

**REMEDIAL INVESTIGATION RESULTS OVERVIEW  
PA ACT 2 ONE CLEANUP PROGRAM COMPLIANCE  
FORMER GRYPHIN COATINGS FACILITY  
3501 RICHMOND STREET  
PHILADELPHIA, PA**



**BISON ENVIRONMENTAL, LLC**









# **SITE CONTACTS (FOR DOOLING PROPERTIES LLC)**

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# REGULATORY AGENCY CONTACTS

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**Environmental Cleanup & Brownfields Program**  
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**Dawn Kiesewetter, M.P.H.**  
**Acting Director**  
**Environmental Health Services**  
**Philadelphia Department of Public Health**  
**321 University Ave., 2nd Floor**  
**Phila., PA 19104**  
**T: 215-685-7490**

# **ELECTED PUBLIC OFFICIALS REPRESENTING SITE AREA**

**Councilman Michael Driscoll**  
**Philadelphia City Council, District 6**  
**District Office**  
**7552 Frankford Ave.**  
**Phila., PA 19136**  
**T: 215-683-9220**  
**F: 215-683-9222**

**Senator Christine M. Tartaglione**  
**Pennsylvania State Senate**  
**District 2 District Office**  
**400 West Allegheny Ave.**  
**Phila., PA 19133**  
**T: 215-291-4653**  
**F: 215-560-3260**

**The Honorable Joseph C. Hohenstein**  
**Pennsylvania House of Representatives**  
**District 177 District Office**  
**4725-27 Richmond Street**  
**Phila., PA 19137**  
**T: 215-744-2600**  
**F: 215-398-0002**

**The Honorable Brendan Boyle**  
**U.S. House of Representatives,**  
**PA 2<sup>nd</sup> District – District Office**  
**1318 West Girard Ave.**  
**Phila., PA 19123**  
**T: 215-982-1156**  
**F: 267-639-9944**

# SITE INFORMATION, DOCUMENT REPOSITORIES AND ANNOUNCEMENTS

- **ONLINE SITE INFORMATION**

<http://3501Richmond.com>

- **DOCUMENT REPOSITORY**

Free Library of Philadelphia  
Richmond Library Branch  
2987 Almond Street  
Phila. PA 19134  
T: 215-685-9992

- **PORT RICHMOND ON PATROL &  
CIVIC ASSOCIATION (PROPAC)**



## COPY OF ADVERTISEMENT

### NOTICE OF PUBLIC MEETING FORMER GRYPHIN COATINGS FACILITY

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2 (i.e., Act 2), notice is hereby given that a public meeting will be held on Monday, January 22, 2024 regarding a site located at 3501 Richmond Street and 3550 E. Allen Street in the Port Richmond Section of Philadelphia, Pennsylvania. The location of the public meeting is the Columbia Social Club located at 3529 Almond Street near the site. The meeting will begin at 6 pm.

The purpose of the meeting is to allow Dooling Properties LLC and its consultants to present to the public the status of the investigation and remediation of environmental conditions at the former paint and coatings manufacturing site, pursuant to Act 2 and its One Cleanup Program, and provide the public the opportunity to ask questions, request additional information, and contribute to the overall remediation and redevelopment of the site.

Representatives of the US Environmental Protection Agency, Pennsylvania Department of Environmental Protection, City of Philadelphia Department of Public Health, as well city, state and federally elected public officials for the area of the site have been separately invited to the meeting. The City-registered community organization for the area of the site, Port Richmond On Patrol & Civic Association, has also been individually invited to the meeting.

Should there be any questions or comments prior to the meeting, please direct them to Mr. George Guzdek, P.G. of Bison Environmental, LLC, at 267-278-1648 or **bisonenv@aol.com**.



BISON ENVIRONMENTAL, LLC



Information Sign-Up Sheet  
Former Gryphin Coatings Facility  
3501 Richmond Street and Adjoining Parcels  
Philadelphia, Pennsylvania

	Date	Name(s)	Address	E-mail Address	Phone Number	Contact Preference (phone, mail, e-mail)
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
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12						
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# **PUBLIC MEETING TOPICS (JAN. 22, 2024)**

- **SITE USAGE HISTORY**
- **SITE REGULATORY ACTIONS HISTORY**
- **REMEDIAL INVESTIGATION ACTIVITIES**
  - SOILS**
  - GROUNDWATER**
- **REGULATORY COMPLIANCE PROCESS**

# SITE USAGE HISTORY

- **PAINT AND SPECIALITY COATINGS MANUFACTURING FACILITY FROM 1920s UNTIL 2008**
- **ORIGINALLY OPERATED BY GILBERT SPRUANCE CO. UNTIL 1993-1994 WHEN GRYPHIN COATINGS ACQUIRED THE FACILITY**
- **LARGE VOLUMES OF HAZARDOUS SUBSTANCES USED FOR PAINT AND COATINGS FORMULATION STORED IN ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTS & USTS) THROUGHOUT MOST OF FACILITY**
- **GRYPHIN COATINGS CEASED OPERATIONS IN 2008**
- **THE NUMEROUS BUILDINGS AND OTHER STRUCTURES DEMOLISHED/REMOVED BETWEEN 2011 AND 2012**
- **FACILITY PROPERTY ESSENTIALLY VACANT AND UNUSED SINCE 2012**





**1 Main Paint Building**

**6 Maintenance Building**

**16 Lacquer Building**

**18 Storage Building**

**2 Stain Building**

**7 Varnish Dept./Tank Storage Bldg.**

**17 Storage Building**

**2004**

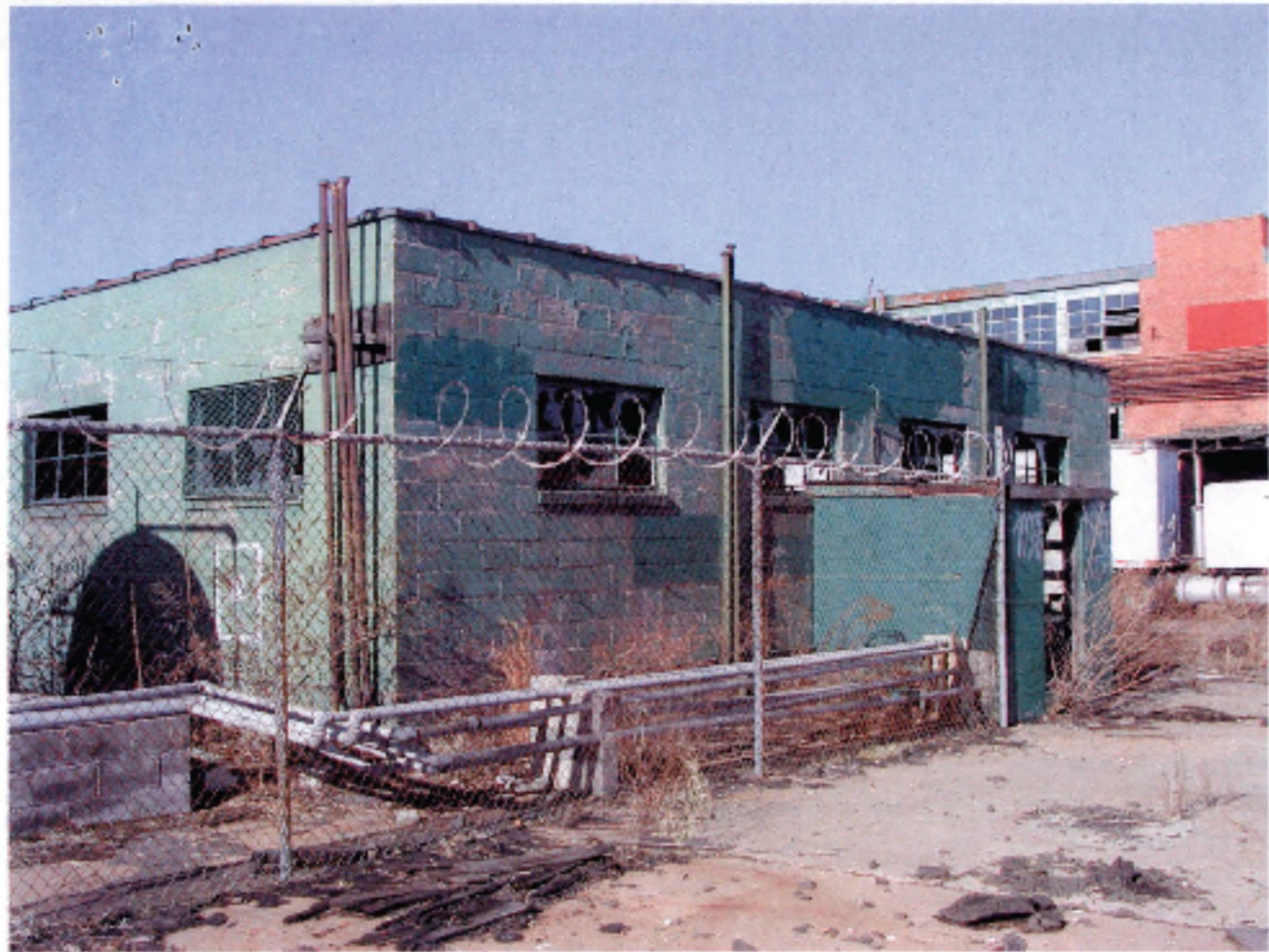














# SITE REGULATORY ACTIONS HISTORY

- **PADEP PERFORMS INTERIM RESPONSE ACTIONS IN 2008 TO ADDRESS SURFICIAL HAZARDOUS SUBSTANCES ABANDONED BY GRYPHIN AT THE FACILITY**
- **USEPA VISITS FACILITY AND MEETS WITH GRYPHIN REPRESENTATIVES IN 2010**
- **DOOLING PROPERTIES' PREDECESSOR ENTERS INTO CONSENT ORDER AND AGREEMENT WITH PADEP FOR REMEDIATION OF THE SITE IN FEBRUARY 2017 AND SUBMITS A NOTICE OF INTENT TO REMEDIATE TO PADEP IN MARCH 2017**
- **USEPA DETERMINES ENVIRONMENTAL INDICATORS FOR MIGRATION OF CONTAMINATED GROUNDWATER AND ENVIRONMENTAL INDICATORS FOR HUMAN EXPOSURE WERE UNDER CONTROL IN 2020 AND 2022, RESPECTIVELY**
- **BISON ENVIRONMENTAL CONDUCTS INITIAL REMEDIAL INVESTIGATION ACTIVITIES, AS WELL AS REMOVAL AND OFFSITE DISPOSAL OF SEVERAL USTS AND ASSOCIATED IMPACTED SOIL AND GROUNDWATER, AND SUBMITS A REMEDIAL INVESTIGATION REPORT/CLEANUP PLAN TO PADEP IN SEPTEMBER 2022. TRISTATE CLOSED OUT A FORMER UST ISSUE WITH PADEP IN 2023.**
- **DOOLING PROPERTIES CONTINUES TO WORK WITH PADEP TO FINALIZE AN UPDATED CONSENT DECREE**

# REMEDIAL INVESTIGATION ACTIVITIES - SOILS

- FACILITY UNDERLAIN BY APPROXIMATELY 7 TO 8 FEET OF HISTORIC FILL FOLLOWED BY SILT/SAND/CLAY, AND THEN SAND AND GRAVEL TO AT LEAST 15 FEET BELOW GRADE
- INTERFACE BETWEEN UNSATURATED AND SATURATED ZONE SOILS AT APPROXIMATELY 7 TO 9 FEET BELOW GRADE
- SOIL CONTAMINANTS ABOVE APPLICABLE STATE STANDARDS AND FEDERAL SCREENING LEVELS PREDOMINANTLY LIMITED TO: (1) CERTAIN HEAVY METALS SUCH AS ARSENIC AND LEAD, AND CERTAIN POLYCYCLIC AROMATIC HYDROCARBONS (PAHS) INHERENT IN THE HISTORIC FILL, AND (2) CERTAIN PETROLEUM SUBSTANCES SUCH AS BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES (BTEX) WITHIN OR SLIGHTLY ABOVE THE SATURATED SOIL ZONE





SOURCE: 2023 MICROSOFT CORPORATION, 2023 MAXAR, 2023 CNES  
DISTRIBUTION AIRBUS DS AND TRISTATE FIELD MEASUREMENTS.

**Figure 1**  
Site Layout Map  
Former Gryphin Coatings Facility  
3501 Richmond Street  
Philadelphia, PA

Scale: Graphic TriState Project No.: 617113



Drawing Date:  
07-JAN-24







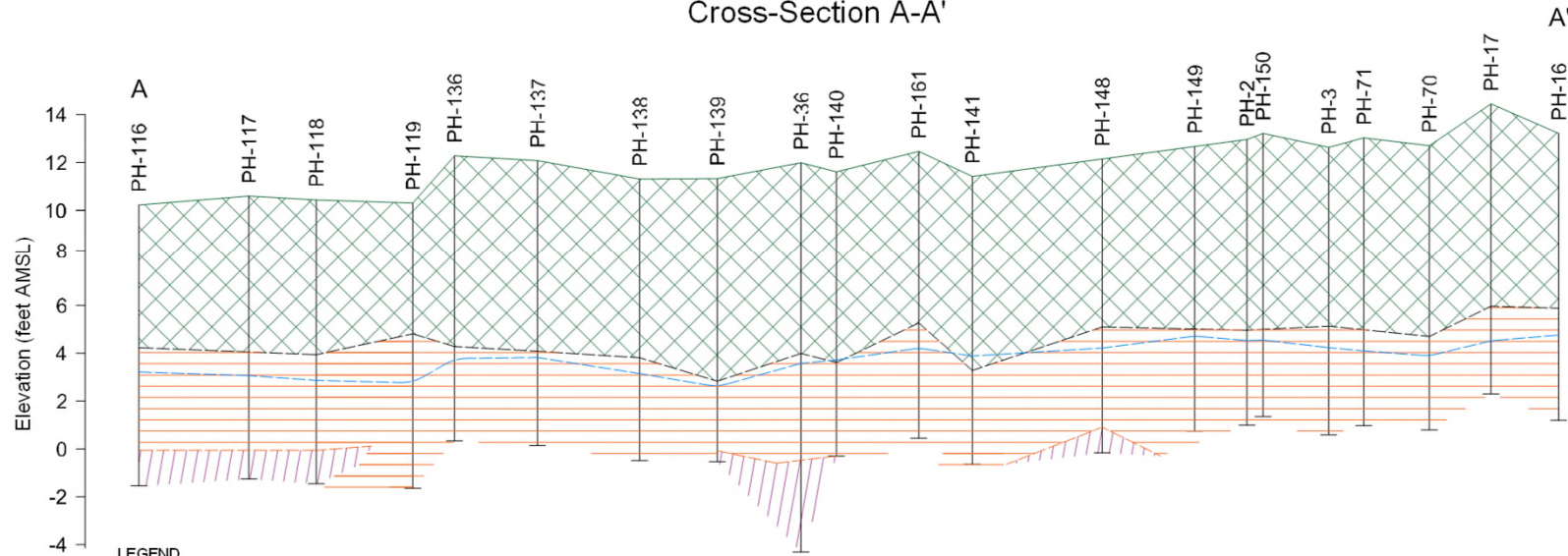








# Cross-Section A-A'



## LEGEND

PH-116 PROBE HOLE LOCATION



CONCRETE AND BASE GRAVEL



HISTORIC FILL



SILT, CLAY AND SAND



SAND AND GRAVEL

— GROUND SURFACE

- - - BOTTOM OF HISTORIC FILL LAYER

... BOTTOM OF SILT, CLAY AND SAND LAYER

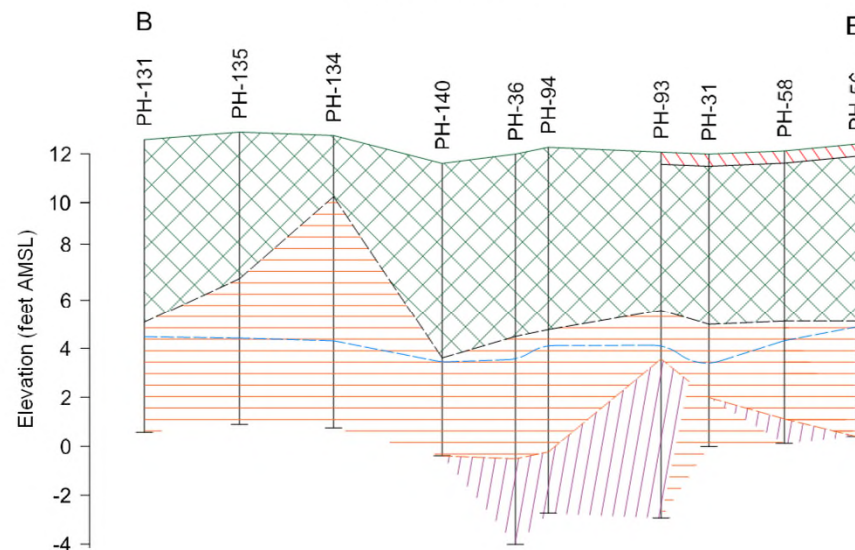
— APPROXIMATE ELEVATION/DEPTH OF UNSATURATED AND SATURATED ZONES INTERFACE

AMSL: ABOVE MEAN SEA LEVEL

NOTES: FOR ILLUSTRATION PURPOSES ONLY. NOT FOR DESIGN OR CONSTRUCTION. ALL LOCATIONS AND DISTANCES ARE APPROXIMATE.

SOURCE: 2023 MICROSOFT CORPORATION, 2023 MAXAR, 2023 CNES DISTRIBUTION AIRBUS DS, ARM GROUP INC'S MARCH 2019 BORING LOCATION MAP, BISON ENVIRONMENTAL'S JANUARY 7, 2020 INITIAL SITE CHARACTERIZATION REPORT, AND TRISTATE FIELD MEASUREMENTS.

# Cross-Section B-B'



## Graphic Scales

Horizontal Scale  
(in feet)

0 40ft

Vertical Scale  
(in feet)

0 5ft

Vertical Exaggeration: 10X

Figure 3  
Subsurface Elevation Cross Sections  
Former Gryphon Coatings Facility  
3501 Richmond Street  
Philadelphia, PA

Scale: Graphic TriState Project No.: 617113

**TRISTATE**  
ENVIRONMENTAL MANAGEMENT SERVICES  
3937A Bristol Pike, Bensalem, PA 19020

Drawing Date:  
12-DEC-23

*Historic fill* – Material, excluding material disposed in landfills, waste piles and impoundments, used to bring an area to grade prior to 1988, and consisting of a conglomeration of soil and residuals, such as ashes from the residential burning of wood and coal, incinerator ash, coal ash, slag, dredged material and construction and demolition waste. The term does not include iron or steel slag that is separate from residuals if it is a coproduct, as the term is defined in 25 Pa. Code § 287.1 and satisfies the requirements of 25 Pa. Code § 287.8. The term does not include coal ash that is separate from residuals if it is beneficially used in accordance with 25 Pa. Code §§ 290.1 – 290.415.



# REMEDIAL INVESTIGATION ACTIVITIES - GROUNDWATER

- **WATER TABLE BENEATH FACILITY IS AT DEPTHS BETWEEN APPROXIMATELY 8 AND 10 FEET BELOW GRADE**
- **SHALLOW GROUNDWATER FLOW DIRECTION MEASURED TO BE TO THE SOUTH/SOUTHEAST TOWARD INTERSTATE 95 AND EVENTUALLY THE DELAWARE RIVER**
- **GROUNDWATER CONTAMINANTS ABOVE APPLICABLE STATE STANDARDS AND FEDERAL SCREENING LEVELS PREDOMINANTLY LIMITED TO CERTAIN PETROLEUM SUBSTANCES SUCH AS BTEX AND CERTAIN HEAVY METALS SUCH AS ANTIMONY, ARSENIC AND CADMIUM**
- **SEVERAL INCHES OF FLOATING PETROLEUM SUBSTANCE ENCOUNTERED IN A SINGLE MONITORING WELL IN CENTRAL PORTION OF FACILITY THAT IS HORIZONTALLY LOCALIZED**















# REGULATORY COMPLIANCE PROCESS

- SUBMISSION OF REVISED NOTICE OF INTENT TO REMEDIATE (NIR)
- COMPLETION OF REMEDIAL INVESTIGATION AND SUBMISSION OF A REVISED REMEDIAL INVESTIGATION REPORT (RIR)
- PREPARATION AND SUBMISSION OF CLEANUP PLAN AND RISK ASSESSMENT REPORT
- IMPLEMENTATION OF REMEDY INCLUDING INSTITUTIONAL AND ENGINEERING CONTROLS
- PREPARATION AND SUBMISSION OF FINAL REPORT, ENVIRONMENTAL COVENANT AND POST-REMEDATION CARE PLAN

# PUBLIC COMMENTS

- MEMBERS OF THE PUBLIC ARE INVITED TO SUBMIT COMMENTS ON ALL REPORTS SUBMITTED TO PADEP FOR THE SITE PRIOR TO THEIR APPROVAL AND IMPLEMENTATION
- THE AVAILABILITY OF SUCH DOCUMENTS WILL BE PROVIDED IN THE DOCUMENT REPOSITORIES, TO PROPAC, TO ANYONE ON THE SIGNUP SHEET, AND DURING ANY FUTURE PUBLIC MEETINGS. PUBLIC NOTIFICATION OF NEW REPORTS WILL BE ON THE SITE'S WEBSITE.
- THERE IS A 30-DAY PERIOD FOLLOWING THE ABOVE NOTIFICATIONS FOR THE PUBLIC TO SUBMIT COMMENTS FOR CONSIDERATION
- PUBLIC COMMENTS MAY BE SUBMITTED IN WRITING OR ELECTRONICALLY TO BISON ENVIRONMENTAL AT THE MAILING OR EMAIL ADDRESS PROVIDED EARLIER



**QUESTIONS?**