

**New Public School
District 14
Greenpoint,
Brooklyn**

**257 Franklin Street, Brooklyn NY 11222
New York City School Construction Authority**



Discussion Agenda

- Need for a new public school in Greenpoint; the SCA's proposed plans to build a school
- Update on the NuHart site and cleanup progress
- SCA environmental investigations on the school site, results and remedies
- Next Steps:
 - The New York City Voluntary Cleanup Program
 - Timeline and Public Engagement
 - Questions and Feedback

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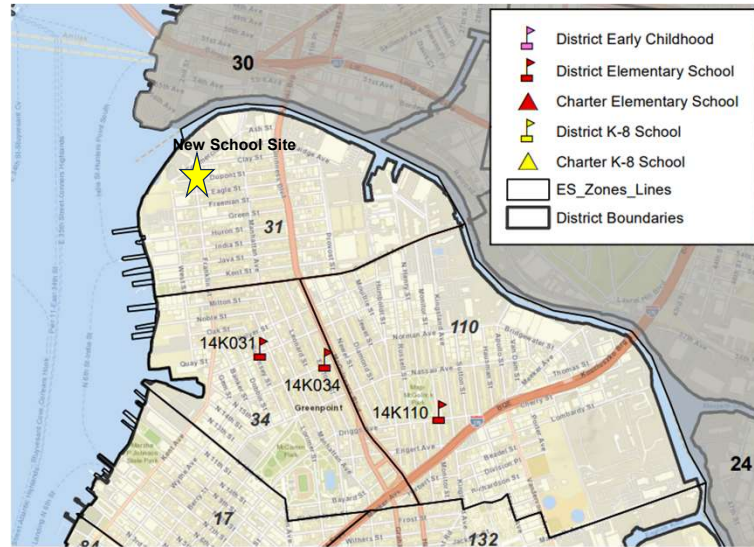
- The proposed school site located at 257 Franklin Street is a candidate for development of a new public school in the Greenpoint section of Brooklyn in school district 14.

Elementary Schools in Greenpoint

DBN	School Name	Grade Span	Distance from Proposed New School	PK-5 Enrollment ¹	BB Org Capacity ²	Estimated Org Utilization ³	5yr Enrollment Change (PK-5)
14K031	P.S. 031 Samuel F. Dupont	PK-5	0.9 ml	643	618	104%	4%
14K034	P.S. 034 Oliver H. Perry	PK-5	1.0ml	435	304	143%	-9%
14K110	P.S. 110 The Monitor	PK-5	1.7ml	493	566	87%	-17%
Total				1,571	1,488	106%	-8%

1. K-5 Enrollment is based on 2024-25 Unaudited Register.
2. Org Capacity is based on capacity from the 2023-24 Blue Book.
3. Estimated Org. Utilization is based on capacity from the 2023-24 Blue Book and enrollment from 2024-25 Unaudited Register.

Existing Elementary Schools in Greenpoint



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- Nearest schools to the communities rapidly developing in Greenpoint are more than a 20 minute walk away.

Potential New School Site Location

- Greenpoint, Brooklyn (Block 2494, Lot 20), Community School District 14
- Southwest corner of Franklin & Dupont Streets
- 20,000 square foot lot



Potential New School Plans



(Typical public school for illustration only)

The new building is not yet in design but we anticipate it will include:

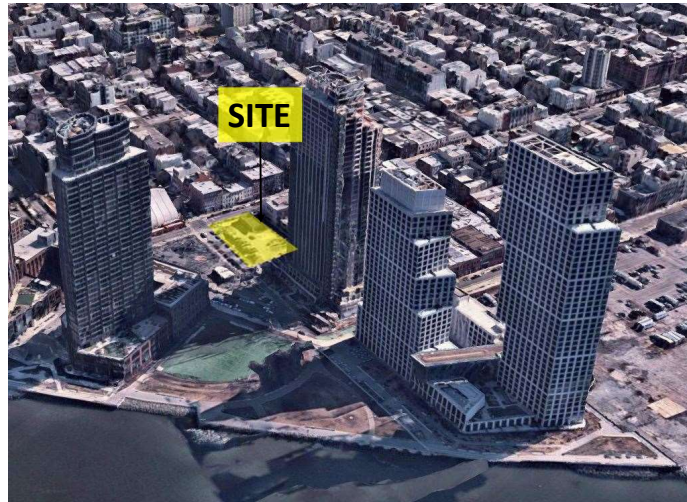
- ~ 450 seat elementary school
- 5- to 6 story school
- Playground
- Fully ADA accessible
- Fully air conditioned
- Fully electric
- SCA will pursue additional sustainability measures (green roofs, blue roofs) for the school as per the SCA's Green Schools Guide and local laws

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- SCA has not started design.
- Propose to build an ~450 seat elementary school, likely 5- to 6- stories w/ play yard.
- Slab on grade – no basement or cellar, to avoid potential underground issues.
- School will be fully ADA accessible, fully air conditioned, and fully electric.
- New schools often serve as community hubs because they are modern, accessible, air conditioned. Used for voting, meal distribution, rec activities, cooling centers, etc.

Potential New School Site Advantages

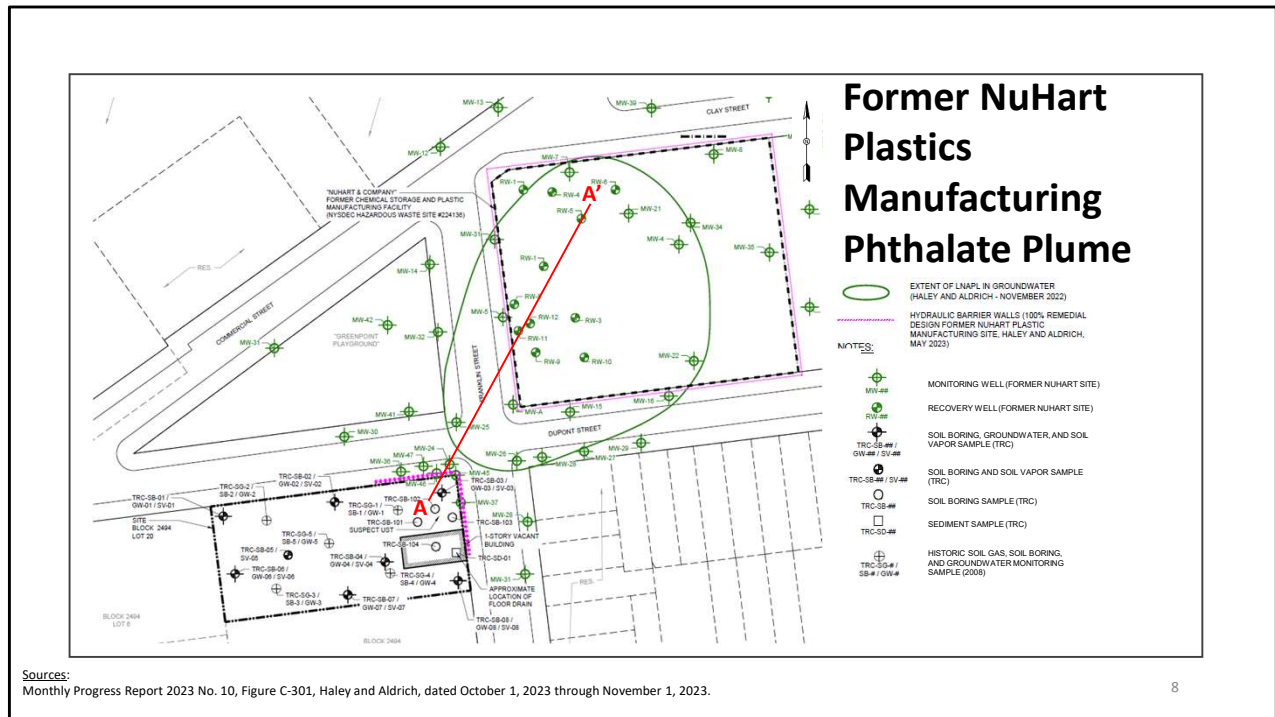
- ❑ Located outside the flood zone; does not require building elevation above street level; Utility connections available
- ❑ Building will have two readily available street frontages allowing bus drop-off to occur along Franklin Street and Dupont Streets
- ❑ Immediate surroundings are mostly redeveloped. Includes existing and new residential buildings and community amenities.
- ❑ Hydraulic-barrier wall installed in 2023 prevents future migration of contaminants from NuHart



Source: NearMap imagery

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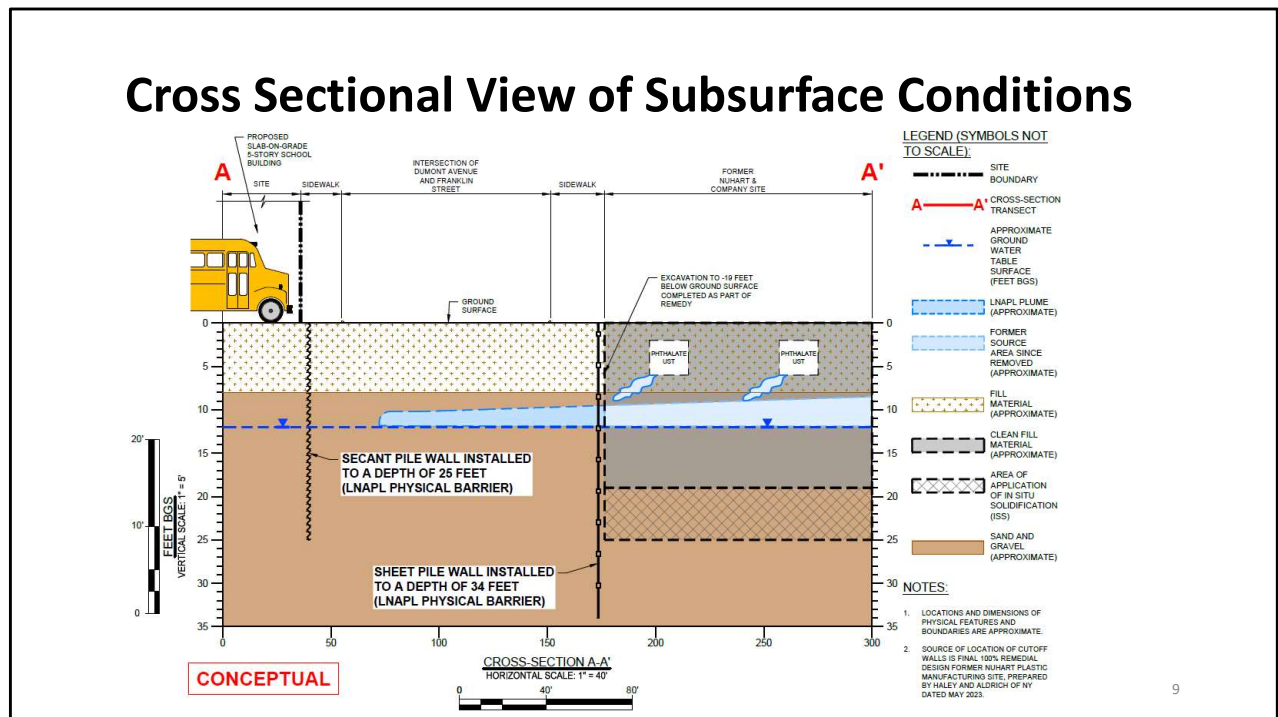
- Site has had challenges because of its proximity to NuHart.
- Site is outside of the flood zone and would not require elevation.
- Utility connections are readily available.
- Parcel has frontages on both Franklin and Dupont for bus access, pick up and drop off.
- Deep hydraulic barrier wall was designed and installed in 2023 to prevent the migration of contaminants from NuHart. **That wall is doing its job.**
- Community asked SCA to wait on this school site until NuHart site was cleaned up. That is complete. Now a building is leasing and families moving in on the NuHart site itself.
- SCA's robust engineering controls and environmental actions go above and beyond code requirements, and are implemented as part of our design standards.



- As part of environmental due diligence, SCA completed Phase II ESIs (<https://www.nycsca.org/Community/Environmental-Due-Diligence#257-Franklin-Street-487>) at the proposed school property in 2008 and 2023. Boring locations from both events shown.
- NAPL floats on groundwater ~12 feet below grade under the sidewalk. DEC documents indicate that even during Hurricane Sandy, the NAPL plume dimensions and depth did not change.
- DEC has been continuously monitoring the NAPL plume since 2012. Plume dimensions have remained the same.
- There's no way for the public to come into contact with this material.
- In the NuHart Record of Decision (ROD), (<https://extapps.dec.ny.gov/data/DecDocs/224136/>) DEC indicated that NAPL under the streets and sidewalk would be remediated and the cleanup would be protective of the future occupants of the 257 Franklin Street property.

- Hydraulic barrier installed in 2023 to a depth of ~25 feet around the proposed school site will remain permanently and continue to provide extra protection.

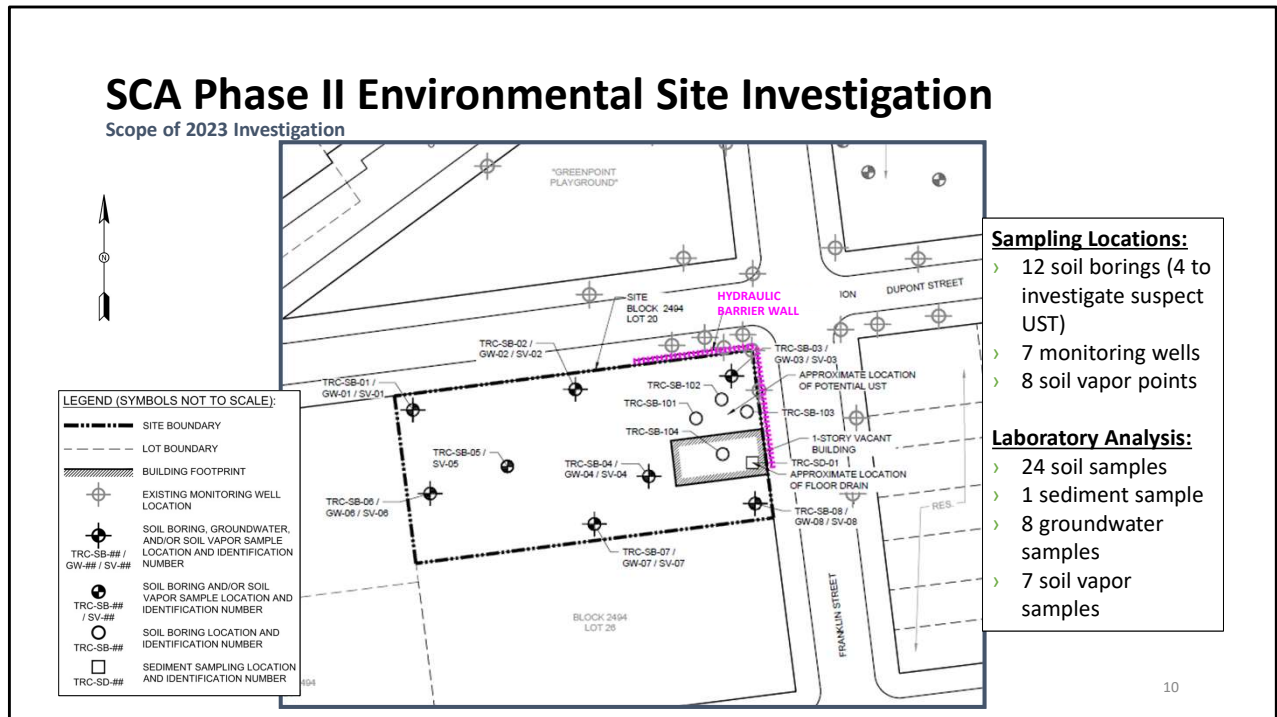
Cross Sectional View of Subsurface Conditions



- LNAPL plume sits on top of groundwater underneath the former NuHart site, the sidewalk adjacent to the NuHart site, and the street.
- There is no LNAPL on the proposed school site.
- As part of remedial activities at the former NuHart Site, impacted soil (including LNAPL) was excavated to approximately 19 feet below grade.
- Hydraulic barrier installed along the sidewalk adjacent to the proposed school site extends further than LNAPL plume.
- As a result, the proposed school site is not impacted by the LNAPL plume.
- Hydraulic barrier is effective in preventing migration of contaminants (minimal because of the remediation) from NuHart.

SCA Phase II Environmental Site Investigation

Scope of 2023 Investigation



- SCA’s study was designed to satisfy Mayor’s Office of Environmental Remediation (OER), since the SCA site is E-designated for hazardous materials.
- Phase II ESI completed in 2023. SB-03 in the very northeast corner of the site, just inside the barrier wall.
 - At SB-03, shallow soil between 1-4 feet below grade is consistent with historic fill material.
 - At SB-03, deep soil between 10-12 feet below grade, just above groundwater, had no exceedances for any analytical parameter tested (VOCs, SVOCs, metals, PCBs, and pesticides).
 - Groundwater sample collected at GW-03 had no exceedances for VOCs, SVOCs, metals, and PCBs. PFAS detected above ambient water quality guidance, consistent with samples collected throughout NYC (i.e., background).
- Historic Fill: non-indigenous or non-native material, historically deposited

or disposed in the general area of, or on, a site to create useable land by filling water bodies, wetlands or topographic depressions, which is in no way connected with the subsequent operations at the location of the emplacement, and which was contaminated prior to emplacement. Historic fill may be solid waste including, but not limited to, coal ash, wood ash, municipal solid waste incinerator ash, construction and demolition debris, dredged sediments, railroad ballast, refuse and land clearing debris, which was used prior to October 10, 1962. Any soil or soil-like wastes from any area which was operated by a municipality or other person as a landfill is not considered historic fill. For purposes of a remedial program, historic fill does not include any material which is chemical production waste or waste produced on the site from processing of metal or mineral ores, residues, slag or tailings. [see 6 NYCRR 375-1.2(x)]

- (<https://dec.ny.gov/regulatory/regulations/technical-guidance-for-site-investigation-and-remediation-der-10>)

SCA Phase II Environmental Site Investigation - September 2023
Key Findings Consistent with 2008 Investigation

Soil

- › Typical of historic fill material found throughout NYC.
- › An underground storage tank was confirmed. The UST was initially identified in 2008.
- › No NuHart contaminants of concern were detected above regulatory comparison criteria in soil.

Anticipated Action

- › Properly characterize all proposed excavated material for offsite disposal (SCA standard)
- › Backfill with environmentally clean fill meeting NYSDEC General Fill Criteria (SCA standard)
- › Implement a Community Air Monitoring Plan (CAMP) and dust suppression during all ground-intrusive work (OER standard)
- › Register UST with the NYSDEC, clean, remove, and dispose of all waste at off-site facility
- › Exterior areas of the Site will be covered with 2 feet of environmentally clean fill or paved surfaces (asphalt, concrete, etc.; SCA standard)

Typical Construction Site (M502)



Direct-Load Soil for Off-Site Disposal



Community Air Monitoring Equipment

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- Historic fill conditions at the site are highly typical of sites across New York City and are also similar to other sites throughout Greenpoint. (<https://dec.ny.gov/regulatory/regulations/technical-guidance-for-site-investigation-and-remediation-der-10>)
- Historic fill generally exceeds soil cleanup objectives for SVOCs and metals .
- Historic fill is generally not a source of vapor intrusion.
- Dust and sediment erosion controls implemented during earthwork prevent exposure to this material during construction.

SCA Phase II Environmental Site Investigation - September 2023

Key Findings Consistent with 2008 Investigation

Groundwater (detected 12' to 14' below ground surface)

- › Similar organic compounds and metals as found in soil were detected in groundwater and attributed to presence of historic fill material.
- › No separate phase product detected and no dissolved-phase contaminants of concern (phthalates & TCE) from NuHart were detected above regulatory comparison criteria in groundwater.

Anticipated Remedy

- › Based on depth to groundwater, the proposed school would be built slab-on-grade (no basement) and dewatering would be prohibited.
- › Groundwater is not a source of drinking water in Brooklyn.
- › Thanks to the community's advocacy, the hydraulic barrier was installed in March 2023 and will be monitored & maintained by NuHart in perpetuity.

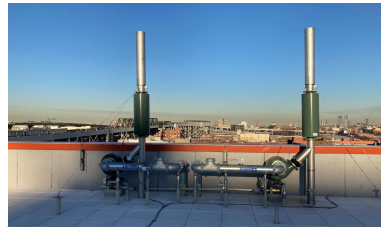
Soil Vapor

- › One solvent (PCE) and petroleum-related constituents were detected. Similar results at adjacent OER sites and unrelated to NuHart.

Anticipated Remedy

- › As a standard SCA practice under these conditions, the new building will have two permanent engineering controls, gas vapor barrier and SSDS, to provide a "belt and suspenders" approach to preventing vapor intrusion.

Typical Sub-Slab Depressurization System Components (K710)



Roof-Mounted Fans and Exhaust



Alarm System

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- SCA standard practice is to avoid site dewatering to avoid potentially pulling impacted groundwater from adjacent sites.
- SCA standard practice is to install a gas vapor barrier or waterproofing under new building slabs *regardless of subsurface conditions*.

Anticipated Actions



GVB - Liquid Boot and Geomembrane Liner – K671



Cover System – Q315

Typical site with regard to subsurface conditions, which have not significantly changed over the past 15 years despite on-going cleanup operations at the NuHart site.

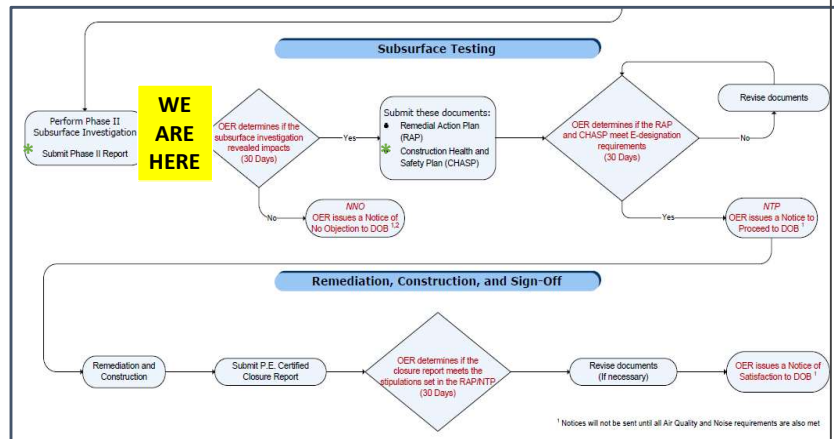
- › Subsurface environmental conditions are similar to other properties SCA has encountered throughout New York City and within Greenpoint.
- › Anticipated actions would be implemented as an SCA standard regardless of the Site's E-Designation. SCA goes above and beyond to implement robust engineering controls at new school sites that are not part of regulatory programs, including, but not limited to:
 - › Clean cover systems
 - › Vapor mitigation (e.g., GVB & SSDS)
 - › Dust/sediment control
 - › In addition the SCA will enter this site into the City's Voluntary Clean Up Program as an additional measure.

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- All of this data, including the data sets being 15 years apart, gives confidence that SCA can develop this site conducive to the health and safety of future students and staff.
- For added comfort, SCA proposes to voluntarily take this site through OER's Voluntary Cleanup Program, which comes with added layers of regulatory review and approvals

Next Steps: Voluntary Cleanup Program

- › The Site will be enrolled in the NYC OER Voluntary Cleanup Program (VCP).
- › Components of the VCP are shown to the right.
- › A public/community participation component is an additional feature of the VCP. NYSDEC will review the Remedial Action Plan developed for the school site.



*Includes public/community participation component

Source: NYC Office of Environmental Remediation E-Designation Program Flow Chart Hazardous Materials.

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- OER approval of our Phase II/Remedial Investigation Report (RIR) is ongoing.
- Site is likely not brownfield eligible.
- SCA would enroll the Site in OER's Voluntary Cleanup Program (VCP).
- Under the VCP, NYS DEC will review and comment on the Remedial Action Plan (RAP) prior to implementation.
- VCP also includes a robust public/community participation component which involves:
 - On-line report repository which OER maintains.
 - Issuance of fact sheets to a project contact list developed and maintained by OER announcing the draft RAP and at the end of the project when the Notice of Completion is issued.

- 30-day public comment period for the Remedial Action Plan.
- Public meeting(s)
- Following approval of the Phase II/RIR, SCA would seek OER, NYC DOHMH, and NYS DEC approval of a RAP.

Next Steps: Timeline and SCA Public Engagement



Estimated timeline of a typical school build:

Design phase- 1-2 years
Construction- 2-3 years



OER's Voluntary Cleanup Program Timeline will run parallel with design and construction of the new school including public participation



NuHart on-site cleanup now completed and only off-site NAPL recovery remains. Sheeting wall is in place. Residential buildings on NuHart are nearing completion and will be occupied before school construction begins.



SCA will pursue additional community engagement meetings throughout the project

- **Discussion, Q&A**

SCA Contact:

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Link to documents:

<https://www.nycsca.org/Community/Environmental-Due-Diligence#257-Franklin-Street-487>