

**NYC VCP Cleanup Plan  
Available for Review and Comment**

**Public Comment Period**

February 18, 2014  
to  
March 18, 2014

**Where can I view project documents?**

**Online at:**

[http://www.nyc.gov/html/oer/html/  
repository/RManhattan.shtml](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:

Manhattan Public Library  
Battery Park City Branch  
175 North End Avenue  
Manhattan, NY 10282

Please call (212) 790-3499 for hours of operation

**Whom can I contact for project information?**

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

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 CBCS Washington Street, LLC for enrollment of the property located at 445 Washington Street, 24-30 Desbrosses Street and 454-456 Greenwich Street in Manhattan, New York and identified as Block 224, Lots 21, 32, 33, and 36 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 March 18, 2014. 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 11,962-square feet and is currently a commercial parking garage. The development project consists of redeveloping the entire Site with a 7-story hotel. The building includes a full cellar, spanning the entire Site, which will be utilized for parking, storage and utilities. The first floor will contain a lobby, an office, a restaurant and an outdoor courtyard in the rear of the Site. The upper floors will contain hotel rooms.

**Summary of RIR**

The environmental investigation identified approximately 14 to 16 feet of historic fill. Soil samples identified Semi-Volatile Organic Compounds (SVOCs), and two metals were detected above commercial cleanup guidelines. Groundwater samples identified three VOCs, SVOCs and several metals above Groundwater Quality Standards. Soil vapor samples showed high levels of petroleum-related compounds and 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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establish Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Entire property will be excavated to a depth from 12 feet to 18 feet below grade for development purposes;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Preprufe 300R, or equivalent, installed beneath the cellar slab and Preprufe 160R, or equivalent, installed along the exterior of the foundation walls;
- Construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab across the footprint of the new building;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with E designation for the property.

**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 in the public library branch and on OER’s website and a second fact sheet will be issued before remedial work begins.

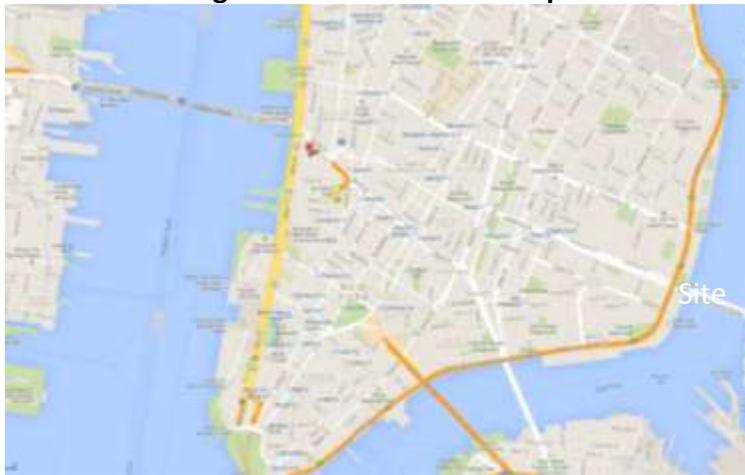
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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**

