



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
NYC VCP and E-Designation
Remedial Action Work Plan Approval

August 28, 2014

Re: **600 West 58th Street**
Manhattan, Block 1105 and Lot 36
Hazardous Materials, Air Quality, and Noise “E” Designation
E-103: 4/25/2001 – West 57th Street Rezoning – CEQR 00DCP041M
E-286: 2/6/2013 – 625 West 57th Street – CEQR 12DCP020M
OER Project Number 13EHAN376M / 14CVCP197K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated December 12, 2013 with Stipulation Letter dated August 25, 2014 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program and E-Designation Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on January 13, 2014. There were no public comments.

Project Description

The Site redevelopment consists of the demolition of the existing building, construction of an 11-story mixed use building with a cellar and ground floor retail commercial space. Site excavation ranges to depths from 3 to 13 feet below land surface (ft bls) in the area of the proposed future basement. Residential properties will be on floors 3 through 11 and commercial properties with a community facility (such as a museum annex, doctor’s office or day care facility, to be determined) will be located on the ground and second floors. The cellar will contain mechanical equipment/utility rooms and storage space.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “600 West 58th Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24-07 of the Rules of the City of New York.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Implement a Community Air Monitoring Plan for particulates and volatile organic carbon compounds.

3. Establish Track 4 Site Specific Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of historic fill and/or other soil/fill exceeding Track 4 SCOs. The footprint of the new building will be excavated to depths of 3 to 13 feet below grade. The soil surrounding the former soil boring SB-2 (hotspot) will be excavated to a depth of five feet below grade.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Removal of underground storage tanks and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations.
8. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
9. Collection and analysis of six (6) end-point samples and five (5) hotspot end-point samples to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. Bottom hotspot end-point samples will not be collected if excavation is into bedrock.
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
11. As part of development, construction and maintenance of an engineered composite cover consisting of a building slab to prevent human exposure to residual soil/fill remaining under the Site;
12. Installation of a vapor/waterproofing barrier system beneath the building slab and outside of foundation walls. The system is WR Grace's structural below-grade waterproofing, comprised of high-density polyethylene (HDPE) "Preprufe 300R" below horizontal foundation work, and "Preprufe 160R" for vertical work, Bituthene 4000 (self-adhering rubberized asphalt sheet with HDPE facer) for post-applied waterproofing, and their associated installation products (waterstops, tapes and edge detailing mastics, and primer for Bituthenes).The foundation waterproofing will function as a vapor barrier.
13. Installation of a passive sub-slab depressurization system (SSDS) beneath the building slab to prevent soil vapor intrusion.
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
15. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
16. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.

17. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
18. The property will continue to be registered with an E-Designation by the NYC Buildings Department. Establishment of Engineering Controls, Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

August 28, 2014



Date
Project Manager

William Wong

August 28, 2014



Date
Deputy Director

Shaminder Chawla

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