Community Vision Workshop
Zone 1
Arlington – Mariners Harbor
June 5, 2008

Presented by:
NYC Economic Development Corporation
NYC Department of City Planning
Urbtran Team – Consultants
Agenda

6:30 – Presentation
  – Project Overview & Update
  – Guiding Principles
  – Review of Existing Conditions Studies

6:45 – Vision Planning Exercise

7:45 – Group Discussion of Results

8:15 – Next Steps in Process

8:30 – Finish
Project Overview and Update

**PROJECT ACTIVITIES**

- Existing Conditions Studies
- Market Report
- 10-Year Baseline
- Development of Alternative Scenarios
- Infrastructure Report
- Selection of Preferred Scenario
- Implementation Strategies
- Report Development

**PUBLIC MEETINGS**

- Public Open House #1
- Vision Workshop #1
- Public Open House #2
- Vision Workshop #2
- Public Open House #3

**Timeline**

- Today’s Meeting
- We Are Here

**Dates**

- Nov.
- Dec.
- Jan.
- Feb.
- March
- April
- May
- June
- July
- Aug.
- Sept
- Oct.
- Nov.
- Dec.
- Jan.
Four Project Zones

1. Arlington – Port Ivory
2. Bloomfield – Teleport
3. Travis – Fresh Kills
4. Charleston – Tottenville

Common Themes

Local Differences
Existing Conditions

Studies in Three Areas

• Transportation
• Land Use
• Market Analyses
Guiding Principles

- Preserve and enhance community character
- Improve transportation and other infrastructure and enhance transit mobility
- Create quality employment opportunities
- Provide access to and enhance natural resources
- Improve quality of life
- Provide strategic, comprehensive and implementable plan
Visioning Process Exercises

Existing Conditions Maps

- Land Use
- Vacant Land Analysis
- Property Ownership Analysis
- Underutilized Land
- Environmental Constraints
- Areas for Discussion
Existing Conditions- Zone 1

- **Land Use**
  - Almost ½ of area is Transportation & Utility Uses (Howland Hook)
  - 27% is considered Vacant land
  - Industrial/Manufacturing is 8%
  - Open Space (park/natural areas) & commercial/office both 4%

Land Use Breakdown (Acres) – Zone 1
Existing Conditions - Zone 1

- Vacant Land Analysis
  - 122 parcels, 216 acres (~91 acres without wetlands)
  - Approx. 44% in areas > 3 acres

Vacant Land (Usable) Area - # Parcels – Zone 1
- 82% < 1 Acre
- 16.14% 1-3 Acres
- 4.4% > 3 Acres

Vacant Land (Usable) Area in Acres – Zone 1
- 44% > 3 Acres
- 33% 1-3 Acres
- 4% < 1 Acre

Legend:
- Number of Parcels (Vacant Land Usable, less than 1 Acres in Area)
- Number of Parcels (Vacant Land Usable, between 1 and 3 acres in Area)
- Number of Parcels (Vacant Land Usable, more than 3 Acres in Area)
- Area (Vacant Land Usable, less than 1 Acres in Area)
- Area (Vacant Land Usable, between 1 and 3 acres in Area)
- Area (Vacant Land Usable, more than 3 Acres in Area)
Existing Conditions - Zone 1

• Property Ownership Analysis
  – City of New York: 427 Acres (51%)
  – Private Ownership: 176 Acres (21%)
  – Port Authority: 149 Acres (18%)
  – Total Public Ownership – 77%

Ownership Analysis by Area – Zone 1
Existing Conditions- Zone 1

• Underutilized Land (relative to allowable floor area)
  – Below 50% -- 22 parcels (375 acres - 44% of Zone)
  – Below 10% -- 41% of parcels and 53% of acres (201 acres)
Existing Conditions- Zone 1

- **Environmental Constraints**
  - Natural Features – e.g., mapped wetlands, tidal shoreline areas (e.g., Mariners Marsh)
  - Floodzone areas
  - Environmentally Compromised Sites
Existing Conditions- Zone 1

- **Areas for Discussion**
  - Presently underutilized or vacant
  - Facing fewer constraints
  - Larger sites
  - Further evaluation needed to decide suitability

**Former Bethlehem Steel Site**
Visioning Process Exercise
Guiding Principles

- Preserve and enhance community character
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- Create quality employment opportunities
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- Improve quality of life
- Provide strategic, comprehensive and implementable plan