

STATEN ISLAND WEST SHORE

Strategic Vision

FRAMEWORK FOR THE FUTURE

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



PRESENTED BY:

NYC Economic Development Corporation

NYC Department of City Planning

Urbitran Team – Consultants

PPSA • ERA • SMWM

HALCROW • ASGEC • ZETLIN • HPI



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

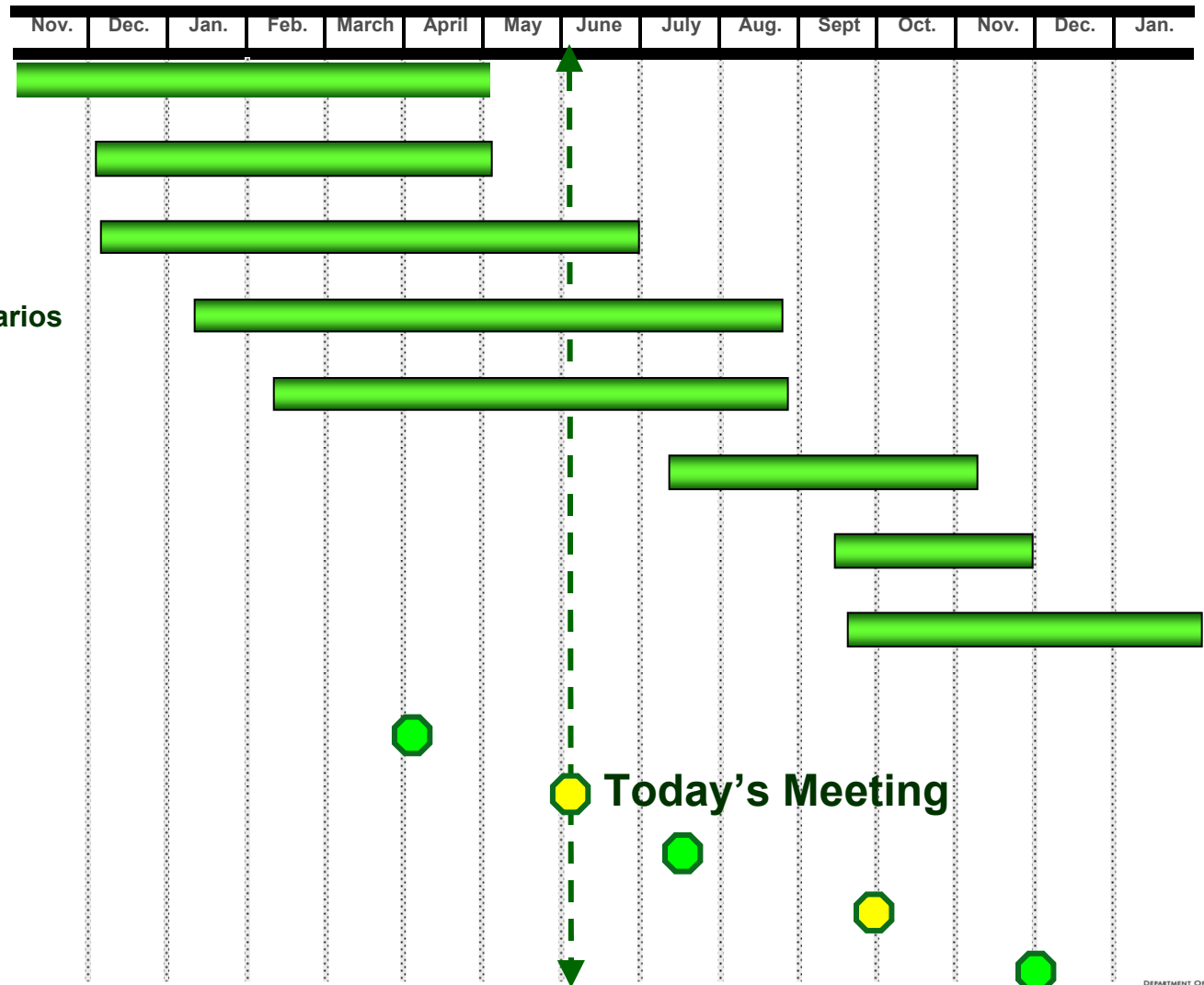
Public Open House #1

Vision Workshop #1

Public Open House #2

Vision Workshop #2

Public Open House #3



We Are Here

Today's Meeting



New York City
Economic Development
Corporation

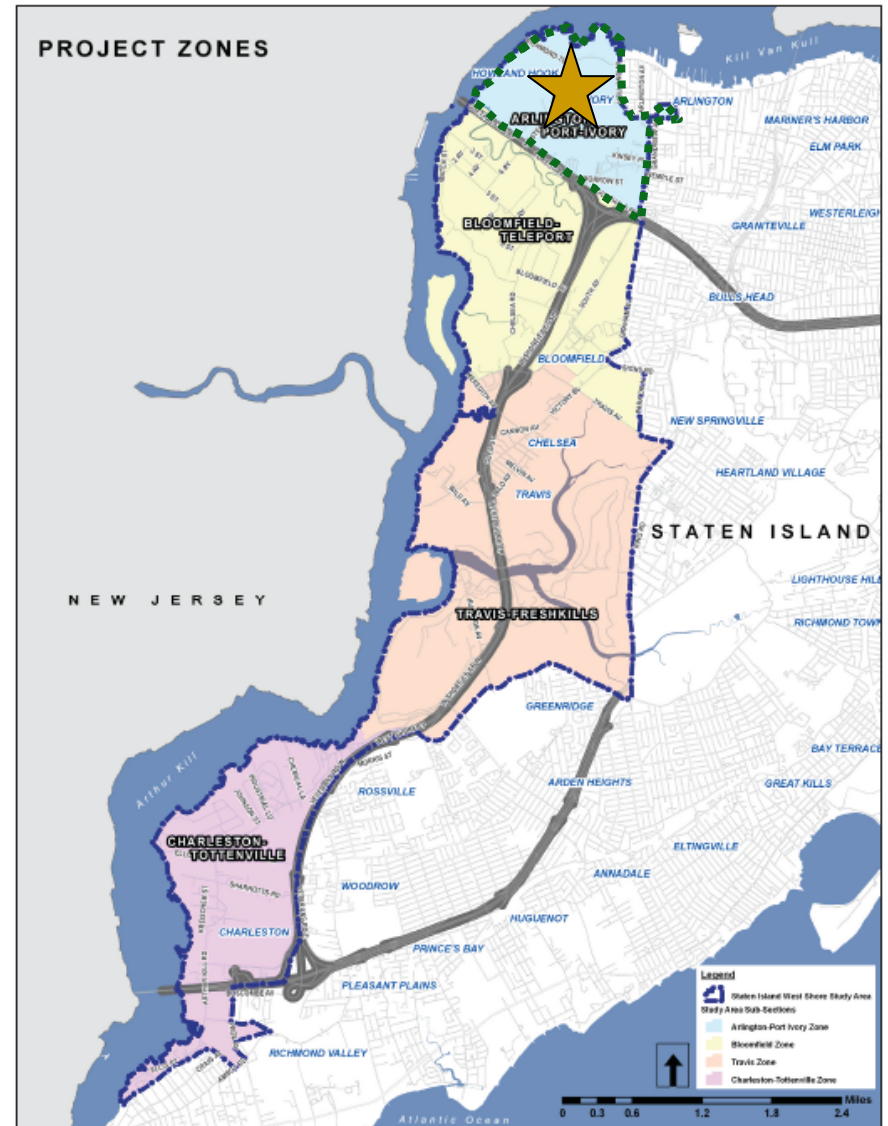


Four Project Zones

- 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

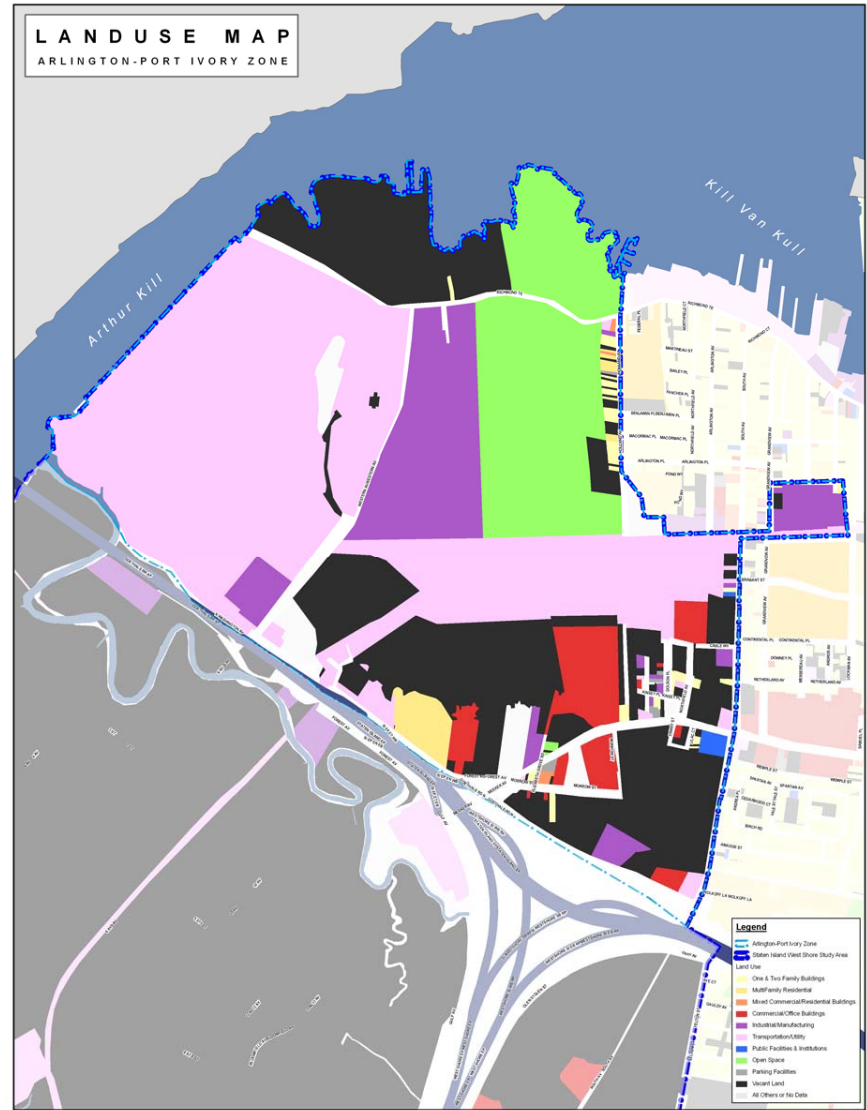
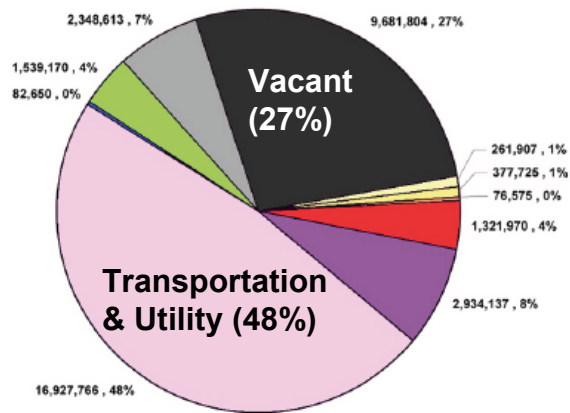
- Land Use
- Vacant Land Analysis
- Property Ownership Analysis
- Underutilized Land
- Environmental Constraints
- Areas for Discussion

Existing Conditions- Zone 1

• Land Use

- Almost 1/2 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%

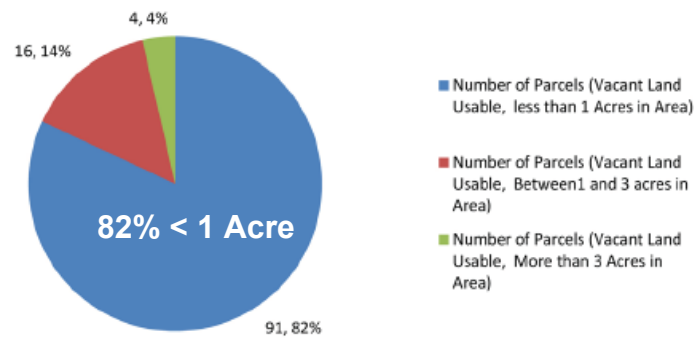
Land Use Breakdown (Acres) – Zone 1



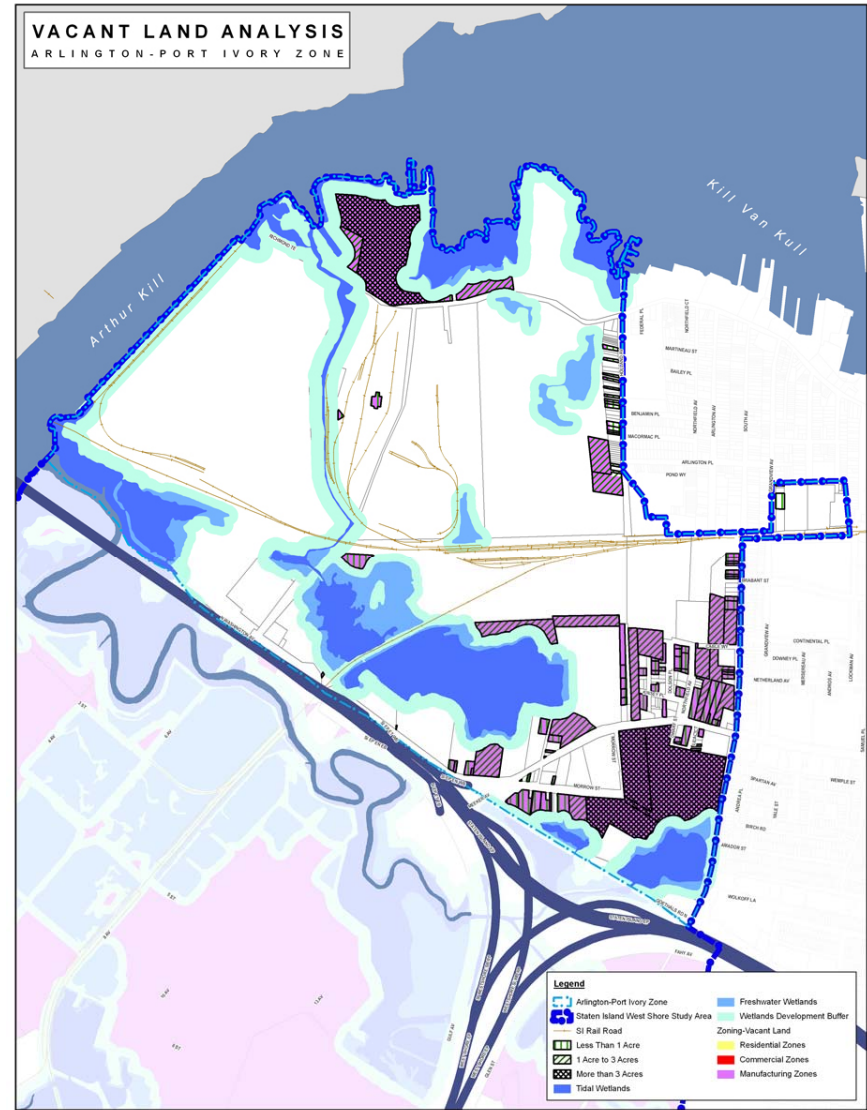
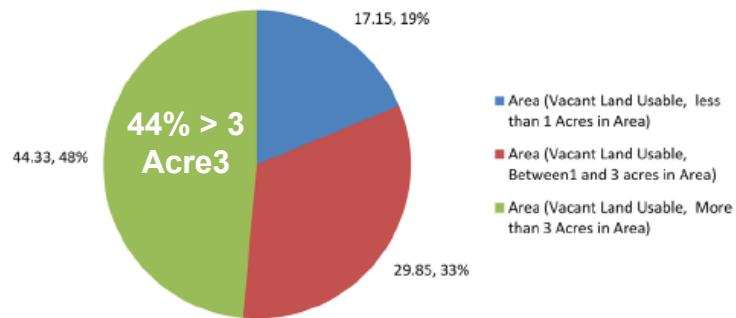
Existing Conditions- Zone 1

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

Vacant Land (Usable) Area - # Parcels – Zone 1



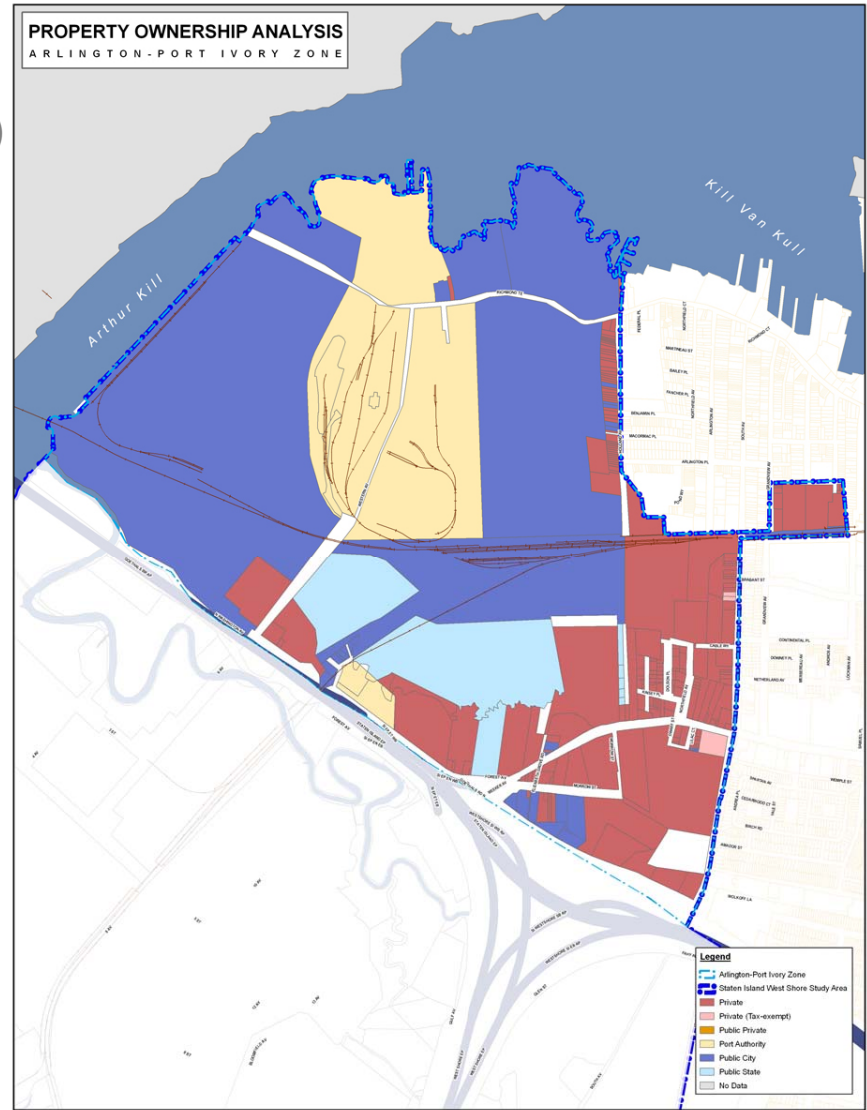
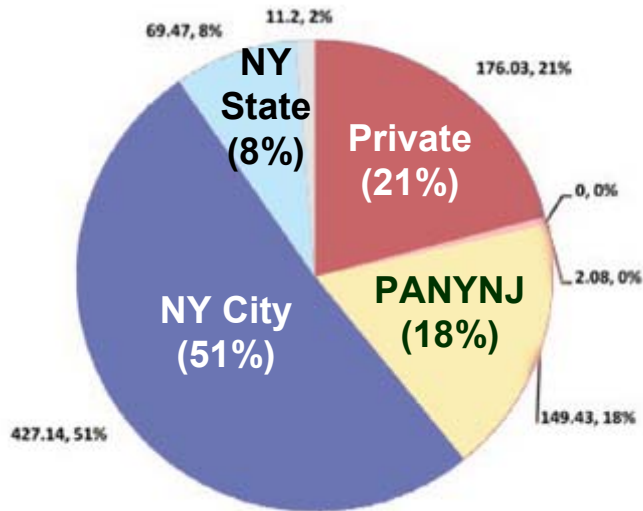
Vacant Land (Usable) Area in Acres – Zone 1



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%

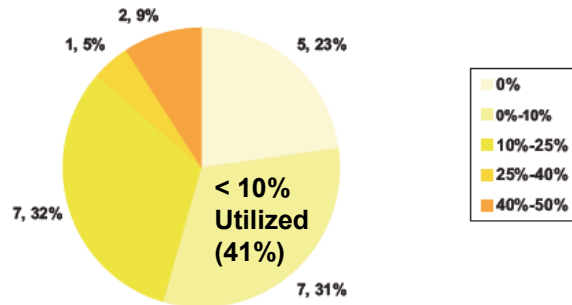
Ownership Analysis by Area- Zone1



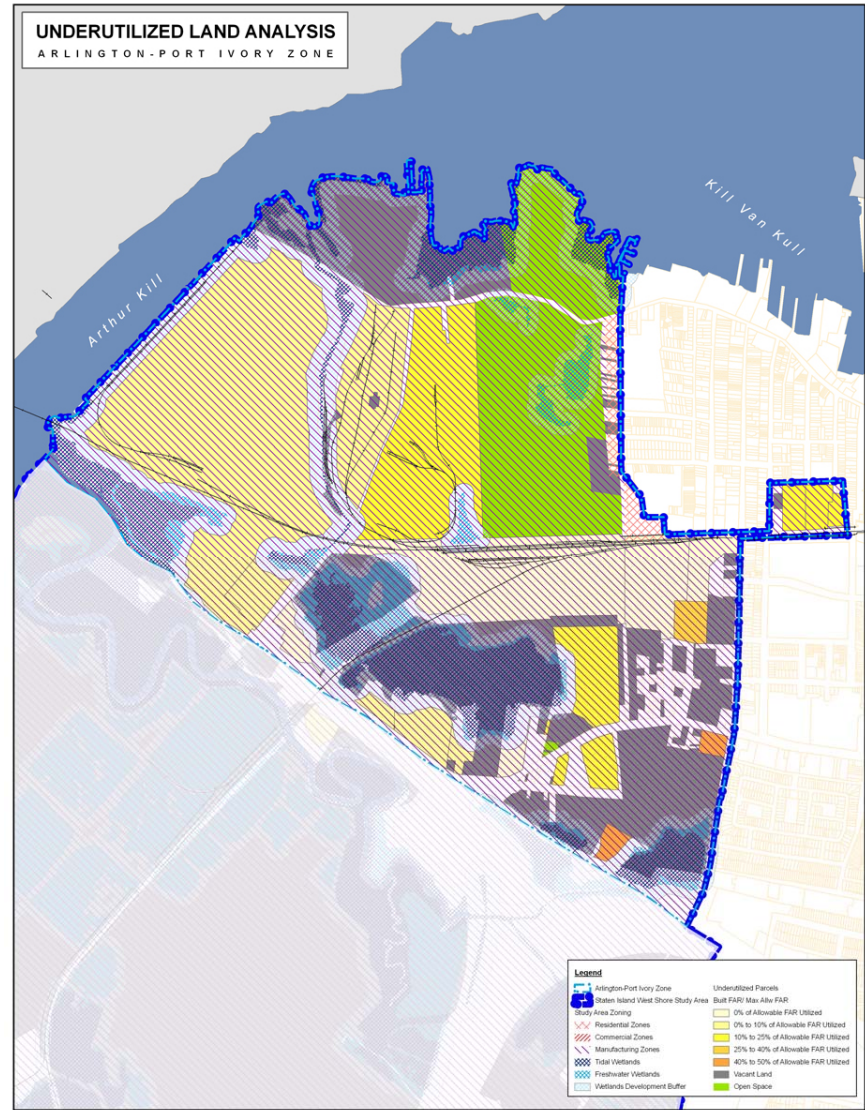
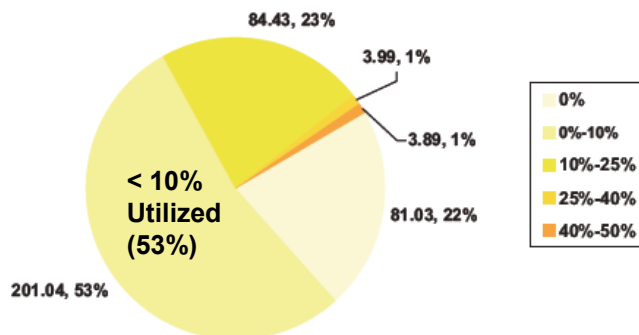
Existing Conditions- Zone 1

- 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)

Underutilized Land by # Parcels -- Zone 1

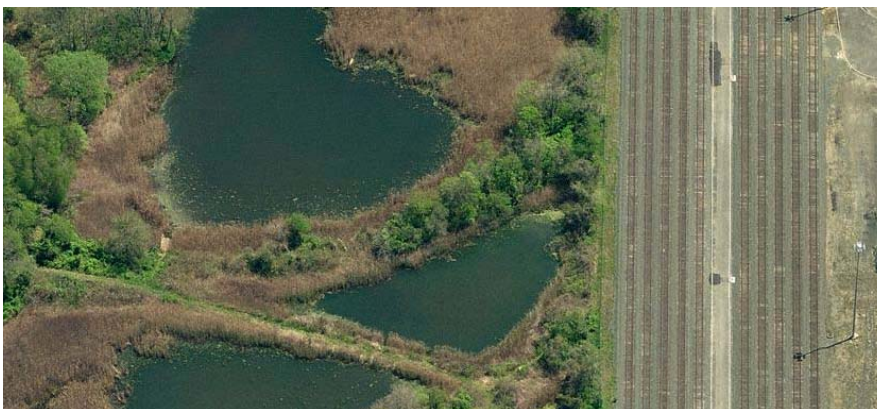


Underutilized Land by Acreage -- Zone 1

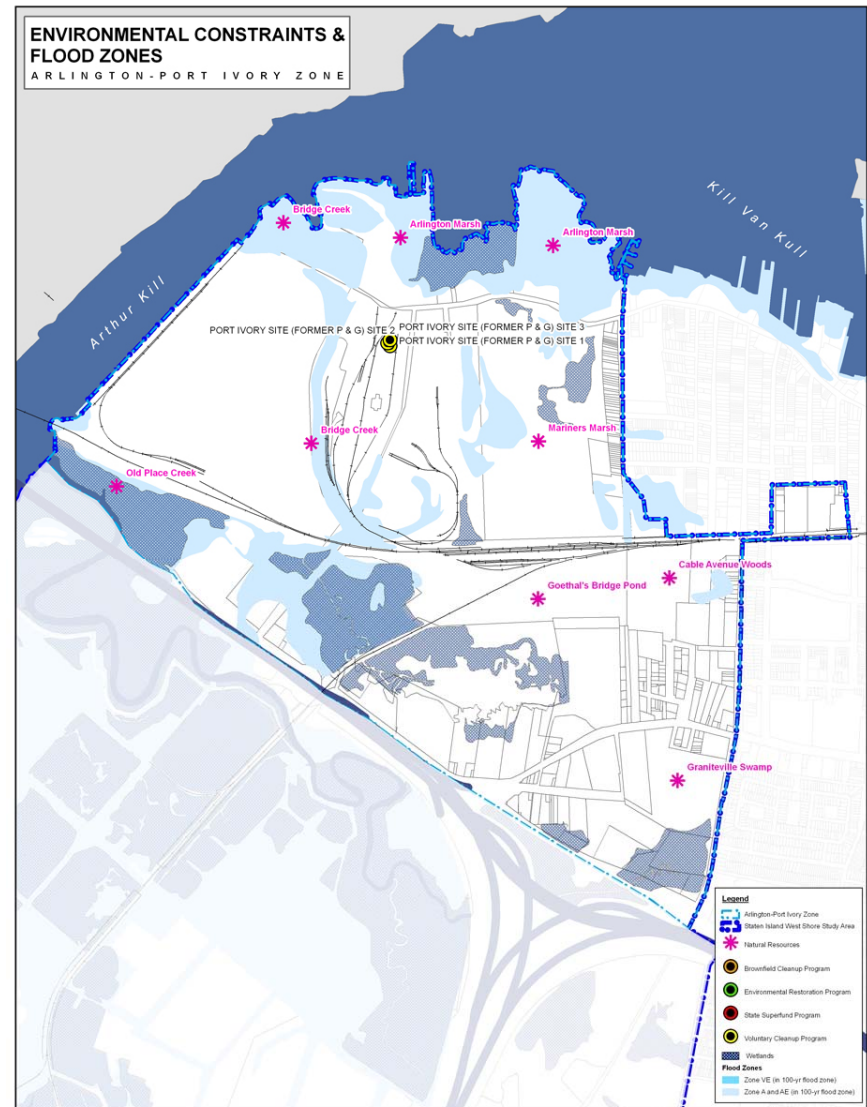


Existing Conditions- Zone 1

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

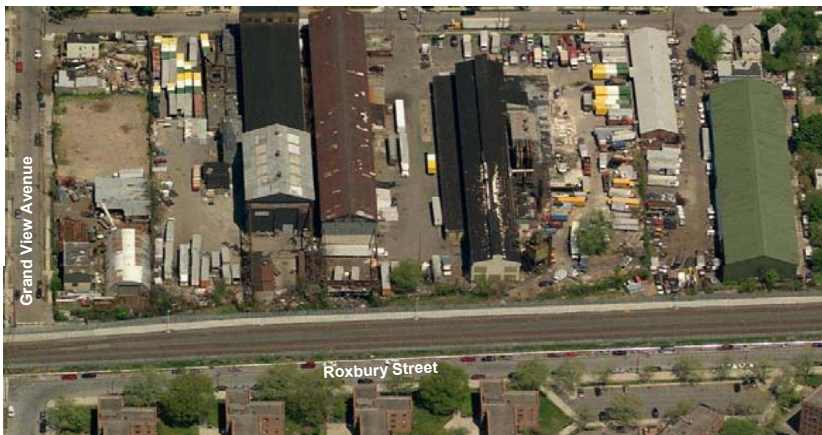


Mariners Marsh – Arlington Yards

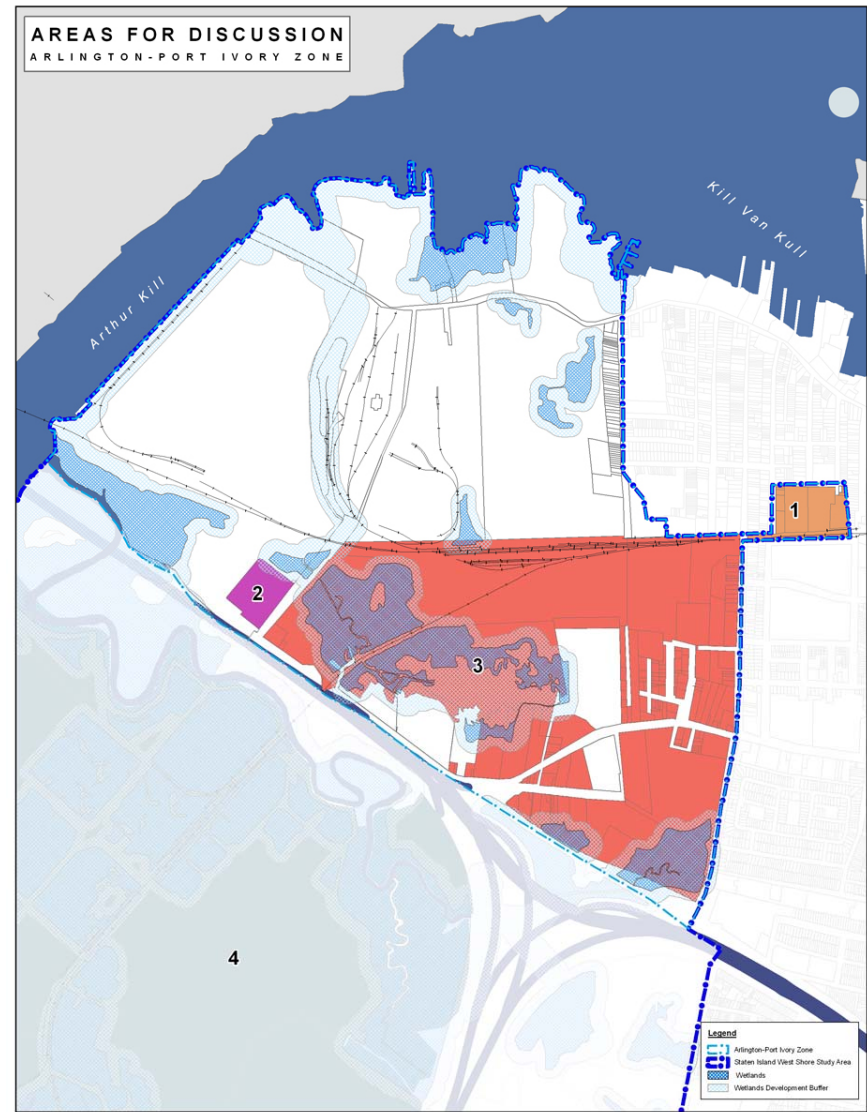


Existing Conditions- Zone 1

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



Former Bethlehem Steel Site



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Visioning Process Exercise



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