

## Where can I view project documents?

### Online at:

<http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

Internet access to view project documents is available at the following public library:

New York Public Library  
Mid-Manhattan Branch  
455 Fifth Avenue,  
New York, NY 10016

Please call (212) 340-0863 for hours of operation.

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by AC 320 Hotel Partners LLC for 320-328 West 36<sup>th</sup> Street, Manhattan, New York (Block 759, Lot 55). The remedial work will begin in April 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The 8,145 square-foot site is currently a vacant parking garage and contains a fully built out 2-story building with a full cellar. The proposed future use of the Site will be a 25-story hotel with a full cellar.

### Summary of the Remedy:

The remedial action for 320-328 West 36<sup>th</sup> Street is a Track 1 Unrestricted Use cleanup. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen
- Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated approximately 14 feet below grade for the new building's cellar level, and there will be an additional 5 feet excavation (below cellar level) in elevator pit area. Approximately 2,400 tons of soil will be excavated and removed from Site;
- 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 and appropriate segregation of excavated media onsite;
- Collection and analysis of six (6) end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- As part of new development, installation and operation of a vapor barrier system as part of the construction beneath the structure's slab and along subsurface sidewalls;
- As part of new development, construction of a composite cover system consisting of 6" thick concrete foundation/slabs placed over the entire footprint of the Site to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E designation for the property.

Cleanup activities are scheduled to begin in April 2015 and are expected take approximately four months to complete.

**Next Steps:** After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://www.nyc.gov/oer).

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml>

OR scan with your smart phone:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

