

**NYC VCP Cleanup Plan  
Available for Review and Comment**

**Public Comment Period**

October 1, 2015  
to  
October 31, 2015

**Where can I view project  
documents?**

**Online at:**

[http://www.nyc.gov/html/oer/html/  
repository/RManhattan.shtml](http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml)

Internet access to view documents  
is available at the public library.

The closest location is:

New York Public Library  
Hudson Park Library  
66 Leroy Street  
New York, NY, 10014

Please call (212) 243-4334 for  
hours of operation

**Whom can I contact for  
project information?**

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 270 West Street, LLC for enrollment of the property located at 440 Washington Street in the Tribeca section of Manhattan, New York and identified as Block 223, Lots 13 & 15 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

**Public Comments on the RAWP**

OER is accepting public comments on the draft RAWP for 30 days until October 31, 2015. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

**Site Description**

The Site is 8,065 square feet and is currently vacant and used for temporary parking and materials and equipment staging for the adjacent 268 West Street construction project. The proposed future use of the Site will be an 11-story mixed-use commercial and residential building with a partial cellar, ground level parking, and restaurant space.

**Summary of RIR**

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), volatile organic compounds (VOC), metals, and pesticides above cleanup guidelines. There were several SVOCs and four metals above cleanup guidelines found in the groundwater samples. No soil vapor samples were above the monitoring/mitigation level ranges established by the New York State Department of Health.

**Summary of the Remedy**

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil and fill exceeding Track 4 SCOs - The northern portion of the site will be excavated to a depth of about 12 feet below grade. The southern slab-on-grade portion of the site will be excavated to a depth of about 5 feet below grade surface with some deeper excavation for foundation elements and removal of the lead, SVOC and copper hotspots. Approximately 3,900 tons of soil will be excavated and removed from Site;
- 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 and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system beneath the building slabs and behind foundation sidewalls below grade;
- Construction and maintenance of an engineered composite cover consisting concrete and asphalt pavement and a concrete building to prevent human exposure to residual soil/fill remaining under the site;
- Construction and operation of an at-grade-level parking garage with high volume air exchange;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Continued registration with E-designation for the property.

**Next Steps**

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER’s website and a second fact sheet will be issued before remedial work begins.

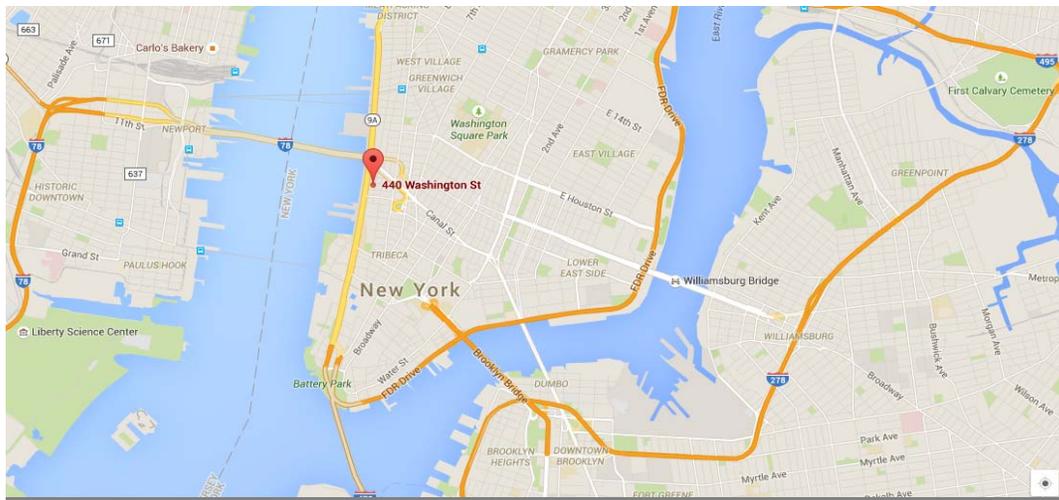
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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 to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

