verdantas

Community Involvement Plan

Former 49th Street Terminal
1700 South 49th Street
Philadelphia, Pennsylvania

Prepared for:
Philadelphia Industrial Development Corporation
Philadelphia Authority for Industrial Development

EPA Brownfield Cleanup Grant BF 4B-95349501

Prepared by:
Verdantas LLC
211 N. 13th St., Ste 503
Philadelphia, Pennsylvania 19107

Verdantas Project No: 26830

July 2026

Table of Contents

1. **Overview** 1
2. **Site Description** 2
3. **Community Profile** 7
4. **Community Needs and Concerns** 8
5. **Action Plan** 9
6. **Contact List** 10
7. **Signature(s) Of Environmental Professional(s)** ..... Error! Bookmark not defined.

1. Overview

This Community Improvement Plan (CIP) outlines strategies and actions to solicit community feedback regarding the remediation of the former 49th Street Terminal located at 1700 South 49th Street in Philadelphia, Pennsylvania (the Site). The Site is part of an ongoing master planning effort by the City of Philadelphia to support future redevelopment of the Lower Schuylkill River area. Redevelopment will require environmental remediation at the Site.

The Site will be remediated using funding from the Philadelphia Authority for Industrial Development (PAID's) FY 2024 EPA Cleanup Grant No. 95349501. The Philadelphia Industrial Development Corporation (PIDC) manages the grant on behalf of PAID. The qualified Environmental Consultant on the project is Verdantas LLC (Verdantas).

2. Site Description

The Site is located at the intersection of 49th Street and Botanic Avenue in Philadelphia, Philadelphia County, Pennsylvania. It is approximately 0.86-acres in size and zoned I-2 for medium industrial use. It is unlikely that the zoning classification will change in the future.

The Site is currently vacant land, overgrown with brush and trees, and surrounded by chain link fencing on its northern and western boundaries. The remnants of a 7-foot high, concrete wall are located along the southern and eastern Site boundaries. Further to the southeast, remnants of a pier are located adjacent to and in the Schuylkill River, which borders the Site to the east. Concrete pads are present in two areas of the Site. Numerous bollards, standpipes, electrical conduits and jersey barriers are also located onsite. Electrical, water/stormwater and unknown underground utility lines were identified onsite during a topographic survey conducted in 2025.

The Site is bounded by the following properties:

North: 49th Street, and further to the north by recreational space constructed on the former National Heat and Power site, redeveloped as part of PIDC's projects in the South 49th Street area;

South: Vacant land/former industrial properties owned by PIDC;

East: The Schuylkill River;

West: Botanic Avenue, also known as the South Schuylkill River Recreational Trail. Vegetated, vacant land and current and former industrial properties are located further to the west.

The location of the Site is shown below:

Figure 1: Site Location

Site History

The Site was developed prior to 1923 as a sand and gravel wharf and operated as an oil terminal from approximately 1942 to 2006. Nearly 1.7 million gallons of petroleum were stored onsite in aboveground storage tanks (ASTs). Petroleum-related activities ceased in the early 1990s, and all tanks were removed in 2006. AST closure activities included product recovery from the tanks and associated piping, cleaning of AST systems, and removal and disposal of tanks and piping for recycling.

Applicable Regulatory Programs

Environmental investigations were conducted satisfy the requirements of the Pennsylvania Department of Environmental Protection (PADEP) Land Recycling and Environmental Remediation Standards (Act 2) and Storage Tank Programs (Act 32). The Land Recycling Program encourages the voluntary cleanup and reuse of contaminated commercial and industrial sites. The goals of the Land Recycling Program are to encourage private sector cleanup of contaminated, vacant or otherwise underutilized properties and return them to productive use. Further development of Brownfield properties stimulates economic growth, encourages local government partnerships with

business, and maximizes the use of existing infrastructure, thereby preserving prime farmland, open space and natural areas. The Storage Tank Program is designed to prevent storage tank releases and protect residents and the environment when releases occur.

Soil and Groundwater Sampling Activities and Results

Soil samples obtained during onsite characterization and tank closure activities conducted in 2006 at the Site and adjoining property to the north were reported to contain benzene, semivolatile organic compounds (SVOCs) and lead concentrations in excess of Pennsylvania Department of Environmental Protection (PADEP) Statewide Health Standards (SHS). The property to the north was remediated with PADEP approval. Additional sampling was required at the Site.

A remedial investigation of soils and groundwater was conducted in 2025 to delineate impacts identified during previous investigations and provide sitewide characterization data to address data gaps. With the exception of benzene and lead, concentrations of all analytes attain NR SHS in soil samples at the Site. With the exception of benzene, soil COCs do not exceed their respective vapor intrusion screening levels.

Two rounds of groundwater sampling were also conducted at three onsite monitoring wells installed in 2025. Iron, manganese, aluminum, lead and benzene concentrations exceeded the PADEP non-residential standards in groundwater samples. Vapor intrusion screening levels were not exceeded.

Proposed Remedial Cleanup Actions

The findings of a Remedial Investigation Report/Cleanup Plan submitted to the PADEP in 2026 indicated the following remedial and cleanup actions are required to support future redevelopment:

- Sitewide soil excavation and offsite disposal.
- Removal of remnant Site structures to the extent possible.
- Post-excavation soil sampling to characterize remaining onsite soils.
- Backfilling and stabilization with certified clean fill and gravel.
- Implementation of a Post Remediation Care Plan to ensure the integrity of the onsite soil and gravel cap.
- Groundwater attainment sampling and surface water pathway elimination.
- Completion of PADEP's Act 2 Program to achieve a cleanup to support the intended end-uses at the Site and recordation of an Environmental Covenant on the Site deed.

The Cleanup Plan is described below.

Cleanup Plan

Exceedances of PADEP standards in soil will be addressed through implementation of the Cleanup Plan that was submitted to the PADEP in April 2026 with the Remedial Investigation Report documenting historical and 2025 investigation activities. The selected remedial alternative is excavation of impacted soils across the Site to depths of a minimum of 2 feet bgs and up to 4 feet bgs and capping with clean soil and gravel to grade. The cap will also serve to prevent flushing of soil COCs to underlying groundwater in these areas. This is consistent with the remedial alternative implemented at the property adjacent to the Site to the north, which was approved by the PADEP. Post-excavation sampling will also be conducted as required by the PADEP to document soil conditions following the cleanup. A Field Sampling Plan for this work was submitted to the US EPA in April 2026 for review, as required by the grant funding.

Remnant concrete, piping, and bollards, etc., will also be removed and soils in the vicinity of/beneath these structures will be evaluated for the presence of potential impacts. If potential impacts are suspected, soil sampling will be conducted. All soil samples collected will be analyzed for targeted VOCs, SVOCs, and metals detected concentrations exceeding PADEP standards during historical and 2025 remedial investigations at the Site.

All intrusive remedial work will be conducted in accordance with an Erosion and Sedimentation (E&S) Plan for the Site. The E&S Plan will be designed to prevent sediment-laden runoff from reaching the Schuylkill River. If encountered, soils that are obviously contaminated, such as those exhibiting odors, sheens, or staining, will be segregated from other soils pending offsite disposal. Soils that are not obviously contaminated may be re-used onsite. An environmental professional will observe all Site excavations and will be responsible for determining whether excavated material should be segregated for additional characterization. Separate stockpiles for contaminated or questionable soil will be isolated from any stockpiles of clean soil. Contaminated soil will be placed on and covered by impervious sheeting such as 60-mil polyethylene. Stockpiles will be contained by filter barriers with added sorbents for pollutant removal and will be inspected after runoff events for any evidence of potential contaminant discharge, such as a sheen or staining.

Additional vapor intrusion screening will also be to evaluate any potential vapor intrusion concerns and propose a pathway elimination strategy for vapor intrusion, if needed.

The soil cap will be composed of clean soils in accordance with the PADEP Management of Fill (MoF) Policy. Excavated soils will be managed in accordance with the MoF Policy and all other applicable regulations. Subsurface disturbance in areas of identified impacts will be conducted in accordance with Site-Specific Health and Safety and Soil Management Plans.

Implementation of the CP will result in source removal and a likely reduction in flushing of soil COCs to underlying groundwater. A minimum of four rounds of groundwater sampling will be conducted following implementation of the CP to demonstrate attainment of PADEP standards for groundwater. Groundwater samples will be analyzed for TCL VOCs and targeted metals detected at concentrations exceeding NR SHS during the 2025 remedial investigation at the Site.

Fate and transport modeling will be conducted following completion of attainment sampling to demonstrate elimination of the groundwater to surface water pathway to the Schuylkill River. This is also consistent with the PADEP-approved approach in the 2013 RIR/CP for the adjacent NHP property north of the Site.

Human Receptor Screening

Implementation of the CP will render the direct contact, inhalation of fugitive dust, and ingestion pathways for soil incomplete through capping. Drinking water is supplied to the Site and surrounding area by the Philadelphia Water Department (PWD). Results of a Pennsylvania Groundwater Information System (PAGWIS) database search indicate that there are no wells within a one-mile radius of the Site that will be impacted by Site groundwater. According to Pennsylvania's eMapPA database, there are no surface water intakes within a one-mile radius of the Site. Therefore, the soil to groundwater/groundwater ingestion pathways for human receptors are incomplete. Static overburden depths to groundwater at the Site range from approximately 9 to 10 feet bgs, so incidental dermal contact with Site groundwater is unlikely. The vapor intrusion pathway will be further evaluated following implementation of the CP.

Ecological Receptors

Following remediation proposed in the CP, ecological receptors will not be exposed to contaminated surface soils. There are no wetlands onsite; the closest wetland is located to the north and does not receive groundwater from the Site. Therefore, impacts to wetland areas are not anticipated. Based on the 2025 Pennsylvania Natural Diversity Inventory (PNDI)databased search, no further review was deemed necessary by the Pennsylvania Game Commission, Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania Fish and Boat Commission, or the United States Fish and Wildlife Service. No further ecological evaluation is required.

Post-Remediation Care Requirements

Documentation of proposed post-remediation care requirements and Activity and Use Limitations (AULs), as needed to maintain a PADEP standard, will be included in the Post Remediation Care Plan (PRCP) in the Final Report for the Site. Provisions of the PRCP and AULs to eliminate pathways to receptors will also be documented in an Environmental Covenant (EC). The EC will also include a Soil and Groundwater Management Plans and Site-specific HASP. The EC will be submitted to the PADEP following approval of the FR. Once approved, the EC will be recorded with the deed for the Site.

3. Community Profile

The Bartram's Gardens neighborhood is located in southwest Philadelphia and is situated approximately 3 miles southwest of Center City. The area is one of the most challenged communities in Philadelphia. Remediation of the Site will convert a currently vacant and underutilized property that has been used for illegal dumping as the first step toward redevelopment for a more beneficial use for the community. Current redevelopment plans are not finalized.

4. Community Needs and Concerns

PAID and PIDC work closely with city, state, and local partners to strengthen neighborhoods throughout Philadelphia, transforming vacant properties and public space into the basis for sustainable, creative community building in the long term. PIDC will hold a community meeting in 2026 to provide project updates and solicit feedback for the proposed remediation.

This remediation project is consistent with the goals and recommendations in the City of Philadelphia's 2035 Comprehensive Plan and the Delaware Valley Regional Planning Commission, which highlight the need for natural resources and historic preservation, increased parks and public spaces and environmental sustainability.

5. Action Plan

The EPA-funded work will convert a vacant, underutilized property located in an area that is targeted for redevelopment by the City of Philadelphia. This redevelopment will provide environmental and potentially recreational benefits to the community, and reduce urban blight.

The top priority of the community involvement plan is to maintain ongoing communication and active engagement with community members about the project. This involves creating opportunities for dialogue and ensuring that the community is informed and involved. To achieve this, PIDC will conduct a public meeting and information session. Community Partners identified in the FY24 Brownfield Cleanup Grant Application will be invited to a virtual meeting that will provide updates on project developments, answer questions, and gather input from community members.

Addressing environmental concerns is a critical component of the plan, and through remediating Site contamination and mitigating health risks, a safer and healthier environment will be created for potential future users of the Site. Our strategy includes implementing a comprehensive Site Cleanup Plan to address impacts according to PADEP Act 2 regulations. This plan effectively remediates contamination, protects public health, and restores the Site for safe future use.

Timeline of Activities

Timing	Tasks	Lead or Forum
June 29, 2026	Notification to Community Partners	Verdantas
July 9, 2026	CIP Community Meeting	PIDC, Verdantas
September 2026	Implementation of cleanup activities	PIDC, Contractors

An online document repository contains relevant environmental documents, including this CIP and the draft Analysis of Brownfield Cleanup Alternatives (ABCA). Documents can be accessed at the link: https://pidcphila.com/events/epa-cleanup-grant-2026/.

6. Contact List

EPA Project Officer:

Christian Smith
Project Officer, Brownfields & Revitalization Section
U.S. Environmental Protection Agency, Region 3
Four Penn Center
1600 John F. Kennedy Boulevard
Philadelphia, PA 19103
(215) 814-3302

PAID/PIDC

Ilene Burak, Esq., PAID Secretary, PIDC Senior Vice President and General Counsel
1500 Market Street
Suite 3500 West
Philadelphia, PA 19102
(215) 496-8106

Angela Fredrickson, Esq., PIDC Vice President of Real Estate Services
1500 Market Street
Suite 3500 West
Philadelphia, PA 19102
(562) 881-1915

Verdantas LLC

Jennifer L. Gresh, PG
Principal/Senior Consultant
Verdantas
211 N. 13th Street Suite 503
Philadelphia, PA 19107
(215) 545-7295

7. Community Partners

Empowered Community Development Corporation (CDC), Val Gay, Consulting Executive Director, val@valgay.com

Southwest CDC, Donna Henry, Executive Director, donna@southwestcdc.org

John Bartram Association (JBA/Bartram's Garden), Maitreyi Roy, Executive Director, mroy@bartramsgarden.org

NESTT Childcare Facility, Sharon Neilson, Project Manager, sneilson@gphainc.org

Philadelphia City Council District 3, Jamie Gauthier, Councilmember, jamie.gauthier@phila.gov

SW Community Leadership Circle, Sophia Poe, Community Partnerships Manager, JBA: spoe@bartramsgarden.org

Schuylkill River Development Corporation, Joe Syrnick, President & CEO joseph.syrnick@srdc.net

Philadelphia Housing Authority Bartram Village Complex, Andrew Meloney, Director, Choice Neighborhoods Program, andrew.meloney@pha.phila.gov