



Christopher Marte

紐約市市議員馬泰 Council Member, District 1

district1@council.nyc.gov
(212) 587-3159

65 East Broadway
New York, NY 10002

June 1, 2023

Basil Seggos
Commissioner, New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233

James S. Oddo
Commissioner, New York City Department of Buildings
280 Broadway
New York, NY 10007

Subject: 111 Washington Street Remediation and Construction Risks to Tenants

Dear Commissioners Seggos and Oddo,

I write to you urgently regarding the Brownfield Cleanup Program project at 111 Washington Street in Lower Manhattan (Site No. C231153). In conjunction with the planned remediation work, there is a proposal for a new 64-story mixed-use building (DOB Job No. 121192299), with 11 active OATH/ECB violations on site (OATH/ECB Violation Nos. 35531713K, 39039944Z, 39039938M, 39028280L, 39028279Y, 35448618P, 35448617N, 36026683H, 34788865R, 34788861J, 38157965Z).

Since foundation work at 111 Washington Street began last year, residents of 109 Washington have expressed serious concerns about the ongoing and potential impacts to their building directly adjacent to the project site. In November 2022, I visited the site with these concerned residents, witnessing cracks and structural impacts to their building likely caused by the adjacent construction.

Now, in addition to structural concerns, remediation work with no clear air quality mitigation plan in place has led to spiking levels of air contamination at 109 Washington Street and the surrounding area. On May 30, 2023, a private air quality monitor reported an air quality index of 163 PM 2.5, far above acceptable levels. Amid serious shaking and air quality issues, there has been very little communication from the developer of 111 Washington Street to my office, and I am seriously concerned for the safety and wellbeing of the tenants living just next door.

I want to ensure that all required measures are implemented to protect the health and safety of residents and the surrounding community through both remediation and construction. Therefore, I formally request an immediate pause of any work on site, followed by a comprehensive inspection of impact mitigation, structural shoring, and tenant protection practices by the appropriate agencies.

I also request a site visit with the State Department of Environmental Conservation and the City Department of Buildings, my office, neighboring residents, and any ownership representatives that would like to attend, in order to understand the existing site conditions, potential impacts to adjacent buildings and residents, and mitigation measures that will be taken.

I look forward to your prompt response, and to working together with your offices on this project. Please reach out to Conor Allerton in my office at callerton@council.nyc.gov to follow up on these requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher Marte', with a stylized flourish extending to the right.

Christopher Marte
New York City Council Member