



CITY OF LONG BEACH



CITY OF LONG BEACH BROWNFIELD OPPORTUNITY AREAS (BOA) PRE-NOMINATION STUDY

February 2009

Brownfield Opportunity Areas Program Fact Sheet

The Brownfield Opportunity Areas Program, made possible by the Superfund/Brownfield law in October 2003, provides municipalities and community based organizations with assistance, up to 90 percent of the eligible project costs, to complete revitalization plans and implementation strategies for areas or communities affected by the presence of brownfield sites, and site assessments for strategic brownfield sites.

Eligible Activities

Communities may apply to enter the program at the most appropriate of the three program steps described below leading to New York State's designation of the Brownfield Opportunity Area:

Step 1: Pre-Nomination Study - *The Pre-Nomination Study provides a basic and preliminary analysis of the area affected by brownfield sites including: a description and justification of the study area and associated boundaries; a basic description and understanding of current land use and zoning; the delineation and description of existing brownfield sites and other underutilized properties; and a description of the area's potential for revitalization.*

Step 2: Nomination - *The Nomination provides an in-depth and thorough description and analysis, including an economic and market trends analysis, of existing conditions, opportunities, and reuse potential for properties located in the proposed Brownfield Opportunity Area with an emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization. The Nomination concludes with a description of key findings and recommendations to advance redevelopment of strategic sites and to revitalize the area.*

Step 3: Implementation Strategy - *The Implementation Strategy provides a description of the full range of techniques and actions, ranging from actions and projects that can be undertaken immediately to those which have a longer time-frame, that are necessary to implement the area-wide plan and to ensure that proposed uses and improvements materialize. Site assessments on strategic brownfield sites may be eligible for funding if environmental data is required.*

Eligible Applicants

Applicants that are eligible to apply for a grant include:

New York State Municipalities - *New York State municipalities are defined as: cities; villages; towns; counties; local public authorities; local public benefit corporations; school districts; improvement districts; and Indian tribes.*

Community Based Organizations - *Community based organizations are defined as: not-for-profit corporations that are incorporated under Section 501 (c) (3) of the Internal Revenue Code whose stated mission is to promote community revitalization within the geographic area in which the community based organization is located; has 25 percent or more of its Board of Directors residing in the community in such area; and represents a community with a demonstrated financial need as indicated by high unemployment, low resident incomes, depressed property values, and/or high commercial vacancy rates.*

Community Boards - *Community Boards are unique to New York City and are defined and described in Section 2800 of the New York City Charter.*

Two or more eligible applicants may, and are encouraged to, submit a joint application.

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1.0 DESCRIPTION OF PROJECT AND BOUNDARY

1.1 Community Overview and Description

The City of Long Beach is a 2.14 square-mile city bounded by Reynolds Channel on the north, the Atlantic Ocean on the south, Nevada Avenue to the west and Maple Boulevard to the east. It is part of the South Shore Estuary Reserve, which extends 75 miles through Nassau and Suffolk Counties.

The City of Long Beach was incorporated in 1913, but the area began developing in the 1880s, when the Long Island Rail Road extended service to the area. Rail service allowed for the construction of the Long Beach Hotel, advertised at the time as the largest hotel in the world. William Reynolds, for whom Reynolds Channel is named, purchased the area in 1907 for development as a planned villa-style residential community called Reynolds Estate. This development, as well as subsequent development through the Great Depression, was composed exclusively of vacation homes. This began to change in the late 1930s and year-round residents began to locate in Long Beach, though there was still capacity for 70,000 summer residents during these years. Long Beach transitioned to a nearly exclusive year-round community in the 1960s and 1970s, and redevelopment of many of the larger hotel sites into owner-occupied housing resulted. Today, Long Beach has a population of 35,111 (2006 estimate).

Long Beach is highlighted by both its natural and man-made amenities. The coasts on the northern and southern borders provide scenic and recreational use. Park Avenue, which is the dividing line between the city's northern and southern sides, provides a wide range of commercial options. Additionally, the LIRR Station that bisects the northern side of Long Beach provides easy access to Long Island and the region.

Table 1 below summarizes key demographic data from the 2000 census.



Table 1 - General Demographic Data

Characteristic	Nassau County	Long Beach
Total Population		
2000	1,334,544	35,462
2006	1,325,662	35,111
Income (1999)		
Median HH Income	\$72,030	\$56,289
Individuals Below Poverty Level	5.2%	9.4%
Race (2000)		
% White	79.3%	84.2%
% Black	10.1%	6.2%
% Other	10.6%	9.8%
Housing (2000)		
Housing Units	447,387	16,128
Owner Occupancy Rate	80.3%	53.4%
Vacancy Rate	2.3%	7.5%
Education (2000)		
High School Grad or Higher	86.7%	88.7%
Bachelor's Degree or Higher	35.4%	37.0%
Source: US Census		

Long Beach is a community quite similar demographically to the county as a whole. However, two key figures, income and owner-occupancy, are lower in Long Beach than in Nassau County. Both findings are due in part to lower than average income and ownership levels in the North Park neighborhood, an area that is a focus of this Pre-Nomination Study.

A community context map is provided in Figure 1.

Figure 1 Community Context Map

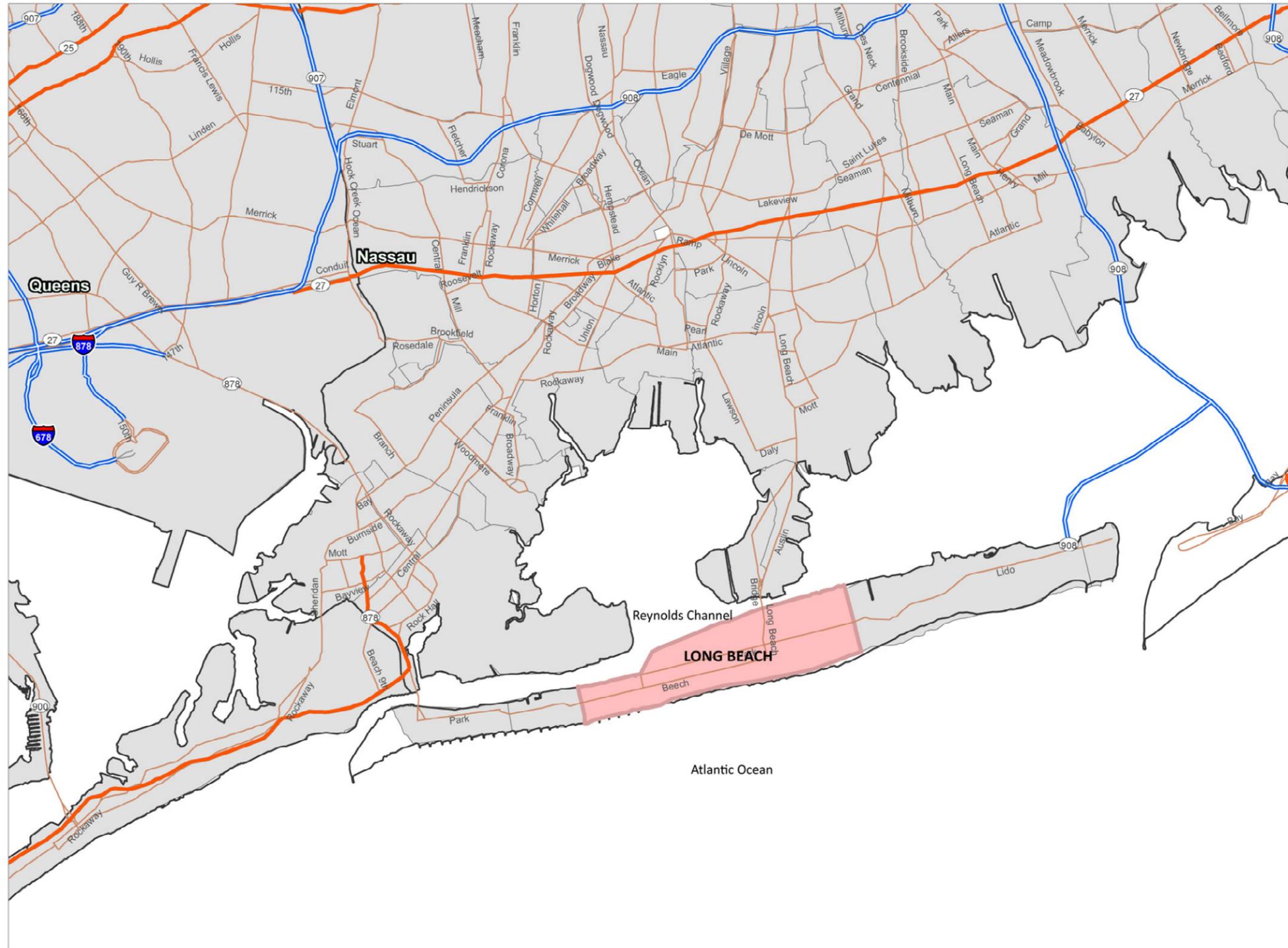
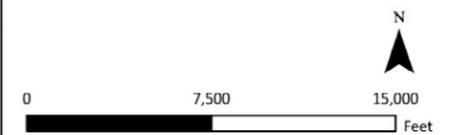


Figure 1
Community Context Map

 City of Long Beach



May 2008



1.2 Project Overview and Description

The contextual location of the proposed Brownfield Opportunity Area (BOA) is shown in Figure 2. The proposed BOA is 169.7 acres, bounded on the north by Reynolds Channel, on the east by Long Beach Boulevard (including both sides of the street to incorporate commercial uses on each side), Park Avenue to the south, and Magnolia Boulevard to the west. The proposed BOA incorporates the neighborhood of North Park, as well as part of the Westholme North neighborhood. The BOA includes five potential brownfield areas worthy of further investigation. Basic information on these areas is summarized in Table 2 below.

Table 2 - Potential Brownfield or Underutilized Areas

Area	# of Parcels	Acres
Area 1	7	2.34 acres
Area 2	1	5.14 acres
Area 3	3	2.68 acres
Area 4	2	3.49 acres
Area 5	3	4.09 acres

Given the existing access, infrastructure, and location, the proposed BOA has great potential for a wide range of redevelopment options. The proposed BOA is easily accessed by Long Beach's major roads, sited along Reynolds Channel, and containing the city's Long Island Railroad (LIRR) station. Reynolds Channel as a natural resource, as well as the abundance of recreation, retail, and job opportunities in the area makes the location an ideal one for redevelopment. Not surprisingly, redevelopment interest has already begun along the Reynolds Channel waterfront. A private developer, Bayfront Development Group, has recently proposed a mixed-use development on potential brownfield areas 3 and 4 that would include a marina, 500 or more residential units, and 180,000 square feet of retail and commercial space. The city's incinerator, which was formerly sited on potential brownfield area 3, has already been removed in advance of future development.

Figure 2 Study Area Context map

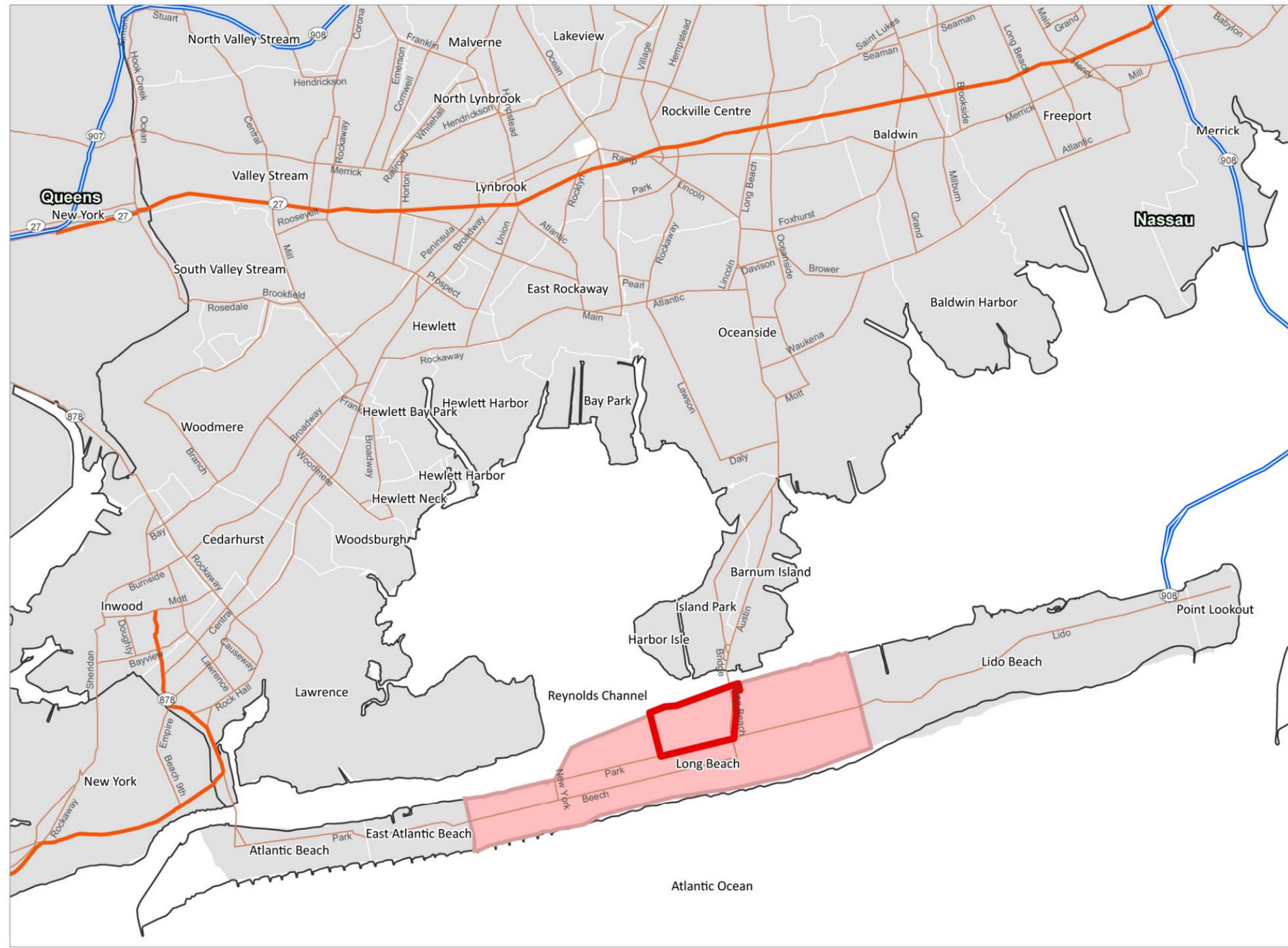
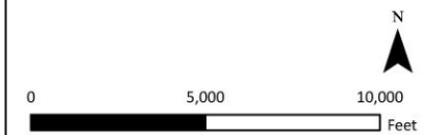


Figure 2
Study Area Context Map

-  Proposed BOA
-  City of Long Beach



May 2008



1.3 Community Vision and Goals/Objectives

The industrial parcels along Reynolds Channel west of Long Beach Boulevard have recently become a major focus of interest in Long Beach planning efforts. The area has been mentioned as an opportunity for redevelopment in several studies and projects previous to this study, including the City's 2007 Comprehensive Plan and the ongoing Local Waterfront Revitalization Plan. A summary of the plans and relevant findings are below.

1.3.1 Local Waterfront Revitalization Plan

The City of Long Beach is currently working on a Local Waterfront Revitalization Plan (LWRP). This document identifies major issues and opportunities in Long Beach waterfront areas. Proposed land uses, water uses, and new projects within the waterfront area are put forth. While this document is still in draft form, it identifies several issues and opportunities focused on the proposed BOA area:

- Redevelopment along Reynolds Channel waterfront could have an impact on existing industrial uses and local industrial jobs. Redevelopment that focuses on water-related uses could provide other employment opportunities
- While the ballfields, playground and skating rink are well utilized, the fitness trail and esplanade are underutilized. The boat launch need improvements
- Replacing existing bulkheads with 9-foot-high NGVD bulkheads will reduce flooding issues
- Water quality in Reynolds Channel has been compromised by untreated stormwater runoff and effluent from recreational and commercial boating

1.3.2 City of Long Beach Comprehensive Plan

Long Beach adopted a new comprehensive plan in April 2007. The Plan serves as a guiding policy document for the city. The plan has specific recommendations for an area which they refer to as the Reynolds Channel Redevelopment Area. The boundaries of this redevelopment area are very similar to the proposed BOA boundary. The recommendations are:



- Determine the feasibility of redeveloping the sewage treatment plant immediately west of the LIRR
- Upgrade elements of the Veteran’s Memorial Park
- Improve pedestrian connectivity
- Rezone areas for mixed use

Of particular interest, the comprehensive plan also recommended pursuing a BOA program grant.

1.3.3 Community Vision and Goals/Objectives

The community vision was created in conjunction with the Study’s Steering Committee. It was written to conform with previous planning visions while being tailored to the needs of the proposed BOA and the BOA program. The vision for this study is as follows:

Capitalize on the community’s full social and economic potential through the redevelopment of vacant and underutilized brownfield sites into positive contributors to the quality-of-life of Long Beach and its residents.

For the purposes of public input, the objectives for this Pre-Nomination study were divided into four goals: 1) Business and Job Development, 2) Housing, 3) Recreation and Open Space, 4) Infrastructure. A public meeting was held on April 16, 2008 to determine the objectives associated with these goals. A long list of actions and objectives were proposed by meeting participants and were voted on by the participants at the conclusion of the meeting. Using the results of the voting, a general objective was created for each goal. The purpose of creating this general objective is to incorporate the wide range of public suggestions while allowing room for more specific actions to be consistent with project objectives as this project moves forward. The combined objective from each goal is as follows:

Business and Job Development

- Provide a wider range of jobs with a focus on career training, provide local hiring opportunities for redevelopment projects, and continue to provide diverse retail options.

Housing

- Utilizing traditional and innovative planning strategies, provide diverse housing options, in both current housing stock and future housing development, that are affordable for existing neighborhood residents

Recreation and Open Space

- Expand and create community facilities designed to provide recreational and educational opportunities for the community as a whole, and children in particular. In particular, capitalize on the waterfront as a public resource.

Infrastructure

- Provide a range of infrastructure improvements, focused primarily on existing housing stock, flood mitigation, and schools.

More detail on the public input process, including all proposed actions/objectives and the subsequent voting results, can be found in Appendix A. Overall the City's vision for the BOA area is a vibrant residential community, with some mixed-use and potentially job-intensive land uses that capitalizes on the unique nature of Long Beach as a whole and more specifically the location along the waterfront and near the Long Island Railroad station. These goals would be met through private developer investment and grants awarded to the City.

1.4 BOA Boundary Description and Justification

The proposed BOA boundary was determined as part of extensive discussion with the city and the study's steering committee. As described in Section 1.2, the proposed BOA area is bounded on the north by Reynolds Channel, on the east by Long Beach Boulevard, on the south by Park Avenue, and on the west by Magnolia Boulevard. This boundary was selected in large part because of two factors:

- The inclusion of the entire North Park neighborhood, which is defined by Reynolds Channel, Long Beach Boulevard, Park Avenue, and the railroad tracks. This is a neighborhood with significant income and housing disparities as compared to the City as a whole (see Table 3). The neighborhood includes three of the potential brownfield or underutilized sites in the study area.
- The inclusion of two potentially significant brownfield and/or redevelopment sites on the west side of the railroad tracks

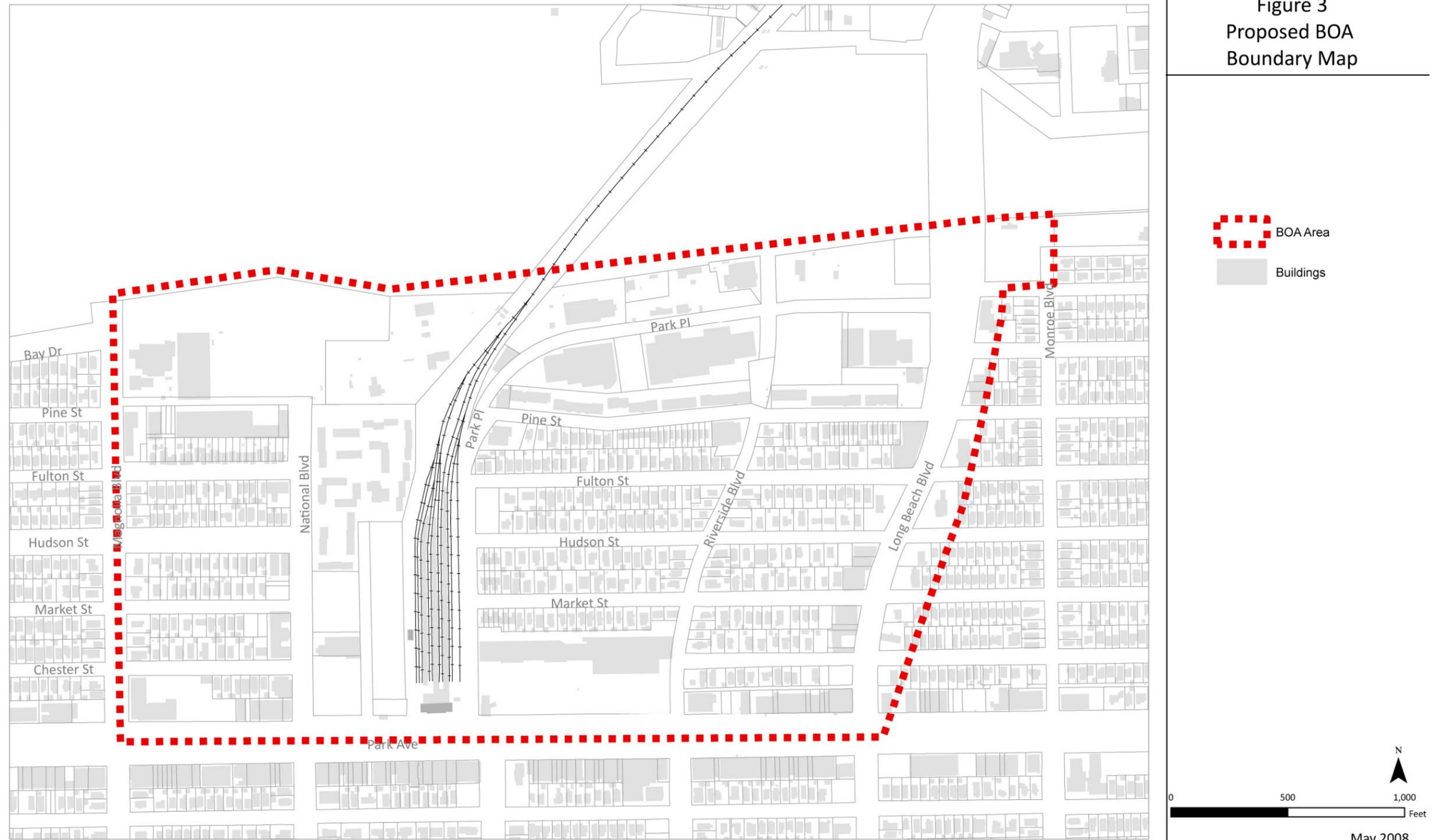
Table 3 - Proposed BOA General Demographics

Characteristic	Long Beach	BOA Area
Total Population	35,462	2,948
Income (1999)		
Median HH Income	\$56,289	\$31,016 - \$63,313*
Individuals Below Poverty Level	9.4%	19.5%*
Race		
% White	84.2%	22.2%
% Black	6.2%	47.6%
% Other	9.8%	30.2%
Housing		
Housing Units	16,128	807
Owner Occupancy Rate	53.4%	30.9%
Vacancy Rate	7.5%	2.1%
Education		
High School Grad or Higher*	88.7%	72.0%
Bachelor's Degree or Higher*	37.0%	15.8%
* For BOA area, data is based on block group data, creating an area slightly larger than the proposed BOA, as data was not available at block level. The BOA area is composed of two block groups with sharply contrasting median income groups, accounting for the range listed		
Source: US Census		

Additionally, by selecting Magnolia Boulevard as the western boundary, major land uses unique to the immediate surroundings are included in the BOA planning process, including Veteran's Memorial Park, the LIRR station, and a public housing development north of the station. While this western boundary bisects the Westholme North neighborhood, there is a significant shift in land uses and housing types moving west from Magnolia Boulevard, making that area inconsistent with, and effectively separate from, the area bounded in the proposed BOA study area. Of note, this western boundary justification was originally suggested by the steering committee, as an early proposed boundary included areas west of Magnolia Boulevard.

The proposed BOA area is approximately 170 acres, well within the prescribed 50-500 acre requirement (see Figure 3). The areas encompassed by the proposed boundary represent a wide diversity of land uses, including single-family detached, single-family attached, and multi-family housing; industrial land, mostly along Reynolds Channel; retail uses, particularly along Long Beach Boulevard and Park Avenue; recreational uses; and community facilities, including the LIRR station and City Hall.

Figure 3 Proposed BOA Boundary Map



1.5 Community Participation

Community participation has been the driving force for this pre-nomination study. Long Beach has many community groups that have actively sought involvement in this study.

Community participation began with the creation of a steering committee made up of community officials, local organizations, and concerned residents. The list of affiliations on the steering committee is as follows:

- City of Long Beach
- NY Department of State
- NY Department of Environmental Conservation
- Long Beach Latino Civic Assoc.
- Long Beach MLK Center
- Evangelical Revival Church
- League of Women Voters
- Planning Advisory Board
- Long Beach Chamber of Commerce
- Residents

This committee meets monthly and has been intimately involved in the Pre-Nomination Study process.

Additionally, a public meeting was held to establish a community vision and provide objectives for this project. Participants were asked to split into four groups, each group representing one of four goal areas: Business and Job Development, Housing, Recreation and Open Space, and Infrastructure. Each participant had the opportunity to be a part of two groups during the course of the meeting. In these small groups, possible objectives were put forth by participants and recorded by a group member. After the small-group session, the objectives were summarized and presented again to the participants. All participants were then asked to vote for their two

preferred objectives from each goal area. The voted-upon objectives, and the votes for each objective received, are listed in Appendix A.



2.0 PRELIMINARY ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

2.1 Existing Land Use and Zoning

2.1.1 Existing Land Use

Land uses within the proposed BOA are shown in Figure 4. As shown in the map, land uses in the proposed BOA display significant land use diversity. Represented in this high-density urban environment are residential, community, commercial, recreation, and industrial land uses. A large number of parcels are residential, generally clustered in the middle of the study area, though interspersed in this central area are community facilities such as the Martin Luther King Jr. Center, recreational facilities such as a basketball court at Pine St and Riverside Blvd and a playground on Park Place between East Fulton and Hudson Streets, and industrial parcels on Park Place and Pine Street. The borders of the study area are more often commercial in nature, particularly along Long Beach Boulevard and the east side of Park Avenue. Community facilities such as the Long Island Railroad (LIRR) station and the former incinerator site and sewage treatment plant along Reynolds Channel are also found throughout the area.

A breakdown of parcels by land use shows that approximately 75% of all proposed BOA parcels are residential. Of the 460 BOA parcels, 371 are residential. However, these residential parcels represent only approximately 40% of the study area acreage (not including road or rail infrastructure). Parcels designated as municipal-owned facilities, including public works facilities, and commercial uses combine to account for another 40% of the developable land in the study area despite there being less than 60 of these parcels. The number of parcels and acreage by land use type are shown in Table 4.

Table 4 - Parcels and Acreage by Land Use Type

Land Use Type	# Parcels	Acres	%
Residential	371	47.0	43
Industrial	7	7.0	6
Commercial	39	18.7	17
Recreation & Entertainment	6	13.5	12
Municipal -Owned Facilities	20	22.5	20
Vacant	17	2.4	2

2.1.2 Existing Zoning

Existing zoning is limited to three general classifications: residential, industrial, and business. Residential zoning is the predominant classification, assigned to 383 parcels comprising 55.9 acres. Industrial zoning, while comprising only half the number of parcels as those zoned as business, make up 46.8 acres in the study area and Figure 5 shows the location of the various zoning classifications within the BOA area. Table 5 shows the existing zoning codes, number of parcels, and acres attributed to the three zoning classifications in the proposed BOA.

Table 5 - Zoning Classification in Proposed BOA

Zoning Classification	Code(s)	# Parcels	Acres
Residential	C, D, H	383	55.9
Industrial	I	27	46.8
Business	BUS A, BUS C	54	20.2

Figure 4
Existing Land Use Map

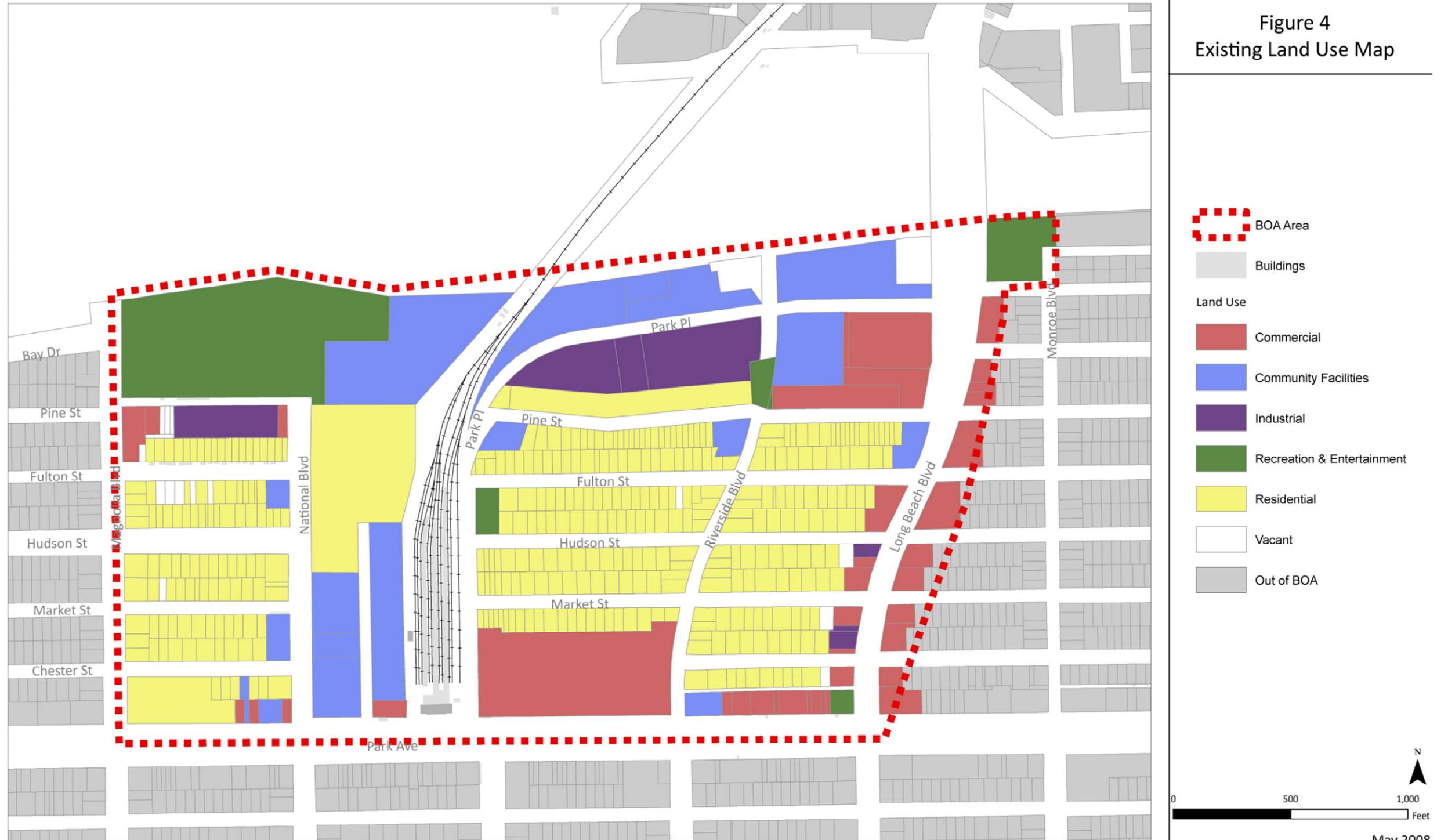
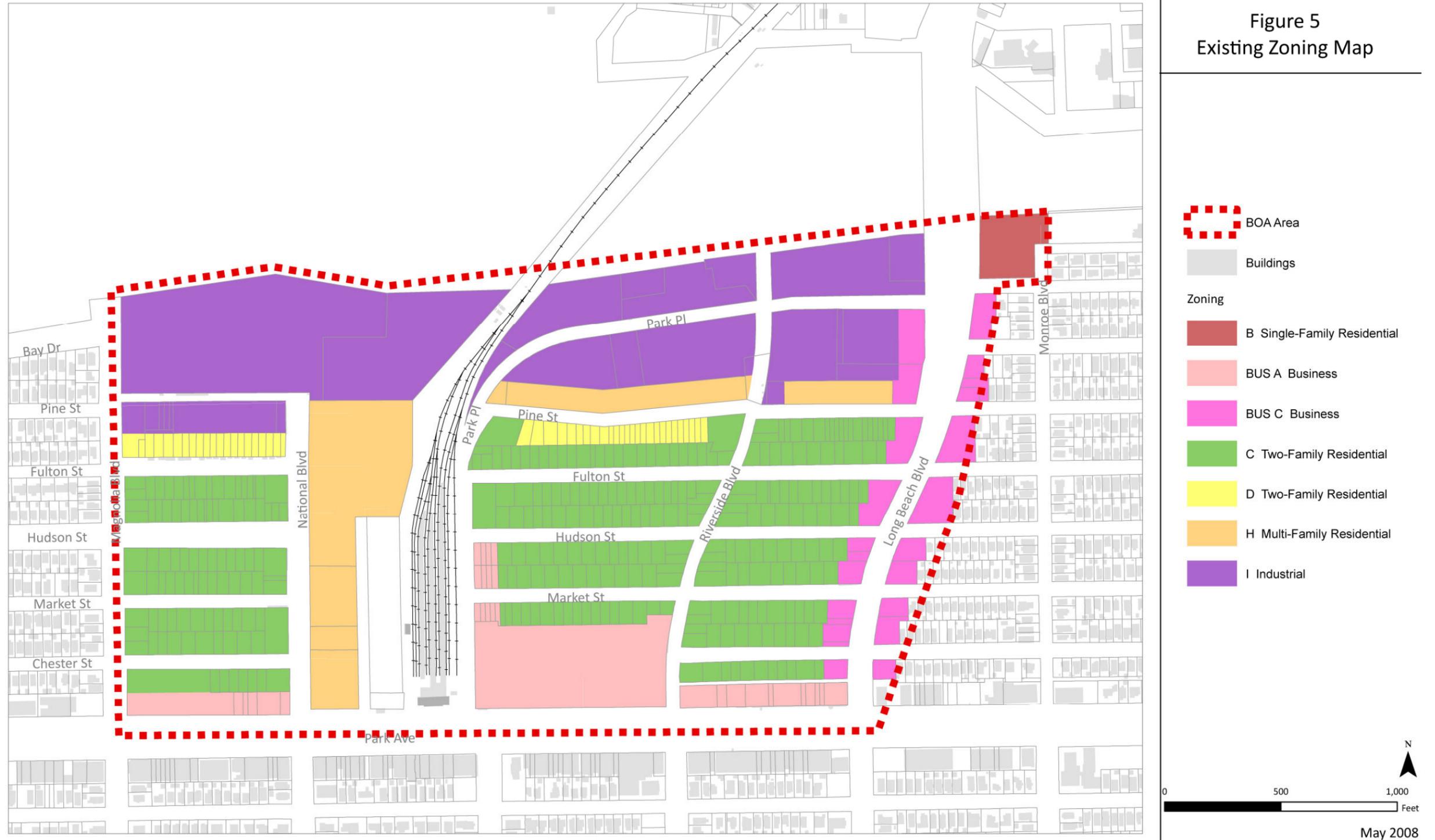


Figure 5
Existing Zoning Map



2.2 Brownfield, Abandoned, and Vacant Sites

The preliminary environmental assessment conducted in this pre-nomination study included a walk-through reconnaissance of the proposed BOA area, review of obtainable agency records, and information obtained from the City of Long Beach and the project Steering Committee. Based on this information several potential brownfields and/or underutilized properties have been identified in the proposed BOA. The existing environmental conditions, possible additional brownfields, and redevelopment potential of these sites will be determined as part of the Nomination Study. The City chose to focus on five larger areas typically consisting of multiple parcels as depicted in Figure 6. These areas were deemed to be large enough to have viable redevelopment potential and more suited the goals of the BOA Program.

Area 1

Composed of seven different parcels, this area faces West Pine Street and runs from National Boulevard to Magnolia Boulevard. The parcel on the corner of Pine and Magnolia is Whitbread's Lumber Yard, a private lumber facility. The other six parcels are the city-owned Long Beach Maintenance Facility, used to store and maintain city equipment. Area 1 faces Veteran's Memorial Park, and borders a row of residential parcels on Fulton Street. The Long Beach Maintenance Facility holds a Resource Conservation and Recovery Act (RCRA) permit, and is thus considered a possible brownfield, pending further investigation. Whitbread's Lumber Yard, due to the possible historical use of hazardous substances from services such as pressure treating, has also been recorded for the purposes of this Pre-Nomination Study as a possible brownfield



Long Beach Maintenance Facility
and Whitbread's Lumber Yard



Long Beach Maintenance Facility

pending further investigation. Parcel information for each parcel in Area 1 is provided in Table 6, and a map of Area 1 is provided in Figure 6.

Table 6 - Area 1 Parcel Information

Site Name	Tax Parcel Number	Acreage
Whitbread’s Lumber Yard	59 278 1	.4878
Long Beach Maintenance Facility	59 278 22	.7102
Long Beach Maintenance Facility	59 278 23	.0546
Long Beach Maintenance Facility	59 278 24	.0546
Long Beach Maintenance Facility	59 278 25	.0546
Long Beach Maintenance Facility	59 278 26	1.01
Long Beach Maintenance Facility	59 278 32	.124

Area 2

This area is a single parcel, the Long Beach Water Pollution Center, an active wastewater treatment facility. It is adjacent to Veteran’s Memorial Park and fronts Reynolds Channel. This facility holds a RCRA permit, a Clean Water Act National Pollutant Discharge Elimination System (CWA NPDES) permit and is also a New York State Chemical Bulk Storage Facility. By the nature of this industrial activity, this site is identified as a potential brownfield pending further investigation as part of a Nomination Study.



Water Pollution Center aerial view

Parcel information is provided in Table 7 below, and a map of Area 2 is provided in Figure 6.

Table 7 - Area 2 Parcel Information

Site Name	Tax Parcel Number	Acreage
Long Beach Water Pollution Center	59 278 29	1.65

Area 3

Area 3 is focused on the former Long Beach Incinerator, which was razed between late 2007 and early 2008. While the area is composed of three parcels, visual inspection of the area led to the conclusion that all three parcels were used as part of regular incinerator activity.



Former Incinerator during demolition
September 2007

In November 2007 a Phase II Environmental Site Assessment, prepared by PWGC Strategic Environmental & Engineering Solutions, was performed on a small portion of the waterfront in the BOA, known as The City of Long Beach Bayfront Redevelopment Project. The Long Beach Incinerator was part of this project area. Analytical results indicated that SVOC concentrations detected are likely due to historic fill material. Analytical results also indicated that metals concentrations were most likely due to historic fill with a small contribution related to the incinerator site. Review of historical documents and Sanborn maps indicated that historic petroleum tanks may still be present. The report concluded that engineering controls such as a sub slab vapor barrier and capping soils in unimproved areas may be appropriate.

Parcel information for each parcel in Area 3 is provided in Table 8 below, and a map of Area 1 is provided in Figure 6.

Table 8 - Area 3 Parcel Information

Site Name	Tax Parcel Number	Acreage
Long Beach Incinerator	59 79 103	.4842
Long Beach Incinerator	59 79 506	1.2056
Long Beach Incinerator	59 79 505	.6726

Area 4

This potential brownfield area is composed of the KeySpan Energy and Long Island Power Authority sites. The area is bounded by the Long Beach Boulevard Bridge on the east, Park Place on the south, Riverside Boulevard on the west and Reynolds Channel on the north. The two parcels combine to be 3.5 acres in size.

Keyspan is currently under a Consent Order with the NYS Department of Environmental Conservation (NYSDEC) for this site. This Consent Order (A2-0552-0606) was issued in February 2006 to address possible environmental effects related to the low pressure gas holder and other operations previously conducted at the site. The Consent Order requires Keyspan to conduct Phase I and II Environmental Assessments at the site and to conduct further assessment and remediation if needed to satisfy NYSDEC requirements.

Parcel information for each parcel in Area 4 is provided in Table 9 below and a map of Area 4 is provided in Figure 6.



KeySpan site



Long Island Power Authority site

Table 9 - Area 4 Parcel Information

Site Name	Tax Parcel Number	Acreage
KeySpan	59 102 1	34.506
Long Island Power Authority	59 102 71	.25

Area 5

This is a three-parcel area on the eastern edge of the proposed BOA, on the south side of Park Place facing Area 4. It is made of three separate industrial uses: Long Beach Recycling, Long Beach Salt/Sand Depot, and a private business, Centre Millwork True Value Hardware. The Long Beach Recycling Facility segregates and stockpiles recyclable waste, and the stockpiles are exposed to precipitation. This leads to the possibility of groundwater contamination, though this has not as yet been determined. The Long Beach Salt/Sand Depot houses salt and sand stockpiles, also exposed to precipitation and thus creating possible contamination. Centre Millwork True Value houses lumber, and so has the same possible environmental issues as found in Area 1’s Whitbread’s Lumber Yard, those of historical use of hazardous substances. Again, all environmental contamination issues will need to be more fully explored as part of the Nomination Study.



Long Beach Salt/Sand Depot



Centre Millwork True Value

Parcel information for each parcel in Area 4 is provided in Table 10 and a map of Area 4 is provided in Figure 6.

Table 10 - Area 5 Parcel Information

Site Name	Tax Parcel Number	Acreage
Long Beach Salt/Sand Depot	59 104 83	2.0659
Long Beach Recycling	59 104 84	.8215
Centre Millwork True Value	59 104 71	1.9072

Additional Environmental Findings

General environmental database reviews were conducted for the entire proposed BOA, and the remaining findings are presented below, as well as in Figure 7. While further investigation on the areas listed here will not necessarily be pursued, it is important to note the significant number of parcels in the area with potential environmental issues. These issues may indicate that further attention to environmental mitigation is required as part of any local redevelopment project.

Industrial Area along Reynolds Channel:

- Long Beach Domestic Drinking Water Treatment Plant: This plant houses six aboveground storage tanks and its primary purpose is to remove large amount of iron from the well water supply.
- Visual Fabrications: This Company produces vinyl products. Specific processes, products and chemical uses are unknown:
- PAM Air Conditioning and Heating: This industry is associated with hazardous substances. Specific processes, products and chemical used are unknown.

Long Beach Boulevard Commercial Properties:

- Long Beach Bus Garage and Vehicle Maintenance Garage: This area is used for maintaining the City’s vehicle and bus fleet. The Bus Garage also has an outdoor vehicle fuel pump for drivers to refuel when needed.
- Commerce Bank: This property was a former Automobile/repair shop. There is a Open Spill Number registered with the New York State Department of Environmental Conservation (NYSDEC) for this location as well as a historic RCRA permit.
- Surf Glass Corp.: This facility is an automobile repair shop and holds a RCRA permit

- Mobil Gas Station: The gas station has 3 Open Spills Registered with NYSDEC.
- Mavis Discount Tires, Good Year Savvy Auto and Tire Center, Mann Auto Center, Friendly Auto Center, Hess Gas Station, Williams Auto Repair: The automobile repair industry is associated with fuel spills, hazardous wastes and solvents that may have impacted subsurface conditions. Williams Auto Repair has an Open Spill registered with NYSDEC.

Park Avenue Commercial Properties:

- Delta Cleaners and Shirts: This facility holds a RCRA permit and a Clean Air Act (CAA) permit.
- Long Island Railroad (LIRR) Long Beach Station: historically railroad ties were treated with hazardous substances.
- Waldbaums Supermarket: This facility holds a RCRA permit

Vacant Parcels

There are 17 parcels listed as vacant in the proposed BOA. Six of the parcels are included in the five potential brownfield areas discussed in this section. The remaining 11 parcels are small, individual residential parcels interspersed throughout the proposed BOA. Although it is not expected that these parcels would be part of a larger redevelopment project, these sites should be considered for affordable infill residential development, mostly likely in the form of single-family or duplex-type units.

Figure 6
Underutilized Sites
Location Map

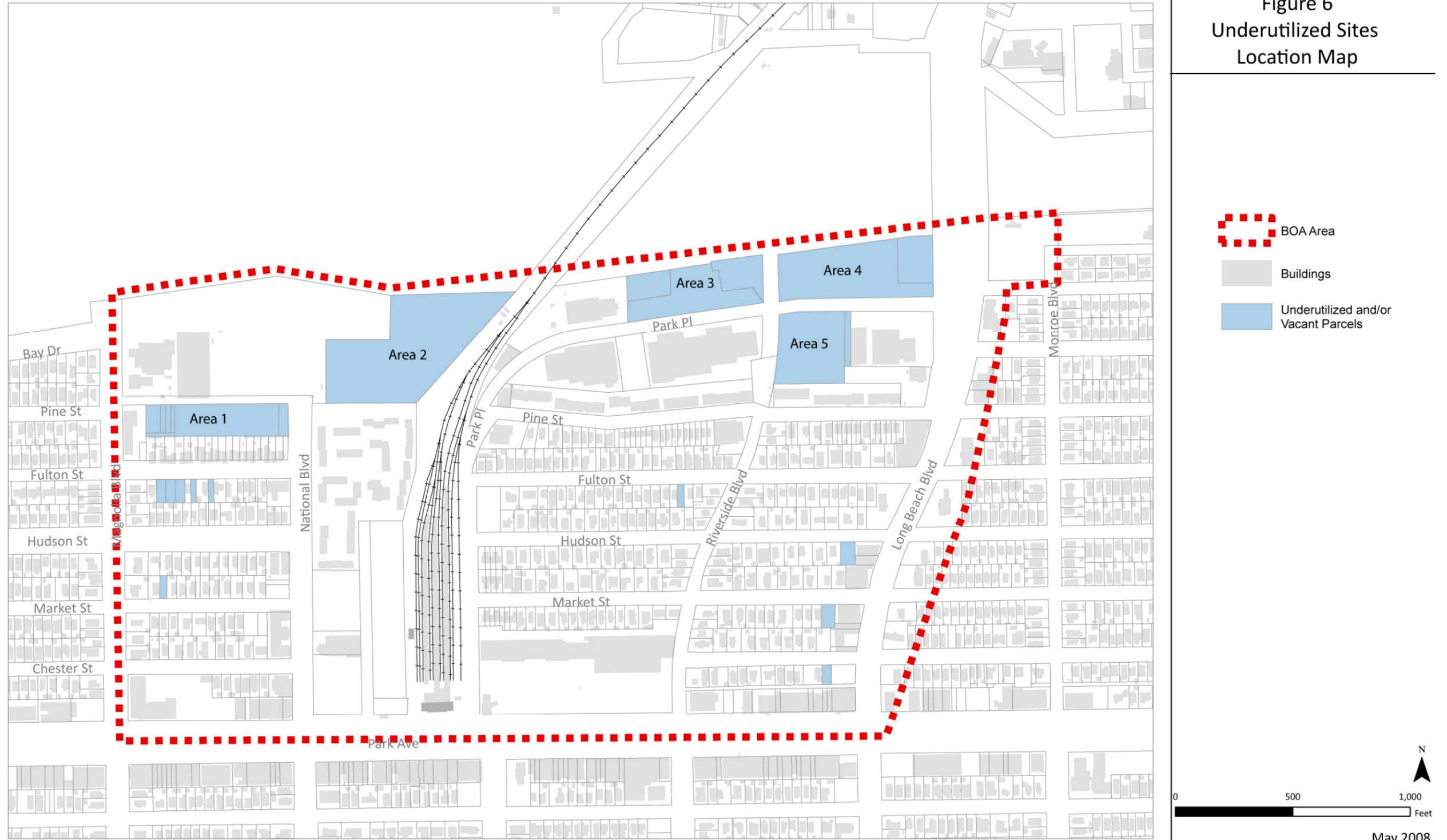
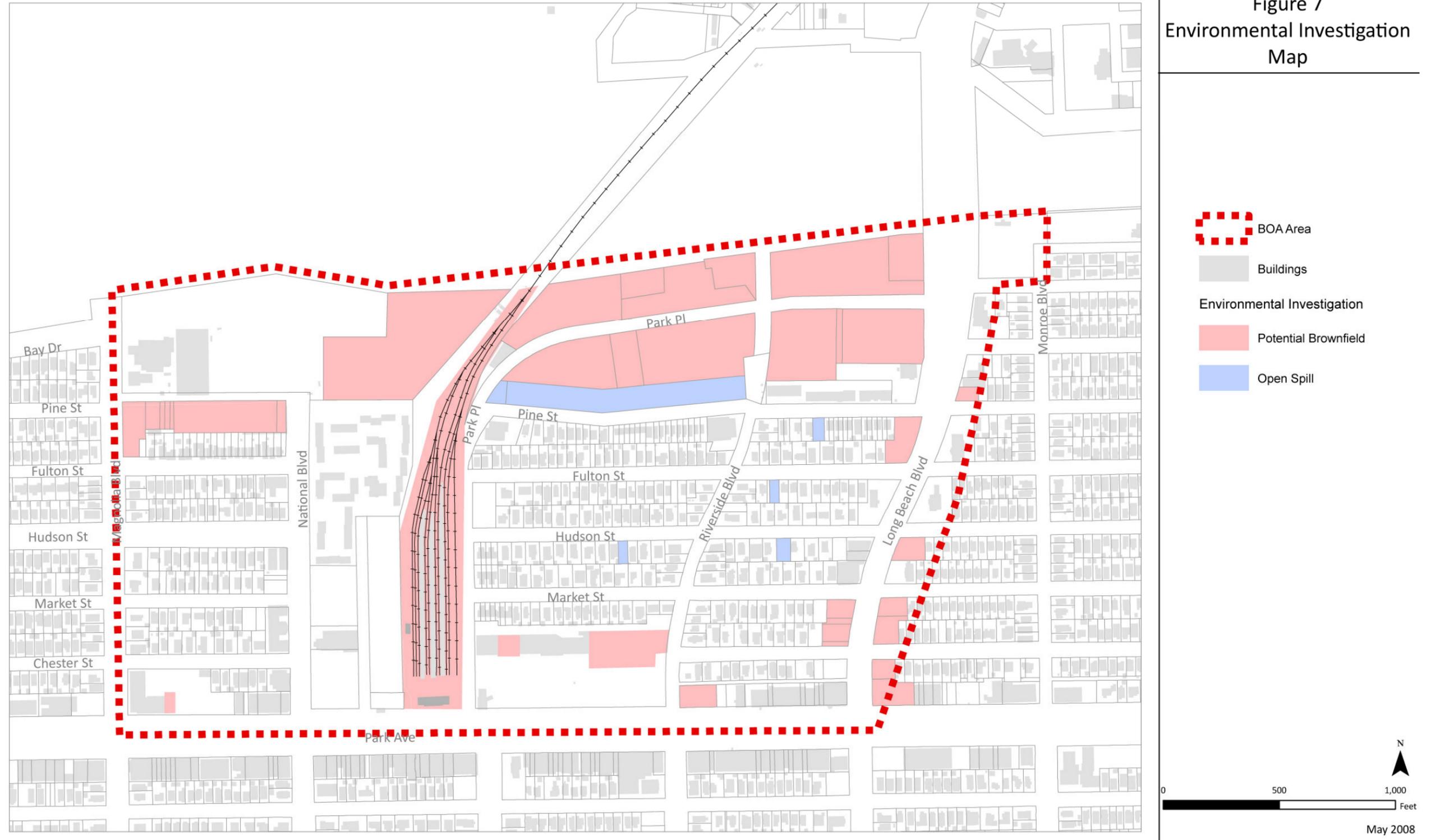


Figure 7
Environmental Investigation
Map



2.3 Land Ownership

The proposed BOA area has a proliferation of public parcels, used for a variety of purposes. Parks, public works facilities, transportation facilities, housing, and Long Beach's City Hall are all found within the proposed BOA. The large number and large size of publicly owned parcels, particularly those used or formerly used for industrial purposes, are a major reason why the City of Long Beach is considering the proposed BOA area as one suitable for redevelopment.

Of the 460 parcels in the proposed BOA, 20 are publicly owned. Of these publicly owned parcels, 16 are owned by the City. The remaining four public parcels are owned by Long Island Railroad (3 parcels) and the Long Beach Housing Authority (1 parcel). Additional public infrastructure in the form of roads, all of which are public in the proposed BOA, and the LIRR tracks that run north from the LIRR station on Park Avenue and across Reynolds Channel are located within the BOA. All other parcels in the study area are privately held.

While barely 5% of all parcels in the proposed BOA are held by public entities, these are generally large parcels. In all, 41.6 of the 111.2 developable acres in the proposed BOA are publicly owned.

Relevant data on public parcels are presented in Table 11. Of the twenty publicly owned parcels, eight were identified in the preliminary environmental investigation as possible brownfields. All eight are owned by the City of Long Beach, and all eight have been included in the action areas described in Section 2.5.

Table 11 - Publicly Owned Parcels in Proposed BOA

Property Owner	Number of Owned Parcels	Total Acreage	Number of Potential Brownfields	Total Potential Brownfield Acreage
City of Long Beach	16	32.7	8	13.5
Long Island Railroad	3	3.0	0	0.0
Long Island Housing Authority	1	5.9	0	0.0

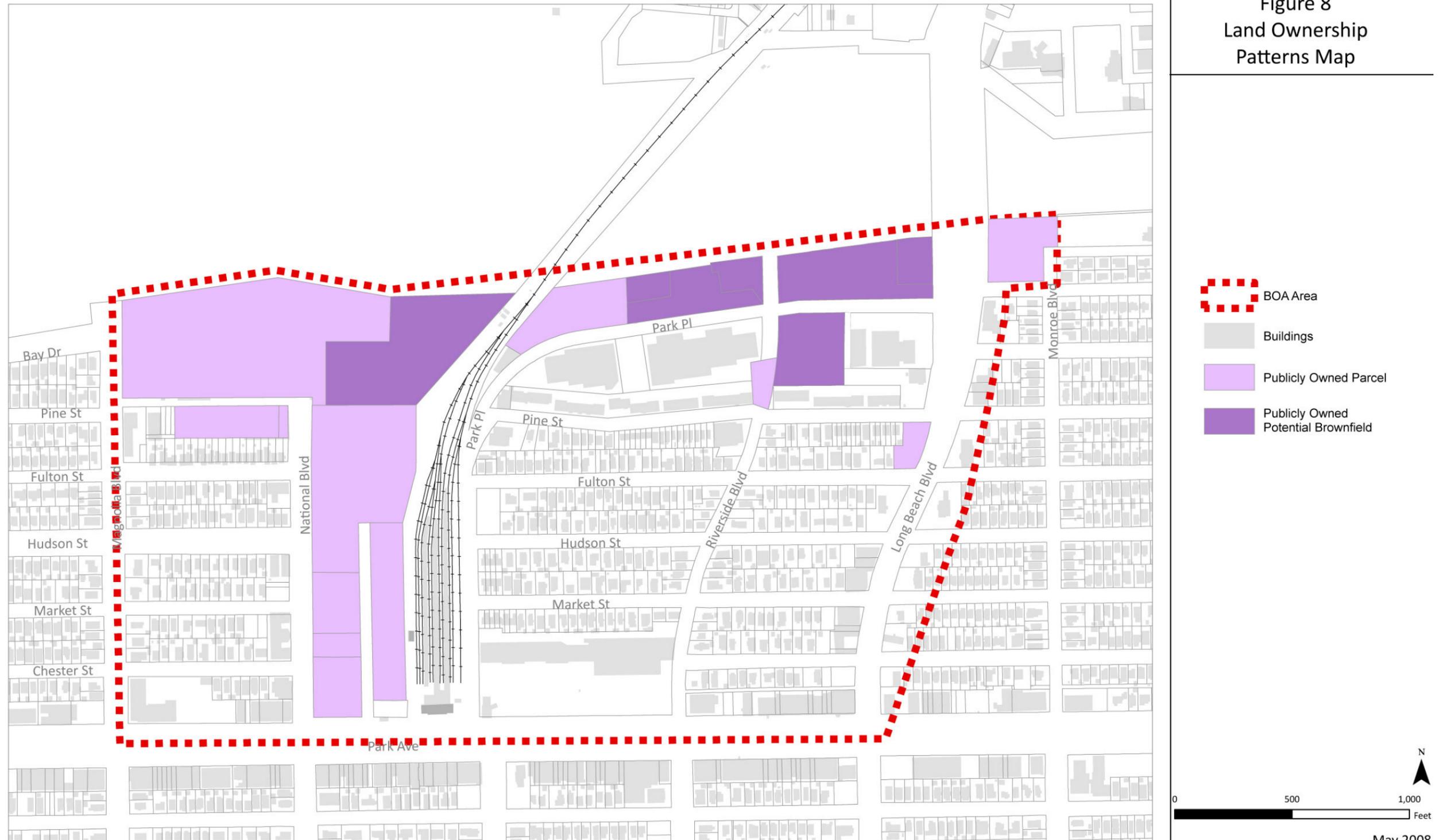
A map of land ownership is provided in Figure 8.

2.4 Natural Resources

The City of Long Beach is currently at work on an updated Local Waterfront Revitalization Program document (LWRP). Much of the natural resources information required as part of this project has been provided through the LWRP, and has been verified and updated as necessary.

Surface waters and Tributaries: Long Beach is bounded on the north by Reynolds Channel and on the south by the Atlantic Ocean. The city and its surrounding waterways are part of the Long Island Estuary Reserve, which stretches 75 miles from New York City to Southampton, Suffolk County. Reynolds Channel runs along the northern boundary of the proposed BOA, and the waterway directly impacts the North Park and Westholme North neighborhoods which are part of the proposed BOA. This is the largest natural resource associated with the proposed BOA. There are no other surface waters or tributaries in the proposed BOA, nor in Long Beach as a whole. Figure 9 shows natural resources in the study area.

Figure 8
Land Ownership
Patterns Map



Erosion hazard: Long Beach is part of a barrier island and thus has continuous erosion threats. While no detailed erosion analysis along Reynolds has been completed in any previous study, a 2005 report noted natural accretion west of the Long Beach Bridge, the northern boundary of the proposed BOA¹. This suggests limited erosion hazards for the area. The majority of the channel edge within the BOA area has been stabilized with various engineered erosion control devices, most notably with a large gravel rip-rap cover. These actions limit the existence of natural attenuated tidal wetlands and habitats. New development activities within the BOA area should enhance the natural habitat, possibly through the creation of new tidal wetlands areas.

Groundwater use and conditions: Long Beach utilizes the Lloyd aquifer, the largest aquifer on Long Island, as its drinking water source. All Long Beach potable water comes from eight wells via a city treatment plant. Water quality was analyzed in 2005 and no issues were found. A 1986 law prohibits new withdrawals from the Lloyd aquifer.

Wetlands: There are tidal wetlands in Reynolds Channel, reaching near the shoreline and into the proposed BOA area. NYS DEC classifies the tidal wetlands nearest the study area as a Littoral Zone, which is a general category that includes tidal waters not included in any other wetland category. The creation of tidal wetlands along Reynolds Channel, especially within the BOA area should be explored. Even in areas where public access to the waterfront is expanded, ideally in the form of a public walkway or esplanade, the improvements should be designed in a manner that allows for the creation of new tidal wetlands between the walkway and water's edge.

Flood plains: The 100-year flood plain covers the majority of the proposed BOA. Long Beach, as a whole, is at a low elevation, so flooding is a concern throughout the City. Table 12, from the LWRP, shows surge elevation along Reynolds Channel. Given that some bulkheads on the channel are built to seven feet, it is clear that there are legitimate flooding concerns, though the bulkheads are built to handle up to a 100-year storm event. Issues related to local flooding within the North Park neighborhood have been identified, through the existing stormwater drainage system. The LWRP recommends the installation of back-flow check valves in several locations

¹ Bay Flooding and Erosion in the Long Island South Shore Estuary Reserve: Findings and Recommendations. Executive Summary, 2005.

in order to reduce the potential for flooding, as a result of rising tides travelling through the existing stormwater drainage system.

Table 12 - Reynolds Channel Stillwater-surge Elevations²

10-year Storm Event	50-year Storm Event	100-year Storm Event	500-year Storm Event
5.7 feet	6.5 feet	6.9 feet	7.7 feet

The city has an existing policy requiring new construction and repair of bulkheads to be raised to an elevation of nine feet, further improving flood prevention efforts.

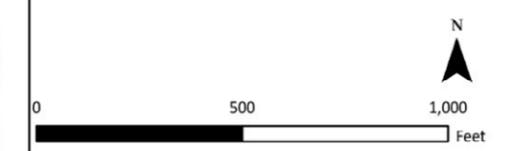
Fish and wildlife habitats: Significant fish and wildlife habitat areas are designated by the DEC and Department of State. Two significant habitats, the West Hempstead Bay habitat, and the Middle Hempstead Bay habitat, border the proposed BOA to the north. The West Hempstead Bay habitat’s boundary stretches as far east as the waste treatment facility, though does not stretch to the shore. Middle Hempstead Bay ends on the eastern side of Long Beach Boulevard and, unlike West Hempstead Bay, touches Reynolds Channel’s southern shorelines and thus the proposed BOA. Both habitats contain nesting areas for common terns, a variety of heron species, and egrets among others. It also serves as a nursery and feeding area for multiple fish species, and is one of Long Island’s more inhabited waterfowl wintering areas.

² From Flood Insurance Study, Nassau County, NY. FEMA, 1997, via City of Long Beach Local Waterfront Revitalization Plan (LWRP), 2008.



Figure 9
Natural Resources Map

- BOA Area
- Intertidal Marsh
- Coastal Shoals, Bars, Mudflats
- Coastal Habitats
- Drainage Outfall
- Submersed Aquatic Vegetation (SAV)
- Unconsolidated Sediments
- Floodplains



May 2008

2.5 Summary of Preliminary Analysis and Recommendations

The City of Long Beach proposed BOA is in a bustling, attractive community that has tremendous potential for redevelopment. At the same time, it is in a residential neighborhood that has largely been left out of past redevelopment efforts, or worse, been negatively impacted by redevelopment efforts. It is of crucial importance that existing residents and business owners be part of the improvements, and that redevelopment reflect the needs of the current community. As such, the study's recommendation for redevelopment begins with the four goals and objectives determined through the public input process. As listed in Section 1.3, the following is an expanded list of the goals and objectives along with potential opportunities as identified through the public visioning process:

Business and Job Development

- **Provide a wider range of jobs with a focus on career training, provide local hiring opportunities for redevelopment projects, and continue to provide diverse retail options.** The opportunity exists to expand the business environment in the community through the creation of mixed-use development that capitalizes on the waterfront and established commercial activity along the Park Avenue.

Housing

- **Utilizing traditional and innovative planning strategies, provide diverse housing options, in both current housing stock and future housing development, that provide an affordable component and are responsive to the existing neighborhood context.** Housing types and affordability should be considered in any new development. The design of new development should be evaluated in the context of the existing neighborhood in order to achieve a cohesive community.

Recreation and Open Space

- **Expand and create community facilities designed to provide recreational and educational opportunities for the community as a whole, and children in particular. In particular, capitalize on the waterfront as a public resource.** Opportunities exist to dramatic reshape the waterfront as public amenity and economic and social attraction for the entire community of Long Beach. The evaluation of the potential of the current vacant or underutilized sites should include all of the sites along the waterfront, including the water pollution center and all the facilities at Veterans Park. When combined, the overall waterfront represents a significant land area that could support major new development, whether in the form of new buildings or public spaces. Any new development with the BOA area should require a publicly accessible waterfront edge that connects the existing adjacent walkway and esplanade. This public buffer will ensure that new development is set back from the water's edge as well as provide ample room for the creation of new tidal wetlands as well as a public boardwalk or esplanade. In addition, all new development projects should be designed with quality public spaces in the form of courtyards, squares and public walkways oriented perpendicular to Reynolds Channel in order to ensure that the adjacent community is not cut-off from the public waterfront.

Infrastructure

- **Provide a range of infrastructure improvements, focused primarily on existing housing stock, flood mitigation, and schools.** New development in the area should be the impetus to upgrade any infrastructure serving the redevelopment sites and the surrounding neighborhoods in order to adequately meet the needs of the community, especially in the areas of utilities and flood control.

To accomplish these diverse set of objectives, redevelopment should focus on the clusters of brownfield and underutilized sites found primarily in the northern parts of the proposed BOA. These five areas are shown as sites suitable for revitalization in Figure 10. Of note, there are

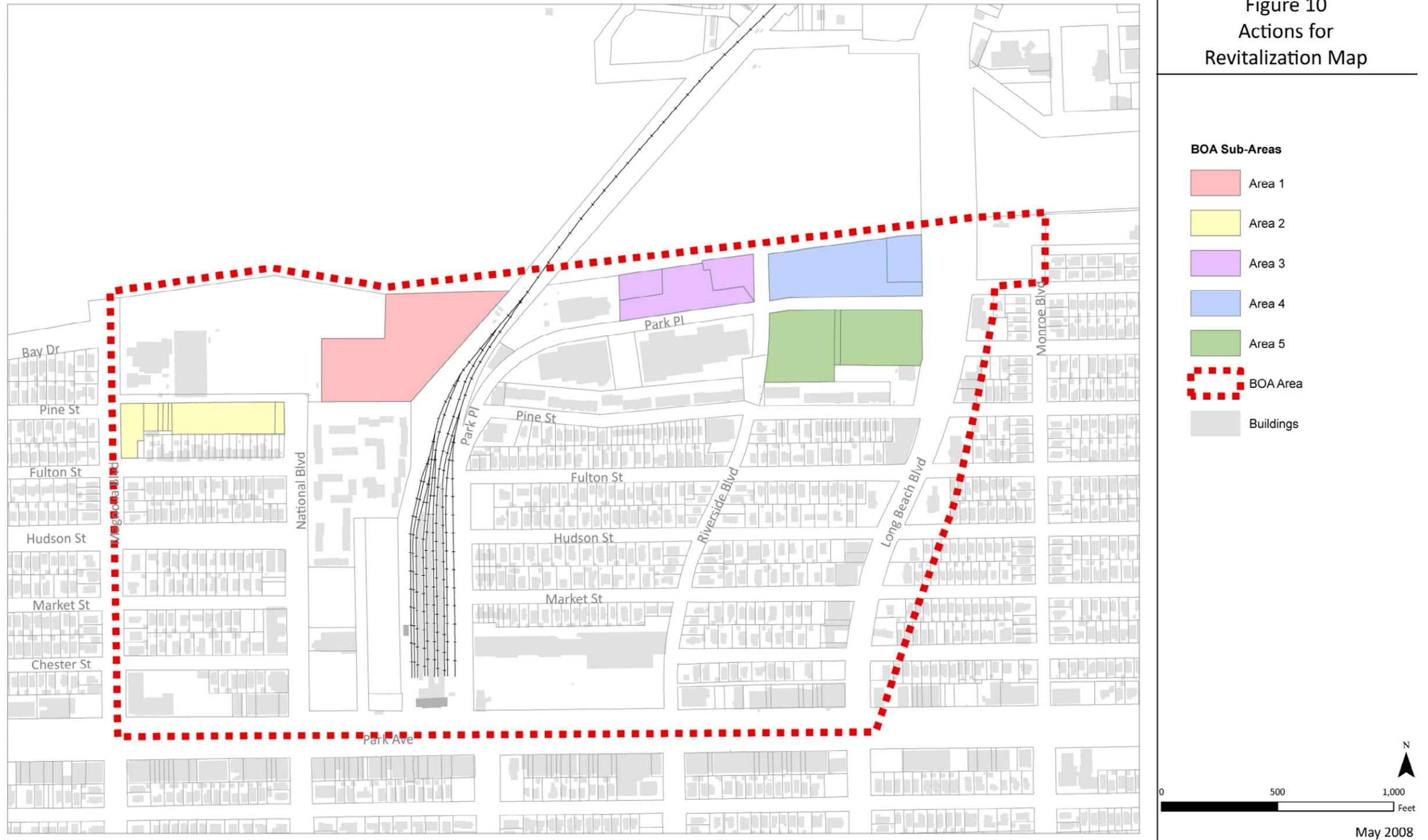
occasions where there are operating businesses in these action sites. These businesses are not targeted for relocation or closure; but rather, they are included because of their strategic location adjacent to brownfield and underutilized sites, and should be included in any redevelopment discussion.

Focusing redevelopment along the waterfront areas is most appropriate for several reasons:

- Private development interest is highest along the waterfront because of its unique attributes, as exemplified by existing proposals for redevelopment by the City-led public-private partnership for the Bayfront Redevelopment Project
- It complements existing residential development patterns, keeping current stock intact, minimizing impacts to existing residents, and providing a mechanism to diversify housing choices within the community
- It provides a method to address pre-existing negative conditions, including pollution, visual blight, and degraded habitat. The opportunity exists to address a multitude of issues through new public and private investment, which improves the conditions of the neighborhood and the community as a whole.

There is strong community support for the redevelopment of the BOA area, with the primary interest on areas three and four, as described earlier in this document. As a result, the City is leading an effort as part of a public-private partnership with the Bayfront Redevelopment Group. This private development entity has developed conceptual redevelopment plans which consist primarily of multi-family residential development that capitalizes on the waterfront location of areas three and four in a manner consistent with the goal identified in this document. Possible related infrastructure improvements would be accomplished through grants awarded to the City. The proposed scale of the redevelopment project makes it one of the most significant new development projects in the City. The City has chosen to primarily focus on this effort at this time by supporting the Bayfront Redevelopment Project. Depending on the outcome of the Bayfront Redevelopment Group project, the City may explore other options for areas three and four and possibly utilize the BOA program as a tool to advance new redevelopment efforts.

Figure 10
Actions for
Revitalization Map



APPENDIX A – PUBLIC INPUT

The following is a list of the objectives recorded during this study’s April 16th public input meeting. The public input meeting was held at the Martin Luther King Center on the corner of Pine Street and Riverside Drive, in the heart of the proposed BOA.

Goal Area: Parks and Recreation

- Expand MLK center (13 votes)
- More youth activities-bowling alley (4)
- Community Groups can partner with city on grants (4)
- Create art/history/aquarium environmental science/music center (4)
- More fields & courts(to replace those lost at magnolia schools) (2)
- Protect habitat of channel (1)
- Parking is a problem and new development must provide new parking (1)
- Interconnect public space, i.e. bridge over LIRR (1)
- New development must have pathways to channel (1)
- Expand Vets Park/Recreation center onto treatment plant (1)
- Restaurants outdoor dining/waterfront plazas (1)
- Channel edge should be public (0)
- Public Marina (0)
- Restore Natural Habitat-Landscaping (0)
- Sculpture garden art park (0)
- Establish architectural standards for waterfront area, matching the LIRR station (0)
- Outdoor swimming/aquatics center (0)

Goal Area: Housing

- Affordable housing based on North Park residents’ income (15)
- Utilize inclusionary zoning (6)
- Incorporate green buildings (4)



Maintain current housing stock- no relocation (4)
More attractive housing any new housing should be built using architectural style consistent w/
character of Long Beach (2)
Increase owner occupancy (2)
Improve code enforcement (2)
No more high rise condos (2)
Zoning changes to accommodate current needs (2)
Parking aligned with growth (1)
Mixed Use Buildings (0)

Goal Area: Infrastructure

Grants for home improvement (12)
Flooding with drainage (eg pine street) (7)
Schools more money for existing (6)
Affordable housing, income based (5)
Traffic Control/Improvements calming in future (EG School Buses on Riverside) (2)
Code Enforcement (1)
Trolley service in north park (1)
Tree Replacement (0)
Railroad noise (0)
Sanitary sewer backups currently (0)
Energy efficient lighting (0)
Parking to mitigate LIRR Impacts (0)
Bike Lanes/Bike racks (0)

Goal Area: Business and Job Development

Require new development to hire local construction workers and guarantee local hiring (9)
Support Green Technology (8)
Create a career ladder with training programs to move people to management (7)
Attract more retail businesses (clothing, restaurants, ethnic) (6)
Provide grants to local business and minority/women owned businesses (6)

Support apprentice program (city adopted) for local residents (4)

Support existing business and provide support for growth/technical assistance (2)

Work with unions to get HS students into construction trade jobs (1)

Attract recreational businesses(Bowling alley, sports complex) (0)

Complete List of Recorded Public Comments

Parks and Recreation

- Music Center/Amusement Pier
- Public Draw Venue
- The Channel should be protected
- Restore habitat along the channel edge (not just bulkheads)
- Plant native plants
- Adding more entertainment facilities/education science center to take advantage of existing attractions at vets park (on waste water)
- Sculpture garden
- Food/restaurants kiosks on Boardwalk at Vets Park
- Pedestrian Bridge over LIRR to Connect the Waterfront
- Architectural standards to create unified look – Spanish/mission style like train station
- Rockaway arts center
- Great Arts groups in LB
- Historical/Landmark
- Public Access along channel edge
- Youth activities – bowling alley
- Parking is an issue
- New Development will generate the need for more parking
- Aquarium/Environmental science center like the facility in riverhead – promote local ecosystem
- Marina (Public)
- Community Organizations would like to partner with city on grant writing
- Pocket Parks
- Recreation center planning efforts?
- Maybe include the existing recreation center into the mix with treatment site to create on
- Bridge of LIRR
- Comprehensive
- More fields and courts next to recreation complex
- Kids need to go over the bridge to play basketball
- Relocate MLK center to a larger site more facilities
- Magnolia School Side Red protect reduced the number of basketball/handball courts
- No Public Place to dock a boat

- Mix of habitat enhancements and flood control
- Need clothing stores
- Food along the channel for the community

Housing

- Maintain current housing stock
- Affordable housing (8income based sliding scale) – more opportunities for current and new residents
- Keep existing housing as housing – No relocation
- Eminent domain is a concern community needs involvement in decision making
- Inclusionary Zoning on new and existing (40%) – using BOA to determine
- Retain existing business
- More information transparency in decision making
- More attractive housing mixed use buildings
- Increase owner occupancy
- Code Enforcement
- Too many condos (above 5 floors)
- Affordable housing income based (North Park residents)
- Make low interest loans/grants available for residents for renovation/purchase
- Parking needs to be aligned with growth
- Schools to accommodate growth
- Zoning changes to accommodate all needs
- Zoning for single family to accommodate accessory housing
- Green building
- Safety – structural and ground (infrastructure)
- Similar architectural look to other parts of Long Beach to maintain look & character of Long beach
- Energy efficient street lighting
- Lower speed limits on side streets
- Speed bumps
- Enforcement
- Bike lanes/bike racks
- Green spaces/pocket parks
- Maintain current zoning to keep mixed use designation
- Trolley that goes through community – add route
- Send follow up to MLK website put on website

Infrastructure

- Improve sewer system ex. Street drainage put tide flex valve into place
- Grants for home improvement
- Green energy: Windmills
- Schools
- Parking future eliminate alternate side parking



- Traffic Control
- Affordable housing income based
- Remove old trees and replace
- Them with other trees
- Railroad noise
- Storm waters and tides/rainfall issues along riverside
- Level pine street
- Parking balance commuters, businesses, residents
- Upgrade sewers in homes
- Bulkheads
- Traffic Diversion
- School Pedestrian improvements
- Commercial traffic
- Paring impacts related to LIRR
- Enforcement of expired registrations
- Grants for homeowners

Business and Job Development

- Education/tutoring – adult/youth
- More retail in the neighborhood
 - Clothing
 - Soul food/ethnic restaurants
 - Fishing oriented
 - Seafood restaurant
- Affordable child care
- Health clinic re-open
- High paying job training
- Develop a partner with the unions to get high school students in construction
- Restaurants
- Management training
- Technical Assistance/lending for Local Minority women owned businesses
- Subprime mortgage assistance
- Bowling alley
- Recreation Sports complex arena
- Jobs
 - Career ladder
 - Industrial jobs
- Support existing business and grow
- Union training/jobs
- Technical training in schools

- Restaurants
- Attract employment target to local residents
- Require developers/businesses to hire locally and provide targeted training
- Support/develop apprenticeship program and ensure local people have access
- Include local business/support
- Grants for local businesses
- Green technology (windmills)