

THE NEW YORK CITY BROWNFIELD  
PARTNERSHIP

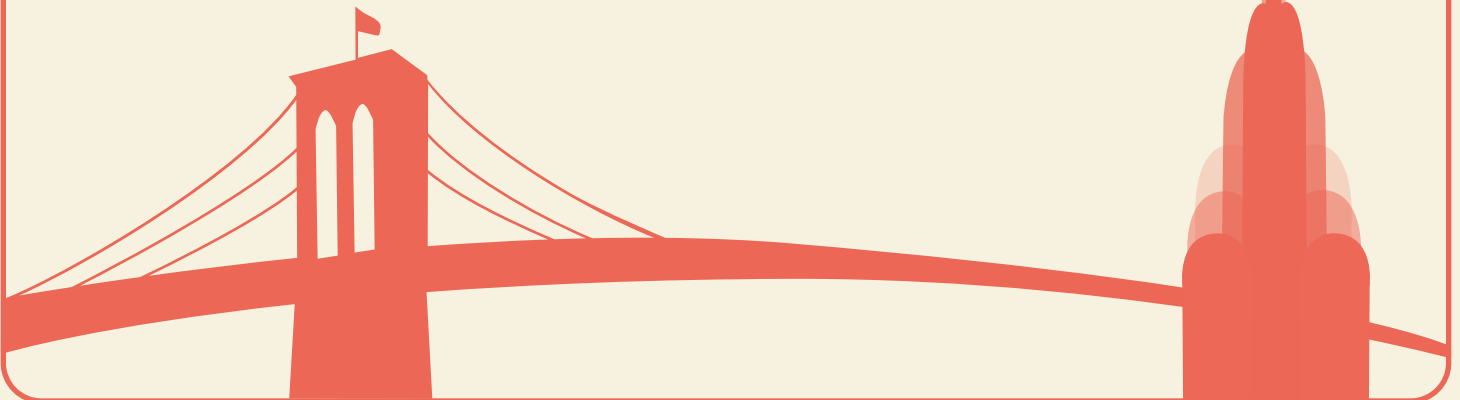
**BIG APPLE  
BROWNFIELD  
AWARDS**



==== *recipients* ====

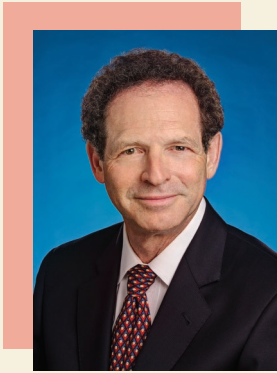
Distinguished Service Award - David J. Freeman, Esq.

Community Advocacy and Engagement Award - Charles B. Wang  
Community Health Center's Healthview Project  
Community Open Space Award - The Peninsula  
Economic Development Award - Two Fulton Square  
Environmentally Responsible Building Award - 4697 Third Avenue  
Innovative Remediation Award - Ebenezer Plaza 1  
Open Greenspace Award - Waterline Square Park



# BIG APPLE BROWNFIELD AWARD FOR DISTINGUISHED SERVICE

DAVID J. FREEMAN, ESQ.



The 2021 Big Apple Brownfield Award for Distinguished Service goes to David J. Freeman, Esq., Director in the Environmental Group at Gibbons. Mr. Freeman is one of the most prominent environmental lawyers in the country and is particularly well-known for his vast experience and contributions to environmental law in New York. Professionally, Mr. Freeman has over 40 years of experience representing buyers, sellers, and developers of contaminated properties, as well as both plaintiffs and defendants in Superfund and other litigation regarding the cleanup of hazardous waste sites. He is a frequent author and speaker on environmental law topics. He is the recipient of a 2012 Burton Award as

“an outstanding law firm author” and the 2001 New York State Bar Association Environmental & Energy Law Section’s Distinguished Service Award.

Mr. Freeman was a founding Board member of the NYCBP and was responsible for much of the initial organizational non-for-profit structure. He also served as NYCBP Board President during a critical period and helped lead the partnership to the success that it is today. He has served on multiple committees and has chaired the Legislative/Policy Committee, which has maintained a close and interactive watch over the New York State Brownfield Cleanup Program. He continues to serve the Partnership as an Emeritus Board Member and as a participant in the Redevelopment Roundtables, and remains active in advising on regulatory policy.

Mr. Freeman was involved with the formation of the New York State Bar Association Environmental & Energy Law Section’s Future of Federal Environmental Policy Task Force. His extensive bar association and pro bono activities also includes service as Vice Chair of the New York State League of Conservation Voters Education Fund, Co-Chair of the New York State Bar Association Environmental & Energy Law Section’s Brownfield Task Force and its Committee of Hazardous Waste/Site Cleanup, and Special Legal Counsel to the United Nations Environment Programme for North American Environmental Affairs.

Mr. Freeman has also served as a member of the Village of Mamaroneck (N.Y.) Committee for the Environment, a member of the Town of Mamaroneck Planning Board, and a member of the Board of Directors, Mamaroneck-Larchmont Student Aid Fund. A graduate of Harvard University and Harvard Law School, Mr. Freeman started his career in Washington, D.C. at the office of Senator Frank E. Moss, United States Senate, then at the Bureau of Consumer Protection, Federal Trade Commission. Throughout his career, he chaired the environmental practice groups at prominent national and international law firms, including serving as Chair of the New York Environmental Practice at Paul Hastings LLP prior to joining Gibbons.

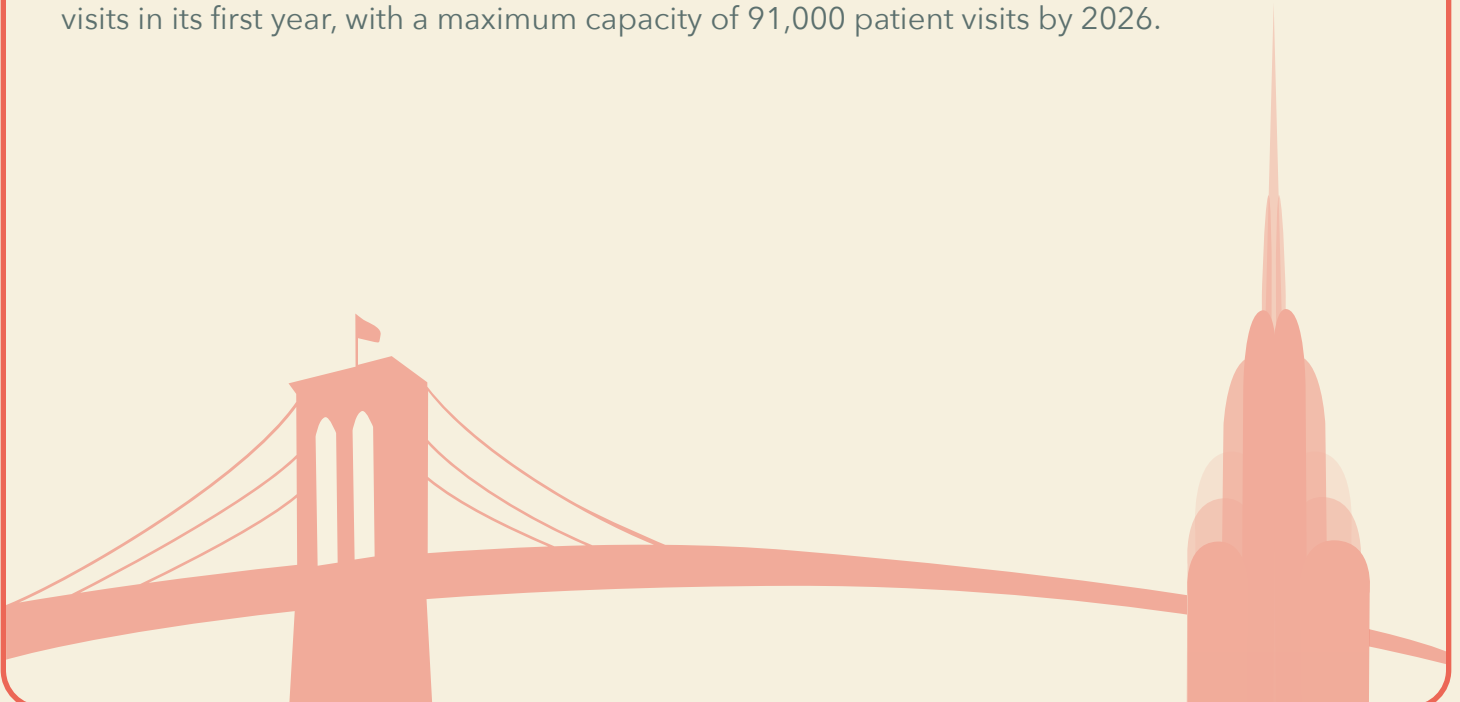
# BIG APPLE BROWNFIELD AWARD FOR COMMUNITY ADVOCACY AND ENGAGEMENT

## CHARLES B. WANG COMMUNITY HEALTH CENTER'S HEALTHVIEW PROJECT



The 2021 Big Apple Brownfield Award for Community Advocacy and Engagement is presented to the Charles B. Wang Community Health Center's Healthview project, located in the Flushing neighborhood of Queens. The project team, comprised of the Charles B. Wang Community Health Center, WSP, Proskauer Rose, Edelman Sultan Knox Wood Architects, and Ryder Construction, redeveloped a former commercial laundry facility and auto body shop into a comprehensive primary care facility. The facility will provide affordable healthcare to the underserved, with a focus on Asian Americans. The approximately 82,370 square foot six-story building is the fifth service site associated with the Charles B. Wang Community Health Center and provides services including internal medicine, family practice, pediatric care, obstetrics and gynecology, mental health, dental, and social work. As a Federally Qualified Health Center, the Healthview site will provide high quality care regardless of a person's ability to pay. The majority of

clients are low income, uninsured or under insured Asian Americans with limited options for their healthcare needs. When open, the Healthview site is projected to attract 25,000 patient visits in its first year, with a maximum capacity of 91,000 patient visits by 2026.



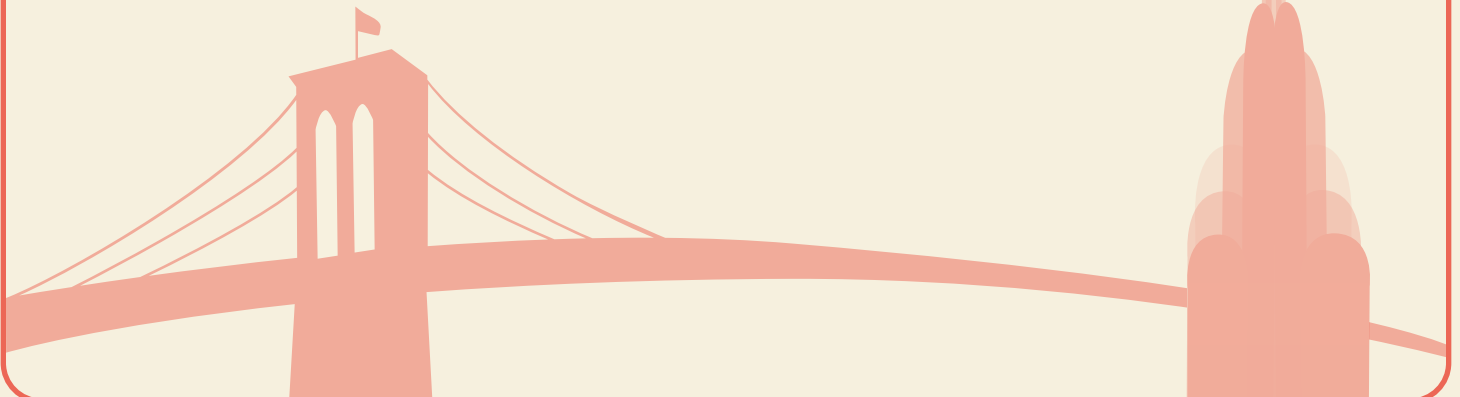
# BIG APPLE BROWNFIELD AWARD FOR COMMUNITY OPEN SPACE

## THE PENINSULA



The 2021 Big Apple Brownfield Award for Community Open Space is presented to The Peninsula located in the Hunts Point neighborhood of the Bronx. The project team, comprised of the Gilbane Development Company, Hudson Companies, MHANY Management, Inc., WXY Architecture + Urban Design and Body Lawson Associates, Schnapf LLC, and Roux Environmental Engineering and Geology, D.P.C. redeveloped a former juvenile detention center into The Peninsula. The project went through the

New York State Department of Environmental Conservation's Brownfield Cleanup Program (NYSDEC BCP) to address issues such as historic fill and leaking underground storage tanks. The Peninsula is a vibrant, mixed-use campus and artisanal food manufacturing cluster that features a health and wellness center, fresh food grocer, a film production studio, affordable housing and a live-work community for the South Bronx tech and creative sectors. The design incorporates approximately 52,000 square feet of publicly accessible open space in an interior public plaza throughout the campus which provides common areas for people of the community to gather and connect in the Hunts Point neighborhood, a community that was previously lacking accessible outdoor areas. Approximately 5,000 square feet of the open-air space will be utilized as a private outdoor play area specifically for a daycare facility. The development plan includes walkways, benches, fountains and other public greenspace as well as an open space incorporated within the plaza. The Peninsula was developed near the Julio Carballo Fields and Hunt's Point Recreation Center to the northeast in order to provide a seamless passageway between community interaction space in the newly developed public plaza and existing recreational space within the community.





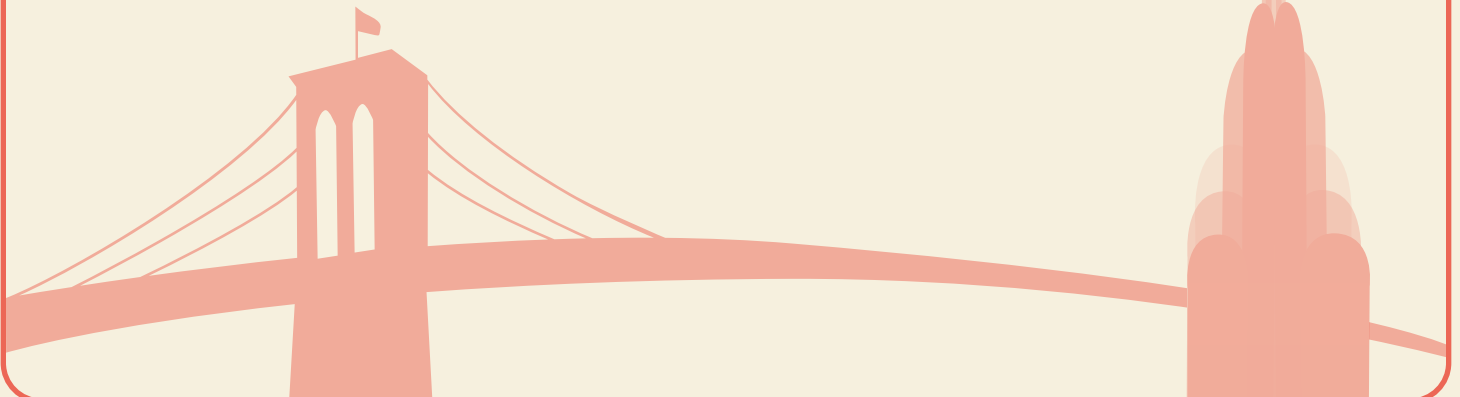
# BIG APPLE BROWNFIELD AWARD FOR ECONOMIC DEVELOPMENT

## TWO FULTON SQUARE



The 2021 Big Apple Brownfield Award for Economic Development is presented to the Two Fulton Square development (also known as Tangram) located in the Flushing neighborhood of Queens. The project team, comprised of Roux Environmental Engineering and Geology, D.P.C, F&T Group, Top 8 Construction, and Margulies Hoelzli Architecture, PLLC, redeveloped multiple lots formerly occupied by warehouses, manufacturing, machine shops, and a two-story mall into a four-building, multi-tower, mixed-use development with an overall footprint of 141,983 square feet. The development consists of a 12-story hotel, 15-story residential building, 16-story residential building, and a 13-story commercial retail and office building. To replace the two-story mall previously occupying the Two Fulton Square lot, the 275,000-square foot podium shared by three of the towers will

consist of two-levels of retail including a movie theater, culinary food hall, themed restaurants, wellness services, and family-oriented entertainment. The towers will offer 48 office condominiums tailored to medical practitioners, professionals, and business owners and the hotel will feature 208 rooms, a rooftop with panoramic views of New York City, bars, and restaurants. The other two towers will include luxury residences. Impressively, the project employed 250 construction workers throughout development and will produce an estimated 1,000 new permanent jobs, thus creating millions of dollars in tax revenue and a positive effect on the community



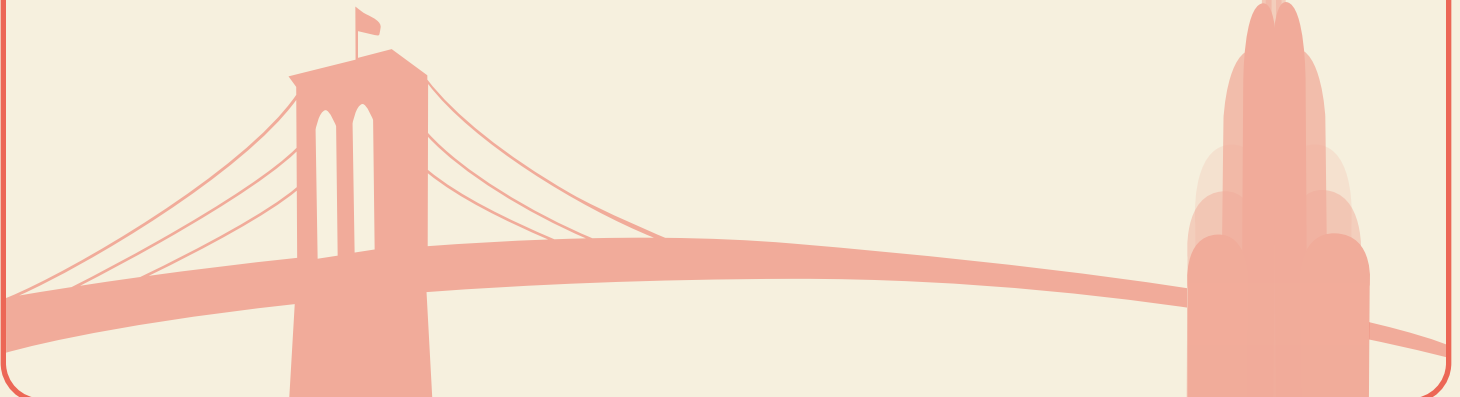
# BIG APPLE BROWNFIELD AWARD FOR ENVIRONMENTALLY RESPONSIBLE BUILDING

4697 THIRD AVENUE



The 2021 Big Apple Brownfield Award for the Environmentally Responsible Building is presented to the 4697 Third Avenue development located in the Belmont neighborhood of the Bronx. The project team, comprised of the Bronx Pro Group, AKRF, Inc., BP Cyrus LLC, Home Builders 1 LP, Curtis + Ginsberg Associates LLP, Steven Winters Associate, Inc., Skyline Engineering and De Nardis Engineering LLC, redeveloped a former automobile junk yard into an eight-story 65,617 square foot mixed use building providing 53 affordable and low income units and retail establishments at grade. The building was designed and constructed to a rigorous Passive House standard that will significantly reduce the development's environmental impact. Passive House building standards are the strictest environmental building standards in the nation and require energy efficient construction and design methods. In meeting Passive House standards, the building will implement innovative design concepts and materials including, solar panels, and other energy

efficient building materials, design, and appliances. Additionally, the Site was remediated under the New York City Office of Environmental Remediation Voluntary Cleanup Program and utilized sustainable practices including the use of the Clean Soil Bank program to recycle clean fill that otherwise would have been placed at a disposal facility.



# BIG APPLE BROWNFIELD AWARD FOR INNOVATIVE REMEDIATION

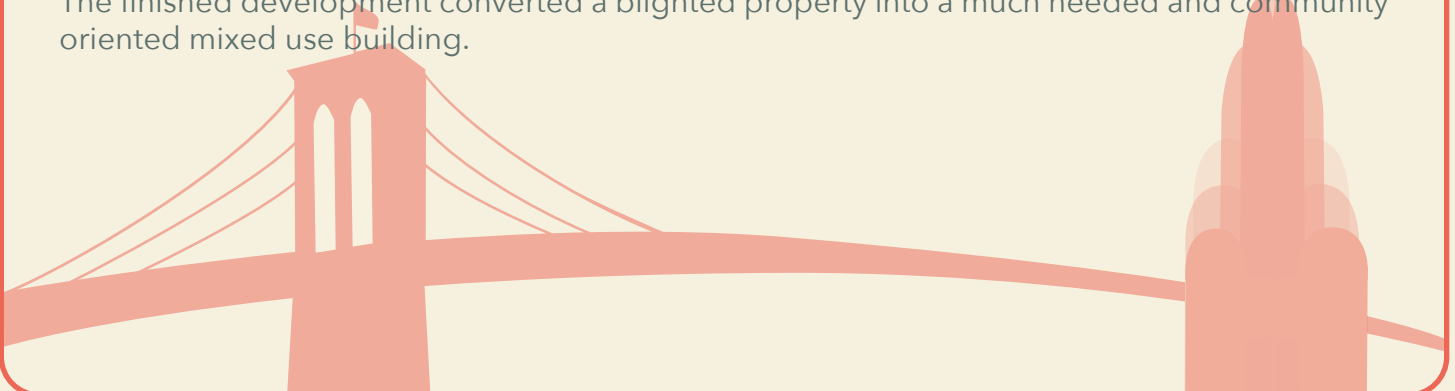
## EBENEZER PLAZA 1



The 2021 Big Apple Brownfield Award for Innovative Remediation is presented to the Ebenezer Plaza 1 development located in the Brownsville neighborhood of Brooklyn. The project team, comprised of Ebenezer Plaza Owner LLC, Procida Construction Corp., the Chazen Companies, and Perkins Eastman, redeveloped an entire city block formerly occupied by automobile storage, repair, and maintenance garages, a dry cleaner, tenement flats, and car sales into a multi-story affordable housing complex. The complex includes over 310 units in two towers that surround a 40,000 square foot community center used for church services, soup kitchens, a food pantry, GED programs, addiction recovery meeting space, family counseling services, and more. During redevelopment, 24 underground storage tanks were discovered and removed and the site was found to have significant petroleum impacts to soil and groundwater. The remedy included



excavation and off-site disposal of 27,000 cubic yards of impacted urban fill and 1,500 cubic yards of grossly impacted soil at or below the water table. Remediation also included an injection program which required 74,000 gallons of 10-15% hydrogen peroxide, 4,000 gallons of ferrous iron sulfate and 4,000 pounds of Petrofix micro-carbon. The new development also utilized a vapor barrier system and sub-slab depressurization system for long-term mitigation. The finished development converted a blighted property into a much needed and community oriented mixed use building.





# BIG APPLE BROWNFIELD AWARD FOR OPEN GREENSPACE

## WATERLINE SQUARE PARK PROJECT



The 2021 Big Apple Brownfield Award for Open Greenspace is presented to the Waterline Square Park Project located in the Lincoln Center neighborhood of Manhattan. The project team was comprised of General Investment & Development Group, Mathews Nielsen Landscape Architects, and Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Waterline Square Park was designed as the final component and the centerpiece of the larger Riverside South Master Plan fronting the Hudson River. The site includes the development of 2.6 acres of public greenspace that creates a living, natural connection between nature and urban development. The project went through the New York City Voluntary Cleanup Program (NYCVCP) to navigate through its subsurface contamination from the past industrial usages. A total of



190,000 cubic yards of contaminated historic fill was removed as part of the environmental remediation. The team collaborated to design an inviting and livable greenspace organized around the 60th Street view corridor where the busy city background fades into the Waterline Park as the landscape becomes an extension of streetscape, then plaza, then park. The vegetation was inspired by regional ecosystem communities and brings together a yearly cycle of botanical events throughout the site, grounding the site in seasonality and year round respite. Throughout the past year during the pandemic the Waterline Square Park has been an outdoor oasis for residents and surrounding neighborhoods. The once underutilized property has been transformed into a shining jewel of activated greenspace, architecture marvel and design.

