

# FACT SHEET

July 12, 2021 (updated August 4, 2021)

## Remedial Investigation Report/ Cleanup Plan and Public Meeting Announced

BP Bridesburg LLC (BPB) has signed an agreement of sale with Philadelphia Coke Co., Inc. (PCC) to purchase and redevelop the former Philadelphia Coke Plant (the Site) located in the Bridesburg borough of Philadelphia, Pennsylvania at 4501 Richmond Street between Orthodox Street and Buckius Street.

As part of BPB's redevelopment of the property for commercial warehousing, it will also be cleaned up under the Pennsylvania's Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2) in cooperation with the Pennsylvania Department of Environmental Protection (PADEP) and the United States Environmental Protection Agency (EPA). PCC has developed a Remedial Investigation Report and Cleanup Plan (RI/CP) providing: (1) site background and a summary of extensive historical site cleanup activities; (2) a summary of the remedial investigations, including the nature and extent of residuals remaining in soil and groundwater at the Site; and (3) a cleanup plan to eliminate potential exposure to residuals.

The public has an opportunity to review the RI/CP and provide comments for PCC's and BPB's consideration in ongoing efforts. The RI/CP will be available online at <http://www.4501richmondstreet.com/> and at the Document Repositories listed to the right. Comments on the RI/CP can be submitted on the above-identified website, during the upcoming public meeting, and as prescribed in the Public Involvement Plan (also available at the Document Repositories). Frequently asked questions will be posted on the website with appropriate responses. The presentation for the public meeting will take into consideration comments and questions received before the meeting. Questions answered during the public meeting will be recorded and posted on the website. The public comment period will end on August 31, 2021.

### Site Background

The Site was developed in the mid-1920s to provide manufactured gas to the City of Philadelphia (the City) for heating and lighting. From 1929 to 1982, PCC used the Site to produce metallurgical coke, which was used for manufacturing steel.

Use of the Site for manufacturing ended in 1989. Following the site closure, 39,000 tons of soil impacted by the former manufacturing operations were excavated and transported for offsite treatment or disposal. This cleanup work was performed under the Resource Conservation and Recovery

### Community Input & Dialogue

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

Public Meeting to be held on August 10, 2021, at 6:00 pm via Zoom. Register in advance for this webinar following the link below:

[https://magnals.zoom.us/webinar/register/WN\\_bI5SB8mJR3mBmIrX-QDZSw](https://magnals.zoom.us/webinar/register/WN_bI5SB8mJR3mBmIrX-QDZSw)

### Document Repositories

Frankford Library  
4634 Frankford Avenue  
Philadelphia, PA 19124-5804  
Phone: (215) 685-1473

Office of Councilman Bobby Henon  
6730 Torresdale Avenue  
Philadelphia, PA 19135  
Phone: (215) 686-3444



Act (RCRA) with supervision by EPA. All former structures at the Site have been demolished to ground level and all underground storage tanks were removed. The requirements of the Site Closure Plan were fully implemented and RCRA closure was certified as complete by the EPA in 1994. Following the RCRA closure, PCC continued to monitor groundwater quarterly, until PADEP authorized termination of the groundwater monitoring program on July 26, 1999. The Site has not been occupied or used since that time.

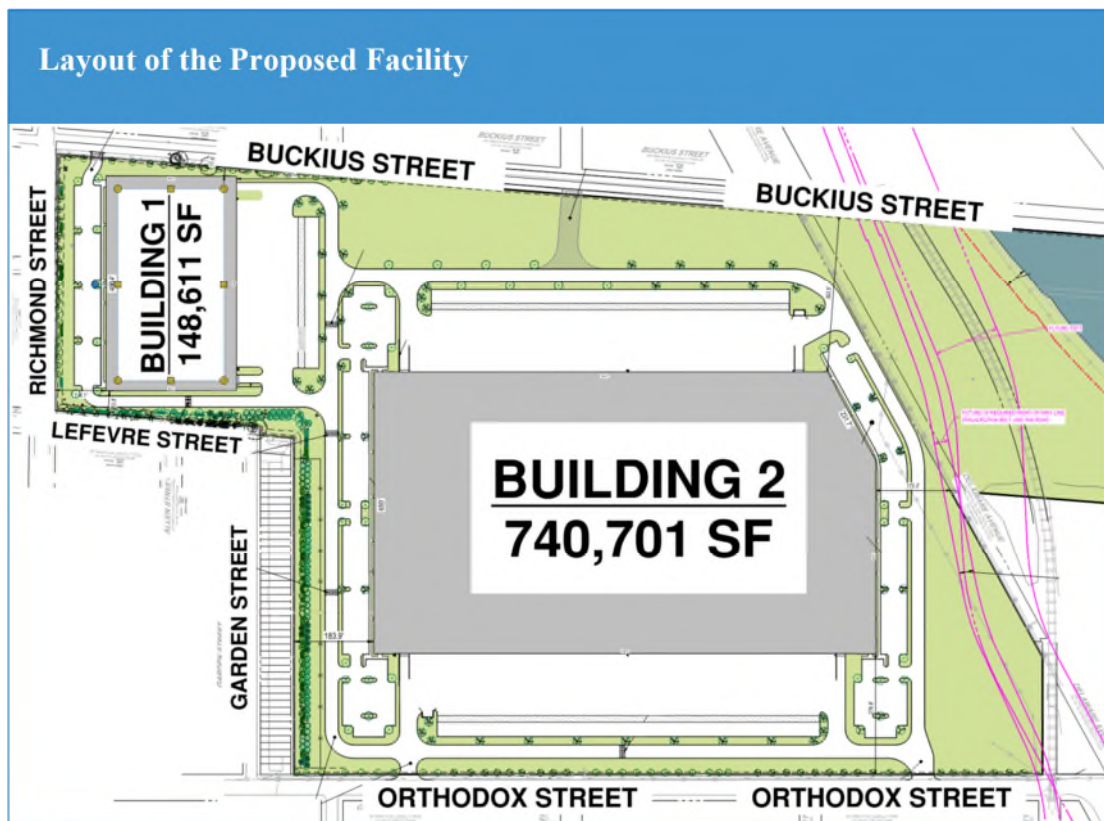
In 2013, EPA-certified Environmental Indicator Forms were issued and conclude that both human exposure and impacted groundwater migration are under control at the Site.

### Remedial Investigation Summary and Findings

A multi-phase Remedial Investigation (RI) was undertaken following RCRA closure in anticipation of site redevelopment to assess the nature and extent of remaining impacts and whether there were potential risks posed to human health and the environment. The RI was performed in two phases: (1) the Initial RI, conducted from 2003 through 2006; and (2) the Supplemental RI, conducted from 2018 to the present. As part of the collective RI activities, sampling and testing of soil, soil gas (i.e., the air between soil particles), and groundwater was performed to characterize any remaining residuals. The RI results show limited residuals that are stable (not migrating) within discrete areas inside the site property boundaries and therefore not moving off the property. Based on current conditions and existing site-security measures (e.g., a perimeter fence), people are not exposed to residuals.

### Proposed Site Cleanup

The planned remediation measures will generally be comprised of a “pathway-elimination” approach pursuant to the Act 2 Site-Specific Standard. To accomplish this, residual impacted soil will be isolated beneath engineered caps, such as building floors, asphalt parking lots/roads, or soil covers. This will ensure that no one can be exposed to the impacted soil in the future. Future site use will be restricted to non-residential purposes, and groundwater use at the Site will be prohibited.



Redevelopment is planned for the majority of the Site, as shown on the figure to the left. The portions of the Site between the powerlines and Delaware River will be developed by others at a later date, potentially as part of the anticipated Delaware Avenue Extension Project. More information on the Delaware Avenue Extension Project can be found: [Philadelphia Streets.com](http://PhiladelphiaStreets.com).

The site cleanup will be performed in cooperation with PADEP and EPA.

## Conceptual Design of the Proposed Facility



### Next Steps

PCC and BPB will host a public meeting for interested parties (e.g., local community and businesses) to discuss the site conditions and the Cleanup Plan. The public meeting will be held on August 10, 2021, at 6:00 pm via Zoom. This fact sheet shall serve as the required meeting notice to the public. The public meeting will provide information about the Site, engage stakeholders, allow participation, and provide a means for the public to comment on the overall remediation and development plans. The public meeting will focus on the following:

- Identifying the location and extent of remaining impacted soils.
- Discussing the cleanup measures that will be taken to protect the community, site workers, and the environment from possible exposure during the cleanup and site redevelopment.
- Describing the cleanup methods to be used to ensure protection of human health and the environment.

Meeting materials will be provided to the Document Repositories, PADEP, the City of Philadelphia Department of Health, and EPA.

### Public Meeting

*Date: 8/10/21*

*Time: 6:00 pm*

*Register in advance for this webinar following the link below:*

*[https://magnals.zoom.us/webinar/register/WN\\_bI5SB8mJR3mBmIrX-QDZSw](https://magnals.zoom.us/webinar/register/WN_bI5SB8mJR3mBmIrX-QDZSw)*

### Who to Contact

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

#### Project Remediation Questions

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#### Project Redevelopment Questions

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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.