

# *Wilets Point*

*Queens Community Board 7 Quarterly Meeting  
April 6, 2022*



# Agenda

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

# Project Overview

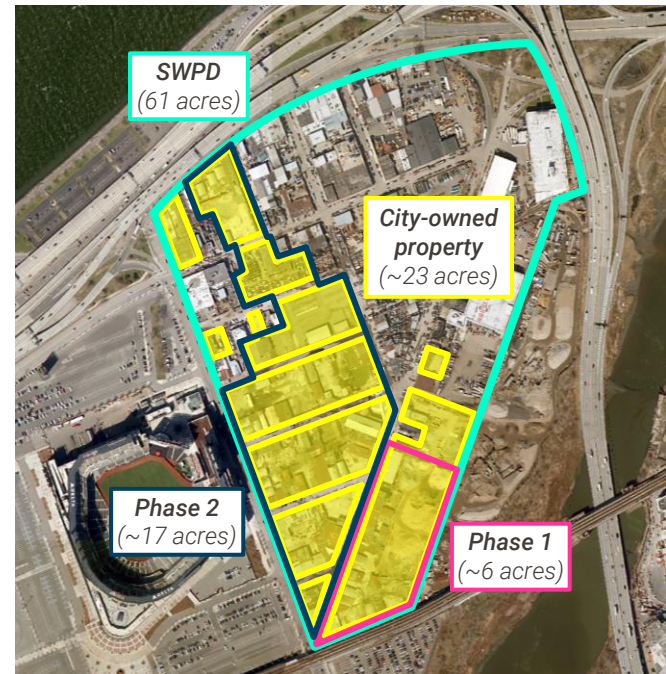
## Location

- 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

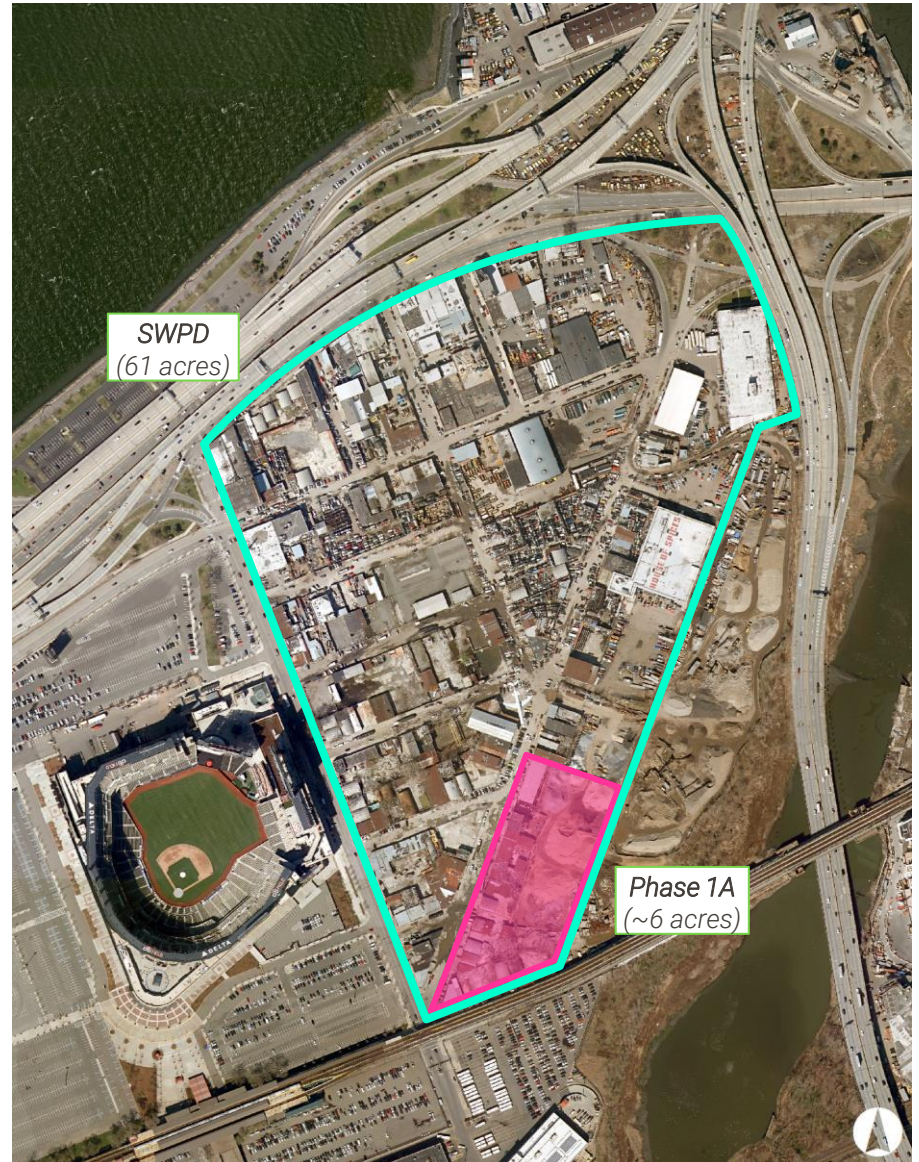




# Phase 1

## 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 126<sup>th</sup> 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*

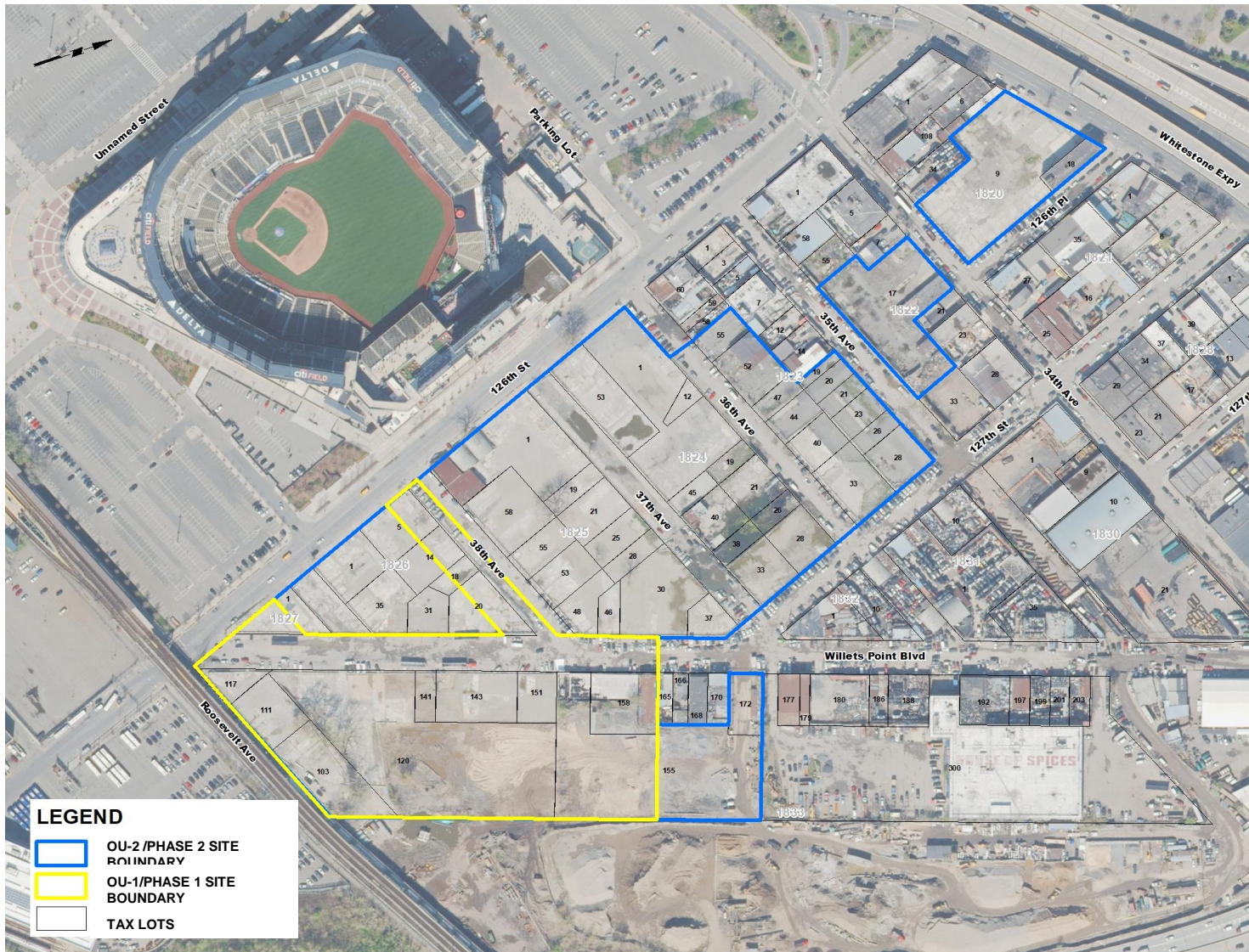
# Queens CB7 Quarterly Task Force Update

## 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 Complete*
- d. OU-2/Phase 2 Remedial Action Work Plan drafted*



# Wilets Point Brownfield Site Location





*Willets Point OU-1/Phase 1 –  
Selected Remedy*

# Willetts Point OU-1/Phase 1 Remedy

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

- 1. Removal*
- 2. Treatment*
- 3. Containment*

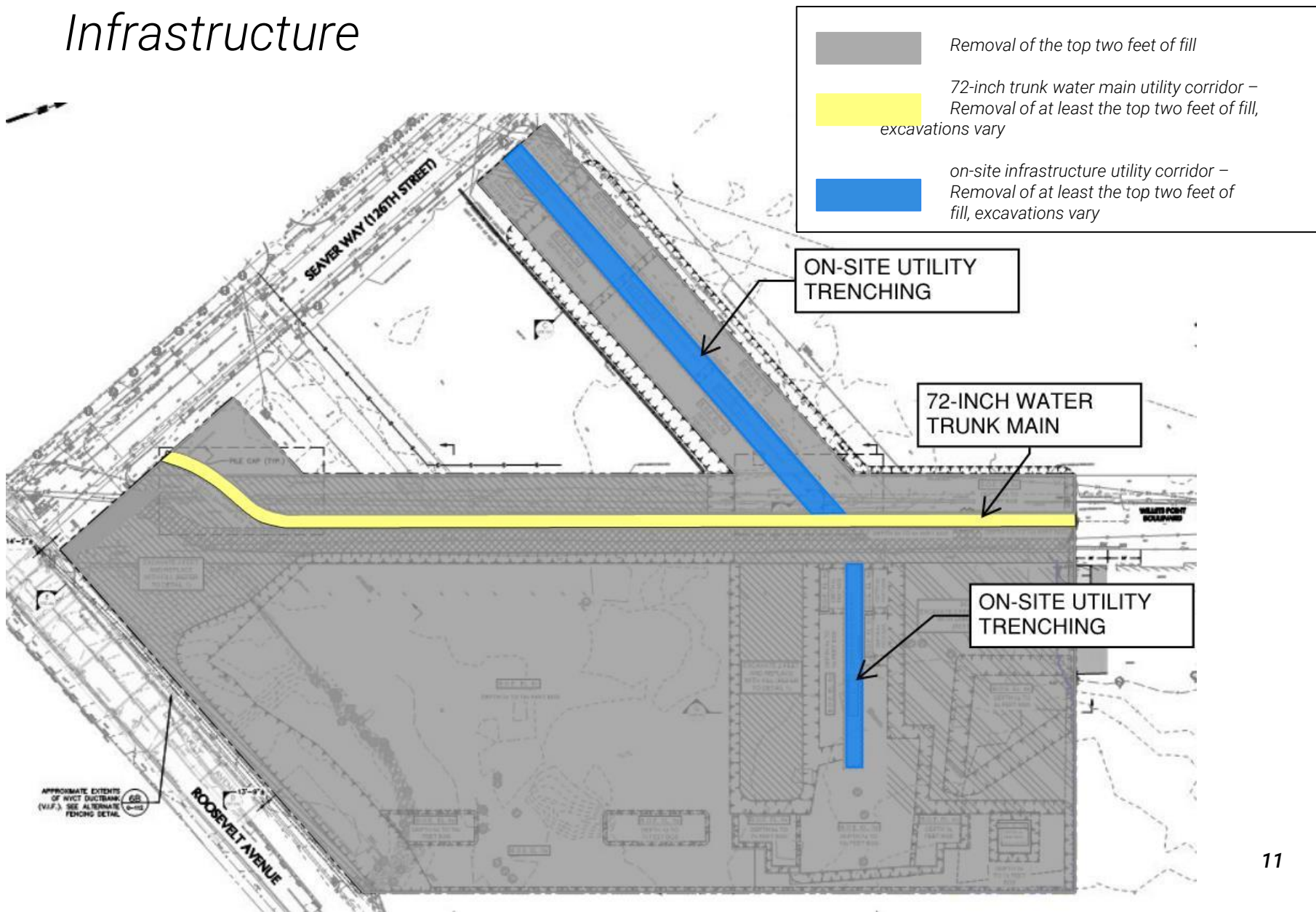
*How was the remedy chosen?*

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

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

- *Combination of containment and removal with a treatment contingency*
- *Remedy began in June 2021 and is substantially complete as of March 2022*

# Willetts Point OU-1 BCP Remedy – Removal for Infrastructure





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

## Removal

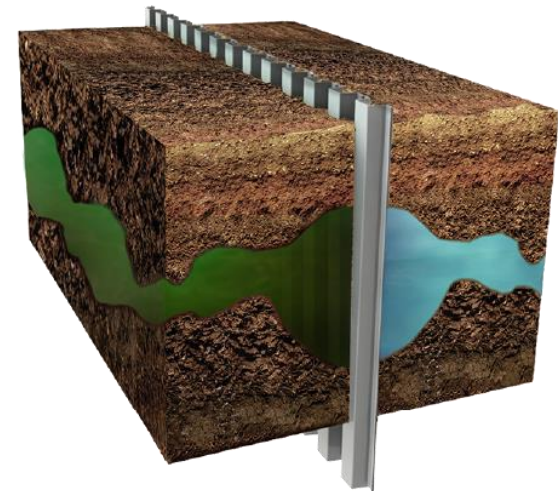
- Entire site subject to a minimum 2-foot excavation of continuous historic fill
- Deeper petroleum source removal

## Containment

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



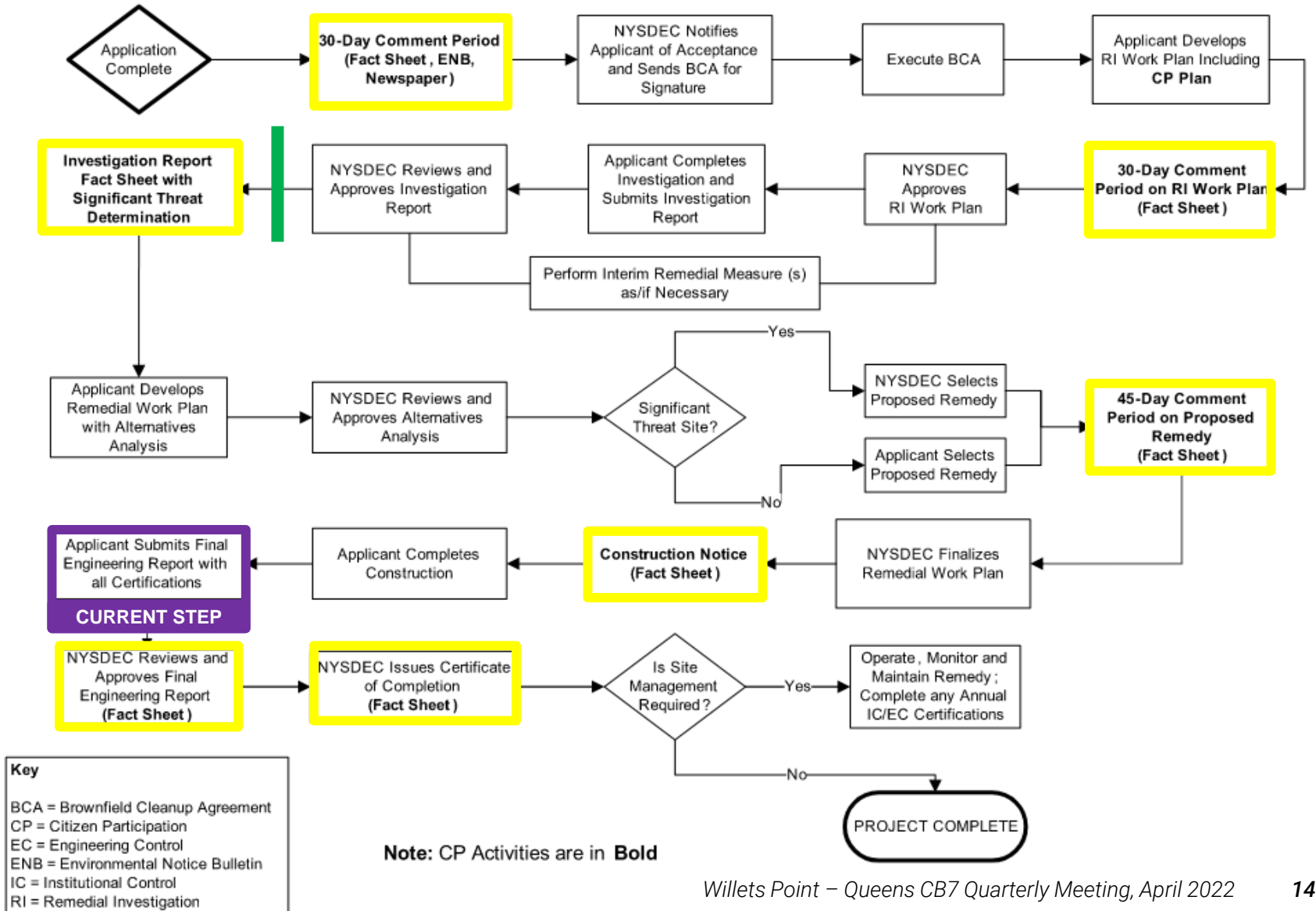
CONTAINMENT CUTOFF WALL SHEETING IMPORTED ONSITE



CONCEPTUAL ILLUSTRATION OF A GROUNDWATER CONTAINMENT CUTOFF SHEET PILE WALL

*OU-1 / Phase 1 –  
Remediation and Regulatory Update*

# Brownfield Cleanup Program Process (OU-1)





# Willets Point Remediation and Regulatory Progress (OU-1)



27 TONS OF HAZARDOUS SOIL, 93,400 TONS OF NON-HAZARDOUS SOIL, AND 14,000 TONS OF C&D REMOVED



8,250 TONS OF ADDITIONAL PETROLEUM SOURCE MATERIAL REMOVED



7.8 ACRES OF DEMARCATION LAYER PLACED



7.8 ACRES OF SITE CAP PLACED



# Willetts Point Remediation and Regulatory Progress (OU-1)



3,000 FEET OF SUPPORT-OF-EXCAVATION INSTALLED FOR FUTURE UTILITIES



EXISTING UTILITY PROTECTION INSTALLED



435 FEET OF GROUNDWATER CONTAINMENT WALL INSTALLED



222 DOCUMENTATION SAMPLES COLLECTED



# Current Conditions





# Utility Coordination

## Con Edison

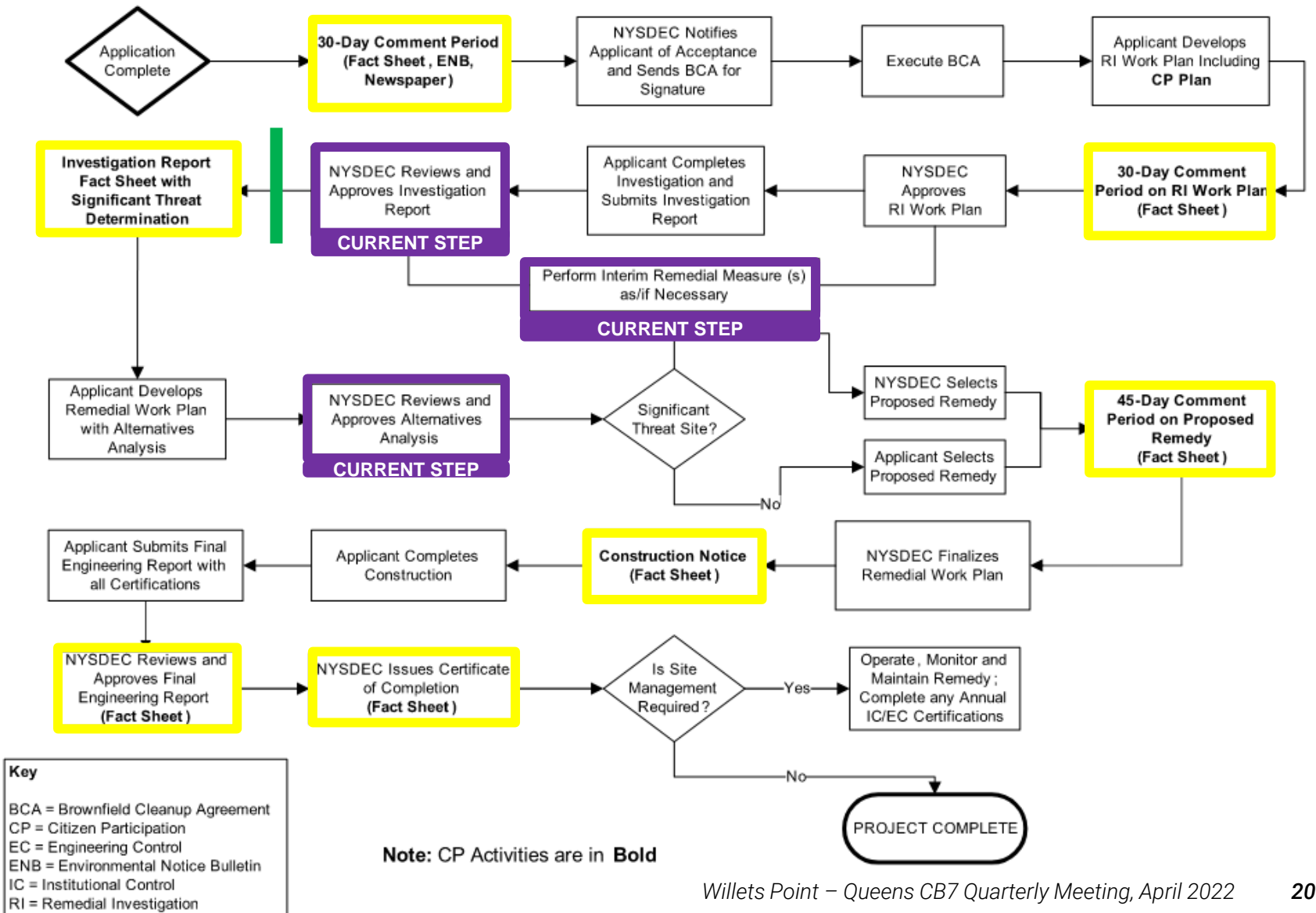
- Continued coordination for ductbank completion, abandonment of secondary system, switch-over, and vault relocation by Summer 2022



PROTECTED CONED INFRASTRUCTURE AT WATER MAIN CROSSING

## *Willets Point OU-2/Phase 2 – Regulatory Update*

# Brownfield Cleanup Program Process (OU-2)





# Willetts 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)
- Remedial Investigation Report – Submitted to NYSDEC January 4, 2022
- Remedial Action Work Plan – Submitted to NYSDEC February 25, 2022
  - 45-day public comment period anticipated to begin in April 2022



BORING LOG DOCUMENTATION AND SAMPLING



MONITORING WELL ON OU-2

# Willetts Point OU-2/Phase 2 Remedial Investigations



# Willets Point Remediation and Regulatory Progress (OU-2)

## Remedial Investigation Report – Preliminary Summary

### OU-2 compared to OU-1

- *OU-2 findings were as expected and similar to findings at OU-1. Main differences include:*
  - *Chlorinated solvent-related contamination not observed in groundwater at OU-2*
  - *1,4-dioxane (solvent stabilizer) observed at lesser concentrations in groundwater than OU-1*

### OU-2 Summary

- *Site-wide Historic Fill: coal ash layer, various debris, lead and chromium detected at concentrations above the U.S. EPA Maximum Concentration of Contaminants for the Toxicity Characteristic*
- *Petroleum-related Contamination in Soil, Groundwater, and/or Soil Vapor*
  - *Observed onsite during investigation via visual staining and odors*
  - *Confirmed via analytical testing*
- *Chlorinated-related Contamination Soil Vapor in limited/localized areas*
- *Methane is present site-wide in Soil Vapor*



# Willets Point Remediation and Regulatory Progress (OU-2)

## Remedial Action Update:

- *Interim Remedial Measure Work Plan – Approved*
- *Interim Remedial Measures – Product recovery on Block 1826 is ongoing*
- *Remedial Action Work Plan – Submitted to NYSDEC on February 25, 2022; public comment period anticipated to begin April 13.*



RECOVERY WELL INSTALLATION



PRODUCT RECOVERY VACUUMING



# Willets Point BCP Schedule

## *Future Tasks:*

1. *OU-1 / Phase 1 Remedy Closeout/Reporting Q2 2022*
2. *OU-2 / Phase 2 Remedy to begin Q3 2022*

*Questions?*

*Thank You!*

*Further questions? Please contact:*

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