



Case Study: **Beacon Waterfront**

Location:

23 acres of waterfront property in the City of Beacon

Project Background:

Originally intended by Scenic Hudson to become a public park, the Beacon waterfront redevelopment will now feature a mixed-use component including hotel, restaurants, and non-motorized boating facilities. Early on in the planning for the site, city officials promoted the community's vision for the property as expressed in their Local Waterfront Revitalization Program, which outlined the need for economic development on the waterfront, not just parkland.

This project combines three properties that were created with industrial fill in the 19th and early 20th centuries: a junkyard, a major oil storage terminal, and a salt and coal storage site (originally used as a rail yard). Scenic Hudson purchased the oil storage terminal and former rail yard properties in 1997, and acquired the junkyard in 2000.

Citizen Involvement:

The City of Beacon and local residents were brought into the planning process for the site after it was learned that the community wanted economic development consistent with their Local Waterfront Revitalization Program, not just a park. Citizens described the specific kinds of economic development they hoped to see during a community-wide planning process. Scenic Hudson continues to involve the community in public meetings throughout the design and planning process, and in consultation with the Beacon Landing Community Advisory Committee.

Contamination:

Petroleum-saturated soils were found on the former oil terminal property. The former junkyard had elevated levels of heavy metals (including arsenic and lead) throughout the site, as well as an area of PCB-contamination.

In addition to contaminants, there was a lot of debris on the rail yard and junkyard sites that had to be removed.

Groundwater has been monitored continuously over the course of several years to track the level of petroleum in the groundwater.

Cleanup:

Scenic Hudson negotiated a Voluntary Cleanup Agreement with New York State for the petroleum contamination. Soils with elevated levels of petroleum were removed from the site and replaced with clean fill.

Scenic Hudson also negotiated a Voluntary Cleanup Agreement to remove PCBs and remediate the heavy metals on the junkyard site. Soils contaminated with PCBs were removed and replaced with clean fill. Monitoring wells are still in place, but this portion of the cleanup is completed.

Remediation of the heavy metals will be undertaken when the site is redeveloped. There will either be an impervious surface covering the contaminated soils, or a cover of 18"-24" of clean soil.

Scenic Hudson is planning to transition from the state's Voluntary Cleanup Program to the new Brownfield Cleanup Program before completing the remediation. This will allow the developer of the site to take advantage of redevelopment tax credits offered under the new legislation.

Redevelopment:

The property will become a 15 acre park and a 8 acre mixed use sustainably-designed and operated development including a 140-room hotel, conference center, 3 restaurants, a wellness center, non-motorized boating activities, and small amounts of office and retail. This project will restore valuable public access to the riverfront.

Financial Assistance:

New York State contributed approximately \$1.5 million in Environmental Protection Fund (EPF) monies for the design of public amenities and construction of public access to the river. The developer hopes to take advantage of tax credits available through the new Brownfields Cleanup Program.

Economic Benefits:

Expected to provide approximately 200 full-time jobs. Overall, this is a \$40 million project.

Partners:

Scenic Hudson
Foss Group Beacon
New York State
City of Beacon
Dia:Beacon
Minetta Brook