

# 90-14 161<sup>st</sup> Street, Queens



## New Development Plan

Bluestone Jamaica I, LLC is developing two 9-story towers with 100 affordable residential units, commercial space, retail space on the ground floor, and a sub-grade parking garage on 161<sup>st</sup> Street in Queens. The cleanup and construction provides 25 permanent new jobs and has employed 26 construction workers.

## Property Remediation in the NYC Voluntary Cleanup Program

Bluestone Jamaica I, LLC enrolled this 18,386 square foot property in the NYC Voluntary Cleanup Program (VCP) in October 2012 to ensure the land would be safe for its intended use. The property is located in the Jamaica section of Queens, and was formerly occupied with various commercial/residential buildings and a parking lot.

A comprehensive environmental investigation was performed in June 2008 and included testing of soil, ground water and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in October 2012. The remediation of this site was completed in February 2013 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 a depth of 12 to 16 feet and were properly disposed at a licensed off-site facility. A vapor barrier system, and a sub-grade ventilated parking garage will prevent any vapors from the surrounding area from entering the building. A 6-inch building slab and a 2-foot thick clean soil cover over landscaped areas will minimize the potential for future recontamination of underlying soil.

## Project Team

**Developer:** Bluestone Jamaica I, LLC

**Environmental Consultant:** ERM Consulting & Engineering, Inc.

**OER Project Manager:** Hannah Moore



Before Cleanup



During Cleanup



Petroleum Impacted Soil