

## Where can I view project documents?

### Online at:

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

Internet access to view project documents is available at the following public library:

New York Public Library  
5<sup>th</sup> Ave at 42<sup>nd</sup> Street  
New York, NY 10018

Please call (917) 275-6975 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)

## NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Hines for One Vanderbilt, Manhattan, New York (Block 1277, Lots 20, 27, 46 and 52). The remedial work will begin in August 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

### Site Description:

The Site is a vacant 43,313-square-foot property most recently occupied by 4 commercial office buildings. The proposed future use of the Site will be a 68-story mixed-use commercial office and retail tower with four subterranean basement levels encompassing the entire property footprint.

### Summary of the Remedy:

The remedial action for One Vanderbilt is Track 1 Unrestricted Use SCOs. 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire Site will be excavated approximately 60 feet below grade into bedrock for the new cellar levels. Approximately 20,000 tons of soil and 45,000 tons of bedrock 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;
- 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;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

- As part of new development, installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
- As part of new development, construction of an engineered composite cover consisting of a minimum thickness 6-inch thick concrete building slab underlain by a minimum 6-inch clean granular sub-base beneath all building areas;
- As part of new development, sub-grade levels will have high volume air exchange in conformance with NYC Building Code;
- 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; and
- Continued registration with E-designation for the property.

Cleanup activities are scheduled to begin in August 2016 and are expected take approximately twelve (12) months to complete. Total construction will continue for additional 36 months.

**Next Steps:** After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls 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](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:



Figure 1: Site Location



Figure 2: Site Map