



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

**NYC VCP and E-Designation
Remedial Action Work Plan Approval**

April 02, 2015

Re: **600 West 58th Street - Hazardous Materials, Air Quality, and Noise “E” Designation
Manhattan, Block 1105 and Lot 36
E-103: 4/25/2001 – West 57th Street Rezoning – CEQR 00 DCP 041M
E-286: 2/6/2013 – 625 West 57th Street – CEQR 12 DCP 020M
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, 2012 with Stipulation Letter dated August 25, 2014 and the Remedial Action Plan for Air Quality and Noise dated March 31, 2015 for the above-referenced project. These Plans were 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 during comment period. One neighbor has requested more information on project schedule.

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.

Description of Selected Remedy for Hazmat

The remedial action selected for the 600 West 58th 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 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.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 600 West 58th Street site are as follows:

In order to satisfy the requirements of the E-designation, natural gas will be utilized at the site for the fossil fuel-fired heating and hot water equipment.

In order to satisfy the requirement to use low NO_x (30 ppm) burners, the development will utilize two (2) AERCO BMK-2000 natural gas-fired hot water boilers and two (2) PM Conquest #50 L 130A-GCML natural gas-fired hot water heaters. The boilers and hot water heaters will operate with maximum NO_x emissions concentrations of less than or equal to 20 ppm using natural gas.

In order to satisfy the requirements of the E Designation, two (2), 8-inch diameter exhaust stacks for the boilers and two (2), 6-inch diameter exhaust stacks for the hot water heaters will be located on the roof. All four stacks will be located less than 30 feet from the lot line facing Eleventh Avenue, and less than 20 feet from the lot line facing West 58th Street, satisfying the requirements of the E-Designation.

The proposed project design differs somewhat from the program assumed at the time of the most recent approved rezoning action. The development will utilize two (2) AERCO BMK-2000 natural gas-fired hot water boilers and two (2) PM Conquest #50 L 130A-GCML natural gas-fired hot water heaters, compared to the assumption of one boiler in the FSEIS. Total boiler size is 2.87 MMbtu/hr as compared to 3.1 MMbtu/hr used in the FSEIS, annual fuel consumption changed from 6.88 million cf/yr to 6.27 (million cf/yr). The boilers and hot water heaters will operate with maximum NO_x emissions concentrations of less than or equal to 20 parts per million (ppm) using natural gas, as compared with the assumption of 30 ppm used in the FSEIS. The boilers and hot water heaters will exhaust through two 8-inch diameter exhaust stacks and two 6-inch diameter exhaust stacks, respectively, located on the roof, as compared with a single exhaust stack for the mixed-use development assumed in the FSEIS. The AKRF Technical Memoranda dated December 22, 2014 and February 4, 2015 provide further information on the comparison of the project's design and the assumptions used in the FSEIS, and provide the results of air quality modeling analysis that demonstrate that the proposed design would meet the E-designation requirements.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 600 West 58th Street site are as follows:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
Northern, Floors 1-4 Commercial	28	OITC-30: RAL report #TL97-37 Dated 2/20/97	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 1/4"
Northern Façade Floors 5-7 (less than 100' above street level) Residential	31	OITC-33: RAL report #TL07-227 Dated 7/30/07	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 5/16"
Northern Façade Floors 8-10 (between 101'-200' above street level) Residential	28	OITC-30: RAL report #TL97-37 Dated 2/20/97	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 1/4"
Eastern Façade Floors 1-4 (Commercial)	28	OITC-30: RAL report #TL97-37 Dated 2/20/97	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 1/4"
Eastern Façade Floors 5-7 (less than 100' above street level) Residential	33	OITC-33: RAL report #TL07-227 Dated 7/30/07	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 5/16"
Eastern Façade Floors 8-10 (between 101' – 200' above street level) Residential	30	OITC-30: RAL report #TL97-37 Dated 2/20/97	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 1/4"
Southern Facades All Floors 5-10	28	OITC-30: RAL report #TL97-37 Dated 2/20/97	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 1/4"

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
Western Facades Floors 1-4 Commercial, Floors 5-10 Residential	28	OITC-30: RAL report #TL97-37 Dated 2/20/97	Curtain Wall manufactured by TBD	1/4" – 1/2" air space – 1/4"

In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

1. **Trickle Vents:** Installing Trimvent TV 90 425 trickle vents manufactured by Titon in each bedroom and living room. Fresh air will be provided to all bedrooms and living rooms by the trickle vents. Floor plans showing the locations of trickle vents are included in Appendix A. Manufacturer specifications for the trickle vents are included as Appendix L.
2. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the NYC Mechanical Code.

The remedies for Hazardous Materials, Air Quality, and Noise 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.

April 02, 2015



Date

William Wong
Senior Project Manager

April 02, 2015



Date

Shaminder Chawla
Deputy Director

April 02, 2015



Date

Maurizio Bertini, Ph.D.
Assistant Director

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