APPENDIX C
AGENCY CORRESPONDENCE

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 16DCP031M
Project: 550 WASHINGTON ST/SPECIAL HUDSON RIVER PARK DISTRI
Address: 305 WEST STREET, **BBL:** 1005960001
Date Received: 10/22/2015

[X**] Project site No architectural significance**

[X**] Project site No archaeological significance**

[x] Study area Designated New York City Landmark or Within Designated Historic District

[x] Study area Listed on National Register of Historic Places

[x] Study area Appears to be eligible for National Register Listing

[ ] May be archaeologically significant; requesting additional materials

Comments:

The LPC is in receipt of the, "Draft Scope of Work for an EIS for the St. John's Terminal Building at 550 Washington Street," dated 10/21/15.

The text is acceptable for architectural resources.

Within the study area (included but not limited to)(all LPC and S/NR): James Brown House, 326 Spring St.; Wood House, 310 Spring St.; Charlton King Van Dam HD; Greenwich Village HD; South Village HD (S/NR only); and 203 Prince St.

Pertaining to archaeological resources, while the LPC does not recommend further archaeological consideration for this site, we recommend that the description of the archaeological process be revised to reflect the complete process outlined in the CEQR Technical Manual.

Cc: NYSOPRHP

Gina Santucci 11/5/15

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 30899_FSO_DNP_10272015.doc

NYC Landmarks Preservation Commission

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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 16DCP031M
Project: 550 WASHINGTON ST/SPECIAL HUDSON RIVER PARK DISTRI
Address: 305 WEST STREET, **BBL:** 1005960001
Date Received: 2/9/2016

LPC is in receipt of the Historic Resource chapter of 12/14/15 and the Shadows chapter of 2/2/16. Comments are as follows.

Historic Resources Chapter:

1) ADDRESS: 341 HUDSON STREET, BBL: 1005980058, LPC FINDINGS: ELIGIBLE NYC LANDMARK EXTERIOR, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE FOR NATIONAL REGISTER LIST.

43 Clarkson Street and 100 Vandam Street do not appear significant.

Shadows chapter:

The document should list and describe the sun-sensitive historic resources within Figures 7-1 and 7-2.

Gina Santucci 2/26/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 30899_FSO_GS_02232016.doc

NYC Environmental Protection

Emily Lloyd
Commissioner

Angela Licata
Deputy Commissioner
of Sustainability
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January 5, 2016

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: 550 Washington Street
Block 596, Lot 1
CEQR # 16DCP031M
New York, New York, 10014

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the July 2015 Phase I Environmental Site Assessment (Phase I) prepared by Blackstone Consulting LLC., and the October 2015 Environmental Assessment Statement (EAS) prepared by the New York City Department of City Planning (DCP) and Kramer Levin Naftalis & Frankel LLP on behalf of SJC 33 Owner 2015 LLC and the DCP Manhattan Borough Office (applicants) for the above referenced project. It is our understanding that the applicants are seeking a zoning text amendment, a zoning map amendment, two zoning special permits, a Chairperson's certification, as well as an action by Hudson River Park Trust that would facilitate a proposal by SJC 33 Owner 2015 LLC to construct a mixed-use development of 1,961,200 gross square feet (gsf) to include up to approximately 1,586 residential units (including up to 476 permanently affordable units) and approximately 160,000 gsf of retail uses, 229,700 gsf of hotel (or office) space, 14,200 square feet of publicly accessible open space, and 886 cellar-level parking spaces at 550 Washington Street (Block 596, Lot 1) (the "development site"). The development site is located between West Houston Street and Spring Street in the Hudson Square neighborhood of Manhattan Community District 2. It should be noted that the project site is developed with a four-story building with an attached single-story annex building.

The July 2015 Phase I report revealed that historical on-site and surrounding area land uses consists of manufacturing and light industrial, including residential dwellings, a church, a lumber yard, a cabinet manufacturing facility, a coal yard, a railroad terminal, a steam laundry, an auto service station, an athletic complex as well as various business offices. Given the age of the onsite buildings, Asbestos Containing Material (ACM) and Lead Based Paint (LBP) could be present. Regulatory databases such as the New York State Department of Environmental Conservation (NYSDEC) SPILLS, Leaking Underground Storage Tank (LUST), Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act (RCRA), and Generator and Petroleum Bulk

Storage (PBS) identified several sites in close proximity to the project site. The NYSDEC LTANKS database reported 61 incidents within a 1/2-mile radius of the project site. The NYSDEC SPILLS database also reported 57 SPILLS incidents within a 1/8-mile radius of the site, one of which was reported at the project site.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that based on the historical on-site and surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcels. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil boring locations and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, Target Analyte List metals (filtered and unfiltered for groundwater samples) and soil vapor samples by EPA Method TO-15. The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

- DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork.

Future correspondence related to this project should include the following CEQR # **16DCP031M**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

For

Maurice S. Winter
Deputy Director, Site Assessment

cc: M. Winter; E. Mahoney; W. Yu; T. Estesen; M. Wimbish; E. Ulker-Kacar (DCP); File

Environmental Protection

Emily Lloyd
Commissioner

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March 16, 2016

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: 550 Washington Street
Block 596, Lot 1
CEQR # 16DCP031M
New York, New York, 10014

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2016 Phase II Subsurface Investigation Work Plan (Work Plan) and the January 2016 Health and Safety Plan (HASP) prepared by AKRF Inc., on behalf of Atlas Capital Group (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning text amendment, a zoning map amendment, two zoning special permits, a Chairperson's certification, as well as an action by Hudson River Park Trust that would facilitate a proposal by SJC 33 Owner 2015 LLC to construct a mixed-use development of 1,961,200 gross square feet (gsf) to include up to approximately 1,586 residential units (including up to 476 permanently affordable units) and approximately 160,000 gsf of retail uses, 229,700 gsf of hotel (or office) space, 14,200 square feet of publicly accessible open space, and 886 cellar-level parking spaces at 550 Washington Street (Block 596, Lot 1) (the "development site"). The development site is located between West Houston Street and Spring Street in the Hudson Square neighborhood of Manhattan Community District 2. It should be noted that the project site is developed with a four-story building with an attached single-story annex building.

Prior to drilling, the January 2016 Work Plan proposes to conduct a geophysical survey throughout accessible areas of the basement and exterior to clear the proposed sampling locations for subsurface utilities and to search for underground storage tanks (USTs). Nine soil borings will then be advanced to a depth of approximately five feet (ft.) below the existing basement grade or to groundwater interface, whichever is shallower. If the water table is encountered at a depth of more than five ft., two soil samples (one shallow and one deep) will be chosen for laboratory analysis from that boring biased towards depths with any field observations (e.g., odor or staining) or PID readings suggesting contamination; only one soil sample will be collected if the water table is at a depth of less than 5 ft. Soil samples will be collected and analyzed for Target Compound List (TCL) volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, polychlorinated biphenyls (PCBs) by EPA Method 8082, pesticides by EPA Method 8081 and Target Analyte List (TAL) metals. Five groundwater samples will be collected, via temporary well points installed in five of the soil borings, and analyzed for TCL VOCs by EPA Method 8260 and TCL SVOCs by EPA Method 8270, PCBs by EPA Method 8082, pesticides by

EPA Method 8081 and TAL metals (filtered and unfiltered). The Work Plan also proposes to collect four soil vapor samples via soil vapor probes installed to depths of approximately 5 ft. below grade (bg.) (or shallower depending on groundwater depth), and analyzed them for VOCs by EPA Method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Work Plan

- DCP should inform the applicant that the Work Plan states that soil vapor sampling will be conducted at **four** of the boring locations (page 3, section 2.5), however, the Proposed Boring Locations (Figure 2), shows only **three** soil vapor locations. Please clarify the correct number of soil vapor locations.

HASP

- DCP should instruct the applicant to also include the NYCDEP Hotline telephone number (1-888-337-6921) in the HASP.

DEP finds the January 2016 Work Plan and HASP for the proposed investigation acceptable as long as the aforementioned information is incorporated into the Work Plan and HASP. DCP should inform the applicant that upon completion of the investigation activities, the consultant should submit a detailed Phase II report to DEP for review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and conclusions, comparison of soil, groundwater and soil vapor, analytical results (i.e., NYSDEC 6NYCRR Part 375, NYSDEC Water Quality Regulations, and NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), updated site plans depicting sample locations, boring logs, and remedial recommendations, if warranted.

Future correspondence related to this project should include the following CEQR number **16DCP031M**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; W. Yu; T. Estesen; M. Wimbish; E. Ulker-Kacar (DCP); O. Abinader (DCP); File

AKRF

Neoma Chefalo <nchefalo@akrf.com>

Re: 55 Washington Street - CEQR # 16DCP031M

Neoma Chefalo <nchefalo@akrf.com> Mon, Apr 25, 2016 at 2:52 PM
To: "Wimbish, Mitchell" <MitchellW@dep.nyc.gov>
Cc: "Estesen, Terrell" <TerrellE@dep.nyc.gov>, Marcus Simons <msimons@akrf.com>

Confirmed, thanks.

On Mon, Apr 25, 2016 at 2:16 PM, Wimbish, Mitchell <MitchellW@dep.nyc.gov> wrote:

> Neoma
>
> DEP has no objection to the relocation of borings you describe as long as the rest of the workplan remains the same.
>
> Thanks
>
> **Mitchell Wimbish | City Planner | NYC Environmental Protection**
> **Bureau of Environmental Planning & Analysis | Office of Wastewater Review & Special Projects**
> **(O) 718 595 4451 | mwimbish@dep.nyc.gov**
>
> **From:** Neoma Chefalo [mailto:nchefalo@akrf.com]
> **Sent:** Monday, April 25, 2016 11:28 AM
> **To:** Estesen, Terrell <TerrellE@dep.nyc.gov>
> **Cc:** Wimbish, Mitchell <MitchellW@dep.nyc.gov>; Marcus Simons <msimons@akrf.com>
> **Subject:** Re: 55 Washington Street - CEQR # 16DCP031M
>
> Terrell, regarding this site (St Johns Terminal/550 Washington Street), we were planning on conducting the Phase II within the next few weeks. As noted in our last email, we are unable to drill into the building's pressurized basement floor slab as it could cause potential flooding, so we will need to relocate the borings to sidewalk areas and interior areas with no basement level beneath. Please let us know if DEP will require any additional scope (we are proposing the same amount of borings and samples as the original workplan). Thank you.
>
> On Thu, Apr 14, 2016 at 1:15 PM, Neoma Chefalo <nchefalo@akrf.com> wrote:
>
>> Terrell, regarding sampling at this site - AKRF conducted a preliminary inspection to ascertain drilling access and was informed by engineering staff that the basement contains a pressurized floor slab and is below the water table, making it infeasible to drill through the basement slab as it could potentially cause flooding conditions (flooding of the basement has previously occurred during slab penetration for utility work).

To avoid flooding/infiltration conditions, we are proposing to relocate the borings to sidewalk areas and areas within the building with no basement below (please see attached sketch). We would conduct GPR and clear the sidewalk boring locations with a hand auger or utili-vac to avoid utility interference and we will avoid the known sewer locations (DOT permits will be obtained for sidewalk areas). We are proposing the original number of borings/samples - 9 borings with five groundwater samples (from either temporary well points or basement sump pits) and four soil vapor implants.These locations are tentative and may need to be be modified depending on the results of GPR and field conditions. Please let us know if the relocation of the borings is acceptable - thank you.

On Thu, Mar 17, 2016 at 1:49 PM, Axel Schwendt <aschwendt@akrf.com> wrote:

> Hi Terrell and Mitchell,
>
> I got your message, thanks. I think your message was clear but just to be sure:
>
> - We should collect 4 soil vapor samples, not 3.
>
> - We will be sure to avoid the sewers noted in the infrastructure chapter. Thanks for that. Good to be sure the departments are talking as they don't always.
>
> I hope all is well with you.
>
> Best regards,
>
> Axel

--

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NYC Environmental Protection

Emily Lloyd
Commissioner

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January 13, 2016

Robert Dobruskin
Director, Environmental Assessment & Review Division
New York Department of City Planning
120 Broadway, 31st Floor
New York NY 10271

Re: 550 Washington Street
CEQR # 16DCP031M

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection (DEP) has reviewed the Environmental Assessment Statement and draft Water and Sewer Infrastructure chapter for the 550 Washington Street project, and have the following comments:

- DEP records indicate that there are existing combined sewers traversing the proposed site (in the previously de-mapped King Street and Charlton Street). Please note that there are existing buildings located over these sewers. Proposed construction over these existing sewers is not acceptable to DEP. DEP, therefore, requires one of the following options:
    - That a 35 foot wide corridor over the center of the combined sewers remain in the City's ownership (meaning that the property be subdivided and the city maintains ownership of the portion where we have significant infrastructures);
    - That an amended drainage plan be developed by the applicant to reroute the combined sewer and rebuild the sewer in the bed of the City Mapped and vested Streets.
- The proposed rezoning would result in a significant increase (an increase of 190%) of the sanitary flow in the adjacent sewers. This will also have implications to the downstream regulator and the combined sewer overflow (CSO). Therefore, an amendment to the existing City drainage plan is required and the applicant should investigate which sewers may need to be constructed to support their projected flow.

Future correspondence and submittals related to this project should include the CEQR number **16DCP031M.** If you have any questions, you may contact me at (718) 595-4451.

Sincerely,



Mitchell Wimbish
Office of Wastewater Review & Special Projects

c: J. McColgan
K. Patel
T. Estesen
E. Ulker-Kacar - DCP