



Monthly Progress Report No. 23
401 West 207th Street Redevelopment BCP Site
401 West 207th Street, New York, NY
Brownfield Cleanup Program Site #: **C231151**
Reporting Period: 01 February – 29 February 2024

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 February through 29 February 2024.

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 on 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

No BCP actions were noted during this reporting period due to the remaining soil yet to be excavated not being accessible until the first-floor decking of the building is complete.

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

Anticipated actions relative to the Site for the next reporting period include resuming Site remediation once accessible and drafting the Final Engineering Report.

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

No daily reports were submitted during the reporting period.

6. Information Regarding Percentage of Completion

The remedial investigation, interim remedial measure and design phases are 100% complete. The remedial action phase is approximately 95% 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

None.

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

Anticipated activities include the resuming soil removal and disposal.

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



0 60 120
SCALE IN FEET

HALEY ALDRICH 401 WEST 207TH STREET
NEW YORK, NEW YORK

SITE PLAN

OCTOBER 2021

FIGURE 1

Estimated Remedial Action Project Schedule
401 W 207th Street Redevelopment
New York, NY
BCP Site No. C231151

Task	Start	End	2024													
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec		
Remainder of RAWP Implementation	3/19/2024	4/1/2024														
Preparation of FER	3/19/2024	4/19/2024														
NYSDEC & NYSDOH Review of FER	4/19/2024	5/31/2024														

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction.
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. RAWP - Remedial Action Work Plan
7. FER - Final Engineering Report