

STATE OF DELAWARE

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL-
SITE INVESTIGATION AND RESTORATION BRANCH

PROPOSED PLAN OF REMEDIAL ACTION



SCANNED
JAN 19 2005
File# DE 1332
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**Madison Garden Apartments
Wilmington, DE**

**DNREC Project No. DE-1332
January 2005**

This proposed plan of remedial action (proposed plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) preferred cleanup alternative for the Madison Garden Apartments Site (Madison Garden) in Wilmington, Delaware owned by the Wilmington Housing Authority. The purpose of the proposed plan is to provide specific information about the soil and groundwater contamination and the cleanup alternatives that DNREC has considered. In addition, as described in Section 12 of the Delaware Regulations Governing Hazardous Substance Cleanup (Regulations), DNREC will provide notice to the public and an opportunity for the public to comment on the proposed plan. At the comment period's conclusion, DNREC will review and consider all of the comments received and then will issue a final plan. The final plan shall designate the selected remedy, if required, for the site. All investigations of the site, the proposed plan, comments received from the public, DNREC's responses to the comments, and the final plan will constitute the Remedial Decision Record.

This proposed plan summarizes technical reports pertaining to this site, including:

- Phase II Investigation Report for Madison Garden Apartments BrightFields, Inc. May 4, 2004.
- Work Plan for Environmental Monitoring During Subsurface Demolition BrightFields, Inc. July 22, 2004.
- The administrative record file upon which this proposed plan is based.

Copies of these documents can be obtained or viewed by contacting DNREC (see the public participation information listed at the end of this document).

DNREC's proposed remedy is preliminary and a final decision will not be made until all of the public's comments, if any, are considered. The final remedy selected could differ from the proposed remedy based on DNREC's response to public comments.

INTRODUCTION

The Madison Garden site was formerly occupied by a three-story apartment building. The Wilmington Housing Authority demolished the building in 2004 and plans to construct residential townhouses on the property. The site is the former location of a leather tanning facility and was included in the DNREC Tannery Sites Initiative.

SITE DESCRIPTION AND HISTORY

The Site is located at 710 West Third Street and is identified as tax parcel # 2603440223. The Site encompasses 0.6 acres and is located generally on the southwest corner of the intersection of Madison and Third Streets in the city limits of Wilmington, Delaware. The site is situated in a typical urban setting that includes housing, commercial properties, a restaurant and a play ground. The site is flat, has no surface water features, and is served by public water.

According to the Phase I Environmental Site Assessment performed by BrightFields, Inc., the property was developed as the location of the Pusey & Scott Company Morocco Manufacturers and the American Leather Morocco Factory beginning prior to 1884 and continuing in this use until at least 1901. Tannery sites are potentially contaminated with chemical used in the tanning process, notably arsenic. BrightFields performed a limited soil evaluation in April 2004 and found elevated concentrations of arsenic and lead indicative of tannery wastes in samples from four to eight feet below the ground surface (see Table 1 below). The Wilmington Housing Authority signed a voluntary cleanup agreement with DNREC on September 24, 2004. The agreement provides a framework for DNREC oversight of the development of the site.

Table 1. Subsurface soil results (mg/kg)

Contaminant	Samples/detections	Range (mg/kg)	URS*
Arsenic	6/5	3.5-507	23
Lead	6/6	14.5-918	400
Benzo(a)anthracene	6/5	.034-51	0.9

*Uniform Risk based Standard

REMEDIAL ACTION OBJECTIVES

The following qualitative objective(s) are determined to be appropriate for the site:

- Prevent exposure by residents of the new houses to contaminated soil;
- Prevent exposure by construction workers to unacceptable risks.

This objective is consistent with the future proposed use of the site as a residential development, City of Wilmington zoning policies, and worker health and safety.

Based on the qualitative objectives, the quantitative objective(s) are:

- Prevent human exposure to soils contaminated with arsenic and benzo(a)pyrene that would result in a carcinogenic risk above 1.0E-05 and a non-carcinogenic risk above Hazard Index (HI) of 1.0.
- Prevent human exposure to soil contaminated with lead over 1000 mg/kg (construction worker) or 400 mg/kg (resident) as an average.

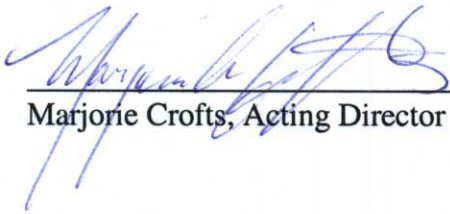
PROPOSED PLAN OF REMEDIAL ACTION

Based on DNREC's evaluation of the site information, which includes current and past environmental investigations, historical information, the above remedial action objectives, and the Wilmington Housing Authority's construction plans, DNREC proposes that the following remedial actions be taken at the site:

1. Ensure contaminated soils below the zone of human contact and beneath pavement or concrete slabs.
2. Over excavate utility trenches, bed utility lines in clean fill material, and use additional clean material to fill trenches.
3. Implement the Work Plan for Environmental Monitoring during Subsurface Demolition (BrightFields, Inc. 2004).
4. Prepare and implement an operations and maintenance plan which will identify areas (if any) containing contaminated material.
5. Attach a deed restriction to the property requiring notification of DNREC in the event of future excavation on the site.

PUBLIC PARTICIPATION
The Department is actively soliciting written public comments and suggestions on the proposed plan of remedial action. The comment period begins January 20, 2005, and ends at the close of business (4:30 p.m.) February 8, 2005.
If you have any questions or concerns regarding the Madison Garden Apartments site, or if you would like to view reports or other information regarding this site, please contact the project manager, Stephen F. Johnson, 391 Lukens Drive, New Castle, Delaware 19720 or at 302.395.2600.

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Marjorie Crofts, Acting Director

1/18/05

Date