

# Sugar Hill, Northern Manhattan



## New Development Plan

Broadway Housing Development Fund Company, Inc. has built a 169,333 square foot, 13-story mixed-use building with 124 residential units of permanent, rent-stabilized affordable housing, The Children's Museum of Art & Storytelling and offices for non-profit organizations on the lower floors, as well as a below grade parking garage on 155<sup>th</sup> Street in Manhattan. The new building provides 26 permanent new jobs and has employed 91 construction workers.

## Property Remediation in the NYC Voluntary Cleanup Program

Broadway Housing Development Fund Company, Inc. enrolled this 21,685 square foot property in the NYC Voluntary Cleanup Program (VCP) in January 2012 to ensure the land would be safe for its intended use. The property is located in the Hamilton Heights/Sugar Hill section of Northern Manhattan. The property was formerly occupied by a parking garage and is adjacent to a gas station, and was vacant for 2 years prior to enrollment in the VCP.

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 March 2012. The remediation of the site was completed in November 2012 and achieved unrestricted use cleanup objectives – the most stringent standard for cleanup – meaning that the property is now safe for any use. Soil and fill were excavated to a depth ranging from 9 to 33 feet and were properly disposed of at a licensed off-site facility. The ventilated parking garage and vapor barrier system, which was installed beneath the building slab and outside the foundation sidewalls of the cellar will prevent soil vapors from the surrounding area from entering the new building. The concrete building slab covers the entire property and will minimize the potential for future recontamination of underlying soil.

## Project Team

**Developer:** Broadway Housing Development Fund Company, Inc.

**Environmental Consultant:** ATC Associates Inc.

**OER Project Manager:** Maurizio Bertini

