

MONTHLY PROGRESS REPORT NO. 91a
Willetts Point Development - Operable Unit 1
126th Street/Willetts Point Blvd., Queens County, New York
Brownfield Cleanup Program (BCP) Site No. C241146
Reporting Period: April 2022

1. Introduction

In accordance with Article XI of Appendix A of the 16 December 2013 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report on behalf of Queens Development Group, LLC (QDG); QDG Hotel Partners, LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; and QDG Retail Partners, LLC (collectively the "Volunteers"). This report summarizes the work performed at the above-referenced site during April 2022.

The site is located in a former industrial zone in the Borough of Queens. Subsequent to the Willetts Points Rezoning, the site is zoned commercial (C4-4) and is located within the Special Willetts Point District. The full BCP site is comprised of approximately 22.887 acres, inclusive of 56 individual tax lots within 8 City blocks and demapped areas of roadways (36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, and Willetts Point Boulevard) as shown on Figure 1. Operable Unit 1 (OU-1) is a 7.803-acre area that will be constructed as the first phase of redevelopment of the full BCP Site, and comprises portions of Queens Borough Blocks 1826 and 1833. The remainder of the full BCP Site is referred to as Operable Unit 2 (OU-2) and OU-2 progress is described in a separate Monthly Progress Report. Adjacent properties include recreational, industrial, and commercial buildings.

2. Remedial Actions Relative to the Site during this Reporting Period

Langan began to prepare the Construction Completion Report.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

The Volunteers will begin a geotechnical investigation on May 3, 2022.

Langan will begin to prepare the Interim Site Management Plan.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing, and Other Relevant Data

Results of documentation sampling will be validated and submitted with the Construction Completion Report.

6. Deliverables Submitted during This Reporting Period

On April 13, 2022, Langan submitted Material Import Requests for additional clean fill and clean sand from Evergreen Recycling of Corona.

On April 29, 2022, Langan submitted a Geotechnical Investigation Work Plan, which the NYSDEC approved.

7. Information Regarding Percentage of Completion

The BCP project is approximately 95% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Community Participation (CP) Plan Activities during This Reporting Period

The Volunteers held a meeting with member of the local community boards on April 6, 2022 to provide updates on the OU-1 remedial status.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

A virtual meeting was held between the Volunteers, Langan and the NYSDEC to discuss the Construction Completion Report and Interim Site Management Plan schedule.



LANGAN

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Project

WILLETS POINT - PHASE IA DEVELOPMENT

QUEENS

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170197601

Date

02/24/2020

Scale

1"=2,000'

Drawn By

MG

Submission Date

02/24/2020

Figure

1