



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

September 25, 2023

Hagen Scutt
Related Companies
60 Columbus Circle
New York, New York 10023

Re: Notice of Completion
50 Hudson Yards, Manhattan, NY
OER Site Number: 17CVCP045M

Dear Mr. Scutt:

The New York City Office of Environmental Remediation (OER) is pleased to inform you that the Remedial Action Report for the above-referenced site is hereby approved, allowing the Notice of Completion (NOC) to be issued for the site. Please find the Notice of Completion attached, the issuance date of which is September 25, 2023. Congratulations!

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla
Acting Director



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Acting Director
Tel: (212) 788-8841

NOTICE OF COMPLETION

Notice Holder(s): 50 HYMC OWNER LLC
60 Columbus Circle
New York, New York 10023

Site Information: Site Name: 50 Hudson Yards
Site Owner: 50 HYMC OWNER LLC
Street Address: 50 Hudson Yards, New York, NY 10001
Block 705, Lot 39 (Formerly Lots 29, 30, 32, 39, 45 & 46)
OER Site Number: 17CVCP045M

Project Description: The development included construction of a 58-story commercial tower with a three below-grade cellar levels.

The three below-grade cellar levels cover most of the site, with the exception of Lot 50, located in the western portion of the site. The cellar level contains bicycle storage, tenant storage areas, a central elevator bank, tenant break rooms, locker rooms, a security storage room, and mechanical, storm water tank, fuel oil control and electrical rooms. The first sub-cellar level contains commercial amenities, a loading dock, delivery storage, and electrical and mechanical rooms. Two subway connection tunnels are located in the southwest portion of the first sub-cellar level beneath Hudson Boulevard and West 33rd Street. The second sub-cellar level contains storage rooms, parking, a below-grade loading dock, a water tank room, service elevator lobbies, and a fuel oil storage room. The first floor contains retail areas, central elevator banks, entrance lobbies, a car drop-off port, a truck elevator, and a bike ramp. The second floor contains areas open to the first-floor lobbies, retail spaces, offices, and commercial tenant amenities. Floors 3 through 5 contain commercial office space and tenant amenities. The sixth floor contains a central and outside air plant, engineering, electrical, exhaust, and control rooms. Floors 7 through 58 contain offices, mechanical closets/rooms, and tenant amenities. Mechanical areas are located on the roof. Exterior portions of the ground floor (above the cellar levels) include a plaza within Lot 50 and building entrances with planters, stone pavers, bollards, and concrete pavement.

A new pedestrian tunnel that connects the 50 Hudson Yards site and the New York City Transit (NYCT) 7-line subway stop was constructed below Hudson Boulevard, between West 33rd and West 34th Streets, in tandem with the redevelopment of the 50 Hudson Yards site.

**Date of Voluntary
Cleanup Agreement:** September 1, 2017

Notice Issuance

This Notice of Completion, hereinafter referred to as the “Notice,” is issued pursuant to Chapter 9 of Title 24 of the Administrative Code of the City of New York.

This Notice has been issued upon satisfaction of the Director, following review by the Office of the Remedial Action Report and data submitted pursuant to the Voluntary Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth at Section 1407 of Title 43 of the Rules of the City of New York have been achieved in accordance with the Remedial Action Work Plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

- Unrestricted Use
- Restricted Use:
 - Residential
 - Restricted Residential
 - Commercial
 - Industrial

Liability Limitation

Upon issuance of this Notice of Completion, and subject to the terms and conditions set forth herein, the Notice holder(s) shall be entitled to the liability limitation provided in Section 906 of Title 24 of the administrative code of the City of New York. The liability limitation shall run with the land, extending to the Notice holder’s successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in Section 906 of Title 24 of the administrative code of the City of New York, and any other applicable provision of law.

In accordance with a Memorandum of Agreement between the New York State Department of Environmental Conservation and the New York City Mayor’s Office of Environmental Remediation dated July 10, 2012, New York State Department of Environmental Conservation agrees that this site is of no further interest, and it does not plan or anticipate taking administrative or judicial action with regard to the property.

Notice of Transferability

This Notice may be transferred to the Notice holder’s successors or assigns upon transfer or sale of the Site as provided by section 906(c) of the administrative code of the City of New York.

Notice Modification/Revocation

This Notice of Completion may be modified or revoked by the Director following notice in accordance with Section 43-1408(f) of the Rules of the City of New York upon a finding that:

- (1) either the Applicant or the Applicant’s successors or assigns have failed to comply with the terms and conditions of the City Voluntary Cleanup Agreement;
- (2) either the Applicant or the Applicant’s successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Voluntary Site Cleanup Agreement were reached; or

(3) there is good cause for such modification or revocation.

The Notice holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency isn't cured or a request for a hearing received within such 30-day period, the Notice shall be deemed modified or vacated on the 31st day after the Office notice.

Sincerely,



Shaminder Chawla

Acting Director

New York City Office of Environmental Remediation

Date of Issuance: September 25, 2023

Site No.: 17CVCP045M