

ATLANTIC YARDS CONSTRUCTION UPDATE
Weeks of August 16, 2010 through August 29, 2010

In an effort to keep the Atlantic Yards Community aware of upcoming construction activities, ESD and Forest City Ratner provide the following outline of anticipated upcoming construction activities.

Please note: the scope and nature of activities are subject to change based upon field conditions. In addition, during the utility work water shut offs may be required; these shut downs are done under the oversight of DEP and property owners will be given advance notice. All work has been approved by appropriate City and State agencies where required.

If you have any questions please feel free to contact our project Ombudsperson at: 212-803-3233 or AtlanticYards@empire.state.ny.us

Weeks covering August 16, 2010 through August 29, 2010

Long Island Rail Road/Vanderbilt Yard Work

- Work related to the relocation of a storm water drain that previously ran from BL1120 through BL1119 has been completed. Final connection to storm drain in Pacific Street upon receipt of permit from DEP.
Work related to the relocation of the utilities for the Maintenance of Equipment Division (LIRR) trailers has commenced and will be continuing during this reporting period.
- Contractor has mobilized his equipment and has started the installation of the required test piles for the next phase of construction. The test piles are being drilled approximately 100 feet east of the Carlton Ave Bridge in block 1121.
- Erection of a wood construction safety fence will be installed at the north east gas station located in block 1121 lot 42. This fence is being installed for security purposes to prevent illegal trespassing of the existing gas station. Installation of the fence is subject to receipt of necessary permits and is expected to take 3-4 days.
- Subject to receipt of permits, work related to the abatement of the existing boiler building located in block 1120 just west of lot 19 will commence during this reporting period. Abatement work is expected to take approximately one week. This building will be demolished upon completion of both the utility relocation (outlined above) and the abatement of the building.
- Subject to receipt of approval from the LIRR start soil sampling throughout block 1120 & 1121 on the north side may commence during this reporting period. This sampling is being done to obtain soil classifications for the excavation portion of phase 2 of the project.

Environmental Remediation

- Soil that has been classified as clean, contaminated or hazardous will be removed from the site as part of the excavation activities and brought to appropriate disposal locations.
- Some contaminated soil has been stockpiled on BL 1118, lot 1. The soils have been classified to determine proper disposal method and disposal is expected to take place within this 2 week period.
- Where excavation and soil moving activities occur in areas of known VOCs (BL 1119, lot 1 & 64, BL 1118, lot 1 and BL 1127, lot 1) Volatile Organic Compounds (VOC) monitoring will be performed as required in the Community Air Monitoring Plan (“CAMP”) and VOC Best Monitoring Practices documents.
- CAMP monitoring is continuing on all areas of soil disturbance per the project plan, including excavation, grading and demolition.
- Additional waste characterization soil borings to facilitate future soil disposal and disposal facility selection may occur within Block 1127. This work is dependent on site availability and access.

Infrastructure

- Final paving and finish work related to the installation of the 20” water main along the west of Flatbush Avenue will be installed in September, after the mandatory settlement period.
- A new water trunk main will be installed along Atlantic between Flatbush and 6th Avenue and associated distribution mains will be installed in the Flatbush/Atlantic Avenue intersection, and approximately 200 feet south in Flatbush toward Pacific Street. Work related to an exploratory trench across Flatbush near Atlantic will continue during this period. This work will be performed at night and traffic will be restored every morning according to DOT stipulations
- During the course of utility installation work, the contractor may encounter unforeseen contaminants, underground storage tanks or other structures. In the event that this happens and where appropriate, notification will be given to the DEC, VOC monitoring will be continuously performed, and remediation steps will be implemented.

Demolition

- 475 Dean Street: interior demolition has been completed. Exterior and structural demolition of 475 Dean Street continues during this reporting period. The fourth, fifth and sixth floors of the six-story building have been demolished. The remaining floors will be demolished by hand until such time that the smaller buildings along Dean Street have been demolished and a buffer zone is established to allow mechanical demolition. Entire demolition process is expected to take 2 to 3 months.
- Demolition has been completed at 479 Dean Street. Awaiting sign off from the DOB.
- Sidewalk sheds have been erected along the frontages of 24 6th Avenue and 636 Pacific Street. .
- Demolition permits have been issued for 481, 483 and 485 Dean Street, and 38 6th Avenue. Demolition work is expected to commence from west (number 481) to east and northward during this period. All buildings will be demolished by hand until they are down to a level at which the surrounding buffer zone allows safe mechanical demolition. Demolition permit filings have been made for 473 rear (parcel has two structures; the rear structure will be demolished with 475 Dean), 24 6th Avenue and 636 Pacific Street. All buildings will be demolished by hand until they are down to a level at which the surrounding buffer zone allows safe mechanical demolition. This varies from building to building and is determined by the demolition engineer and approved by NYC BEST. If Demolition permits are received for any of the Dean and Pacific Street properties listed, work will commence during this reporting period.

Arena

- Drilling, lagging and sheeting activities for the support of excavation (SOE) along Atlantic Avenue heading west towards the closed 5th Avenue (BL1119) and along the west side of the closed Fifth Avenue continues. Excavation for the arena foundation in the area of Atlantic Avenue and within the BL1119 portion (at the closed 5th Avenue and Pacific Street) of the Arena footprint continues.
- Work related to excavation, lagging and tie backs for SOE (support of excavation) will continue Atlantic Avenue and continue south along the western side of the 5th Avenue.
- Installation of SOE along the western portion of the arena building, continuing down Flatbush to Dean continues during this period. Within this same area, excavation will continue within the footprint of the arena (block 1127). Drilling will start east of the Dean & Flatbush intersection at Dean Ave perimeter wall within this reporting period.

- SOE installation and mass excavation of the southeast corner of the arena, paralleling Dean Avenue, will begin during this period. VOC monitoring as required by the CAMP will be implemented during SOE installation and excavation work on Block 1127 Lot 1.
- Installation of concrete footings along the eastern end of BL1119 and Atlantic Avenue will continue during this reporting period.
- Installation of perimeter concrete foundation walls within the northeast quadrant (near the Atlantic Avenue & 6th Avenue portion of the site – BL 1119) will continue during this period. This work will continue in a counter-clockwise direction going towards Atlantic Avenue.
- Layout/installation related to the underground plumbing will continue within the northeast quadrant (near Atlantic Avenue & 6th avenue portion of the site) during this reporting period.
- Underground electrical duct bank installation will continue during this reporting period. This work is taking place within Lot 1119 where the concrete foundations and footings are being poured. Work, formwork and rebar placement, related to the installation of the perimeter wall at the east end (6th Avenue) will continue during this reporting period.
- Installation of the 16' fence along Dean Street and Flatbush Avenue will continue.
- During the course of this work, the contractor may encounter unforeseen contaminants, underground storage tanks or other structures. In the event that this happens and where appropriate, notification will be given to the DEC, VOC monitoring will be continuously performed while excavating these materials and remediation steps will be implemented.

NYC Transit Improvements

- As reported in the Community Notice issued on July 26, 2010 MPT will be installed in Flatbush Avenue (between Atlantic Ave and Dean St) beginning on the night of August 16, and the traffic pattern will be altered on August 20. In conjunction with the MPT, a 16 foot plywood fence will be erected just outside the curb line on Flatbush Ave between Atlantic and a point north of the former Fifth Ave at the boundary between the NYCT site and the Arena site.
- Drilling of Test Piles within the project footprint (block 1118) will take place, followed by load-testing of Caissons to be used for the foundations of the new Transit entry area.
- Test holes will be excavated at various points within the project footprint.
- Classification of soil will be completed for proper disposal, and selective excavation will begin on site.

- Stored materials and debris will be removed from the presently unused NYCT stairwells, corridors, storage rooms and other areas below grade in preparation for the start of below grade demolition work.
- Provided permits are secured a portion of the street immediately adjacent to the “Tip” of the project area (at the corner of Flatbush and Atlantic) will be opened up and re-closed with temporary decking to allow construction work to proceed below street grade. This work will be performed at night and traffic will be restored every morning according to DOT stipulations.
- Waste Characterization to facilitate future soil disposal is scheduled to continue on Block 1118 during this reporting period. The waste characterization work includes a combination of drilling, test pitting, and soil sampling that will allow for proper selection of disposal facilities during future excavation work.

Staging – Block 1129

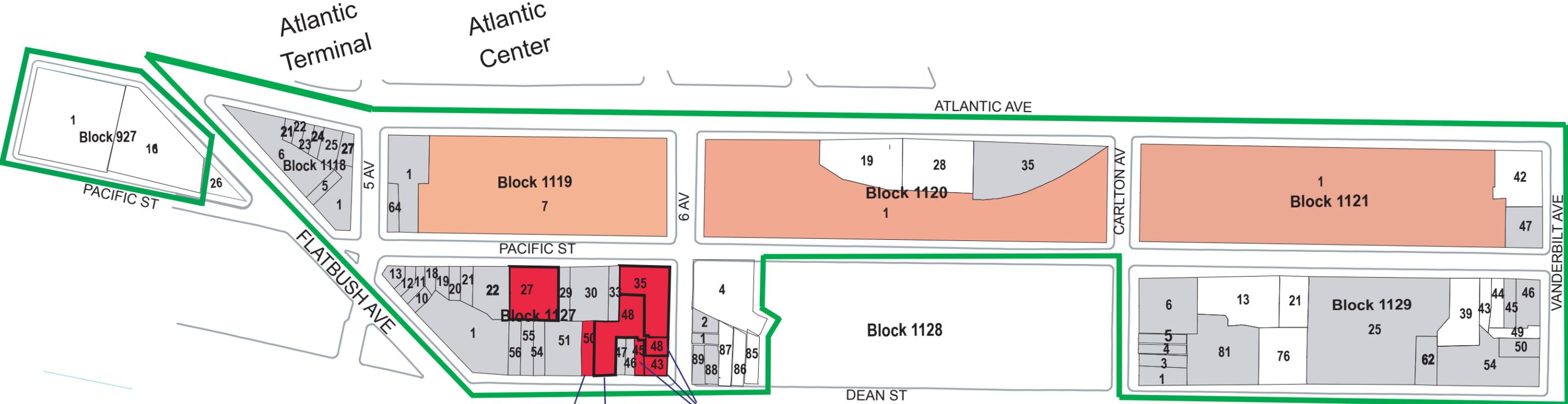
The attached staging plan for BL1129 shows the interim layout for the next few months and includes locations and approximate numbers of temporary trailers for construction staff offices, storage containers, fencing, equipment staging areas, guards, access points for personnel and vehicles, construction vehicle queuing, and fire department access. The interim layout and use of BL1129 will change as buildings become vacant and available for use or demolition as necessary. In order to prepare the block for these interim uses, the land may be regraded and trenches may be dug for installation of electric and communication conduits. Existing fences may be moved, temporarily removed and replaced and modified to accommodate the uses. All soil disturbances are being monitored in accordance with the CAMP procedures.

The building at 752 Pacific Street will be used temporarily for construction shanties. During the next two week period, the former occupants’ trash will be removed from the building to prepare for construction teams.

Community Liaison Office

The CLO has been fully relocated to a trailer on Dean Street near the intersection of Carlton Avenue & Dean Street. Persons seeking access should do so from Dean Street. Both the CLO phone line (866-923-5315) email (communityliaison@atlanticyards.com) are operational and community residents are encouraged to use both when making inquiries about the project. To aid the community, signage detailing the new location for the office will be posted at 24 6th Avenue as well as at the new location.

Atlantic Yards Demolition Status

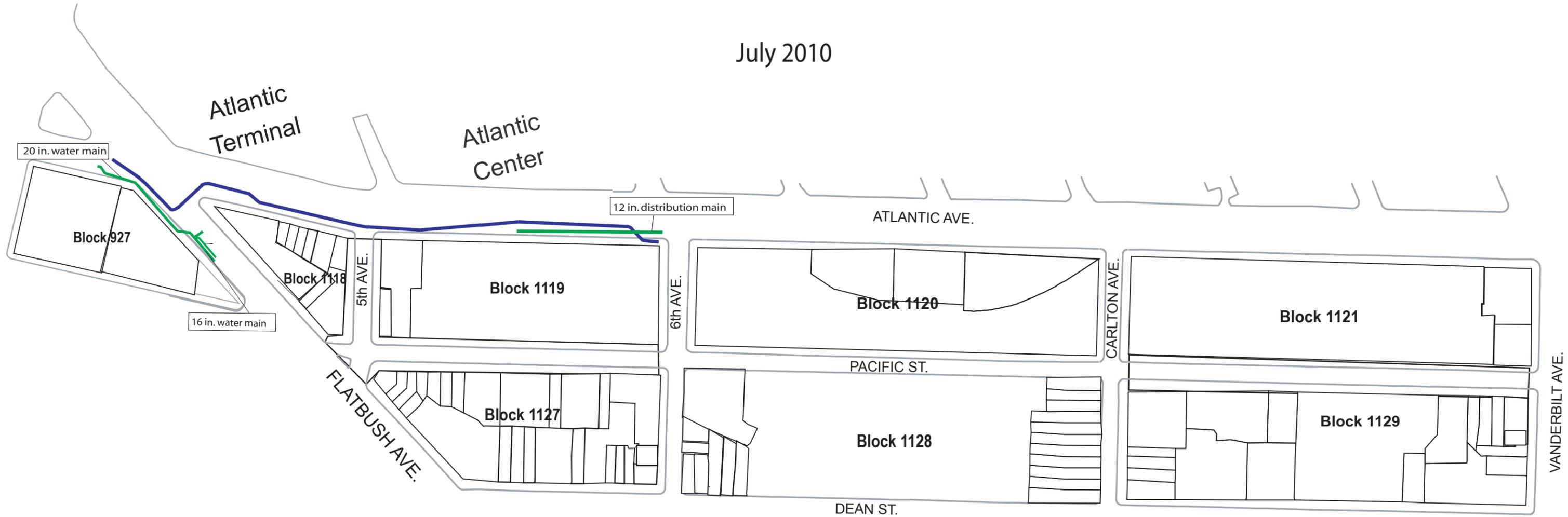


475 Dean
 473 Dean (lot 50, rear only)
 481 Dean (lot 45)
 483-485 Dean (lot 43)
 38 6th Avenue (lot 48)

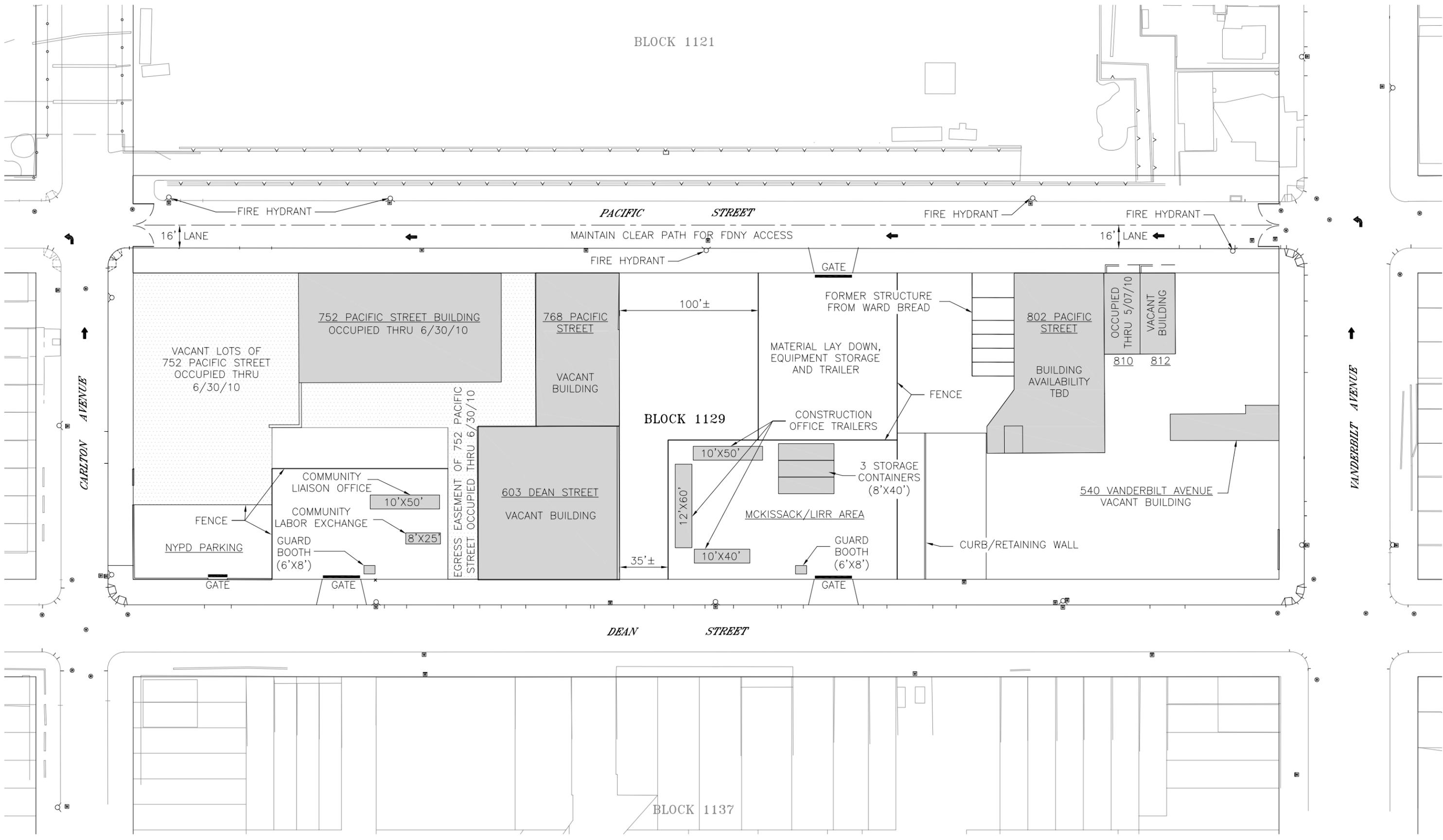
- vacant lot
- Abatement or Demolition Underway
- LIRR Yard

Trunk & Water Main

July 2010



-  36"/48" trunk water main
-  12", 16", & 20" water main & 12" Distribution Main



BLOCK 1121

BLOCK 1129

BLOCK 1137

PACIFIC STREET

DEAN STREET

CARLTON AVENUE

VANDERBILT AVENUE

MAINTAIN CLEAR PATH FOR FDNY ACCESS

FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

16' LANE

16' LANE

752 PACIFIC STREET BUILDING
OCCUPIED THRU 6/30/10

768 PACIFIC STREET
VACANT BUILDING

FORMER STRUCTURE FROM WARD BREAD

802 PACIFIC STREET

OCCUPIED THRU 5/07/10

810 VACANT BUILDING

VACANT LOTS OF 752 PACIFIC STREET
OCCUPIED THRU 6/30/10

MATERIAL LAY DOWN, EQUIPMENT STORAGE AND TRAILER

BUILDING AVAILABILITY TBD

COMMUNITY LIAISON OFFICE

COMMUNITY LABOR EXCHANGE

GUARD BOOTH (6'x8')

603 DEAN STREET
VACANT BUILDING

CONSTRUCTION OFFICE TRAILERS

3 STORAGE CONTAINERS (8'x40')

MCKISSACK/LIRR AREA

540 VANDERBILT AVENUE
VACANT BUILDING

NYPD PARKING

GUARD BOOTH (6'x8')

CURB/RETAINING WALL

10'x50'

10'x40'

12'x60'

EGRESS EASEMENT OF 752 PACIFIC STREET OCCUPIED THRU 6/30/10

100'±

35'±

GATE

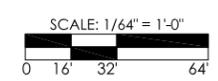
GATE

GATE

GATE

ATLANTIC YARDS SITE LOGISTICS

BLOCK 1129:
INTERIM CONSTRUCTION STAGING PLAN



MAY 6TH, 2010

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