

STATE OF DELAWARE

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL DIVISION OF AIR AND WASTE MANAGEMENT SITE INVESTIGATION AND RESTORATION BRANCH

PROPOSED PLAN OF INTERIM RESPONSE ACTIVITIES



October 2004

**West Street Project
Wilmington, Delaware**

DNREC Project No. DE-131, DE-1331

BACKGROUND AND INTRODUCTION

The Site Investigation and Restoration Branch (SIRB), on behalf of the Department of Natural Resources and Environmental Control (DNREC), announces the proposed plan of interim response activities (proposed plan) for the West Street Project. The project is located along West Street in Wilmington, Delaware. DNREC issues this proposed plan under the authority of the Hazardous Substance Cleanup Act (HSCA), 7 Del. C. Chapter 91.

The project is comprised of two separate parcels of land collectively referred to as the West Street Project. The two parcels are identified as the Berger Brothers site (DE-131) and the Boulevard site (DE-1331). The development plan for the West Street Project calls for construction of an office building complex on the Boulevard site, and construction of a parking garage on the adjoining Berger Brothers site. The project is bordered by West Street to the east and south, Justison Street to the west, and Amtrak rail lines and Martin Luther King Boulevard to the north. A warehouse building which was formerly on the Berger Brothers site was demolished in the spring of 2004. The warehouse building's foundation slab currently remains in place. On the Boulevard site, a warehouse building presently exists. This project is located in the riverfront section of Wilmington which has been in continuous industrial use since the late 1700s.

Environmental investigations have taken place on the Berger Brothers site and a final plan of remedial action was issued in December 2003. Investigations are on going on the Boulevard site. Prior to DNREC issuing a proposed plan of remedial action, DNREC is proposing the following interim response activities to occur as part of redevelopment of the site.

PROPOSED INTERIM RESPONSE ACTIVITIES

Removal and proper management of contaminated soil and groundwater generated during project preparation include the following activities which will be managed in accordance with a DNREC approved Contaminated Materials Management Plan:

- ✍ Excavation associated with demolition of the former building foundation and subsequent filling of excavation;
- ✍ Site grading;
- ✍ Erosion and Sediment Controls;
- ✍ Excavation of trenches for utility installation and/or relocation, grade beams, an elevator shaft, post holes for perimeter fence installation and light pole bases;
- ✍ Excavation dewatering, sludge/silt removal, free product removal;
- ✍ Installation/construction of storm water management infrastructure;
- ✍ Augering pilot holes for foundation piles and installation of the piles;
- ✍ Construction of the new street scaping;
- ✍ Backfilling trenches; stockpiling any extra soil;
- ✍ Restoring paved areas; and
- ✍ Removal and proper management of petroleum contaminated materials, underground storage tanks (USTs), aboveground storage tanks (ASTs), and soils that are encountered during construction activities at the project per applicable Delaware Regulations Governing Underground Storage Tank Systems and the Delaware Regulations Governing Aboveground Tanks.

PUBLIC PARTICIPATION

DNREC-SIRB actively solicits public comments or suggestions on the proposed plan and welcomes opportunities to answer questions. Please direct written comments to:

Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation and Restoration Branch
391 Lukens Drive
New Castle, DE 19720-2774
Attn: Ms. Rebecca Hawkins

For verbal comments, please call Rebecca Hawkins at (302) 395-2600. The public comment period for this proposed plan begins on October 27, 2004, and ends at the close of business (4:30 pm) on November 17, 2004. If requested, a public hearing will be held on the proposed plan. The hearing time and place will be announced if said hearing is requested.

John Blevins, Director
Division of Air and Waste Management

Date of Review of Proposed Plan of
Interim Response Activities

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RLH04023
DE 131/1331 II B10
SIRB/PPIRA/10.22.04/RLH/sg