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# NORTHEASTERN TOWERS ANNEX APARTMENTS

The 2022 Big Apple Brownfield Award for innovative Community Outreach is presented to Northeastern Towers Annex a 10 story, 149,000 square foot apartment building that includes 159 apartments affordable to extremely- and very-low income senior households, including 35% formerly homeless, on a brownfield site remediated through the New York City Voluntary Cleanup Program overseen by the NYC Office of Environmental Remediation (NYC OER). The project was developed by the Fifth Avenue Committee (FAC), a nonprofit Community Development Corporation and its partners Northeastern Conference HDFC (NECHDFC) and Mega Contracting. The project team included Stuart Markowitz Architecture Planning Interiors and mechanical engineers OLA. The creation of the Remediation Action Work Plan, soil/groundwater testing and oversight of the remediation work was done by ALC Environmental Services with included a Storm Water Pollution Prevention Plan designed and supervised by VHB Engineering. FAC and NECHDFC undertook extensive community outreach and involvement. This included several meetings with the local Civic Association that led to local resident involvement in the design of the property open space, garden area, fencing, parking lot and grounds lighting and the set aside of 5 parking spaces for a local school. FAC and NECHDFC also met with the Queens Community Board 12 (QCB12) District Manager and Land Use and Executive Committees who provided input on local property management companies and spoke with Mega regarding local job training/placement/readiness programs for site construction jobs. FAC also met with local elected officials. In addition to lending their support they also provided additional funding to enable the installation of a solar canopy, furniture and planting on the roof deck, a front desk and pedestrian pathways through the landscaped areas. Finally, FAC and NECHDFC spoke with local senior center directors and seniors at local churches and those living in adjacent senior housing built in the 1970's for programming suggestions. Northeastern Towers Annex was designed specifically to meet the needs of the seniors, with a focus to enable "aging in place" two thirds of the apartments enable caregivers to live in the unit while maintaining the residence privacy. The building has double the required percentage of fully accessible apartments for those with mobility, hearing and/or visual impairments. Common areas include a Community Room with audio visual equipment, a computer room, an exercise room, and a space for visiting health care providers. The 2nd through 9th floors each have a laundry room adjacent to a resident lounge to encourage socialization. The building also includes an enclosed all windowed area on the ground floor and a 5th floor landscaped/fenced roof deck to enable seniors who might otherwise become disoriented or lost to have a usable outdoor space.

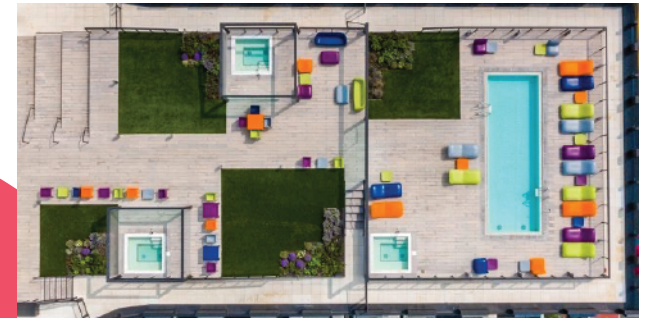


## THE SMILE

The 2022 Big Apple Brownfield Award for Community Advocacy and Engagement is presented to The Smile redevelopment project located at 146 East 126th Street in the East Harlem section of Manhattan. The project team was comprised of Blumenfeld Development Group, Ltd., FPM, and the Bjarke Ingels Group. This 22,500 ft<sup>2</sup> Site was developed prior to 1896 with multiple buildings. Past uses of the site include a police precinct, a furniture storage building, retail, a printing store, a theater, a pharmaceutical manufacturer, and residential space. Immediately prior to redevelopment, the Site contained a 123,000 ft<sup>2</sup> mixed use building with retail, office space and a parking lot.

Remediation efforts included a total of 18,350 tons of soil/fill excavated and removed from the property, as well as the installation of an engineered composite cover system, vapor barrier system, and a sub-surface ventilated garage which features an air exchange system. A Track 2 Residential cleanup was achieved. Additionally, air and noise mitigation efforts were incorporated into the project to avoid any potential significant adverse air quality impacts and ensure an acceptable interior noise environment.

The redevelopment project consists of a 275,600 ft<sup>2</sup> commercial and residential building which houses the Mt. Sinai's Phillips School of Nursing. The residential component is comprised of 233 residential units, 70 of which are affordable housing units. The T-shape design rises 11-stories and features a slope that softens the building line creating a concave façade. The base of the T-shape sits above the pre-existing mixed-use building. An interlocking checkerboard façade permits floor-to-ceiling windows in each unit maximizing natural light and creating open views of Central Park as well as the Harlem River and the Bronx. Amenities include a fitness center, media room, relaxation spa, social lounges, and a co-working space overlooking a skylight-lit three-story gallery. The rooftop features a soaking pool with stunning views of the Manhattan skyline, whirlpools, barbeque areas, an outdoor theater and shaped landscape features.





## LINCOLN AT BANKSIDE

The 2022 Big Apple Brownfield Award for Open Space is presented to the Lincoln at Bankside project located in the Mott Haven neighborhood of the Bronx. The project team was comprised of Brookfield Properties, Triton Construction, Hill West Architects, Roux Environmental Engineering and Geology, and Sive, Paget & Riesel. This property formerly operated as the New Jersey Central Rail-Bronx Freight Terminal since at least 1908. The development includes four (4) high-rise residential buildings accompanied by a seven-story podium on the property's 2.61 acres of land, and a new waterfront park and esplanade along approximately 350 feet of Harlem Riverfront property. A goal of the project was to revitalize Port Morris & Mott Haven Harlem Riverfront by providing a sense of community. The open space design provides the first of its kind, new public park to Mott Haven along the Harlem River, with green landscaping and high albedo materials included in the building design for ground floor and terrace space to mitigate impacts from the heat-island effect.

This project, located in a Brownfield Opportunity Area (BOA), received a Certificate of Completion after completing remediation in the Brownfield Cleanup Program (BCP). Remedial efforts included installation of a sheet pile support of excavation system to mitigation migration of groundwater contamination, removal of underground storage tanks and hydraulic lifts, and the excavation and disposal of approximately 37,940 cubic yards of contaminated soil from past operating use. The team collaborated to design an inviting, livable, redeeming space and shoreline access that was once blocked by industrial maritime use and is soon to be accessible to both Manhattan and Bronx residents.



# THE HARRIET TUBMAN BUILDING



The 2022 Big Apple Brownfield Award for Community Space is presented to the Harriet Tubman Building redevelopment project located at 1403 Gateway Boulevard in the Far Rockaway section of Queens. The project team was comprised of Greenport Affordable Housing LLC, Tenen Environmental, MHG Architects, and Women in Need (WIN). This 19,400 ft<sup>2</sup> Site was developed prior 1912 with a residential building. The building was demolished before 1980 and then utilized as a parking lot and playground

The redevelopment project consists of a 75,049 ft<sup>2</sup> residential building comprised of 100% supportive housing units (a total of 63 units). The development also includes a 1,200 ft<sup>2</sup> community room and 2,000 ft<sup>2</sup> public playground. WIN provides safe housing, critical services and programs needed for families to succeed on their own. The building is staffed with case workers and support staff to provide counseling, educational and employment services as well as skill-building and recreational activities. All units have set aside income limits of 60% of Area Median Income (AMI) with 10% of the units set aside at 40% of AMI. Tenants were referred by the City Department of Homeless Services and many came from WIN's temporary homeless shelters.

Remediation efforts included a total of 5,600 tons of soil/fill excavated and removed from the property. Of that amount, approximately 1,780 tons of clean soil were contributed to the NYC Clean Soil Bank. A Track 1 unrestricted use cleanup was achieved.



## THE CORDEN

The 2022 Big Apple Brownfield Award for Community Support Services is presented to the Corden redevelopment project located at 1071-1075 Bryant Avenue in the Foxhurst section of the Bronx. The project team was comprised of VHB Engineering, New Destiny Housing Corporation and Magnusson Architecture and Planning. This 10,459 ft<sup>2</sup> Site was partially developed with a residential building between 1915 and 1950. This building was demolished between 1978 to 1979, and the Site has been vacant since. The property is owned by the New York City Housing Authority and was redeveloped under a long-term lease agreement with New Destiny Housing Corporation.

The redevelopment project consists of a 73,000 ft<sup>2</sup> residential building that contains 62 affordable and supportive housing units. The building features affordable units to households earning 60% or less of the area medium income, with 37 units designated for homeless domestic violence survivors. As part of the redevelopment New Destiny also rehabilitated the existing recreational basketball courts located on the western adjacent parcel, which is owned by NYCHA and used by the general public and NYCNA tenants in the surrounding neighborhood. The Corden provides on-site services to domestic violence survivors and their children. These services include safety planning, domestic violence counseling, case management, assistance with benefits, financial literacy and budgeting, eviction prevention, job readiness and vocational counseling, and parenting support. Tenants are connected to specialized services around mental and physical health, legal services and job training. Children can participate in therapeutic and recreational activities such as arts and crafts, games, dance and physical fitness, and receive homework assistance and tutoring.

Remediation efforts included a total of 6,150 tons of soil/fill excavated and removed from the property, as well as the installation of an engineered composite cover system and vapor barrier system.





## NEW COVENANT HOUSE HEADQUARTERS

The 2022 Big Apple Brownfield Award for Community Support Services is presented to the New Covenant House Headquarters redevelopment project located at 460 West 41st Street in the Hudson Yards section of Manhattan. The project team was comprised of Covenant House International, the Gotham Organization, Langan Engineering and Environmental Services, Monadnock Construction, and FX Collaborative. The buildings are comprised of various residential and commercial buildings, a parking lot, and a narcotic rehabilitation center. Covenant House, the shelter for homeless youth, has occupied the Site since 1990. The former buildings consisted of multiple wings with an interconnecting basement. The new Covenant House facility is constructed on the footprint of two of the former wings.

The redevelopment project consists of the new 12-story headquarters for Covenant House, an international non-profit that provides housing and support services to homeless teens. Completed in November 2021, this new state-of-the-art facility provides 120 beds of emergency shelter, a health center, employment training, and educational services. Approximately 60% of the new building consists of community, educational, recreational, and support spaces for residents. The development was phased such that Covenant House residents were not displaced and did not lose essential services during construction of the new building.

The remediation of this Site included the excavation and off-site disposal of approximately 16,471 tons of contaminated soil/fill, the removal of a 10,000-gallon No. 2 fuel oil Underground Storage Tank (UST) and a 1,080-gallon UST, and the installation of a vapor barrier system. The Site achieved a Track 1 Unrestricted Use cleanup.



## TERMINAL LOGISTICS CENTER

The 2022 Big Apple Brownfield Award for Economic Development is presented to the Terminal Logistics Center project located in the South Ozone neighborhood of Queens. The project team was comprised of Triangle Equities, Nelson, GF55, Roux, and March Construction. This property formerly operated as a remote parking lot for JFK International Airport. The Terminal Logistics Facility development includes a 350,000-square foot state-of-the-art multi-story industrial air cargo and small business storage facility adjacent to JFK International Airport. g of the COVID-19 pandemic.

Prior to redevelopment, the site was underutilized, employing approximately five full-time employees. Remedial efforts included the excavation and removal of approximately 67,215 cubic yards of material, of which approximately 35,335 cubic yards of clean soil was contributed to three receiving facilities as fill through OER's Clean Soil Bank. Other remediation included underground storage tank removal and installation of a composite cover system/vapor barrier system. The development of this new air cargo infrastructure is essential to regaining JFK Airport's foothold in the market. It will allow for a modern and well-functioning freight system to grow by adding approximately 200-400 new full-time jobs and generating over \$29MM of output growth annually. This contribution to local infrastructure is expected to alleviate significant pressure on the supply chain bottleneck that has been experienced since the beginning of the COVID-19 pandemic.





## ARCHER GREEN

The 2022 Big Apple Brownfield Award for an Environmentally Responsible Building is presented to Archer Green, a 100% affordable 387-apartment mixed-use complex located in Jamaica, Queens. In addition to providing a significant amount of much needed housing, Archer Green also includes a 15,000 square foot community facility and 70,000 square feet of retail and commercial space, a portion of which will be home to ALDI, a cost-competitive grocery store that will bring high-quality fresh food and produce to the neighborhood. The project consists of a single building with a 23-story north tower and a 20-story south tower connected by a two-story podium.

Archer Green's project team was comprised of Omni New York LLC, PSG Engineering and Geology, AKRF Inc., ESKW/Architects, and Lettire Construction. This transformational ground-up construction project was made possible through the support of the New York City Economic Development Corporation (NYCEDC), Housing Development Corporation (HDC), and Department of Housing Preservation and Development (HPD).

Prior to the development of Archer Green, the project site was an underutilized property that had variously functioned as residential housing, an auto repair facility, assorted commercial uses, and most recently, an NYPD parking garage.

Remedial efforts included the excavation and removal of 87,626 tons of soil/fill. Throughout the course of construction, approximately 14,750 tons of clean soil were contributed to recipients of OER's Clean Soil Bank. The site ultimately achieved Track 1 (Unrestricted Use) Soil Cleanup Objectives through NYC's Voluntary Cleanup Program (VCP).

Archer Green will achieve Leadership in Energy and Environmental Design (LEED) Gold Status. Additionally, it incorporates numerous green technologies that will improve building operations and increase resiliency, including a state-of-the-art battery energy storage system, solar panels, a CHP system, EV charging stations, and energy efficient appliances.



## ESTELA

The 2022 Big Apple Brownfield Award for Innovative Remediation is presented to Estela, located at 445 Gerard Avenue in the Mott Haven neighborhood of the Bronx. The project is being developed by The Domain Companies in partnership with The Vorea Group, Hunt Companies and the Urban Investment Group within Goldman Sachs Asset Management. The project team includes Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, Monadnock Construction Inc., and S9 Architecture and Engineering. This property was improved with a warehouse operating as a food distributor, with other vacant warehouse and parking areas containing chemical laboratory and manufacturing, fabrication facilities, auto repair and painting operations between at least 1930 through 2020.

This project, located in a Brownfield Opportunity Area (BOA), participated in the Brownfield Cleanup Program (BCP). Remedial efforts included several interim remedial measures (IRMs), including the removal of four aboveground storage tanks (ASTs), ten underground storage tanks (USTs), and an oil-water separator. Further remedial efforts included a multi-phase in-situ chemical oxidation (ISCO) program for petroleum-impacted groundwater over approximately 50% of the site footprint. Following the implementation of the ISCO, approximately 20,200 cubic yard of impacted fill material was excavated and removed from the site for off-site disposal. The implementation of engineering and institutional controls in perpetuity precludes future exposure to remaining contamination. The redevelopment of this property includes a 12-story mixed-use residential and commercial building with 338 units, 102 of which are affordable. Estela includes an adjacent building at 414 Gerard. Both 414 and 445 Gerard combine for a total of 544 units, 164 of which are affordable. Estela is targeting LEED Platinum Certification.

