

CASE STUDY - BROWNFIELD REDEVELOPMENT

Client: Service Station Brownfield, Delaware

Workscope: Brownfield Redevelopment of a commercial property.

Project Team:

Bill Smith, P.G., Bob Kondelin, P.G.,
and Christopher Hine

Project Value:

\$125,000



Goal: Investigate and identify potential environmental concerns associated with activities on former service station parcel and adjacent parcels to ensure the property does not pose a risk to human health and the environment, and absolve the property developer of potential environmental liabilities through the DE Brownfields Program. Establish Remedial Action Objectives (RAOs) for the site to ensure protection of human health and the environment, and remediate the Site consistent with Delaware Hazardous Substance Cleanup Act (HSCA) Guidance.

Regulation: DNREC, Hazardous Substances Clean-up Act

Problem:

The site formerly operated as a retail gas station with a repair facility. Results of a Phase I Environmental Assessment indicated that the site may present a concern to human health and the environment. Additional investigations related to a former LUST case for the site were warranted.

Setting:

The site is approximately 0.27 acres in size and the property is surrounded by commercial and residential structures.

Solution:

Alliance conducted a comprehensive facility evaluation and remedial investigation for the Site to identify any constituents of concern. A thorough investigation was performed including: soil sampling, groundwater sampling, and the completion of a soil vapor intrusion study. Sufficient information was gathered to develop remediation plans as appropriate. Based on the results of the investigation, groundwater at the Site presents a concern for use on an unrestricted basis. Therefore, it was recommended that an environmental covenant be initiated to restrict groundwater usage at the site. Once the environmental covenant was implemented, the site could be used on an unrestricted basis. Alliance provided turn-key services for the successful completion of this brownfield project.



Environmental Alliance, Inc.