

## Where can I view project documents?

### Online at:

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

Internet access to view project documents is available at the following public library:

New York Public Library  
Mulberry Street Branch  
10 Jersey Street,  
New York, NY, 10012

Please call (212) 966-3424 for hours of operation.

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Downtown RE Holdings LLC for 688 Broadway, Manhattan, New York (Block 531, Lot 4). The remedial work has started as of this week. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The Site is 8,998 square feet and currently consists of an open vacant parcel of land and a vacant alley in the eastern portion. The proposed future use of the Site will be a 12-story mixed use commercial and residential building with a cellar and a sub cellar.

### Summary of the Remedy:

The remedial action for 688 Broadway is a Track 1 Unrestricted Use cleanup. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance 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;
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated 27 feet below grade for the new building's cellar level. Approximately 13,530 tons of soil will be excavated and removed from Site;
- 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 of contaminated soil;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

If Track 1 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- As part of new development, installation and operation of a vapor barrier system as part of the construction beneath the building slabs and along subsurface sidewalls;
- As part of development, construction and maintenance of an engineered composite cover consisting of the 18 and 36 inch thick concrete sub cellar slab to prevent human exposure to residual soil/fill remaining under the Site.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E designation for the property.

Cleanup activities has started as of this week and are expected take approximately two months to complete. Construction will be completed in 16 months.

**Next Steps:** After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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](http://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:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

