

FORMER PHILADELPHIA COKE CO., INC. SITE

PUBLIC MEETING
Environmental Site Investigation and
Proposed Cleanup

August 10, 2021

Introductions



Current Owner

Philadelphia Coke Co., Inc. Team

- National Grid
 - Michael Guerin
- Arcadis U.S., Inc. – Engineering and Technical Support
 - Dan Sheehan, PE, BCEE
 - John Brussel, PE
 - Carey Healy

Buyer / Developer

BP Bridesburg LLC Team

- Bridge Industrial
 - Jim Marshall

Community Representation

USEPA

- Kevin Bilash

City of Philadelphia

- Hazardous Waste Committee

Councilman Henon's Office

- Bobby Henon
- Courtney Voss

Recognized Community Organizer

Presentation Outline

Site Background
Regulatory Programs
Remedial Investigation
Cleanup Plan
Summary & Schedule
Questions & Answers



SITE BACKGROUND

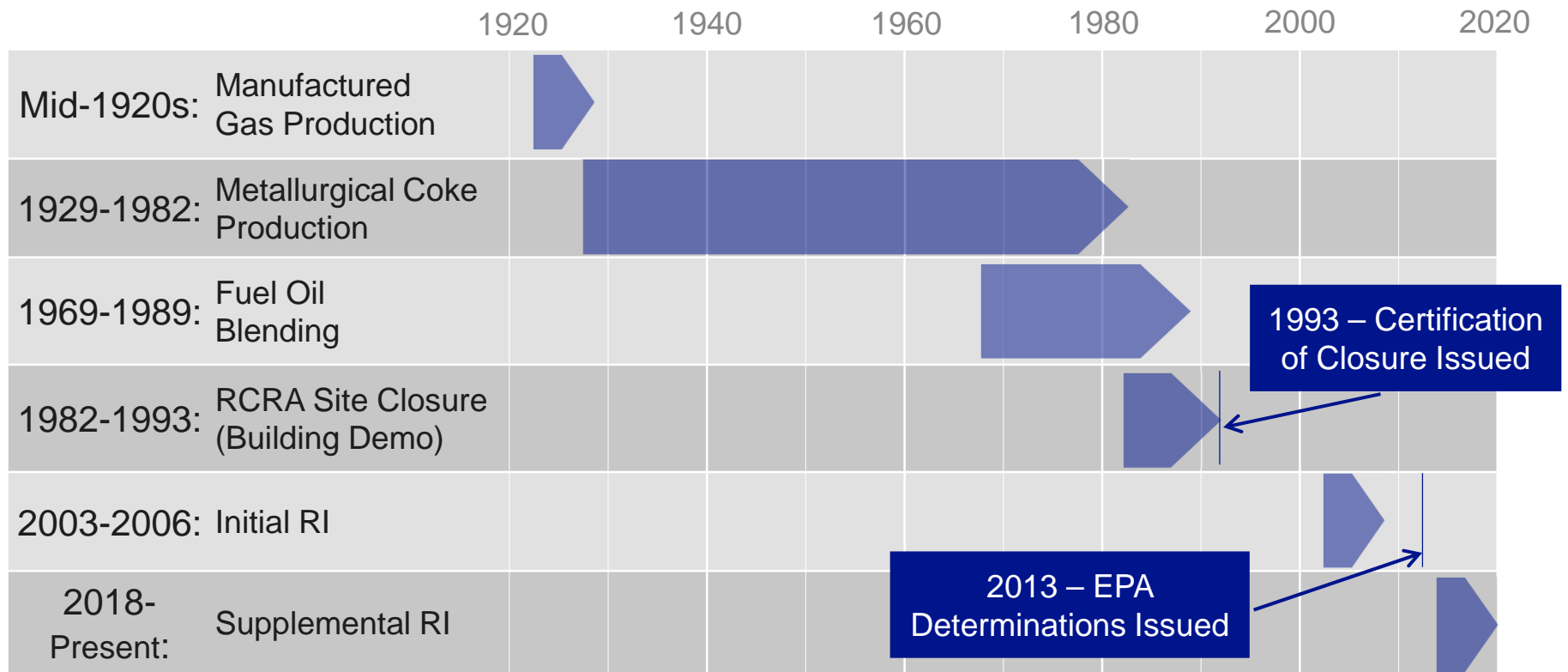


Site Location

- Bridesburg Section of Philadelphia
- ~63 acres

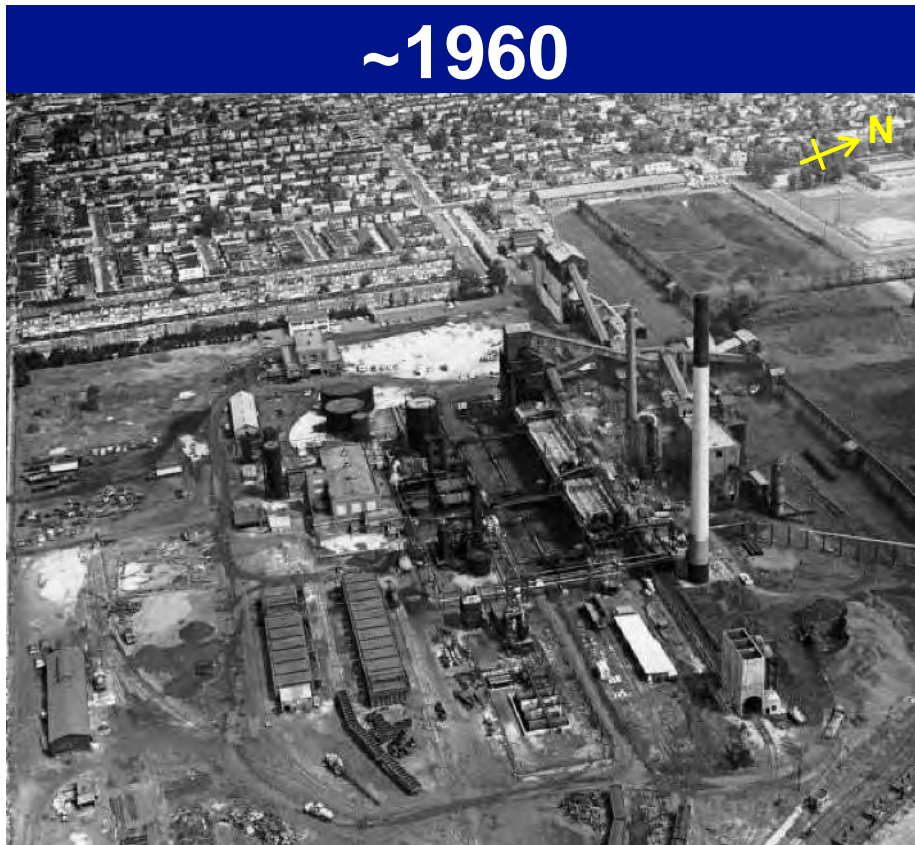


Site History



All structures have been demolished to ground level, and Site is currently vacant

Site Historical Isometric View



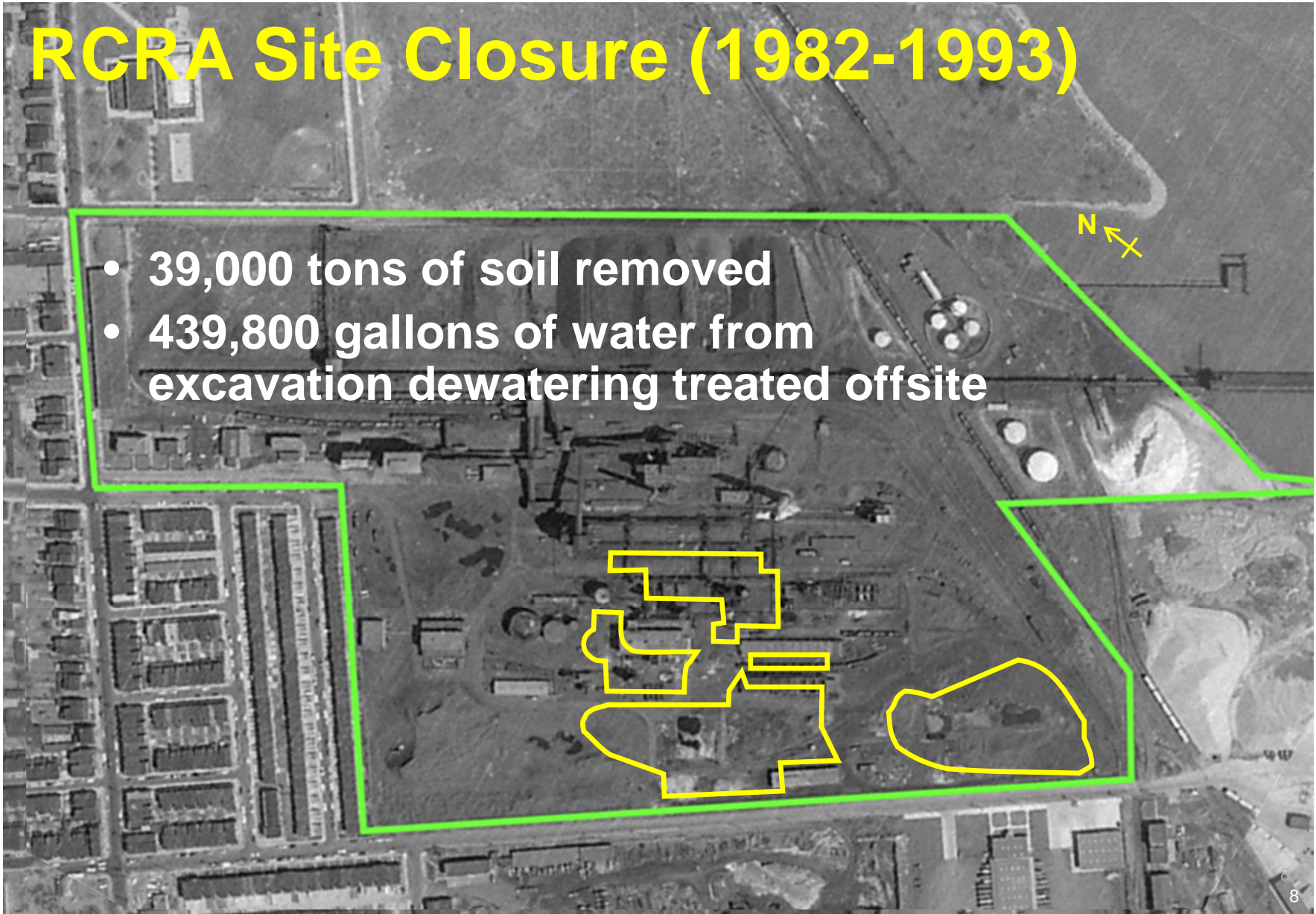
Temple University Archive



Google Earth Bird's Eye View

RCRA Site Closure (1982-1993)

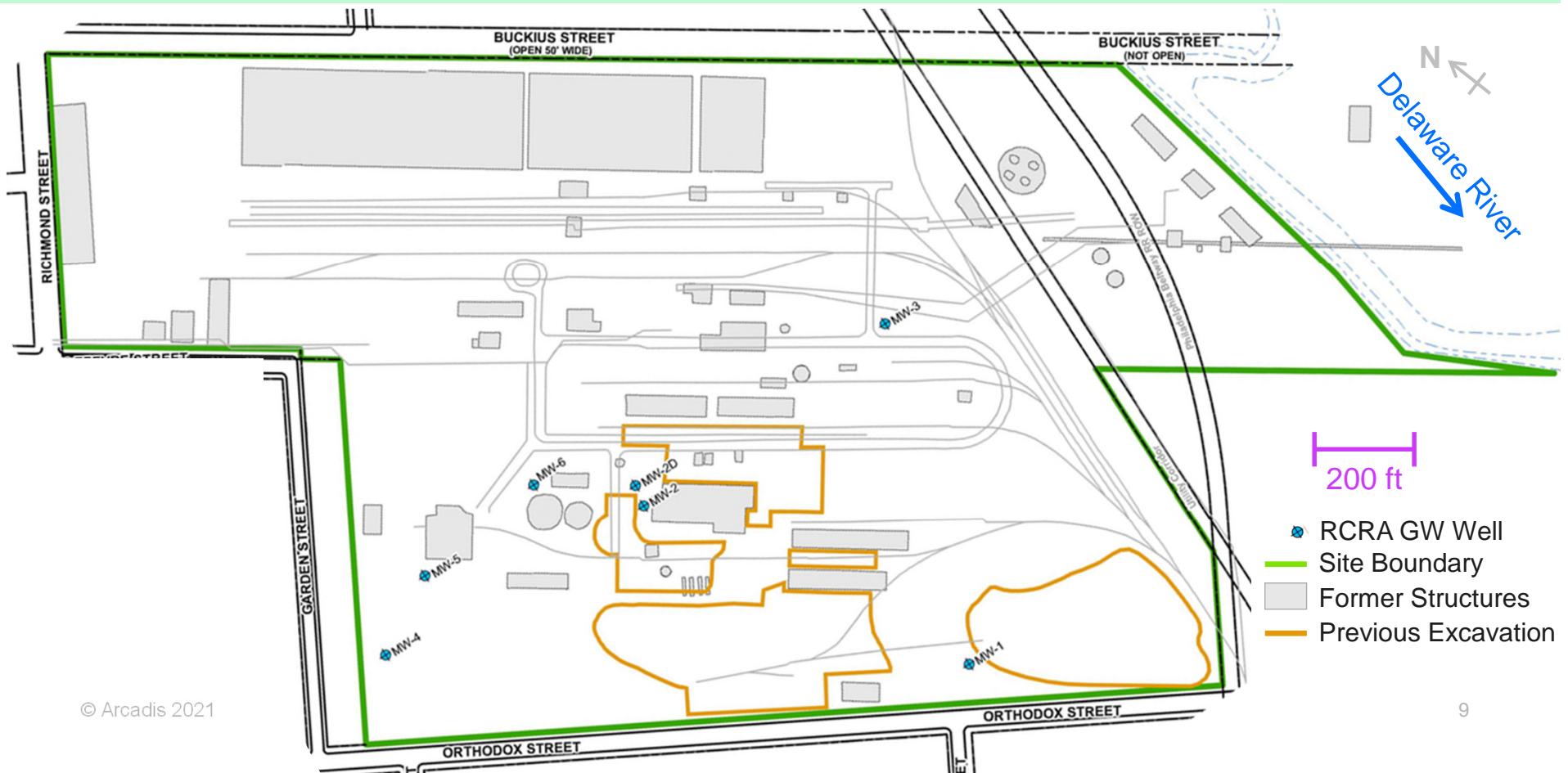
- 39,000 tons of soil removed
- 439,800 gallons of water from excavation dewatering treated offsite



Historical Groundwater (GW) Sampling

MW-1 through MW-6 Sampled Quarterly from 1985 to 1998

1999 – PADEP approved discontinuing GW monitoring and concluded GW impacts are localized and significantly lower than in 1985



2013 EPA Determinations

EPA Site Walk and Environmental Indicator Report

- **CA-725:** Current Human Exposures Under Control
- **CA-750:** Migration of Contaminated Groundwater Under Control

Conclusion

People are not exposed to residuals in soil or groundwater at the Site or at adjacent properties

REGULATORY PROGRAMS

PADEP Land Recycling Program (Act 2)

25 PA Code, Chapter 250

USEPA RCRA Program

40 CFR Parts 239 through 282

USEPA TSCA

40 CFR Parts 700 through 766

PA Act 2 Program



- Encourage private sector cleanup of contaminated, vacant or otherwise underutilized properties and return them to productive use
- Act 2 is a partnership among site owner, developer, regulators, and public
 - Investigation requirements and methodologies
 - Cleanup requirements and options
 - Public involvement

REMEDIAL INVESTIGATION (RI)

Initial RI (2003-2006)

Supplemental RI (2018-2021)

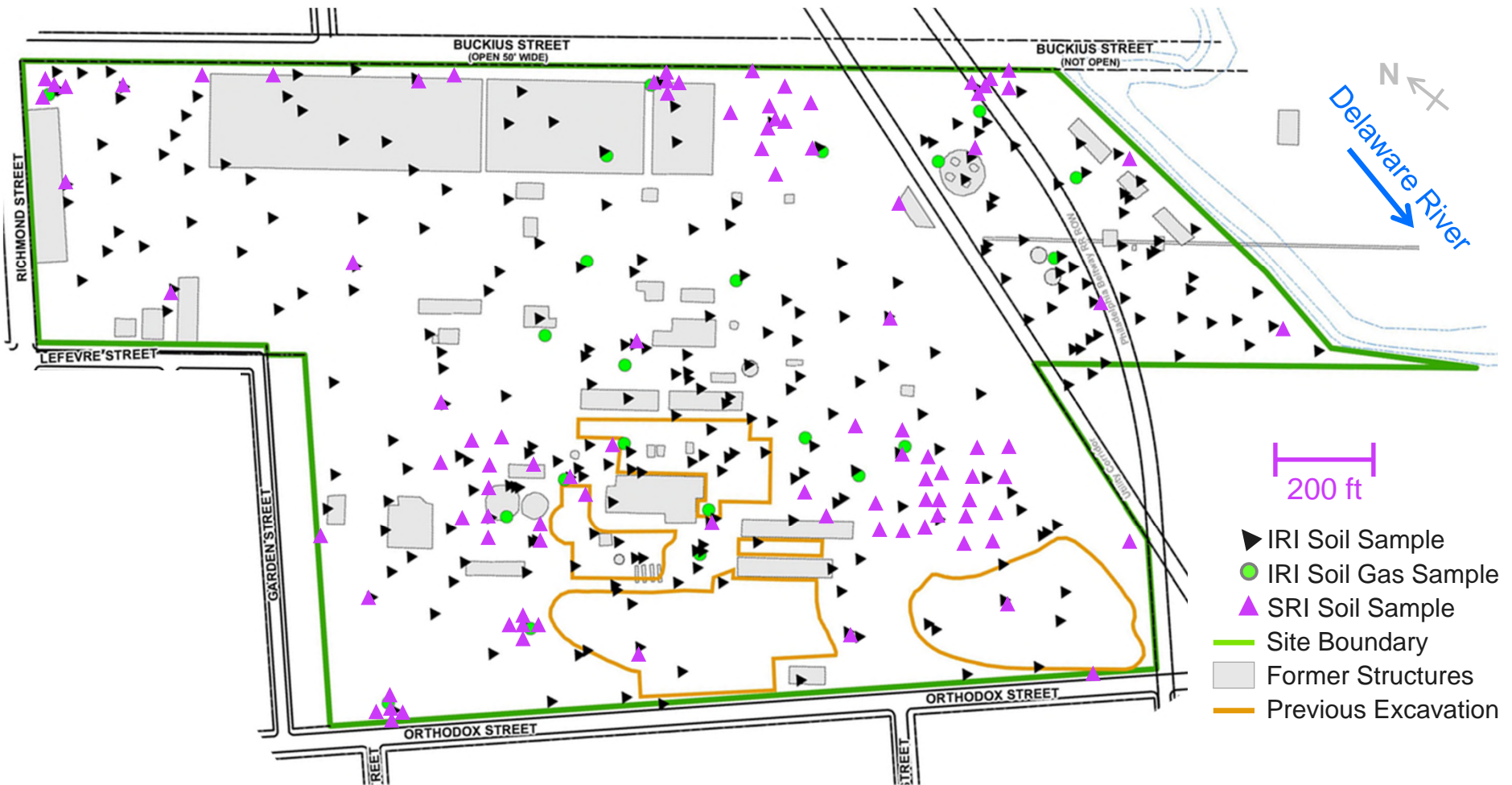


RI Objectives

An RI Determines the Nature & Extent of Site Residuals

1. Identify and delineate environmental conditions
2. Assess potential risks to human health and the environment associated with the identified conditions
3. Develop a Cleanup Plan that mitigates potential risks and supports Site redevelopment

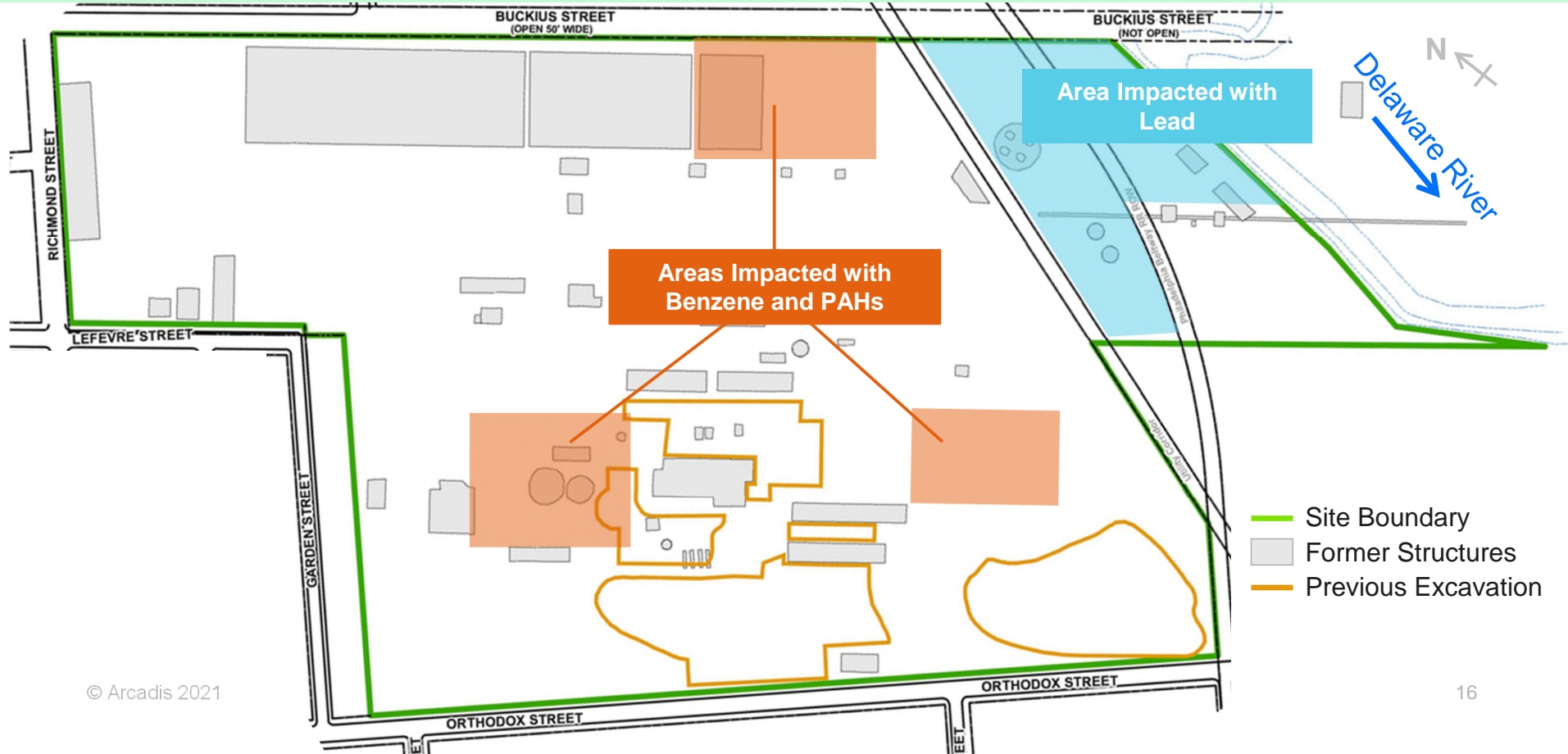
RI Soil Sampling Locations



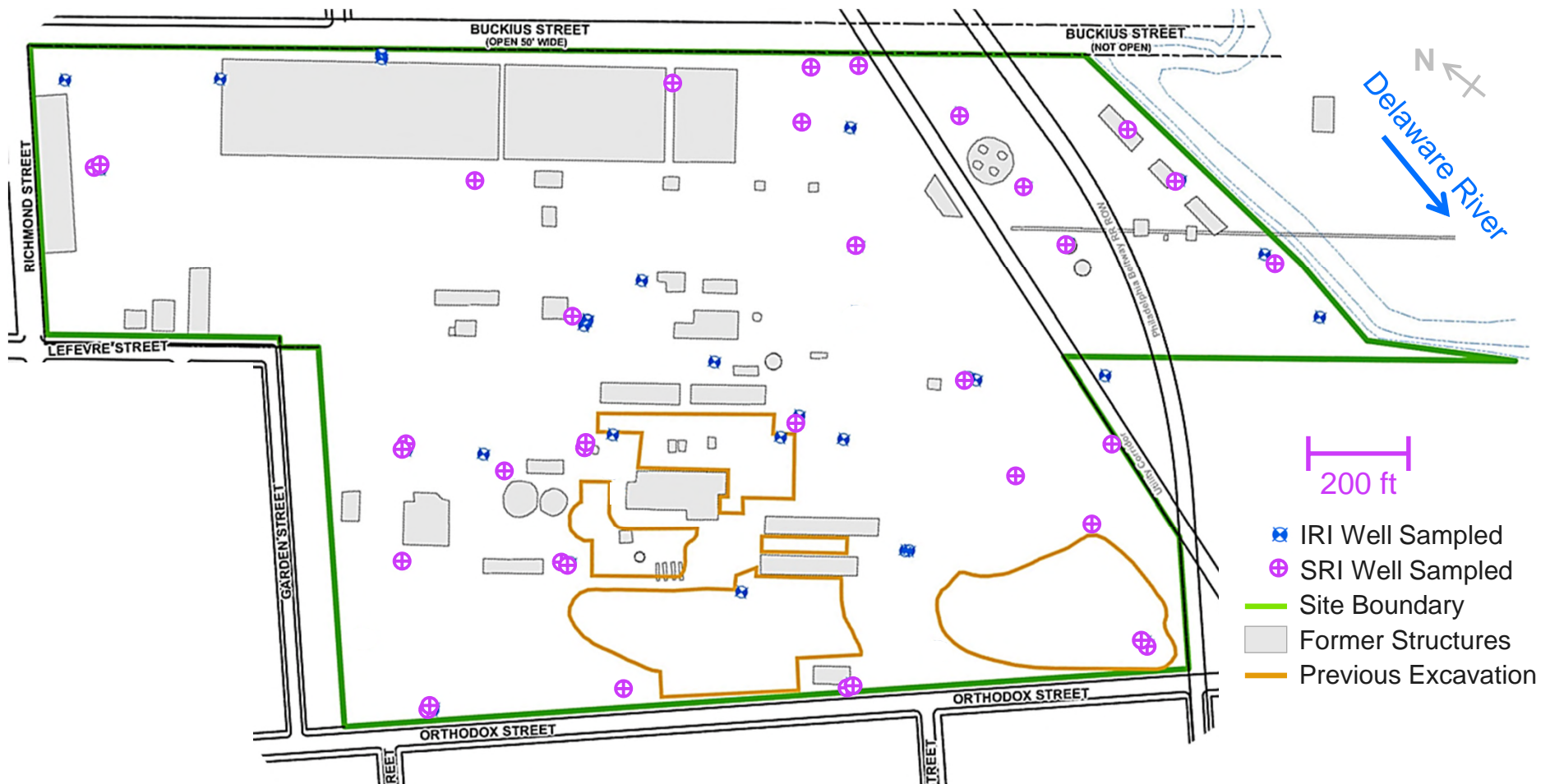
~540 soil samples and 21 soil gas samples

Soil Investigation Results

- Isolated stable residuals identified near remnant structures
- Residual concentrations:
 - *Surface soil*: greater than non-residential standards
 - *Subsurface soil*: less than non-residential standards

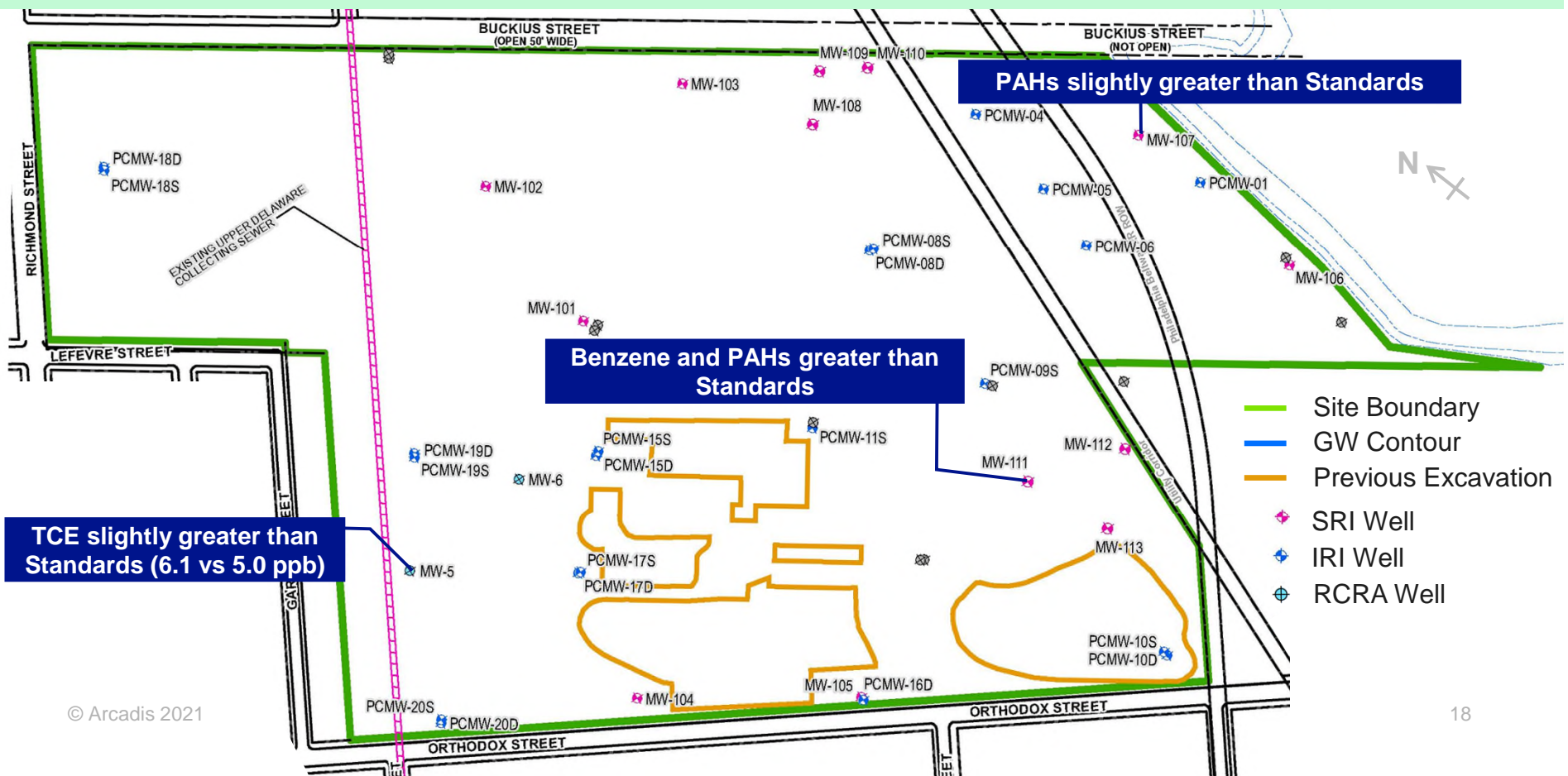


RI Groundwater Wells



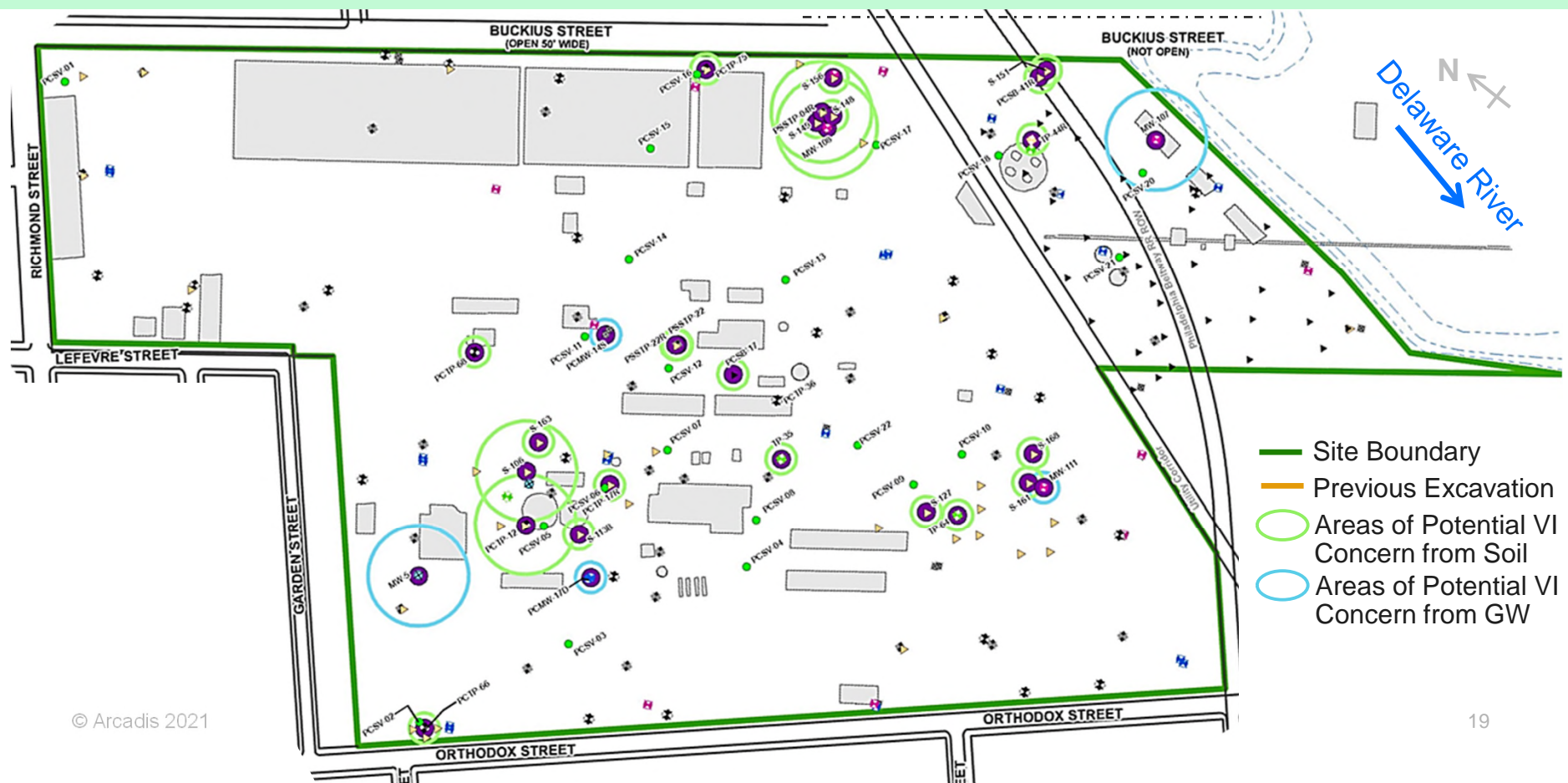
Groundwater Investigation Results

- Deep GW (regional aquifer) unimpacted; Shallow GW minimally impacted
- GW not used for drinking water in City
- Sampling and modeling indicates that ***residuals are not migrating offsite***



Soil Gas Results

- Soil gas results less than Standards
- Existing unsaturated soil and shallow GW results indicate potential for onsite VI
- No potential VI concerns for adjacent properties



CLEANUP PLAN



PA Act 2 Cleanup Standards

The remedial party(s) chooses one or a combination of the following:

- Background
- State-wide health
- Site-specific risk management approach
 - Exposure pathway elimination
 - Site-specific standards via risk assessment

Remedy – Extensive Prior Cleanup

RCRA Source Removal and Onsite Treatment

Year	Cleanup Description
1982-1988	Removed RCRA waste management units
1988-1993	Removed 39,000 tons of impacted soil
1992-1993	Performed in-situ bioremediation in Fuel Blending Area
1991-2001	Removed underground storage tanks and residual oil from pipes



Remedy – Pathway Elimination

Engineering Controls

- Eliminate contact to impacted soil using clean soil, pavement, buildings
- Eliminate VI potential by installing vapor barrier

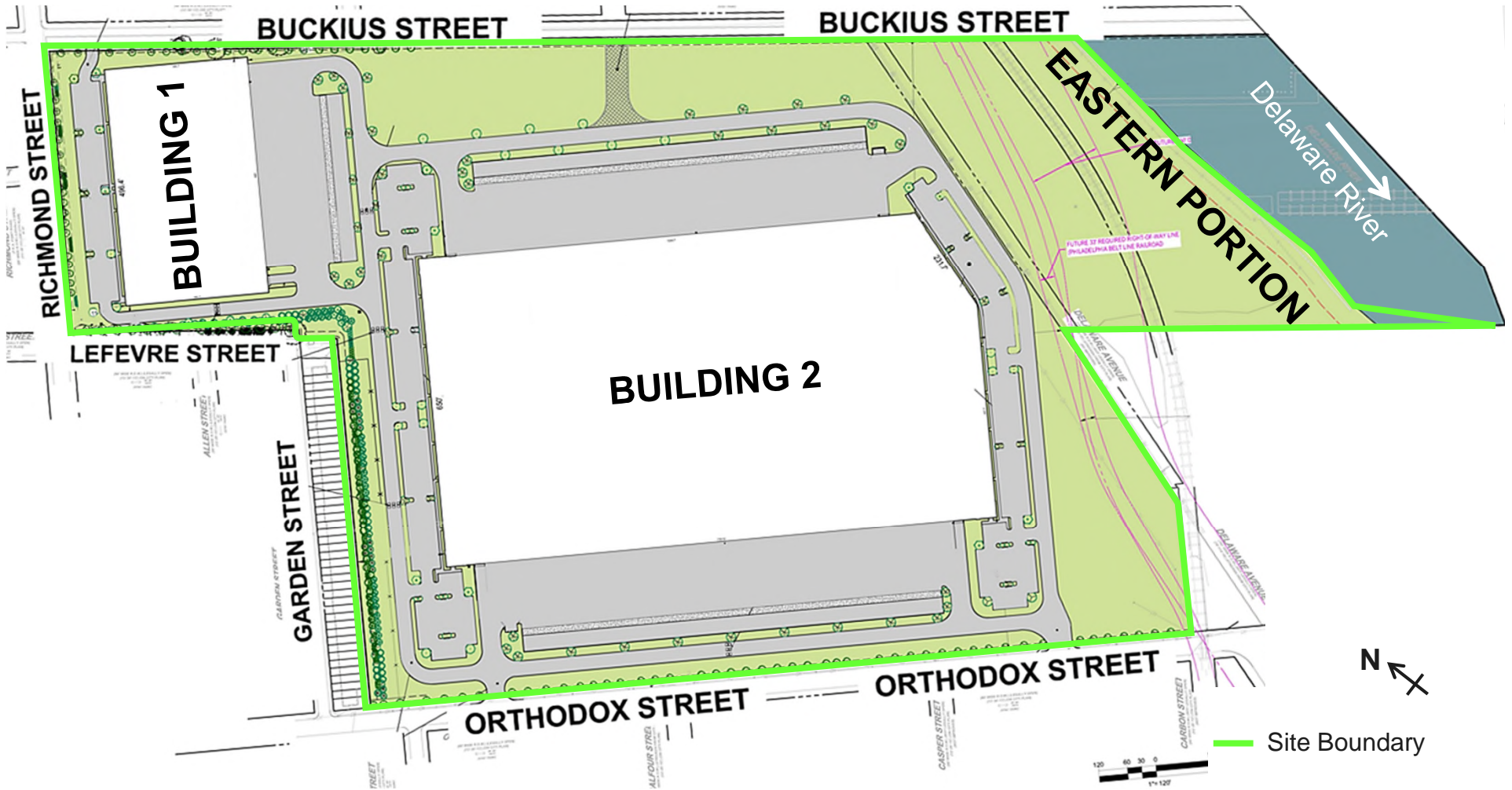
Institutional Controls

- Deed restriction/environmental covenant
 - Restrict property to non-residential use
 - Restrict disturbance of areas with engineering controls
 - Restrict groundwater use
- Post-remediation care plan to maintain controls

Soil Cover



Conceptual Development Plan



Eastern Portion of the Site

- Consists of ~8 acres of land and waterfront
- Located between proposed Delaware Avenue Trail Extension and Delaware River
- No development proposed
- Will be preserved for open and recreational use



More details coming as coordination with City of Philadelphia continues to progress

Environmental Construction Practices

- **Health and Safety Plan**
- **Dust Control**
 - Wetting
 - Gravel construction entrances/exits
 - Tire wash
 - Road sweeping
- **Soil Erosion & Sedimentation Control**
 - Silt fencing



SUMMARY & SCHEDULE



Remedial Investigation

- **Extensive Multi-Phase Site Investigation**
 - Stable, Limited, and Isolated Residuals in Soil and Groundwater Onsite
 - Site-Related Impacts Not Migrating Offsite
 - No Exposure Pathways Exist Under Current Site Conditions

Cleanup Plan

- **Source Removal Previously Completed (1982-2001)**
- **Site-Specific Pathway Elimination Proposed**
 - Engineering Controls: Paving, Buildings, Landscaping, Grass Covers, & VI Barriers
 - Institutional Controls: Groundwater & Site Use Restrictions, Post-Remediation Care Plan



Anticipated Schedule

- July 15, 2021 – RICP submitted to PADEP
- August 31, 2021 – Public comment period concludes
- Fall 2021 – RICP addendum, as needed, to address public comments
- Fall 2021 to TBD – PADEP / USEPA review and approval
- Spring 2022 – Site development

Project Contacts

Ms. Sarah Pantelidou, PG
PA Dept of Environmental Protection
spantelido@pa.gov

Mr. Michael E. Guerin
National Grid
michael.guerin@nationalgrid.com

Mr. Kevin Bilash
US EPA Region III
bilash.kevin@epa.gov

Mr. Jim Marshall
Bridge Industrial
jmarshall@bridgeindustrial.com

Leigh Anne Rainford, MPH
Philadelphia Dept of Public Health
Leighanne.Rainford@Phila.gov

Public Comments Related to Environmental Cleanup

Submit Online at
4501RichmondStreet.com

Join Our Mailing List and/or Leave a Comment

- Project documents available at Frankford Library, Councilman Bobby Henon's office, and project website
- Questions related to investigation or environmental cleanup will be responded to via e-mail
- Questions/comments and responses will be provided to PADEP in RICP addendum

QUESTIONS & ANSWERS

