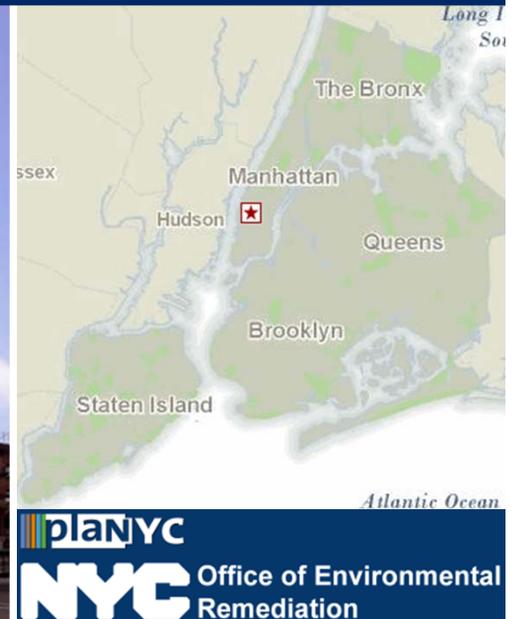


260 West 26th Street, Manhattan



planNYC
NYC Office of Environmental Remediation

“WE HAD A VERY POSITIVE EXPERIENCE IN THE VCP. ANY TIME I HAD A QUESTION, I GOT AN ANSWER FROM OER RIGHT AWAY – THAT WAS KEY. RESPONSIVENESS IS VERY IMPORTANT IN DEVELOPMENT. WE WANTED TO DO THE RIGHT THING ON OUR CLEANUP AND THE CITY DID EVERYTHING THEY COULD TO ADVANCE OUR PROJECT. I’M NOT SCARED OF ENVIRONMENTAL ISSUES ANYMORE.”

DEVELOPER, EVAN KASHANIAN, CHELSEA W26, LLC

New Development Plan

Chelsea W26 LLC is building a 221,000 square foot, 12-story residential building with retail on this remediated property in Manhattan. The housing component includes 204 residential units with 41 units of affordable housing for residents below 60% of the area median income. In addition, the development will include approximately 17,000 square feet of retail space at the street level. The building will be LEED-certified and will include energy and fuel-saving appliances, LED lighting, and low-flow fixtures.

Property Remediation in the NYC Voluntary Cleanup Program

Chelsea W26 LLC 260 West 26th Street enrolled this 26,000 square foot property in the NYC Voluntary Cleanup Program (VCP) in May 2011 to ensure the land would be safe for its intended use. The property is located in the Chelsea section of Manhattan, within a mixed-use residential and light commercial neighborhood. The property has been occupied since the 1800’s and has included commercial and residential buildings, a theater, and an automotive parking lot with above ground hydraulic car lifts.

A comprehensive environmental investigation was performed in February 2011 and included testing of soil, groundwater and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in May 2011. The remediation of this 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 with no restrictions. Soil was excavated to a depth of up to 20 feet throughout the property and properly disposed at a licensed off-site facility. As part of construction, a vapor barrier system was installed beneath the building slab and along the foundation walls – this prevents any soil vapors from the surrounding area from entering the new building. The concrete building slab encompasses the entire footprint of the property.

Project Team

Developer: Chelsea W26 LLC

Environmental Consultant: CA Rich Consultants, Inc.

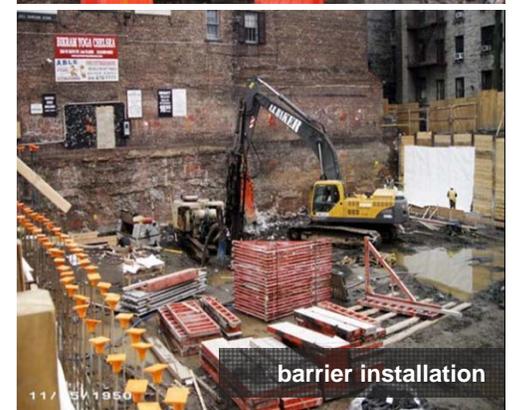
OER Project Manager: Shaminder Chawla



before cleanup



during cleanup



barrier installation