



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT

E-Designation Remedial Action Work Plan Approval

May 24, 2019

Re: 771 Washington Street: 771 – 775 Washington Street, 361 – 371 West 12th Street
Manhattan Block 641, Lot 75
Hazardous Materials and Noise “E” Designation
E-149: Far West Village Rezoning - CEQR 06DCP001M - 10/11/2005
OER Project Number 17EH-N034M

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated April 2019 and the Remedial Action Plan for Noise dated May 2019 for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program.

Project Description

The existing building façades will be braced and protected during redevelopment. The remainder of the building will be demolished, and the existing cellar excavated, to facilitate the construction of and a new cellar and three-story residential building.

The new building will encompass the entire lot, with a footprint of approximately 10,585 square feet, and will have a maximum height, including roof bulkhead of approximately 58-feet and 3-inches above grade surface, and a maximum cellar depth of 17-feet and 5-inches below grade surface (bgs). The maximum excavation depth will be approximately 29-feet and 6-inches bgs, into the groundwater table. Within the exterior walls of the building there will be two open spaces; a small rear yard in the northeast corner of the building, and a small courtyard, in the north-central portion of the building.

The building will have approximately 35,200-gross square feet interior space. The first through third floors will consist primarily of dwelling space. The cellar will be utilized as recreational space. Finally, the building will operate an elevator, located centrally within the building, which will traverse the cellar to the roof.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “771 Washington Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1 and the Zoning Resolution and §24 - 07 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 771 Washington Street site is protective of public health and the environment. The elements of the selected remedy are as follows:

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).

4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Performance of additional site characterization sampling of soil and groundwater, with collection of two (2) soil and one (1) groundwater samples from the area the former restaurant in the west area of the Site that was inaccessible at the time of the previous Remedial Investigation. Results of additional investigation may modify this remedy.
6. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
7. Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs.
The entire footprint of the building area (about 100% of the property) will be excavated to a depth of approximately 22-feet and 2-inches bgs down to a maximum depth of 29-feet and 6-inches bgs for development purposes. There will be one elevator pit, whose depth will be less than that of the maximum excavation depth. Approximately 12,548 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
9. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
10. Removal of all UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
11. Transportation and off-Site disposal of all soil/fill material at licensed or 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 on-Site.
12. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
15. Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
17. 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 lists any changes from this RAWP.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

18. As part of development, construction of an engineered composite cover system comprised of 6 inches of reinforced concrete slab underlain by 1-foot 6-inches of ¼-inch virgin stone, followed by 3-feet of mat slab, a waterproofing membrane with a thickness of at least 20-mil, followed by a 4-inch mud slab, underlain by clean sub-base material.
19. As part of development, installation of a vapor/waterproofing barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of a Grace branded PREPRUFE® 300R Plus 43-mil thick waterproofing membrane for horizontal applications beneath the basement slab across the site, and Grace branded PREPRUFE® 160R Plus 32 mil waterproofing membrane for vertical applications, outside the basement walls. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration.
20. Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (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.

21. The property will continue to be registered with an E-Designation at 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.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 771 Washington Street site are as follows:

In order to meet the requirements of the E-Designation, 28 dBA of window/wall attenuation will be achieved for all façades of the project at all elevations (residential window heights do not exceed 100 ft. above street level).

The following windows and exterior doors will be installed:


Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Façades All Floors	25 (28 based on Composite Calculations)	Rating based on glass-only testing with 5 dB framing correction. ASTM E-90 Lab Test Reports to be provided prior to purchase and installation for differing elements within dwelling spaces.	Manufacturer and Model TBD	Unbalanced, 1” IGU (1/4” glass, 9/16” airspace, 3/16” glass)


Color-coded and labeled window schedule attached in Appendix G show the locations of the window/ door types. The acoustical reports described above are representative of the acoustical performance of all proposed windows/doors/curtain walls with calculations and glazing acoustic performance provided in Appendix H.

In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

Central System: Installing AAON Model RN-006 rooftop unit on the roof with constant air flow regulators local to each HVAC zone, sized to serve rooms within the zone. Fresh air intake is located on the rooftop make up air unit, in the northeast section of the roof and associated ducting will provide fresh air to each bedroom and living room throughout the building. A letter from the engineer who designed the HVAC system that describes the system, the equipment involved (stating the manufacturer and model information), and how fresh air is delivered into each of the living spaces is attached as Appendix I. P.E./R.A. certified mechanical drawings depicting the AMV system and the pathway of fresh air delivery into each of the living spaces (bedrooms and living rooms) are provided in Appendix J. In all cases, the rate of outside air (CFM) delivered to each habitable space (bedrooms and living spaces) will meet or exceed that specified in the 2018 New York City Mechanical Code table 403.3. These rates will be the greater of 0.35 air changes per hour but not less than 15 CFM per person, representing the outdoor ventilation otherwise provided by the operable windows.

The remedies for Hazardous Materials and Noise E-Designations described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

May 24, 2019
Date _____

Isabel McRae
Project Manager

May 24, 2019
Date _____

Maurizio Bertini, Ph.D.
Assistant Director

May 24, 2019
Date _____

Shaminder Chawla
Deputy Director

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