



FACT SHEET

Brownfield Cleanup Program

{Template 6 (WordPerfect version) - See instruction sheet. Delete this label when finalizing fact sheet}

West 19th Street Development Site
C231017
New York, New York

November 2006

NYSDEC Certifies Remediation Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Georgetown 19th Street Development, LLC, HTRF Ventures, LLC, IAC/Georgetown 19th Street, LLC, Georgetown 19th Street Phase I, LLC, and IAC 19th Street Holdings (the Volunteers) have achieved the remediation requirements to address contamination related to the West 19th Street Development Site located at 80 11th Avenue (527 West 18th Street) in New York City, New York under New York's Brownfield Cleanup Program (BCP). See map for the location of the Site. NYSDEC has issued a Certificate of Completion to the Volunteers regarding the West 19th Street Development Site. The Volunteers are now eligible to redevelop the Site. A copy of the Certificate of Completion is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by the Volunteers to participate in the BCP. The application proposes that the Site will be used for commercial purposes.

Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

- 1) A description of the remedial activities completed;
- 2) A certification that remediation requirements have been or will be achieved;
- 3) The boundaries of the Site;
- 4) A description of any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the Site, such as a deed restriction, when the remedial action leaves residual contamination that makes the Site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) A certification that an operation, monitoring and maintenance plan for any engineering controls used at the Site has been approved by NYSDEC.

"*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a Site.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **Brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Remediation was conducted at the Site from June 2004 through August 2006. The remedial activities

completed at the Site include:

- Installation of a sub-surface perimeter barrier wall around the Site;
- Excavation of impacted soil to the depth required for construction of the building foundation;
- Capping of the Site with the building foundation that is equipped with a waterproof/vapor barrier;
- Installation of a ventilation system to prevent the buildup of volatile organic vapors within the building's basement garage level; and
- Establishment of institutional controls prohibiting groundwater use at the Site.

The completion of these tasks will effectively accomplish the major objectives of the NYSDEC-approved Remedial Action Work Plan (RAWP) by preventing exposure to the Site contaminants and preventing migration of contaminants both onto and off of the Site. A Site Management Plan (SMP) for the Site dated July 18, 2006 has been approved by the NYSDEC.

The institutional control aspects of the Site remedy have been recorded in an environmental easement. The environmental easement imposes Site use restrictions, required monitoring and maintenance of the engineering controls, and prohibits any modification or removal of the engineering controls without prior notification and/or approval of the NYSDEC.

The engineering control aspects of the Site remedy include the barrier layer (comprised of the mud slab, waterproof/vapor barrier membrane, and structural concrete slab and foundation walls) and the mechanical ventilation system that has been installed in the basement of the building. The engineering controls have been designed to prevent the buildup of volatile organic vapors within the basement garage level of the building. The SMP outlines the inspection, operation and maintenance activities of the barrier layer and the ventilation system that must be conducted, pursuant to the environmental easement.

Next Steps

NYSDEC issued the Certificate of Completion based on review and approval of a Final Engineering Report (FER) submitted by the Volunteers. The FER described the remedial activities completed and certified that remediation requirements have been achieved for the Site.

With their receipt of a Certificate of Completion, the Volunteers are eligible to redevelop the Site. In addition, the Volunteers:

- have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- are eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the Site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

Background

The Site is located on approximately 0.7 acres on Block 690, Lot 12 and Lot 54, between West 18th and West 19th Streets, along Eleventh Avenue, in the borough of Manhattan, New York City, New York, as shown in Figure 1. The Site is bounded to the south by West 18th Street, to the west by West Side Highway, to the north by West 19th Street, and to the east by commercial enterprises. The area surrounding the Site consists of a mix of urban commercial, residential, and light industrial properties.

The Site is one parcel of numerous parcels that comprise the former West 18th Street Gas Works Site, which is currently the subject of a Voluntary Cleanup Agreement (VCA) between the NYSDEC and Consolidated Edison Company of New York, Inc. (Con Edison), effective August 25, 2002. Prior to remediation and redevelopment, the Site contained a two-story brick structure (demolished prior to beginning the remediation activities) that served as a mid- to long-term truck parking garage and a small fenced vacant lot in the southwestern part of the property.

Site investigation activities were performed from October 2002 through June 2003. During the Site investigations, impacted soils were observed above 15 feet throughout the Site, except in the eastern portion of the center of the Site. Impacted soils below 15 feet were observed in the center and northern portions of the Site. Analytical results for subsurface soil samples collected at the Site (during the two Site investigations) showed elevated levels of Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs), primarily benzene, toluene, ethylbenzene and xylene compounds (BTEX) and polycyclic aromatic hydrocarbons (PAHs). Additionally, various metals were detected at concentrations that exceeded NYSDEC RSCOs.

The primary objective of the remediation, as stated in the RAWP, was to remove and dispose of impacted soil as necessary to construct the foundation of a proposed building and to contain any remaining impacted soil and groundwater by means of constructing a sub-surface perimeter barrier wall and capping of the Site with the building foundation.

Remediation of this Site was conducted pursuant to a Brownfield Cleanup Agreement between the Volunteers and the NYSDEC, effective July 14, 2004 (Index No. W2-1012-04-07, Site No. C231017, the "BCA"). This BCA was entered into via an application for transition into the BCP from the Voluntary Cleanup Program, under which one of the Volunteers, Georgetown 19th Street Development, LLC, had entered into a Voluntary Cleanup Agreement with the NYSDEC, effective March 13, 2003 (Index No. W2-0948-03-02, Site No. V-00624-2). Georgetown 19th Street Development, LLC had entered into the VCA following the submittal to and review of the Preliminary Site Investigation Report, dated November 2002 by the NYSDEC. The Volunteers entered into the BCA following approval of the Phase II Site Investigation Report, dated June 2003 and the RAWP, dated December 2003 and the commencement of Site remediation.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Certificate of Completion and the application to participate in the BCP accepted by NYSDEC.

New York State Department of Environmental Protection
Region 2 Office
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, New York 11101

Who to Contact

Comments and questions are always welcome and should be directed as follows:

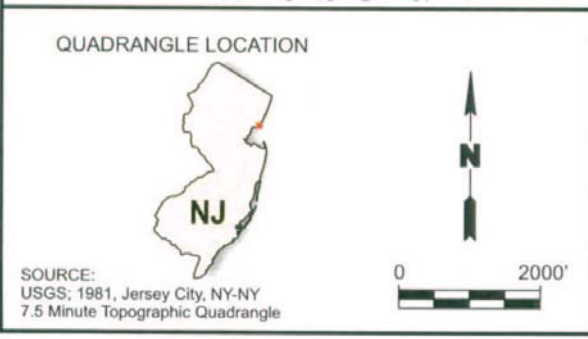
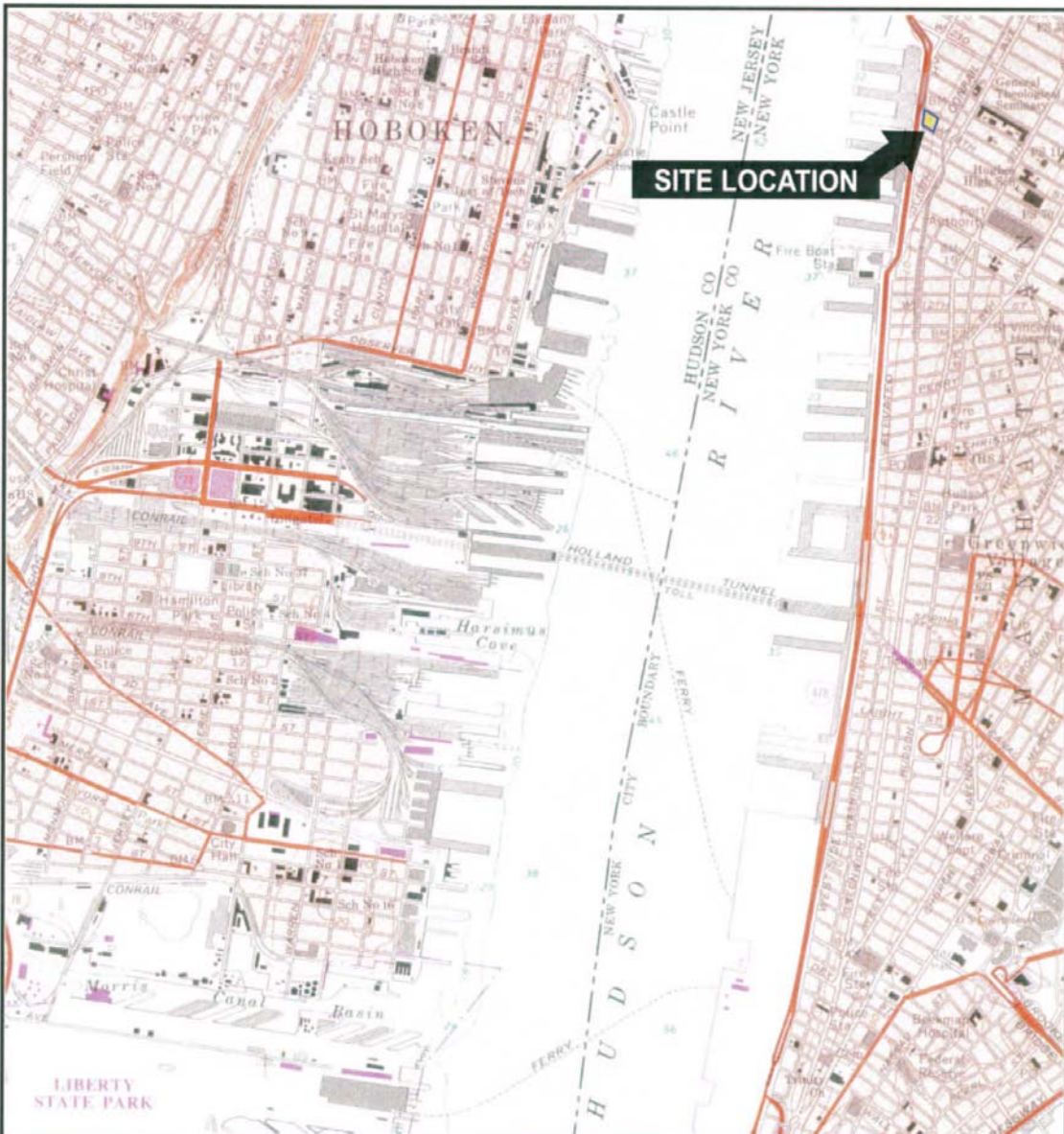
Project Related Questions

Mr. William Ottaway
New York State Department of Environmental
Conservation
MGP Remediation Section
Division of Environmental Remediation
625 Broadway
Albany, New York 12233
(518) 402-9662
wsottawa@gw.dec.state.ny.us

Health Related Questions

Ms. Dawn Hettrick
New York State Department of Health
Flannigan Square
547 River Street
Troy, NY 12180
(518) 402-7880
deh02@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have him or her contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.



Title:

SITE LOCATION MAP

WEST 19TH ST. DEVELOPMENT SITE
WEST 19TH STREET
NEW YORK, NEW YORK

Prepared for:
GEORGETOWN 19TH STREET DEVELOPMENT, LLC

<p>ROUX ASSOCIATES, INC. Environmental Consulting & Management</p>	Compiled by: C.B.	Date: 10JAN06	FIGURE 1
	Prepared by: R.K.	Scale: 1:25,000	
	Project Mgr.: C.B.	Office: NY	
	File No.: TCC0114703.CDR	Project No.: 122101Y	

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