257 Franklin Street Potential School
Questions Received at Brooklyn Community Board 1
Joint Meeting of the Committees on Environmental Protection and Education
February 6, 2025

For further information, please visit our website.

1. **The property is on the very edge of the flood zone. Will it be elevated?**

   Our engineers and architects will look at this should the school proceed to the design phase. The building will be designed comply with the requirements of Appendix G (Flood Resistant Construction) of the NYC Building Code, which is currently base flood elevation plus two feet. In addition, SCA plans to build the proposed school slab-on-grade, meaning it will not have a basement or a cellar. While SCA proposes this out of an abundance of caution to protect against the environmental concerns at the NuHart site, not having a basement or cellar is also a mitigant against flooding.

   It is also important to note that the New York State Department of Environmental Conservation (NYS DEC) has been monitoring the groundwater elevations surrounding NuHart since 2012 and has not seen significant variation in measurements including immediately following Hurricane Sandy.

2. **How long do we plan schools for? How much historical data do we use?**

   We plan for our school buildings to last 100 years.

   In addition to meeting code requirements for the design flood elevation and following SCA's Green Schools Guide, SCA convenes a cross-disciplinary team to review the Mayor's Office of Resiliency "Climate Resiliency Design Guidelines (Version 4)," along with site-specific conditions, to recommend the best path forward to SCA leadership for determination.

3. **Do we plan for the reasonable worst-case scenario, in terms of flood risk?**

   Yes. SCA designs to meet building code requirements, which is currently base flood elevation plus two feet.

4. **Would a flooding event or storm jeopardize any ongoing remediation at the NuHart site?**

   No.

5. **How do your building designs account for potential cloudburst flooding events?**

   The NYC Building Code has stringent stormwater regulations that SCA is required to follow, including utilization of various stormwater mitigation measures as appropriate.

6. **Do the FEMA maps account for the development that has happened along the waterfront in Greenpoint?**

   Yes. See NYC and FEMA maps.

7. **What is the status of the monitoring wells adjacent to the school site?**

   The wells are still in use for the off-site NuHart remedial project. Some wells are used for groundwater/NAPL (non-aqueous phase liquid) monitoring while others are used for NAPL recovery. The NuHart responsible party will need to maintain these wells until their off-site remedial objections are achieved to the satisfaction of the New York State Department of Environmental Conservation (NYS DEC).

8. **What about PCEs on the site or in the neighborhood? How do you remediate and/or protect against PCEs?**

   Tetrachloroethene (PCE) was not detected above regulatory comparison criteria in soil and groundwater samples collected at the proposed school site in 2023. PCE was detected in soil vapor at concentrations ranging from 1.89 to 746 micrograms per cubic meter (µg/m3) and was attributed to an unidentified offsite source and/or general background conditions for the neighborhood. To put these concentrations into context, the nearby 29 Clay Street Brownfield Cleanup Program (BCP) property has PCE concentrations of 55,000 µg/m3 and trichloroethene (TCE) concentration greater than 3,900,000 µg/m3.

   Since the low concentration PCE in soil vapor is not coming from an onsite source, PCE remediation will not be required for the proposed school site. However, the new school will have vapor intrusion mitigation engineering controls including a gas vapor barrier and sub slab depressurization system which will prevent soil vapor from impacting indoor air. For more information regarding PCE, please refer to: https://www.health.ny.gov/environmental/chemicals/tetrachloroethene/index.htm

9. **How will your utility connections impact or be impacted by the hydraulic barrier wall?**

   Should the school move forward, SCA has already studied and planned to make utility connections on Franklin and/or DuPont Streets away from the hydraulic barrier wall. Fortunately, utility connections are readily available. SCA will not touch the hydraulic barrier wall.

10. Where will the school's playground be located, relative to the plume?

This is subject to design. Most likely, SCA would locate the school's main entrance near the intersection of Franklin and DuPont streets. This means the school playground would be mid-block, farther away from the plume.

11. Does SCA use geothermal energy? Can geothermal energy be used at this school?

Yes, SCA uses geothermal energy in projects where geothermal is feasible and makes sense. SCA studies for the possibility of geothermal in the design phase of new school projects, and we would do such a study here if the school moves forward. Implementation is subject to feasibility.

12. How does SCA manage dust during construction? Can you use a tent system that encases the entire construction site? Will neighbors be able to know what the dust levels are in real time?

Should the school project move forward and into construction, the SCA will implement a Community Air Monitoring Plan (CAMP) and monitor dust and volatile organic compounds (VOCs) during all ground intrusive work on the school site. These results will be reported daily to the NYC Mayor's Office of Environmental Remediation (OER) and shared publicly for the community to access daily.

The particulate/dust meter provides immediate results to the CAMP technician so that they can spray water to suppress dust and/or stop work as necessary in accordance with the CAMP Guidance Document. Refer to Appendix 1A of DER-10: https://extapps.dec.ny.gov/docs/remediation_hudson_pdf/der10.pdf

Temporary enclosures with vapor management systems are generally reserved for highly contaminated NYSDEC remediation projects, as was the case during the NuHart BCP and Superfund Cleanups. The proposed school project will be considered standard construction, and a temporary enclosure is not necessary to safely develop the 25 Franklin Street property.

13. Can SCA use telemetry monitoring equipment and make that data available publicly?

Yes, telemetry monitoring equipment is an SCA standard when conducting community air monitoring and we can make that information available to the community should the school proceed into design and then construction.

14. What are SCA's sustainability measures?

Please see our robust Green Schools Guide for information regarding SCA's sustainability work.

15. How does SCA plan for and design to ensure safety in the event of a gas or water main explosion, or another unforeseen emergency event?

We build schools where families live. We have schools in every corner of New York City, and our colleagues at New York City Public Schools are well-versed in Emergency Readiness Procedures that keep school kids and staff safe. We also work closely with the Mayor's Office of Emergency Management (OEM), New York Police Department, New York Fire Department, and other emergency services in the event of an emergency.

The proposed new school will be fully electric and therefore will not have a natural gas utility connection or any other fuel for heating. To guard against service disruption, the SCA includes redundancy in the design of other service connections, such as potable water, where service connections will be made at two separate cross streets.

16. Can we come back with updates on the flood elevation, geothermal energy, and solar possibilities?

Should the school enter design, SCA is happy to answer the Committees' questions regarding these items.

Acronym Directory

1. **BCP** – Brownfield Cleanup Program
2. **CAMP** – Community Air Monitoring Plan
3. **FEMA** – Federal Emergency Management Agency
4. **NAPL**: Non-aqueous phase liquid
5. **NYC DEP** – New York City Department of Environmental Protection
6. **NYS DEC** – New York State Department of Environmental Conservation
7. **OEM** – NYC Mayor's Office of Emergency Management
8. **OER** – NYC Mayor's Office of Environmental Remediation
9. **PCE** -- Tetrachloroethene
10. **SCA** – New York City School Construction Authority
11. **TCE –** Trichloroethene
12. **VOC -** Volatile Organic Compounds

Key Reference Documents

1. **New York State Department of Environmental Conservation NuHart Plastics Site Document Repository**: https://extapps.dec.ny.gov/data/DecDocs/224136/

2. **SCA Document Repository for 257 Franklin Street**: https://www.nycsca.org/Community/New-School-Sites#PROPOSED-NEW-PUBLIC-SCHOOL-AT-GREENPOINT-LANDING-DISTRICT-14-502

3. **NYC Building Code Appendix G (Flood Resistant Construction):** https://www.nyc.gov/assets/buildings/apps/pdf_viewer/viewer.html?file=2014CC_BC_Appendix_G_Flood-Resistant_Construction.pdf&section=conscode_2014\

4. **NYC Flood Mapper**: https://dcp.maps.arcgis.com/apps/webappviewer/index.html?id=1c37d271fba14163bbb520517153d6d5

5. **FEMA Flood Maps**: https://msc.fema.gov/portal/search?AddressQuery=257%20franklin%20street%2C%20brooklyn%2C%20ny

6. **NYS DOH CAMP Guidance Document**: https://extapps.dec.ny.gov/docs/remediation_hudson_pdf/der10.pdf

7. **SCA Green Schools Guide:** https://www.nycsca.org/Design/NYC-Green-Schools-Guide

8. **NYC Mayor's Office of Climate and Environmental Justice | Climate Resiliency Design Guidelines**: CRDG-4-1-May-2022.pdf

9. NYS DOH | **Tetrachloroethene (PERC) in Indoor & Outdoor Air:** https://www.health.ny.gov/environmental/chemicals/tetrachloroethene/index.htm