



PROPOSED PLAN OF REMEDIAL ACTION

Chestnut Run Plaza DuPont Operable Unit 3 (OU-3)
AKA Chestnut Run Plaza Site OU-3
Wilmington, Delaware
DNREC Project No. DE-1778



October 2023

Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Remediation Section
391 Lukens Drive
New Castle, Delaware 19720

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Approval:

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

Approved by:

Qazi Salahuddin, Environmental Program Administrator Remediation Section
9/25/2023
Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Chestnut Run Plaza DuPont Site (Site), also known as the Chestnut Run Plaza Site, for public comment. A legal notice is published in the newspaper for a 20- day comment period. The Delaware Department of Natural Resources and Environmental Control (DNREC) considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Chestnut Run Plaza DuPont OU-3 Site?

The Site is located at 984 Centre Road and 405 Research Drive, Wilmington (Figure 1). The Site originally consisted of one tax parcel. However, as part of the redevelopment, the Site was recently divided into numerous tax parcels, which are described in detail below.

The entire Site was formerly used as a research and development facility for Dupont until 2021. The Site consists of numerous buildings used for research and development as well as a credit union, day care and powerhouse. The property is currently owned by CRISP Partners LLC. The Brownfield Developer intends to redevelop the Site for commercial use.

The Chestnut Run Plaza DuPont Site is bordered by Centre Road to the west, Faulkland Road to the south, Delaware Valley Railroad and Silverbrook Cemetery to the east, and DuPont Chestnut Run Plaza, 974 Center Road, to the north. The New Castle Detention Center, Ferris School, and mixed residential and commercial development are present to the west, southwest, and south across Centre Road and Faulkland Road, respectively. A large apartment complex also borders the site to the northeast.

The Site has been broken into six (6) operable units (OUs) for redevelopment purposes. The location of the OUs is shown in Figure 2. Each OU is briefly described in the table below. Each OU will be addressed in a separate Proposed and Final Plan. This Proposed Plan addresses OU-3.

OU-3 consists of the soil and soil gas around two buildings, Buildings 750 and 751. Building 750 and 751 are surrounded by grass/landscaping and trees. Building 750 also has an asphalt parking lot and a playground (Figure 2).

Operable Units	Description	Tax Parcels
OU-1	Building 709	0703520209 and 0703520210
OU-2	Buildings 700, 701, 702, 703, 704, 710, 724, 726 and 729	0703520209, 0703510198, 0703230032, 0703230031, 0703240127, and 0703520211
OU-3	Building 750 and 751	0703520209 and 0703520213
OU-4	Buildings 707 and 708	0703520209, 0703240126 and 0703520212
OU-5	Groundwater for the entire Site	All Tax Parcels
OU-6	Buildings 711, 712, 713, 714, 715, 717, & 718	0703520209, 0703510199, 0703510200, 0703520216, 0703520215, and 0703520214

Please note that although Figure 2 shows numerous other structures not noted in the table above, these other structures are not designed for continuous human occupancy. For example, Building 749 is a designed to store road salt. As a result, human health risks were not evaluated.

What happened at the Chestnut Run Plaza DuPont OU-3 Site?

The Site was undeveloped and wooded prior to 1982. Building 751 was built for use as a guard shack between 1982 and 1989 while Building 750 was developed into a daycare between 1998 and 2006. These uses continued until 2021 when both buildings became unoccupied. No investigations were conducted in Building 751 as the shack is scheduled for demolition.

No chemical use or storage was known to have occurred on OU-3.

What is the environmental problem at the Chestnut Run Plaza DuPont OU-3 Site?

A Brownfields Investigation performed at the site indicated elevated levels of metals, including cadmium, and thallium; however, site soils within OU-3 do not pose an unacceptable risk under a residential use scenario.

Soil gas samples collected from under the concrete building slab (sub-slab) and in the indoor air for Building 750 detected benzene. Risk calculations indicated an acceptable cancer and noncancer risk for both the Residential and Indoor worker use scenarios for benzene.

Site groundwater is being evaluated and addressed under Operable Unit, OU-5.

What clean-up actions have taken place at the Chestnut Run Plaza DuPont OU-3 Site?

No interim actions have taken place on OU-3.

What does the owner want to do at the Chestnut Run Plaza DuPont OU-3 Site?

The developer is planning to refurbish the daycare and use Building 750 as a daycare. Building 751 is scheduled for demolition.

What additional clean-up actions are needed at the Chestnut Run DuPont OU-3 Site?

Operable Unit 3 contains tax parcel 0703520209. This tax parcel extends over OU-1, 2, 3, 4 and 6. Since this tax parcel extends over multiple OUs, remedial requirements differ from other parcels within OU-3. Therefore, remedies for OU-3 are outlined by tax parcel.

DNREC proposes the following remedial actions for the Site, which need to be completed before a Certificate of Completion of Remedy (COCR) can be issued.

Tax Parcel 0703520209 (covers the entire Site)-

1. **Environmental Management During Construction-** Develop and implement a contaminated materials management plan (CMMP) for use during all construction activities at the Site. [CMMP was approved by DNREC on July 6, 2022]

2. **Institutional Controls-**
 - a) A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
 - b) The Environmental Covenant, consistent with Delaware’s Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must include the following activity and/or use restrictions:
 - [a.] Use Restriction. Use of the Property shall be restricted to those non-residential type uses permitted within Commercial, Manufacturing, or Industrial Districts.

 - [b.] Limitation of Groundwater Withdrawal. No groundwater wells shall be installed and no groundwater shall be withdrawn from any well on the Property without the prior written approval of DNREC-RS and DNREC Division of Water;

 - [c.] Compliance with the CMMP. All work required by the CMMP must be performed to DNREC’s satisfaction in accordance with the Plan.

 - [d.] Prohibit building renovations or demolition without prior notification of DNREC-RS;

- [e.] Require a vapor intrusion evaluation for any new buildings, buildings with a change in use (commercial to residential) or significant changes to the building or buildings not already investigated prior to reuse on this tax parcel;
3. A Remedial Action Completion Report (RACR) must be submitted to DNREC within 60 days of the completion of the remedial actions required in this Proposed Plan. The remedial actions will be documented in the RACR.
 4. A request for a COCR must be submitted to DNREC within 60 days of approval of the RACR.

Tax Parcel 0703520213 (Building 750 (Daycare))-

1. **Environmental Management During Construction-** Develop and implement a contaminated materials management plan (CMMP) for use during all construction activities at the Site. [CMMP was approved by DNREC on July 6, 2022]
2. **Institutional Controls-**
 - a) A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
 - b) The Environmental Covenant, consistent with Delaware’s Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II), must include the following activity and/or use restrictions:
 - [a.] Limitation of Groundwater Withdrawal. No groundwater wells shall be installed and no groundwater shall be withdrawn from any well on the Property without the prior written approval of DNREC-RS and DNREC Division of Water;
 - [c.] Compliance with Contaminated Materials Management Plan. All work required by the CMMP must be performed to DNREC’s satisfaction in accordance with the Plan.
 - [d.] Require a vapor intrusion evaluation for any new buildings, or significant changes to Building 750.
3. A request for a COCR must be submitted to DNREC within 60 days of approval of the RACR.

What are the long-term plans for the Site after the cleanup?

The property is currently owned by CRISP Partners LLC. The Brownfield Developer is planning to refurbish and continue to use Building 750 as a daycare. Building 751 currently has no plans for reuse and is scheduled for demolition.

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

The complete file on the Site including the Brownfields Investigation and the various reports are available online at:

<https://den.dnrec.delaware.gov>

The 20-day public comment period begins on October 1, 2023 and ends at close of business (4:30 pm) on October 23, 2023. Please send written comments to the DNREC to Rick Galloway, Project Officer or via email to RS_Public_Comments@delaware.gov.

Figure 1: Site Location Map

Figure 2: OU-2 Site Map

RMG:dh; RMG23014.docx; DE-1778 II B8; QS23189

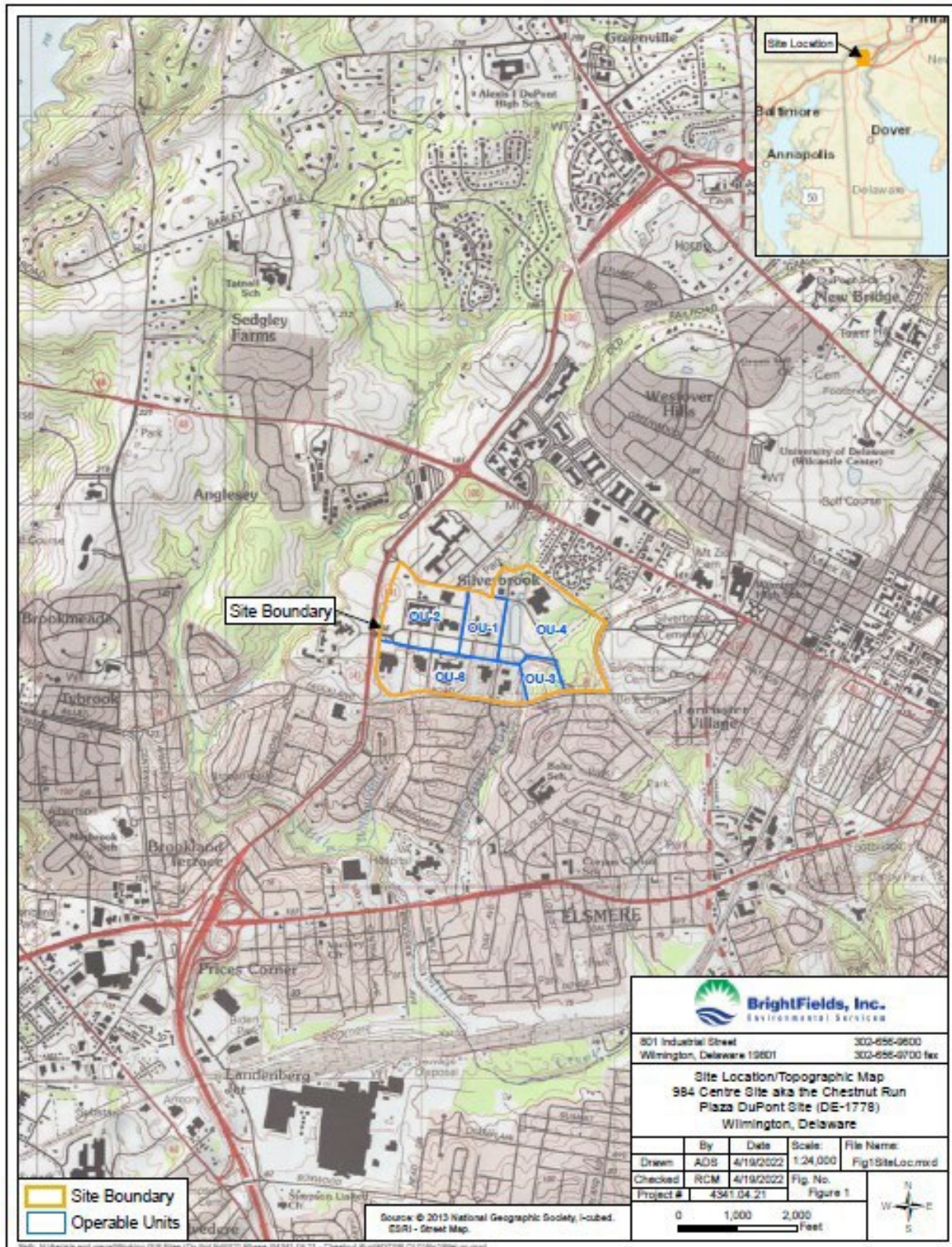


Figure 1

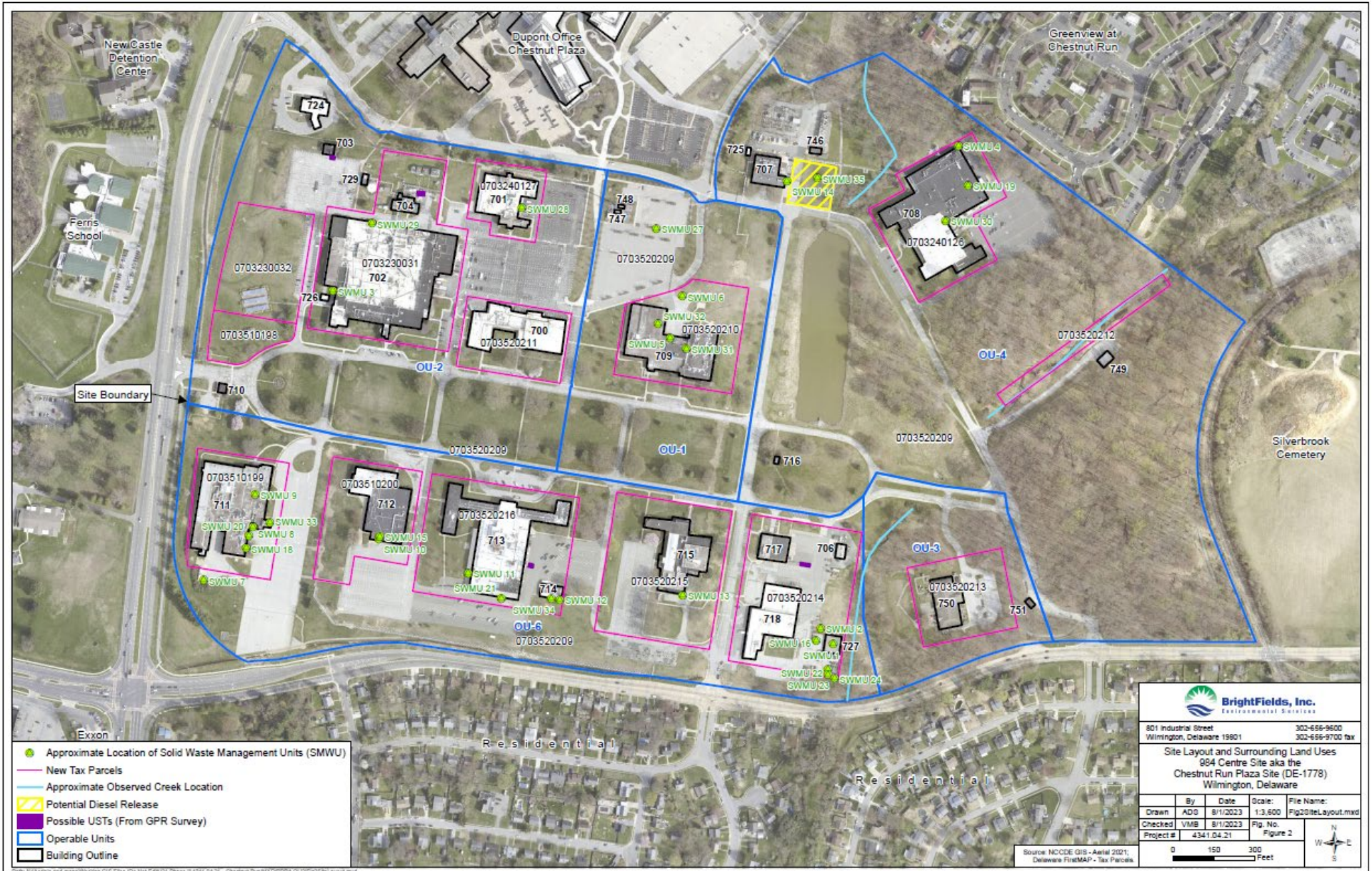


Figure 2

Glossary of Terms Used in this Proposed Plan

Certification 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.
Contaminated Materials Management Plan (CMMP)	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
Environmental Covenant	A legal document detailing restriction placed on the property in accordance with the Final Plan of Remedial Action.
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Intuitional Controls	Documents that restrict the use of the Site or describe how the remedy will be inspected.
Long-term Stewardship (LTS)	Inspection program to ensure continued protectiveness of the selected remedy
Operable Unit (OU)	A separation of the site into management units due to differences in use, media, contamination distribution, etc.
Proposed Plan of Remedial Action (Proposed Plan)	DNREC's plan that is being proposed to the public for cleaning up a hazardous site.
Remedial Action Completion Report (RACR)	This is a report documenting and detailing that the remedies required for the Site have been completed.
Risk	Likelihood or probability of injury, disease, or death.
Soil Gas Samples	A sample of gas or vapor collected from soil to see if vapors are migrating typically from the groundwater through the soil and into a building.
Sub-Slab Soil Gas sample	A soil gas sample collected under the concrete floor (aka slab) of a building.