



## PROPOSED PLAN OF REMEDIAL ACTION

Riverside Redevelopment Site  
Wilmington, Delaware  
DNREC Project No. DE-1498



SEPTEMBER 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:



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Qazi Salahuddin, Environmental Program Administrator  
Remediation Section

09/13/2023

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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 Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. The 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 Riverside Redevelopment Site?**

The Riverside Redevelopment Site is located at 2400 Rosemont Street in Wilmington, Delaware, and consists of one tax parcel (26-03000-019) totaling approximately 5.37 acres (Figure 1). The site is currently vacant but was previously maintained as a public park area with baseball fields (Figure 2).

### **What happened at the Riverside Redevelopment Site?**

The Site was historically maintained as vegetated land that was filled and developed into a recreational area between 1954 and 1962. Adjacent properties appear to have been maintained as commercial and residential properties with a railyard to the east.

### **What is the environmental problem at the Riverside Redevelopment Site?**

A Remedial Investigation (RI) performed in 2023 found that the Site has been impacted by historic uses and filling of the property. Groundwater at the Site is impacted by the contaminants of concern (COC) arsenic, iron, manganese, and mercury, and is not acceptable for use. Soils at the Site are impacted by the COCs benzo[a]pyrene, benzo[b]fluoranthene, dibenz[a,h]anthracene, arsenic, lead, cadmium, copper, and thallium. Site soils are not acceptable for residential use.

### **What does the owner want to do at the Riverside Redevelopment Site?**

The Site is planned to be redeveloped as part of the adjacent Kingswood Community Center expansion project as a building and parking areas.

### **What additional clean-up actions are needed at the Riverside Redevelopment Site?**

**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.**

1. A proposed Environmental Covenant must be submitted to DNREC for approval within 60 days of the issuance of the Final Plan of Remedial Action.
2. An Environmental Covenant, consistent with Delaware’s Uniform Environmental Covenants Act (7 Del.C. Chapter 79, Subchapter II) must be recorded in the Office of the [County] Recorder of Deeds within 60 days of the issuance of the Final Plan of Remedial Action. The Environmental Covenant must include the following activity and/or use restrictions:
  - [a.] Use Restriction. Use of the Property shall be restricted solely 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 Contaminated Materials Management Plan. All work required by the Contaminated Materials Management Plan must be performed to DNREC’s satisfaction in accordance with the Plan.
3. A Contaminated Materials Management Plan (CMMP) must be submitted to DNREC within 60 days of the issuance of the Final Plan of Remedial Action. The CMMP will provide guidance to enable construction workers to safely handle any potential contaminated soil and groundwater at the Site.
4. The CMMP will be implemented upon its approval by DNREC.
5. A request for a Certification of Completion of Remedy (COCR) must be submitted to DNREC within 60 days of the recording of the Environmental Covenant.

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

The Site use will be restricted to non-residential (commercial/industrial) purposes by recording the Environmental Covenant. Groundwater withdrawal at the Site will be restricted by the Environmental Covenant. The CMMP will be completed and available for the Site.

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

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

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

The 20-day public comment period begins on September 17, 2023 and ends at close of business (4:30 pm) on October 9, 2023. Please send written comments to the DNREC Project Officer, Gina Marinacci, via email to [RS\\_Public\\_Comments@delaware.gov](mailto:RS_Public_Comments@delaware.gov); or written letter to 391 Lukens Drive, New Castle, DE 19720

Figure 1: Site Location

Figure 2: Site Map

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Figure 2

## **Glossary of Terms Used in this Proposed Plan**

<b>Certification of Completion of Remedy (COCR)</b>	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
<b>Contaminant of Concern (COC)</b>	Potentially harmful substances at concentrations above acceptable levels.
<b>Contaminated Materials Management Plan</b>	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
<b>Final Plan of Remedial Action</b>	DNREC's adopted plan for cleaning up a hazardous site.
<b>Restricted Use</b>	Commercial or Industrial setting