

# **BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND** **ZONING AND HOUSING WORKSHOP**



**FEBRUARY 18 & 20, 2016**

**STAPLETON FAMILY LIFE CENTER AND PS65**

# **BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND**

## **ZONING & HOUSING WORKSHOP AGENDA**

- 1. SCHEDULE UPDATE**
- 2. GUIDING PRINCIPLES**
- 3. EXISTING CONDITIONS**
- 4. ISSUES WE'VE HEARD**
- 5. DOWNTOWN CASE STUDIES**
- 6. URBAN DESIGN & ZONING**
- 7. PARKING**
- 8. NEXT STEPS**



February 18 & 20, 2016

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## SCHEDULE UPDATE

**WE ARE HERE**



**ONGOING**

**INTER-AGENCY INFRASTRUCTURE PLANNING**



**CAPITAL AGENCIES**

**ONGOING**

**TRANSPORTATION IMPROVEMENT STRATEGY (TIS)**



# **BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND**

## **GUIDING PRINCIPLES**

- **CREATE A VIBRANT, RESILIENT DOWNTOWN ENVIRONMENT PROVIDING STRONGER CONNECTIONS TO NEW YORK HARBOR AND SURROUNDING NEIGHBORHOODS;**
- **SUPPORT CREATION OF NEW AFFORDABLE HOUSING, INCLUDING AFFORDABLE HOUSING, FOR THE BROAD SPECTRUM OF NORTH SHORE NEEDS: SENIORS, YOUNG ADULTS, WORKFORCE FAMILIES, ARTISTS AND CREATORS;**
- **SUPPORT NEW AND EXISTING BUSINESSES AND NEW COMMERCIAL DEVELOPMENT BY CREATING NEW JOBS BY SUPPORTING A PEDESTRIAN-FRIENDLY THRIVING RETAIL/ BUSINESS CORRIDOR BETWEEN ST. GEORGE AND STAPLETON; AND**
- **ALIGN INVESTMENT IN INFRASTRUCTURE, PUBLIC OPEN SPACES, AND SERVICES TO SUPPORT CURRENT DEMANDS AND FUTURE GROWTH.**

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## EXISTING CONDITIONS

St George Special District

Existing retail

Irregularly shaped sites, including triangles

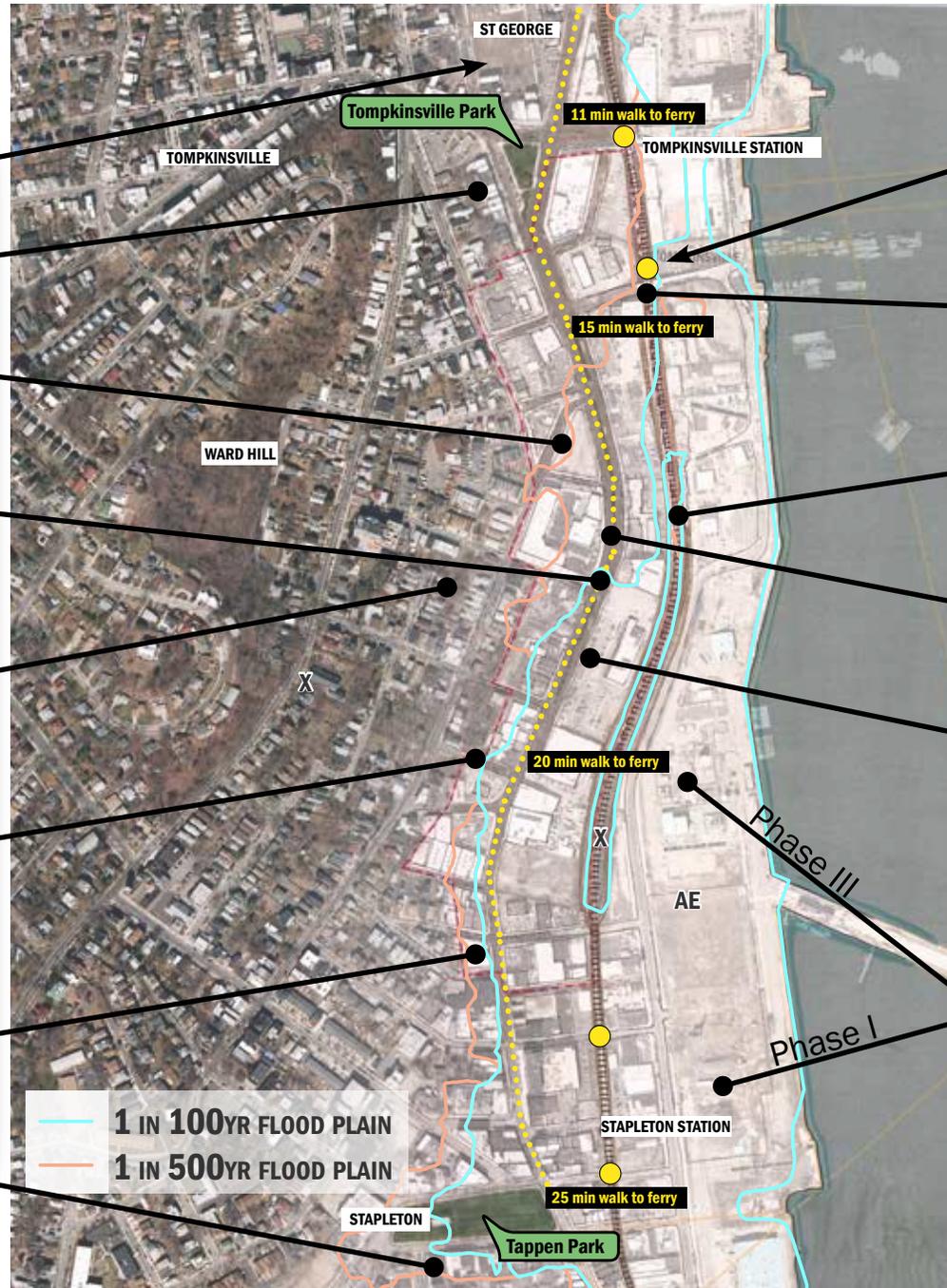
Bay Street is mapped as a wide street

Adjacent low-rise neighborhood

Steep topographic change on connecting streets

Existing built form and scale contributes to neighborhood character in town centers

Existing flood plains: new development subject to FEMA requirements



Closed SIR station entrance

Waterfront Connection @ Hannah St Bridge

Lack of connections to the waterfront due to rail berm

Bay St is a curved street

Large expanses of surface parking interrupt town center

Bay St is mapped to be wider on eastern side

Stapleton Waterfront

Few waterfront connections available



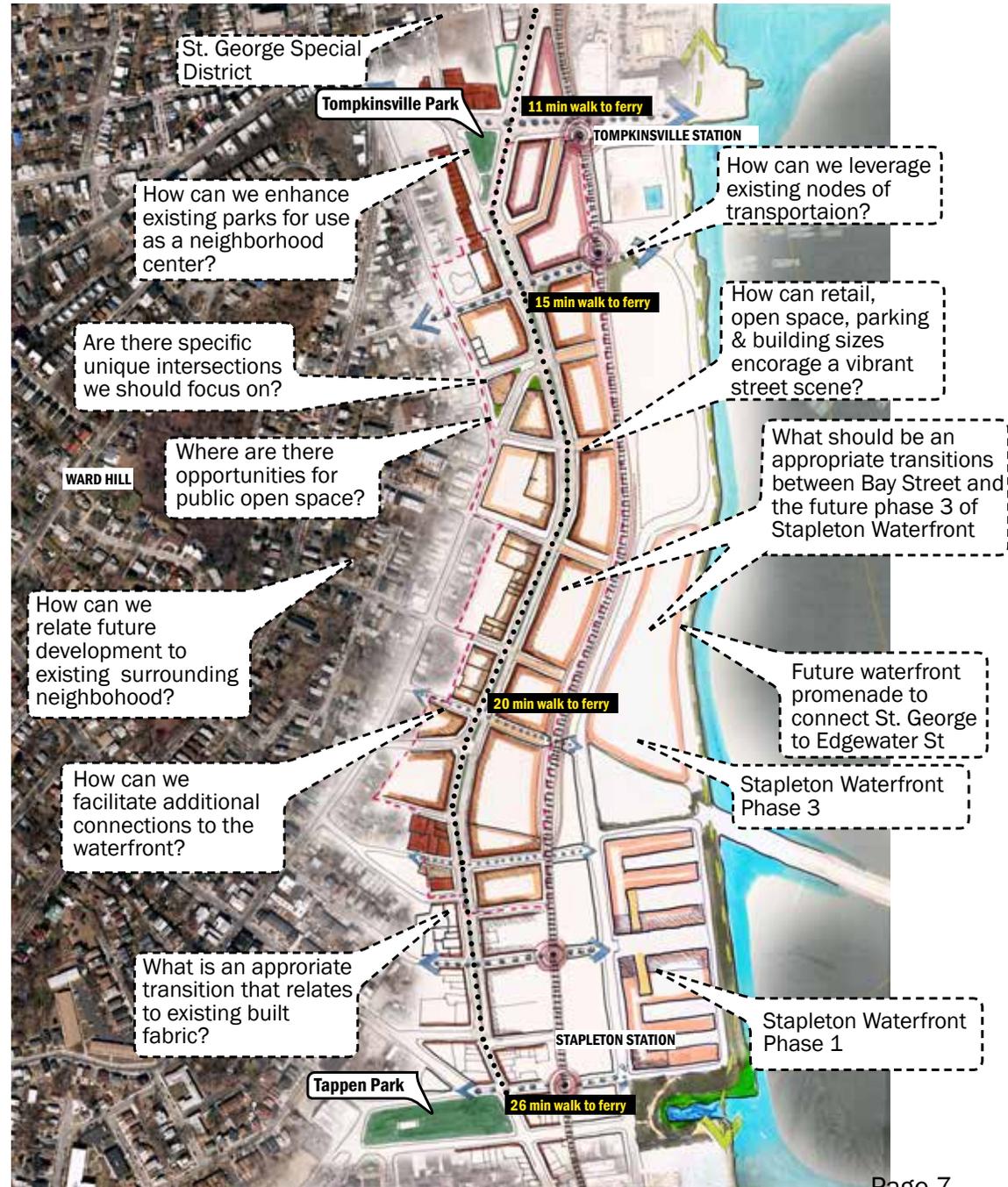
# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## URBAN DESIGN DISCUSSION

### WHAT WE'VE HEARD SO FAR: ZONING AND URBAN DESIGN

DURING OUR JUNE OPEN HOUSE AND NOVEMBER WORKSHOP EVENTS, WE HEARD THERE IS A DESIRE FOR:

- Mid-rise, mixed use buildings
- Light and air at the street level
- Improved waterfront access
- New buildings to reflect existing context
- “Thoughtful architecture”
- Local, “mom and pop” stores
- A “Restaurant Row”
- Improve retail
- Grocery & Healthy Food Stores
- Arts and culture spaces
- Pharmacies, banks, and cafés



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## URBAN DESIGN CASE STUDIES - NYC NEIGHBORHOODS

### BAY RIDGE, BROOKLYN



Note: Left side of street R6B/C2-3 zoning district, right side C8-2

- VISUAL INTEREST BY VARIED BUILDING HEIGHTS
- CONTINUOUS ACTIVE GROUND FLOOR FRONTAGE
- PEDESTRIAN AMENITIES: CROSSWALKS, ETC.
- ON-STREET PARKING
- STREETScape ENHANCEMENTS

FOUR STORY BUILDING WALL

TALLER FLOOR HEIGHTS FOR GROUND LEVEL FOR RETAIL

PEDESTRIAN AND PUBLIC DOMAIN AMENITIES

SUNLIGHT IS ABLE TO REACH STREET LEVEL

### ASTORIA, QUEENS



Note: Site located in R6A/C1-4 zoning district Page 8

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## URBAN DESIGN CASE STUDIES - NEW JERSEY

### HOBOKEN



- MID-RISE BUILDINGS (6 STORIES SHOWN)**
- PARKING BEHIND OR UNDERNEATH BUILDING**
- BICYCLE LANE FOR CYCLIST SAFETY**
- ENTRIES ACCOMMODATE VARIED UNIT TYPES**

### MORRISTOWN



- TALLER GROUND FLOOR ATTRACTS RETAIL**
- RAISED SETBACKS MASK BUILDING HEIGHT**
- STREETScape REALM IMPROVEMENTS**
- DESIGN FOR “EYES ON THE STREET”**

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## URBAN DESIGN CASE STUDIES - FALL WORKSHOP FEEDBACK

### 4TH STREET, SAN FRANCISCO



**SUPPORT OF MIX OF BUILDING HEIGHTS**

**TALLER BUILDINGS ON WIDE STREETS**

**BUILDING HEIGHTS VARY TO ACCENT CORNER**

**FACADE ARTICULATION**

Note: Affordable housing development has 142 units, 41 spaces (29% rate)

**4-6 STORY STREET WALL, RAISED SETBACKS**

**WATERFRONT ACTIVATION**

**SCREENED PARKING**

**BUILDING ARTICULATION**

Note: Zoning allows 1 space per DU maximum (no min requirement)

### MISSON BAY, SAN FRANCISCO



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## BAY STREET CORRIDOR URBAN DESIGN PRINCIPLES

ENCOURAGE INVITING RETAIL AND PEDESTRIAN CORRIDOR BETWEEN ST GEORGE AND STAPLETON TOWN CENTERS WITH A MOSTLY CONTINUOUS STREET WALL

PROVIDE BETTER CONNECTIONS AND TRANSITIONS BETWEEN UPLAND NEIGHBORHOODS AND THE WATERFRONT

TAILOR DEVELOPMENT CONTROLS TO RESPOND TO THE UNIQUE CONTEXT OF BAY STREET

ALLOW FOR INCREASED HEIGHT AND DENSITY WHERE SITE CONDITIONS ALLOW

REQUIRE BAY STREET TO BE BUILT OUT TO ITS MAPPED WIDTH (70-80FT MAPPED WIDTH), WHERE ALREADY DESIGNATED FOR WIDENING, IN ALL NEW DEVELOPMENTS



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND NORTH SHORE TRANSPORTATION SURVEY RESULTS

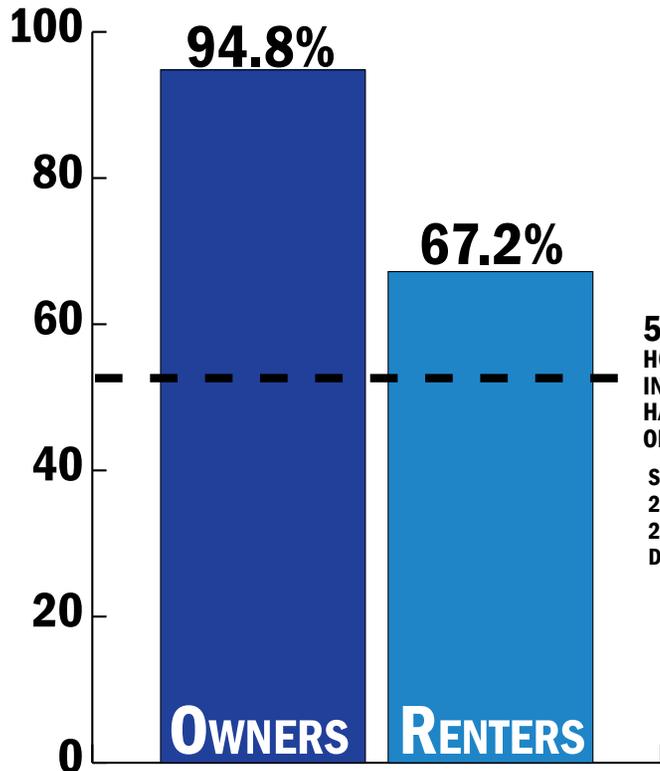
## WHO RESPONDED? 407 RESPONSES

### WHERE DO RESPONDENTS LIVE?

58.2%  
OF RESPONDENTS

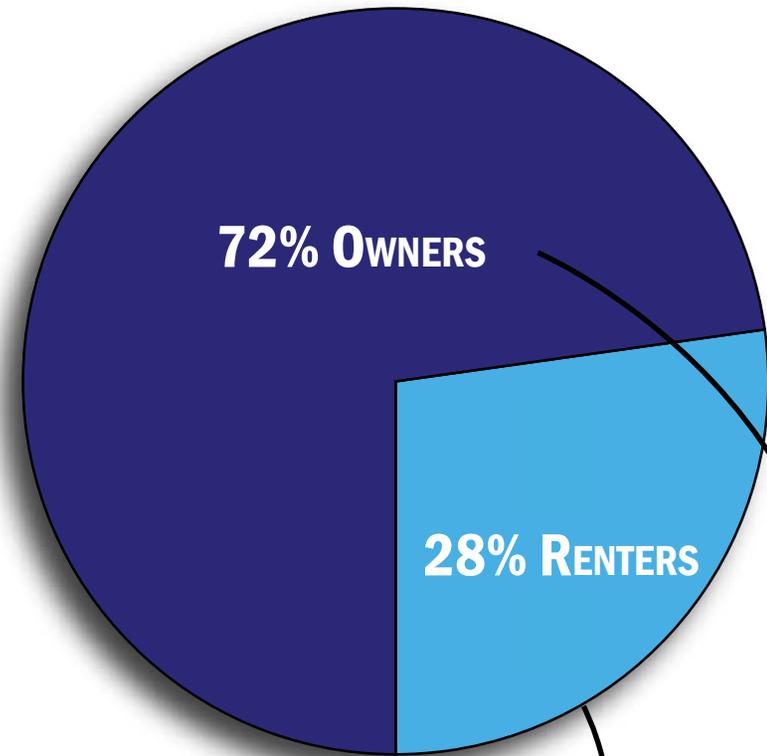
- #1 ST. GEORGE- 24.4%
- #2 STAPLETON- 13.5%
- #3 WEST BRIGHTON- 9.8%
- #4 NEW BRIGHTON- 6.6%
- #5 TOMPKINSVILLE- 3.9%

## RESPONDENTS' CAR OWNERSHIP RATE:

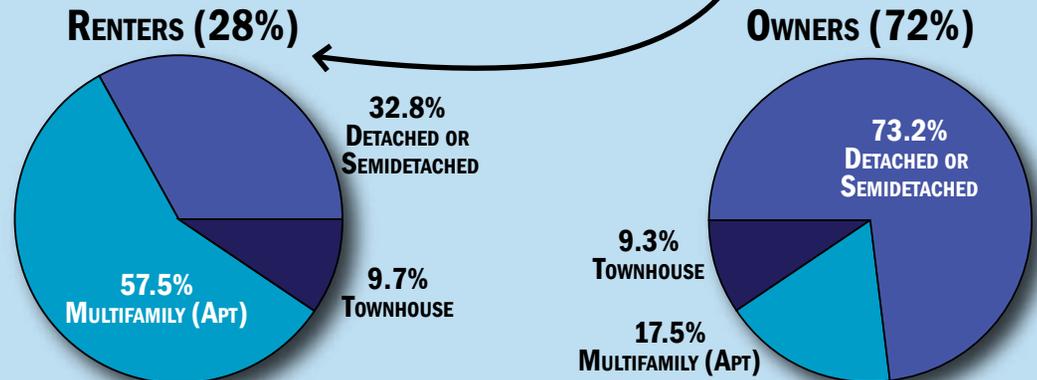


53.9% OF HOUSEHOLDS IN CONTEXT AREA HAVE AT LEAST ONE VEHICLE

SOURCES:  
2010 US CENSUS  
2013 ACS  
DCP



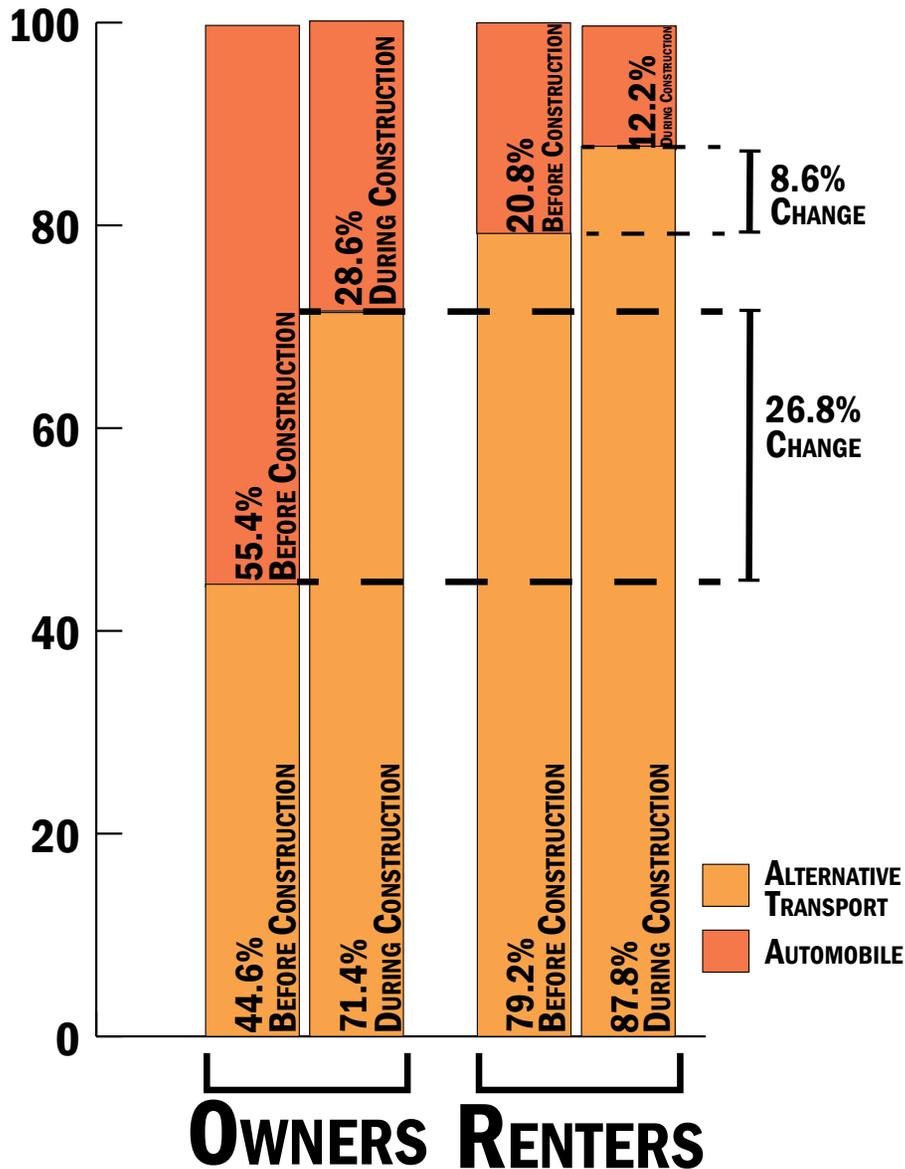
## HOUSING TYPES BY HOUSING TENURE:



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

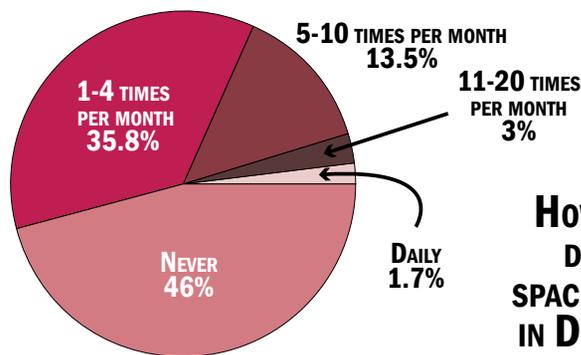
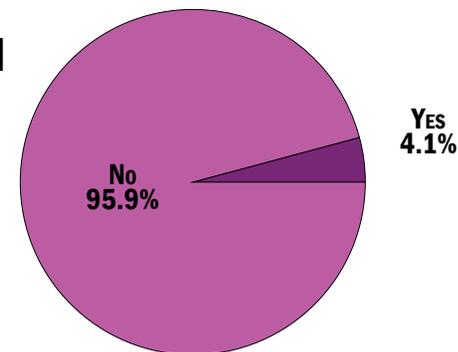
## NORTH SHORE TRANSPORTATION SURVEY RESULTS

### How do You TRAVEL to the FERRY?



### PARKING IN DOWNTOWN STATEN ISLAND

DO YOU CURRENTLY PAY FOR PARKING IN DOWNTOWN STATEN ISLAND?



HOW MANY TIMES PER MONTH DO YOU PARK AT METERED SPACES OR IN A PARKING GARAGE IN DOWNTOWN STATEN ISLAND?

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## DOWNTOWN STATEN ISLAND PARKING SUMMARY



### DOWNTOWN STATEN ISLAND PARKING STUDY - RECENT DEVELOPMENTS

<b>Buildings included in study</b>	<b>Year</b>	<b>Res.</b>	<b>Registered</b>	<b>Car Ownership</b>
<b>Street Address</b>	<b>Built</b>	<b>Units</b>	<b>Cars</b>	<b>Rate (%)</b>
<b>The Pointe - 155 Bay St</b>	<b>2008</b>	<b>57</b>	<b>31</b>	<b>54.4%</b>
<b>The Rail - 40 Prospect St</b>	<b>2011</b>	<b>92</b>	<b>52</b>	<b>56.5%</b>
<b>The View - 224 Richmond Terrace</b>	<b>2012</b>	<b>40</b>	<b>18</b>	<b>45.0%</b>
<b>90 Bay St Landing - The Accolade</b>	<b>2013</b>	<b>101</b>	<b>54</b>	<b>53.5%</b>
		<b>290</b>	<b>155</b>	<b>53.4%</b>

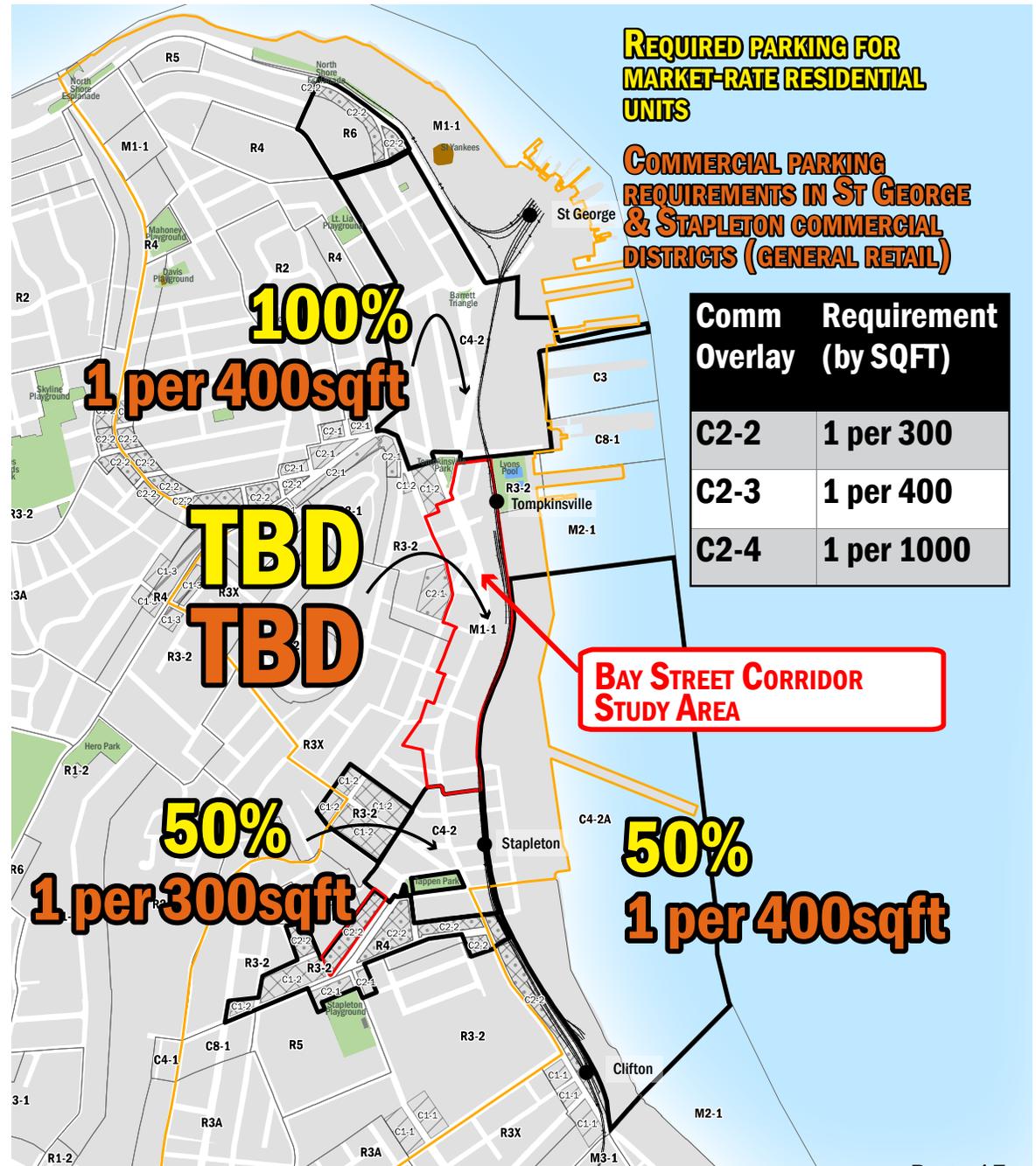
### DOWNTOWN STATEN ISLAND PARKING STUDY FINDINGS:

- AUTOMOBILE OWNERSHIP IS GENERALLY AROUND 50% IN RECENT NEW DEVELOPMENT
- RECENT DEVELOPMENTS HAVE PROVIDED MORE THAN THE 50% MINIMUM REQUIREMENT
- COST OF PARKING CONSTRUCTION INCREASES HOUSING COSTS AND MAY BE A BARRIER TO DEVELOPMENT
  - \$10,000 FOR SURFACE SPACE, \$45,000 A STRUCTURED SPACE

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

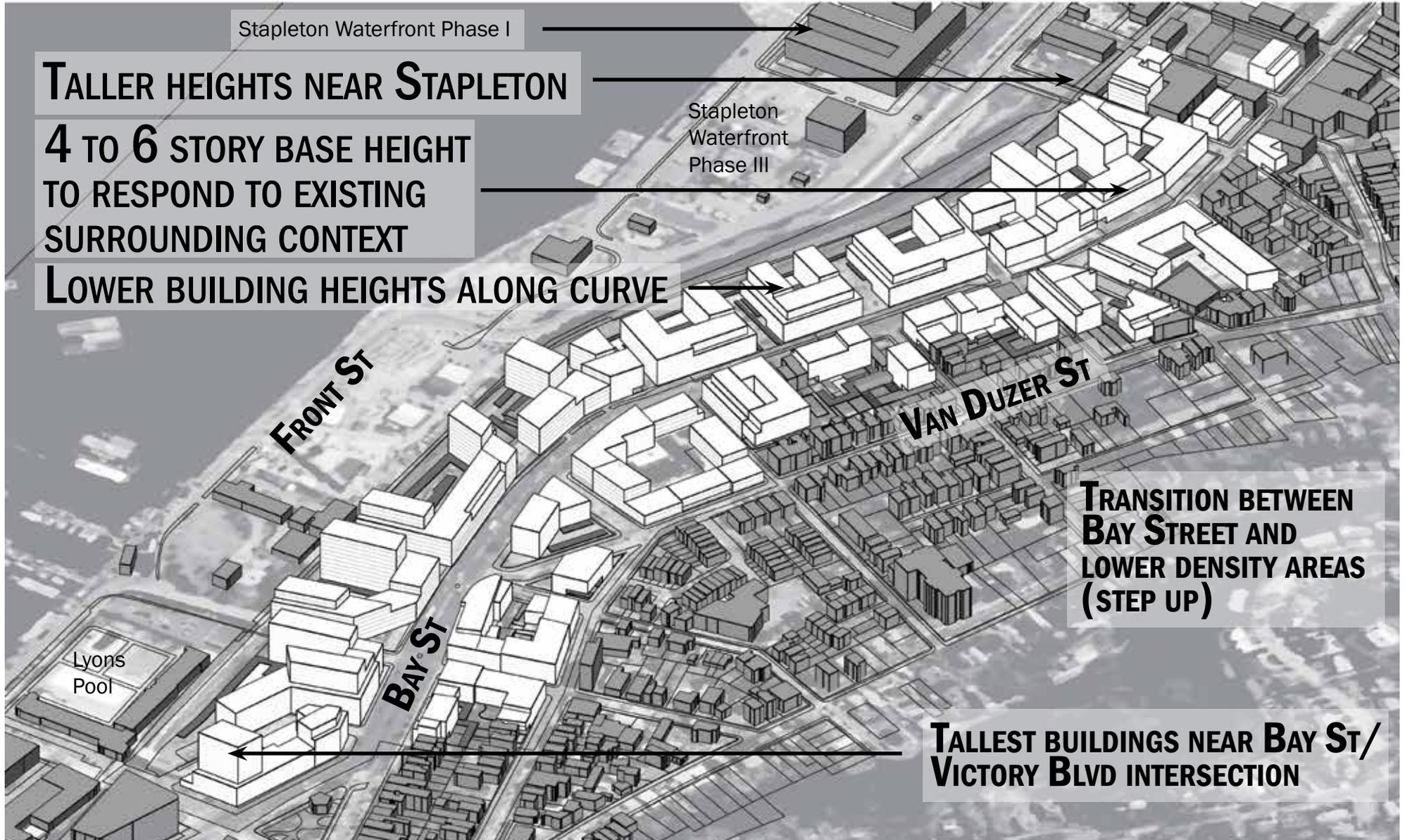
## PARKING REQUIREMENTS IN NEARBY COMMERCIAL DISTRICTS

- 50% MARKET-RATE RESIDENTIAL PARKING REQUIREMENT GENERALLY ALIGNS WITH OWNERSHIP RATES INDICATED IN 2010 US CENSUS AND WITH NEW CONSTRUCTION IN AREA
- CURRENT 100% PARKING REQUIREMENT IN ST. GEORGE DOES NOT REFLECT MARKET TRENDS AND MAY HINDER HOUSING PRODUCTION
- THE BAY STREET CORRIDOR TEAM IS FURTHER INVESTIGATING THE APPROPRIATE BALANCE BETWEEN REQUIRED PARKING AND THE GUIDING PRINCIPLES



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## URBAN DESIGN ANALYSIS: LONG-TERM, FULL BUILD OUT



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET @ TOMPKINSVILLE PARK



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

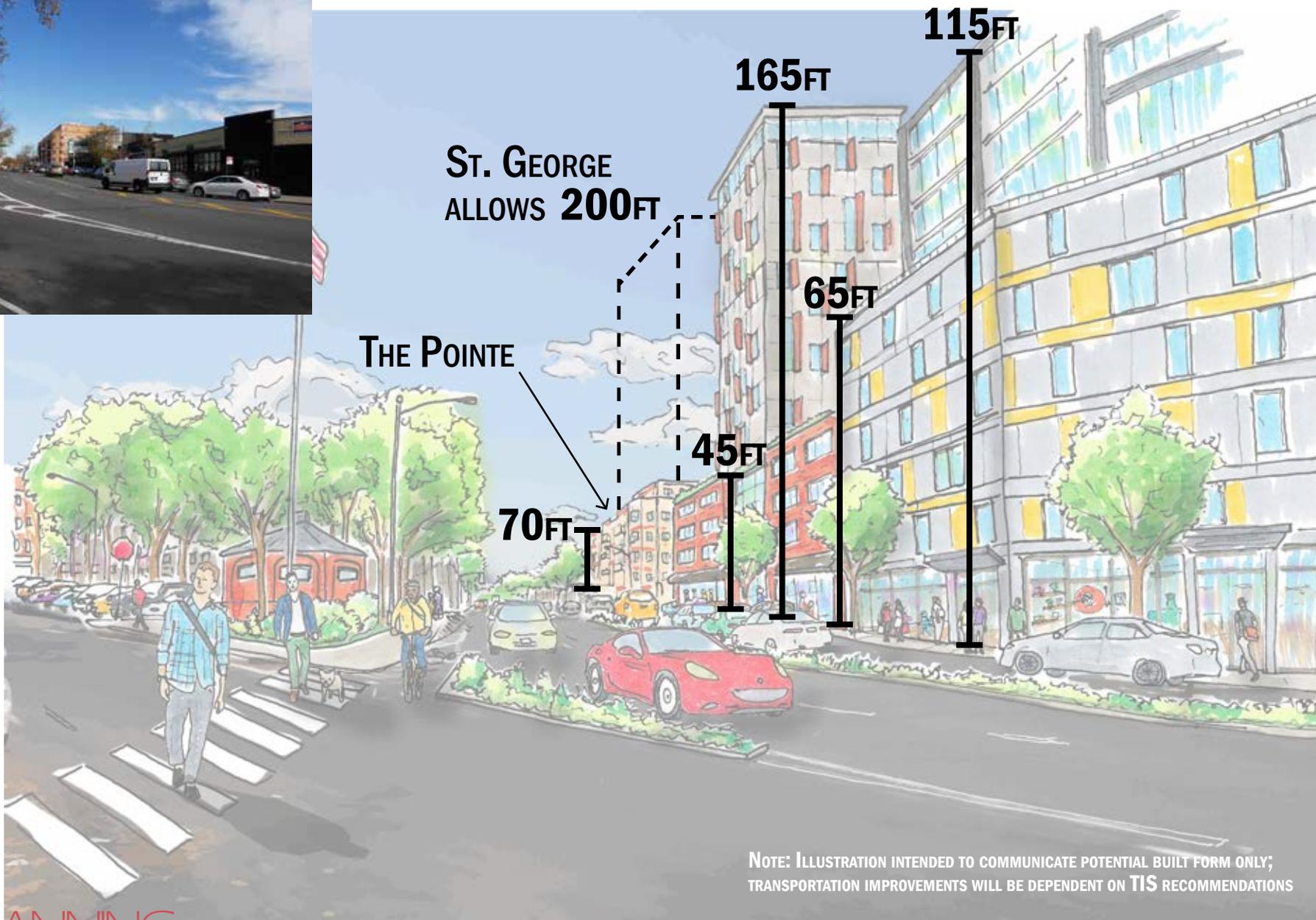
## WHAT COULD IT LOOK LIKE? BAY STREET @ TOMPKINSVILLE PARK



NOTE: ILLUSTRATION INTENDED TO COMMUNICATE POTENTIAL BUILT FORM ONLY;  
TRANSPORTATION IMPROVEMENTS WILL BE DEPENDENT ON TIS RECOMMENDATIONS

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET @ TOMPKINSVILLE PARK



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# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET @ SWAN STREET



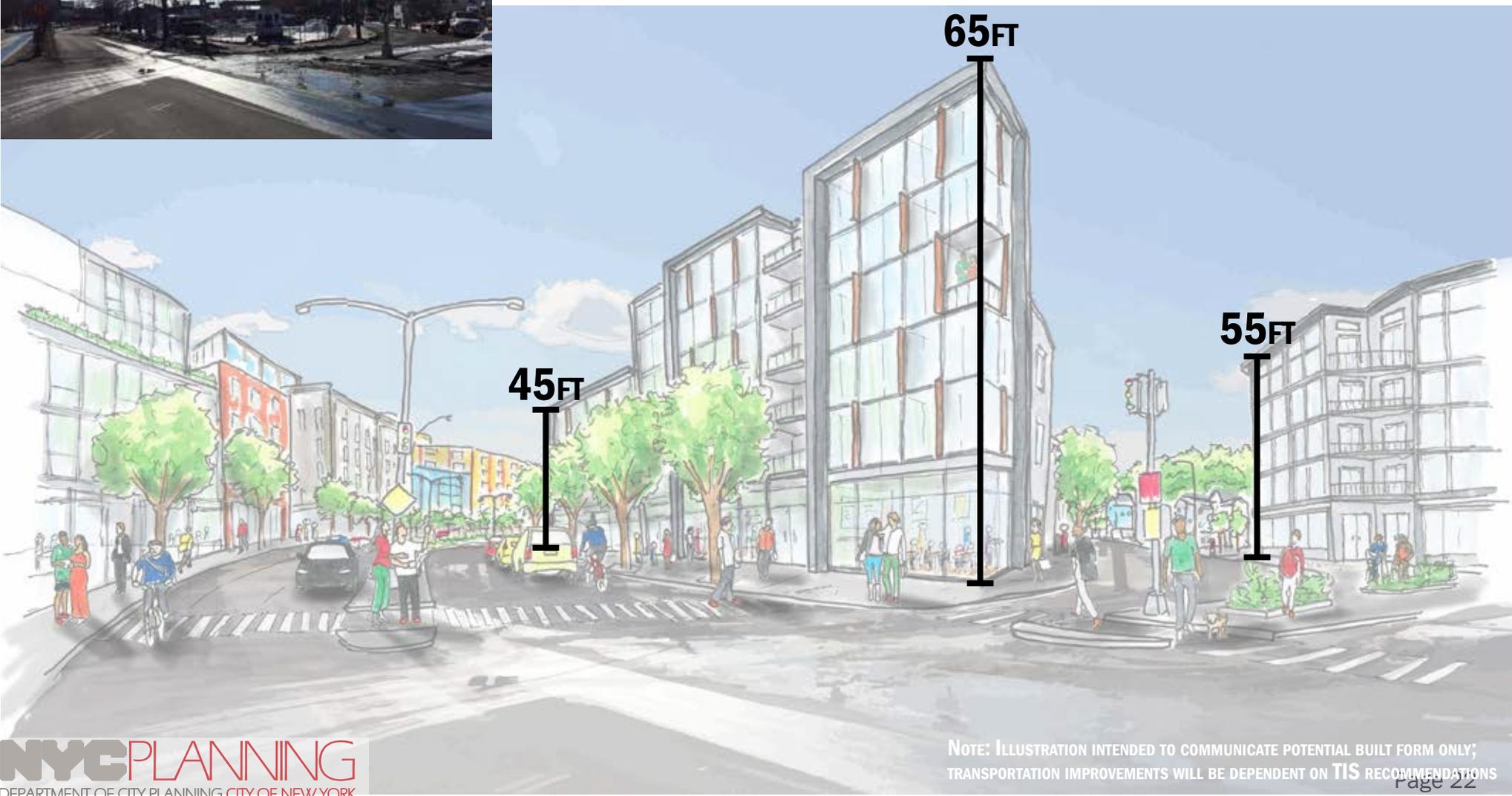
# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET @ SWAN STREET



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# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET @ GRANT ST



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET @ GRANT STREET



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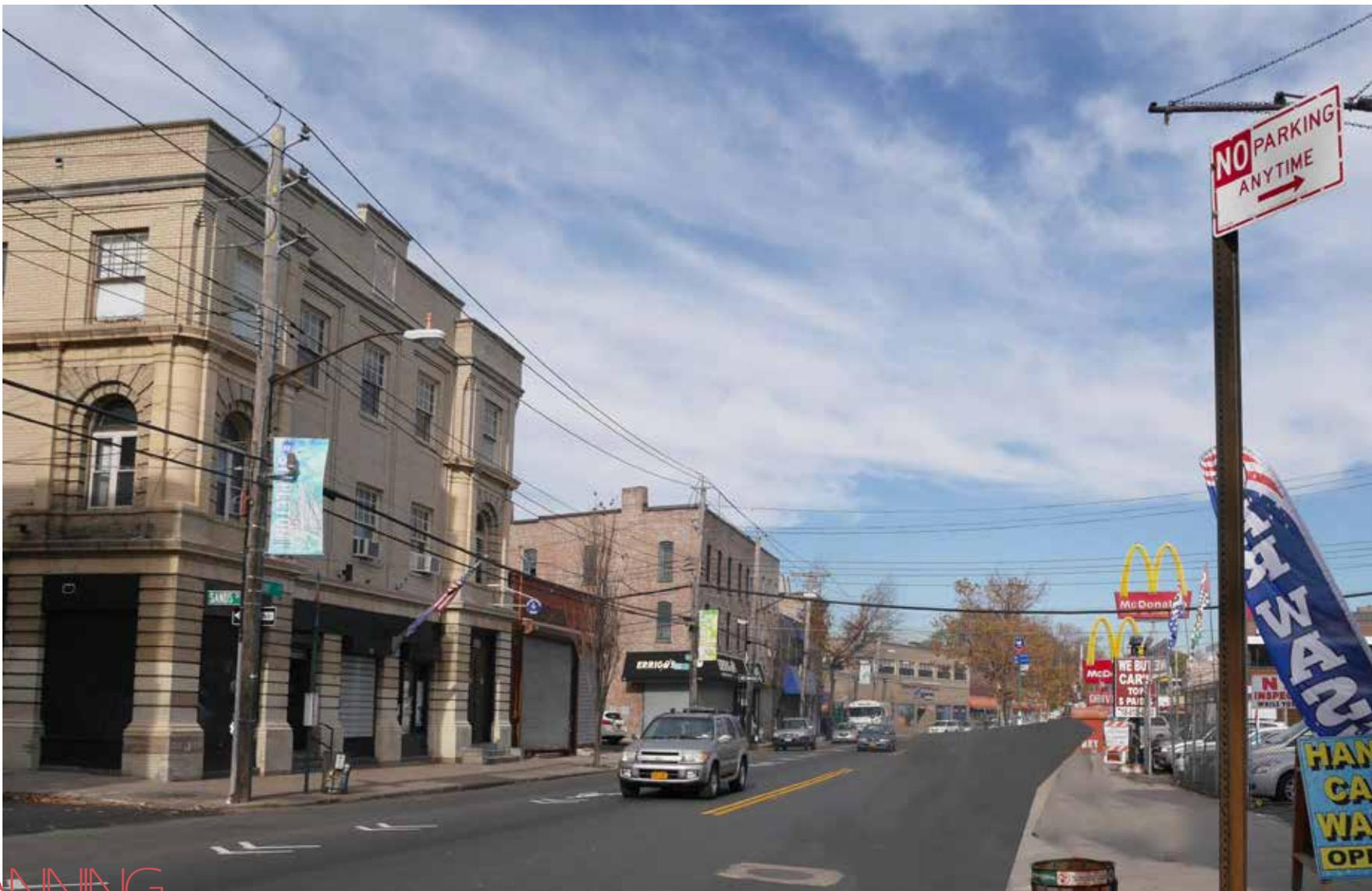
## WHAT COULD IT LOOK LIKE? BAY STREET @ GRANT STREET



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# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET FROM SANDS STREET



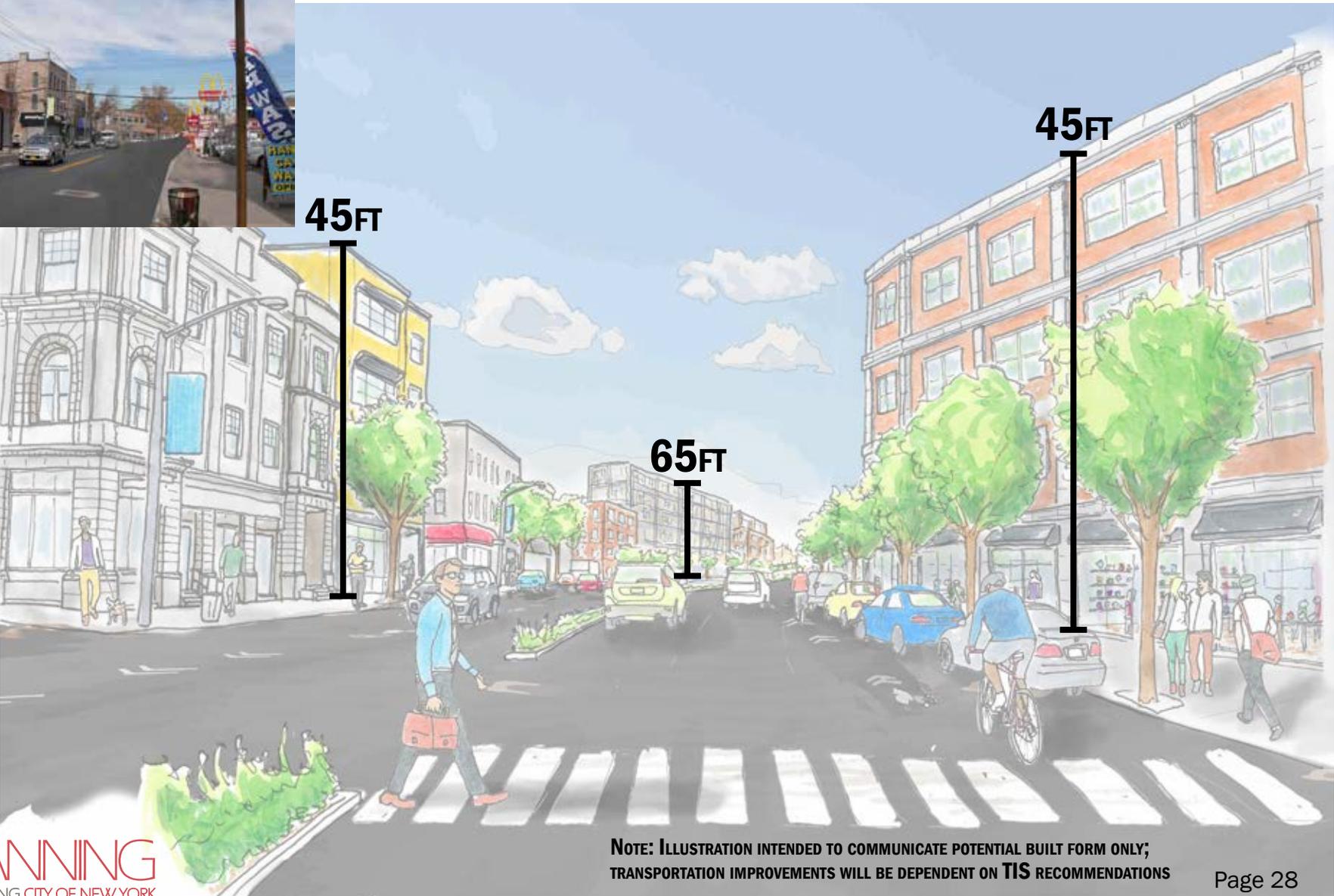
# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET FROM SANDS STREET



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE? BAY STREET FROM SANDS STREET



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## POTENTIAL ZONING TOOLS

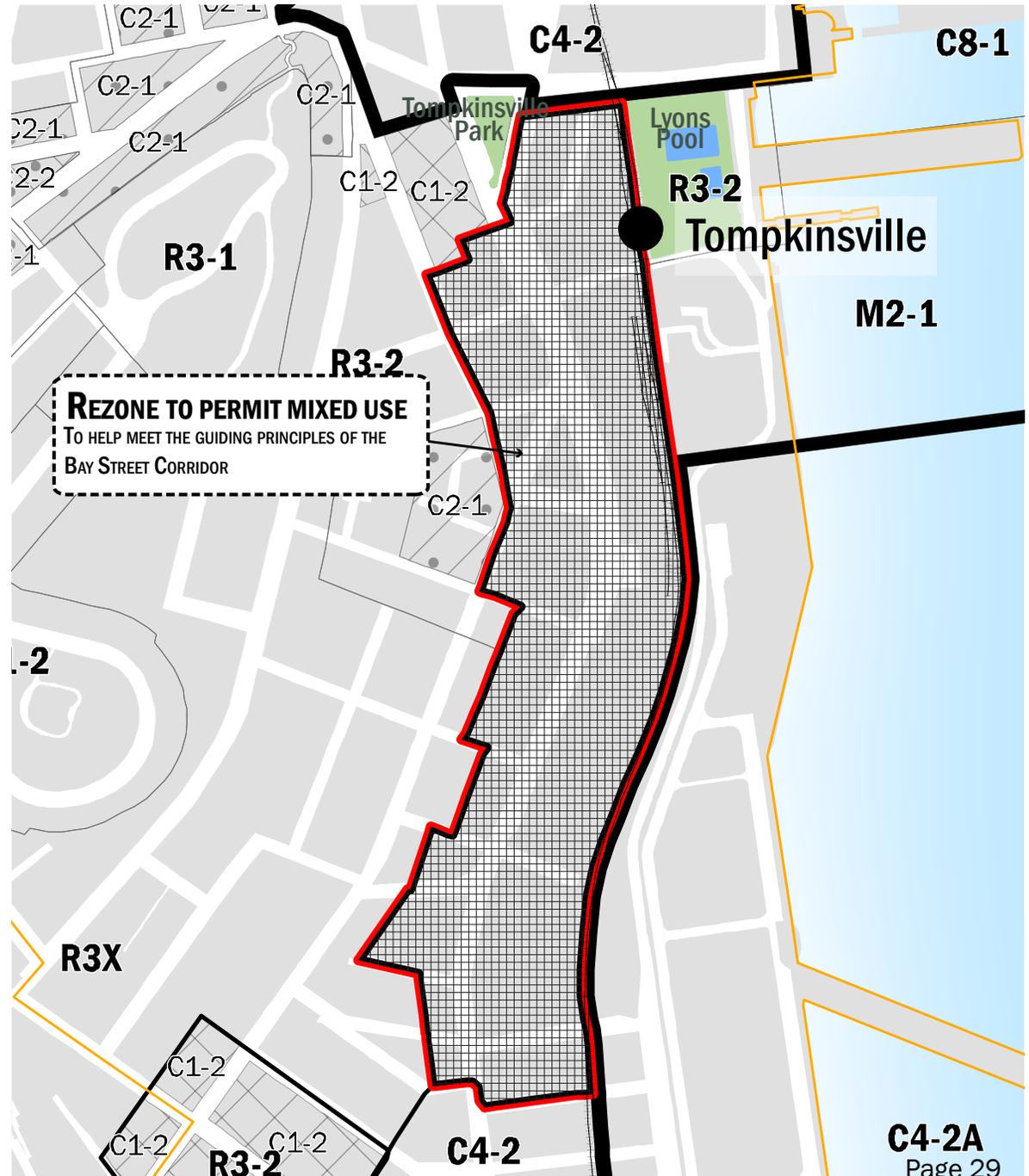
### REZONE BAY ST "STUDY AREA" FROM M1-1

To permit mixed use development to help meet the Guiding Principles of the Bay Street Corridor

### EXTEND SPECIAL STAPLETON WATERFRONT DISTRICT AND/OR SPECIAL ST GEORGE SPECIAL DISTRICT

To provide targeted regulations:

- FAR, based on lot size
- Building heights, based on location
- Parking accommodations with creative solutions
- Uses, to maintain and encourage desired uses
- Required streetwall construction
- Required/permitted ground floor commercial
- Public domain improvements





# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## NEXT STEPS

