

# One Fulton Square, Queens



## New Development Plan

39 Prince Realty, LLC (F&T Group) has completed the remedial action at 39-16 Prince Street in Flushing Queens, and is now completing development of a 346,000 square foot mixed-use development that includes a 12-story 43-unit residential structure and a 10-story 168 room Hyatt Place Hotel structure that includes a 3-story retail podium with 2-levels of subterranean parking. The new building will produce approximately 140 permanent new jobs and has employed 250 construction workers.

## Property Remediation in the NYC Voluntary Cleanup Program

F&T Group enrolled this 0.9-acre property in the NYC Voluntary Cleanup Program (VCP) in February 2011 to ensure the land would be safe for its intended use. The property was formerly occupied by an auto body repair shop, a gasoline filling station and a parking lot. The property was vacant for 10 years prior to enrollment in the VCP.

A comprehensive environmental investigation was performed on the property and included testing of soil and groundwater. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in March 2011. The remediation of the site was completed in September 2012 and achieved unrestricted use cleanup objectives – the most stringent standard for cleanup – meaning that the property is now safe for any use. Soil and fill were excavated to an approximate depth of 40 feet for development purposes and were properly disposed of at a licensed off-site facility. As part of construction, a vapor/waterproofing system was installed to prevent any off site soil vapors from entering the new building. The concrete building slab and ventilated 2-level underground parking garage serves as an engineered composite cover.

## Project Team

**Developer:** F&T Group

**Architect:** Margulies Hoelzli Architecture, PLLC

**Environmental Consultant:** Roux Associates, Inc.

**OER Project Manager:** Maurizio Bertini



Before cleanup



During cleanup