

# 2329 Frederick Douglass Boulevard, Manhattan

rendering



## New Development Plan

301-303 West 125<sup>th</sup> Street, LLC is developing a 77,800 square foot, 4-story commercial retail facility, with a partial cellar. The building will occupy the entire footprint of the lot. The new building enable 120 permanent new jobs and 75 construction jobs.

## Property Remediation in the NYC Voluntary Cleanup Program

301-303 West 125<sup>th</sup> Street, LLC enrolled this 20,000 square foot property in the NYC Voluntary Cleanup Program (VCP) in September 2011 to ensure the land would be safe for its intended use. The property is located in Manhattan. The property was formerly occupied by a variety of commercial and residential uses, as well as a print shop, offices, a storage warehouse, a drycleaner, factories and a photo development lab. The property was vacant for 6 years prior to enrollment in the VCP.

A comprehensive environmental investigation was performed on the property in July 2011 and included testing of soil, groundwater and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in September 2011. The remediation of the site was completed in July 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 a depth of 16 feet throughout the majority of the site, and up to 21 feet in localized areas. All excavated soils were properly disposed at a licensed off-site facility. As part of construction, a vapor barrier system and passive sub slab depressurization system were installed beneath the building slab to prevent any soil vapors from entering the new building. The concrete building slab encompasses the entire footprint of the property and serves as an engineered composite cover.

## Project Team

- Developer:** 301-303 West 125<sup>th</sup> Street, LLC
- Environmental Consultant:** H2M Architects + Engineers
- OER Project Manager:** Shana Holberton

