

Monthly Progress Report No. 2
401 West 207th Street Redevelopment BCP Site
401 West 207th Street, New York, NY
Brownfield Cleanup Program Site #: **C231151**
Reporting Period: 1 May 2022 – 1 June 2022

1. Introduction

In accordance with the reporting requirements of the 25 March 2022 Brownfield Site Cleanup Agreement (BCA) for the 401 West 207th Street Redevelopment Site, located at 401 West 207th Street, New York, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of 401 West 207th Street Realty LLC, (the Volunteer), to summarize the work performed at the Site from 01 May 2022 through 01 June 2022.

The Site, identified as Block 2189 Lot 60 on the New York City tax map, is located in the Special Inwood District in the borough of Manhattan and is comprised of one 24,480 square foot (sq ft) tax lot. The Site is bounded by: New York City Transit (NYCT) railroad tracks to the north; Ninth Avenue, followed by a parking garage/parking lot to the east; West 207th Street, followed by a commercial building to the south; and, railroad tracks and a transportation building to the west. The Site was most recently occupied by an active retail petroleum station operated by Speedway LLC and is currently vacant. The Site location is shown in Figure 1.

The Volunteer is proposing to build a new 17-story building with a full cellar level. The building will be used for mixed residential and commercial uses, including affordable housing. The proposed gross square footage of the new development is 302,878.22 square feet. The cellar is anticipated to encompass the approximately 10,789.76-square-foot site footprint and will extend to a depth of about 12 feet below grade surface (ft bgs). Although conceptual still, about 190 dwelling units are proposed, of which about 63 units will be designated as affordable housing. The proposed development is compatible with the existing zoning of R8-A and R9-A residential with a C2-4 commercial overlay.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

The following BCP and investigation actions were noted during this reporting period:

- Monitoring wells were surveyed during this reporting period to facilitate the determination of groundwater flow.
- Notification was transmitted to the NYSDEC Petroleum Bulk Storage Unit related to commencement of the removal of Underground Storage Tanks under the approved Interim Remedial Measure Work Plan (IRMWP).

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Anticipated actions relative to the Site for the next reporting period include submission of the Remedial Investigation Report (RIR), implementation of the IRMWP and installation of a foundation element as part of 421-a vesting.

4. Approved Activity Modifications (changes of work scope and/or schedule)

No activity modifications were approved by NYSDEC during this reporting period.

5. Deliverables Submitted During This Reporting Period

- Daily field reports documenting RI activities on 4 May, and 9 May, 2022 were submitted to NYSDEC and NYSDOH.

6. Information Regarding Percentage of Completion

Implementation of the RIWP is approximately 100% complete.

7. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

No unresolved delays were encountered during this reporting period.

8. Community Participation (CP) Plan Activities during This Reporting Period

The Citizen Participation Plan, RIWP and IRMWP were transmitted to the repositories. A copy of the transmittal letter is appended to this report.

9. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.



10. Miscellaneous Information

None.

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LEGEND

-  BLOCK 2576 SITE BOUNDARY
-  APPROXIMATE LOCATION OF UNDERGROUND STORAGE TANKS

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021
4. UST - UNDERGROUND STORAGE TANK
5. REC - RECOGNIZED ENVIRONMENTAL CONCERN
6. HREC - HISTORIC RECOGNIZED ENVIRONMENTAL CONCERN



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SCALE IN FEET

**HALEY
ALDRICH**

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER SPEEDWAY #7821
210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

SITE PLAN

OCTOBER 2021

FIGURE 2