

STATEN ISLAND WEST SHORE

Strategic Vision

FRAMEWORK FOR THE FUTURE

Community Vision Workshop Zone 4

Tottenville - Charleston

May 28, 2008



PRESENTED BY:

**NYC Economic Development Corporation
NYC Department of City Planning
Urbitran Team – Consultants**

PPSA • ERA • SMWM

HALCROW • ASGEC • ZETLIN • HPI

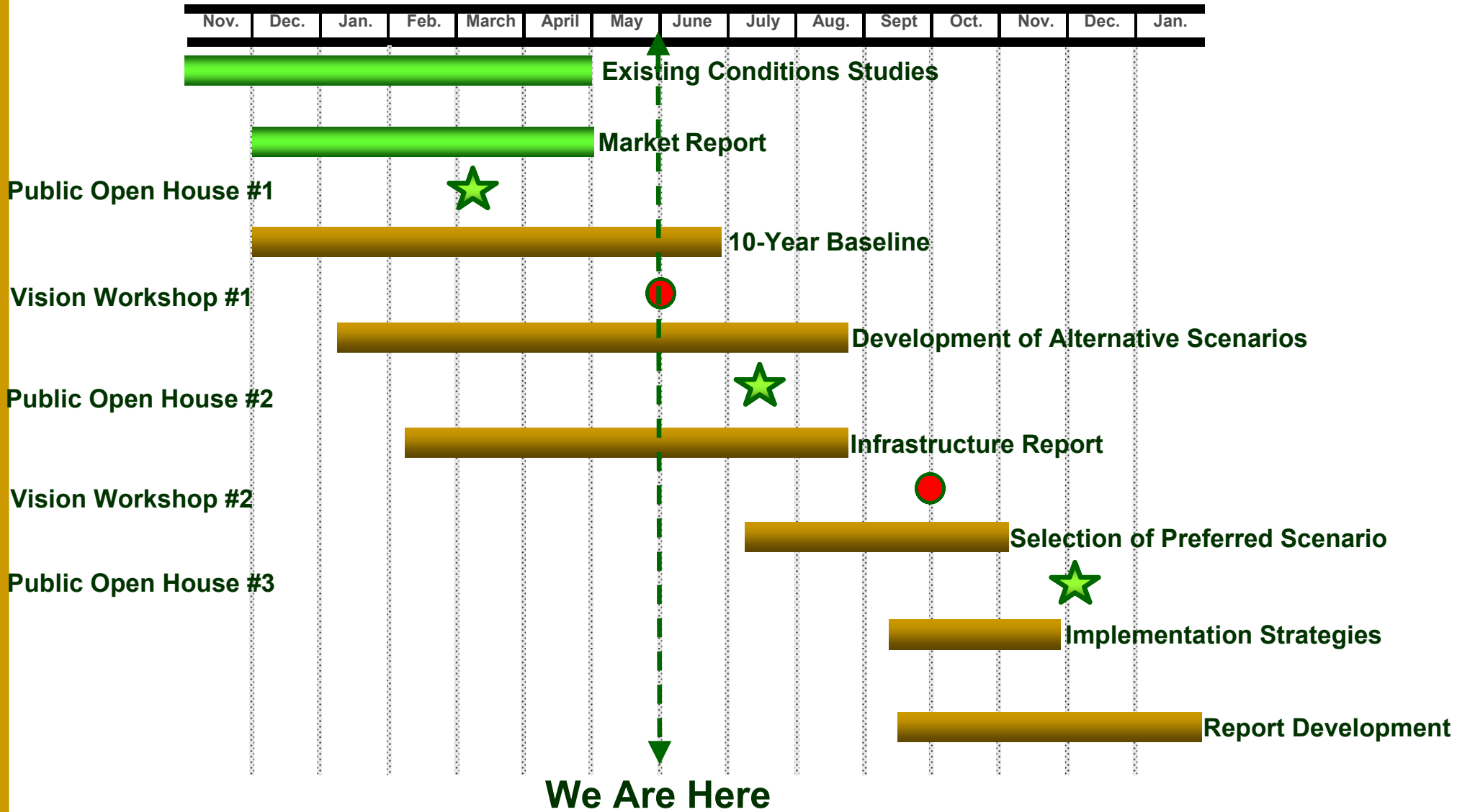


Agenda

- Project Overview & Update
- Initial Feedback from Public Open House
- Review of Existing Conditions Studies
- Guiding Principles
- Vision Planning Exercise
- Group Discussion of Results
- Next Steps in Project Process



Project Overview and Update



Zone 4 Feedback from Public Open House #1

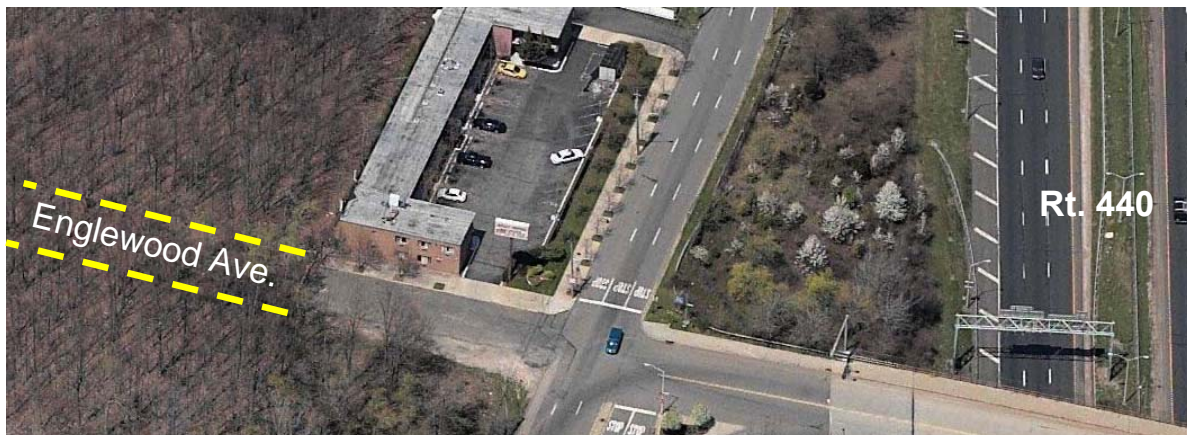
- **Transportation Issues**

Assets

- Presence of Staten Island Rail Road
- Highway & bridge access

Issues/ Concerns

- Bridge congestion
- Service road access along West Shore Exp.
- Arthur Kill Rd. Widening & Drainage
- Need for park-and-ride facilities



Zone 4 Feedback from Public Open House #1

- Land Use Issues

Assets

- Neighborhood Character and Landmarks
- Waterfront development & potential
- Retail availability

Issues/ Concerns

- Mismatch of zoning to land use
- Piecemeal development
- Options limited by lack of infrastructure



Existing Conditions

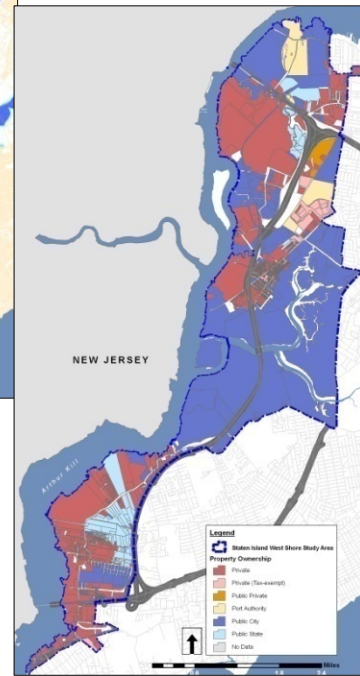
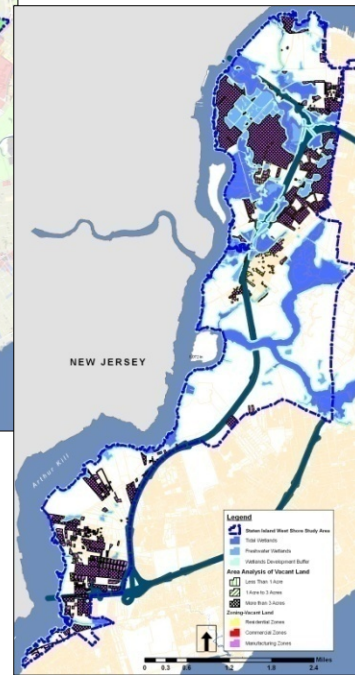
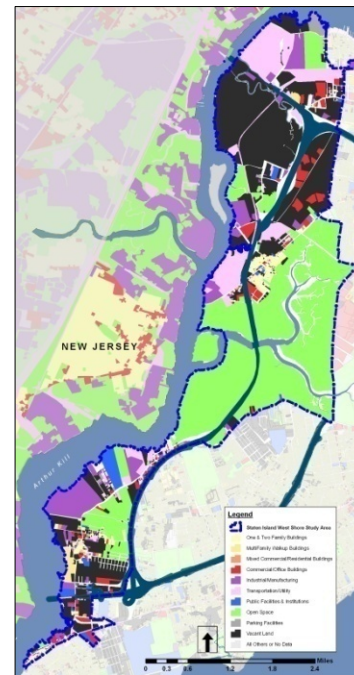
Studies in Three Areas

- Land Use
- Transportation
- Market Analyses



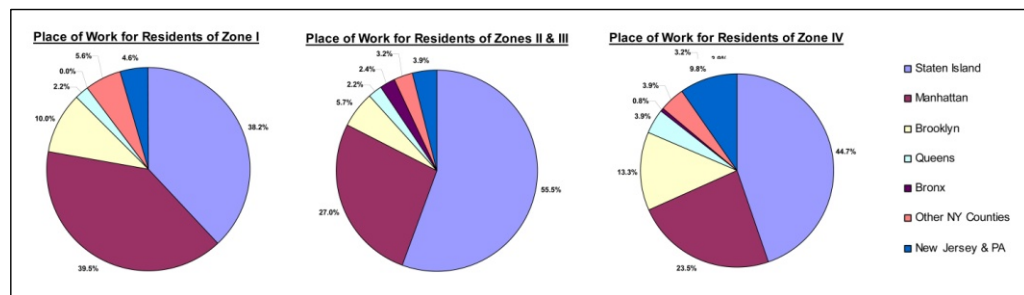
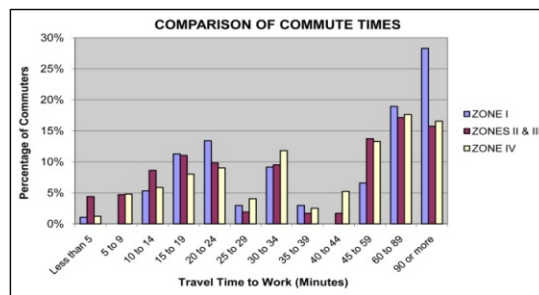
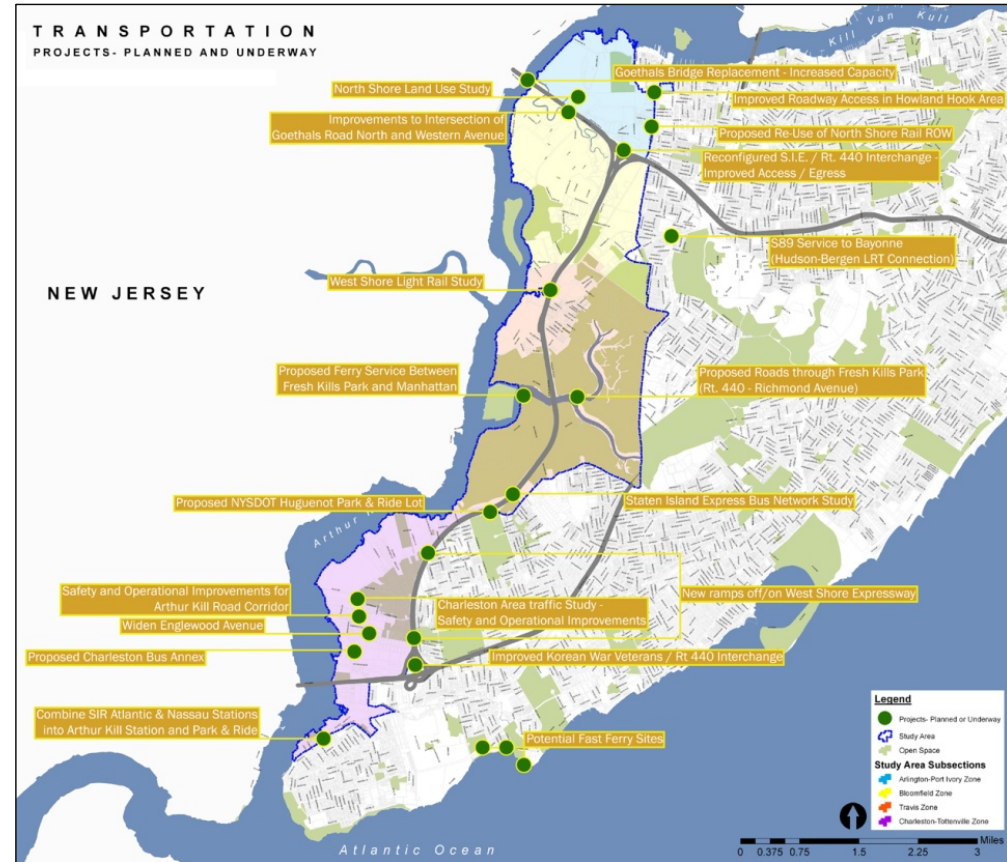
Land Use

- Land Use
- Shoreline Conditions
- Zoning
- Open Space/ Natural Features
- Vacant Land Analysis
- Property Ownership Analysis
- Underutilized Sites
- Proposed Projects
- Environmental Constraints
- Areas Likely to Change



Transportation

- Study Area Travel Patterns
- Auto Ownership
- Journey to Work
- Study Area Road Network
- Roadway Traffic Congestion
- Roadway Traffic Safety
- Transit Services
- Pedestrian and Bicycle Network
- Planned and Programmed Transportation Improvements



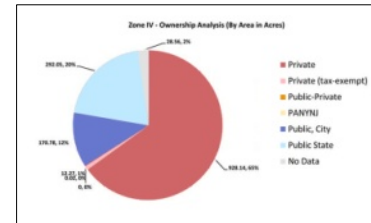
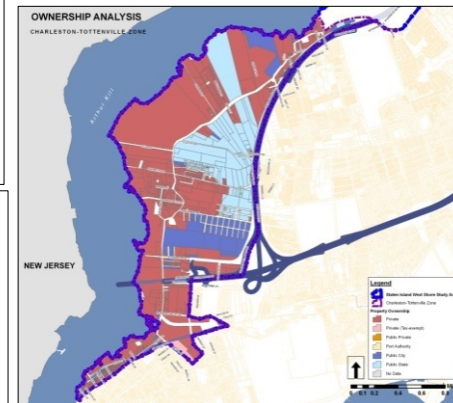
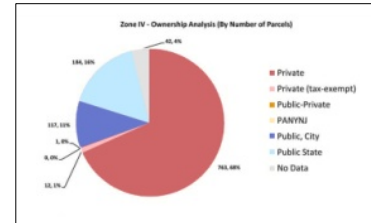
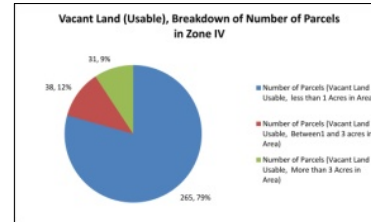
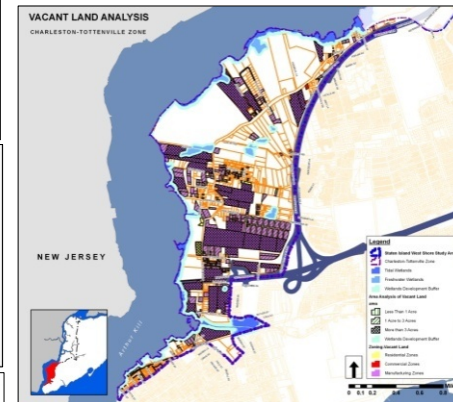
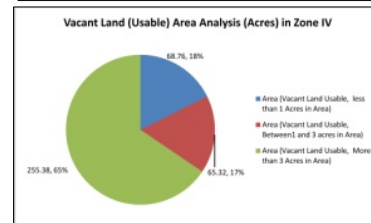
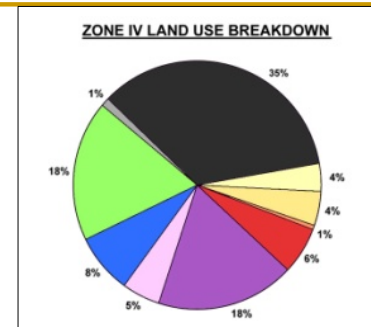
Visioning Process Exercises

Existing Conditions Maps

- Land Use
- Vacant Land Analysis
- Property Ownership Analysis
- Underutilized Land
- Environmental Constraints
- Areas Likely to Change

Existing Conditions- Zone IV

- **Land Use**
 - 35% of the area is considered Vacant Land
 - 18% is Open Space (e.g., Clay Pit Pond)
 - 18% is Industrial
 - 8% each – Residential & Public Facilities
- **Vacant Land Analysis**
 - 355 parcels, 463 acres (1/3 of Zone)
- **Property Ownership Analysis**
 - Private Ownership (928 Acres – 67%)
 - State of New York (292 Acres – 20%)
 - City of New York (171 Acres – 13%)



Existing Conditions- Zone IV

- Underutilized Land (relative to allowable floor area)**

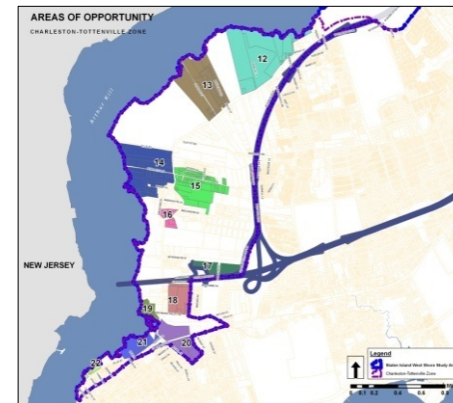
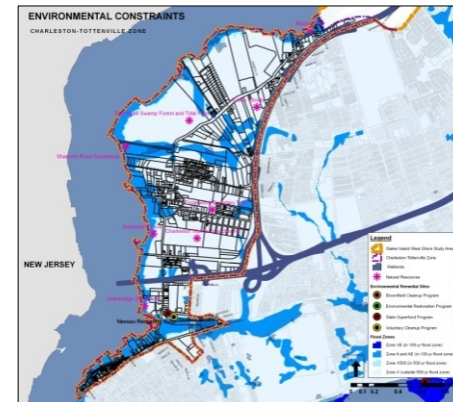
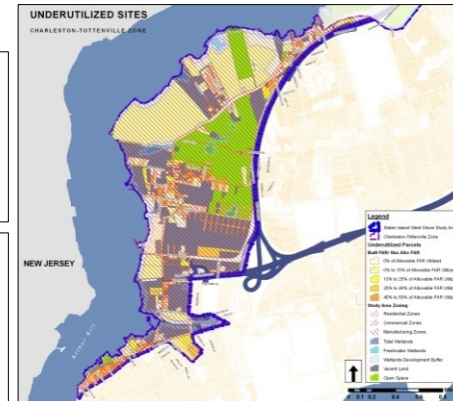
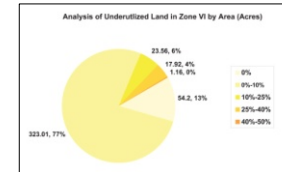
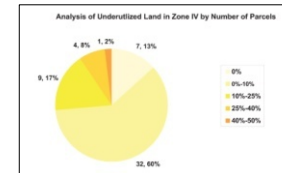
- Below 50% -- 53 parcels (418 acres - 29% of Zone)
- Below 25% -- 48 parcels (400 acres)

- Environmental Constraints**

- Natural Features – e.g., mapped wetlands, tidal shoreline areas
- Environmentally Compromised Sites- former Lucent site, sunken boat areas

- Areas Likely to Change**

- Parcels with fewer constraints
- Further evaluation needed to decide suitability



Guiding Principles

- Preserve and enhance community character
- Improve transportation 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



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Visioning Process Exercise

