NAVIGATING URBAN WATERWAY DEVELOPMENT
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WHAT MAKES WATERFRONT SITES SO COMPLEX?

• Before cars, goods moved by barge and rail

• Useable land was created by filling surface water with any materials available – usually a mix of industrial waste and soil.
WHAT MAKES WATERFRONT SITES SO COMPLEX?

• Before environmental laws, wastes were disposed of in the cheapest and closest ways – essentially by dumping into waterways and on land

• Current movement to reclaim waterfront
AGENCIES INVOLVED

- EDC – NYC Economic Development Corporation
- CDOT – NYC Department of Transportation
- CSX – CSX Transportation
- DCP – NYC Department of City Planning
- DEC – NYS Department of Environmental Conservation
- DEP – NYC Department of Environmental Protection
- DOB – NYC Department of Building
- DOF – NYC Department of Finance
- DPR – NYC Department of Parks and Recreation
- FAA – Federal Aviation Administration
- FDNY – NYC Fire Department
- HPD – NYC Department of Housing Preservation and Development
- MOEC – Mayor’s Office of Environmental Coordination
- MOPD – Mayor’s Office for People with Disabilities
- MTA – Metropolitan Transportation Authority
- OER – Office of Environmental Remediation
AGENCIES INVOLVED
CHALLENGES

Contamination

Limited public transportation

Lack of utility infrastructure
CHALLENGES

Wetlands

Several agencies – 10+!

Filled land with soils of poor geotechnical quality
OPPORTUNITIES

Opportunity Zones

Brownfield Cleanup Program

Waterfront rezoning can increase price of land
OPPORTUNITIES

Port proximity

Increased recreational opportunities

Large sites not confined by street grid
NORTHSIDE PIERS, BROOKLYN, NY
CHALLENGES

Permitting

Resilience: sea level rise, severe storm event/flood risk

Waterfront Access Plans & development restrictions
CHALLENGES

Natural resources

Entitlement/environmental planning

Shallow groundwater
CHALLENGES

Community reaction/opposition

Vertical structures adjoining revetments
OPPORTUNITIES

Community building

Ferry service expansion

Lower vapor intrusion risk
OPPORTUNITIES

Tax revenues

Increased resiliency through redevelopment

Government incentives
CHALLENGES

Archeological risk

Political environment

Legal issues
CHALLENGES

Financing

Bulkhead/marine

Environmental justice
OPPORTUNITIES

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PR/marketing benefit
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GREENPOINT LANDING, BROOKLYN, NY
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Political environment

Legal issues
CHALLENGES

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Environmental justice
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DOMINO SUGAR FACTORY REDEVELOPMENT, BROOKLYN, NY