pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL CLEANUP AND BROWNFIELDS

NOTICE OF INTENT TO REMEDIATE

For DEP Use Only
PF # ____
Rem ID # ____

Date: 4/28/2025 NIR Status: ☒ New ☐ Revised

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name Post-September 2012 LNAPL South of Former 870 Unit

Former Name(s)/AKA Former Philadelphia Refinery

Address/Location 3144 W. Passyunk Avenue

City Philadelphia Zip Code 19153

**Municipality(s) Philadelphia County(ies) Philadelphia County

Tax Parcel ID# (if known) 884097045

Latitude N39 º (deg). 54 ‘ (min) 46.16 “ (sec)

Longitude W75 º (deg). 11 ‘ (min) 45.57 “ (sec)

Horizontal Collection Method GIS

Horizontal Reference Datum NAD 83 Reference Point See Figure 1

☐ **Wish to participate in the DEP/EPA One Cleanup Program.

Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.

EPA ID#, if known

DEP ID#(s), if known 51-33620

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) Unknown (Post-September 2012)

Date each municipality was notified of any plan or report submitted under any remediation standard

Place the newspaper name and date that your notice of your plan/report submission was published
The Philadelphia Inquirer, April 25, 2025

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

Groundwater monitoring in the area south of the former 870 Unit identified a potentially significant increase in apparent light non-aqueous phase liquid (LNAPL) thickness (ANT) in monitoring well S-104 in April and June 2019. LNAPL had been known to exist in this well as early as 2000 as a result of prior releases being addressed by Sunoco/Evergreen under their Facility-wide Act 2 case. In response to the increased LNAPL thickness, efforts were taken to remove LNAPL from S-104 using a vacuum truck during six separate events in 2021. LNAPL was observed to re-enter the well at a measurable thickness following these removal events. LNAPL was not observed in monitoring well S-104 during the most recent gauging event in April 2024.

LNAPL was also observed in nearby well S-368 between 2016 and 2021. LNAPL was not observed in this well in gauging events after May 2021. S-368 was decommissioned in October 2022.

Bellwether District Holdings, LLC (BDH) completed investigations in the area in 2023 to determine the source of the LNAPL previously observed in this area. BDH is planning to perform additional sampling in the area to confirm the continued presence/absence of LNAPL in the vicinity of the former 870 Unit.

The contamination consists of oil of varying compositions. The specific mechanism of release is not yet known but, based on aboveground storage tank (AST) closure sampling, does not appear to be associated with discrete releases from ASTs, which have been demolished and removed.

The Facility is undergoing redevelopment activities, and the future use will be non-residential.

Provide a general description of proposed remediation measures.

BDH is planning characterization to confirm the presence/absence of LNAPL in the area. If the presence of LNAPL is confirmed, remedial options will be further evaluated; however, they may include, evaluation of LNAPL mobility and recoverability, LNAPL collection and recovery, and/or use of engineering and institutional controls.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health–Residential		Statewide Health–Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Diesel Fuel	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Fuel Oil No. 1	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Fuel Oil No. 2	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Fuel Oil No. 4	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Fuel Oil No. 5	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Fuel Oil No. 6	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Kerosene	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Jet Fuel	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Leaded Gasoline	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
New Motor Oil	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Unleaded Gasoline	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐
Used Motor Oil	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Chlorinated Solvents	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Inorganics	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Lead	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
MTBE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Other Organics	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
PAHs	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
PCBs	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
PFAS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

Soil and GW (Statewide Health - Non-Res): benzene, cumene, ethylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, chrysene, fluorene, naphthalene, phenathrene, and pyrene.

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title Anne R. Garr / Assistant Secretary

eFACTs Client ID(If Known) Facility No. 51-33620

Phone Number (312) 283-4469 Email Address agarr@hilcoglobal.com

Company Name Bellwether District Holdings, LLC EIN or Federal ID #

Address (street, city, state, zip) 3144 West Passyunk Avenue, Philadelphia, PA 19153

Client Type (choose from list below) Limited Liability Company

Client Types:

Association/Organization		
Authority	Limited Liability Partnership	Partnership-General
County	Municipality	Partnership-Limited
Estate/Trust	Non-Pennsylvania	Pennsylvania Corporation
Federal Agency	Government	School District
Individual	Other (Government)	Sole Proprietorship
Limited Liability company	Other (Non-Government)	State Agency

Consultant

Contact Person/Title Kevin Long/Senior Principal Consultant Email Address kevin.long@terraphase.com

Phone Number 609-236-8171, ext 93 Company Name Terraphase Engineering Inc.

Address (street, city, state, zip) 100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540

Other Participant (Remediator)

Contact Person/Title Anne R. Garr / Assistant Secretary

Relationship to Site Owner

(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number (312) 283-4469 Email Address agarr@hilcoglobal.com

Company Name Bellwether District Holdings, LLC EIN or Federal ID #

Address (street, city, state, zip) 3144 West Passyunk Avenue, Philadelphia, PA 19153

Preparer of Notice of Intent to Remediate

Name Kevin Long Title Senior Principal Consultant

Phone Number 609-236-8171, ext 93 Email Address kevin.long@terraphase.com

Company Name Terraphase Engineering Inc.

Address (street, city, state, zip) 100 Canal Pointe Blvd, Suite 110, Princeton, NJ 08540



0 2,000 4,000 Feet

1 Inch = 2000 Feet

N

Legend

Property Boundary

Act 2 Area

SAFETY FIRST

terraphase engineering

CLIENT: Bellwether District Holdings, LLC

PROJECT: Post-September 2012 LNAPL South of Former 870 Unit

PROJECT NUMBER: P044.001.001A

Site Location

FIGURE 1

N:\GIS\Prj\P044.001_PESRM-PES\QGIS_QGZ and GPKG\Branch_Act 2 Areas\870 Unit\(20250326) QGZ328_P044.001_BDH_870Unit.qgz Figure 1 - Site Location - NIR 2023-10-17T10:19:57.000 Created by: M.Civitillo Checked by: N. Scala

Notice of an Intent
to Remediate to an Environmental Standard.
(Sections 302(e)(1)(ii), 303(h)(1)(ii),
304(n)(1)(i), and 305(c)(1))

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2., notice is hereby given that Bellwether District Holdings, LLC (BDH) will submit to the Pennsylvania Department of Environmental Protection a Notice of Intent to Remediate (NIR) a site located at 3144 West Passyunk Avenue, Philadelphia. This NIR states the site is an area within the former Philadelphia refinery referred to as the Post-September 2012 LNAPL South of Former 870 Unit. The site has been found to be contaminated with petroleum-related constituents in soil and groundwater. BDH has selected the Statewide Health cleanup standard. The proposed future use of the property will be non-residential (i.e., commercial/industrial) use.

The Philadelphia Inquirer
100 S. INDEPENDENCE MALL W, STE 600, PHILADELPHIA, PA 19106

Affidavit of Publication

On Behalf of:
TERRAPHASE ENGINEERING
1100 E HECTOR ST
SUITE 400
CONSHOHOCKEN, PA 19428

STATE OF PENNSYLVANIA COUNTY OF PHILADELPHIA:

Before the undersigned authority personally appeared the undersigned who, on oath represented a and say: that I am an employee of The Philadelphia Inquirer, LLC, and am authorized to make this affidavit of publication, and being duly sworn, I depose and say:

1. The Philadelphia Inquirer, LLC is the publisher of the Philadelphia Inquirer, with its headquarters at 100 S. Independence Mall West, Suite 600, Philadelphia, PA 19106.
2. The Philadelphia Inquirer is a newspaper that which was established in in the year 1829, since which date said daily newspaper has been continuously published and distributed daily in the City of Philadelphia, count and state aforesaid.
3. The printed notice or publication attached hereto set forth on attached
hereto was published in all regular print editions of
The Philadelphia Inquirer on

Legal Notices

as published in **Inquirer Legals** in the issue(s) of:

4/25/2025

4. Under oath, I state that the following is true and correct, and that neither I nor The Philadelphia Inquirer, LLC have any is interest in the subject matter of the aforesaid notice or advertisement.

Helene Sweeney

Nancy S. Fisher

Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Nancy S Fisher, Notary Public
Philadelphia County
My Commission Expires June 27, 2027
Commission Number 1433937

Ad No: 185865
Customer No: 104799

COPY OF ADVERTISEMENT

**Notice of an Intent
to Remediate to an Environmental Standard.
(Sections 302(e)(1)(ii), 303(h)(1)(ii),
304(n)(1)(i), and 305(c)(1))**

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terraphase engineering

April 25, 2025

Ms. Leigh Anne Rainford
Program Manager
Philadelphia Department of Public Health
Environmental Health Services
7801 Essington Avenue
Philadelphia, PA 19153

sent via email to LeighAnne.Rainford@Phila.gov and UPS, Proof of Delivery Requested

Subject: Notice of Intent to Remediate
Post-September 2012 LNAPL South of Former 870 Unit
Former Philadelphia Energy Solutions Refinery
3144 West Passyunk Avenue, Philadelphia, PA 19153

Dear Ms. Rainford:

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) be provided to the municipality in which the site is located. In accordance with this provision of Act 2, Terraphase Engineering Inc., on behalf of Bellwether District Holdings, LLC (BDH), is formally notifying you of BDH's intent to remediate the above-referenced area to the Non-Residential Statewide Health Standard. A copy of the NIR, which will be sent to the Pennsylvania Department of Environmental Protection, is enclosed. This notice will also be published in the Pennsylvania Bulletin, and a summary of the notice will be placed in a local newspaper.

Should you have any questions or comments regarding the proposed remediation, please contact me at kevin.long@terraphase.com or 609-236-8171, ext. 93.

Sincerely,

for Terraphase Engineering Inc.

Kevin L. Long
Senior Principal Consultant

KL:cs
Enclosure: Notice of Intent to Remediate

cc: Julianna Connolly (jconnolly@hilcoglobal.com)
Amy Piccone (apiccone@hilcoglobal.com)

From: UPS
To: Alexander Strohl
Subject: UPS Delivery Notification, Tracking Number 1Z75YA670191155291
Date: Monday, April 28, 2025 9:41:21 AM

Hello, your package has been delivered.

Delivery Date: Monday, 04/28/2025
Delivery Time: 9:39 AM
Signed by: FRAZIER

TERRAPHASE ENGINEERING

Tracking Number:	**1Z75YA670191155291**
Ship To:	PHILADELPHIA DEPT PUBLIC HEALTH ENV 7801 ESSINGTON AVENUE PHILADELPHIA, PA 19153 US
Number of Packages:	1
UPS Service:	UPS Next Day Air®
Package Weight:	0.5 LBS
Reference Number:	P044.001.001A_STROHL

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