



OFFICE OF ENVIRONMENTAL REMEDIATION

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January 24, 2014

Michael Harrison
Skybox/Chelsea LLC
10 East 53rd Street
New York, New York 10022

Nathan Epler
Roux Associates and Remedial Engineering Inc.
209 Shafter Street
Islandia, New York 11749

Re: **NYC VCP Remedial Action Work Plan Approval**
182-188 11th Avenue
Block 695, Lots 1, 3, and 4
VCP Project # 14CVCP166M/ OER Project # 12EHAN189M

Dear Mr. Harrison:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 182-188 11th Avenue, VCP Project # 14CVCP166M, dated August 15, 2013 and September 18, 2013. The Plan was submitted to OER under the NYC Voluntary Cleanup Program (VCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on September 13, 2013. No comments were received.

The following remedial action elements will be implemented at the project site:

Statement of Purpose and Basis

This document presents the remedy for a Voluntary Cleanup site known as “182-188 11th Avenue” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website: <http://www.nyc.gov/oer>

The New York City Office of Environmental Remediation (the Office or OER) has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 182-188 11th Avenue Site and the public's input to the proposed remedy presented by the Office.

Description of Selected Remedy

The remedy selected for this 182-188 11th Avenue Site is Track 1 remedy and includes soil excavation, cover system, and vapor/waterproofing barrier system.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Implement a Community Air Monitoring Plan (CAMP) for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs) for soil.
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Excavation and removal of historic fill and/or other soil/fill exceeding Track 1 SCOs. Excavation for development purposes to a depth of approximately 15.5 feet across the entire Site.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Removal of aboveground or underground storage tanks and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations.
8. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
9. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
10. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
11. Installation of a vapor/waterproofing barrier system beneath the building slab and outside of foundation walls. The foundation waterproofing will function as a vapor barrier. Waterproofing/vapor barrier details are summarized in Appendix G.
12. If Track 1 cleanup is not achieved, construction and maintenance of an engineered composite cover consisting of the building foundation slab and sidewalls and integrated with above vapor barrier system/waterproofing membrane to prevent human exposure to residual soil/fill remaining under the Site if a Track 1 SCOs are not achieved.
13. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
14. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.

15. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
16. If Track 1 Cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
17. The property will continue to be registered with an E-Designation by the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that is relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

January 24, 2014



Date

Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The Site is located in the West Chelsea section of Manhattan, New York and is identified as a Block 695, Lots 1 (182-184 11th Avenue), 3 (186 11th Avenue) and 4 (188 11th Avenue) on the New York City Tax Map. Figure 1 shows the Site location.

Site Features:

The Site is 9,257-square feet and is bounded by a residential condominium tower to the north, West 23rd Street to the south, a residential building to the east, and 11th Avenue to the west. Currently, 182-184 11th Avenue is operating as the Chelsea Highline Hotel. The former building at 188 11th Avenue was recently demolished. Both 186 and 188 11th Avenue are currently vacant.

Current Zoning/uses:

The current zoning designation is C6-3 in the Special West Chelsea District of Manhattan, New York, which allows mixed commercial and residential development. Therefore, the proposed use is consistent with the new zoning for the property.

Historical Use:

Historically, Lot 1 was used as a lumber yard as early as 1890. By 1911, the existing four-story building was used as a hotel. The use as a hotel apparently continued to date, with various commercial businesses occupying the ground level, including an auto repair shop. The onsite building is currently used as a hotel and hostel only.

Historically, Lot 3 consisted of a two-story building used as a stable. By 1930, a two-story building still existed on the property and was used as an office on the second floor and an "Auto House" at ground level. By 1950, the building was used as an office and for beverage storage. The second floor of the building was later used as office space and more recently as an adult entertainment club. After 1950, the ground level was used for commercial and light manufacturing purposes that included an auto radiator business and more recently an auto repair shop. The building has been vacant since approximately 2007 and was demolished in 2013.

Historically, Lot 4 was part of lumber yard and included a small two-story building that fronted on 11th Avenue. By 1930, this two-story building had been demolished and the entire property improved with a one-story building used as early as 1963 by a burner sales and service business. This lot was occupied by an auto repair business between 1968 and 2001 and by 2002, the one-story building was demolished and the parcel used as a parking lot for the auto repair shop that operated on the adjoining property.

Summary of Environmental Findings:

1. Depth to groundwater was found to be 5.9 to 7.1 feet at the Site.
2. Groundwater flow is presumed to be in the westerly direction, towards the Hudson River.
3. Depth to bedrock is expected to be between 92 to 114 feet at the Site.
4. The known stratigraphy in the area of the site is considered to be fill, organic clay and silt, sand, decomposed rock, and bedrock.

A site location map is attached as Figure 1.

PROPOSED DEVELOPMENT PLAN

In the northern half of the 186-188 11th Avenue site, the proposed construction is a 19-story, 250-foot-tall residential condominium. In the southern half of the site (182-184 11th Avenue), a new four-story, 62-foot-tall structure will be constructed. This will involve the demolition of the building at 182-184 11th Avenue (Highline Chelsea Hotel) with the exception of the façades on 11th Avenue and West 23rd Street. These façades will be shored and braced during construction until the permanent structure is in place. A single cellar level covering the entire site footprint is proposed. The building structure is expected to be concrete flat-plate construction with a cellar height expected to be around 15 feet.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

SUMMARY OF REMEDIAL INVESTIGATION

The Remedial Investigation was conducted between December 4, 2012 and June 28, 2013. A full Remedial Investigation Report is available online in the document repository and the results are summarized below.

Nature and Extent of Contamination:

Soil: Soil/fill samples collected during the RI showed no VOCs detected at concentrations above Track 1 Unrestricted Use SCOs except for the detection of acetone in Hotel Boring at a maximum concentration of 120 µg/kg. The detection of acetone is likely a laboratory-introduced artifact as it's commonly used as an organic extraction solvent. SVOCs were either not detected or detected at concentrations below the Unrestricted Use SCO for all soil samples collected except for detections in Surface Soil 0-6". Benzo[k]fluoranthene (1,400 µg/kg) and chrysene (3,100 µg/kg) were detected above Unrestricted Use SCOs but below Restricted Residential Use SCOs. Benzo[a]anthracene (3,000 µg/kg), benzo[a]pyrene (2,900 µg/kg), benzo[b]fluoranthene (3,500 µg/kg), dibenzo[a,h]anthracene (620 µg/kg) and indeno[1,2,3-cd]pyrene (2,100 µg/kg) were detected above Restricted Residential Use SCOs. Several metals including chromium (33 mg/kg), copper (150 mg/kg), lead (400 mg/kg), mercury (0.96 mg/kg), nickel (36 mg/kg), and zinc (150 mg/kg) were detected at concentrations above their respective Track 1 SCOs. Of these metals, only mercury exceeded Restricted Residential SCOs in one surface soil sample. No pesticides or PCBs were detected in any soil samples collected. The detection of PAHs and metals in one surface soil sample are typical of historical fill in urban and industrialized areas and likely reflective of area background levels.

Groundwater: Groundwater samples collected during the RI showed that VOCs were either not detected or present at concentrations below the NYSDEC Part 703.5 Groundwater Quality Standards (GQS). No SVOCs were detected above GQS in groundwater samples except for the detection of benzo(a)anthracene and chrysene in one well. The low-level detections were likely due to excess turbidity in the groundwater samples. Iron, lead, manganese, mercury and sodium were detected in the all three unfiltered groundwater samples above their respective GQS, but only manganese and sodium were detected in the filtered samples. No pesticides or PCBs were detected in any of the groundwater samples collected.

Soil vapor: Three soil vapor samples collected during RI showed that several petroleum related and chlorinated VOC compounds including 1,2,4-trimethylbenzene, 2-butanone, acetone, carbon disulfide, cyclohexane, methylene chloride, propene, styrene, tetrachloroethene, toluene, trichlorofluoromethane, and vinyl acetate were detected at low-level concentrations. All compounds were detected at concentrations less than 20 ug/m³, except for acetone,

which was detected at a maximum concentration of 432 ug/m³. PCE was detected in all three samples at a maximum concentration of 17 ug/m³. Similarly, TCE was detected in all three samples at a maximum concentration of 5.3 ug/m³.

Figure 1: Site Map

