

Monthly Progress Report No. 9401 West 207th Street Redevelopment BCP Site401 West 207th Street, New York, NYBrownfield Cleanup Program Site #: **C231151**

Reporting Period: 01 December 2022 – 31 December 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 December 2022 through 31 December 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

None.

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 Construction Completion Report (CCR) summarizing the IRM activities and submission of the final Remedial Action Work Plan (RAWP) based on any public or NYSDEC comments. It is anticipated that the NYSDEC will approve the final RAWP and issue its Decision Document.

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

No activity modifications were approved by New York State Department of Environmental Conservation (NYSDEC) during this reporting period.

5. Deliverables Submitted During This Reporting Period

None.

6. Information Regarding Percentage of Completion

The IRM phase is approximately 100% complete. The remedial investigation/design phase is approximately 90% 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 45-day Public Comment period on the RAWP concluded on 11 December 2022. During this period the community was invited to comment on the proposed remedy being reviewed by NYSDEC in consultation with New York State Department of Health. Public comments, if any, on the RAWP will be addressed once received from NYSDEC.

Haley & Aldrich presented before Community Board 12 in Manhattan on December 1, 2022 to discuss the Remedial Investigation Report (RIR) and draft RAWP.

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

Public notice of the Decision Document and start of Site remediation.

10. Miscellaneous Information

None.

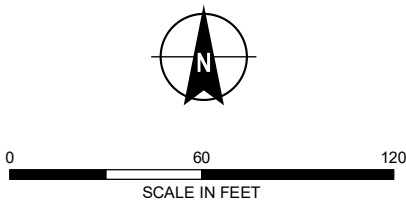
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LEGEND

 SITE BOUNDARY

- NOTES**
- 1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - 2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
 - 3. AERIAL IMAGERY SOURCE: NEARMAP, 22 JULY 2021
 - 4. UST - UNDERGROUND STORAGE TANK



**HALEY
ALDRICH** 401 WEST 207TH STREET REDEVELOPMENT SITE
401 WEST 207TH STREET
NEW YORK, NEW YORK

SITE PLAN

OCTOBER 2021

FIGURE 1