

APPENDIX C

Waterfront Redevelopment Sites

The 1992 *Comprehensive Waterfront Plan* presented dozens of redevelopment sites in the five boroughs, some of which were redeveloped as proposed, some of which were redeveloped under alternative plans, and others that remain opportunities. This appendix presents the status of the redevelopment sites from the 1992 plan, rezonings to support redevelopment between 1992 and 2010, and *Vision 2020*'s proposed initiatives for the next 10 years. Continuing to redevelop the waterfront will be, in many cases, a difficult task requiring extensive planning. It will also be a capital-intensive process. Infrastructure must be created where none currently exists; in some cases roads must be built or reconstructed; and neighborhood amenities, public transportation, and institutions such as schools must be developed.

MANHATTAN

2010 Proposed Redevelopment Opportunities

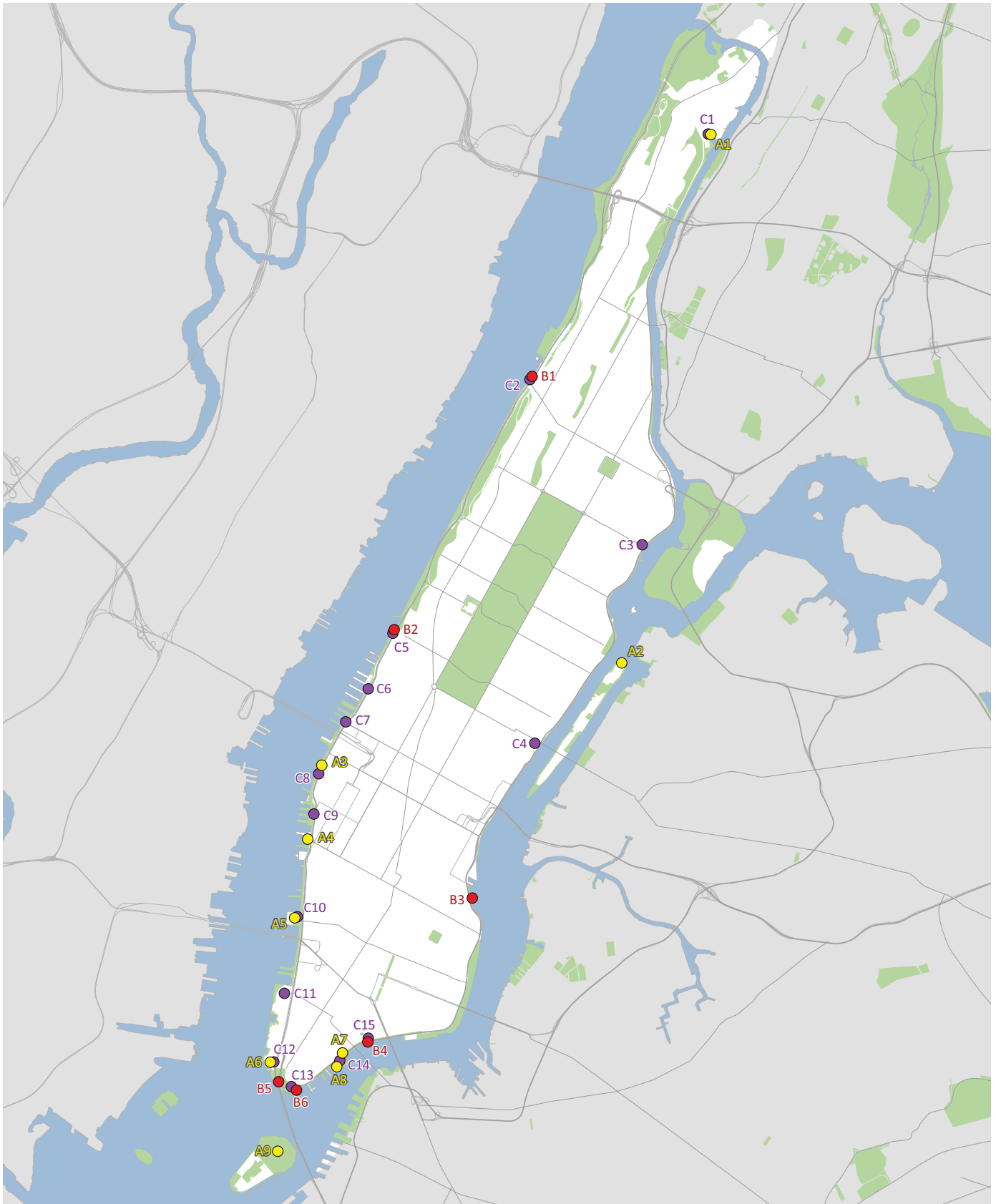
A1	Sherman Creek	Study for redevelopment possibilities, including publicly oriented water-dependent uses.
A2	Roosevelt Island, Goldwater Hospital	Ensure redevelopment of Goldwater Hospital maximizes open space and reflects proximity of the waterfront.
A3	W. 30th St. Heliport	Explore opportunities for site redevelopment after vacated.
A4	Pier 57	Advance plans made by Hudson River Park Trust and its private partner for a multi-use pier including public market, art gallery, rooftop park, and small marina.
A5	Pier 40	Given need for revenue to support maintenance of Hudson River Park, evaluate Pier 40 for commercial uses with waterfront access and in-water recreation, possibly including a mooring field.
A6	Pier A	Complete renovation and restoration for public use.
A7	New Market Building	Support redevelopment for interim or permanent use.
A8	Pier 17 and TIN Building	Encourage water-dependent uses as part of a mixed-use development.
A9	Governors Island	Encourage adaptive re-use of buildings.

1992 – 2010 Rezoning and Redevelopments

B1	Special Manhattanville District	Non-Residential to Residential/Mixed Use/Commercial.
B2	Riverside South	Residential (lower density) to Residential (higher density) or Commercial (higher density) or Text Amendment to facilitate Residential and/or Commercial.
B3	Stuyvesant Cove Park	Non-Residential to Park.
B4	East River Esplanade South	Non-Residential to Park.
B5	Special Lower Manhattan District	Residential (lower density) to Residential (higher density) or Commercial (higher density) or Text Amendment to facilitate Residential and/or Commercial.
B6	Battery Maritime Building	Non-Residential to Residential/Mixed Use/Commercial.

Proposed 1992 CWP Redevelopment Opportunities

C1	Sherman Creek Area	Remains opportunity.
C2	Harlem on the Hudson	Redeveloped post 1992 CWP: Fairway supermarket and other retail.
C3	Washburn Wire	Redeveloped post 1992 CWP: East River Plaza shopping center.
C4	East 60 Street	Redeveloped post 1992 CWP: Public open space.
C5	Riverside South	Redeveloped post 1992 CWP: Large-scale, predominantly residential development and public open space.
C6	Passenger Ship Terminal	Redeveloped post 1992 CWP: Expo space and other uses.
C7	Piers at 42 Street	Not redeveloped and not considered as an opportunity site in the 2010 Plan.
C8	Pier 76	Not redeveloped and not considered as an opportunity site in the 2010 Plan.
C9	Chelsea Piers	Redeveloped post 1992 CWP: Private recreation facility with public open space.
C10	Pier 40	Remains opportunity.
C11	Battery Park City North	Redeveloped post 1992 CWP: Mix of residential and commercial uses.
C12	Pier A	Remains opportunity.
C13	Ferry Terminal Site	Reconstructed post 1992 CWP.
C14	East River Docks	Redeveloped post 1992 CWP: Private recreation facility with public open space.
C15	Marginal Street	Redeveloped post 1992 CWP as part of East River Esplanade South.



Waterfront Redevelopment Opportunities: Manhattan

- 2010 Proposed Redevelopment Opportunities
- 1992 – 2010 Rezoning and Redevelopments
- Proposed 1992 CWP Redevelopment Opportunities



BRONX

2010 Proposed Redevelopment Opportunities

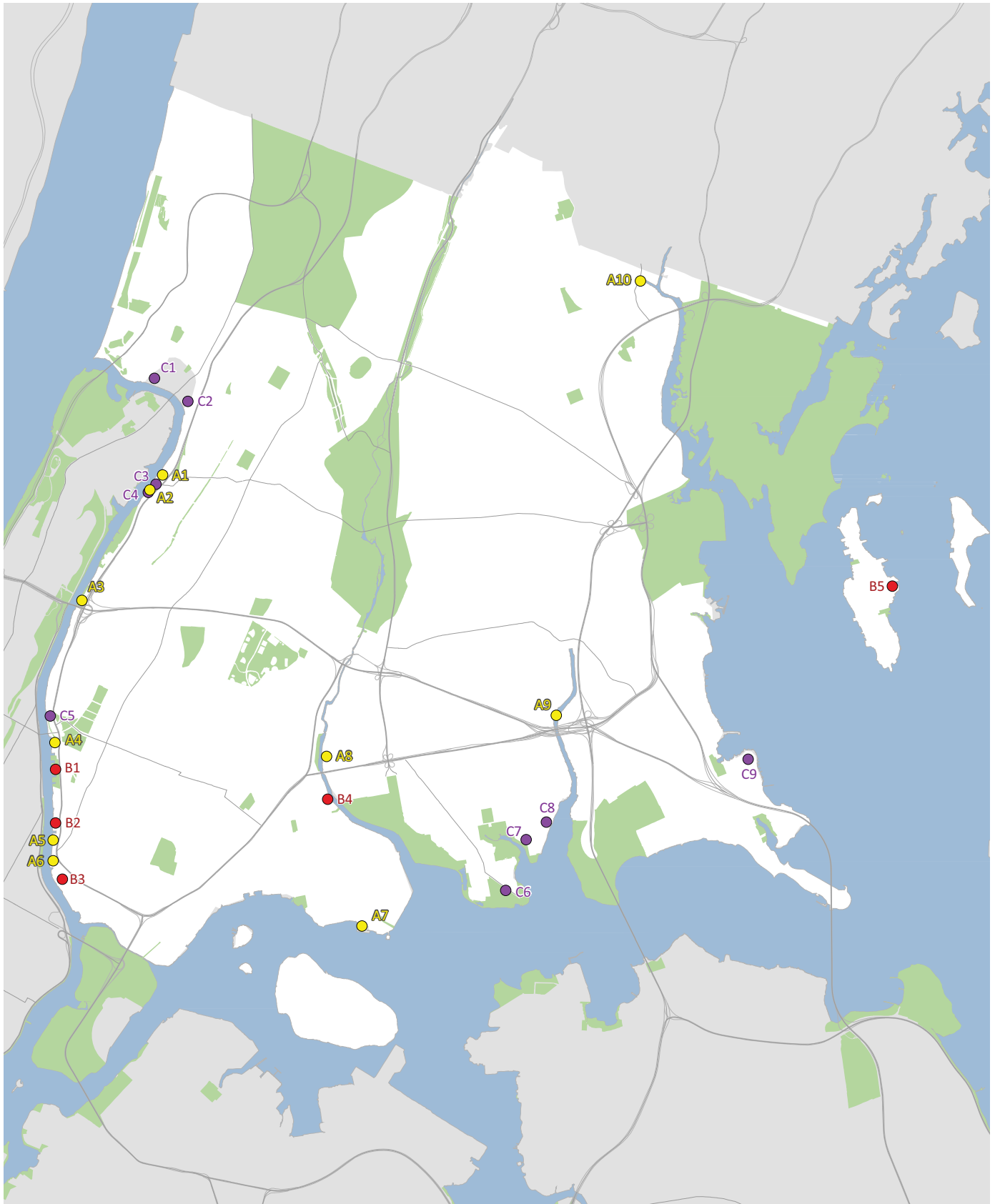
A1	North of University Heights Bridge	Create a Waterfront Access Plan to promote the redevelopment of this area, including the creation of Regatta Park.
A2	South of University Heights Bridge	Study redevelopment potential for residential or parkland to connect to Roberto Clemente State Park to the south and the Regatta Park to the north.
A3	Depot Place/Harlem River Promenade	Explore public recreational opportunities on City-owned site and on privately owned site.
A4	Pier V (Former Velodrome Site)	Develop land for public use and open space.
A5	138th St. Bridge (Padded Wagon Site)	Plan for residential and commercial development of site when lease comes up in 2014.
A6	Lower Concourse/Harlem River WAP	Support development of Lower Concourse Mixed Use Area and Special Waterfront District with required waterfront access, open space, and brownfield remediation.
A7	Hunts Point South	Study corrections site for potential redevelopment opportunities.
A8	Loral Site	Support brownfield clean-up and redevelopment of privately owned site.
A9	Zerega Industrial Area	Study development for water-dependent industrial uses and create street-end waterfront access at Watson Ave.
A10	Eastchester Brownfield Opportunity Area	Identify underutilized brownfield properties and strategies to remediate and revitalize them.

1992 – 2010 Rezonings and Redevelopments

B1	Bronx Terminal Market/Gateway Center	Rezoned: Manufacturing to Commercial.
B2	Lower Concourse	Rezoned: Non-Residential to Residential/Mixed Use/Commercial.
B3	Port Morris/Bruckner Boulevard	Rezoned: Non-Residential to Mixed Use.
B4	Hunts Point Special District	Rezoned: Non-Residential to Non-Residential.
B5	On the Sound at City Island	Approved publicly accessible waterfront space.

Proposed 1992 CWP Redevelopment Opportunities

C1	Spuyten Duyvil Village Site	Redeveloped post 1992 CWP: School.
C2	225th Street	Redeveloped post 1992 CWP: River Plaza shopping center.
C3	University Heights Bridge Site	Partially redeveloped as Mini storage; area that was not redeveloped remains an opportunity site (North of University Heights Br.).
C4	Fordham Landing	Not redeveloped and is part of the 2010 plan (South of University Heights Br.).
C5	Highbridge Yards	Redeveloped post 1992 CWP: MetroNorth maintenance facility.
C6	Shorehaven Estates	Redeveloped post 1992 CWP: large-scale residential.
C7	Castle Hill Estates	Redeveloped post 1992 CWP: large-scale residential.
C8	Zerega Industrial Park	Partially redeveloped as Vista Mar; area that was not redeveloped remains an opportunity site.
C9	Throgs Neck Area	Redeveloped post 1992 CWP: Residential growth management area.



Waterfront Redevelopment Opportunities: Bronx

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QUEENS

2010 Proposed Redevelopment Opportunities

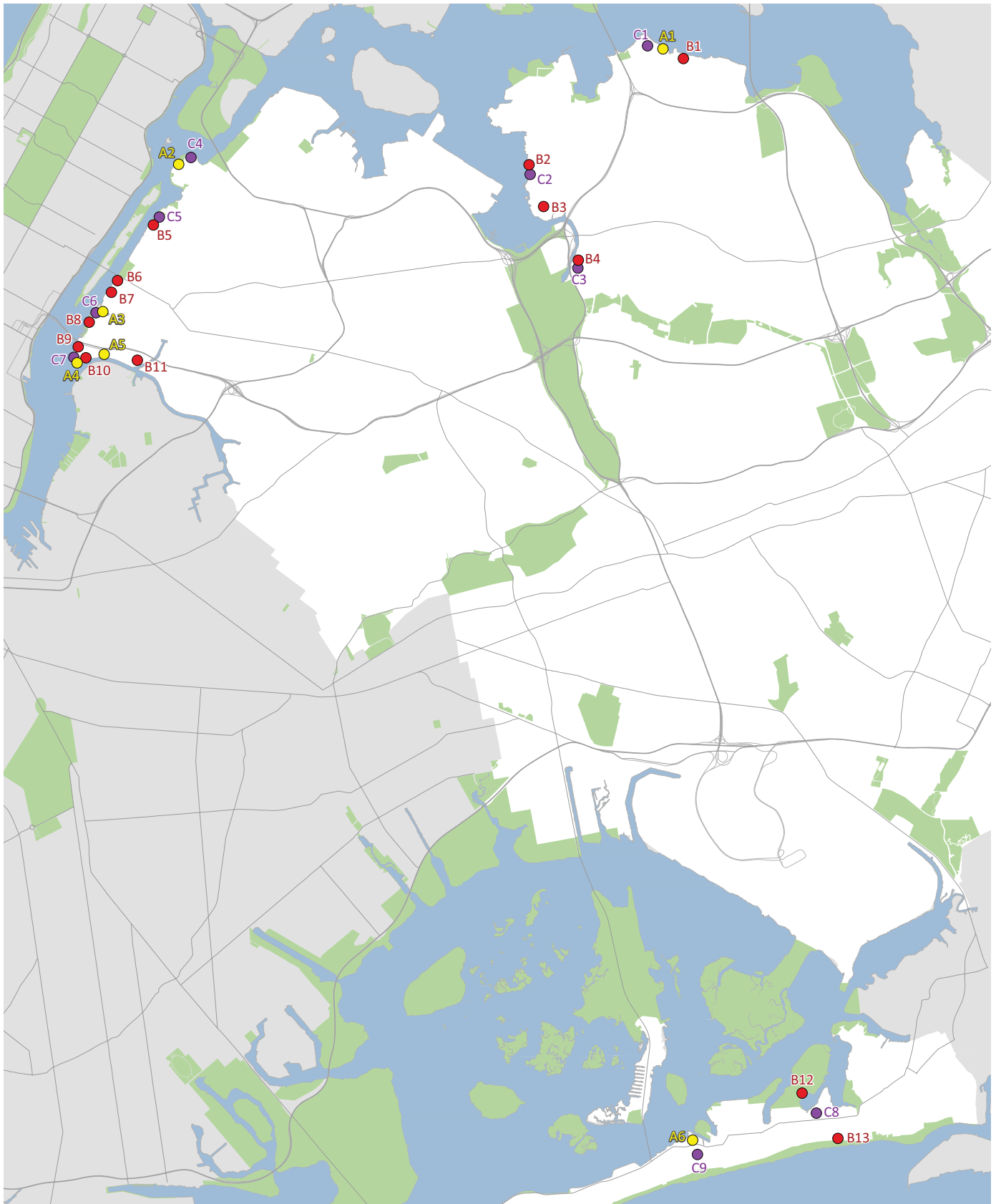
A1	Rock Crushing Site	Support rezoning and lower density residential redevelopment that incorporates public waterfront access.
A2	Hallets Point/Pot Cove	Support rezoning and medium-density residential and mixed-use redevelopment with continuous waterfront access around peninsula.
A3	Anable Basin	Explore options for redevelopment that will complement the distinct contexts that frame the site, including the East River waterfront, the 100-foot wide basin and adjacent portions of the Hunter's Point neighborhood.
A4	Hunter's Point South	Continue to support residential redevelopment and enhance shoreline wetlands habitat as part of plans for public access.
A5	54th Avenue Site/Vernon Boulevard	Examine for residential/commercial development and waterfront public access.
A6	Beach 80th St. Marina Site	Support proposed commercial and marina development which will restore the wetlands located on the site, provide public access on designated walkways, and provide a human-powered boat launch.

1992 – 2010 Rezoning and Redevelopments

B1	Waterpointe	Rezoned: Non-Residential to Residential/Mixed Use/Commercial.
B2	Skyline II	Rezoned: Non-Residential to Residential/Mixed Use/Commercial.
B3	Special College Point District	Rezoned: Non-Residential to Non-Residential.
B4	Downtown Flushing Rezoning	Rezoned: Non-Residential to Residential/Mixed Use/Commercial.
B5	Vernon Boulevard	Rezoned: Residential (lower density) to Residential (higher density) and Manufacturing.
B6	Silvercup West	Rezoned: Non-Residential to Residential/Mixed Use/Commercial, and public access to waterfront.
B7	Northern Hunter's Point Waterfront	Rezoned: Non-Residential to Non-Residential.
B8	Gantry Plaza State Park (Queens West Park)	Park with public access to waterfront being completed in stages; Stage 1 completed in 1998; Stage 2 completed in 2009.
B9	Hunter's Point South	Rezoned: Non-Residential to Residential/Mixed Use/Commercial with school and public access to waterfront.
B10	Site B (Hunter's Point South)	Rezoned: Non-residential to Residential/Mixed Use/Commercial and public access to waterfront.
B11	Long Island City Framework	Rezoned: Non-Residential to Non-Residential.
B12	District 14 Garage	Rezoned: Non-Residential to Non-Residential.
B13	Arverne URA	Rezoned for mixed use development and public access to waterfront.

Proposed 1992 CWP Redevelopment Opportunities

C1	Cresthaven	Redeveloped post 1992 CWP: Rezoned from R3-2 to R2 as part of 2005 Whitestone Rezoning.
C2	Skyline II	Remains opportunity site.
C3	Downtown Flushing Waterfront	Partially redeveloped post 1992 CWP: Rezoned in 1998; currently being restudied as Brownfields Opportunity Area.
C4	Pot Cove	Remains an opportunity area for rezoning and mixed use development.
C5	35th Ave. & Vernon Blvd. Site	Rezoned in 2006 from R5 to R7-1 and M1-1; remains opportunity site.
C6	Northern Hunters Point	Anable Basin sites remain key opportunity; other sites also undeveloped.
C7	Hunters Point	Redeveloped post 1992 CWP: See descriptions in Redevelopments 1992-2010.
C8	Edgemere URA	Redeveloped post 1992 CWP: Redevelopment into residences occurring in stages.
C9	Arverne URA	Partially redeveloped post 1992 CWP: Mixed use and public access to waterfront Arverne by the Sea is under construction in stages and Arverne East is on hold.



Waterfront Redevelopment Opportunities: Queens

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BROOKLYN

2010 Proposed Redevelopment Opportunities

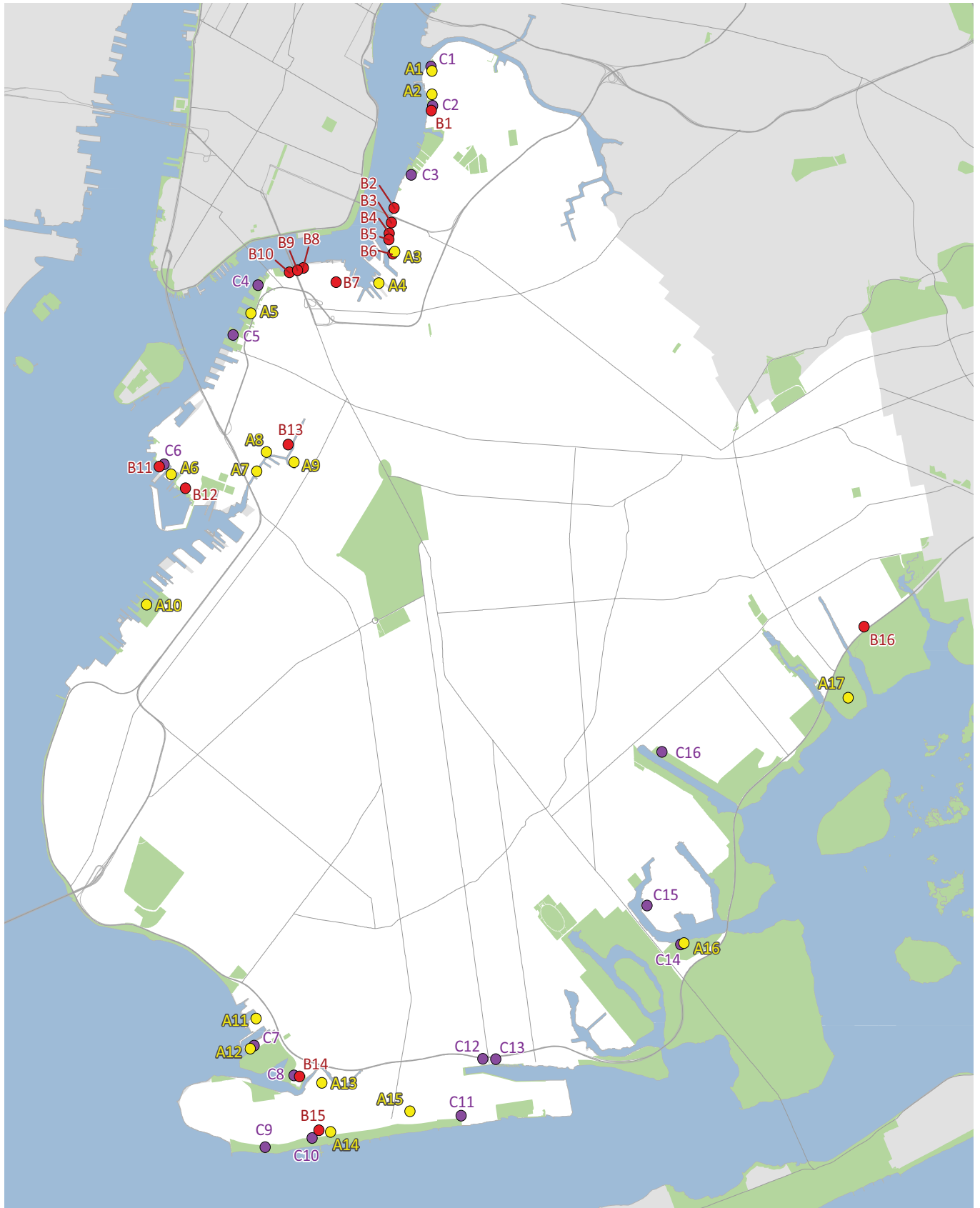
A1	Dupont St. Site (Greenpoint Lumber)	Support mixed use redevelopment to facilitate housing, expansion of Newtown Barge Park, and waterfront public access.
A2	India St. Pier	Ensure that upland site development is consistent with Greenpoint-Williamsburg Master Plan & 2005 Rezoning and integrates pier into waterfront public access.
A3	ConEdison Site at Division Ave	Explore options for redevelopment for industrial/commercial uses and waterfront public access if appropriate.
A4	Brooklyn Navy Yard	Support continued economic development through industrial and commercial uses.
A5	Brooklyn Bridge Park	Support continued development as envisioned in the General Project Plan & Citywide Strategy, including active, passive and in-water recreational uses, habitat enhancement, and residential and hotel uses.
A6	280 Richards St.	Support development compatible with adjacent water-dependent industry, and explore public access opportunities.
A7	Gowanus Canal	Support rezoning in underutilized areas, continuous public waterfront access, and cleanup of contaminated sites consistent with City, State and Federal standards.
A8	Public Place Site	Support site remediation in cooperation with responsible parties and State and Federal regulators, and pursue planned housing development with public waterfront open space.
A9	3rd Ave./3rd St. Site	Explore options for reuse along with providing public and visual access to waterfront.
A10	Bush Terminal Piers Park	Advance plans for park including remediation, and explore opportunities for enhanced upland connections.
A11	Gravesend Bay (1780 Shore Parkway)	Support provision of public waterfront access at redevelopment sites.
A12	Westshore Ave. Site	Support remediation as a condition of possible development.
A13	Special Coney Island Mixed Use District	Study land use and regulation to facilitate appropriate development.
A14	Coney Island	Support development of entertainment district, commercial, and new housing, along with necessary infrastructure upgrades, as envisioned in the Coney Is. Comprehensive Rezoning Plan.
A15	Brighton Beach Muni Lot	Support appropriate redevelopment that enhances public waterfront access.
A16	Mill Basin (Four Sparrows Marsh)	Support development of city-owned land along Flatbush Ave with public access where appropriate and protection of ecologically-sensitive areas.
A17	Pennsylvania and Fountain Landfills	Explore future public access opportunities.

1992 – 2010 Rezoning and Redevelopments

B1	Greenpoint / Williamsburg	Rezoned: Non-Residential to Residential/Mixed Use/Commercial.
B2	The New Domino	Rezoned: Non-Residential to Residential/Commercial.
B3	Williamsburg Bridge Area	Rezoned: Non-Residential to Non-Residential and Commercial.
B4	Kedem Winery	Rezoned: Non-Residential to Residential/Commercial.
B5	Schaefer Brewery	Rezoned: Non-Residential to Residential/Commercial.
B6	Rose Plaza on the River	Rezoned: Non-Residential to Residential and Commercial.
B7	Vinegar Hill	Rezoned: Non-Residential to Residential/Mixed Use/Commercial.
B8	Dumbo	Rezoned: Non-Residential to Mixed Use.
B9	Main Street	Rezoned: Non-Residential to Residential/Commercial.
B10	Dock Street	Rezoned: Non-Residential to Mixed Use.
B11	Red Hook Stores	Rezoned: Non-Residential to Mixed Use.
B12	Ikea	Rezoned: Non-Residential to Non-Residential.
B13	363-365 Bond Street	Rezoned: Non-Residential to Residential/Mixed Use.
B14	The Home Depot	Rezoned: Residential (lower density) to Residential (higher density) and Commercial.
B15	Coney Island	Rezoned: Residential (lower density) to Residential (higher density) and Commercial.
B16	Gateway Estates/Fresh Creek URA	Rezoned: Residential (lower density) to Residential (higher density) and Commercial.

Proposed 1992 CWP Redevelopment Opportunities

C1	Greenpoint Lumber Exchange	Rezoned to facilitate new development.
C2	Greenpoint Terminal Market	Rezoned to facilitate new development.
C3	Eastern District Terminal Site	Redeveloped post 1992 CWP: Partially rezoned and construction of residential and commercial development and East River State Park in progress.
C4	Fulton Landing	Redeveloped post 1992 CWP: Portion of Brooklyn Bridge Park.
C5	Brooklyn Piers 1-5	Redeveloped post 1992 CWP: Portion of Brooklyn Bridge Park.
C6	Red Hook	Redeveloped post 1992 CWP: Rezoned and Ikea & Fairway built.
C7	Rose Cove	Redeveloped post 1992 CWP: Townhouses.
C8	White Sands	Redeveloped post 1992 CWP: Rezoned and Home Depot built.
C9	Ocean Dreams	Rezoned but no project built; New rezoning proposed to facilitate residential development.
C10	Steeplechase	Redeveloped post 1992 CSP: Baseball stadium.
C11	Brighton by the Sea	Redeveloped post 1992 CWP: Rezoned and large-scale residential development built - Oceana.
C12	Lundy's	Redeveloped post 1992 CWP: Restaurant, renovated and reoccupied.
C13	Emmons Ave. btwn Dooley and E. 21st St.	Redeveloped post 1992 CWP: Loehmann's and shopping center.
C14	Flatbush Ave (Four Sparrows Marsh)	Remains redevelopment opportunity; See A16 in 2010 Opportunities.
C15	Mill Basin	Redeveloped post 1992 CWP: Rezoned and new residential development.
C16	Paerdegat Basin	Mapped parkland: not considered as an opportunity site in the 2010 Plan.



Waterfront Redevelopment Opportunities: Brooklyn

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STATEN ISLAND

2010 Proposed Redevelopment Opportunities

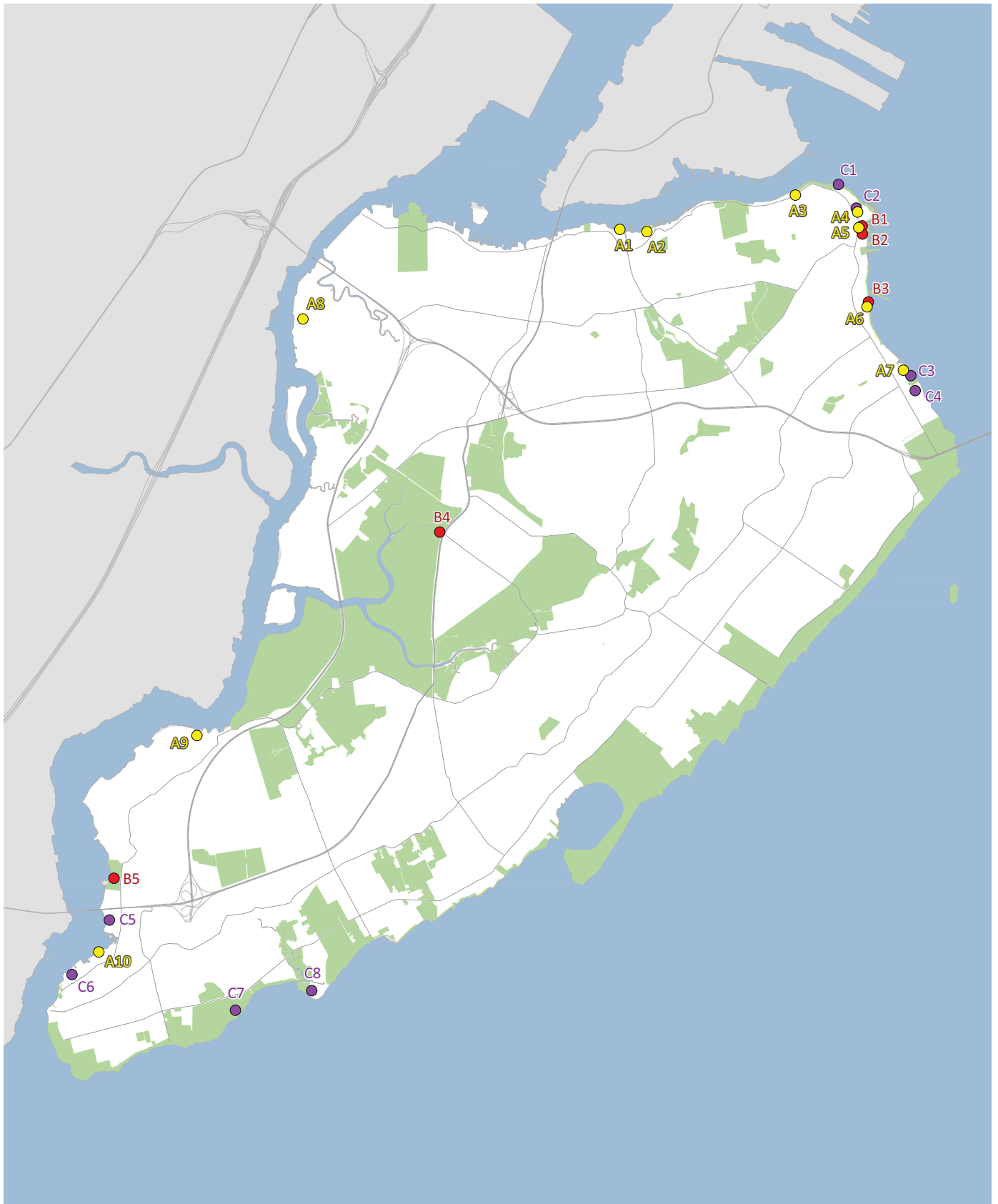
A1	Port Richmond	Preserve and expand bulkhead at the end of Port Richmond Ave. for maritime use and provide appropriate buffer. Consider expanded uses along the waterfront compatible with active maritime support services.
A2	West Brighton Waterfront	Encourage industrial and commercial uses that compliment the future waterfront park.
A3	New Brighton Waterfront	Encourage development of maritime hub with cultural and commercial uses; recruit light industrial users to complete new "Gateway to Working Waterfront."
A4	St. George	Study feasibility and necessary infrastructure investments for development of baseball and ferry parking lots.
A5	Former Coast Guard Site	Execute development agreement for residential, retail and open space components; consider feasible plans to create a cultural component that pays tribute to the site's history.
A6	New Stapleton Waterfront	Support master-planned development on the waterfront, along with necessary infrastructure improvements.
A7	Edgewater/Rosebank	Consider rezoning for residential development incorporated with public access.
A8	Bloomfield Waterfront (Former GATX site and adjacent sites)	Reutilize industrial sites with modern distribution, maritime and commercial facilities that utilize the waterfront for goods movement, with sensitivity to existing wetlands.
A9	Rossville Waterfront	Support redevelopment that includes a mix of maritime, retail and commercial uses.
A10	Ellis St. Waterfront	Explore mixed-use development while supporting continued operation of existing marinas.
A11	Howland Hook	Complete environmental review for expanding container handling capacity at New York Container Terminal.
A12	Mariners Harbor	Permit and recruit commercial amenities along Richmond Terrace frontage and in reused historic buildings. Facilitate maritime expansion on underutilized sites. Recruit industrial users and maritime training facility to historic industrial buildings.
A13	Charleston/Kreischerville	Explore mixed-use development with housing and commercial uses along the Charleston waterfront near transit.

1992 – 2010 Rezoning and Redevelopments

B1	National Lighthouse Museum (Former Coast Guard Site)	Non-Residential to Non-Residential.
B2	St. George	Residential (lower density) to Residential (higher density) or Commercial (higher density) or Text Amendment to facilitate Residential and/or Commercial.
B3	Stapleton Waterfront Development	Non-Residential to Residential/Mixed Use/Commercial.
B4	Gen X/World Gym	Residential (lower density) to Residential (higher density) or Commercial (higher density) or Text Amendment to facilitate Residential and/or Commercial.
B5	Tides at Charleston	Non-Residential to Residential/Mixed Use/Commercial.

Proposed 1992 CWP Redevelopment Opportunities

C1	Chessie Rail Yard Site	Redeveloped post 1992 CWP: Minor league baseball stadium.
C2	St. George Ferry Terminal	Redeveloped post 1992 CWP.
C3	Wrigley Site (Edgewater/Rosebank) Alice Austen Place	Remains opportunity.
C4	Harbor View (Charleston waterfront)	Redeveloped for residential uses.
C5	North Tottenville/ Outerbridge Area	Remains opportunity area.
C6	(Charleston waterfront)	Remains opportunity area.
C7	Captain's Quarters	Redeveloped as proposed.
C8	Prince's Point	CPC approved a residential site plan, but not yet built.



Waterfront Redevelopment Opportunities: Staten Island

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