax parcel number is 26-042.00-024.

These properties are located in the Christina Riverfront section of South Wilmington which has been in continuous industrial use since the late 1700s. Proposals for redevelopment concepts have been solicited for these properties, and the final land use plan has not been determined at this time. Future use scenarios for both commercial and residential use are being considered.

Several environmental investigations have taken place on the different properties and additional investigations are currently on-going. This final plan for interim response actions is issued to provide notification of potential environmental remediation activities associated with the planned demolition, land clearing, regrading, filling and construction operations on these properties prior to the issuance of DNREC’s Proposed and Final Plan(s) of Remedial Action at a later date.

This document is the Department’s final plan of Interim Response Actions (final plan) which contains the Department’s final interim response actions to be performed at the site.

Final Interim Response Actions

Removal, handling and disposal of any contaminated material encountered during site preparation activities will be managed in accordance with the following:

1. All applicable federal, state, county, and municipal statutes, regulations and guidances.
2. A DNREC-approved Contaminated Materials Management Plan (CMMP)
3. All site activities will commence under the management of a site-specific Health and Safety Plan.

Potential site preparation activities may include, but are not limited to, the following activities:

- A. Excavation and proper material management associated with demolition of the existing building(s), foundation(s), concrete pads, curbs, road, and other impervious surfaces;
- B. Excavation and proper material management associated with trenching activity and pits for utility installation;
- C. Installation of temporary perimeter fences;
- D. Backfilling of all excavated areas;
- E. Site grading and filling consistent with a CMMP;
- F. Stockpiling of soil consistent with a CMMP;
- G. Installation/construction of sediment and storm water management infrastructure and/or controls consistent with a CMMP;
- H. Dewatering activities consistent with the approved CMMP, and
- I. Removal of underground and/or aboveground storage tanks (USTs and ASTs) and associated piping, components, and foundations.

Additional actions may be required as part of determining the final cleanup plan at these properties. These additional actions, as well as additional information regarding the environmental conditions and risk to human health and the environment and the recommended actions needed to address these risks will be issued as a following action at a later date.

As described in Section 12 of the Delaware Regulations Governing Hazardous Substance Cleanup (Regulations), DNREC provided notice to the public and an opportunity for the public to comment on the proposed plan of interim response actions. During the comment period of November 3, 2004 through November 23, 2004, DNREC did not receive any comments on the proposed plan; therefore, the proposed plan has been adopted as the final plan. If you have any questions or concerns regarding the site, or if you would like to review any information regarding the site, please contact Wilmer Reyes or Rick Galloway at 391 Lukens Drive, New Castle, Delaware 19720, or at (302) 395-2600.

The final plan of interim response actions for the site is protective of human health, welfare and the environment, and is consistent with the requirements of the Delaware Hazardous Substance Cleanup Act.

John Blevins, Director
Division of Air and Waste Management

Date of Review of Final Plan of Response
Actions

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