

## 23-10 41<sup>st</sup> Avenue, Long Island City, Queens



### New Development Plan

Queensboro Development, LLC has completed environmental cleanup and is now completing development of a 137,000 square foot, 17-story mixed-use residential and commercial building at 23-10 41<sup>st</sup> Avenue in Long Island City. The building will have commercial space at street level, residential units on the upper floors, including affordable middle income units and two levels of parking. The new building enables 25 permanent new jobs and 350 construction jobs.

### Property Remediation in the NYC Voluntary Cleanup Program

Queensboro Development, LLC enrolled this 18,500 square foot property in the NYC Voluntary Cleanup Program (VCP) in May 2012 to ensure the land would be safe for its intended use. The property is located in the Long Island City section of Queens. The property was formerly occupied by a gas station, an auto repair shop, residential and commercial buildings and a parking garage.

A comprehensive environmental investigation was performed on the property and the cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in May 2012. The remediation of the site was completed and it is now safe for its residential and commercial use. Soil and fill were excavated to a depth of 15 feet and were properly disposed of at a licensed off-site facility. A vapor barrier system and active sub slab depressurization system were installed beneath the building slab to prevent any soil vapors from entering the new building. As part of development, the property is completely encapsulated by a concrete secant wall from grade to the top of bedrock. The concrete building slab encompasses the entire footprint of the property and serves as an engineered composite cover to prevent exposure to remaining soils.

### Project Team

**Developer:** Queensboro Development, LLC

**Environmental Consultant:** Advanced Cleanup Technologies

**OER Project Manager:** Shaminder Chawla

