



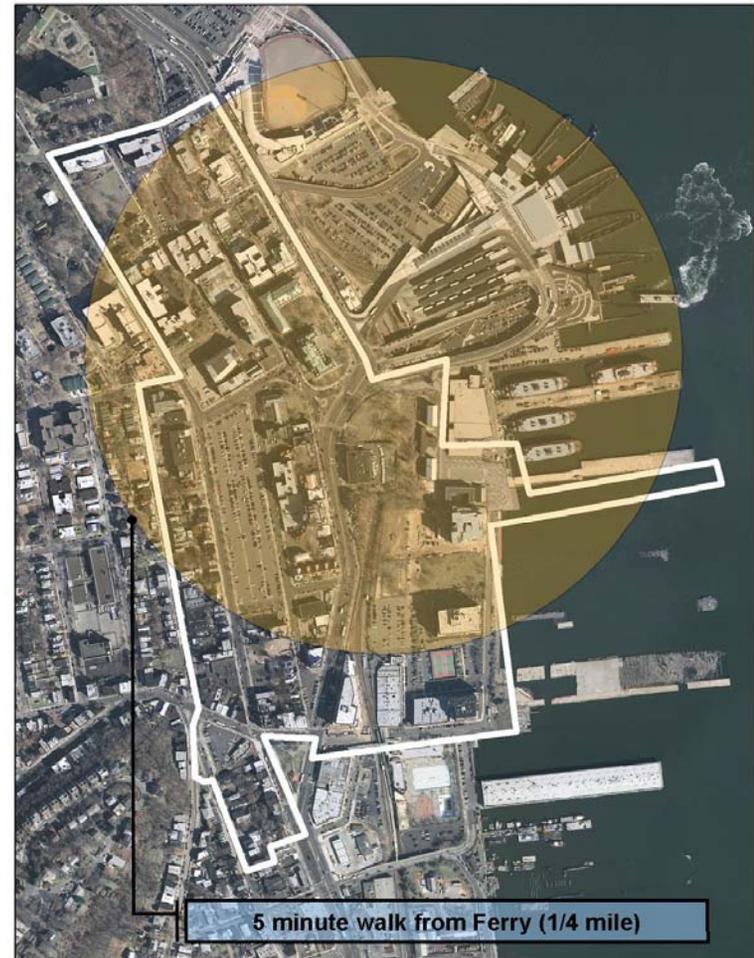
SPECIAL ST. GEORGE DISTRICT

STATEN ISLAND, NEW YORK

GOALS + OBJECTIVES

ST. GEORGE

- ▶ to build upon St. George's existing strengths as a civic center, neighborhood and transit hub by providing rules that will bolster a thriving, pedestrian-friendly, business and residence district
- ▶ to establish zoning regulations that facilitate continuous ground floor retail and the critical mass needed to attract a broader mix of uses
- ▶ to require a tall, slender, building form that capitalizes on its hillside topography and maintains waterfront vistas
- ▶ to encourage the reinvestment and reuse of vacant office buildings
- ▶ to accommodate an appropriate level of off-street parking while reducing its visual impact



EXISTING CONDITIONS

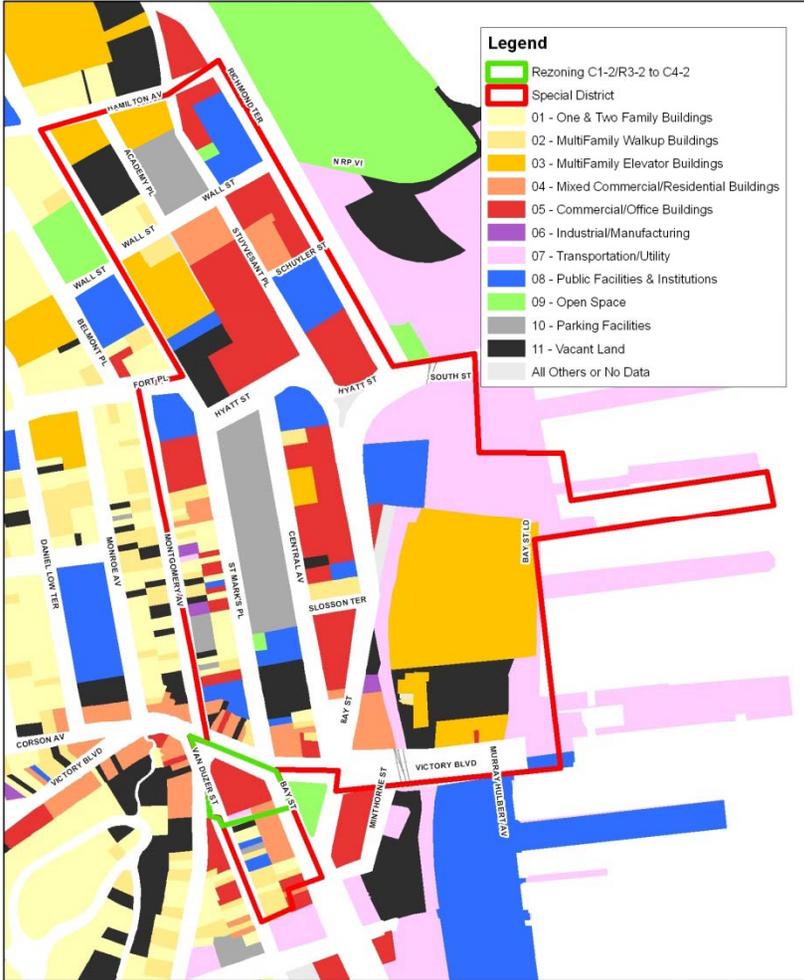
ST. GEORGE



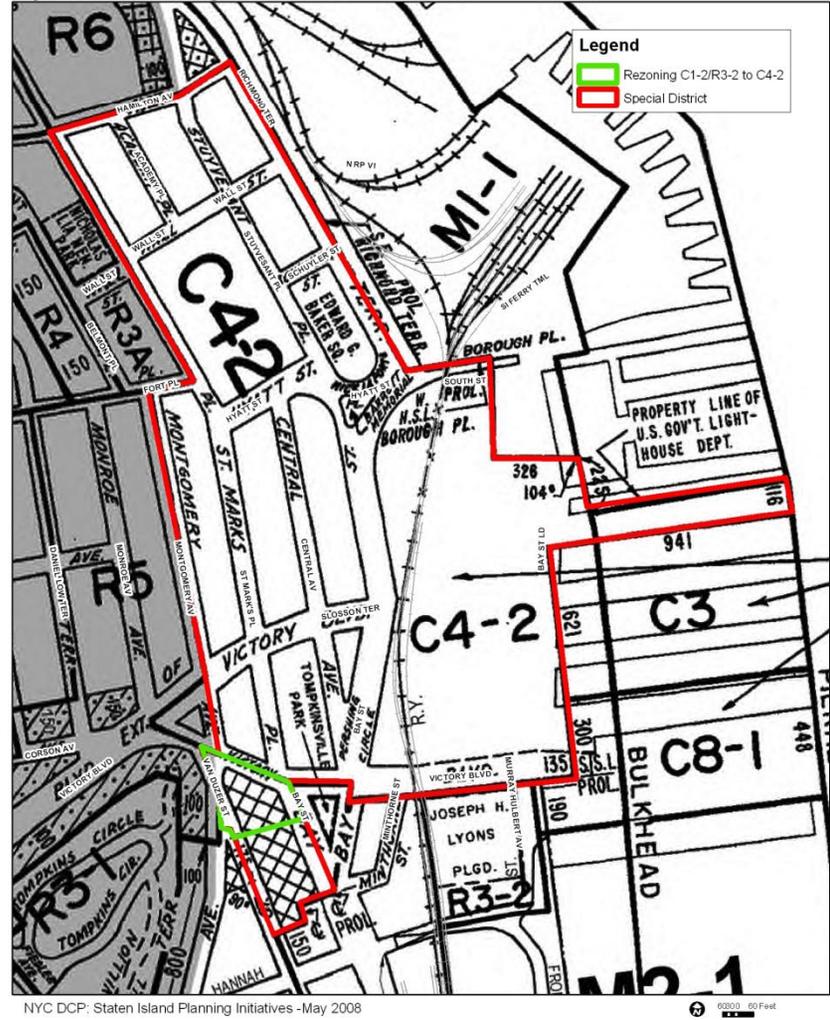
EXISTING CONDITIONS

ST. GEORGE

Special St. George District



Special St. George District



DEVELOPMENT ISSUES

ST. GEORGE

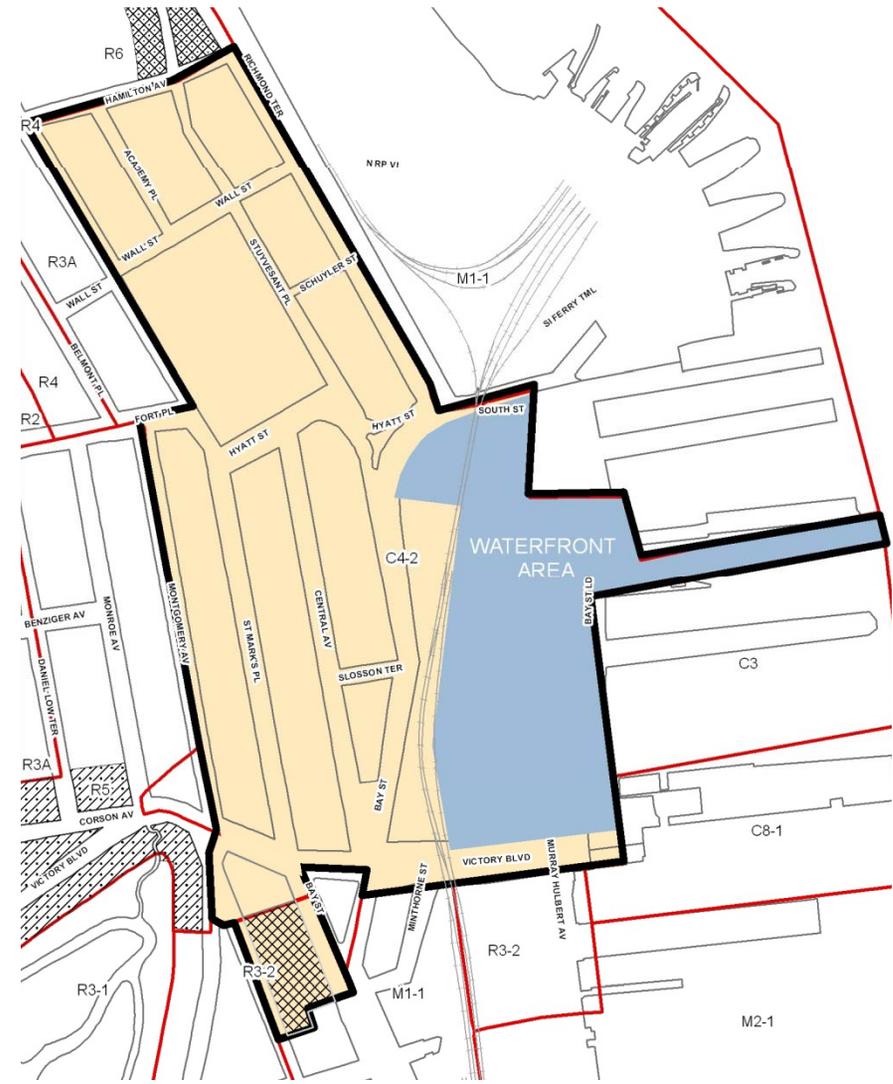
- ▶ The Lower Density Growth Management Area commercial text amendment prohibits residential use on the ground floor.
 - ▶ Some streets in St. George are appropriate for ground floor residential use.
- ▶ No height limit for non- residential buildings.
- ▶ Regulations adopted in December 2005 cap building height at 70 feet for residential buildings
 - ▶ Taller buildings may be more appropriate because of unique topography and waterfront vistas.
- ▶ Conversions of vacant office buildings to residential use severely limited by regulation.
- ▶ Small infill developments produce housing that lack parking, views, and other amenities.
- ▶ Current commercial parking requirements are too high.
- ▶ Current bulk rules favor community facilities.



PROPOSAL

ST. GEORGE

- ▶ Create a new special district (Special St. George District) to promote a higher density, pedestrian-oriented, mixed-use community.
- ▶ Require commercial use on certain streets.
- ▶ Create rules to promote tall slender buildings to provide light, air, and views.
- ▶ Identify appropriate parking regulations.
- ▶ Provide incentives to promote development that offers parking, views and other amenities.



USE + FLOOR AREA

C4-2 ZONING DISTRICT

Use

All uses remain the same.

Floor Area Ratio

- ▶ Equalize 3.4 FAR for all uses in C4-2
- ▶ Retain 2.2 FAR for lots under 10,000 sq. ft. on non-commercial streets to discourage smaller buildings without amenities in C4-2.
- ▶ R3-2/CI-2 area retains existing FAR.



COMMERCIAL STREETS

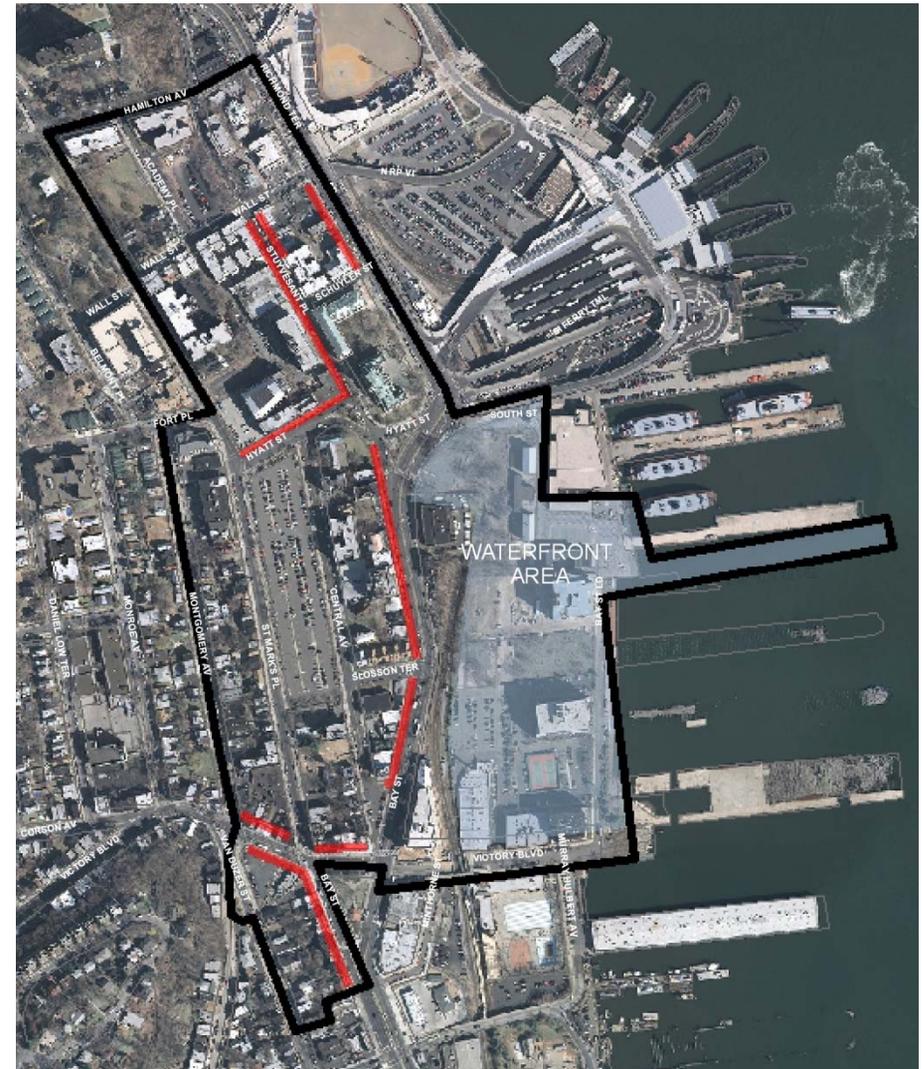
LOCATION

Issue

- ▶ Some streets cannot support commercial development.

Proposal

- ▶ **Commercial Streets** (shown in red on right)
 - ▶ Require ground floor commercial use to promote retail continuity on important corridors
- ▶ **Non-Commercial Streets** (all other streets)
 - ▶ Residential, commercial or community facilities on the ground floor is optional.



COMMERCIAL STREETS

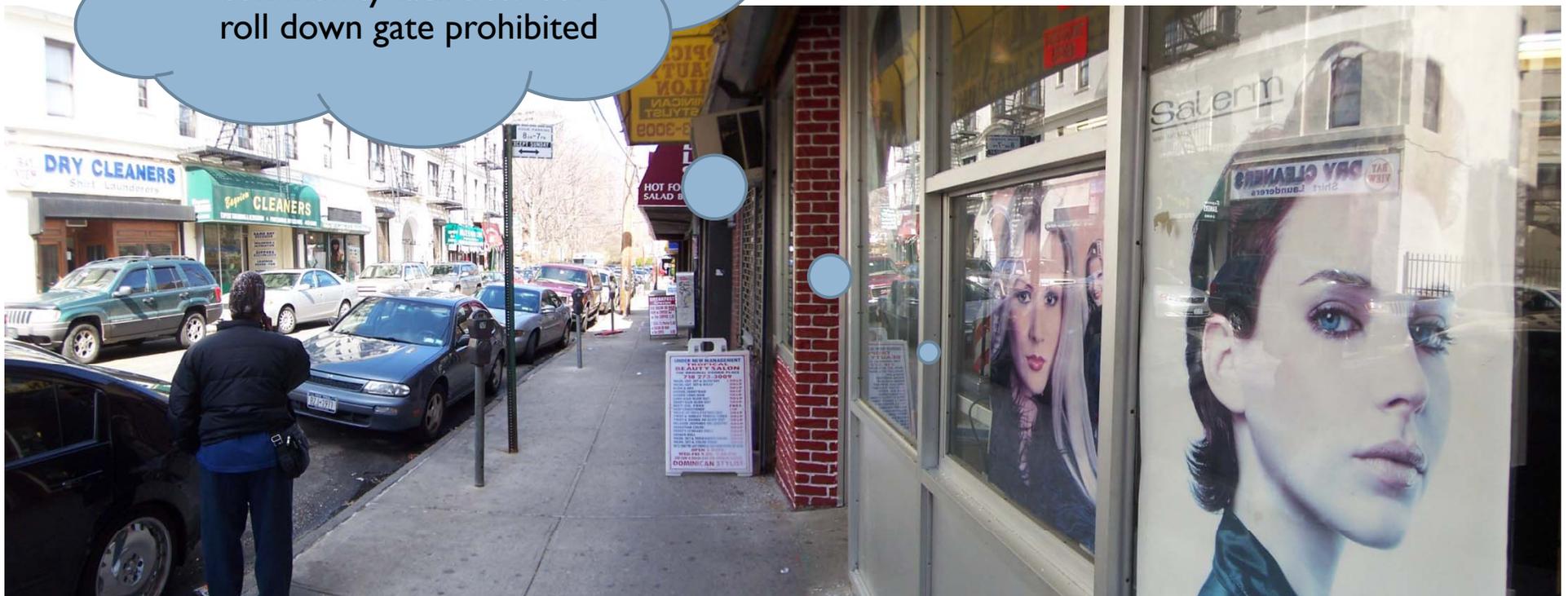
LOCATION

Residential streets cannot support required commercial development



Retail streets can support required commercial development

At least half of the ground floor must have windows for commercial or community facilities. Solid roll down gate prohibited



STREETSCAPE

BUILDING LOCATION



Commercial Streets:
70% of the building must
be located within 8' of
the street to promote
more vibrant retail.

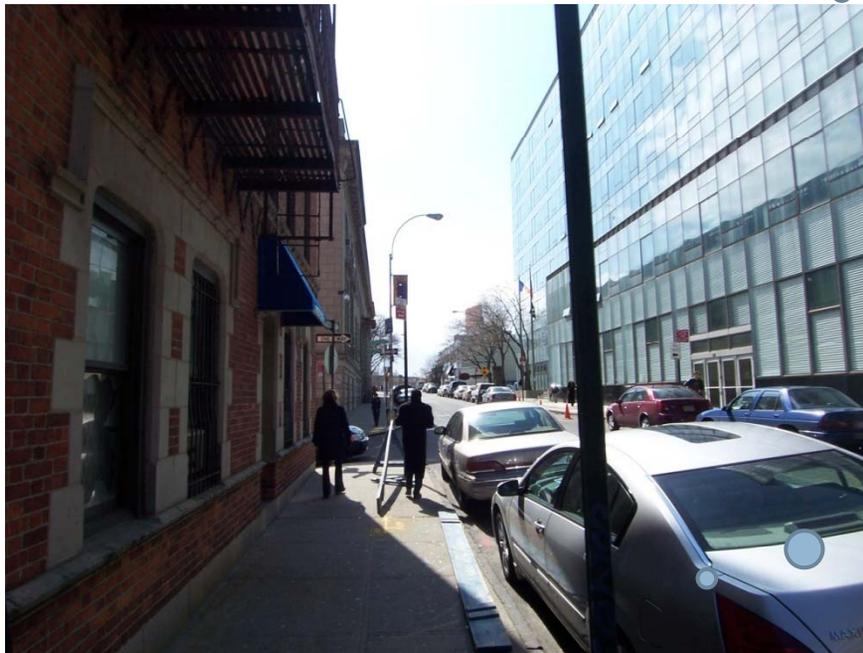
Non- Commercial Streets:
50% of the building must be
located within 8' of the street
to allow flexible design



STREETSCAPE

SIDEWALKS

Eight foot wide sidewalk on Academy Place.



Six foot wide sidewalk on Academy Place.

Issue

- ▶ Commercial parking requirements are too high for an urban neighborhood with abundant transit opportunities, potentially creating large areas devoted to parking and disrupting the potential for active and lively retail and residential streets.

Proposal

- ▶ Commercial – Decrease parking to encourage retail development.
 - ▶ One space for every 400 sq. ft. Parking will not be necessary for an under 10,000 sq. ft. store.
- ▶ Residential – Increase parking to provide off-street spaces for new residents
 - ▶ One space per every apartment.
 - ▶ Prohibit the subdivision of zoning lots to waive residential parking requirements.

PARKING

OPEN PARKING LOTS

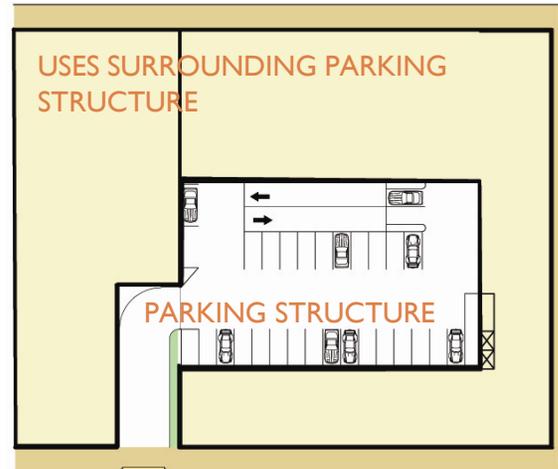


Open parking lots are prohibited from facing commercial streets.



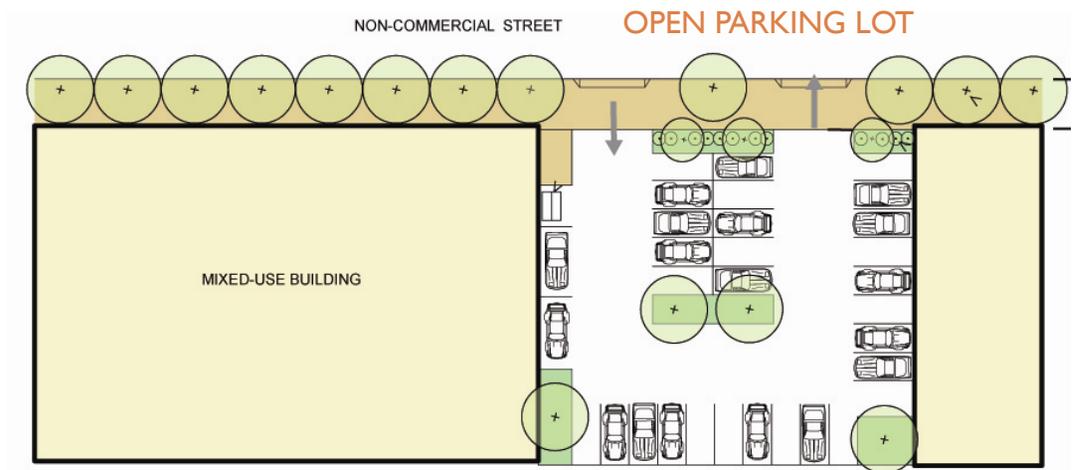
▶ GARAGES

- Parking garages must be surrounded by uses, so they will not be seen from the street. They will be exempt from floor area.
- At least 40% of parking garage rooftops will be landscaped.



▶ LOTS

- Off-Street parking is not permitted in front of building between building wall and street line – only to side or rear of building.
- Open parking lots must be landscaped and screened from the street.



SPECIAL ST. GEORGE DISTRICT

CONVERSIONS

OFFICE BUILDINGS

Older office buildings cannot convert to residential use if they do not comply to residential rules. Parking requirements would apply to conversions.

Apply rules to allow residential conversion of older commercial buildings. Parking requirements would apply to conversions.



SMALL ZONING LOTS

PROPOSAL

- ▶ Sites under 10,000 sq. ft. in C4-2.
 - ▶ Limit to 2.2 FAR
 - ▶ Retain 70 ft height limit.
 - ▶ Apply new base height requirements.
- ▶ R3-2/CI-2 - Retain existing rules for building heights: 26' Perimeter wall and 35' Peak.



BASE HEIGHTS

LOCATION

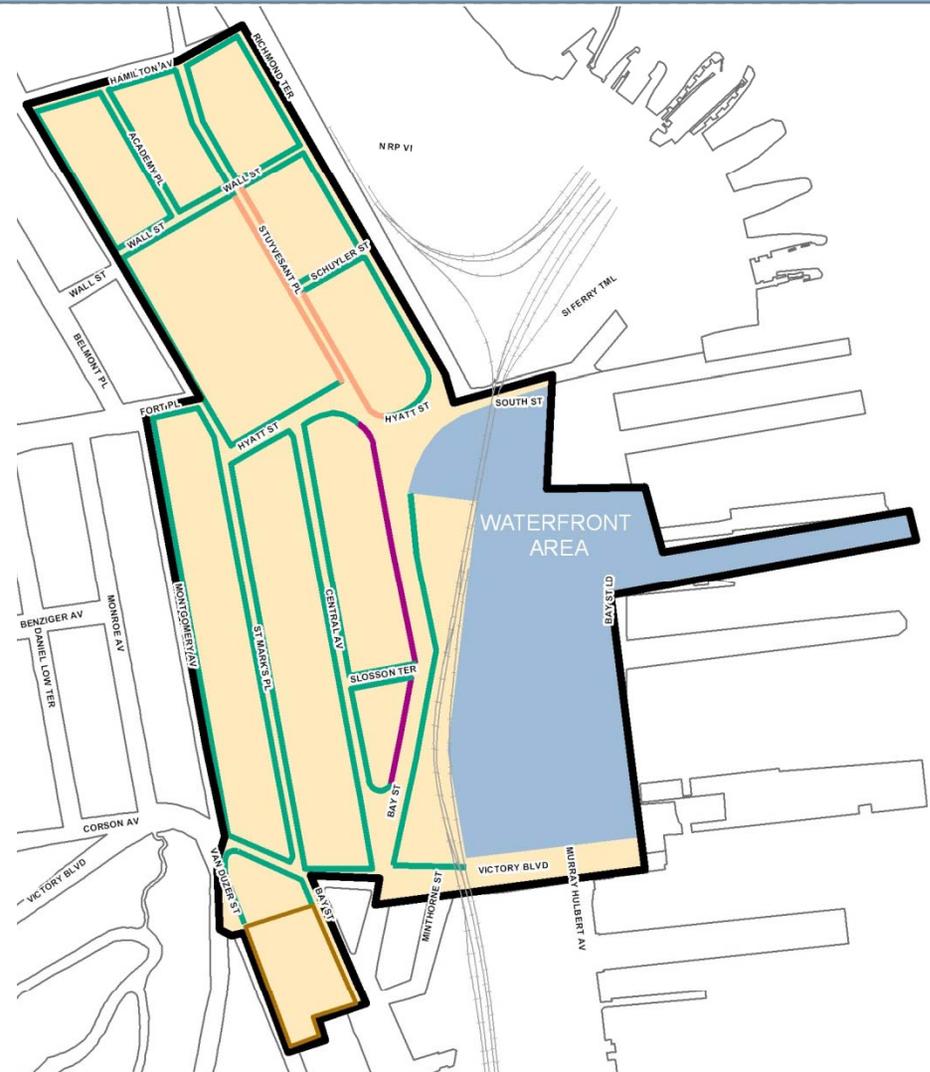
Base Height: The height of a building before setbacks are required

Issue

- ▶ The current regulations allow a building base as low as one-story resulting in buildings that disrupt the existing street wall character.

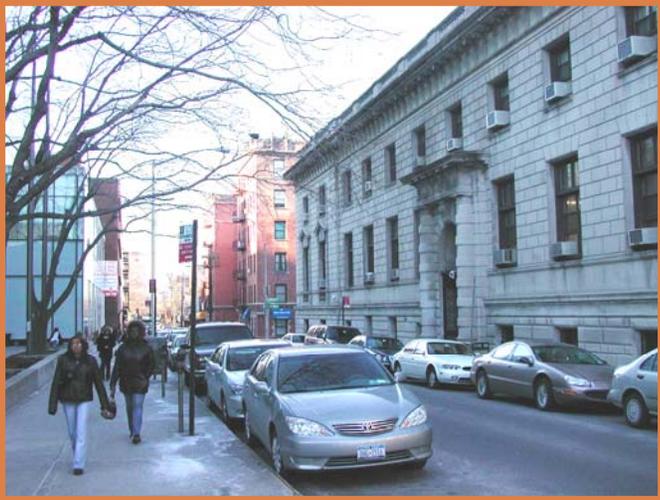
Proposal

- ▶ **Stuyvesant Place** will require a building base of 30 – 40 ft in height to allow sufficient light and air to reach the street.
- ▶ **Victory Blvd and most streets** will require a 30 - 60 ft high base.
- ▶ **Bay Street** will require a 60 – 85 ft high base.
- ▶ **Waterfront area** subject to waterfront zoning, requiring a 65 ft base height.
- ▶ **R3-2/CI-2** area retains existing residential envelope of 26' wall and 35 peak



BASE HEIGHTS

BUILDINGS



STUYVESANT PLACE
30 – 40 ft

**VICTORY BLVD
and most streets**
30 – 60 ft



BAY ST
60 - 85 ft

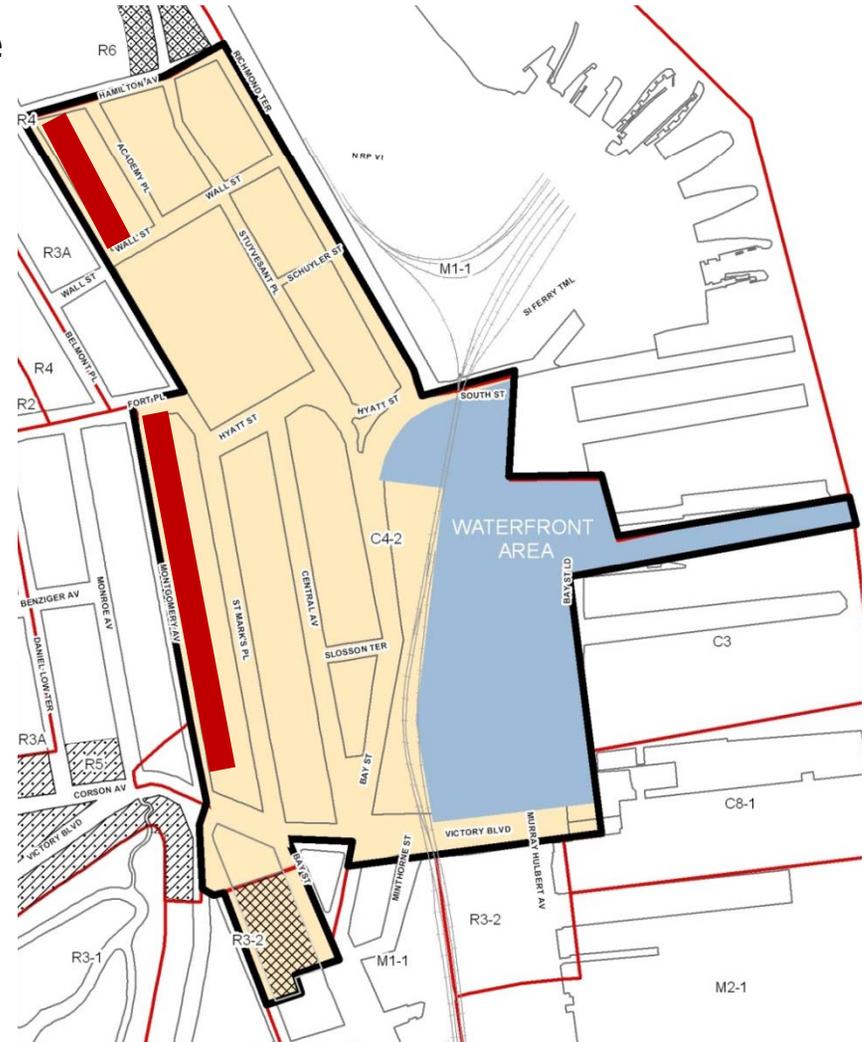
R3-2/CI-2 District
26' Perimeter wall, 35' Peak



TOWERS

PROPOSAL

- ▶ Two types of towers will be permitted in the C4-2 zoning district:
 - ▶ Broad Tower
 - ▶ Point Tower
- ▶ Towers will not be allowed in Tower exclusion zones (in red).



POINT TOWERS

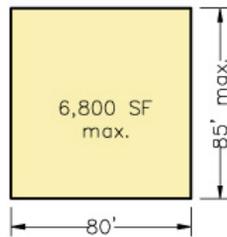
REQUIREMENTS

Required for towers over 100 feet tall that have tower floor plates of at least 4,000 square feet

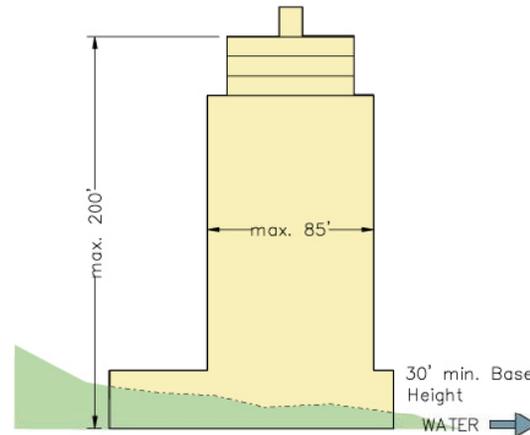
Proposal

- ▶ Maximum FAR 3.4
- ▶ Maximum Floor Plate - 6,800 sq ft
- ▶ Maximum Overall Width - 85 ft
- ▶ Maximum Width facing water – 80ft
- ▶ Maximum Height 200 ft
- ▶ Building top design.
- ▶ Mechanicals on roof screened

MAXIMUM FLOOR PLATE

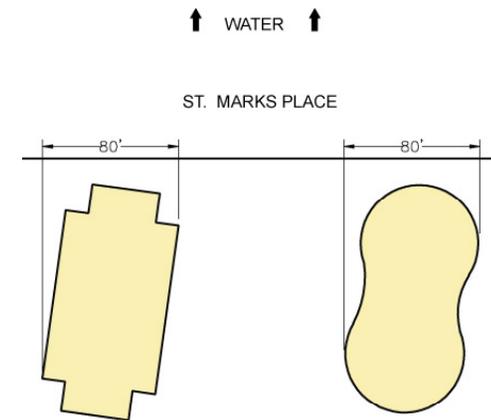


TOP 3 FLOORS MUST SET BACK



POINT TOWER

MAXIMUM WIDTH FACING WATER



BROAD TOWERS

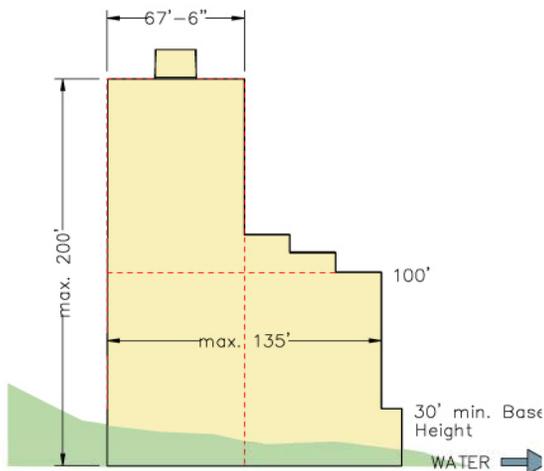
REQUIREMENTS

Required for towers over 100 feet tall that have tower floor plates of at least 4,000 square feet

Proposal

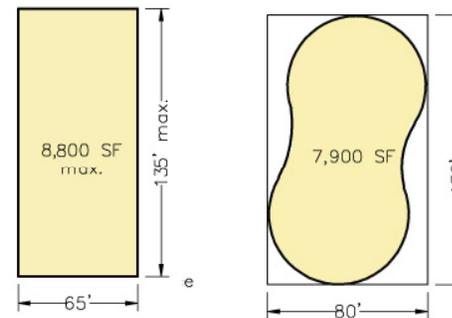
- ▶ Maximum FAR 3.4
- ▶ Maximum Floor Plate - 8,800 sq ft
- ▶ Maximum Overall Width - 135 ft
- ▶ Maximum Width facing Water – 80 ft
- ▶ Maximum Height 200 ft
- ▶ Building top design.
- ▶ Mechanicals on roof screened

MAXIMUM OVERALL WIDTH + REQUIRED SETBACK

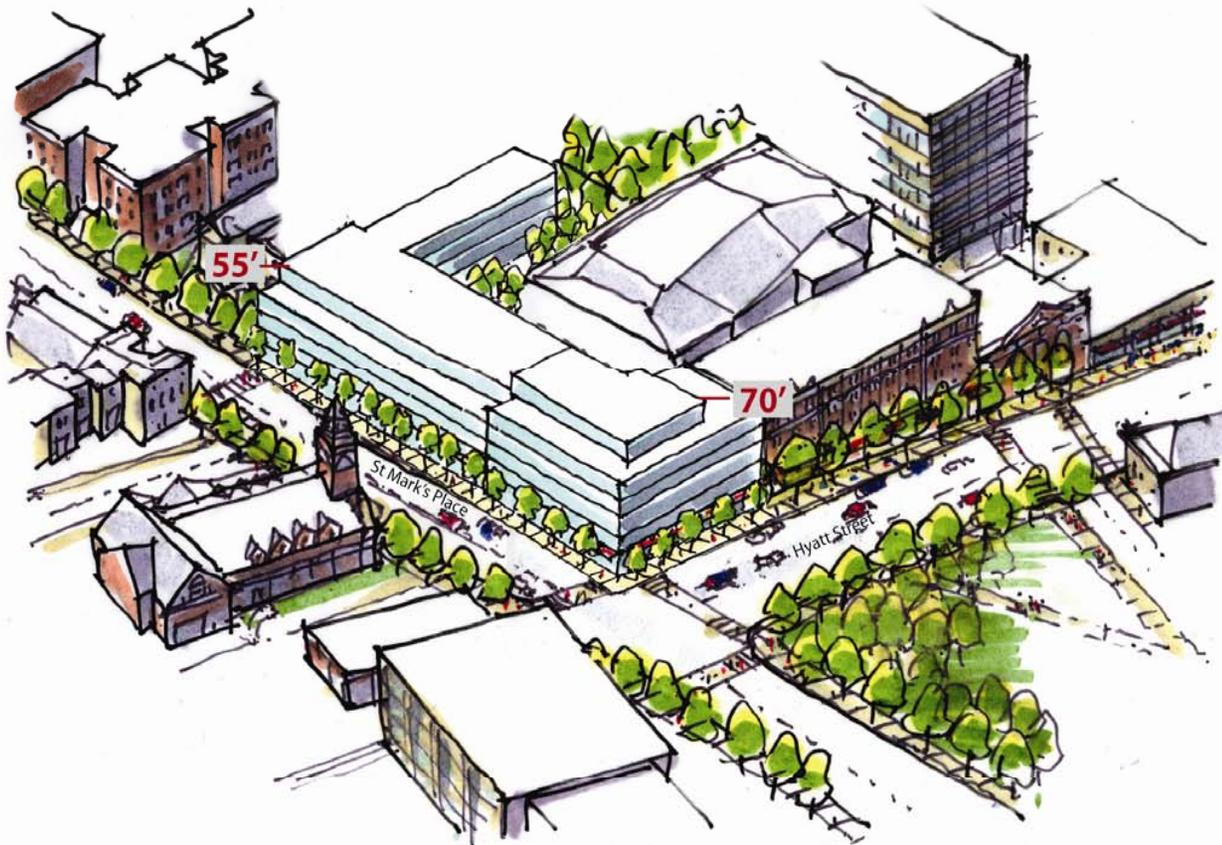


BROAD TOWER

MAXIMUM FLOOR PLATE + MAX WIDTH FACING WATER



Hyatt St. - What can be built today



HYATT St/ST MARK'S Place
LOT AREA: 40,200 sq ft
FAR: 4.1
BUILDING HT: 70 ft
BASE HT: 45-55 ft



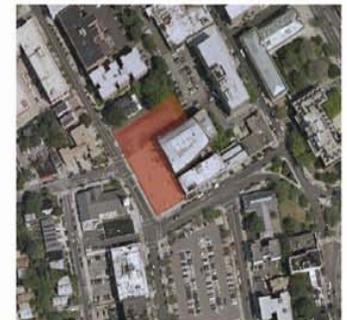
Hyatt St. - What proposed rules would allow

ST GEORGE CASE STUDY



HYATT St/ST MARK'S Place
LOT AREA: 40,200 sq ft
FAR: 3.4
BUILDING HT: 160 ft
BASE HT: 35-45 ft

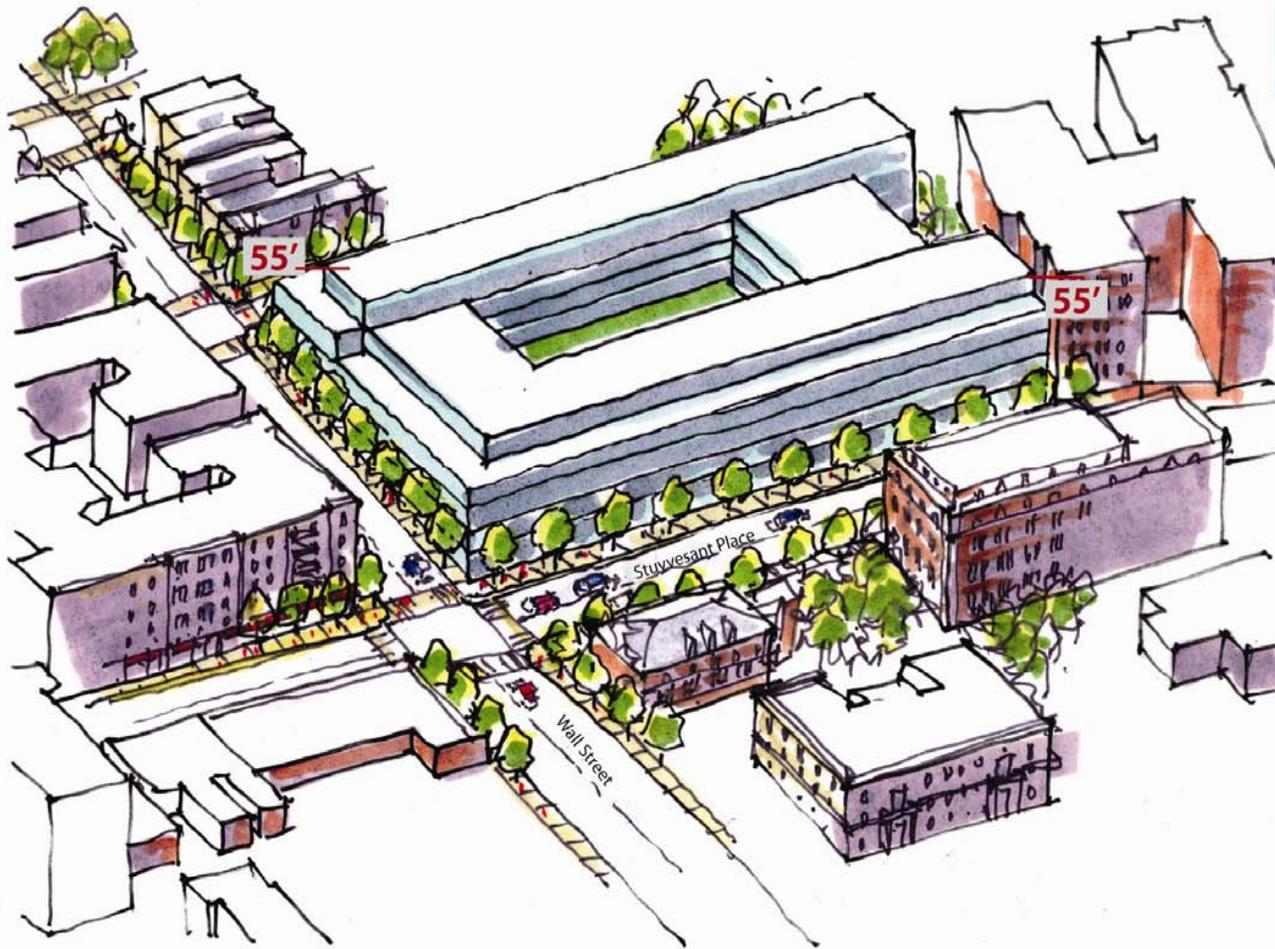
- BROAD TOWER ARTICULATION**
Three setbacks facing water required above 100'
- 50' WIDTH FACING WATER**
80' maximum width facing water allows slender towers that preserve views
- COMMERCIAL STREETS**
Commercial required along Hyatt Street
- PARKING**
Must be wrapped by commercial and roof must be landscaped at least 40%
- MINIMUM STREETWALL COVERAGE**
50% on non-commercial streets



Stuyv. Pl. - What can be built today

ST GEORGE CASE STUDY

WALL St/ STUYVESANT Place
LOT AREA: 48,600 sq ft
FAR: 3.9
BUILDING HT: 55 ft
BASE HT: 45 ft



Stuyv. Pl. – What proposed rules will allow

ST GEORGE CASE STUDY



WALL St/ STUYVESANT Place

LOT AREA: 48,600 sq ft

FAR: 3.4

BUILDING HT: 200 ft

BASE HT: 35-40 ft

POINT TOWER ARTICULATION

Top three floors reduced by 20%

80' WIDTH FACING WATER

80' maximum width facing water allows slender towers that preserve views

PARKING

Structure must be wrapped by floor area and roof must be landscaped at least 40%

MINIMUM STREETWALL COVERAGE

50% on non-commercial streets

BASE EROSION RULE

Up to 50% of the tower width

SIDEWALK

Mandatory sidewalk widenings to 12'



