

## PROJECT DESCRIPTION

**Site Name:** Wynnefield Place (Senior Housing Apartments)  
**Project Location:** Philadelphia, Pennsylvania  
**Project Type:** Pre-Development Assessment, Remediation & Act 2 Land Recycling Completion  
**Purpose:** Due Diligence For HUD Grant / Funding Prior to Development & Construction  
**Project Cost:** ~\$75,000  
**Client / Lender:** Non-Profit Organization / Department. of Housing and Urban Development

Land Recycling Solutions, LLC (LRS) was contracted by a local non-profit housing developer to complete a comprehensive Phase I Environmental Site Assessment (ESA) at a vacant undeveloped parcel owned by the City of Philadelphia in advance of the planned donation of the parcel. The assessment was completed as part of the submission of the subject property for consideration under the Notice of Funding Availability (NOFA) issued by the Department of Housing and Urban Development (HUD). The planned use of the site was to include a proposed 4-story, residential (senior housing) apartment building (Wynnefield Place).

The subject property was historically operated by a local fuel oil distribution company that included a single warehouse / office building that was previously razed prior to the time of the ESA. Results of the completed ESA identified recognized environmental conditions (RECs) present at the site associated with the historical tenant operations that warranted further assessment (i.e., Phase II assessment efforts).



**Vacant Parcel Phase I ESA**



**Soil Assessment & Delineation**

A Phase II Limited Subsurface Assessment was subsequently completed that included soil boring installation and sampling across the site. Findings of the assessment indicated the presence of two (2) underground storage tanks (USTs) and two (2) distinct areas of the property containing soil impact by petroleum hydrocarbons at levels exceeding PA Medium Specific Concentrations (MSCs) for a residential setting. Delineation of the soil impact was later completed. The Site was subsequently approved for and awarded NOFA funding in November 2011. As a result of HUD guidance and protocols, the soil impact exceeding MSCs was required to be remediated prior to initiation of the planned development project.



**Storage Tank Closure**



**Soil Remediation**





Site Assessment, Soil Remediation & Act 2 Land Recycling Completion (continued)  
Wynnefield Place – Philadelphia, PA

Remediation efforts included the removal and closure of two (2) USTs and the excavation and off-site disposal of a total 415 tons of soil materials from the two (2) identified onsite areas of soil impact. Post excavation soil sampling included several phases of sampling using systematic random sampling protocols. All post excavation samples demonstrated attainment of residential MSCs. A comprehensive Final Report was prepared and submitted for the project in accordance with the PA Land Recycling and Remediation Standards Act (Act 2). A release of liability for the previous soil impact was subsequently granted by PADEP.



**Soil Loading & Off-site Disposal**



**Materials / Debris Crushing**



**Pre-Development**



**Post Development**

