

51st Street Act 2 Schedule

- Quarterly Groundwater Monitoring (2 Quarterly Events for Site Characterization and 4 Events for Attainment)
 - August 23rd - 1st Quarterly Groundwater Event for Chromium was completed with the exception of damaged MW-2. MW-2 was repaired September 20th and sampled on October 4th.
 - Week of November 25th - 2nd Quarterly Groundwater Event for Chromium
 - Week of February 24, 2025 – 3rd Quarterly Groundwater Event for Chromium
 - Week of May 26, 2025 – 4th Quarterly Groundwater Event for Chromium
- Soil Investigation
 - October 2024 - Existing data evaluated for site wide hexavalent chromium delineation to non-residential standards. One data point to the east is above the non-residential direct contact 0 to 2 feet MSC based on current depth. As part of the redevelopment that sample point will be 10 feet below grade and under the building.
 - November 2024 – Perform Additional Soil Sampling, if required – [For discussion with PADEP](#)
- Public Involvement Plan
 - November 19th - Submit draft PIP to PADEP for review
 - December 2nd – Submit PIP to PADEP and the city of Philadelphia
 - January 15th – Public meeting pursuant to the PIP – [Date subject to PADEP discussion See below](#)
- Site Characterization Report/Remedial Investigation Report/Cleanup Plan
 - December 2024 – January 2025 - Prepare Report
 - January 2025 – Perform Groundwater Modeling
 - January 24, 2025 - Internal Review
 - February 14, 2025 – Submit to PADEP
 - February 14, 2025 - Publish thirty-day public notice and comment period in local newspaper – [Make Public meeting March 1st so public has the report to review.](#)
- Remedial Investigation Report/Cleanup Plan Addendum
 - Summarize the results from the two additional groundwater monitoring events performed in February and May 2025
 - June 2025 – Prepare Addendum
 - July 1, 2025 - Internal Review
 - July 15, 2025 – Submit to PADEP
 - July 15, 2025 - Publish thirty-day public notice and comment period in local newspaper
- Site Redevelopment
 - October/November 2024 - Perform geophysical site testing for building construction
 - Start of building construction – to be determined based upon market/financial conditions.

- Final Report Preparation and Submission - Within sixty days of completion of Site Development
- Establish Environmental Covenants - Within thirty days after PADEP approval issued for Final Report

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