

**Police Academy – College Point, Queens**  
**CHAPTER 6: WATERFRONT REVITALIZATION PROGRAM**

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**A. INTRODUCTION**

This chapter examines the compliance of the Proposed Action with the City's Waterfront Revitalization Program (WRP). A review of the City's coastal zone boundary maps indicates that the entire project site is located within the designated NYC coastal zone boundary (refer to Figure 6-1). As such, the Proposed Action is subject to review for its consistency with the City's Waterfront Revitalization Program.

A local WRP, such as New York City's, is authorized under the State's Coastal Management Program, which, in turn, stems from federal coastal zone legislation. The Coastal Zone Management (CZM) Act of 1972 was established to encourage and assist the states in preparing and implementing management programs to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone." The Act stipulates that federal actions and federally funded actions within the coastal zone must be, to the maximum extent feasible, consistent with approved state management programs.

Consistency with waterfront policies is a key requirement of the coastal management program established in New York State's *Waterfront Revitalization and Coastal Resource Act* of 1981. The State program contains 44 coastal policies and provides for local implementation when a municipality adopts a local waterfront revitalization program (LWRP). The New York State Department of State administers the State's coastal management program, and is responsible for determining whether federal actions are consistent with the coastal policies. For actions directly undertaken by State agencies, including funding assistance, land transactions and development projects, the State agency with jurisdiction makes the consistency determination, which is filed with the Department of State.

The WRP is the city's principal coastal zone management tool, and is included as part of New York State's Coastal Zone Management Program. As originally adopted in 1982 and revised in 1999, it establishes the City's policies for development and use of the waterfront and provides the framework for evaluating the consistency of all discretionary actions in the coastal zone with those policies. When a proposed project is located within the coastal zone and it requires a local, state, or federal discretionary action, a determination of the project's consistency with the policies and intent of the WRP must be made before the project can move forward.

Local discretionary actions, including those subject to land use (ULURP), environmental (CEQR) and Board of Standards and Appeals (BSA) review procedures, are reviewed for consistency with the WRP policies. WRP review of local actions is coordinated with existing regulatory processes and in most instances occurs concurrently. For local actions requiring approval by the City Planning Commission, the Commission acting as the City Coastal Commission makes the consistency determination. For local actions that do not require approval by the City Planning Commission but do require approval by another city agency, the head of that agency makes the final consistency determination. For federal and state actions within the city's coastal zone, such as dredging permits, the Department of City Planning, acting on behalf of the City Coastal Commission, forwards its comments to the state agency making the consistency determination.

A proposed action or project may be deemed consistent with the WRP when it would not substantially hinder and, where practicable, will advance one or more of the ten WRP policies, dealing with: (1)

residential and commercial redevelopment; (2) water-dependent and industrial uses; (3) commercial and recreational boating; (4) coastal ecological systems; (5) water quality; (6) flooding and erosion; (7) solid waste and hazardous substances; (8) public access; (9) scenic resources; and (10) historical and cultural resources.

In accordance with the guidelines of the *CEQR Technical Manual*, a preliminary evaluation of the Proposed Action's potential for inconsistency with the WRP policies was undertaken. This preliminary evaluation requires completion of the Consistency Assessment Form, which was developed by the Department of City Planning to help applicants identify which Waterfront Revitalization Program policies apply to a specific action. The questions in the Consistency Assessment Form are designed to screen out those policies that would have no bearing on a consistency determination for a proposed action. For any questions that warrant a “yes” answer or for which an answer is ambiguous, an explanation should be prepared to assess the consistency of the proposed action with the noted policy or policies.

A Consistency Assessment Form (CAF) was prepared for the Proposed Action, and is appended to this chapter (Appendix A). As indicated in the form, the Proposed Action was deemed to require further assessment of Policies 1.1, 1.2, 5.1, 5.3, 6, 6.1, and 7.2 and 9.1. Most of the WRP policies relate to actions that would affect properties on or near the waterfront. While the proposed Academy site is located within close proximity to the waterfront, there is no visual access of the waterfront from the site, and many of the WRP policies are not applicable. The closest waterfront access is located approximately a quarter-mile from the site.<sup>1</sup> Therefore, Policies 1.1, 1.2, 5.1, 5.3, 6, 6.1, and 7.2 and 9.1 are discussed in detail below. As described below, the Proposed Action is consistent with applicable WRP policies.

Please note that the project site is located approximately 700 feet north of Flushing Bay/Flushing River, the closest waterfront area. There is no visual access from the site to the waterfront. Therefore, the project site is not considered a waterfront site. In addition to flood control, the onsite, man-made drainage ditch described on the CAF provides the only outlet for stormwater and drainage from adjacent areas surrounding the project site, including the freshwater wetland at the former Flushing Airport site located approximately a quarter-mile northeast of the project site, to flow into the Flushing Bay/Flushing River. As mentioned in the CAF, the central and southern areas of the ditch are currently tidally influenced, and the northern area, above the tide gates, contains freshwater.

## **B. CONSISTENCY WITH LWRP POLICIES**

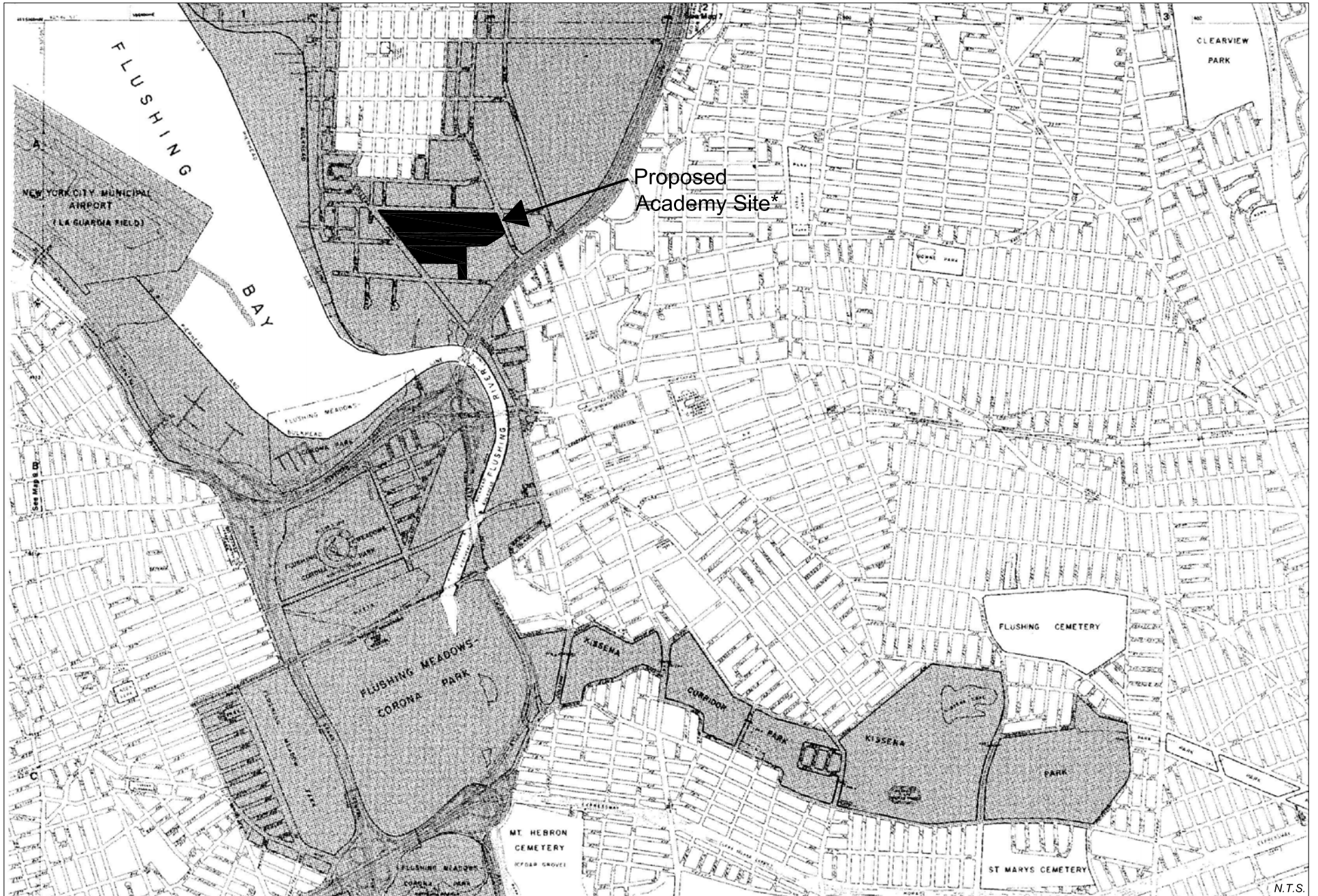
New York City's WRP consists of 10 policies, which are intended to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among these objectives. Each of the policies that were identified in the CAF as requiring further assessment are presented below, followed by a discussion of the Proposed Action's consistency with the policy.

### **Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**

#### **1.1 Encourage commercial and residential redevelopment in appropriate coastal zone areas.**

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<sup>1</sup> The Flushing Bay waterfront is located approximately a quarter-mile west of the proposed Academy site and Flushing Creek is located approximately a quarter-mile to the south of the site.



Source: NYC Department of City Planning  
 Coastal Zone Boundary of New York: Section 10

N.T.S.  
 \*Site boundary is approximate

Police Academy - College Point, Queens

Figure 6-1  
 NYC Coastal Zone Boundary Map

**Compliance Statement:**

The proposed 35-acre Academy site is located within the City's Coastal Zone boundary in College Point Corporate Park in the College Point neighborhood of the borough of Queens. Set on 550 acres in the northern area of the borough, this area has been the focus of a concentrated City redevelopment effort for many years. Recent amendments to the New York City Zoning Resolution have been implemented to foster new commercial and residential waterfront development in what has traditionally been an industrial area. The proposed Academy site is also located within the former College Point II Industrial Urban Renewal Area (URA). The URA expired in April 2009 and was replaced by the controls of the Special College Point District. The special district (as with the URA it replaced), intends to redevelop available land by removing blight and maximizing appropriate land uses, similar to the goals of the WRP. As a result of these policy measures, new businesses have been introduced to the area, including office operations, light manufacturing, printing, distribution, and retail.

While the proposed development site is not zoned for residential development, the area is zoned for commercial and public facility uses, such as the proposed Academy. The project site provides an ideal location for the proposed Academy in terms of its size, and compatibility of surrounding uses. Although it is not directly a waterfront site, the proposed Academy would improve area and site conditions by developing an underutilized coastal zone site which currently features a paved tow pound, with an attractive, modern, LEED-certified building and implementing landscaping improvements in and around the onsite man-made drainage ditch, the only natural feature on the site. Upon completion, the proposed Academy would be operable 24 hours a day, and accommodate in-service training and approximately 1,980 recruits per graduating class. In addition, the facility would include a police museum, which is expected to attract additional visitors (non-police recruits) to the area.

The proposed Academy is expected to encourage commercial and residential redevelopment in the area by substantially improving the physical and natural conditions on the Project site and attracting people into the area who in turn can be expected to use local businesses and add vitality and vibrancy to the coastal zone area in College Point, Queens.

As mentioned above, although the project site is not located on the immediate waterfront, the proposed Academy would encourage commercial and residential development in the area and enhance and diversify what has traditionally been an industrial area. Therefore, the proposed Academy would be consistent with this policy.

**1.2 Encourage non-industrial development that enlivens the waterfront and attracts the public.****Compliance Statement:**

Although it is not directly located on a waterfront site, the proposed Academy, as a non-industrial development, would improve area and site conditions by developing an underutilized site whose dominant feature is a paved tow pound with an attractive, modern, LEED-certified building, and implementing landscaping improvements in and around the man-made drainage ditch, the only natural feature on the site. Upon completion, the proposed Academy would be operable 24 hours a day, and accommodate approximately 5,500 recruits, instructors, administrators, in-service trainees and staff at peak population. The facility would also include a police museum which is expected to attract additional visitors (non-police recruits) to the area. It is expected that the additional staff, recruits, in-service and visitors to the proposed Academy would use area commercial businesses, and add economic vitality to the area which would further encourage non-industrial development, enliven the waterfront and attract the public. Therefore, the proposed Academy would be consistent with this policy.

**Policy 5: Protect and improve water quality in the New York City coastal area.****5.1 Manage direct or indirect discharges to waterbodies.****Compliance Statement:**

The proposed Academy would protect and improve water quality in the New York City coastal area. As mentioned previously, the project site is currently dominated by a NYPD tow pound which contains approximately 3,000 vehicles, 1,300 motorcycles and 600 auto parts on a paved asphalt lot. Stormwater run-off containing untreated pollutants from the tow pound enters the onsite drainage ditch directly or through a series of culverts located along its banks. This untreated runoff is then drained into the Flushing Bay/Flushing River through a culvert that travels approximately 700 feet south of the project site.

By replacing the existing tow pound, the proposed Academy would protect and improve water quality by significantly reducing the amount of untreated, polluted, stormwater runoff entering the drainage ditch and the Flushing Bay/River. Further, as United States Green Building Council (USGBC) silver-rated LEED building, the proposed Academy would include several LEED-certified methods and eco-friendly elements, including green roofs, bio-swales, landscaped plazas and landscaping along the drainage ditch to manage, reduce and treat runoff and discharges from adjacent areas into area waterbodies.

The majority of the stormwater would fall on roofs of the buildings and on landscaped surfaces and would be collected and treated through a combination of natural and mechanical means to satisfy the water quality requirements stipulated in the SPDES Statewide General Permit. This treatment is expected to include removal of total suspended solids and total phosphorous, as applicable. Although this stormwater post-treatment may still discharge into the drainage ditch, the runoff is expected to be considerably cleaner than existing conditions.

The proposed Academy would also incorporate Best Management Practices for designing the stormwater systems on the Project site to control overflows into Flushing Bay/Flushing River which would protect and improve water quality in the coastal area. The proposed Academy does not propose any steam electric generating or industrial facilities, thereby further reducing the potential for direct or indirect discharges from entering the waterbody. Therefore, the proposed Academy would be consistent with this policy.

**5.3 Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.****Compliance Statement:**

The proposed Academy would require minor, localized excavation in and around the drainage ditch for the replacement of existing culverts, tide gates, and structural crossovers and implementing landscaping improvements. The project site does not contain any marshes, estuaries, tidal marshes or mapped wetlands. However, since the drainage ditch is under USACE jurisdiction as a regulated “water of the United States” under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1899, and is under NYSDEC jurisdiction pursuant to 6NYCRR Part 608 (Use and Protection of Waters), any excavation in the drainage ditch would need to comply with USACE and NYSDEC permitting requirements.

In addition to following procedures outlined by the USACE and NYSDEC for protecting water quality during excavating activities, the proposed Academy would incorporate Best Management Practices, including LEED-certified methods, for designing the stormwater systems on the project site to control overflows into Flushing Bay/Flushing River. It would also include several eco-friendly elements,

including green roofs, bio-swales, landscaped plazas, and landscaping along the drainage ditch to reduce and treat runoff.

Excavating activities associated with the proposed Academy would not result in significant adverse impacts on water quality in any tidal freshwater wetlands in the vicinity or their ability to support aquatic wildlife, nor would it decrease refuge and nesting resources for birds, insects, amphibians, and other species. The proposed Academy would also include several improvements to the drainage ditch to help improve and protect the overall water quality. Therefore, the proposed Academy would be consistent with this policy.

**Policy 6: Minimize loss of life, structures and natural resources caused by flooding and erosion.**

**6.1 Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the condition and use of the property to be protected and the surrounding area.**

**Compliance Statement:**

The majority of the proposed Academy site is within the 100-year floodplain as determined by the Federal Emergency Management Agency (FEMA) (Figure 6-2). The floodplain in the vicinity of the project site has been determined to be elevation 13.0 using National Geodetic Vertical Datum 1929 (NGVD 29) and elevation 10.275' using Queens Borough Datum (QBD). The 100-year floodplain, or Special Flood Hazard Area (SFHA), has a one percent or greater chance of experiencing a flood in any single year. No portion of the proposed Academy site is subject to critical erosion. Although the majority of the proposed Academy would be located within the existing 100-year floodplain boundary, all new structures would comply with local laws.

The City's Building Code contains required flood protection measures for all construction in SFHAs. Any new developments, expansions, or demolitions of existing buildings, would be subject to zoning and other applicable controls on building construction, height, and bulk in order to minimize the potential for damage caused by flooding and erosion. This includes, as applicable, permitting procedures, which adhere to FEMA's floodplain regulations (44 CFR 60.3).

All construction that would occur on the proposed Academy site, as with other locations in the surrounding area and throughout the City, would be in compliance with New York City Building Code requirements regulating construction within SFHAs. The lowest floor elevation of the proposed buildings would be at or above the base flood elevation (BFE), and the site would be graded to bring the proposed buildings above the flood elevation. All new habitable spaces, as per New York City Department of Buildings (NYCDOB) requirements, would also be located above the flood level.

Structural and non-structural improvements in and around the onsite drainage ditch would minimize losses from flooding and erosion in the Project site. These measures include green roofs, a weir, tide gate and culvert replacement, bio-swales, landscaped plazas and landscaping along the drainage ditch to manage, reduce and treat runoff and minimize the potential for erosion and flooding.

Further, since they are considered flood control devices, the replacement and/or relocation of the tide gates is not anticipated to have adverse impacts on flood prevention in the area. The new tide gate structure would continue to allow flow from the upstream areas to drain to Flushing Bay during times of heavy precipitation and prevent tidal surges from traveling up the ditch and flooding the wetlands that are located on the former Flushing Airport site.

The proposed Academy would not increase any current flooding conditions, as it would increase the permeable surfaces on the project site as compared to existing conditions. Design features in the drainage ditch would improve overall stormwater management, flood control and erosion prevention on the project site. As such, the proposed Academy would minimize losses resulting from flooding and erosion on the project site and is therefore consistent with this policy.

**Policy 7: Minimize environmental degradation from solid waste and hazardous substances.**

**7.2 Prevent and remediate discharge of petroleum products.**

**Compliance Statement:**

The project site is underlain by historic fill material that may be contaminated. Full regulatory compliance with the New York City Department of Environmental Protection (NYCDEP) and if necessary, the New York State Department of Environmental Conservation (NYSDEC), would be attained prior to construction of the Project to address the contamination. The project sponsors would follow the procedures outlined in the Remedial Action Plan (RAP) and Construction Health and Safety Plan that have been prepared for the proposed Academy to meet the objective of restricting and/or minimizing contaminant exposure pathways during construction, redevelopment and remedial activities and future use of the project site. These activities would ultimately result in protecting the coastal environment and the safety and general welfare of the public.

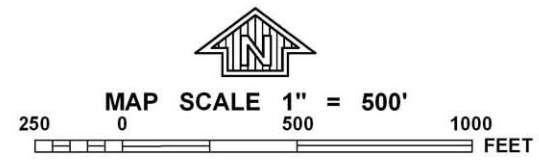
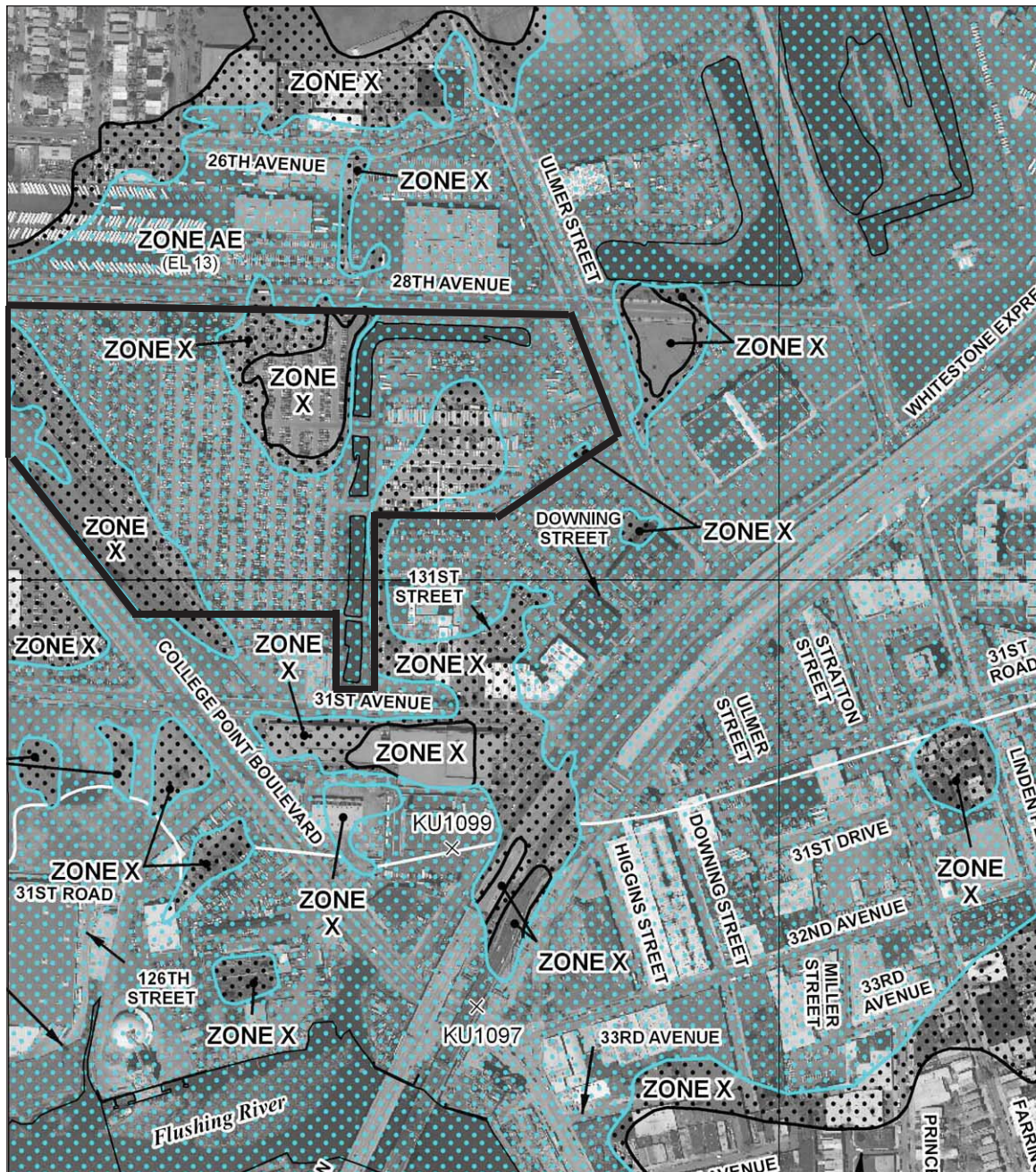
**Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.**

**9.1 Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.**

**Compliance Statement:**

As mentioned above, the project site is located approximately 700 feet north of Flushing Bay/Flushing River in a developed, industrial area, and a majority of the site is currently screened from public view by tall fences. Therefore, there is no visual access from the site to the waterfront. Although it is not a waterfront site, the proposed Academy is expected to contribute to the visual quality of the New York City coastal area in College Point Queens. The proposed Academy would provide access into the site along 28<sup>th</sup> Avenue, in the area near the drainage ditch. Improvements and plantings in and around the drainage ditch would introduce a scenic element to the project site. Removal of the existing fence in conjunction with landscaping improvements along the banks of the drainage ditch would create a visual resource where none presently exists. New vegetation would also be planted along the entire length of 28<sup>th</sup> Avenue where the Academy is set back from the street.

As mentioned previously, the proposed Academy would develop an underutilized site that is dominated by an impervious, asphalt tow pound that contains approximately 3,000 vehicles, 1,300 motorcycles and 600 auto parts and features a man-made drainage ditch that contains minimal habitat opportunities and natural resources with a modern, LEED-certified, NYPD training facility. Therefore, the proposed Academy would comply with this policy by improving the visual quality of College Point in an urban context and the nearby working waterfront.



PANEL 0114F

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
**NEW YORK, NEW YORK**  
BRONX, RICHMOND, NEW YORK,  
QUEENS, AND KINGS COUNTIES


**PANEL 114 OF 457**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0114	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.





**MAP NUMBER**  
3604970114F

**MAP REVISED**  
SEPTEMBER 5, 2007

Federal Emergency Management Agency

 Floodways in Zone AE  
The 100 year flood zone (1% annual chance flood)

 ZONE X  
Other flood areas  
Areas with 0.2% annual chance flood

 Other Areas  
ZONE X  
Areas determined to be outside the 0.2% annual chance floodplain

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Police Academy - College Point, Queens

Figure 6-2  
FEMA Flood Insurance Rate Map

## **C. CONCLUSION**

As detailed above, the proposed Academy would result in the remediation of a site that has several recognized environmental concerns. A comprehensive RAP has been prepared for the site to address the site-specific environmental issues. Upon completion of the proposed remediation, the site would be ready for redevelopment. As described above, the Proposed Academy, in conjunction with the effort to obtain LEED Silver certification, incorporates a variety of sustainable design features and best management practices that would increase the quality and decrease the quantity of stormwater. As such, the proposed project would be consistent with the applicable WRP policies would comply with the City's Waterfront Revitalization Program