

NYC VCP Cleanup Plan

Available for Review and Comment

Public Comment Period

March 13, 2015
to
April 13, 2015

Where can I view project documents?

Online at:

[http://www.nyc.gov/hml/oer/html/
repository/RManhattan.shtml](http://www.nyc.gov/hml/oer/html/repository/RManhattan.shtml)

Internet access to view documents
is available at the public library.

The closest location is:

New York Public Library
Columbus Library
742 10th Avenue
New York, New York 10019

Please call 212-732-8186 for hours
of operation

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 Brookfield Office Properties for enrollment of the property located at 371 9th Avenue in the Midtown West section of Manhattan, New York and identified as Block 729 Lot 60 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 delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until April 13, 2015. 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 Ms. Katherine Glass via mail or e-mail (see contact information at left).

Site Description

The 10,000-square foot VCP Site is part of a bigger 26,500-square foot lot and is currently used for staging of construction equipment and contains a partial asphalt covered parking lot. The proposed future use of the Site is a full build-out for a new 69-story tower office building with commercial at grade. The building will have two basement levels for utilities, storage, elevator banks and a service corridor.

Summary of RIR

The environmental investigation identified historic fill to 6 feet below grade on top of bedrock which varies from 4 feet to 10 feet depths. Several Semi Volatile Organic Compound (SVOC), and metals were detected above cleanup standards in soil. Groundwater is more than 60 feet deep and was not encountered during the investigation. Soil vapor samples showed elevated levels of chlorinated VOCs.

Summary of the Remedy

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 approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of NYSDEC Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill in excess of SCOs. For development purposes, entire property will be excavated to depths of 22 feet into bedrock;
- Transportation and off-site disposal of soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport and disposal of contaminated soil;
- As part of development, construction and maintenance of an engineered composite cover to prevent human exposure to residual soil/fill remaining under the Site;
- As part of development, installation of a vapor barrier system below the slab, as well as below subgrade portions of foundation walls;
- If Track 1 is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- If Track 1 is not achieved, continued registration with E designation for the property.

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/hml/oer/html/repository/RManhattan.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

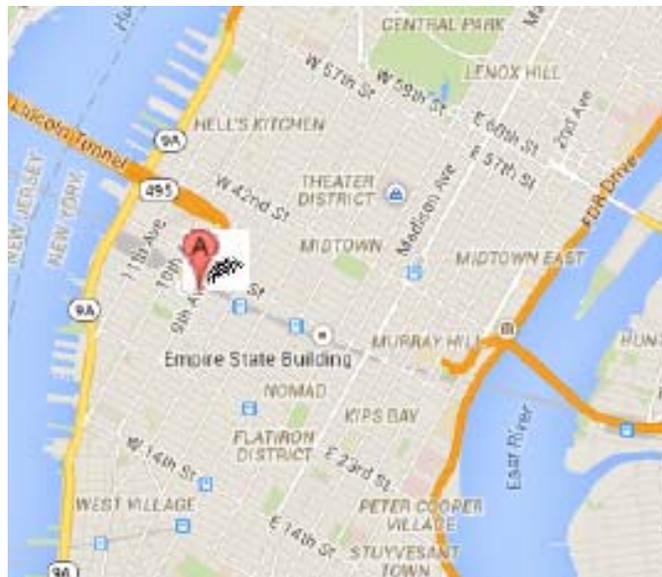


Figure 2 – Site Map

