



Pennsylvania  
Department of Environmental Protection

May 8, 2026

Ms. Anne Garr  
Bellwether District Holdings, LLC  
3144 West Passyunk Avenue  
Philadelphia, PA 19145

Re: Approval of Human Health Risk Assessment  
UDEX Release Area – Point Breeze South Yard  
eFACTS PF No. 856431  
3144 West Passyunk Avenue  
City of Philadelphia  
Philadelphia County

Dear Ms. Garr:

The Department of Environmental Protection (DEP) has reviewed the February 11, 2026 document titled “Human Health Risk Assessment” for the property referenced above. The risk assessment was prepared by Stantec Consulting Services, Inc. and submitted to DEP in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2), and it constitutes a risk assessment as defined in Chapter 3.

DEP hereby approves the human health risk assessment in accordance with the provisions of Act 2.

A Chapter 93 Surface Water Quality Criteria waiver request was included in this submission, in accordance with 25 Pa. Code Section 250.406(c). However, upon review by DEP, it was determined that a waiver request is not required because impacts to the Schuylkill River are not expected to exceed the applicable Chapter 93 Surface Water Quality Criteria.

Please feel free to contact Matthew Sabetta by email at [msabetta@pa.gov](mailto:msabetta@pa.gov) or by telephone at 484.250.5788 with any questions or if further clarification is needed regarding this matter.

If you intend to abandon the monitoring wells at your facility, please be advised that all abandoned wells shall be reported to Bureau of Topographic and Geologic Survey (BTGS) in the Pennsylvania Department of Conservation and Natural Resources, on forms required by BTGS. If available, the original driller’s log should be included along with the details of the well abandonment procedure. A photograph should be taken of the site, and a reference map should be made to locate the abandoned well. We recommend that you identify the exact location by GPS. This is especially important for wells associated with contaminated sites. If a permit was issued for the well installation (e.g., by a local agency or County Health Department), please provide a copy of your BTGS submission to the issuing agency and to this office.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://www.ehb.pa.gov> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

**IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.**

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

Sincerely,

C. David Brown, P.G.  
Regional Manager  
Environmental Cleanup and Brownfields

cc: Mr. Klingbeil (Stantec)  
City of Philadelphia  
Mr. Bilash (USEPA)  
Mr. Glass, Esq.  
Mr. Devan, P.G.  
Mr. Sabetta, P.G.  
Ms. Marvasso