

Willets Point

Queens CB7 Quarterly Meeting

December 8, 2021



Agenda

- **Project Overview & History**
- **Remediation Updates**
 - Phase 1 Progress
 - Phase 2 Investigation Commencement
- **Next Steps**

Project Overview

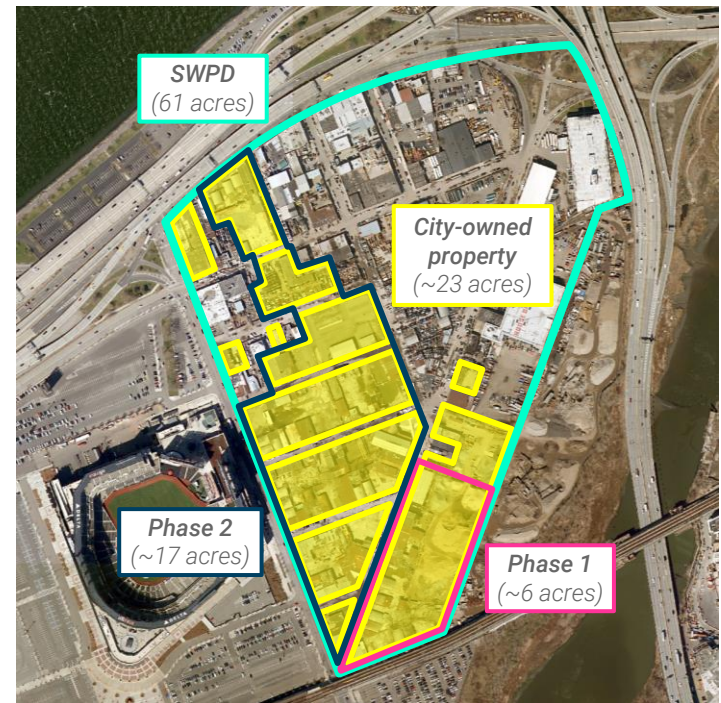
Location

- 61 acres (23 of which are City-owned) situated between Corona & Flushing
- Proximity to 7 train, LIRR, major highways, LaGuardia Airport, Citi Field, & Flushing Meadows Corona Park



Opportunities

- Creation of a new mixed-use, mixed-income community
- Cleanup of the area and surrounding waterways
- Place to live and work as well as a destination for visitors
- Generator of economic growth for Queens



Phase 1

Development Program

- 1M SF across 6 acres
- 1,100 units of 100% affordable housing, including 220 units designated for seniors
- 650-seat elementary school
- 1.2 acres of open space
- Neighborhood-serving retail and community facility space
- New streets
- New infrastructure along 126th St, Willets Point Blvd, & within the Phase 1 site
- Remediation commenced June 2021



Phase 1

Next Milestones

- Remediation: 2021-2023
- Infrastructure construction period: 2022-2024
- Affordable housing construction start: Approximately 2024
- School site delivered to SCA for construction: Approximately 2024



Remediation Updates

Queens CB7 Bi-Monthly Update

1) Willets Point BCP Progress Update

- a. Operable Unit 1 (OU-1)/Phase 1 Remediation and Regulatory Update**
- b. OU-1/Phase 1 Remedy and Schedule**
- c. OU-2/Phase 2 Investigation Commencement Update**

Wilets Point OU-1/Phase 1 – Selected Remedy

Willets Point OU-1/Phase 1 Remedy

Department of Environmental Conservation's (DEC) hierarchy of remedy selection:

1. Removal
2. Treatment
3. Containment

How was the remedy chosen?

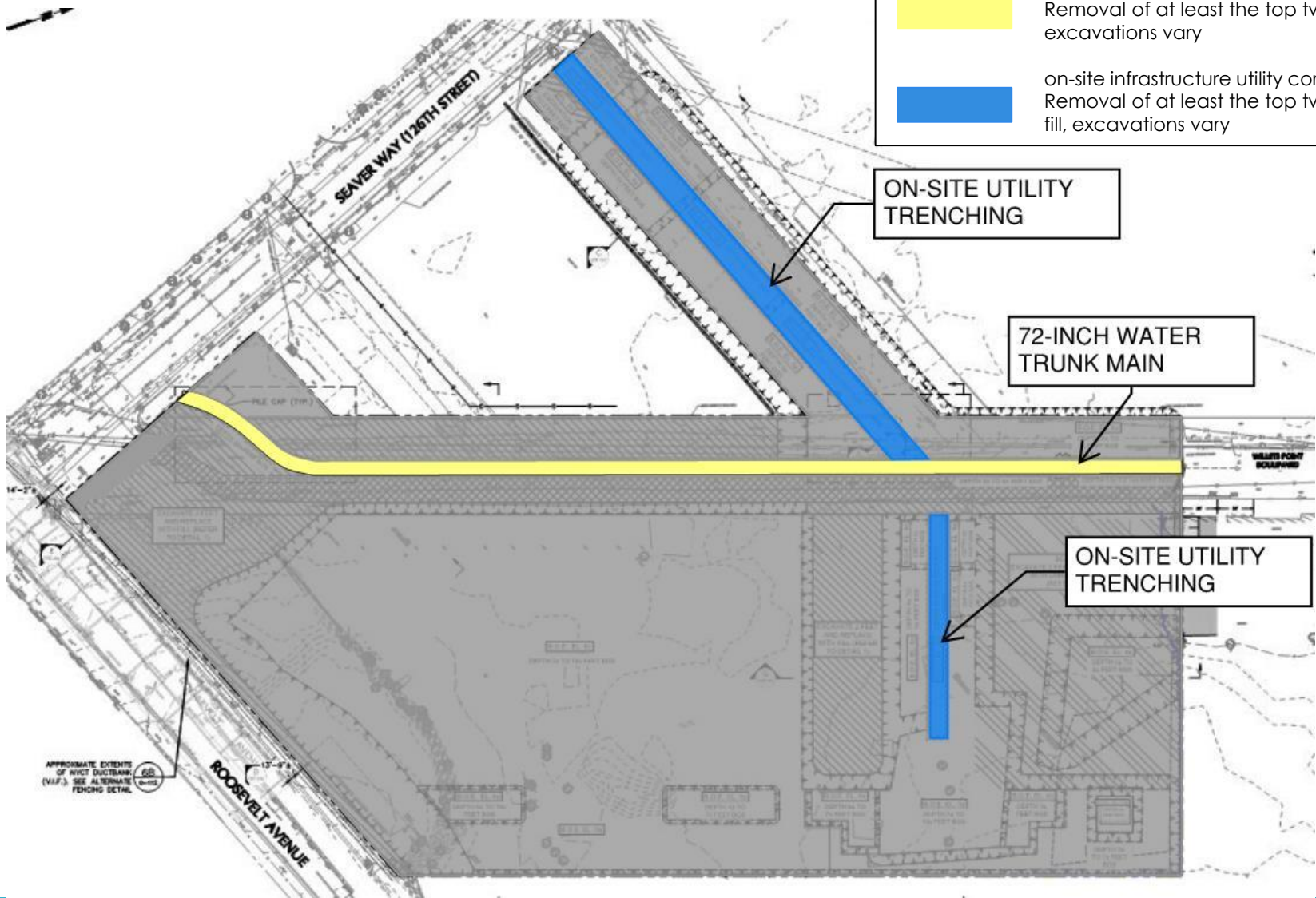
- Remedial Alternatives Analysis incorporating:
 - 2 Threshold Criteria and 6 Balancing Criteria

Which remedy was selected for Willets Point OU-1/Phase 1?

- Combination of containment and removal with a treatment contingency
- Remedy began in June 2021

Willetts Point OU-1 BCP Remedy – Removal for Infrastructure

	Removal of the top two feet of fill
	72-inch trunk water main utility corridor – Removal of at least the top two feet of fill, excavations vary
	on-site infrastructure utility corridor – Removal of at least the top two feet of fill, excavations vary



Willetts Point OU-1 Remedy – Removal of Source Areas, Shallow Excavation, and Containment

Removal

- Entire site subject to a minimum 2-foot excavation of continuous historic fill
- Deeper petroleum source removal

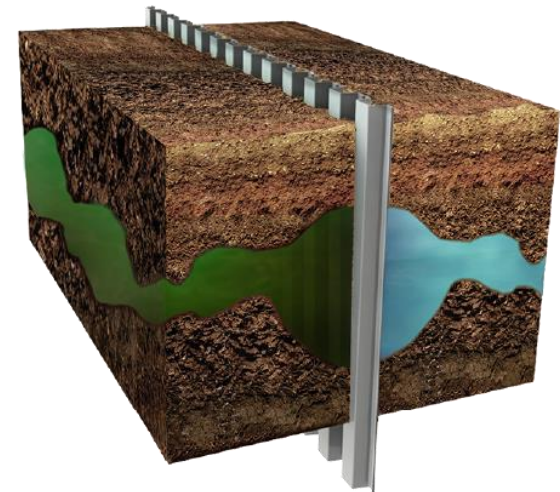
Containment

- Installation of a groundwater containment cutoff wall to prevent migration of petroleum contaminated groundwater



CONTAINMENT CUTOFF WALL SHEETING IMPORTED ONSITE

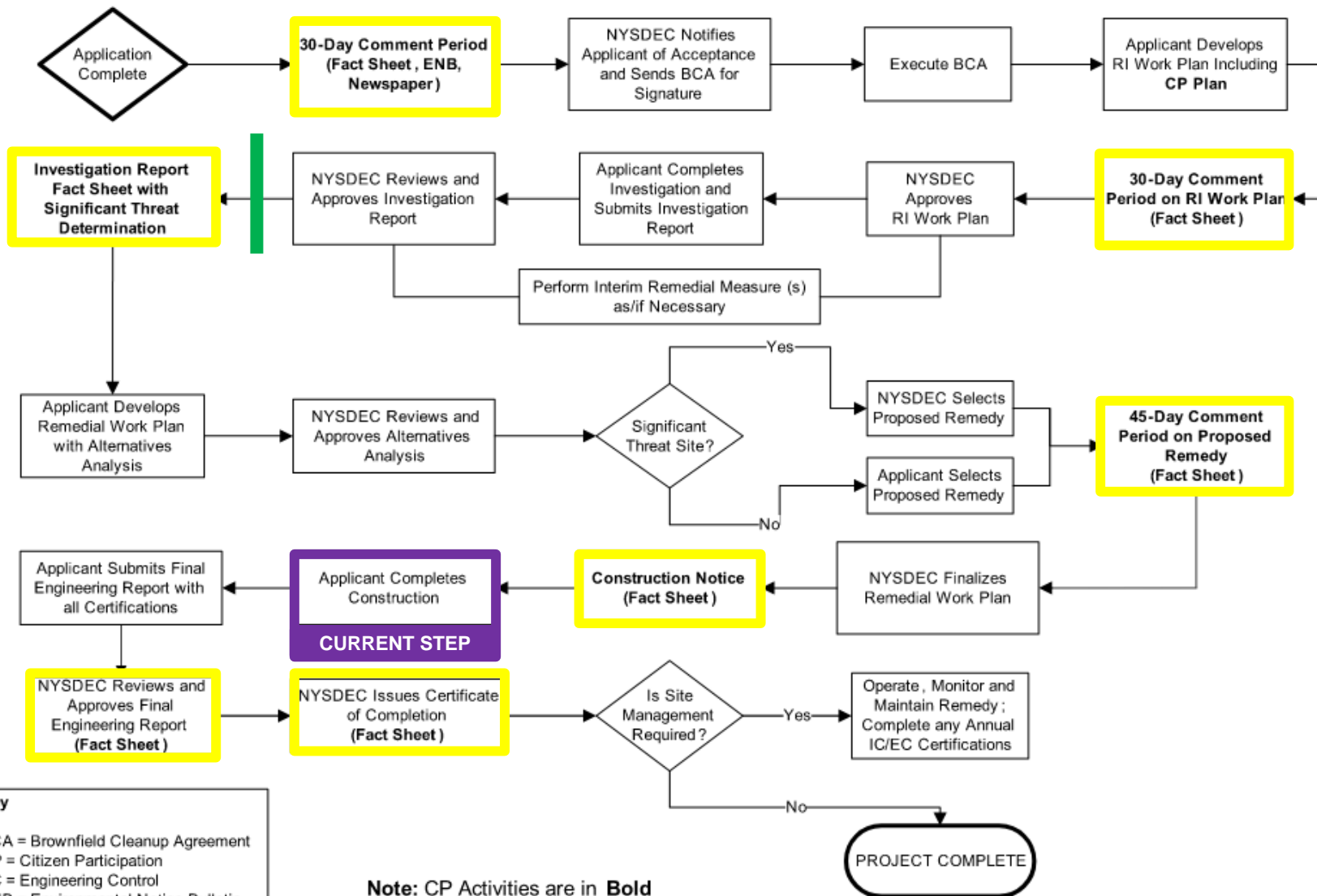
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CONCEPTUAL ILLUSTRATION OF A GROUNDWATER
CONTAINMENT CUTOFF SHEET PILE WALL

OU-1 / Phase 1 – Remediation and Regulatory Update

Brownfield Cleanup Program Process (OU-1)



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in Bold

Willets Point Remediation and Regulatory Progress (OU-1)

Remedial Action and Regulatory Update:

- IRM Implementation Status - Complete
- Construction Completion Report – Approved
- Remedial Investigation Report – Approved
- OU-1 Remedial Action Work Plan – Approved
- OU-1 Remedial Actions - Underway
 - Completed activities: Hazardous Soil Disposal
 - Current activities: Community Air Monitoring, Concrete Demolition and Disposal, Abandoned Utility Removal, Stormwater Controls, Non-Hazardous Soil Disposal, Backfill Import and Placement, Demarcation Barrier Installation, Groundwater Containment Wall Installation, and Support-of-Excavation Installation



DEMARCATIION BARRIER INSTALLATION POST-SOIL EXCAVATION



GROUNDWATER CONTAINMENT WALL INSTALLATION

Willets Point Remediation and Regulatory Progress (OU-1)



PIPE TRENCHING AND DUST SUPPRESSION



DEWATERING SYSTEM



TRUCK LOADED WITH SOIL FOR DISPOSAL AND FODS PAD



COMMUNITY AIR MONITORING STATION

Utility Coordination

Con Edison:

- Continued coordination for ductbank completion for end of the year, abandonment of secondary system, switch-over by Spring 2022, and vault relocation
- Live Con Ed vaults were located during excavation. Con Ed is working to re-route the feeders.

National Grid:

- Successfully retired on-site infrastructure

Verizon:

- All on-site poles have been removed.



TELEPHONE POLES AND LIGHTPOSTS BEFORE REMOVAL



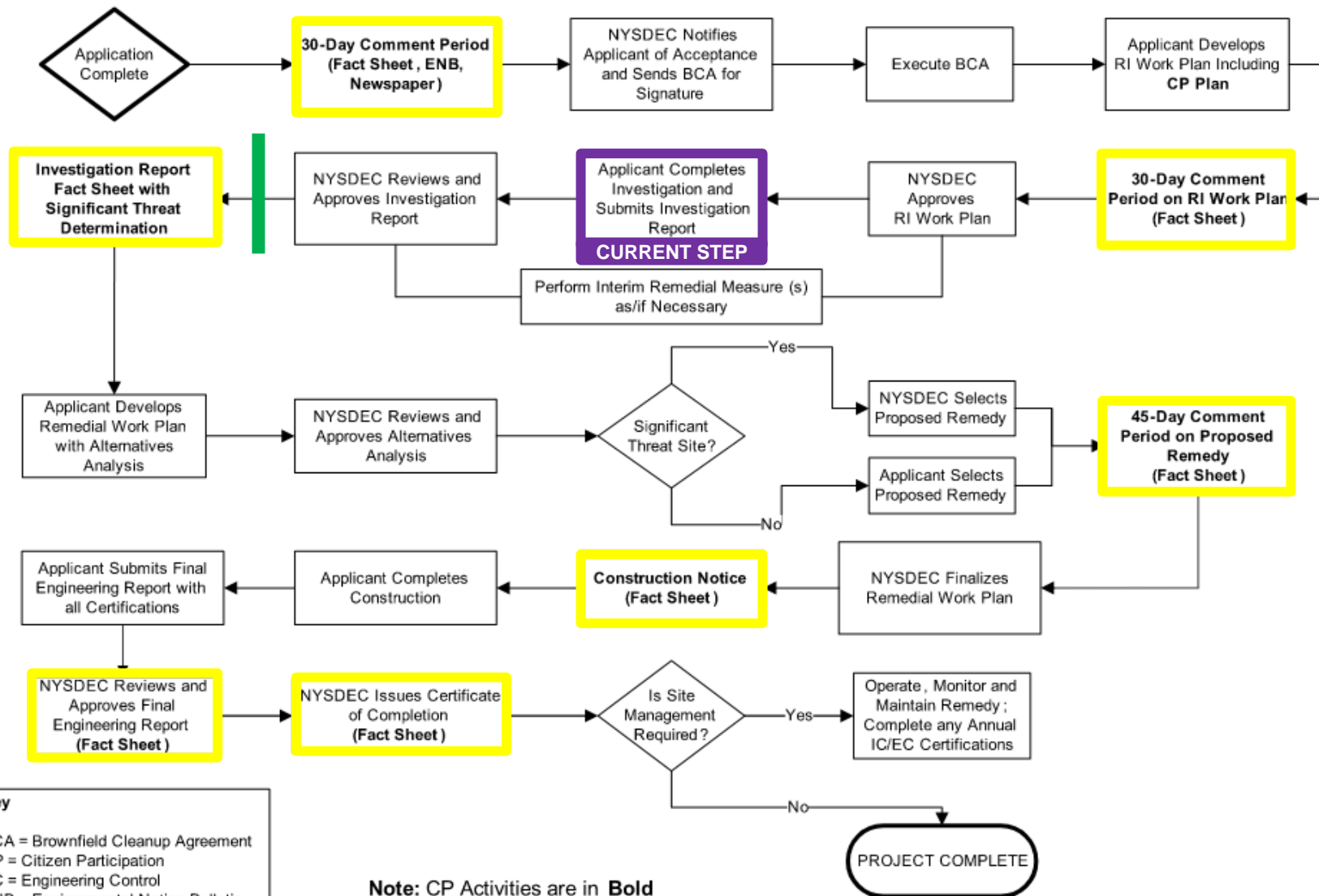
LIGHTPOST DURING REMOVAL



November 10, 2021

Wilets Point OU-2/Phase 2 – Regulatory Update

Brownfield Cleanup Program Process (OU-2)



Key

- BCA = Brownfield Cleanup Agreement
- CP = Citizen Participation
- EC = Engineering Control
- ENB = Environmental Notice Bulletin
- IC = Institutional Control
- RI = Remedial Investigation

Note: CP Activities are in Bold

Willets Point Remediation and Regulatory Progress (OU-2)

Remedial Investigation and Regulatory Update:

- RIWP Addendum Report – Approved
- Remedial Investigation – Complete
 - Soil Borings (Proposed – 205/Completed – 228)
 - Monitoring Wells (Proposed – 45/Completed – 47)
 - Soil Vapor Points (Proposed – 45/Completed – 44)



MONITORING WELL INSTALLATION



SOIL BORING DRILLING

Willetts Point OU-2/Phase 2 Remedial Investigations



Willetts Point OU-2/Phase 2 Remedial Investigations



SOIL BORING SAMPLING AND LOGGING



MONITORING WELL COVER



GROUNDWATER SAMPLE IN PROGRESS



SOIL BORING INSTALLATION

Willets Point BCP Schedule

Future Tasks:

1. OU-1 / Phase 1 remedy to be completed in May 2022
2. OU-2 / Phase 2 remedial investigation sample collection finished October 2021; data analysis, processing and reporting underway

Questions?

Thank You!

Further questions? Please contact:

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