

**“Urban’s remedial action plan satisfied the needs of both EPA and PADEP and allowed residential redevelopment of the site to proceed.”**

**Client:** Absco, Inc.

**Fee:** \$280,100

Absco, Inc. retained Urban Engineers, Inc. to prepare a Response Action Plan (RAP) for EPA Superfund Branch approval. In addition, Urban’s work incorporated Pennsylvania Act 2 procedures into its work in order to allow the site to be redeveloped for residential use. Absco and the EPA entered into an Administrative Order by Consent (AOC) to remediate impacted soils on its property. The AOC required placement of a cap over soils that contain PCB and lead levels greater than 10 ppm and 1,000 ppm, respectively.

Urban collected 83 surface soil samples and 26 at-depth soil samples for chemical analysis as part of the Extent of Contamination study, EPA’s RAP, and Act 2 Remedial Investigation/Remedial Action Plan. Three groundwater monitoring wells were installed with Urban’s oversight, and two rounds of groundwater sampling were conducted. Urban managed a series of field investigative tasks in order to characterize the occurrence, pathways, and extent of soil and groundwater impact onsite. Additional field tasks included collecting sidewalk dust samples for lead and PCB; collecting QA/QC samples; and providing analysis of field and lab data to determine the vertical and horizontal extent of impact, pathways of migration, and subsurface and aquifer characteristics. The results were compared to the Pennsylvania Department of Environmental Protection (PADEP) Act 2 standards for land recycling to ensure compliance.

The remediation program developed allowed Absco to meet its EPA consent order obligations and have the site approved for residential use through the Act 2 process. With the residential approval in hand, Absco was able to sell the property to a major brownfield developer who is proceeding with plans for a mixed condo and commercial development.

Urban served as the liaison between the EPA, the PADEP, the owner of the scrap yard, and the developer, satisfying the needs of each. Additionally, Urban suggested innovative plans that resulted in a cost savings of \$100,000. Rather than installing an expensive asphalt cap that would eventually be destroyed for development, a temporary cap served to meet regulatory requirements until a permanent cap was provided by the developer’s buildings and parking lots, thereby significantly reducing capping costs.

### HIGHLIGHTS:

- EPA and PADEP Compliance
- Well Installation
- Soil Sampling
- Cost-saving Techniques
- Brownfield Redevelopment

