

# FACT SHEET

**February 2006**      **Fact Sheet #2**  
**West 17<sup>th</sup> Street Property**  
**Chelsea, New York**  
**Site No: C231040**

NYSDEC Region 2

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**Draft Remedial Investigation Report**  
**Draft Remedial Action Work Plan**  
**Significant Threat Determination**  
**West 17<sup>th</sup> Street Property**

***Public Comment Period Announcement***

The New York State Department of Environmental Conservation (NYSDEC), working with the New York State Department of Health (NYSDOH), is currently reviewing for approval a draft Remedial Investigation Report (RIR) and a draft Remedial Action Work Plan (RAWP) regarding the environmental conditions at the above site. The reports were prepared pursuant to the Brownfield Cleanup Agreement entered between NYSDEC and 17<sup>th</sup> and 10<sup>th</sup> Associates, LLC, the site developer.

**Your Opportunity to Comment on the Draft Documents and Significant Threat Determination:** The draft documents and determination are summarized in this Fact Sheet. The full documents are available for your review at the document repository listed on the left side of this page. Your comments are important and strongly encouraged. Comments can be made at any time during the comment period, which ends on March 27, 2006. Please direct comments to the contact on the left-hand side of this page.

**Background**

The site consists of the western 300 feet of the block east of 10<sup>th</sup> Avenue between West 16<sup>th</sup> and West 17<sup>th</sup> Streets in the Chelsea neighborhood of Manhattan, with the exception of the building on the corner of West 17<sup>th</sup> Street at 10<sup>th</sup> Avenue which is not part of the site. The site includes a portion of land beneath the High Line along 10<sup>th</sup> Avenue.

17<sup>th</sup> and 10<sup>th</sup> Associates, LLP, entered a Brownfield Cleanup Agreement with NYSDEC to investigate and remediate the site under New York's Brownfield Cleanup Program (BCP) as a Volunteer. Subsequent to implementation of the remedial program, the planned development is a 24-story building with below-grade parking, first floor commercial retail and residential units above. The development plans intend to accommodate a means of access to the adjacent High Line. The Volunteer conducted an investigation following an approved Remedial Investigation Work Plan in the BCP and has prepared the two draft reports discussed in this fact sheet.

**Summary of the Remedial Investigation Report**

Generally, a Remedial Investigation Report has several goals: to describe the investigation activities completed; to describe the nature and extent of contamination at the site; and to make recommendations for measures to address the observed contamination.

The draft Remedial Investigation Report identifies the following site conditions:

- Soil gas samples were collected and tested for volatile organic compounds (VOCs) - primarily petroleum-type constituents were identified; while lower concentrations of chlorinated VOCs were also detected;  
(continued on back of page)

- Soil samples were collected and tested for VOCs, semi-volatile organics (SVOCs), pesticides,

polychlorinated biphenyls (PCBs), and metals. Samples were also visually characterized. The site soils consist of fill material down to 6 feet below grade on the north side of the site and to 16 feet below grade along the west side of the site, with naturally bedded soils beneath the fill consisting of silty sands with areas of finer grained materials. Contaminants found were consistent with the known petroleum impacts and historic fill with limited sample points with other contaminants (e.g. tetrachloroethene) or higher concentrations of contaminants in some samples (e.g. metals);

- Groundwater samples were collected and tested for the same list of parameters as were the soil samples. Impacts to groundwater were consistent with the known petroleum and historic fill impacts at the site.

Generally, the fill which exists across the entire site has elevated concentrations of SVOCs and metals. In certain areas of the site there are more pronounced impacts from petroleum that need to be addressed. The Volunteer recommends that remediation of the site is needed to accommodate the intended site use. The proposed remedial measures are described in the next section.

#### **Significant Threat Determination**

As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations at 6 NYCRR Part 375. NYSDEC has determined, in consultation with the New York State Department of Health, that the conditions at this site do not pose a significant threat to human health or the environment. Pursuant to the BCP, NYSDEC has determined that no remediation is needed for off-site areas. This decision is based on the nature of the contaminants identified at the Site; the location of the Site with respect to natural resources such as wetlands and surface water bodies; and that people are not being exposed to the contaminants at the site. As such, funding for a Technical Assistance Grant, or TAG, will not be available.

#### **Summary of the Remedial Action Work Plan**

Generally, a Remedial Work Plan has several goals: to provide a detailed description of the remedy to address site contamination; to identify cleanup levels to be attained or the process to be used to determine these levels; and to explain how the remedy will protective of public health and the environment.

The proposed remedy contemplates addressing the Site as two distinct areas. The reason for the separation is because of construction limitations around the High Line specified by the zoning resolution. The two distinct areas are: the area beneath/immediately adjacent to the High Line, called operable unit 2 or OU2; and the rest of the site to the north and to the east of the High Line, called operable unit 1 or OU1. OU1 covers approximately 85 percent of the total site area.

The proposed remedy for OU1 is:  
installation of sheeting into the ground around the entire perimeter of the OU1 area;

- excavation of all the fill and contaminated soil within the area;
- off-site disposal of all the excavated fill, soil and contaminated media;
- groundwater removal via pumping prior to and during the excavation work with treatment as needed for discharge to the New York City sewer system;
- installation of a vapor barrier/waterproofing system integrated with the construction of the building with areas of the basement using a positive-pressure ventilation system; and
- replacing the pumped groundwater with supplied potable water within the sheeting area.

The proposed remedy for OU2 is:

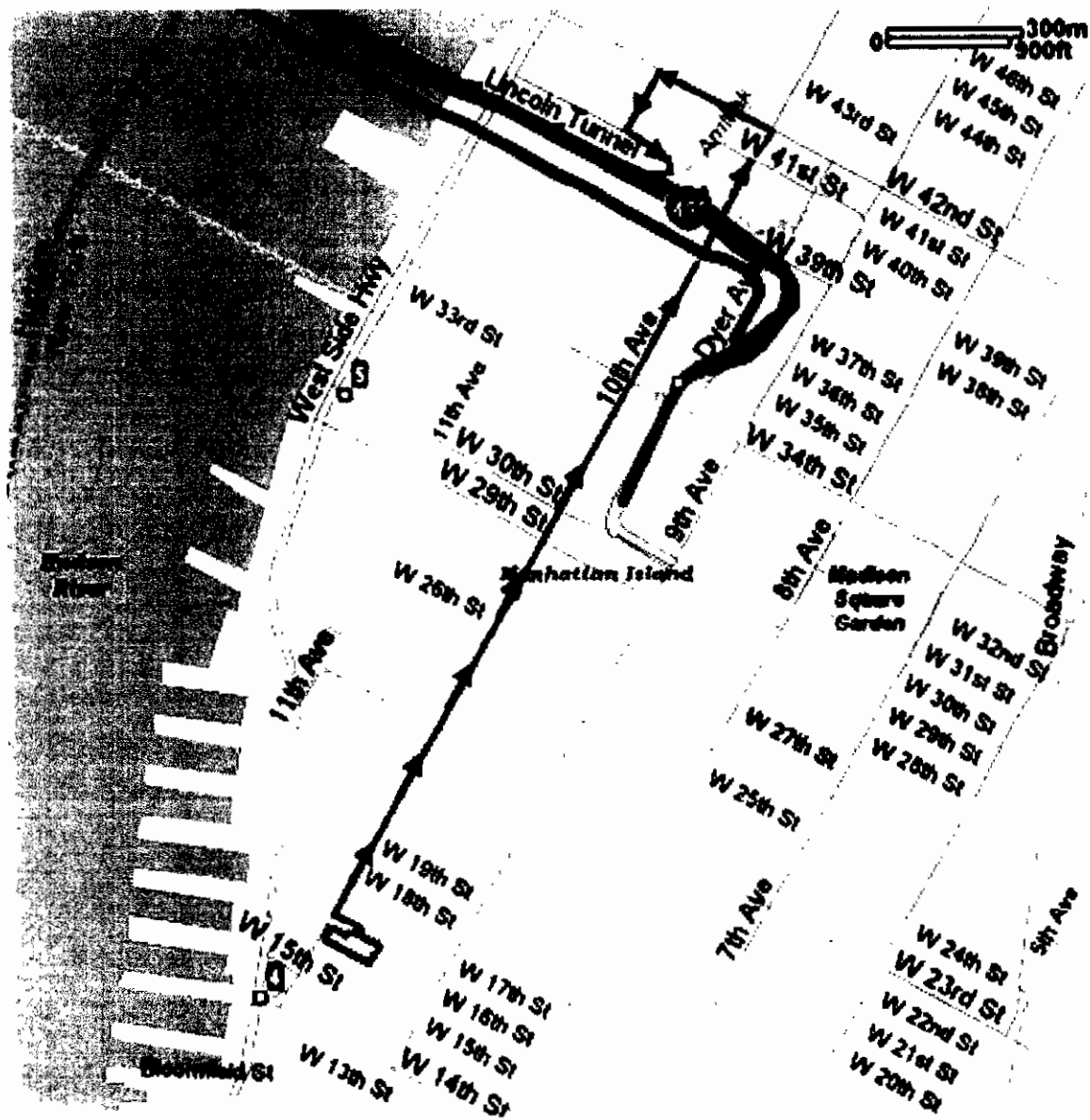
- excavation of the top one foot of surface materials (e.g. pavement, fill, and soil);
- capping the surface of the area with asphalt and/or cement;
- continued maintenance of the cap;
- treatment of the groundwater and subsurface soils through enhanced biodegradation - a product called ORC would be injected into the subsurface;
- deed restriction to prevent groundwater use; and
- continued groundwater quality monitoring.

Additional design studies will be needed for the groundwater treatment component of the remedy proposed for OU2.

#### **What Happens Next**

NYSDEC and NYSDOH will work with the Volunteer in addressing any comments on the draft documents, and when all comments are satisfactorily addressed, NYSDEC will approve the documents. The Volunteer would then proceed with the additional design studies for OU2, working with NYSDEC and NYSDOH, and will implement the remedy for the entire site. A future fact sheet will inform you when the remedial action is going to start. For more information contact NYSDEC's project manager shown on the front of this fact sheet, or for public health related information contact:

**Dawn Hettrick**  
New York State Department of Health  
547 River Street  
Troy, NY 12180  
telephone: (518) 402-7880 or (800) 458-1158 (ext. 2-7880)



Source: New York City Department of Transportation,  
<http://www.nyc.gov/html/dot/pdf/mntruckroute.pdf>  
 (October 27, 2005) and Mapquest (2006)

## LEGEND

-  **Subject Property**
-  **Truck Route**

## FIGURE: WEST 17<sup>th</sup> STREET TRUCK ROUTE

SITE: West 17<sup>th</sup> Street and 10<sup>th</sup> Avenue Site  
 New York, N.Y.  
 CLIENT: 17<sup>th</sup> and 10<sup>th</sup> Associates L.L.C. c/o Related Companies, L.P.

**Fleming  
 Lee Shue**