

## Frequently Asked Questions: Mitigation, Monitoring, and the Environment

### 181 Mercer Street Project

NYU is committed to minimizing the effects of dust, noise, and traffic in the vicinity of the construction site and has developed a plan with the Turner Construction Company (NYU's construction manager for the project) to implement NYU's [Restrictive Declaration](#) commitments to construction mitigation. The Restrictive Declaration details project requirements including construction mitigation measures, project phasing, and open space maintenance. The Restrictive Declaration also requires that an independent third party monitor oversee the implementation and performance of NYU's commitments and project components on behalf of the NYC Department of City Planning.

---

#### **Who is monitoring NYU to ensure implementation of and compliance with the required mitigation plans?**

With the approval of the Department of City Planning, Henningson, Durham & Richardson Architecture and Engineering, P.C. (HDR) has been retained as the independent third party monitor for the 181 Mercer Street project. HDR will oversee the implementation and performance of NYU's commitments and project components related to mitigation, monitoring, and the environment, as set forth in the Restrictive Declaration. HDR reports directly to City Planning. Through a combination of field inspections, review of relevant project documentation, and ongoing communication with NYU and the Department of City Planning, HDR will monitor project-related construction activities as specified in the Restrictive Declaration. HDR will provide regular reports to City Planning, of NYU's compliance with the mitigation measures. These reports will be made available on the [181 Mercer construction page](#). The first report is not yet posted.

#### **What mitigation procedures are in place to address air emissions?**

The Construction Air Emissions Reduction Plan is expected to help reduce air emissions at the site. The construction mitigation measures outlined in the plan include:

- reducing the amount of diesel equipment onsite and planning for the use of electric equipment;
- using clean fuel with lower sulfur for diesel equipment;
- using newer equipment and keeping it well-maintained;
- using the best-available tailpipe technology to filter diesel emissions;
- placing generators away from windows, fresh air intakes, and public open spaces;
- restricting idling time for construction vehicles to approximately 3 minutes.

#### **What mitigation procedures are in place to address dust control?**

The Fugitive Dust Control Plan is expected to help minimize and control fugitive dust during all the construction phases. The construction mitigation measures outlined in the plan include:

- 
- For questions, contact the Client Services Center: [contactcsc@nyu.edu](mailto:contactcsc@nyu.edu) or 212-998-1001 »
  - For more information, visit: [nyu.edu/construction](http://nyu.edu/construction) »



- washing, covering, wetting, and spraying mist on trucks and construction equipment throughout the day to suppress demolition dust;
- using wheel washing stations and hosing vehicles prior to leaving the site;
- using vacuums and extraction fans in enclosed spaces;
- enclosing the bottom end of any chutes used during demolition to help ensure dust is not released.

### **What mitigation procedures are in place to address construction noise?**

Building contractors are required to have a Noise Reduction Plan as part of their scope of work. The construction mitigation measures outlined in the plan include:

- installing permanent and portable noise barriers, including the sound-attenuating fence;
- configuring the site to minimize noise from back up alarms, loud equipment, and activity in noise sensitive locations;
- using electric equipment and mufflers on equipment;
- complying with the City's Noise Control Code.

### **What mitigation procedures are in place to address vibration monitoring of historic resources?**

The Construction Protection Plan will put in place a vibration monitoring program for historic resources within a 90-foot radius of the project site, including Silver Towers II (a landmark building) and six buildings within the Noho Historic District. The measuring methods can include vibration monitoring, crack monitoring, optical survey monitoring, and/or visual surveys, each of which have a different threshold that indicates an excess of vibration. If an excess of vibration is detected, the construction team will be notified and will determine how to address the issue.

### **What mitigation procedures are in place to address dewatering?**

The demolition of the Coles building does not require or involve dewatering. A dewatering plan is being developed for future phases of work.

### **What mitigation procedures are in place to address pest management?**

A Construction Pest Management Plan, developed by a licensed pest control firm, will be implemented to control pests at the site during each construction phase. The construction mitigation measures outlined in the initial phase of the plan include:

- removing shrubs that attract and house pests;
- installing rat bait stations and/or traps at the 181 Mercer construction site;
- keeping the construction site clean with lidded trash cans and regular garbage collection;
- pumping standing water before water becomes septic.

### **What mitigation procedures are in place to address hazardous materials?**

In the event of any hazardous materials, NYU follows strict protocols to safely remove materials. Given the age of Coles, NYU expects to encounter some asbestos-containing materials. Learn more about how NYU handles [asbestos abatement](#). A Remedial Action Plan and a Construction Health and Safety Plan are being

- 
- For questions, contact the Client Services Center: [contactcsc@nyu.edu](mailto:contactcsc@nyu.edu) or 212-998-1001
  - For more information, visit: [nyu.edu/construction](http://nyu.edu/construction) »

developed for future phases of work.

**What mitigation procedures are in place to address traffic?**

The Maintenance and Protection of Traffic Plan (MPT) details street and sidewalk closures necessary to ensure pedestrian and vehicular safety on the periphery of the construction site. The Maintenance and Protection of Traffic Plan for the 181 Mercer Street project may be modified depending on the construction phase. Adequate sidewalk access to existing residences, retail stores, and buildings will be maintained at all times. Notices of sidewalk and lane closures or any change to the existing MPT plan will be posted on the [181 Mercer Street construction website](#). The MPT Plan is reviewed and approved by the NYC Department of Transportation.

- 
- For questions, contact the Client Services Center: [contactcsc@nyu.edu](mailto:contactcsc@nyu.edu) or 212-998-1001
  - For more information, visit: [nyu.edu/construction](http://nyu.edu/construction) »