



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

NYC VCP and E-Designation Remedial Action Work Plan Approval

July 13, 2015

Re: **688 Broadway**
Manhattan, Block 531, Lot 4
Air Quality and Noise “E” Designation
E-325: 4/10/2014 - 688 Broadway Rezoning - CEQR 13DCP091M
OER Project Number: 15EA-N370M / 15CVCP104M

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated April 10, 2015 with Stipulation Letter dated June 15, 2015 for the above-referenced project. The Remedial Action Plan for Air Quality and Noise is currently being finalized. 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 May 6, 2015. There were no public comments.

Project Description

The proposed development at the Site will consist of a 12-story mixed use commercial and residential building with a cellar and a sub cellar. The cellar will occupy the entire site and the cellar slab will be situated at 14 feet below grade surface (bgs). The sub cellar will be located beneath the western 85 feet of the Site and the slab will be at a depth of 26 feet and 8 inches bgs. The cellar will be utilized for commercial retail and a gym. The sub cellar will be utilized for common storage, resident storage and mechanical equipment/utilities. The ground floor will consist of a residential lobby and commercial retail. Floors 2 through 12 will be utilized for residential. The ground floor through the 12th floor consists of approximately 41,015 square feet of residential space and approximately 3,838 square feet of commercial space. The cellar floor area is approximately 7,925 square feet and the sub cellar is approximately 5,220 square feet. The total development including cellar and sub cellar is approximately 57,998 square feet.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “688 Broadway” 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 688 Broadway 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 the Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.

3. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
4. Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
5. Excavation and removal of soil/fill exceeding Track 1 Restricted Residential Use. For development purposes, the entire property will be excavated to depth of 26 feet and 8 inches for the new building's sub cellar. Approximately 13,530 tons of soil will be removed.
6. 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.
7. Management of excavated materials including temporarily stockpiling and segregating to prevent co-mingling of contaminated material and non-contaminated materials.
8. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
9. 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 on-Site.
10. Collection and analysis of six (6) end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
11. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
12. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
13. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
14. 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.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering Controls:

15. As part of development, installation of a vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building. The vapor barrier will consist of the Preprufe 300R by W.R. Grace & Company below the mat slab (including pits), and Preprufe 160R by W.R. Grace & Co. for single formed walls.
16. 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.
17. If Track 1 SCOs are not achieved, 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. If Track 1 SCOs are not achieved, Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and 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.

The remedies 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.

July 13, 2015



Date

William Wong
Project Manager

July 13, 2015



Date

Shaminder Chawla
Deputy Director

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