

NYC Brownfield Partnership 2010 Big Apple Brownfield Awards

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NYC Brownfield Partnership Hosts Second Annual Big Apple Brownfield Awards



Andrea Kretchmer, Chair of the Board of Directors of the NYC Brownfield Partnership.

On June 21, 2010, the NYC Brownfield Partnership hosted its second annual Big Apple Brownfield Awards Ceremony at the New York University School of Law and recognized five of New York City's most outstanding brownfield redevelopment projects.

In her opening remarks, Andrea Kretchmer, Chair of the Board of Directors of the NYC Brownfield Partnership and master of ceremonies for the event, said, "with these awards, we aim to direct public attention to the brownfield cleanups and redevelopment projects that are having a profound effect on the communities in which they lie. And to the professionals who contemplate, initiate, and actuate those cleanups. Many of those professionals are members of the NYC Brownfield Partnership."

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Stephen Goldsmith
Deputy Mayor for Operations

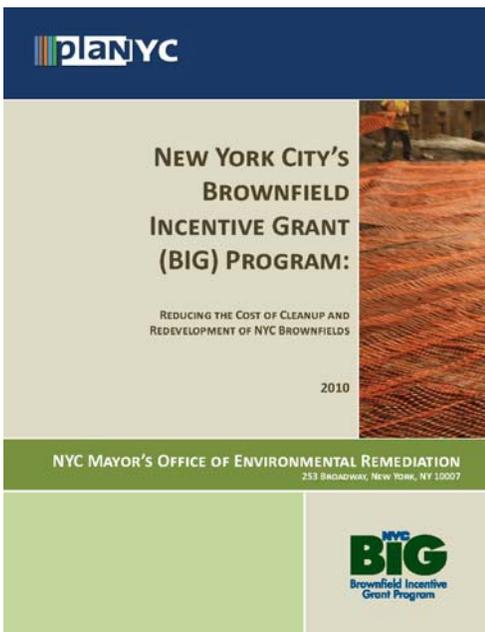
Mayor Bloomberg and Deputy Mayor Goldsmith Launch NYC's Brownfield Incentive Program

Keynote speaker Stephen Goldsmith, Deputy Mayor for Operations, announced the launch the New York City Brownfield Incentive Grant (BIG) Program. The BIG Program is a community-minded financial incentives program established by the Mayor's Office of Environmental Remediation in collaboration with the New York City Economic Development Corporation. The BIG Program will provide financial incentives for the study and cleanup of brownfield properties in New York City.

The new grant program will make over \$9 million in City funds available over the next several years to fund environmental investigations and environmental cleanups on most properties, and for brownfield planning by community-based organizations throughout the City. Creating the brownfield program achieves a PlaNYC milestone.

"As our population continues to grow, turning contaminated land into usable space will allow us to develop new housing, create more open space, and spur new job growth," said Mayor Bloomberg. "By awarding grants to those committed to cleaning up and developing brownfield sites, we can start revitalization that may not otherwise have occurred, and that will bring real benefits to local neighborhoods."

"When Mayor Bloomberg launched PlaNYC in 2007, he committed to help unlock the potential of contaminated properties in New York City," said Deputy Mayor Stephen Goldsmith. "The Brownfield Incentive Grant is the first in a series of new programs for brownfields, and each will help land owners and developers cleanup contaminated properties and bring them back into productive use."



Download the BIG report at:

<http://www.nyc.gov/html/oer/html/big/BIGlaunch.shtml>

Council Member James F. Gennaro Receives 2010 Distinguished Lifetime Service Award

New York City Council Member James F. Gennaro received the 2010 Distinguished Lifetime Service Award from the New York City Brownfield Partnership. Gennaro is the chairman of the New York City Council Committee on Environmental Protection.

Gennaro was recognized for his work on brownfield issues including writing and passing the New York City Brownfield and Community Revitalization Act in the New York City Council. The bill was later signed into law - Local Law 27 of 2009 - by Mayor Michael Bloomberg. The law provides the authority for city brownfield programs including the New York City Brownfield Cleanup Program, the first municipally-run cleanup program in the United States.

“These abandoned or underused industrial and commercial sites are viable for re-use and we have thousands of them in our City. I’ve spent much of my career in hopes of cleaning and redeveloping these brownfields as an environmental and economic imperative. In 2009, it was a crowning achievement to write and pass my Brownfield Bill that created a workable program to clean and redevelop thousands of brownfield sites in New York City. It is a great honor to be given this lifetime achievement award by the NYC



Council Member Gennaro (left); Daniel Walsh, Director of the Mayor's Office of Environmental Remediation, (center); Andrea Kretchmer of the NYC Brownfield Partnership (right).

Brownfield Partnership and the Bloomberg Administration. I look forward to continuing my work with these entities so long as there are sites to be cleaned,” said Gennaro.

Biography of Council Member Gennaro

Since taking office in January 2002, Council Member James F. Gennaro has established himself as one of the New York City Council's most thoughtful and effective legislators, bringing over twenty years of public service and city government experience to the job. In 2009, Councilman Gennaro wrote and passed a Brownfield Bill that created a workable program to clean and redevelop thousands of brownfield sites in New York City. It also created an office to administer it, a process for educating and engaging communities most in need of this development and funding for community-based organizations to explore possible brownfield opportunities. Gennaro has dealt with an array of issues that affected not only the environment, but the health and quality-of-life of New Yorkers, including air quality, water quality and watershed protection, energy efficiency and conservation, natural resources protection, toxic substances reduction, and noise pollution. Gennaro has received numerous accolades for his work as Chairman of the Council's Committee on Environmental Protection, and has authored many of the Council's most progressive environmental bills. Gennaro has spearheaded efforts to cut the city's global warming pollution emissions, protect and restore Jamaica Bay, put more “clean air” vehicles on city streets, reduce pesticide use, make the city's electricity more reliable, clean, and affordable, protect the city's remaining natural areas, and promote “green buildings.” He has also led the fight against unjust increases in water and sewer rates. Before being elected to the Council, Gennaro served as a Senior Policy Advisor to former New York City Council Speaker Peter Vallone, Sr. and as an adjunct professor of political science and environmental public policy at Queens College. He also served as President of the Jamaica Estates Association and as a member of Queens Community Board 8.



2010 Brownfield Scholars and Interns

The NYC Brownfield Partnership recognized eight brownfield scholars from the City University of New York (CUNY) who received a total of \$16,000 in academic scholarships. This year's applicants and the final awardees selected reflect a group of highly intelligent, motivated, and diverse students. Their fields of study include geology, applied environmental science, and related areas, with one awardee pursuing a MBA. Six are pursuing Master's degrees, one is an undergraduate, and one is a post-BA laboratory assistant who is planning on attending graduate school. All express a deep interest in preserving the earth, air, and water quality by improving and demonstrating their understanding of how brownfield remediation will contribute to reaching this goal.

Special Thanks

Bryan Cave, LLP
 The Durst Organization, LP
 EWMA, LLC
 EnviroTrac, LTD
 Pardus Environmental
 Consultants, LTD
 Robinson & Cole, LLP
 Roux Associates
 TRC Companies, Inc.
 ELM, LLC

An essential component to the long-term success of brownfield remediation is the commitment of the next generation of brownfield professionals. The NYC Brownfield Scholarship Program and the NYC Brownfield Internship Program began in 2009 as a means of encouraging students to enter this field. Students with a demonstrated academic interest in environmental cleanup and brownfield management and some relevant practice experience are eligible to apply. The NYC Brownfield Scholarship Program is available to students enrolled in any of CUNY's 23 colleges and the NYC Brownfield Internship program is available to students enrolled in any accredited college or university in New York City. Applicants must intend to pursue studies related to brownfields such as environmental engineering, environmental or geosciences such as geology or hydrogeology, environmental policy, environmental planning, environmental justice, environmental law, real estate, sustainable development or industrial hygiene.



Brownfield Interns. From left: Alexis Gomez (OER); Zach Schnitzer (OER); Chryslene Rebeiro (OER); Jared Bretas (OER); Richard Mai (Environmental Liability Management, LLC); Andrea Kretchmer (NYC Brownfield Partnership).



Brownfield Scholars. From left: Christine Ramadhin (Queens College, MS-Environmental Geosciences); Olgica Vezmar (City College, MS-Earth & Atmospheric Sciences); Reinbill Maniquez (Brooklyn College, MA-Geology); Avanel Cunningham (York College, BS-Geology); Daniella Leifer (Baruch College, MBA-General Management); Kevin Cain (Queens College, MS-Applied Environmental Science); Andrea Kretchmer (NYC Brownfield Partnership). *Absent from photograph:* Diana Morgan (Queens College, Post-BA Lab Assistant) and Suzanne Young (Queens College, MS-Geological & Environmental Geosciences).

IAC Building Receives 2010 Green Building Award

Located along the Hudson River waterfront and visible from the High Line, Frank Gehry's innovative IAC headquarters demonstrates excellence in synergy between brownfield redevelopment and green building design. The site, which housed a manufactured gas plant during the 19th century, posed remedial and construction challenges due to contaminated soil and groundwater. After environmental concerns were properly addressed, the subsequent building design integrated innovative approaches to water and energy use reduction including, among other elements, a computer driven shade control system to monitor daylight and constructing the building's roof with a highly reflective material to reduce the building's overall heat load. The IAC Building proudly serves as an inspiration for future remedial and redevelopment projects to embrace green building design and construction.



From left: Daniel Walsh (OER); Andrea Kretchmer (NYC Brownfield Partnership); Jason Stewart (IAC); Lauren E. Smith (The Georgetown Company); Joseph Rose (The Georgetown Company).

Collaborative Partners

The Georgetown Company
Gehry Partners
Adamson Associates
Environmental Liability Management, LLC
Sive, Paget & Riesel, P.C.
Turner Construction and Urban Construction





From left: Mark Zimet (Dunn Development Corp.); Andrea Kretchmer (NYC Brownfield Partnership); Daniel Walsh (OER).

Atlantic Avenue Apartments Receives Affordable Housing Award

The Atlantic Avenue Apartment Complex, located on a former 50,628 square foot vacant lot in Bedford-Stuyvesant, Brooklyn, is the product of successful remedial and redevelopment efforts. The property had been vacant since the 1970s. The project was only the fourth multi-family, high-rise building in the country to receive Energy-star certification from the USEPA through NYSERDA's Multifamily Performance Program (it beat the baseline efficiency of ASHRAE 90.1 by 20%). Accomplished through collaboration among the NYC Department of Housing, Preservation and Development, developers and local residents, the 150-unit Atlantic Avenue Apartment Complex offers a spacious community room, a beautifully landscaped yard, a children's play area and a daycare service, operated by the Brooklyn Bureau of Community Service. Apartments have been rented to households in four income tiers serving families with a broad range of incomes from 40% of Area Median Income (HUD's annual calculation by county) to 90% of AMI. The Atlantic Apartments offer low-income families the chance to have a secure and welcoming home.

Collaborative Partners

Dunn Development Corp.
MHANY Management, Inc.
HLS Builders Corp.
SLCE Architects, LLP
CA Rich Consultants, Inc.



JFK's American Airlines Terminal Redevelopment Receives Environmental Protection Award

Concurrent with American Airlines' \$1.3 billion terminal redevelopment project at JFK International Airport, URS Corp. and American Airlines collaborated to remediate subsurface environmental contamination at Concourses A and B caused by aged infrastructure, in particular, the fuel delivery system and a former field of underground storage tanks. The primary contaminants of concern were free product, total petroleum hydrocarbons (TPH), benzene, and methyl tertiary butyl ether (MTBE). The primary treatment alternative selected to address free product recovery was multi-phase extraction (MPE). Eight fixed MPE systems were installed with over 220 extraction wells to remediate the aerial extent of 9.4 acres of light non-aqueous petroleum phase liquid (LNAPL) plumes. Supplemental in-situ technologies (i.e. bioremediation, chemical oxidation, and monitored natural attenuation) were necessary to achieve site closure requirements. In total, approximately 300,000 gallons of free product and 18 million gallons of groundwater were remediated.



From left: Andrea Kretchmer (NYC Brownfield Partnership); Joel Resig (URS Corporation); Daniel Walsh (OER).

Collaborative Partners

American Airlines
URS Corporation





From left: Ariel Czemerinski (AMC Engineering); Charles B. Sosik (EBC); Andrea Kretchmer (NYC Brownfield Partnership); Allan Arker (The Arker Companies); Alex Arker (The Arker Companies); Jon Brooks (Phillips Nizer LLP); Daniel Walsh (OER).

Collaborative Partners

The Arker Companies
Phillips Nizer, LLP
Hugo S. Subotovsky, AIA
Environmental Business Consultants
AMC Engineering

Bronx Park Apartments Receive Economic Development Award

Located on White Plains Road, the Bronx Park Apartments is a 7-story mixed-use building consisting of 74 units of affordable housing and approximately 11,000 square feet of commercial space on a former gas station and auto repair shop site. The retail component of the building is being leased to a major supermarket chain, a much needed amenity that was pursued by local residents. The business is anticipated to create approximately 50 permanent jobs for managers, warehouse workers, grocery workers, and administrative staff.

“The resulting project is a homerun scenario for the area; one which removes a contaminated site and replaces it not only with affordable housing but also with a much needed resource that serves as a neighborhood anchor and provides a considerable number of locally sourced jobs.



The Shops At Atlas Park Receive Open Space Award

Family owned for four generations, the Atlas Terminals Industrial Park housed a number of industries from 1922 to the 1980s. Damon Hemmerdinger, a fourth-generation developer, was interested in cleaning the property and converting it to a more productive use. In the true spirit of community outreach, the owner wanted to give back to the same community that had sustained his family's Atlas Terminals Industrial Park for four generations. The Shops at Atlas Park, known as a lifestyle center, the first of its kind in New York State, includes more than two acres of public recreational open space in the center of the development that is surrounded by retail specialty shops, restaurants, and a movie theater. The Shops at Atlas Park is both an entertainment and shopping destination designed to significantly enhance the lifestyle of residents in the immediate Glendale, Forest Hills and Middle Village areas as well as residents throughout the five boroughs and beyond.



From left: Daniel Walsh (OER); Damon J. Hemmerdinger (ATCO Properties); Andrea Kretchmer (NYC Brownfield Partnership); John M. Gavras (Langan Engineering & Environmental Services)

Collaborative Partners

ATCO Properties & Management, Inc.
A&Co, LLC
Langan Environmental & Engineering
Services, P.C.
Knauf Shaw LLP

