



OFFICE OF ENVIRONMENTAL REMEDIATION

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Director

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DECISION DOCUMENT
NYC VCP and Restrictive Declaration
Remedial Action Work Plan Approval

November 25, 2015

**Re: 627 Greenwich Street: 627-631 Greenwich Street, 82 and 90 Morton Street
Manhattan Block 602, Lot 58
Hazardous Materials Restrictive Declaration
R-141: 11/1/2007 Hudson Square North Rezoning - CEQR 07 DCP 095M
OER Project Number 15RHAZ138M / VCP 16CVCP032M**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated November 2015 with Stipulation Letter dated November 23, 2015 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program and Restrictive Declaration Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period will end on December 16, 2015. Any public comments that require changes to the RAWP will be addressed prior to commencement of the remedial action.

Project Description

The Site is located at 627 Greenwich Street in the West Village neighborhood of Manhattan and is identified as Block 602, Lot 58 on the New York City Tax Map. The Site is 10,800-square feet and is currently occupied by a vacant 12-story building that was previously used for single-family residences, professional offices, metal products, mailing services, and warehousing.

The proposed future use of the Site will consist of the redevelopment of the existing twelve-story structure into a mixed-use building with commercial use and potential residential use. The proposed mixed-use building will consist of the existing twelve (12) floors above grade and the one-story cellar. The existing structure encompasses an approximately 10,041-square foot footprint. The cellar will house technical spaces, resident storage, commercial retail, as well as a potential pool and gym. The proposed redevelopment plan for the basement also includes excavation of 1-3 feet in portions of the basement in the area of the proposed pool and elevator pit. Less than 3,000 tons of soil may be excavated during the redevelopment. The water table is present at a depth of approximately 9 feet below the basement top of slab; therefore, groundwater is not anticipated to be encountered during the redevelopment. The first floor use will include retail space and potential residential facility lobbies. The second to the twelfth floors use will include commercial or residential space. The proposed use is consistent with existing zoning for the property.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and Restrictive Declaration Program project known as “627 Greenwich 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.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 627 Greenwich Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of 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. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s). A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action.
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. For development purposes, 1-3 foot of soil up to 6.8 feet below the top of the existing slab will be excavated for a pool, underground MEP, elevator pit(s) and stairwell foundation. It is estimated that less than 3,000 tons of soil will be removed.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of all UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. Transportation and off-Site disposal of all soil/fill material at licensed or 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 on-Site.
11. Collection and analysis of seven end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
12. Construction of an engineered composite cover consisting of the existing six-inch thick reinforced concrete cellar slab and vertical walls and a minimum 6-inch and maximum 12-inch thick concrete new building slab reinforced with welded wire fabric.
13. Installation of a vapor barrier system consisting of vapor barrier beneath the portions of the building slab that will be demolished and a vapor barrier coating applied to the remaining portions of the building slab. The vapor barrier system will consist of a GRACE Preprufe 300R (or similar product) vapor/moisture barrier system (47 mil thick) installed beneath the new portions of the building slab and a GRACE Preprufe 160 (or similar product) vapor/moisture barrier system (31 mil thick) installed along foundation sidewalls. A 20-mil vapor barrier coating consisting of Retro-Coat Vapor Intrusion Coating System will be applied to the remaining existing portions of the slab that will not be disturbed during development. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
14. Installation and operation of an active sub-slab depressurization system (SSDS). The SSDS will consist of 4" sub-slab cast iron pipes leading from each of five suction pits to the nearest structural column which then run horizontally overhead along the ceiling to the 6" riser pipe. There are also two suction points that follow a similar schematic. The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.
15. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.

17. 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 this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
18. 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.
19. The property will continue to be registered with a Restrictive Declaration at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP 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.

The remedy for Hazardous Materials described above 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.

November 25, 2015

Date



Sarah Pong
Project Manager

November 25, 2015

Date



Shaminder Chawla
Deputy Director

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