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## ***Public Involvement Plan***

***Parcels Located Between 38<sup>th</sup> and Brown Street  
Philadelphia, Pennsylvania 19104  
PADEP eFACTS Site ID 869026***

Prepared for:  
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November 13, 2023

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Reviewed by:

A handwritten signature in black ink that reads "Kevin Burns". The signature is written in a cursive style and is contained within a thin black rectangular border.

Kevin Burns, P.G.  
Department Manager



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## 1.0 INTRODUCTION

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On behalf of Women’s Community Revitalization Project (WCRP), Batta Environmental Associates, Inc. (BATTAs) has prepared this Public Involvement Plan (PIP) for the property located at 38<sup>th</sup> and Brown Street in Philadelphia, Pennsylvania (the Site). WCRP is currently in the process of purchasing and planning to redevelop the Site. As part of the redevelopment, the Site will be remediated under the Pennsylvania Department of Environmental Protection (PADEP) Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2). The purpose of the PIP is to define procedures for community engagement and the communication of findings from ongoing Site investigations and remediation activities. In accordance with Act 2, the local municipality can request to be involved in the development of the remediation and reuse plans for a site being remediated. The PIP establishes the framework for educating interested parties about past and ongoing Site environmental remediation efforts and enables two-way communication between the public and WCRP. The PIP is a living document to be modified as needed based on community feedback, remediation findings, and Site development work.

This PIP was prepared with consideration for the community’s demographics and environmental challenges such that all residents and community members will be able to readily access information, ask questions to the remediation and redevelopment teams, and provide meaningful input, if desired.

This PIP has been prepared in response to a September 12, 2023 letter from the City of Philadelphia (the City) acknowledging receipt of the Notice of Intent to Remediate (NIR) and requesting (through the provisions of Act 2) that a PIP be developed for the Site and a public meeting be held for interest parties (e.g., affected community and businesses). This PIP will be submitted to PADEP.

### 1.1 Regulatory Framework

This PIP has been prepared to guide the collection of information and data necessary to enhance public awareness of the Site under Pennsylvania’s Land Recycling Program Technical Guidance Manual updated on January 19, 2019 (Section II.A.3(c)), the Land Recycling and Environmental Remediation Standards Act (Act 2; Section 250.6), and its enabling regulations, 25 PA Code, Chapter 250.

As stated by the regulations, the requirements of the PIP are as follows:

- Provide public access to project documents at convenient locations.
- Designate a central point of contact to address questions from the community.
- Identify a location for public hearings and meetings near the Site.

### 1.2 Comment Involvement Objectives

This PIP is intended to facilitate public involvement for the environmental investigation, characterization, and remediation of the Site and will serve as a guideline in communicating overall progress and developments in the remediation. Finally, it will serve to inform and promote effective communication among the community, WCRP, PADEP, Philadelphia Department of Public Health (DPH), and other Philadelphia Departments and elected officials. This PIP includes future outreach measures that will be conducted as the project progresses.

The purpose of the PIP will be to meet community concerns as they arise. In this way, the PIP will be a dynamic document to address an evolving situation. The PIP provides a flexible framework for conducting

the community involvement and information exchange program. The framework allows for modifications based on future suggestions from community members and changes in the remediation efforts.

Communication between WCRP and the community will incorporate the best strategies of two-way exchange between WCRP and all stake holders. “Stakeholders” in this context refers to community residents, interested or involved agencies, local businesses, PADEP, Philadelphia DPH, and environmental organizations.

Types of communication that will enable such dialogue may include:

- Posting of relevant documents on a website and establish a document depository for hard copy documents at a convenient location.
- Public meeting(s) to inform the public of remedial findings and the cleanup plan.
- Fact sheets at various milestones in the project.

### 1.3 Site Background

The Site is located at 777-787 North 38<sup>th</sup> Street, 770-774 North DeKalb Street, and 3716-3726 Brown Street in Philadelphia, Pennsylvania (19104). The Site location is presented on **Figure 1**. The Site plan is presented on **Figure 2**. The Site is approximately 0.4-acres and is currently an undeveloped lot.

The site encompasses fifteen (15) individual parcels/lots ranging in size from 0.02-0.08 acres in a residential section of Philadelphia. The Site is currently a vacant, undeveloped lot, but was utilized as residential housing in the recent past.

## 2.0 SITE INVESTIGATION

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BATTA conducted a Phase I Environmental Site Assessment (ESA, May 2023) for the Site. BATTA identified the following recognized environmental conditions (RECs):

- A historical dry-cleaning facility was identified by the Vapor Encroachment Condition (VEC) Application and Environmental Database Resources (EDR) Radius Map as being upgradient from the Site. Due to the nature of the chemicals used at dry cleaners, there could be potential impacts to the Site.
- An unregistered leaking tank was identified by the VEC Application and EDR Radius Map as being directly upgradient from the target property. There could be potential impacts to the Site.

BATTA conducted a Phase II ESA (April 2023) for the Site to address the RECs identified during the Phase I ESA. A geophysical survey was conducted to find the location of a potential underground storage tank (UST) as identified by the VEC and EDR Radius Map. The geophysical survey identified three (3) buried metallic anomalies. Ground penetrating radar (GPR) data collected over the three (3) anomalies did not show GPR profiles characteristic of a UST (strong hyperbolic signatures along an apparent short axis and strong, flat reflections along an apparent long axis). However, strong metallic responses were present at each anomaly, and it is possible that any of these anomalies may be due to a UST or a UST carcass that has been crushed, broken apart, deformed, corroded, or misshapen, and is indistinguishable from buried metallic debris.

Additionally, eight (8) soil borings were advanced across the Site to a depth of approximately 15 feet below ground surface (ft bgs). Two (2) soil samples were collected from each boring location. All samples were analyzed for volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs),

polychlorinated biphenyls (PCBs), metals and pesticides. VOC, SVOC, and metal constituents were detected at concentrations exceeding the PADEP Medium Specific Concentrations (MSCs).

### **3.0 PROPOSED CLEANUP ACTIVITIES AND COMMUNITY PROTECTION MEASURES**

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The current and future exposure pathways will be mitigated primarily via a “pathway elimination” approach pursuant to an Act 2 Site-Specific Standard through a combination of engineering and institutional controls. Potential engineering controls proposed for the Site may include capping impacted soils with asphalt pavement, concrete, and building structures and/or placement of clean soil to prevent direct contact exposure for workers, residents, and visitors. Proposed institutional controls are likely to include other things, use of a deed restriction/environmental covenant prohibiting: (1) Site groundwater use; and (2) disturbance of capped impacted soils without following the procedures of a Post-Remediation Care Plan.

This selected remedy will:

- Significantly reduce the risk of exposure following installation of the remedy.
- Significantly reduce the potential exposure to human and ecological receptors.
- Be accomplished in a reasonable period of time at a realistic cost.

### **4.0 PUBLIC INVOLVEMENT COMPONENTS**

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The PIP identifies the tools that will be used to promote greater public participation and awareness of the design and implementation of remediation efforts. This PIP will be updated during changing phases in the project or to incorporate additional information, as appropriate. The Philadelphia DPH will be notified in writing of the date, time, and location of any public meetings and the location of the document repository(ies).

The Site’s PIP implementation requirements per the request of Philadelphia DPH and per 25 PA Code §250.1-250.6 (as revised January 7, 2012), are as follows:

- 1 Establishing Document Repositories.
- 2 Designating a Central Point of Contact.
- 3 Holding public meetings at location(s) near the Site.
- 4 Providing Periodic Updates to the Community. As part of WCRP’s commitment to public involvement, WCRP will host public meeting(s) as needed and provide fact sheet(s) to ensure community awareness of activities at the Site.

The following subsections detail each of these requirements.

#### **4.1 Establishing Document Repositories**

A hard copy of Site environmental reports and documents that have been submitted to PADEP will be located at the following address:

- Mantua Civic Association at 3729 Melon Street, Philadelphia, PA, 19104 (267-227-9045). The facility is open from Monday to Friday from 8 a.m. to 5 p.m. and by appointment.

Parties interested in learning more about the Site may join a mailing list by completing the “38<sup>th</sup> and Brown Sign-Up Sheet” (Appendix A). Participants on the mailing list will receive information, such as, periodic fact sheets, document submittal/upload notifications, and information on upcoming public meeting. The Sign-up sheet for the mailing list will be available at the Mantua Civic Association and online. Interested parties must have an e-mail and/or a mailing address to receive Site updates.

WCRP will also supply the recreational center with previously compiled environmental reports and documents related to the Site if requested by the City, within five (5) business days of the City’s request. The City’s request may be verbal or written.

## **4.2 Project Roles**

This section provides information on the roles and responsibilities for WCRP involved in the remediation project at the Site.

WCRP is the current Site owner and plans to redevelop the Site. WCRP’s current plan is to develop the Site for residential use. Site cleanup will be integrated with the Site development.

BATTA is supporting WCRP in managing the environmental and remedial components of the Site.

### **4.2.1 Primary Contact**

The primary point of contact for Site remediation will be Ms. Yanique Joyner of WCRP.

Contact information for Ms. Yanique Joyner is below:

Ms. Yanique Joyner  
Real Estate Director  
Women’s Community Revitalization Project  
100 W. Oxford Street, Suite E-2300  
Philadelphia, Pennsylvania 19122  
T: 215.627.5550 x 228  
yjoyner@wcrpphila.org

### **4.2.2 Other Site Contacts**

A list of contacts that are supporting the remediation and redevelopment of this property are provided in **Table 1**.

## **4.3 Public Meetings**

WCRP will conduct a public meeting prior to PADEP approval of the Remedial Investigation Report and Cleanup Plan. The venue for the public meetings will be appropriately publicized and held at a suitable location and time, allowing interested parties to attend. At this time the meeting space in the Mantua Civic Association at 3729 Melon Street, Philadelphia, Pennsylvania 19104 is tentatively identified as a likely meeting location. This location offers audio and visual equipment. Relevant sampling and background investigation material will be publicly available approximately 30-days prior to the public meeting at the document repositories.

BATTA, on behalf of WCRP, will post a notice in the local newspaper, *The Metro Philadelphia*, advertising the date, time, and place of any public meeting at least 30 days before the event. In addition, BATTA will notify the Philadelphia DPH and stakeholders of the date, time, and location of the public meeting.

The purpose of a public meeting is to educate the community about the Site, engage stakeholders, allow participation, and to provide a means for the public to contribute to the overall remediation and development. The goal is to develop partnerships between agencies and community groups, provide an open microphone for questions, and solicit feedback. The first public meeting will focus on the following:

- Identifying the location and extent of Site residuals remaining at the Site, based on the multi-phase investigations.
- Explaining any existing exposure pathways to constituents of potential concern and the health risks potentially associated with those constituents.
- Discussing the measures that will be taken to protect the community, workers, and recreation areas from possible exposure during remediation and Site redevelopment.
- Describing the remediation methodologies to be employed.

The structure for these meetings will include a technical overview of the Site work. Project team members from PADEP and representatives from the City (e.g., DPH) will be invited. A presentation on the Site updates and Act 2 status will be prepared, including tables and figures, for use in the meeting. Engagement will be encouraged during these meetings, and the meetings will provide enough time for an open dialogue with technical experts. Meeting minutes will be recorded and publicly available at the document repository, once finalized. The meeting minutes will include the presentation of materials, attendance list, and questions. As a standalone document, question responses will be provided to the document repositories, PADEP, and the City.

#### **4.4 Public Comment**

Reports (i.e., Remedial Investigation/Cleanup Plan, Final Report, etc.) submitted to PADEP will be made available to the public at the established document repository identified in **Section 4.1** and online. Public comments or questions based on the submitted reports pending review can be submitted through the portal online. The public commenting period for reports will be open for 30 days once the document is made available to the public. Additionally, the public commenting period will run concurrently with PADEP's review of the reports.

#### **4.5 Fact Sheets**

A fact sheet will be included in public meeting notices. Fact sheets will also be available in the document repository and as handouts at public meetings. The fact sheets provide general information regarding the project activities and contact information for those people having additional questions.

#### **4.6 Living Document and Public Involvement Program**

As mentioned above this document will be a living document that will be reviewed and updated, as applicable. It will also be updated during changing phases in the project, to incorporate additional information, including feedback from regulatory and public stakeholders.



## **5.0 REFERENCES**

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BATA Environmental, May 18, 2022 (Revised May 17, 2023), Phase I Environmental Site Assessment, Parcels Located Between 38<sup>th</sup> and Brown Street.

BATA Environmental, April 26, 2023, Phase II Environmental Site Assessment, Parcels Located Between 38<sup>th</sup> and Brown Street.

PADEP, 2002. *Land Recycling Program Technical Guidance Manual*. Department of Environmental Protection, Bureau of Environmental Cleanup and Brownfields, Last Updated on January 19, 2019.



## ***Tables***

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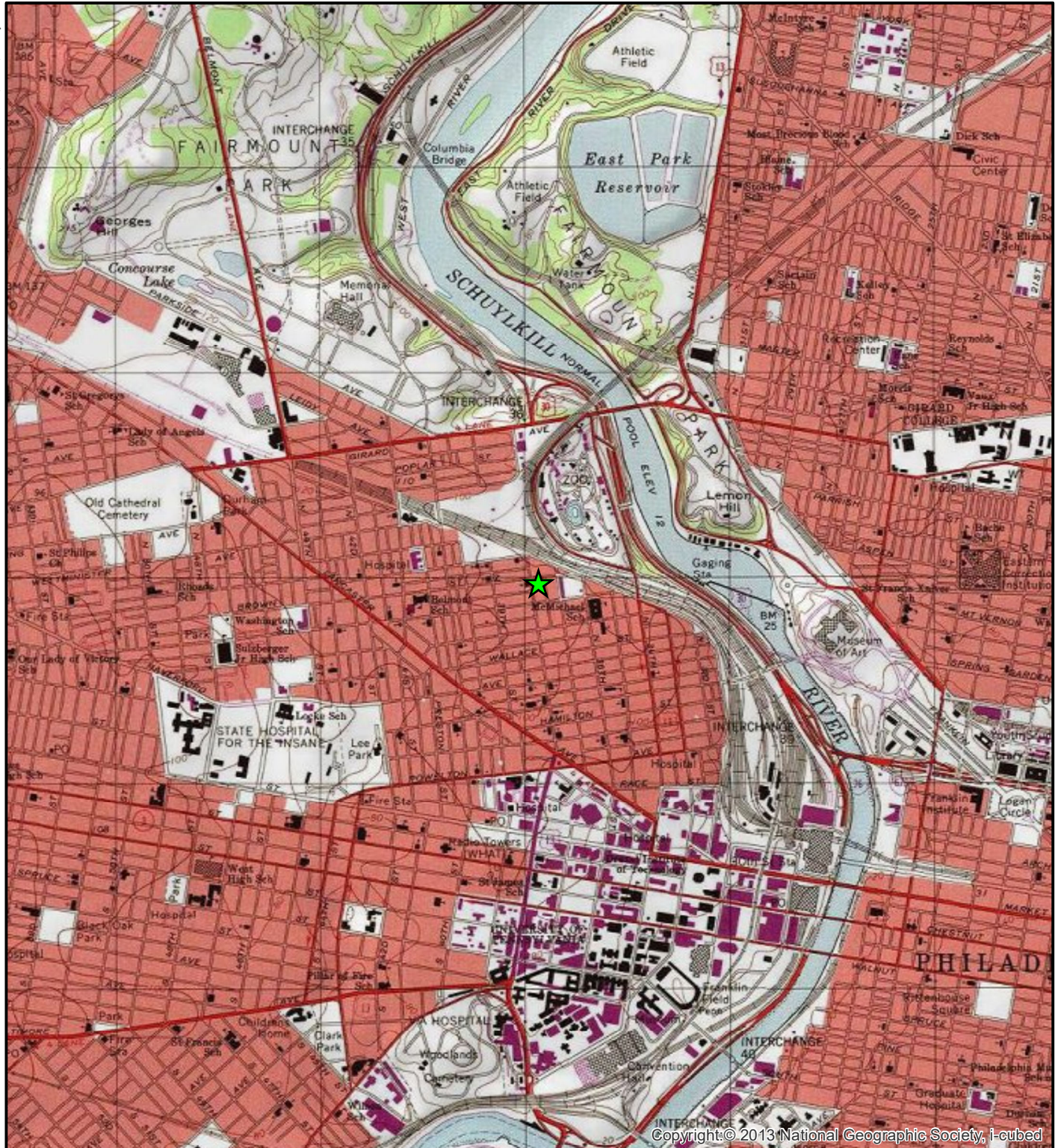
**Table 1** Site Contacts  
 38th and Brown Street Philadelphia, PA



Name/Affiliation	Role	Contact Information
PADEP		
Lauren Thomson	PADEP Case Manager	T: 484.250.5799 lthomson@pa.gov
Batta Environmental Associates, Inc. - Project Consultant		
Mr. Kevin Burns, P.G. Department Manager	Environmental Remediation Project Manager	T: 855.862.2882 x 114 kevin.burns@battaenv.com

## ***Figures***

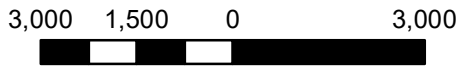
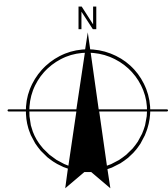
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**Legend**

★ Site Location



Feet

REFERENCE: NAD 1983 CORS96 State Plane South Pennsylvania

38th AND BROWN STREET  
PHILADELPHIA, PENNSYLVANIA

PUBLIC INVOLVEMENT PLAN

FIGURE  
NUMBER

1

**SITE LOCATION**



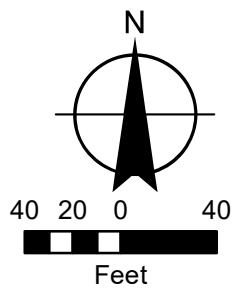
6 Garfield Way  
Newark, DE 19713  
www.battaenv.com



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

— Site Boundary



REFERENCE: NAD 1983 CORS96 State Plane South Pennsylvania

38th AND BROWN STREET  
PHILADELPHIA, PENNSYLVANIA

PUBLIC INVOLVEMENT PLAN

FIGURE  
NUMBER

2

**SITE VICINITY**



6 Garfield Way  
Newark, DE 19713  
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***Appendix A – Sign Up Sheet***

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