

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 3 – Project Description

Overall Development Project Description

The approximately 24,850-square foot site located on the south side of Douglass Street in the Gowanus neighborhood of Brooklyn, New York, is designated as New York City Tax Block 417, Lot 21. The site is currently occupied by an approximate 17,850-square foot single story movie studio and associated asphalt paved parking operated by Eastern Effects, Inc., a movie production company.

The site is bound to the north by one-story commercial building followed by a three-story residential building, and the New York City Department of Environmental Protection (NYCDEP) Gowanus Pumping Station and Flushing Tunnel facility, to the east by the Gowanus Canal, a USEPA Superfund Site, to the south by Degraw Street followed by an asphalt-paved parking lot and associated garage, and to the west by 2 one- to two-story commercial/industrial buildings followed by Bond Street and 2 two- to three-story residential buildings, a two-story mixed used residential and commercial building, and 2 two-story industrial and manufacturing buildings. The site is located in a Manufacturing District (M2-1) which allows for industrial businesses. The Site is currently designated for factory/industrial use (F1) by the New York City Department of Finance.

The purpose of the project is to redevelop a contaminated parcel of land, while implementing remedial measures that are protective of human health and the environment. The proposed redevelopment consists of mixed retail and residential end use. Currently, no redevelopment plans are available.

Between 2012 and 2019 several environmental investigations were performed. Details and results of the previous environmental investigations are provided in Attachment C. The IRMWP included within this application in Attachment C was prepared to immediately address soil vapor concerns prior to site redevelopment and to install a new bulkhead. A replacement bulkhead will be required to facilitate remedial excavation, retain the upland soils during and as part of the containment/ composite cover system required under a Track 4 restricted residential remedy. The bulkhead will also address NYSDEC requirements to prevent migration of coal tar impacts beyond those required by the USEPA's forthcoming remediation of the Gowanus Canal. Soil vapor samples will be collected to determine potential soil vapor concerns. A bulkhead sheet pile cutoff wall will be installed to prevent migration of coal tar impacts to or from the property and Canal. Remaining site impacts in soil and groundwater are likely the result of historical site use or are due to an offsite source and will be addressed upon the completion of a remedial

