

## NOTICE OF INTENT TO REMEDIATE

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained (if known) and attach a scaled site map (if available).

Property Name Former Philadelphia Coke Plant

Former Name(s) / AKA - -

Address / Location 4501 Richmond Street; site bounded by Buckius Street to the north, Orthodox Street to the south, Garden and Richmond Streets to the west, and the Delaware River to the east

City Philadelphia Zip Code 19137

Municipality(s) Philadelphia County(ies) Philadelphia

Latitude 39 ° (deg). 59 ' (min) 45 " (sec) Longitude -75 ° (deg). 4 ' (min) 7 " (sec)

Horizontal Collection Method GPS

Horizontal Reference Datum NAD 83 - State Plane of Pennsylvania South

Wish to participate in the DEP/EPA MOA. Contact the Land Recycling Program Manager at [landrecycling@pa.gov](mailto:landrecycling@pa.gov) for details.

EPA ID#, if known PAD000427906

DEP ID#(s), if known eFACTS site ID #609978, Storage Tank Facility ID #51-44990  
(i.e., eFACTS site ID#, storage tank facility ID#, water quality permit #, watershed permit, air quality permit #, etc.)

Date Release Occurred (if known) Unknown

Provide a brief description of the site contamination in plain language (e.g. fuel oil spill, historical chemical industrial area contamination), the names of any know primary contaminants to be addressed, and the intended future use of the property.

This Notice of Intent (NIR) to remediate has been prepared to enter the former Philadelphia Coke Facility (the Site) into the Pennsylvania Act 2 Land Recycling Program (Administered in Title 25 Chapter 250 of the Pennsylvania Codes) without a contract buyer. The Site is impacted by byproducts from historical facility operations that produced manufactured gas used by the City of Philadelphia. Polycyclic aromatic hydrocarbons (PAHs), arsenic, and lead remain in site soil (primarily within a fill layer), and there are a few isolated pockets of residual tar or oil-like material at the Site. Site conditions have been evaluated most-recently by a groundwater investigation performed earlier this year and a soil and groundwater investigation performed in 2006. Further soil investigation is proposed to: (1) confirm that site conditions have not significantly changed since samples were last collected and analyzed (existing site analytical data are more than 12 years old); and (2) fill existing data gaps from previous investigation activities to complete the delineation of the nature and extent of impacts.

The site was developed in the mid-1920s to provide manufactured gas to the City of Philadelphia. Facility operations from January 1929 to May 1982 focused on the production of metallurgical coke. Principal processes of the operation included coal and coke storage, coke production, tar storage, by-product operations, and iron oxide storage. A fuel oil blending facility operated on the eastern 2.5 acres of the site from approximately 1969 through 1989. All former structures at the site have been demolished to ground level, and the site is currently vacant.

Available data indicate that groundwater quality at the Site is relatively unimpacted by former facility operations. Site soil is primarily impacted by the volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and inorganics listed below:

- VOCs: benzene, toluene, ethylbenzene, chlorobenzene, dichloromethane, and styrene (monomer)
- SVOCs: 2-methylnaphthalene, 4-methylphenol, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, carbazole, chrysene, dibenzo(a,h)anthracene, dibenzofuran, fluoroanthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, phenol, pyrene
- Inorganics: antimony, arsenic, cyanide, lead

Provide a general description of proposed remediation measures.

The remedy for the Site will employ engineering controls (e.g., capping impacted soil with clean fill, asphalt or concrete paving) and institutional controls (e.g., environmental covenant restricting property to non-residential use and prohibiting groundwater use) to mitigate potential exposure pathways, as afforded by the site-specific cleanup standard. A Post-Remediation Care Plan will outline future maintenance requirements for the Site.

Remediation Standard(s) planned (if known at this time):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Unknown at this time   | <input type="checkbox"/> Soil            | <input type="checkbox"/> Groundwater            |
| <input type="checkbox"/> Background Contaminants:   | <input type="checkbox"/> Soil            | <input type="checkbox"/> Groundwater            |
| <input type="checkbox"/> Statewide Health - Residential Contaminants:   | <input type="checkbox"/> Soil            | <input type="checkbox"/> Groundwater            |
| <input type="checkbox"/> Statewide Health – Non-Residential Contaminants:                                       | <input type="checkbox"/> Soil            | <input type="checkbox"/> Groundwater            |
| <input checked="" type="checkbox"/> Site Specific Contaminants: PAHs, Metals, select volatile organic compounds | <input checked="" type="checkbox"/> Soil | <input checked="" type="checkbox"/> Groundwater |
| <input type="checkbox"/> Special Industrial Area* Contaminants:   | <input type="checkbox"/> Soil            | <input type="checkbox"/> Groundwater            |

\*NOTE: Specific standard or Special Industrial Area require a 30-day municipal comment period

Remediator / Property Owner / Consultant. Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

<b>Remediator</b>		
Contact Person/Title	<u>Brian M. Stearns, Manager, Site Investigation &amp; Remediation</u>	eFACTS Client ID* _____
Relationship to Site	<u>Owner</u>	Client Type* <u>Other (non-government)</u>
(e.g. owner, remediator, participant in cleanup, consultant, etc.)		
Phone Number	<u>315-428-5731</u>	Email Address <u>brian.stearns@nationalgrid.com</u>
Company Name	<u>National Grid</u>	EIN or Federal ID # <u>04-1663150</u>
Address (street, city, state, zip) <u>300 Erie Boulevard West, Syracuse, New York 13202</u>		

<b>Property Owner</b>		
Contact Person/Title	<u>Michael E. Guerin, Director, Property Strategy &amp; Transactions</u>	eFACTS Client ID* <u>288280</u>
Relationship to Site	<u>Owner</u>	Client Type* <u>Other (non-government)</u>
(e.g. owner, remediator, participant in cleanup, consultant, etc.)		
Phone Number	<u>781-907-1741</u>	Email Address <u>Michael.Guerin@nationalgrid.com</u>
Company Name	<u>National Grid</u>	EIN or Federal ID # <u>04-1663150</u>
Address (street, city, state, zip) <u>40 Sylvan Road, 1<sup>st</sup> Floor East, Waltham, MA 02451</u>		

<b>Consultant</b>		
Contact Person/Title	<u>Daniel P. Sheehan, PE, Principal in Charge</u>	eFACTS Client ID* <u>285433</u>
Relationship to Site	<u>Consultant</u>	Client Type* <u>Other (non-government)</u>
(e.g. owner, remediator, participant in cleanup, consultant, etc.)		
Phone Number	<u>302-884-6919</u>	Email Address <u>Daniel.Sheehan@arcadis.com</u>
Company Name	<u>Arcadis U.S., Inc</u>	EIN or Federal ID # <u>57-0373224</u>
Address (street, city, state, zip) <u>824 N Market Street, STE 820, Wilmington, Delaware 19801-4939</u>		

\*Include eFACTS Client ID (if known) – “Client Types” below:

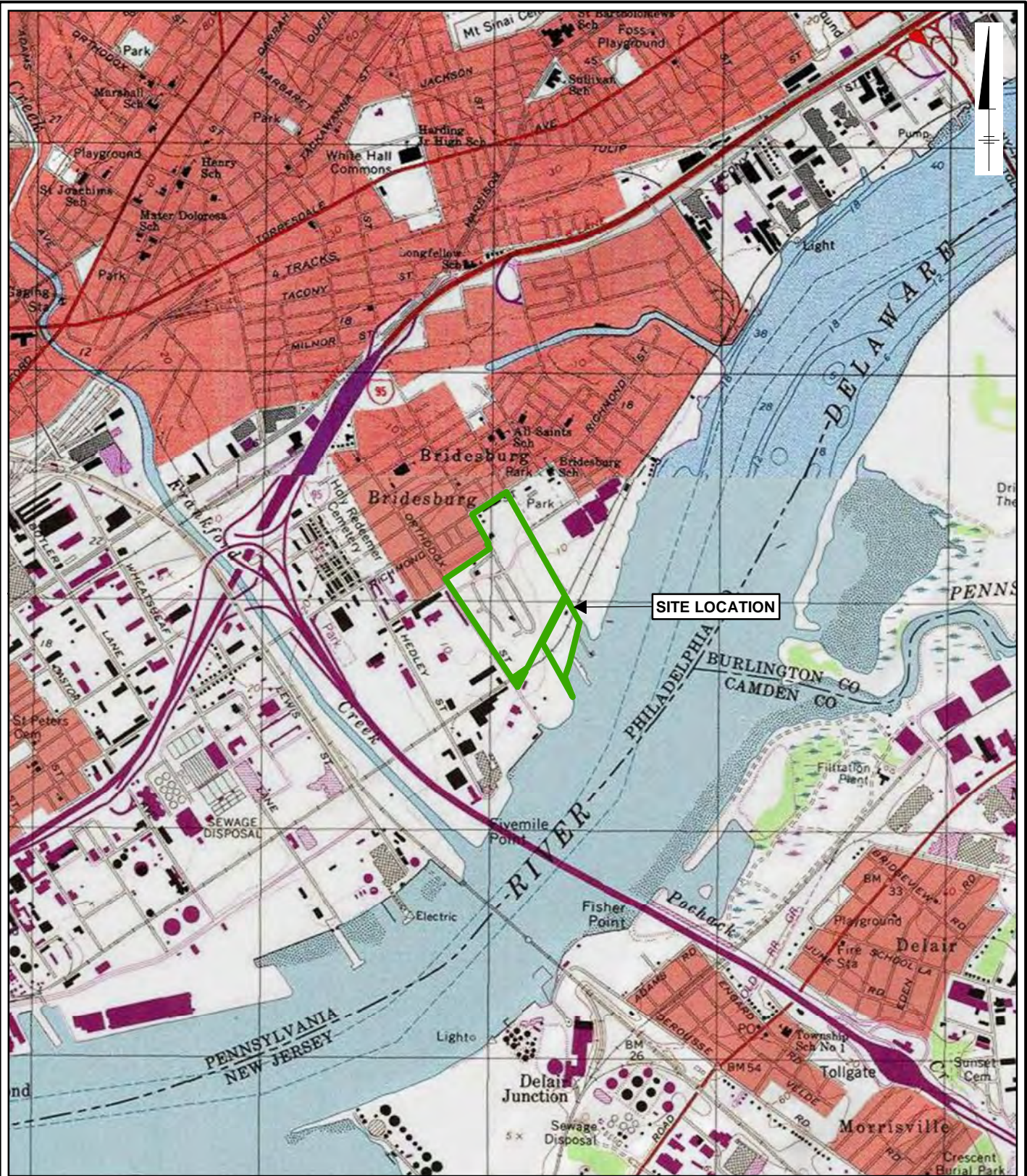
- |                          |                               |                     |
|--------------------------|-------------------------------|---------------------|
| Association/Organization | Limited Liability company     | Partnership-General |
| Authority                | Limited Liability Partnership | Partnership-Limited |
| County                   | Municipality                  | School District     |
| Estate/Trust             | Non-Pennsylvania Government   | Sole Proprietorship |
| Federal Agency           | Other (Non-Government)        | State Agency        |
| Individual               | Pennsylvania Corporation      |                     |

<b>Preparer of Notice of Intent to Remediate</b>		
Name	<u>Daniel P. Sheehan</u>	Title <u>Principal Engineer/Principal in Charge</u>
Phone Number	<u>302-884-6919</u>	Email Address <u>Daniel.Sheehan@arcadis.com</u>
Company Name	<u>Arcadis U.S., Inc</u>	eFACTS Client ID <u>285433</u>
Address (street, city, state, zip) <u>824 N Market Street, STE 820, Wilmington, Delaware 19801-4939</u>		

# ATTACHMENT 1

Site Location Map

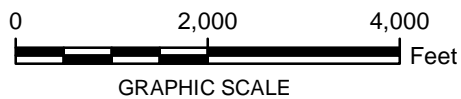




City: Syr Div/Group: IM/DV Created By: K. Sinsabaugh Last Saved By: kgpeters  
 National Grid Philly Coke (B00036790.0000.000001)  
 \\corporate\Data\ArcGISData\GISProjects\_ENV\NationalGrid\PhiladelphiaCoke\2016\_Report\mxd\Fig1\_SiteLocationMap.mxd 5/10/2017 2:12:42 PM

**NOTE:**

1. USGS TOPOGRAPHIC MAP PROVIDED BY ESRI.



NATIONAL GRID  
 FORMER PHILADELPHIA COKE PLANT SITE  
 PHILADELPHIA, PENNSYLVANIA

**SITE LOCATION MAP**



# ATTACHMENT 2

Notice to Municipality



Harold T. Epps  
Director of Commerce  
City of Philadelphia  
1515 Arch Street, 12<sup>th</sup> Floor  
Philadelphia, PA 19102

Arcadis U.S., Inc.  
One Lincoln Center  
110 West Fayette Street  
Suite 300  
Syracuse  
New York 13202  
Tel 315 446 9120  
Fax 315 449 0017  
www.arcadis.com

Subject:  
Former Philadelphia Coke Facility  
PADEP eFACTS Site ID#609978  
4501 Richmond Street  
Philadelphia, Philadelphia County, Pennsylvania

ENVIRONMENT

Dear Mr. Epps:

Date:  
November 5, 2018

The Pennsylvania Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) for a site undergoing investigation and remediation under Act 2 be provided to the municipality in which the site is located. Act 2 also provides that when a site is being remediated to a Site-specific Standard, the municipality is afforded a 30-day comment period. In accordance with the provisions of the Act, we are formally notifying you of our intent to remediate the above-referenced site. A copy of the NIR, which has been sent to the Department of Environmental Protection (DEP), is enclosed. The NIR will be published in the Pennsylvania Bulletin, and a summary of the NIR will appear in a local newspaper (Philadelphia Daily News).

Contact:  
Dan Sheehan

Phone:  
302.884.6919

Email:  
Daniel.Sheehan@arcadis.com

Our ref:  
B0036790.0001 #5

Publication of the NIR summary in a local newspaper initiates the 30-day public and municipal comment period. During this time, your municipality may request to become involved in the development of the remediation and reuse plans for the site. If the municipality wishes to become involved in this project, please send your comments to Brian M. Stearns of National Grid at 300 Erie Boulevard West, Syracuse, New York 13202 with copies submitted to the DEP at the Southeast Regional Office, 2 East Main Street, Norristown, PA 19401, Environmental Cleanup and Brownfields Program.

Harold T. Epps  
November 5, 2018

Should you have any questions or comments on the enclosed NIR, please contact Brian M. Stearns of National Grid at 315.428.5731 or the undersigned at 302.884.6919.

Sincerely,

Arcadis U.S., Inc.

A handwritten signature in blue ink, appearing to read "Daniel P. Sheehan".

Daniel P. Sheehan, PE, BCEE  
Principal Engineer

Copies:

Brian M. Stearns, National Grid

Enclosure:

Notice of Intent to Remediate Form



# ATTACHMENT 3

Delivery Confirmation for Notice to Municipality



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Harold T. Epps, Dir. of Commerce  
City of Philadelphia  
1515 Arch Street, 12th FL.  
Philadelphia, PA 19102



9590 9402 3511 7275 1491 82

2. Article Number (Transfer from service label)

015 1520 0002 6705 8773

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

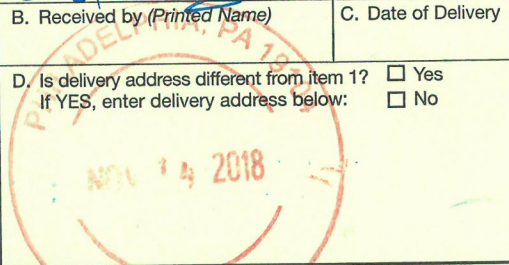
C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



Domestic Return Receipt

# ATTACHMENT 4

Newspaper Notice and Proof of Publication



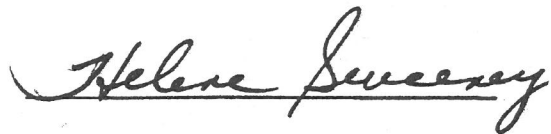
Proof of Publication in The Philadelphia Daily News  
Under Act. No 587, Approved May 16, 1929

STATE OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

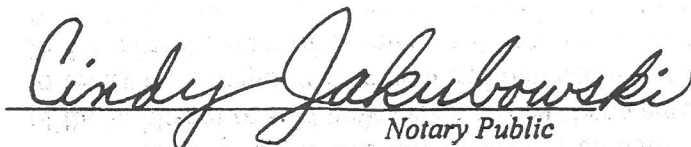
Helene Sweeney being duly sworn, deposes and says that **The Philadelphia Daily News** is a newspaper published daily, except Sunday, at Philadelphia, Pennsylvania, and was established in said city in 1925, since which date said newspaper has been regularly issued in said County, and that a copy of the printed notice of publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said newspaper on the following dates:

November 7, 2018

Affiant further deposes and says that she is an employee of the publisher of said newspaper and has been authorized to verify the foregoing statement and that she is not interested in the subject matter of the aforesaid notice of publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

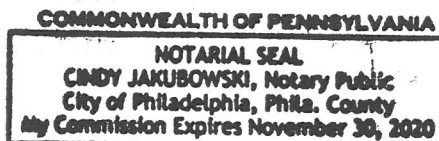


Sworn to and subscribed before me this 7th day of  
November 2018.



Notary Public

My Commission Expires:



Copy of Notice of Publication

**NOTICE OF INTENT TO REMEDIATE  
FORMER PHILADELPHIA COKE FACILITY**

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2., notice is hereby given that National Grid has submitted to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate a site located at 4501 Richmond Street in Philadelphia, Pennsylvania. This Notice of Intent to Remediate states that the site was built in the late 1920s to provide manufactured gas to the City of Philadelphia. Subsequent facility operations focused on the production of metallurgical coke and associated products, which continued until facility closure in 1982.

Soil at the site has been found to be impacted with polycyclic aromatic hydrocarbons (PAHs), arsenic, lead, and isolated pockets of residual tar or oil-like material. The proposed remediation measures are anticipated to include engineering controls (e.g., capping impacted areas with clean fill, asphalt, concrete, or soil) and institutional controls (e.g., environmental covenant restricting property to non-residential use and prohibiting groundwater use) to mitigate potential exposure pathways. The proposed future use of the property will be non-residential.

National Grid plans to use the site-specific standard at the site. The Act provides for a 30-day public comment period for site-specific standard remediations. The 30-day comment period is initiated with the publication of this notice. Within this 30-day period, the City of Philadelphia may submit a request to National Grid to be involved in the development of the remediation and reuse plans for the site. The City of Philadelphia may also submit a request to National Grid during this 30-day comment period to develop and implement a public involvement plan. Copies of these requests and of any comments should also be submitted to the Department of Environmental Protection at the Southeast Regional Office, 2 East Main Street, Norristown, PA 19401, Environmental Cleanup and Brownfields Program.