

FACT SHEET

January 2, 2025

Cleanup Completed, Final Report Issued

BP Bridesburg LLC (BPB) and National Grid have prepared this Fact Sheet to announce that a Final Report for the property at 4501 Richmond Street (site) has been submitted to the Pennsylvania Department of Environmental Protection (PADEP) and is available for public comment. The Final Report summarizes the cleanup/redevelopment at the site and is available online at <https://4501richmondstreet.com/> and at the Document Repositories listed to the right. Comments on the Final Report can be submitted on the above-identified website and as prescribed in the Public Involvement Plan (also available at the Document Repositories). The public comment period will end on January 31, 2025.

Site Location and Regulatory Framework

The site is located in the Bridesburg borough of Philadelphia, Pennsylvania between Orthodox Street and Buckius Street. As part of BPB's site redevelopment for commercial warehousing, the site was cleaned up under Pennsylvania's Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2) in cooperation with PADEP and the United States Environmental Protection Agency (EPA).

Site Development and Cleanup Summary

Site redevelopment was performed from June 2022 to July 2024. The cleanup included a combination of engineering and institutional controls as identified below.

Two new warehouses totaling 890,458 square feet were constructed on the 63-acre property. The warehouses are surrounded by asphalt-paved parking lots, paved driveways, concrete aprons, concrete sidewalks, landscaped areas with clean soil at least 2 feet thick, and lined stormwater collection basins. These features serve as engineering controls (caps) that prevent people from contacting residuals below ground. During construction, approximately 66,000 cubic yards (CY) of soil were excavated and consolidated onsite, and approximately 260,000 CY of imported clean fill materials were placed to develop the site.

Community Input & Dialogue:

Questions and comments can be submitted online at: <https://4501richmondstreet.com/>

Document Repositories:

Local Councilman Office
7552 Frankford Avenue
Philadelphia, PA 19136
Phone: (215) 683-9220

Tacony Library
6742 Torresdale Avenue
Philadelphia, PA 19135-2416
Phone: (215) 685-8755

Site Location Map:



In addition, a vapor barrier specifically designed and manufactured for use in volatile organic compound mitigation was installed underneath the new buildings to prevent potential vapor intrusion into the structures. As an additional protective measure, a passive sub-slab ventilation system was installed in both buildings in general accordance with American National Standards Institute's 2018 Standard Soil Gas Control System in New Construction Buildings.

A legal document referred to as an Environmental Covenant is being developed and will restrict the site to non-residential use and prohibit groundwater use for potable purposes or other uses that would result in potential exposure. A Post-Remediation Care Plan has been developed and requires periodic site inspections, maintenance/repairs to the cap, and periodic reports. A Site Management Plan provides guidelines to follow when planning for and conducting future excavation activities at the site. Additional details about the cleanup are provided in the Final Report.

Aerial Photograph of New Warehouse Buildings



Who to Contact

Comments and questions are always welcome and can be submitted on the website (<https://4501richmondstreet.com/>). If you have any questions or wish to request information not available at a document repository, please contact either of the following:

Redevelopment Questions

Mr. Ben Bischmann
BP Bridesburg, LLC
9525 W. Bryn Mawr Ave., Suite 700
Rosemont, IL 60018
T: 630.626.4354
bbischmann@bridgeindustrial.com

Remediation Questions

Mr. Brian Stearns
National Grid
300 Erie Boulevard West
Syracuse, NY 13202
T: 315.461.7892
Brian.Stearns@nationalgrid.com

If you know someone who would like to be added to the project mailing list, have them sign up on the website or at a Document Repository.