

Public Comment Period

January 15, 2016
to
February 15, 2016

Where can I view project documents?

Online at:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

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

The closest location is:

New York Public Library
5th Ave at 42nd Street
New York, NY 10018

Please call 917-275-6975 for hours of operation

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Available for Review and Comment

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 Hines for enrollment of the property located at One Vanderbilt Avenue in the Midtown section of Manhattan, New York and identified as Block 1277, Lots 20, 27, 46 and 52 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 February 15, 2016. 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 Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 43,313 square feet and currently consists of four vacant commercial office buildings. The proposed future use of the Site will be a 68-story mixed-use tower with four subterranean basement levels (B-1 through B-4) encompassing all of the property footprint.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 39 feet. Several metals were identified above cleanup guidelines in soil. One Volatile Organic Compound (VOC), one Semi-Volatile Organic Compound (SVOC) and three metals were detected above Groundwater Quality Standards. Soil vapor samples showed moderate levels of petroleum related and elevated levels chlorinated VOCs above the monitoring/mitigation level ranges established by the New York State Department of Health.

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 an approved Citizen Participation Plan;
 - Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
 - Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
 - Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire Site will be excavated approximately 60 feet below grade for the new cellar levels. Approximately 20,000 tons of soil and 45,000 tons of bedrock will be excavated and removed from Site;
 - 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 and appropriate segregation of excavated media onsite;
 - Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
 - Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:
- As part of new development, construction and maintenance of an engineered composite cover consisting of a minimum 6" thick concrete building slab underlain by a minimum 6" granular sub-base to prevent human exposure to residual soil/fill remaining under the site;
 - As part of new development, installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
 - As part of new development, sub-grade levels will have high volume air exchange in conformance with NYC Building Code;
 - Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and

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

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

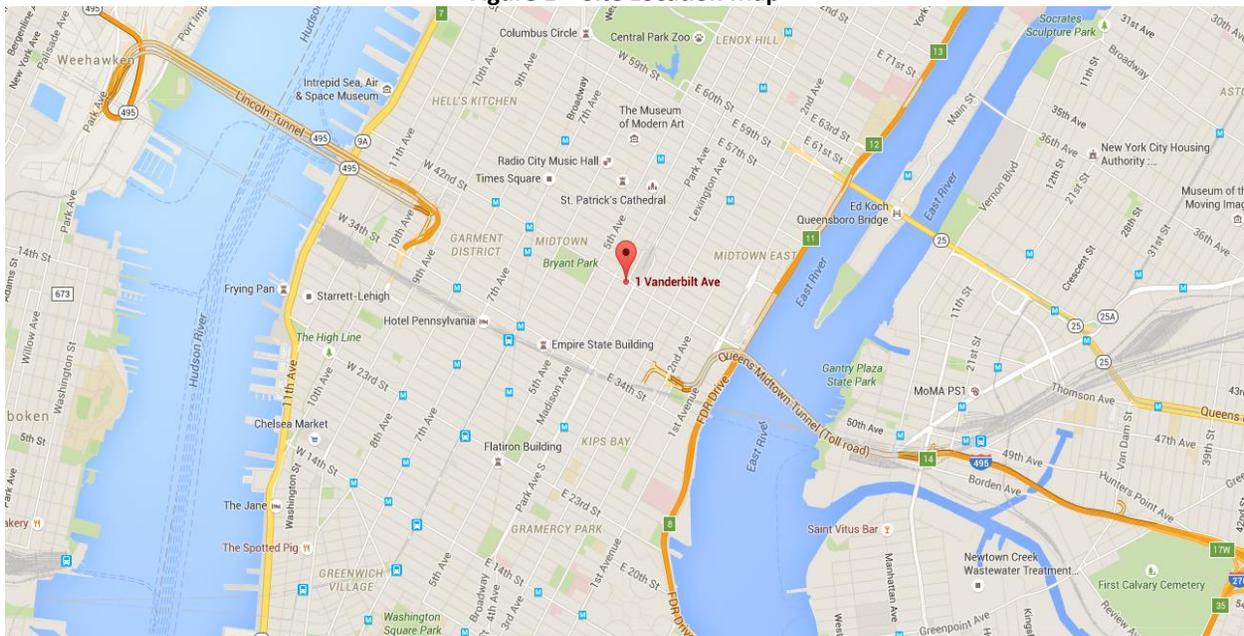


Figure 2 – Site Map

