

Where can I view project documents?

Document Repositories

New York Public Library
Muhlenberg Branch
209 West 23rd Street
New York, NY 10011

(Please call (212) 586-5098 for
hours of operation)

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Kadima Tenth Avenue SPE LLC and Maestro West Chelsea SPE LLC for the property at 507-515 West 28th Street in the West Chelsea section of Manhattan, Block 700, Lots 27, 32, 34, 38, 42, 44 and 45. The remedial work in accordance with the approved RAWP will start in October 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description and Development

Currently, the Site is a 3,900 square foot vacant lot. The proposed future use of the Site will consist of an art gallery beneath The Highline, a public park. The twelve foot cellar level will be used for offices, workshops and storage areas.

Summary of the Remedy

The elements of the remedy selected for the 507 West 28th Street Site includes:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establish Track 4 Soil Cleanup Objectives (SCOs) for soil;
- Excavation and removal of historic fill and/or other soil/fill exceeding Track 4 SCOs. Excavation for development purposes to a depth of approximately 4 to 25 feet across the entire Site.
- In-situ treatment of groundwater through enhanced reductive dechlorination (ERD) and/or application of an oxidant (e.g., RegenOx, PersulfOx) to reduce VOC concentrations
- Collection and analysis of end-point samples, as required, to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor/waterproofing barrier system beneath the building slab and outside of foundation walls, and construction of an engineered composite cover across the entire Site;
- Installation and operation of a Sub-Membrane Depressurization (SMD) system under the waterproofing/vapor barrier system of portions of the occupied building;
- Submission of a Remedial Action Report (RAR); and If Track 1 is not achieved, submission of an approved Site Management Plan and Continued registration as an E-Designated property that includes a list of Engineering & Institutional Controls.

Cleanup activities are scheduled to begin in October 2013 and are expected to take approximately two to three months to complete. Construction of the building foundation, composite cover, and installation of the vapor barrier is expected to be completed in an additional eighteen months.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

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

Direct Link to Document Repository:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

OR scan with your smart phone:



Figure 1 – Site Location



Figure 2 –Site Aerial View

