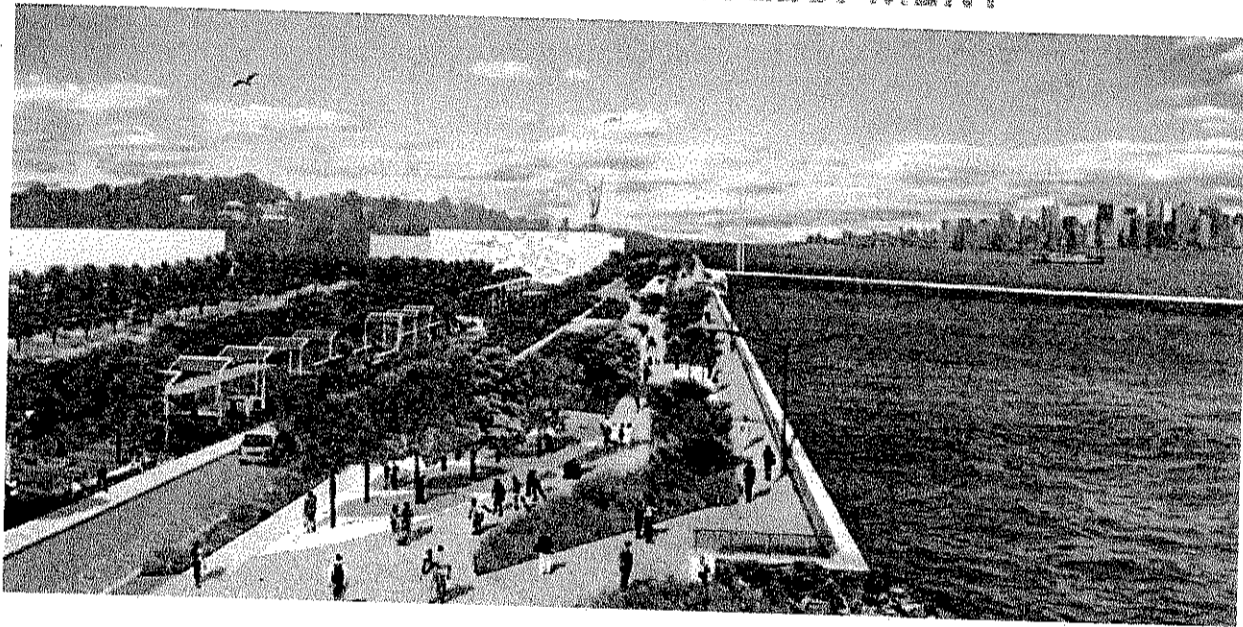


PROPERTIES > THE PIPELINE >

STAPLETON WATERFRONT DEVELOPMENT

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Mayor Michael R. Bloomberg, Staten Island Borough President James P. Molinaro and members of the Homeport Task Force announced Ironstate Development Company will redevelop the approximately seven acres of the Homeport in Stapleton, Staten Island. As part of the community-driven Stapleton Waterfront Development Plan, Ironstate will transform the decommissioned U.S. Naval Base site into a green development with approximately 800 residential housing units, new stores and a public plaza, creating more than 1,100 construction jobs and 150 permanent jobs. The City will invest \$33 million in this first phase of development of the Homeport site for infrastructure improvements and a new waterfront esplanade that will provide community access to the waterfront. Ironstate Development will build two residential buildings up to six stories tall each designed to complement the character of the community. The complex will feature ground-floor retail accompanied by wide sidewalks and a public plaza for outdoor dining and to encourage pedestrian activity and public gatherings. Ironstate intends to capitalize on the Homeport's tremendous transportation links and unique waterfront location to create an extraordinary new asset for the citizens of Staten Island. Construction is expected to start in early 2011.

ACTIONS

1. Zoning map amendment to rezone the project area from M2-1 and M3-1 to C4-2A and map the Special Stapleton Waterfront District (SW)
2. Zoning text amendment to establish the Special Stapleton Waterfront District (SW)
3. Disposition of city-owned property
4. City map change (submitted under separate application 060293 MMR).

Zoning Map Amendment

The proposed zoning map amendment will change the underlying zoning from M2-1 and M3-1 to C4-2A and map the Special Stapleton Waterfront District. The proposed zoning map amendments are expected to change the character of the Stapleton waterfront area. The area will be transformed from an underused industrial enclave to an extension of the Stapleton town center.

The rezoning area encompasses nine (9) partial blocks including the navy site (35-acres) and the area west of Front Street and east of the SIRT. The rezoning area runs from approximately 560 feet south of Hannah Street¹ along the easterly boundary of the rail right-of-way to the prolongation of Greenfield Avenue to the south. The site is bounded by the New York Harbor waterfront to the east. The area includes the former navy buildings currently in use by government offices and services, several vacant lots, a boat-club house, a marine contractor and designer, a marine and industrial electrical repair shop, warehouses, a lighting-fixtures store, wholesale furniture store and warehouse, a radio/communications tower, and an auto-salvage yard. Most of these uses will become non-conforming under the proposed zoning.

The proposed zoning of C4-2A will permit redevelopment of the Homeport site according to the recommendations of the Mayor's Task Force for Homeport Redevelopment, and it will allow development that closely matches the character and scale of the upland portions of Stapleton. The town center of Stapleton, which is zoned C4-2, is characterized by its street-wall development, ground-floor retail, and low-rise buildings. C4 districts are mapped in regional commercial centers that are located outside central business districts. C4 is designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage. C4-2A is a contextual zoning district that permits mixed-use buildings and requires residences to meet the standards of the Quality Housing Program. Residential buildings in a C4-2A district must provide off-street parking for 70 percent of dwelling units.

The Special Stapleton Waterfront District is proposed to modify some of the rules governing the underlying C4-2A zoning district and to provide customized waterfront regulations. The Special Stapleton Waterfront District will encompass the 35-acre navy site and the five-block area west of Front Street and east of the SIRT, which runs the length of the navy site. The special district is necessary to add design controls and modify bulk and parking regulations to direct development according to the Task Force's

¹ The northern boundary of the rezoning area is a line perpendicular to the easterly street line of Bay Street distant 525 feet southerly (as measured along the street line) from the intersection of the easterly street line of Bay Street and the southerly street line of Hannah Street

recommendations and to ensure public access to the waterfront beyond the controls of the underlying zoning. See Table 1 below for a comparison of existing proposed zoning districts, including the special district.

Zoning Text Amendment

The Special Stapleton Waterfront District will establish eight subareas: the Public Area, including the esplanade and open spaces; six city-owned development parcels (A, B1-B5); and the area west of Front Street which includes 18 other lots that are mostly privately owned (subarea C).

The district will limit FAR to 2.0 for all uses. The district will set a 50-foot height limit (approximately five stories) with a setback of 15 feet at 40 feet. An exception is made for exception subarea B2 (sports complex) which may rise to 60' without setbacks. The district will prohibit parking between the building and the street line along Front Street. Curb cuts will be limited to 25' feet including splays. The district will require pedestrian connections to the waterfront esplanade and unobstructed visual corridors in certain areas to allow views of the water from upland Stapleton. The position of building walls will be mandated in certain areas in order to frame public spaces and shape the streetscape to match the Stapleton town center. Buildings on certain streets will be required to have non-residential uses on the first floor to foster pedestrian activity on those streets and to link the waterfront to the town center.

Table 1

Zoning Comparison Table	C4-2A (proposed underlying)	Special District (proposed)	M2-1 (existing)	M3-1 (existing)
FAR	3.0	2.0	2.0	2.0
Maximum Building Height	70 feet	50 feet*	Sky exposure plane	Sky exposure plane
Minimum Base Height	40 feet	35-40 feet*	Lesser of 60 feet or four stories	Lesser of 60 feet or four stories
Residential Parking	1 space for 70% of dwelling units	See C4-2A underlying	NA	NA
Residential District Equivalent	R6A	R6B	NA	NA
Use Groups	1-6, 8-10, 12	1-6, 8-12**, 14	6-14, 16-17	6-14, 16-18

* Except for subarea B2 which may rise to 60 feet without setback

** UG 12 is not permitted in subarea C

DISPOSITION OF CITY-OWNED PROPERTY

In order to implement the project, approval of the disposition of City-owned property is requested for the six development parcels (Site A and Sites B1 through B5), two flexible-use parcels on the west side of Front Street (Sites C1 and C2) and small areas within the Public Area for uses that would compliment and enliven the site.

Disposition of Sites A and B1 through B5 pursuant to zoning is requested to allow for development under the Plan. The Department of Small Business Services (DSBS) intends to dispose of Site A and Sites B1 through B5 (Block 487, p/o Lot 110) to EDC. EDC will issue RFPs soliciting proposals for the uses identified in the Plan and dispose of the sites to selected developers. EDC will continue to work with the

Homeport Task Force to ensure that the RFPs reflect the development envisioned under the Plan and will consult with the Task Force prior to developer selection. After developer selection, the proposed project will be presented to Community Board #1 and will be subject to review by the Staten Island Borough Board. If any of the RFPs are unsuccessful, EDC will work with the Homeport Task Force and community to identify alternate uses. The approximate square footages (sf) of the sites and the uses identified in the Plan are as follows:

- Site A (159,000 sf) Residential
- Site B1 (155,000 sf) Banquet hall and restaurant
- Site B2 (152,000 sf) Sports complex
- Site B3 (155,000 sf) Residential, ground-floor retail and farmers' market
- Site B4 (138,000 sf) Commercial
- Site B5 (104,000 sf) Residential

The approval of the disposition of Sites C1 and C2 (Block 487, p/o Lot 100) is also requested to allow for flexibility as the project proceeds. The Department of Small Business Services intends to dispose of Sites C1 and C2 to EDC. Disposition of the irregular, approximately 32,000 sf parcels by EDC could then occur in response to identified future needs of the project. In the project Environmental Impact Statement, Sites C1 and C2 are assumed to be utilized for additional parking.

Finally, disposition of up to 10,000 sf within the Public Area (Block 487, p/o Lot 110) is requested to allow for the development of uses that would compliment and enliven the Public Area and overall SWD project, including a restaurant/café, boat house and retail kiosks. DSBS intends to dispose of the properties to EDC. EDC intends to dispose of the property via RFP for the development of the identified uses. The restaurant/café and boat house are expected to be located within The Cove (the proposed open space between Sites B3 and B4), while the retail kiosks would be situated at scattered locations within the Public Area.