

**NYC VCP Cleanup Plan
Available for Review and Comment**

Where can I view project documents?

In person at:

New York Public Library
Muhlenberg Branch
209 West 23rd Street
Manhattan, NY 10011-2379

Please call (212) 924-1585 for hours of operation

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

Public Comment Period

July 29, 2013
to
August 29, 2013

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by W29 Highline Owners LLC for enrollment of the property located at 522-532 West 29th Street in the Chelsea section of Manhattan, New York and identified as Block 700, Lots 47, 48, and 49 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination identified in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until August 29, 2013. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 14,813 square feet and is made up of three different lots, which are currently occupied by three commercial buildings. The proposed development projects will consist of demolishing the current buildings and constructing a new 11-story mixed-use commercial and residential building.

Summary of RIR

The environmental investigation identified up to five feet of urban fill. Several semi-volatile organic compounds (SVOC) and metals were detected above cleanup guidelines.

Groundwater samples identified no PCBs above Groundwater Quality Standards (GQS). Several volatile organic compounds (VOC), SVOCs and metals were detected above GQS. Petroleum-related and chlorinated VOCs were detected in soil vapor samples. Perchloroethene (PCE), trichloroethene (TCE), and trichloroethane (TCA) were detected above the monitoring level ranges established by New York State Department of Health (DOH).

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCO) and Track 4 Site-Specific SCOs are proposed for the parking area (Lot 47);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. Areas under the proposed new building will be excavated to a depth of approximately 15 feet below grade for development purposes. Parking lot area (Lot 47) will be excavated to the depths of 3 feet below grade;
- 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 the RAWP. Sampling and analysis of excavated media as required by disposal facilities;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, installation of a vapor barrier below the basement concrete slab and behind the foundation walls of the proposed building;
- As part of development, construction and maintenance of an engineered composite cover consisting of a 12 inches thick concrete basement slab and 3 feet thick cap in the parking lot area;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from the RAWP;
- Submission of an approved Site Management Plan (SMP) (for Lot 47-parking area if Track 1 SCOs are not achieved) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration of the Property with an E-Designation

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

Figure 2 – Site Map

