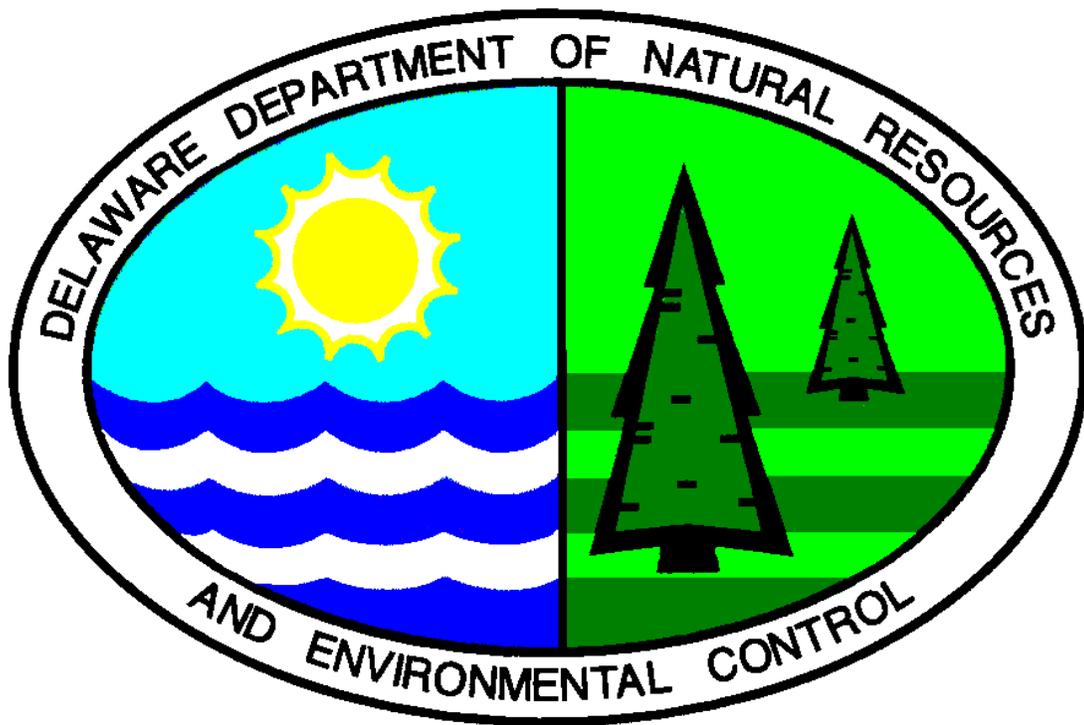


PROPOSED PLAN OF REMEDIAL ACTION

**920 FRENCH STREET SITE
Wilmington, Delaware**

DE 1206



April 2001

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

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I. INTRODUCTION

The 920 French Street Site (“Site”) is located in the northern half of the city block bounded by Ninth, Tenth, French and Walnut Streets in Wilmington, Delaware, New Castle County (Figure 1). In order to determine the potential for environmental liability prior to the purchase of the Site, Corporate Property Services (“CPS”) entered into the Department of Natural Resources and Environmental Control-Site Investigation and Restoration Branch’s (“DNREC-SIRB’s”) Voluntary Cleanup Program (“VCP”) Agreement under the provisions of the Delaware Hazardous Substance Cleanup Act, 7 Del. C. Chapter 91 (“HSCA”). Through a VCP Agreement, CPS agreed to investigate the potential risks posed to the public health, welfare and the environment. CPS contracted Duffield Associates, Inc. to perform a Facility Evaluation (“FE”) of the Site.

The purpose of the FE was to: 1) understand the nature and extent of any soil and/or groundwater contamination at the Site, 2) evaluate risks to public health, welfare and the environment associated with any identified contamination, and 3) perform, if necessary, a Feasibility Study (“FS”) that would identify and recommend a Remedial Action, if required by DNREC-SIRB. The potential purchaser of the property desired to obtain a Certification of Completion of Remedy from DNREC-SIRB upon completion of all required tasks.

This document is the Department’s Proposed Plan of Remedial Action (“Proposed Plan”) for the Site. It is based on the results of the previous investigations performed at the Site. This Proposed Plan is issued under the provisions of the HSCA and the Regulations Governing Hazardous Substance Cleanup (“Regulations”). It presents the Department’s assessment of the potential health and environmental risk posed by the Site.

As described in Section 12 of the Regulations, DNREC-SIRB 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-SIRB will review and consider all of the comments received and then DNREC-SIRB will issue a Final Plan of Remedial Action (“Final Plan”). The Final Plan shall designate the selected remedy, if required, for the Site. The Proposed Plan, the comments received from the public, DNREC-SIRB’s responses to those comments, and the Final Plan will constitute the Remedial Decision Record.

Section II presents a summary of the site description, site history and previous investigations of the Site. Section III provides a description of the remedial investigation results. Section IV presents a discussion of the remedial objectives. Section V presents the Proposed Plan of Remedial Action. Section VI discusses public participation requirements.

II. SITE DESCRIPTION AND HISTORY

The Site is located in the northern half of the city block bounded by Ninth, Tenth, French, and Walnut Streets in Wilmington, Delaware, New Castle County, see Figure 1. The Site consists of approximately 0.9 acres and consists of one tax parcel, #26-035.20-172. The Site previously contained mixed uses including residential and commercial and use as a parking lot. The Site is bounded to the north by Tenth Street, to the east by Walnut Street, to the south by a parking lot (Tax Parcel 26-035.20-190) and Ninth Street and to the west by French Street.

The Site is currently owned by Bracebridge Corporation and is slated for redevelopment as an office-type structure for multi-uses by Corporate Property Services. Corporate Property Services entered into a voluntary agreement with DNREC-SIRB to conduct an investigation and cleanup of the Site.

Site and Project History

The Site contained a series of residential houses, small commercial operations and a parking lot. Historic research indicates that residential buildings were present on the Site from 1884 through 1972. According to several sources, the final residential building was demolished in 1997. In the spring of 1997 a three-story office building (formerly a townhouse), remained on the northwestern corner of the Site. The remainder of the Site was bituminous concrete and crushed stone parking lots. The building was demolished in 1998 and the western half of the Site was paved with bituminous concrete for use as a parking lot. The eastern half of the Site received a layer of stone and was also used as a parking lot.

Potential asbestos containing materials were observed on the former office building. All asbestos containing materials were abated properly from the building prior to the demolition. The asbestos abatement was performed by a Delaware Certified Asbestos Abatement Contractor, under the review of Duffield Associates, Inc. The DNREC, Division of Air and Waste Management, Air Resources Branch, was properly notified of the abatement.

Several small containers, labeled to contain paints, propane, paint thinner, and gasoline, were observed in the basement of the former office building. In addition, an approximately 50-gallon container labeled to contain propane, as well as a 55-gallon drum labeled to contain glycol, was observed in the basement. All of these materials were removed and disposed of prior to building demolition activities.

In order to obtain a Certification of Completion of Remedy, CPS entered into a VCP Agreement with DNREC-SIRB to perform the FE. The objectives of the FE were to evaluate the soil and/or groundwater at the Site.

III. INVESTIGATION RESULTS

DNREC-SIRB conducted an extensive review of past investigations prepared for the Site. After review of the work conducted, DNREC-SIRB worked with Duffield, the consultant for Corporate Properties Services, to develop a FE Work Plan to address the following:

- Determine the presence or absence of contaminants in the historic fill, and if present, determine if the contaminants pose any unacceptable risks
- Determine the presence or absence of a source in the underlying soils and structure and if present to remove the source.

The FE Work Plan called for Duffield to perform the following tasks:

- Re-sample and analyze the Site fill soils;
- Develop a profile of the volume of material impacted;
- A risk assessment, if necessary, both human health and/or ecological, and

- A FS, if the Site poses unacceptable risk to human health and the environment, to correct these risks.

DNREC-SIRB considers the data and information generated in the previous investigations of the Site to meet the criteria of a Remedial Investigation (RI). The following is a brief summary of the results of the investigations for the Site:

A. General Information

All surrounding buildings and structures are currently connected to public water and wastewater systems.

Asbestos materials were removed and disposed of properly prior to the demolition of the former office building located on the Site.

Storage containers located in the former office building basement were removed and disposed of properly prior to the demolition of the building.

B. Site Fill Soils

Subsurface evaluation of the Site revealed the presence of buried debris and historic fill material that appeared to be associated with the demolition of the former buildings. Several buried storage tanks were encountered within the fill material, two of which contained petroleum product. Petroleum hydrocarbons were detected in fill soils, presumably associated with the buried tanks. Elevated concentrations of metals and polynuclear aromatic hydrocarbons (PAHs) were reported throughout the fill material.

C. Groundwater

The results of groundwater sampling at the Site indicated that groundwater beneath the Site contains concentrations of aluminum, iron and manganese, which exceed the DNREC-SIRB remediation standards for groundwater. All three metals were also detected in native soils beneath the fill materials and likely represent natural background conditions.

D. Summary

The results of the investigations indicated that the Site contains elevated concentrations of antimony, arsenic, beryllium and lead in the fill soils, which exceeded the DNREC-SIRB Remediation Standards for unrestricted use. PAH compounds also were detected in Site fill soils at concentrations that exceeded the Remediation Standards for unrestricted use. Petroleum containing tanks were discovered in within the fill material, and petroleum impacted soils were detected in areas of the Site. Buried debris and historic fill material associated with former building demolition, which was observed to depths ranging from 0.5 to 8 feet below the ground surface, is present in the soils beneath the eastern portion of the Site. In addition, buried debris and ash was observed to depths of up to six (6) feet below top of ground surface.

The VCP Agreement with CPS provided that, if during the course of investigation means became apparent to reduce the contamination or prevent its spread, appropriate action would be taken immediately. Therefore the following remedial interim actions have occurred:

- **Removal of Regulated Fill Soils**: all contaminated fill soils were removed from the Site and disposed of properly in accordance with applicable Regulations.

Duffield performed a health risk assessment to evaluate the possible effects on human health from the use of the Site consistent with the objectives discussed above.

The Risk Evaluation (“RE”) evaluated whether there were possible health risk and/or environmental impacts from the release of hazardous substances from the Site. Given that nearly all the residents in the immediate area are connected to municipal water supply and the interim action removed all soil contamination, there is no completed pathway for exposure for any potential ecological or human receptors in the area.

IV. REMEDIAL ACTION OBJECTIVES

According to Section 8.4 (1) of the Regulations, site-specific remedial action objectives (“RAOs”) must be established for all plans of Remedial Action. The Regulations provide that DNREC-SIRB set objectives for land use, resource use, and cleanup levels that are protective of human health and the environment.

Qualitative objectives describe, in general terms, what the ultimate result of the remedial action, if necessary, should be. The following qualitative objectives are determined to be appropriate for the Site:

- Prevent residential exposure to impacted media, and
- Continue the use of public water for all purposes to the surrounding community.

These objectives are consistent with the current use of the Site as a commercial use in an urban setting, New Castle County zoning policies, state regulations governing water supply, and worker health and safety.

Quantitative objectives define specific levels of remedial action to achieve protection of human health and the environment. Based on the qualitative objectives, the quantitative objectives will be to ensure that future site users such as site workers, construction workers, visitors, and trespassers do not come in contact with soils that contain elevated levels of metals and PAHs. As stated earlier, the soils that contained the elevated levels of metals and PAHs were removed as part of a remedial interim action, therefore, the quantitative objectives for this Site have been met.

The only compounds that pose a potential hazard that were detected in groundwater are aluminum, iron and manganese. All three metals were also detected in the native soil beneath the fill material at the Site. The aluminum, iron and manganese in the groundwater may possibly be attributable to manmade activities as well as natural sources. However, the groundwater at the Site is not used for drinking and there are no drinking water sources, including water supply wells or surface intakes, within a ½ mile of the property. Based on this information, the aluminum, iron and manganese concentrations in the groundwater, regardless of their source, do not pose a risk. The study concludes that the groundwater at the Site should not be used for potable water sources. If the area were going to be developed as a source of drinking water, then

groundwater would have to be treated for aluminum, iron and manganese due to aesthetic problems prior to distribution to the public.

V. PROPOSED PLAN OF REMEDIAL ACTION

As stated in Section III of this Proposed Plan, the soil contamination at the site was removed as part of a remedial interim action thus eliminating any potential contact with the Site soils. The Site is slated for redevelopment as an office-type structure for multi-uses by Corporate Property Services, and will consist of a building with paved parking areas. The Proposed Plan for the 920 French Street Site calls for placement of an institutional control, consisting of the following:

- No further action for the remaining soils on the Site.
- Placement of a Groundwater Management Zone (“GMZ”) at the Site to prevent future use of the groundwater beneath the site.

VI. PUBLIC PARTICIPATION

The Department actively solicits public comments or suggestions on the Proposed Plan and welcomes opportunities to answer questions. Please direct written comments to:

DNREC
Site Investigation and Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720-2774
Attn: Larry Jones

The public comment period for this Proposed Plan begins on April 10, 2001, and ends at the close of business (4:30 p.m.) May 1, 2001. If so requested, a public hearing will be held on the Proposed Plan. The meeting time and place will be announced if said hearing is requested.

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Figure 1 - Site Location