

922-924 Westchester Avenue, South Bronx



New Development Plan

MJM Construction Services, LLC has completed construction of a LEED Silver certified, 8-story, 110-unit affordable housing complex with ground floor retail and 1,000 square feet of community space on this remediated property on Westchester Avenue in the South Bronx. Energy supply to the common areas of the building is generated by roof top solar panels and a partial green roof serves to capture rainwater. The retail establishment is open for business and the housing units are occupied. The redevelopment The new building provides 35 permanent new jobs and has employed 250 construction workers.

Property Remediation in the NYC Voluntary Cleanup Program

MJM Construction Services enrolled this 0.6-acre property in the NYC Voluntary Cleanup Program (VCP) in January 2011 to ensure that the land would be safe for its intended use. The property is located in the Longwood section of the Bronx in a mixed residential and commercial neighborhood. The property was formerly used as a gasoline station, an auto maintenance facility and a bottling facility. The property contained contamination from leaking underground gasoline storage tanks. The site was vacant for 2 years prior to enrollment.

A comprehensive environmental investigation was performed in November 2010 and included testing of soil, groundwater and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation in January 2011. The remediation of this site was completed in late 2011 and the property is now safe for its residential and commercial use. Soil and fill were excavated to a depth of 12 feet throughout the property. A vapor barrier system was installed beneath the building slab and outside the foundation walls to prevent any soil vapors from entering the new building. The 9-inch concrete building slab encompasses the entire footprint of the property and serves as an engineered composite cover to prevent any exposure to remaining soils.

Project Team

Developer: MJM Construction Services, LLC

Environmental Consultant: Hydro Tech Environmental Corp.

OER Project Manager: Hannah Moore

