

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## DRAFT NEIGHBORHOOD STRATEGY

**NYC**  
PLANNING



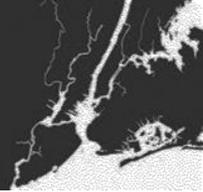
May 19<sup>th</sup> and 21<sup>st</sup>, 2016

# MEETING AGENDA

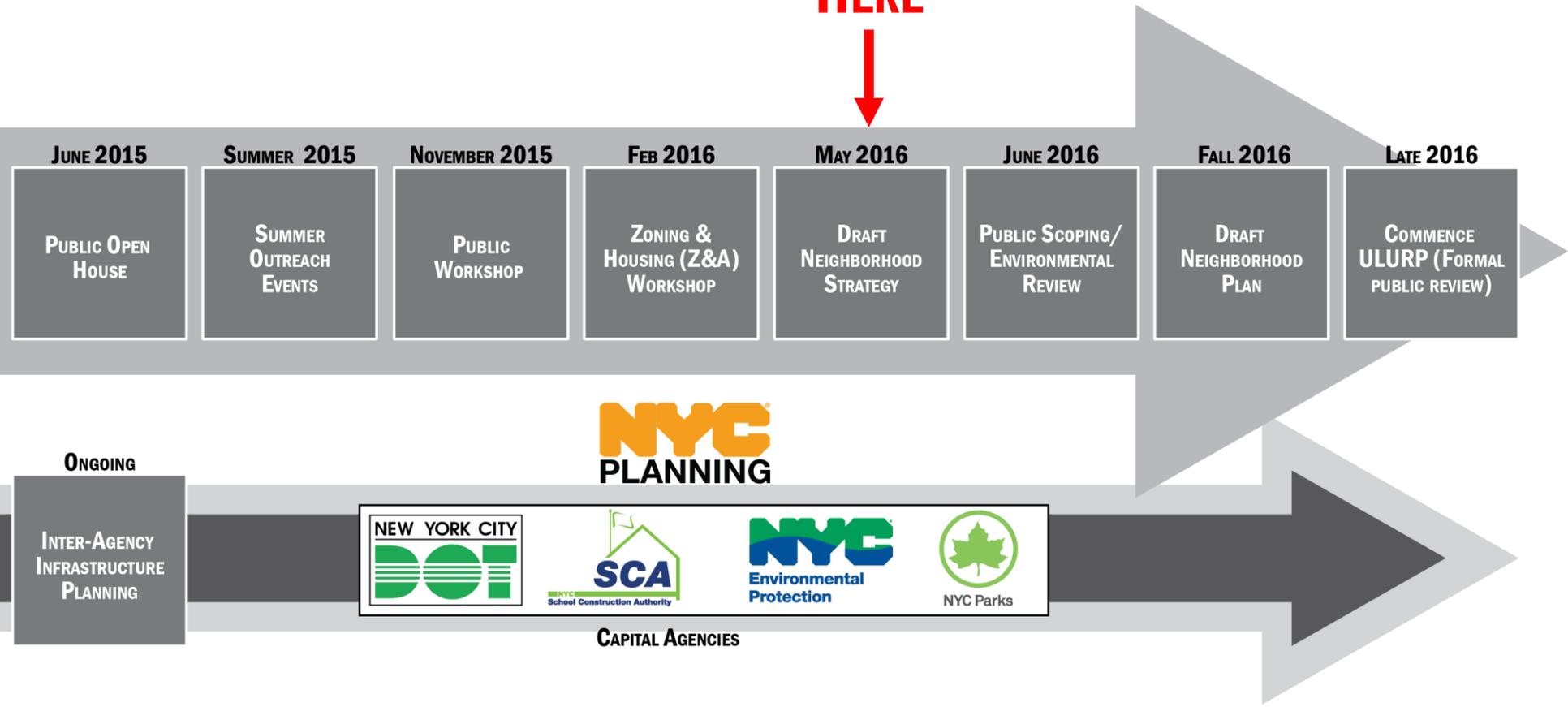
1. Schedule Update
2. Guiding Principles
3. Neighborhood Strategies
  - Zoning & Land Use Strategy
  - Housing Strategy
  - Community Resources Strategy
  - Transportation & Circulation Strategy
  - Economic Development Strategy
4. Next Steps
  - Other Coordinated Planning Efforts
  - Environmental Review Public Scoping
5. Breakout Session/Meet the Planners
6. Questions & Answers

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## TIMELINE AND SCHEDULE UPDATE



**WE ARE  
HERE**



# GUIDING PRINCIPLES

- **CREATE A VIBRANT, RESILIENT DOWNTOWN ENVIRONMENT** providing stronger connections to New York Harbor and surrounding neighborhoods;
- **SUPPORT CREATION OF NEW HOUSING, INCLUDING AFFORDABLE HOUSING**, for the broad spectrum of North Shore needs: Seniors, Young Adults, Lower Income Families, Working Families, Artists and Creators;
- **SUPPORT NEW AND EXISTING BUSINESSES AND NEW COMMERCIAL DEVELOPMENT** by encouraging new jobs through creation of a pedestrian-friendly thriving retail/business corridor between St. George and Stapleton; and
- **ALIGN INVESTMENT IN INFRASTRUCTURE, PUBLIC OPEN SPACES, AND SERVICES** in the Bay Street Corridor to support current demands and future growth.

### THE BAY STREET CORRIDOR INTERAGENCY TEAM CONSISTS OF:



careers  
businesses  
neighborhoods

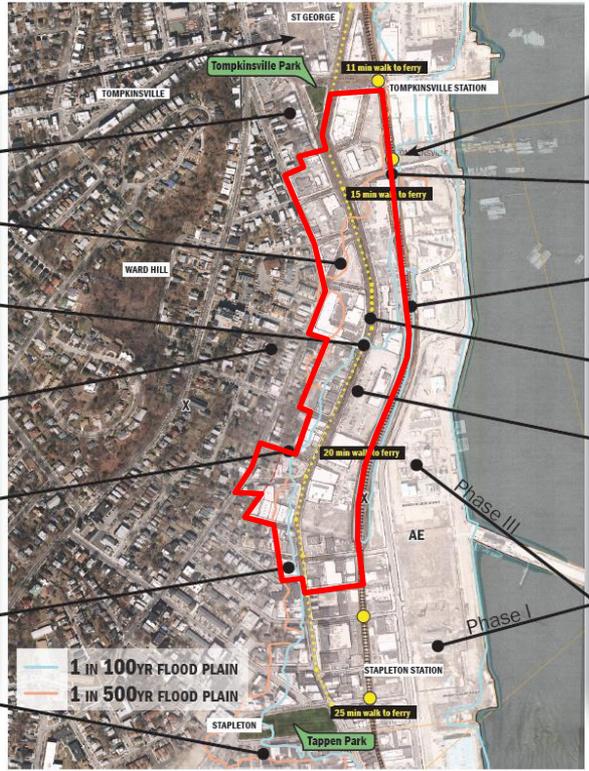


- The interagency team has been working closely to develop neighborhood strategies that will support the existing and future needs of the community on items such as housing, infrastructure, and community services.
- Infrastructure needs will continue to be identified through the environmental review process

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

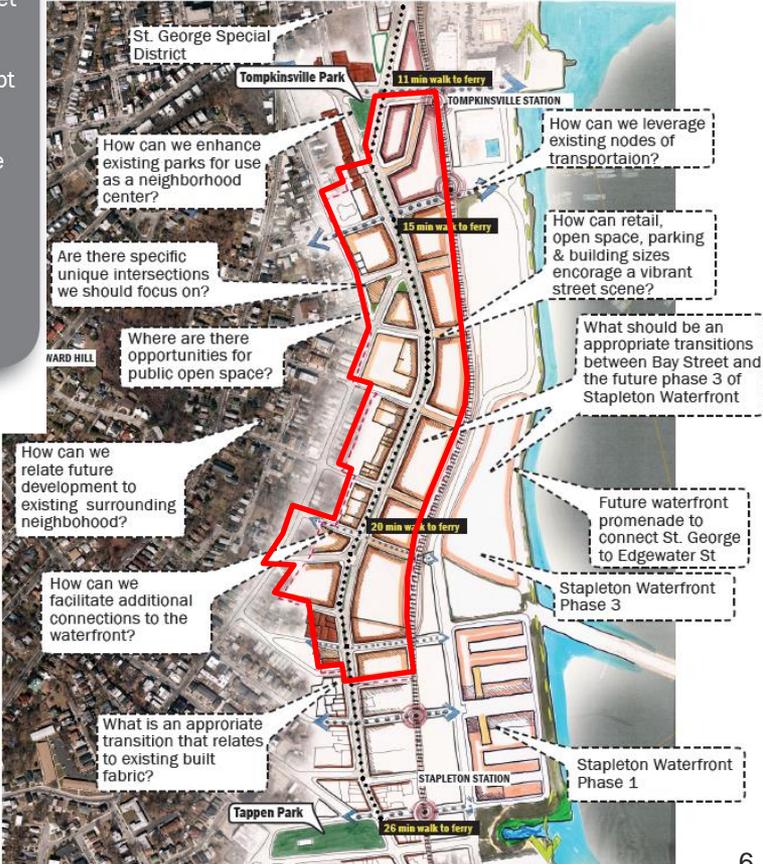
## BACKGROUND – ANALYSIS AND ENGAGEMENT

- 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

### QUESTIONS FROM NOVEMBER WORKSHOP



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### EXISTING CONDITIONS



# ISSUES WE'VE HEARD: ZONING AND URBAN DESIGN

**DURING OUR OUTREACH WE'VE BEEN HEARING THAT THERE IS A DESIRE FOR:**

## ZONING, BUILT-FORM, AND URBAN DESIGN

- Mid-rise, mixed-use buildings
- Light and air at the street level
- Improved waterfront access
- New buildings that reflect existing neighborhood context
- “Thoughtful architecture”
- Local retail and shopping options
- More restaurants
- Grocery and healthy food options
- Arts and culture spaces
- Pharmacies, banks, and cafes



San Francisco



Morristown, NJ



Mission Bay, CA

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## LAND USE AND ZONING STRATEGY

**BASED ON COMMUNITY INPUT AND URBAN DESIGN PRINCIPLES WE ARE ANALYZING ZONING TOOLS TO ACHIEVE THE FOLLOWING GOALS:**

- Encourage inviting retail and pedestrian corridor between St George and Stapleton
- 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) where already designated for widening in all new developments

### LEGEND

- Existing built fabric/character
- Highest FAR & height
- High FAR & height
- Medium FAR & mixed height
- Low - medium FAR and lower height
- Stapleton Waterfront phase 1/3
- Park
- Active frontage and base heights relating to existing context
- St. George Special District
- Low Density Districts (R3-2,R3X)
- Enhance waterfront connections
- Bay St study area boundary



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## WHAT COULD IT LOOK LIKE?



In SSGD,  
up to 200'

165'



65'

55'



65'



45'



**WHAT WE'VE HEARD:**

- Need more affordable housing options
- Lack of options for artists, young adults, seniors, and families
- Existing housing in poor condition
- Need more support for existing tenants

**DRAFT STRATEGIES:**

- Increase Supply of Affordable Housing
- Preserve Existing Affordable Housing
- Protect Tenants from Displacement
- Increase Access to Affordable Housing



## **WHAT WE'VE HEARD:**

- Tompkinsville and Tappen Parks are not inviting to residents and visitors
- Need for more recreational opportunities
- Desire to replace the uses lost at the Cromwell Center
- Lack of school seats in the area
- Need for additional healthcare services
- Poor connectivity to waterfront

## **DRAFT STRATEGIES:**

- Alleviate the loss of programming lost with the Cromwell Center
- Work to address existing and projected future school seat needs
- Complete the Stapleton Waterfront Esplanade within the Special Stapleton Waterfront District
- Advance capital improvements to Stapleton Playground



### **WHAT WE'VE HEARD:**

- Major traffic congestion within the corridor;
- Unsafe pedestrian crossings, particularly at Bay and Victory
- Lack of frequent transit service, crowded buses
- Lack of cycling lanes and safe opportunities

### **DRAFT STRATEGIES:**

- Complete the North Shore Transportation Improvement Strategy (TIS), led by EDC in coordination with DOT and DCP
- Promote a safe, walkable neighborhood
- Enhance the pedestrian environment
- Expand the pedestrian network
- Reduce vehicle conflicts

### **WHAT WE'VE HEARD:**

- Lack of access to good jobs and retail
- Poor connectivity to surrounding neighborhoods / unattractive streetscape discourage shoppers
- Lack of pedestrian activity leads to perception of unsafe neighborhood
- Little investment in storefronts and signage

### **DRAFT STRATEGIES:**

- Support small business and entrepreneurs
- Strengthen the Bay Street Commercial Corridor
- Connect residents to quality jobs
- Increase access to existing and new City services
- Allow for growing innovation industries

# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## COORDINATED PLANNING EFFORTS

### **STAPLETON WATERFRONT ESPLANADE VISIT** [CLICK HERE TO VISIT EDC'S PROJECT WEBPAGE](#)

- Now open! Ribbon Cutting hosted by Urby on May 2<sup>nd</sup>

### **SBS COMMUNITY DISTRICT NEEDS ASSESSMENT (CDNA)**

- Workshop hosted May 11<sup>th</sup> at Workforce1 Center in St George

### **STAPLETON PLAYGROUND IMPROVEMENTS** [CLICK HERE TO VISIT NYC PARKS' STAPLETON PLAYGROUND PROJECT WEBPAGE](#)

- Scoping Meeting held on March 29<sup>th</sup>, 2016
- Concept plans to be presented at CB1 on May 5<sup>th</sup>

### **TRANSPORTATION IMPROVEMENT STRATEGY (TIS)** [CLICK HERE TO VISIT EDC'S TIS PROJECT WEBPAGE](#)

- Examining multi-modal (vehicular, pedestrian, etc.) transportation needs throughout the North Shore with community input

### **DOT / EDC WAYFINDING PROJECTS**

- EDC undertaking wayfinding improvements in the SI Ferry Terminal
- DOT examining wayfinding opportunities through WalkNYC

### **MTA NORTH SHORE BUS RAPID TRANSIT (BRT)** [CLICK HERE TO VISIT MTA'S NORTH SHORE ALTERNATIVES ANALYSIS PROJECT WEBPAGE](#)

- \$5m allocated by state to commence planning for future BRT

### **MTA STATEN ISLAND BUS STUDY VISIT** [CLICK HERE TO VISIT MTA'S SI BUS STUDY PROJECT WEBPAGE](#)

- Examining potential short and long term improvements to local and express bus network throughout Staten Island

### **VICTORY BOULEVARD AND BAY STREET INTERSECTION SAFETY IMPROVEMENTS** [CLICK HERE TO VIEW DOT'S PRESENTATION](#)

- Working proposal presented to CB1 on April 26<sup>th</sup>

# **NEXT STEPS & ANTICIPATED TIMELINE**

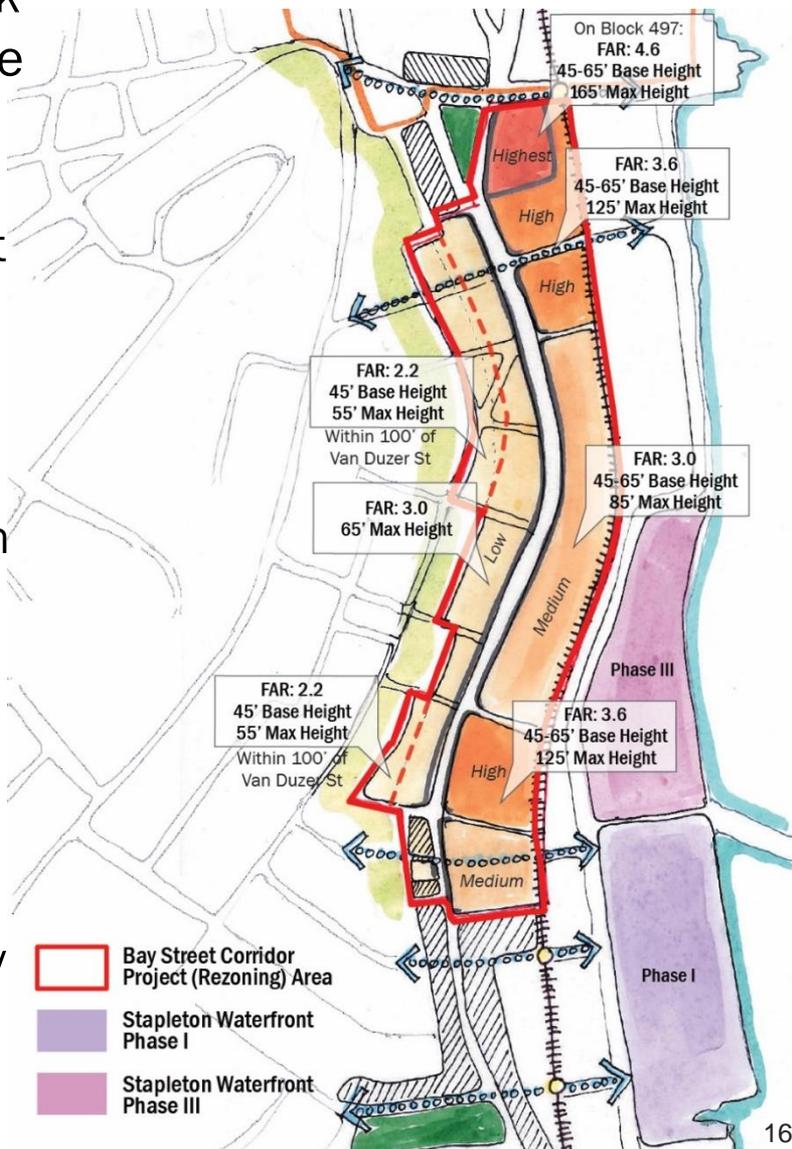


- **PUBLIC SCOPING SESSION TO REVIEW DRAFT SCOPE OF WORK (JUNE 15, 2016)**
  - Formal kick-off of the agency’s Environmental Review Process
  - Opportunity for the community to participate in shaping the Environmental Analysis the agency will be conducting by commenting on the Draft Scope of Work the agency has proposed
- **REFINE ZONING AND IDENTIFY COMMUNITY NEEDS (SUMMER 2016)**
  - City works throughout the summer to assess feedback from Workshops and Public Scoping Session to refine the zoning proposal and identify the benefits and services needed to support the potential future jobs and residents in the neighborhood.
- **DRAFT NEIGHBORHOOD PLAN (FALL 2016)**
  - Update on the proposals for zoning, housing and infrastructure strategies
- **CERTIFICATION AND DRAFT ENVIRONMENTAL IMPACT STATEMENT (LATE 2016)**
  - Certification begins the formal public review process of the Neighborhood Plan and associated land use application and a presentation of the Draft EIS recommendations
- **ULURP PUBLIC REVIEW (EARLY 2017)**
  - 5 to 7 month series of public meetings and reviews by Community Board 1, Borough President, City Planning Commission, and City Council

# DRAFT SCOPE OF WORK

To advance this Strategy, the Draft Scope of Work for the Environmental Review proposes to analyze potential zoning actions:

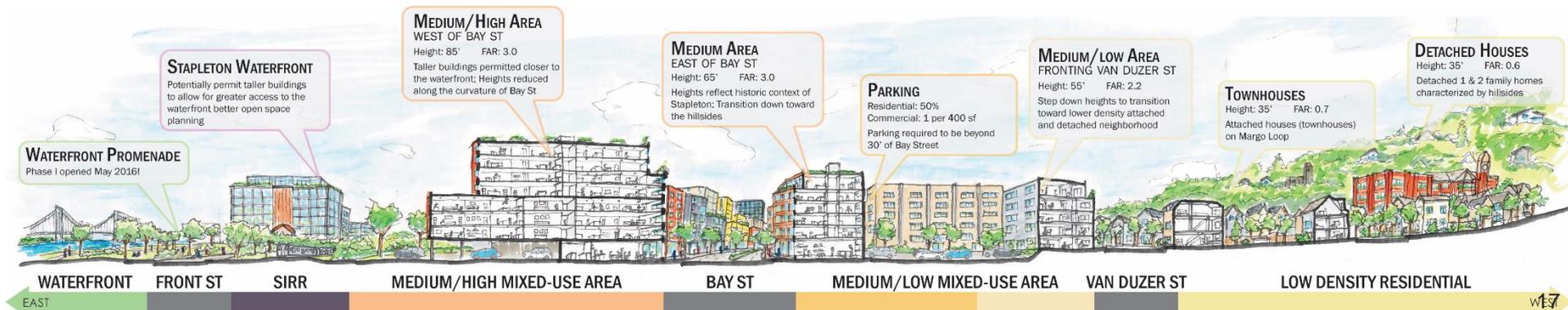
1. Zoning Map Amendments to:
  - Expand the Special Stapleton Waterfront District
  - Rezone the Bay Street Corridor and the Canal Street Corridor;
2. Zoning text amendments to:
  - Increase the maximum building height in Stapleton Waterfront Phase III; and
  - To establish the Bay Street Corridor sub-district;
3. Disposition of three city-owned sites to facilitate commercial and affordable housing development in the area; and
4. City Map Amendment to “demap” Victory Boulevard Extension at 54 Central Ave



# BAY STREET CORRIDOR @ DOWNTOWN STATEN ISLAND

## DRAFT SCOPE OF WORK

- The Draft Scope of Work forecasts a development scenario that will be used in the Environmental Analysis to predict future needs that may arise as a result of any proposed zoning changes
- The forecasted development scenario is ultimately dependent upon private property owners who may choose to develop their sites under any new zoning
- The forecasted future development that will be further analyzed through Environmental Review could result in up to:
  - 1,600 residential units in the Bay Street Corridor Study Area
  - 250 residential units in the Canal Street Corridor Study Area
  - 100 residential units on city-owned disposition sites
  - 600 residential units in the future phases of the city-owned Stapleton Waterfront
  - 1,000 permanent jobs



- The Environmental Analysis will use the information in Draft Scope of Work to assess how the additional jobs and residences would affect the following environmental concerns required by the City’s Environmental Quality Review (CEQR) [Click here to learn more about CEQR](#)
- This analysis will identify the additional services and infrastructure needs to support the potential future growth and how the city will respond to them.

**CEQR Technical Manual Chapters**

- |   |   |   |
|---|---|---|
| 1. Zoning, Land Use and Public Policy               | 7. Urban Design and Visual Resources    | 13. Transportation                              |
| 2. Socioeconomic Conditions                         | 8. Natural Resources                    | 14. Air Quality                                 |
| 3. Community Facilities and Services (i.e. schools) | 9. Hazardous Materials                  | 15. Greenhouse Gas Emissions and Climate Change |
| 4. Open Space                                       | 10. Water and Sewer Infrastructure      | 16. Noise                                       |
| 5. Shadows  | 11. Solid Waste and Sanitation Services | 17. Public Health                               |
| 6. Historic and Cultural Resources                  | 12. Energy                              | 18. Neighborhood Character                      |
|   |   | 19. Construction                                |
|   |   | 20. Alternatives                                |

# ENVIRONMENTAL REVIEW – PUBLIC SCOPING MEETING

## HOLD THE DATE!

The Public Scoping Session will be held on:

Wednesday, June 15 @ 6PM

Trinity Lutheran, 309 St Paul's Avenue, Staten Island

If you cannot attend the Public Scoping Session, comments can be sent in writing to [baystreetcorridor@planning.nyc.gov](mailto:baystreetcorridor@planning.nyc.gov) (before July 15<sup>th</sup>, 2016).

The Draft Scope of Work is available on the DCP website at [www.nyc.gov/baystreetcorridor](http://www.nyc.gov/baystreetcorridor)

# **MEETING AGENDA**

## **NEXT HOUR**

- Breakout Session: Meet the Planners!

## **REGROUP**

- Questions & Answers

