

# **EXECUTIVE SUMMARY**

Triangle Court, LLC has enrolled in the New York City Brownfield Cleanup Program (NYC BCP) to investigate and remediate a 18,250-square foot site located at 456 Grand Street in Brooklyn, New York. A remedial investigation (RI) was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP). The remedial action described in this document provides for the protection of public health and the environment consistent with the intended property use, complies with applicable environmental standards, criteria and guidance and conforms with applicable laws and regulations.

## **Site Location and Current Usage**

The Site is located at 456 Grand Street in the Williamsburg section in Brooklyn, New York and is identified as Block 2399 and Lot 1 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 18,250-square feet and is bounded by Grand Street to the north, Borinquen Place to the south, an undeveloped vacant lot (460 Grand Street) to the east, and Keap Street to the west. A map of the site boundary is shown in Figure 1. Currently, the Site is a fenced vacant unpaved lot.

## **Summary of Proposed Redevelopment Plan**

The proposed future use of the Site will consist of mixed use and will include a single six story residential/commercial structure with a single subterranean level. The subterranean level will house valet parking, the ground floor will include 8,000 square feet of retail commercial space split into five separate store fronts, the second through sixth floors will include 40,000 square feet of rental apartment units (50 total number of units). The current zoning designation is manufacturing (M1-2) and residential (R6A). The proposed site use is consistent with existing zoning for the property. The subterranean level will cover the entire footprint of the site. The ground level building will cover the majority of the site, the remaining space will consist of a paved access ramp to the subterranean parking, trash dumpsters, handicap parking, and landscape areas contained in planters. Since the subterranean parking will encompass the entire site footprint, the portions at the ground level outside the building footprint will be constructed directly above the subsurface structure. To allow for the construction of the proposed structure the entire footprint of the site will be excavated to an approximate depth of 12 feet below ground

surface. Based on the site dimensions (18,250 ft<sup>2</sup>) and planned depth of the excavation (12 feet) approximately 219,000 ft<sup>3</sup> or 8,111 yd<sup>3</sup> of soil will be excavated. Based on an estimate weight of 1.5 tons/yd<sup>3</sup> this is a total of 12,167 tons of soil. During the recent Phase II investigation ground water was encountered at a depth of 10 feet below ground surface, therefore it is expected the excavation will extend into the ground water table. The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

### **Summary of the Remedy**

The proposed remedial action achieves protection of public health and the environment for the intended use of the property. The proposed remedial action achieves all of the remedial action objectives established for the project and addresses applicable SCGs; is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants; is cost effective and implementable; and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
5. Installation of a vapor/waterproof membrane system beneath entire building slab. A single level underground parking garage will be built below grade and will be ventilated in conformance with NYC building.
6. 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.

7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
9. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
10. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
11. Submission of a 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.