Office of Environmental Remediation
100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Director
Tel: (212) 788-8841

Decision Document
E-Designation Remedial Action Work Plan Approval

January 5, 2026

Re: 123-01 Roosevelt Avenue; 40-02 126th Street; 35-16 126th Street; 41 Seaver Way
Queens Block 2018, Lot 1500
Queens Block 1787, Lots 1 and 20
Queens Block 1787, Lot 20
Hazardous Materials E Designation
E-834: Queens Future - CEQR 23DME006Q - 3/12/2025
OER Project Number 26EHAZ065Q

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated December 2025 with Stipulation Letter dated December 29, 2025, for the above-referenced project.

The Plan was submitted to OER under the E-Designation Program.

Project Description

The site summarized herein covers the footprints of the proposed Northfield and Southfield parking garages, and the proposed extents of the relocated NYCDEP sewer. These areas will be constructed in support of the larger proposed Queens Future development, which will also include an integrated resort building with elevated vehicle entrances, a food hall, and open space (i.e., surface parking, walkways, and public plazas/parks, collectively referred to as the "Public Realm").

- Northfield will be developed into a parking structure with an elevated pedestrian bridge connecting to Citi Field in the northeastern part of Block 1787, Lot 20.
- Southfield will be developed into a parking structure with at-grade interactive green spaces and potential commercial storefronts on Block 2018, Lot 1500. Additional development areas on Block 2018, Lot 1500 (outside of the proposed garage footprint), are considered part of the Public Realm development area that will be addressed in a separate remedial investigation report (RIR) and RAWP.
- A Sanitary Sewer in the northern part of the parking lot on Block 1787, Lots 1 and 20 will be relocated further north, adjacent to Shea Road, to avoid overlap with proposed building footprints.

The Northfield and Southfield development areas will be excavated to about 1 foot below grade surface (bgs) for installation of the composite cover system (i.e. concrete building foundation slab) with deeper localized excavations to between approximately 6 to 8 feet bgs for installation of building foundation elements (e.g., pile caps, grade beams, or elevator/sump pits) and stormwater detention systems. The NYCDEP Sewer Relocation area will be excavated to between about 10 and 20 feet bgs for installation of the new sewer. Based on current development plans, the estimated quantities of soil/fill to be excavated are summarized as follows:

- Northfield Parking Structure: About 31,000 cubic yards
- Southfield Parking Structure: About 14,000 cubic yards

- NYCDEP Sewer Relocation: About 18,000 cubic yards

Depth to groundwater was measured at 5.71 feet bgs within the NYCDEP Sewer Relocation area, between 5.88 and 7.81 feet bgs in Northfield, and between 3.01 and 3.83 feet bgs in Southfield; therefore, groundwater is expected to be encountered during redevelopment. Dewatering will be performed, as needed, to facilitate remedial or development-related excavation.

Statement of Purpose and Basis

This document presents the remedial action for the E-Designation Program project known as "123-01 Roosevelt Avenue" pursuant to the Zoning Resolution and §43-1474 of the Rules of the City of New York.

Description of Selected Remedy

The remedial action selected for the 123-01 Roosevelt Avenue site is protective of public health and the environment. The elements of the selected remedy are as follows:
The proposed remedy will consist of:

1. As a pre-requisite to site remediation, surface debris/refuse removal by the contractor, including handling and disposal as hazardous waste or construction and demolition (C&D) debris in accordance with Part 360 and 361 regulations. Review and certification of C&D and refuse transport and disposal methodologies is not a requirement of the remedial engineer. The remedial engineer is responsible for documenting that C&D debris and refuse is not comingled with contaminated site soil/fill.
2. Site mobilization involving equipment mobilization, utility mark outs and marking out excavation areas.
3. Segregation and stockpiling of current pavement subbase (gravel and recycled concrete aggregate [RCA]) for reuse as subbase under new site pavement.
4. Performance of a Community Air Monitoring Program (CAMP) for particulates and VOCs.
5. Establishment of Track 4 Site-Specific SCOs.
6. Abandonment of geotechnical observation wells in accordance with NYSDEC CP-43 policy.
7. Protection or decommissioning/removal/abandonment of above- or below-grade electrical, telecommunication, stormwater collection, and potable water utilities.
8. Completion of waste characterization sampling; it is anticipated that preliminary, bidphase in-situ waste characterization will be supplemented by construction-phase waste characterization sampling. Soil samples will be collected at a frequency dictated by selected disposal facility(ies).
9. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs as follows:
    a) Northfield will be excavated to about 1-foot bgs with deeper localized excavation to about 6 to 8-feet bgs for installation of building foundation elements and a stormwater detention system for the future parking structure. Based on current development plans, about 31,000 cubic yards will be excavated.
    b) Southfield will be excavated to about 1-foot bgs with deeper localized excavation to about 6 to 8 feet bgs for installation of building foundation elements for the future parking structure. Based on current development plans, about 14,000 cubic yards will be excavated.
    c) The NYCDEP Sewer area will be excavated to a maximum depth of about 20 feet bgs for installation of the new sewer.
10. Based on current development plans, about 18,000 cubic yards will be excavated.
10. Transportation and off-site disposal of excess soil/fill at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan.

Acquisition of permits required to complete remediation.

11. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
12. Management of excavated materials including temporarily stockpiling and segregating waste in accordance with defined material types and to prevent co-mingling of waste streams.
13. Reuse of excavated site soil that does not exhibit petroleum-like staining or odors or PID

readings above site background, in accordance with NYSDEC Part 360.12(c)(1)(iv) and CERQA Manual 2021 Chapter 12, for backfill/grading in areas with similar physical characteristics. On-site reuse of excavated material will only be performed if the material is also structurally suitable. Excavated soil that cannot be reused onsite will be transported off-site to a permitted facility for disposal.

14. Localized dewatering is anticipated and, if field conditions permit, dewatered groundwater/and or accumulated rainwater may be recharged into adjacent soil. If water exhibits odors or petroleum-like sheen, it will not be recharged back into the site. If required, excess groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from NYCDEP to meet pre-treatment requirements prior to discharge to the combined sewer system.
15. Collection and laboratory analysis of 60 post-excavation documentation soil samples at development subgrade to document post-remediation soil quality that will remain on-site.
16. Removal, registration and appropriate closure of any USTs encountered during soil/fill removal and reporting and closing of any associated petroleum spills in compliance with applicable local, state and federal laws and regulations.
17. Import of soil or fill meeting the lower of the NYSDEC Restricted Use-Residential (RUR) and/or protection of groundwater (PGW) SCOs for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations. The estimated quantity of soil/fill to be imported into the site is about 2,400 cubic yards (about 2,200 cubic yards of imported soil/fill for the composite cover system above the NYCDEP Sewer Relocation area and about 200 cubic yards of imported stone for SMD system installation).
18. Construction of an engineered composite cover system consisting of a minimum of one foot of imported fill meeting the lower or the NYSDEC Part 375 Restricted Use - Residential (RUR) and/or PGW SCOs in landscaped areas; concrete building foundation slabs for the future parking structures; concrete or asphalt pavement; or another cover system acceptable to the NYCOER. The composite cover system is an engineering control (EC) for the remedial action. The remedial engineer will certify in the Remedial Action Report (RAR) that the composite cover system was properly installed.
19. Installation of a waterproofing/vapor barrier system in occupied spaces within Northfield (e.g., offices and conference rooms) to mitigate the potential for soil vapor intrusion. The grade-level floors at Southfield will primarily be occupied by parking garages that are either open-air or ventilated in accordance with the 2022 NYCDOB mechanical code (without continuously occupied spaces such as offices or conference rooms); therefore, a vapor barrier is not proposed in the Southfield parking structure. The waterproofing/vapor barrier system for Northfield has not been Remedial Action Work Plan specified, but will consist of a minimum 20-mil thick, VOC- and methane-resistant membrane. The waterproofing/vapor barrier system may consist of GCP Applied Technologies Preprufe® 300R Plus Membrane (46 mils) or another NYCOER-approved equivalent. Welds, seams, and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an EC for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building. The vapor barrier product and its manufacturing specifications will be provided in a future Stipulation letter provided to NYCOER.
20. Installation of an active sub-membrane depressurization (SMD) system beneath portions of the building foundation slab of the Northfield parking structure where occupied spaces (e.g. offices and conference rooms) are proposed. The SMD system is not proposed in the Southfield parking structure. The SMD system in Northfield will consist of a network of horizontal pipe set into a gas permeable aggregate layer beneath the building slab and vapor barrier system. The active SMD system is an EC for the remedial action. The remedial engineer will certify in the RAR that the SMD system was designed and properly installed to establish a vacuum in the gas permeable aggregate layer and a negative (decreasing outward) pressure gradient across the depressurized area to prevent vapor migration into the building.
21. The grade-level floors at Northfield and Southfield will primarily be occupied by parking garages that are either open-air or ventilated in accordance with the NYCDOB mechanical code.
22. Implementation of stormwater pollution prevention measures in compliance with a pending site-

specific Stormwater Pollution Prevention Plan (SWPPP), which will be approved by NYCDEP.

23. Submission of an RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the site boundaries, lists any changes from this RAWP, and describes all ECs and institutional controls (ICs) to be implemented at the site.
24. 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 ECs and ICs and reporting at a specified frequency. ICs 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.
25. The site will continue to be registered with an E-Designation at the NYCDOB.
26. Placement of a deed notice to record the ECs/ICs on the deed to ensure that future owners of the site continue to comply with the SMP, as required.
27. Post Notice to Proceed, Langan will provide results of the following supplemental investigation in a letter report(s) to OER:
    a. Supplemental soil vapor sample in Northfield (collected in December 2025) for methane analysis
    b. Test pit findings (for test pits along Roosevelt Avenue completed in November and December 2025).

    Based on the results of the supplemental investigation done, Langan and OER will assess if additional samples or remedy modifications are necessary.

The remedy for Hazardous Materials E Designation 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.

Adesa Boja
Project Manager

Maurizio Bertini, Ph.D.
Assistant Director

cc: Emma Mason, RXR - emanson@rxr.com
Timothy Ward, Langan - tward@langan.com
Marc Gallagher, Langan - mgallagher@langan.com
Manuel Millan, STV - manuel.millan@stvinc.com
Jennifer Armstrong, Langan - jarmstrong@langan.com
Michael Au, Langan Engineering - mau@langan.com
Shaminder Chawla, Zach Schreiber, Michelle Sarro, OER
Adesa Boja, OER