



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

December 18, 2014

**Re: 2139 Adam Clayton Powell, Junior Boulevard, New York, NY 10027
Manhattan Block 1911, Lot 61
VCP Number 15CVCP051M**

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated December 2014 with Stipulation Letter dated December 2014 for the above-referenced project. The Plan was submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on December 18, 2014. There were no public comments.

Project Description

The subject property is located at 2139 Adam Clayton Powell Jr. Boulevard (7th Avenue), Harlem, New York. The property is identified more specifically as City of New York Tax Number: Block 1911, Lot 61. The rectangular-shaped property is situated on the southeast corner of Adam Clayton Powell, Jr. Boulevard and West 127th Street. The 10,000 square-foot subject property currently consists of a vacant, undeveloped lot covered with asphalt and recycled concrete aggregate (RCA) surface, with a concrete slab present in the western portion of the subject property. The site is presently enclosed within a chain-link fence.

The proposed future use of the Site will consist of a 10-story building with a height of approximately 110 feet and a street wall height of approximately 85 feet. The development will require excavation across the entire Site to a depth of approximately 12' below ground surface for the cellar level. The approximately 74,448 square-foot mixed-use building will comprise of approximately 16,000 square feet of community facility space for Harlem Dowling's West Side Center for Children and Family Services' administrative offices, program space and social services space. Of the 16,000 square feet, approximately 9,500 square feet will be located at grade level and the balance to be located below grade. Floors 2 - 10 will provide 60 affordable residential units (approximately 56,295 square feet). Outdoor recreational space is located at the second floor level and will measure approximately 3,200 square feet. No landscaped areas are planned at the Site.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as "2139 Adam Clayton Powell Jr. Boulevard" pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

Description of Selected Remedy

The remedial action selected for the 2139 Adam Clayton Powell Jr. Boulevard site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Restricted Residential Use (Track 2) Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of soil/fill exceeding Track 2 Restricted Residential Use SCOs. For development purposes, the entire Site will be excavated to a depth of at least 10-12 feet for the building's new cellar level. Approximately 5,185 tons of soil will be excavated and removed from the Site.
6. Over-excavation in areas where mercury exceeds SCOs (boring SB-C) to achieve Track 2 SCOs.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. 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.
10. Collection and analysis of nine end-point samples from the bottom of the excavation to evaluate the performance of the remedy with respect to attainment of Track 2 SCOs. Samples will be analyzed for contaminants of concern SVOCs and metals.
11. If Track 2 Restricted Residential Use SCOs are not achieved, the following revised Site-Specific (Track 4) SCOs will be used:

<u>Contaminant</u>	<u>Track 4 SCOs</u>
Total SVOCs	200 ppm
Lead	1000 ppm
Mercury	3.5 ppm

12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
13. Installation of a passive sub-slab depressurization system with ability to turn active if necessary.
14. Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade. The vapor barrier will consist of either a Grace Preprufe 300R which is a 46-mil high density polyethylene (HDPE) or a Grace Preprufe 200R which is a 20-mil high density polyethylene (HDPE). The vapor barrier will be installed prior to pouring the building's concrete slab.
15. Construction and maintenance of an engineered composite cover consisting of the 6 inch thick concrete foundation slab to prevent human exposure to residual soil/fill remaining under the Site.
16. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
17. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
18. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
19. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
20. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable

- gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use;
- (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and
- (4) higher level of land usage without OER-approval.

The remedy for Hazardous Materials described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.



December 18, 2014

Date

Sarah Pong
Project Manager



December 18, 2014

Date

Shaminder Chawla
Deputy Director

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