

BUCCINI/POLLIN GROUP HEADQUARTERS

Wilmington, DE
Assessment Grant

A Former Brownfield is Now Home to a Successful Brownfields Developer

ADDRESS:	322 A Street, Wilmington, DE 19801
PROPERTY SIZE:	8.1 acres
FORMER USES:	Scrap metal operation, automobile salvage, lumber storage, industrial landfill
CURRENT USE:	Office space and metal fabrication
EPA GRANT RECIPIENT:	PROJECT PARTNERS:
The City of Wilmington received a \$200,000 EPA Brownfields Assessment Pilot and \$200,000 in EPA Brownfields Showcase Community funding.	Buccini/Pollin Group, Inc., Delaware Economic Development Office, Delaware Department of Natural Resources and Environmental Control, Kling, Riverfront Development Corporation



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:

Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html

Enviromapper - www.epa.gov/enviro/bf

PROJECT BACKGROUND:

The property operated as a scrap metal business from 1924 to 1944 and an automobile salvage yard from 1944 to 1974. The property was also used as an industrial landfill and for lumber storage. In 2004, Phase I and Phase II assessments of the property were conducted using \$50,000 in EPA Brownfields Assessment Pilot funding from the City of Wilmington's Office of Economic Development, which accounted for approximately half of the assessment costs. The Buccini/Pollin Group (BPG) paid for the remaining assessment costs. The property was contaminated by industrial fill, which included volatile organic compounds and arsenic in the soil as well as aluminum, arsenic, iron, lead, and manganese in the ground water.



The completed Buccini/Pollin headquarters.

KEY ACCOMPLISHMENTS:

- Leveraged \$150,000 for cleanup activities and 100 jobs associated with redevelopment.
- First brownfield redevelopment project on the formerly industrial south side of Christina River.
- Used City of Wilmington economic incentives including a city property tax abatement and a city head-tax abatement.
- The architect of the new building, Kling, received the Gold Medal Award from the American Institute of Architects Philadelphia chapter for the building's architecture in 2005.

OUTCOME:

Cleanup activities were paid for by BPG and included the removal of contamination hot spots as well as the installation of a cap. In 2004, the property received a Certificate of Completion of Remedy Site Closure from the Delaware Department of Natural Resources and Environmental Control. On February 11, 2005, the grand opening was held for the new 94,000-square foot headquarters of BPG, a commercial real estate development company that has played a major role in the revitalization of Wilmington. The lower level of the office building houses E.J. DeSeta, a metal fabrication operation, which connects to a mezzanine in the shop via a bridge. The upper level houses BPG headquarters. The building's design includes the use of metal for the building exterior, and company production capabilities were used to create many custom-designed building components and furniture.