



NARRATIVE REPORT FORM

Facility Name: Alliance 51st Street Primary Facility ID: 855927

Inspection Date: July 22, 2024		Inspection Time: 0930 - 1330		Lat/Long: 39.93496631230625, -75.20914844926827	
Inspecting Program:		<input type="checkbox"/> Storage Tanks	<input checked="" type="checkbox"/> HSCA	<input checked="" type="checkbox"/> LRP	
Owner Name: Alliance 51 st Street LLC		Inspection Number: N/A		Site ID: N/A	
Facility Location (911) Address: <u>1646 South 51st Street</u>			Municipality: Philadelphia		
<u>Philadelphia, PA 19143</u>			County: Philadelphia		
Responsible Official Name: Max Ryan Responsible Official Title: Director of Development and Construction – Alliance 51 st Street LLC			Responsible Official Address: <u>40 Morris Avenue, Suite 230</u>		
Responsible Official Telephone: 856-699-1105			<u>Bryn Mawr, PA 19010</u>		
Responsible Official Fax: Not applicable			Email Address: <u>mryan@alliancehsp.com</u>		

Narrative:
 Attendee List

- PADEP – Matthew Sabetta, Christine McCarthy, Jenna Kokoskie, and Tim Cherry
- Arcadis – Matt Hilinski

Purpose of Visit

- DEP on site to collect soil and surface water analytical samples along the pedestrian bike path that runs along the east edge of the Alliance property boundary. Arcadis on site to collect split samples from all DEP sample locations.

Discussion

- 9:30 – DEP arrived onsite and met the representative from Arcadis, consultants working on behalf of Alliance 51st Street LLC at S 51st St entrance to bike trail.
- It was noted that more heavy pieces of equipment were onsite than during DEP’s 7/17/24 Site Visit. Fugitive dust was observed as equipment traveled across the site.
- Personnel on the Alliance site were constructing additional measures to prevent further surface water discharges from the site. They actively worked in this area for the duration of DEP’s sampling activities.

DEP Representatives Name	DEP Representative Signatures	Titles	Date: July 22, 2024
Matthew Sabetta Christine McCarthy	<i>Matthew Sabetta</i> <i>Christine McCarthy</i>	LPG Solid Waste Supervisor	Telephone: 484-250-5788 484-250-5725
<i>Signature by the person interviewed does not necessarily imply concurrence with the findings on this report, but does acknowledge that the person was shown the report or that a copy was left with the person.</i>			
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- The sampling was performed in accordance with the July 19, 2024, Sampling and Analysis plan for the Site.
- DEP marked the locations where soil samples were to be collected. A total of 11 soil sample locations were chosen. Additional location information is included in the table and photos below.
- It was noted that the accumulated sediment/material that was previously observed on the asphalt trail had been scraped away and was no longer present. Sediment socks have been placed on the trail in front of all drainpipes/ports.
- 10:30 – Began soil sample collection. Samples were collected from the first occurrence of surface soil or from accumulated material that appeared to have been transported and deposited by runoff from the Alliance Site. All soil samples were collected using disposable scoops. At each location, DEP collected a sample first, followed by Arcadis. Additional collection information is included in the table below. A shovel was used to clear rocks or grass in two locations as noted in the table below. The shovel was decontaminated with Alconox and DI water rinses between each use.
- A duplicate sample was collected with the DEP51-S6 sample for quality control purposes.
- A total of 11 soil samples and 1 duplicate were collected for the following analyses: TCL VOCs 4.3 by 8260D, Total Metals TAL List by 6020B, Hexavalent Chromium by 7196A, Trivalent Chromium Calculation by 7199 CR3, and Percent Moisture.
- 12:05 – Began collecting surface water samples from 4 locations in the Schuylkill River along the trail. Additional location information is included in the table and photos below.
- All surface water samples were collected with disposable bailers.
- A duplicate sample was collected with the DEP51-W1 sample for quality control purposes.
- A total of 4 surface water samples and 1 duplicate were collected for the following analyses: TCL VOCs 4.3 by 8260D, Total Metals TAL List by 6020B, Hexavalent Chromium by 7196A, and Trivalent Chromium Calculation by 7199 CR3.
- Samples were field filtered with 0.45-micron filters prior to filling the Total Metals and Chromium sample containers. At each location, DEP collected a sample first, followed by Arcadis.
- Two laboratory-filled trip blanks were labeled for transport in each sample cooler, for analysis of TCL VOCs 4.3 by 8260D.
- 13:30 – DEP and Arcadis completed sample collection. DEP offsite.

DEP transported all samples (11 soil, 4 surface water, 2 duplicates, 2 trip blanks) back to the DEP office in Norristown for transfer to Eurofins courier. All samples transferred to Eurofins courier at 15:00 for same day transport to Eurofins Lancaster Laboratories Environmental. A 3-day Rush Turn Around Time was ordered. The Chain of Custody is attached to this Narrative Report.

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Location ID	Media	Latitude	Longitude	Sample Date	Sample Time	PID	Description of Location
DEP51-S1	Soil	39.93537	-75.207096	7/22/2024	10:30	0.0	Directly next to Alliance property fence line next to discharge area; Collector scraped surface soil with shovel prior to collection. Area was dry and rocky.
DEP51-S2	Soil	39.935366	-75.207067	7/22/2024	10:45	0.0	Downgradient from fence within 1ft of trail near area of white "staining" on the asphalt.
DEP51-S3	Soil	39.935356	-75.207073	7/22/2024	10:50	--	Collected 5ft south of DEP51-S2, directly next to trail and area of white "staining".
DEP51-S4	Soil	39.93536	-75.206877	7/22/2024	11:00	--	Collected on opposite side of trail from Alliance site near base of the cell phone tower.
DEP51-S5	Soil	39.935184	-75.206794	7/22/2024	11:05	--	Collected from downgradient side of drainpipe (i.e. river side). This is the first visible drainpipe that drains runoff from the trail.
DEP51-S6 Duplicate	Soil	39.935205	-75.206767	7/22/2024	11:10	--	Located about 15ft downgradient of DEP51-S5 as close to the river as possible before concrete.
DEP51-S7	Soil	39.935121	-75.206807	7/22/2024	11:15	--	Located about 20ft south of the first drain, this is accumulated material in what appeared to be a former drain or crack.
DEP51-S8	Soil	39.935084	-75.206832	7/22/2024	11:20	--	Collected riverside downgradient of second drain.

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DEP51-S9	Soil	39.935289	-75.206831	7/22/2024	11:25	--	Collected from a crack or former drain where material accumulated between locations DEP51-S4 and DEP51-S5; located directly below train bridge.
DEP51-S10	Soil	39.935034	-75.206867	7/22/2024	11:30	--	Collected furthest downgradient from Alliance site in front of last drain. There was no material to sample on the river side of the drain.
DEP51-S11	Soil	39.935467	-75.207185	7/22/2024	11:40	--	Collected upgradient from the discharge area on Alliance side of the trail. Located about 50ft north of the discharge area. Collector removed grass from sample location with shovel and collected first soil encountered.
DEP51-W1 Duplicate	Surface Water	39.935217	-75.20661	7/22/2024	12:05	--	Surface water sample collected next to DEP51-S5 and DEP51-S6
DEP51-W2	Surface Water	39.935002	-75.206901	7/22/2024	12:10	--	Surface water sample collected about 20ft south of DEP51-S10
DEP51-W3	Surface Water	39.933563	-75.20814	7/22/2024	12:15	--	Surface water sample collected from Bartram's Garden Boat dock/fishing pier
DEP51-W4	Surface Water	39.93783	-75.205992	7/22/2024	13:00	--	Surface water sample collected from upstream from fishing pier

PID readings were discontinued due to an instrument issue.

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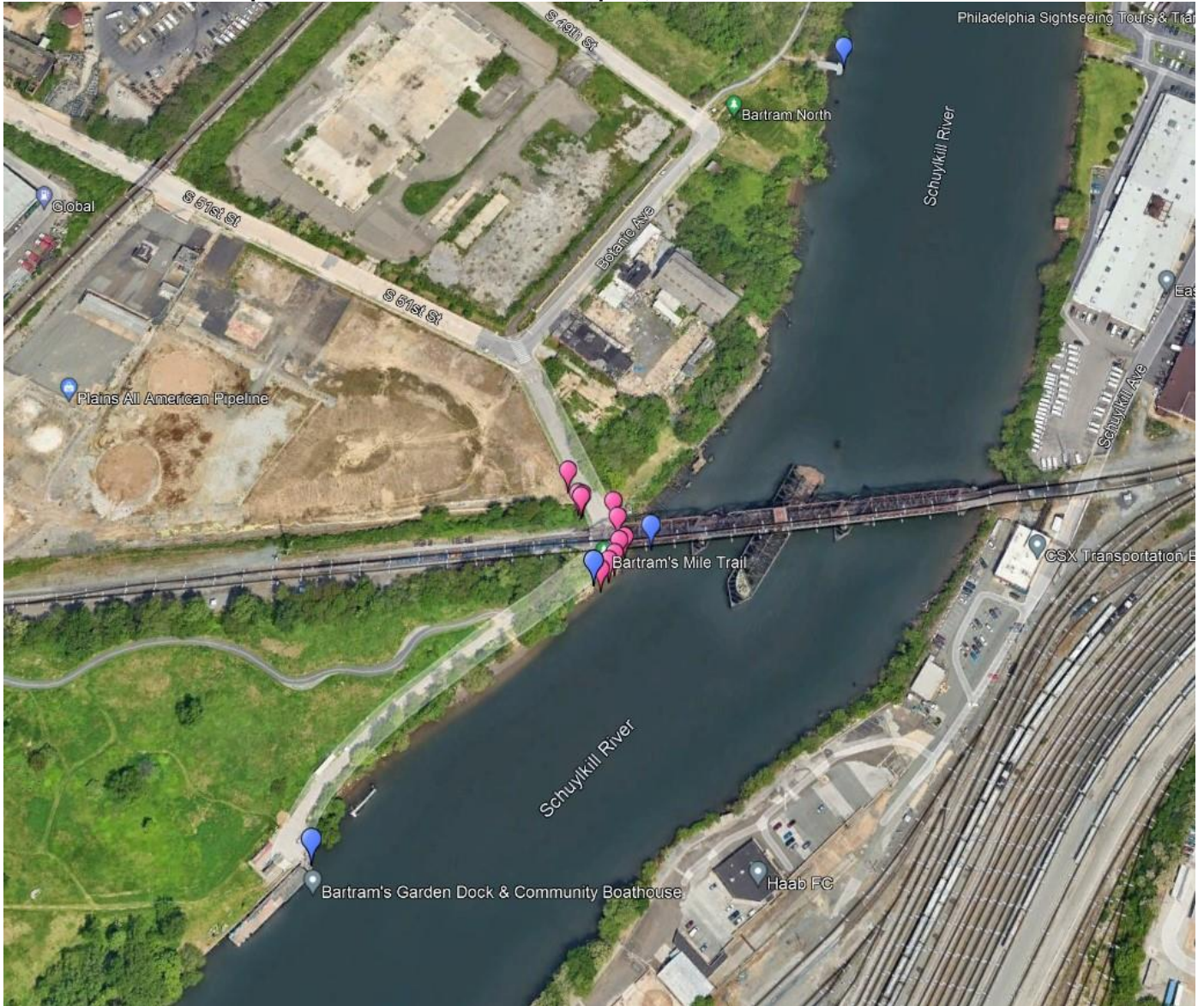
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MAPS / PHOTOGRAPHS / ATTACHMENTS

Figure 1 – 7/22/24 DEP Sample Locations. Soil locations in pink, surface water locations in blue.



DEP Representatives Name	DEP Representative Signatures	Titles	Date: July 22, 2024
Matthew Sabetta	<i>Matthew Sabetta</i>	LPG	Telephone: 484-250-5788
Christine McCarthy	<i>Christine McCarthy</i>	Solid Waste Supervisor	484-250-5725
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Figure 2 – 7/22/24 DEP Sampling Locations, close view. Soil locations in pink, surface water locations in blue.



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DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

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Eurofins Lancaster Laboratories Environme
2425 New Holland Pike
Lancaster, PA 17601
Phone: 717-656-2300 Fax: 717-656-2681

Chain of Custody Record



Client Information		Sampler: <u>CHRISTINE MCCARTHY</u>	Lab PM: <u>Sachtleben, Kerri S</u>	Carrier Tracking Note:	COG No: <u>410-127010-35441.1</u>				
Client Contact: <u>Gloriñes Suárez Rivera</u>		Phone: <u>484-250-5725</u>	E-Mail: <u>Kerri.Sachtleben@et.eurofinsus.com</u>	State of Origin: <u>PA</u>	Page: <u>Page 1 of 2</u>				
Company: <u>Pennsylvania Dept of Env Protection</u>		PWSID:	Analysis Requested		Job #:				
Address: <u>2 East Main Street</u>		Due Date Requested:	Field Filled Sample (Yes or No) Perform MS/MSD (Yes or No) 8200D TCL VOCs 4.5 7602OR TOTAL METALS TAL LIST 7190A HEX CHROM 7190EP3 BAC. PERCENT MOISTURE		Preservation Codes: N - Nitric Acid H - Hydrochloric Acid m - methanol				
City: <u>Norristown</u>		TAT Requested (days): <u>RUSH</u>							
State, Zip: <u>PA, 19401</u>		Compliance Project: <u>Δ Yes Δ No</u>							
Phone: <u>484-250-5724(Tel)</u>		PO #:							
Email: <u>gsuarezrv@pa.gov</u>		Purchase Order Requested							
Project Name: <u>DEP 51st</u>		Project #:	Total Number of Containers		Other:				
Site: <u>Alliance 51st Street Bike Trail</u>		SSO/VW:							
Sample Identification		Sample Date	Sample Time	Sample Type (C=Comp, G=grab)	Matrix (W=water, G=soil, G=SWAST, BT=THRU, AND)	Field Filled Sample (Yes or No)	Perform MS/MSD (Yes or No)	Total Number of Containers	Special Instructions/Note:
DEP51-S1		7/22/24	1030	G	S		X	5	
DEP51-S2		7/22/24	1045	G	S		X	5	
DEP51-S3		7/22/24	1050	G	S		X	5	
DEP51-S4		7/22/24	1100	G	S		X	5	
DEP51-S5		7/22/24	1105	G	S		X	5	
DEP51-S6		7/22/24	1100	G	S		X	5	
DEP51-S7		7/22/24	1115	G	S		X	5	
DUP-S		7/22/24		G	S		X	5	
DEP51-S8		7/22/24	1120	G	S		X	5	
DEP51-S9		7/22/24	1125	G	S		X	5	
DEP51-S10		7/22/24	1130	G	S		X	5	
Possible Hazard Identification						Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)			
<input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown <input type="checkbox"/> Radiological						<input type="checkbox"/> Return To Client <input checked="" type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For _____ Months			
Deliverable Requested: I, II, III, IV, Other (specify)						Special Instructions/QC Requirements:			
Empty Kit Relinquished by: <u>JAT</u>		Date: <u>7/19/24</u>	Time: <u>9:55</u>	Method of Shipment:					
Relinquished by:		Date/Time:	Company:	Received by: <u>Matthew Sabetta</u>		Date/Time: <u>7/19/24/955</u>	Company: <u>PA DEP</u>		
Relinquished by: <u>Christine McCarthy</u>		Date/Time: <u>7/22/24 1500</u>	Company: <u>PA DEP</u>	Received by:		Date/Time:	Company:		
Relinquished by:		Date/Time:	Company:	Received by:		Date/Time:	Company:		
Custody Seals Intact: <u>Δ Yes Δ No</u>		Custody Seal No.:		Cooler Temperature(s) °C and Other Remarks:					

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Chain of Custody

Client Information
 Client Contact: Christine McCarthy
 Phone: 484-250-5725
 Client: Gloria Suárez Rivera
 Company: Pennsylvania Dept of Env Protection
 Address: 2 East Main Street
 City: Norristown
 State, Zip: PA, 19401
 Phone: 484-250-5724 (Tel)
 Email: gsuaresriv@pa.gov
 Project Name: DEP 51st
 Site: Alliance 51st Street Bike Trail

Analysis Requested
 8260B TEL VOCs 4.3
 6020B TOTAL METALS TALLIE
 7190A HRX. DRYOM.
 7199 DB3 OGC.
 8260A MOISTURE
 8260D TEL VOCs 4.3
 6020B TOTAL METALS TALLIE

Preservation Codes:
 N - Nitric Acid
 H - Hydrochloric Acid
 M - Methanol

Sample Identification	Sample Date	Sample Time	Sample Type (C=comp, G=grab)	Matrix (W=water, S=solid, O=organic, M=metal, T=tissue, A=air)	Field Filled Sample (Yes or No)	Perform MS/MSD (Yes or No)	Total Number of Containers	Special Instructions/Note:
DEP51-S11	7/22/24	1140	G	S	X	X	5	
DEP51-W1	7/22/24	1205	G	W	X	X	5	
DVP-W2 om 7/22/24	7/22/24	—	G	W	X	X	5	
DEP51-W2	7/22/24	1210	G	W	X	X	5	
DEP51-W3	7/22/24	1215	G	W	X	X	5	
DEP51-W4	7/22/24	1220	G	W	X	X	5	
TRIP BLANK 1 om 7/22/24	7/22/24	1300	G	W	X		3	2 om 7/22/24
TRIP BLANK 2	7/22/24	—	G	W	X		3	2 om 7/22/24
TRIP BLANK 1	7/22/24	—	G	W	X		3	2 om 7/22/24

Possible Hazard Identification
 Non-Hazard Flammable Skin Irritant Poison B Unknown Radiological

Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
 Return To Client Disposal By Lab Archive For _____ Months

Deliverable Requested: I, II, III, IV, Other (specify)

Special Instructions/QC Requirements:

Empty Kit Relinquished by: [Signature] Date: 7/19/24 Time: 9:55 Method of Shipment: [Signature]

Relinquished by: [Signature] Date/Time: 7/22/24 1500 Company: PA DEP Received by: [Signature] Date/Time: 7/19/24/955 Company: PA DEP

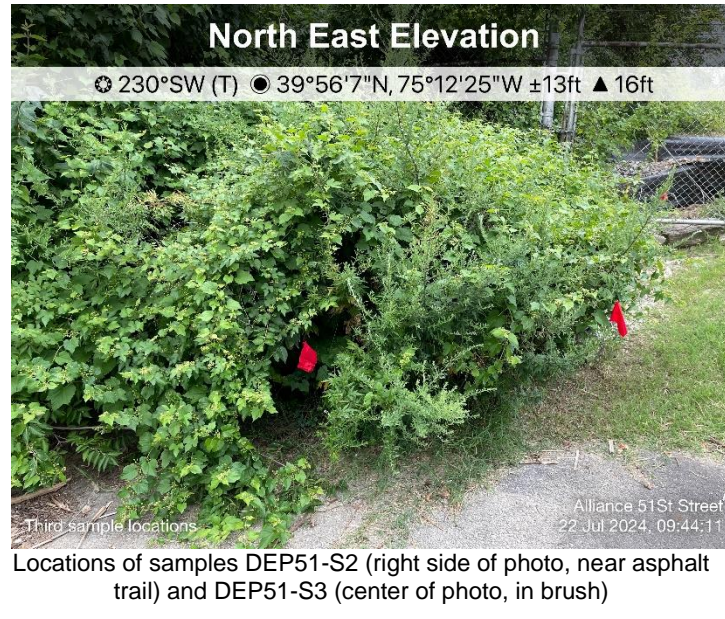
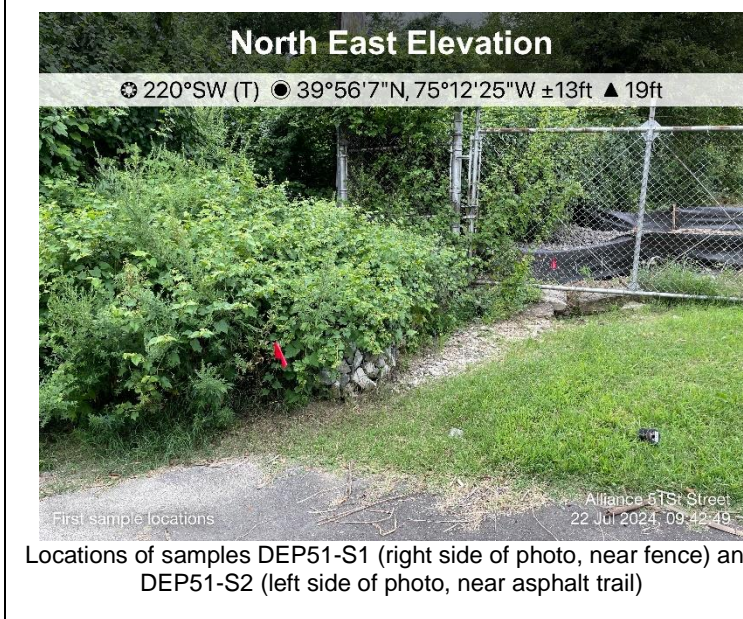
Custody Seals Intact: Yes No Cooler Temperature(s) °C and Other Remarks:

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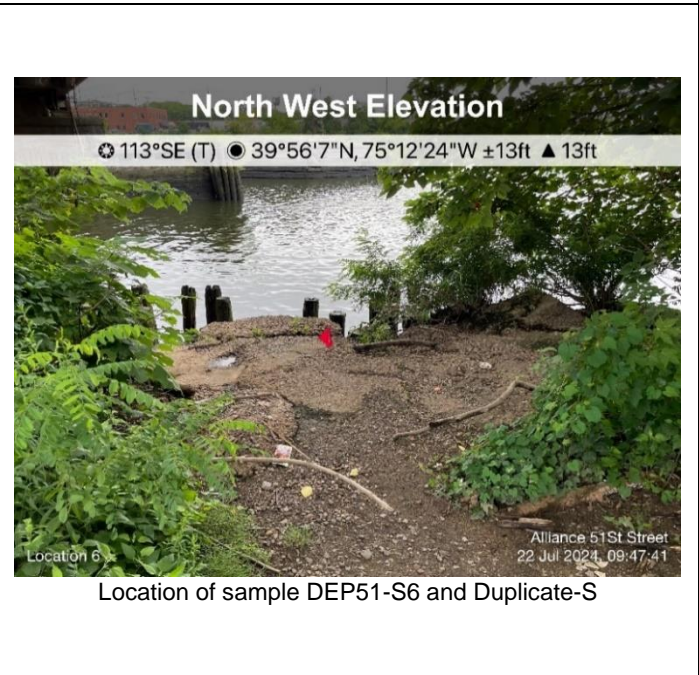
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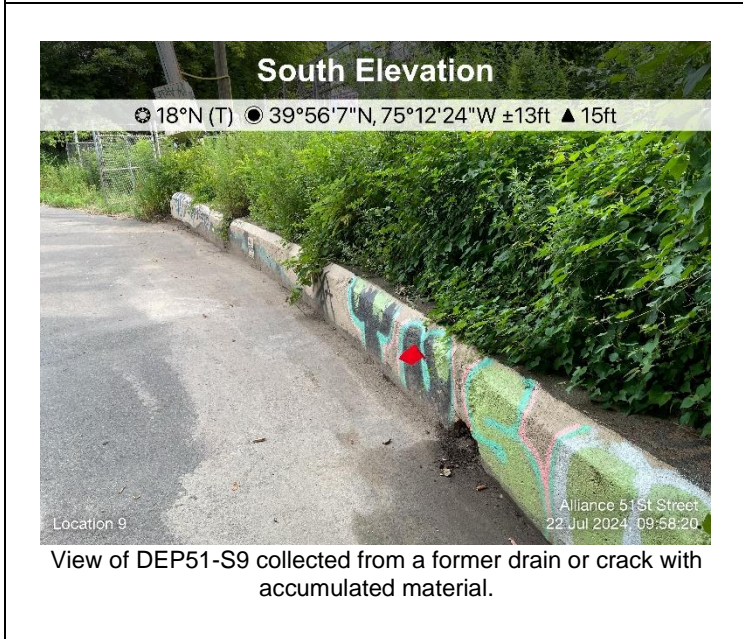
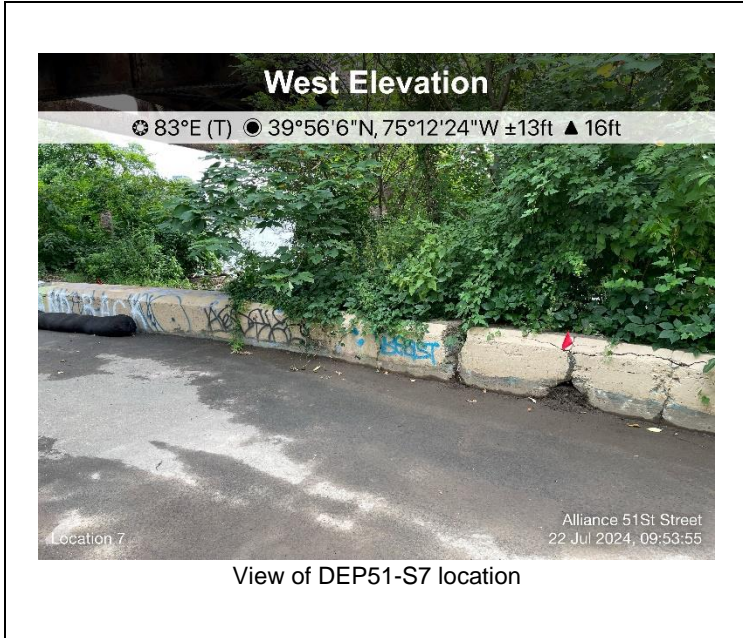


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View of sample locations DEP51-S2 and DEP51-S3



Location of sample DEP51-S11, upgradient from discharge/runoff from Site



View of surface water sample location DEP51-W1 and Duplicate-W.



View of surface water location DEP51-W2 from looking north east toward train bridge.

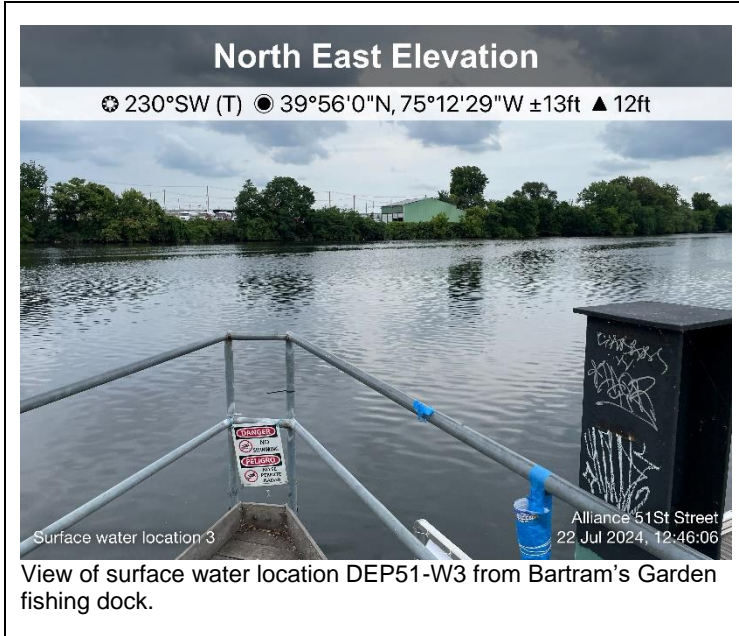
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