



## New Development Plan

125th Street Equities has a development site consisting of a new seven story building with 38,180 square feet of commercial and retail space. The new building will cover the entire footprint of the Site.

## Property Remediation in the NYC Voluntary Cleanup Program

125th Street Equities enrolled this 4,493 square foot property in the NYC Voluntary Cleanup Program (VCP) in July 2013 to ensure the land would be environmentally clean for its intended use. The property is located in the Harlem section of Manhattan. The Site was formerly vacant and contained the shell of a former seven story building. The building was previously used for commercial purposes. This structure covers the entire lot up to the property line, and was vacant for over 15 years.

A comprehensive environmental investigation was performed on the property and included testing of soil, groundwater and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) in July 2013. The remediation of the site was started and completed in September 2013 and achieved unrestricted use cleanup objectives—the most stringent standard for cleanup—meaning that the property is now safe for any use. All excavated soils were disposed at a licensed off-site facility.

As part of development, an engineered Composite Cover System was constructed consisting of the building's concrete footprint constructed of 3 inches of concrete over the entire site. In addition, a vapor-barrier/waterproofing layer was installed beneath the building slab.

## Project Team

**Developer:** 125th Street Equities

**Environmental Consultant:** Roux Associates, Inc.

**OER Project Manager:** Maurizio Bertini



Before Construction



Excavation



Soil Loaded for Removal