



Testimony of
Staten Island Chamber of Commerce Vice President – Patrick Hyland
NYC City Council
St. George Special District
October 16, 2008 – 9:30 A.M.

Good morning. My name is Patrick Hyland, Vice President of the Staten Island Chamber of Commerce. I would like to thank the City ~~Planning Commission~~ ^{Council} for allowing me the opportunity to testify on the proposed St. George Special District. On behalf of the Chamber's Board of Directors and our 900 members, I would like to express our support for the projected re-zoning set forth in this presentation.

I would like to compliment Staten Island Borough Commissioner Len Garcia-Duran and his staff, notably James Miraglia, for all of their hard work on this re-zoning. They have been working on this specific area of Staten Island for quite some time now. I can verify this due to the fact that we have had numerous meetings and discussions over the past year with Len Garcia-Duran and his staff on the future of St. George and the surrounding areas.

As I am sure you are aware, Staten Island's dramatic rise in population coupled with our lack of infrastructure has necessitated the need for Mayor Bloomberg to initiate a Growth Management and a Transportation task force over the past four years. City Planning Commissioner Amanda Burden has spearheaded both of these efforts and I would like to commend her on her efforts to curb overdevelopment while also teaming with NYC DOT Commissioner Janette Sadik-Khan to improve the day-to-day conditions on Staten Island's roadways.

Shortly after the Growth Management Task Force enacted a significant number of down-zonings about three years ago, the Chamber began a conversation with City Planning on the need to address certain neighborhoods that could accommodate future development. These were the rare communities that were in close proximity to mass transit and could therefore allow for "transit-oriented development" with the hope of becoming town centers.

St. George is clearly the community best situated to allow this. The iconic St. George Ferry is the most reliable and cost effective (FREE) means of mass transit for our borough. The terminal also houses a Staten Island Rapid Transit station and provides access to the majority of bus lines serving the island. It truly is the one and only hub for transit on our borough. A pedestrian residing in this special district would be able to access this terminal in less than 10 minutes. Therefore, it clearly is the neighborhood on Staten Island that can withstand increased density and should absolutely be re-zoned.

This plan we are discussing today has been presented to numerous civic associations and organizations over the past eight weeks. The Chamber's Board and Economic Development Committee saw it on Wednesday, May 7th and posed numerous questions to the City Planning team. The proposal's goal of a higher density community focused on mixed-use was very well-received.

As a Chamber of Commerce, we obviously want to see that commercial development is both preserved and promoted in St. George and throughout Staten Island. This plan requires commercial uses on certain streets and allows for it in several other locations. Removing the current height restrictions of 70 feet and permitting slender towers that may potentially reach heights of 200 feet if the building is larger than 10,000 square feet allows for developers to provide the increased density that is really needed in St. George. The Chamber believes that the growth in commercial business will directly correlate with the growth in residential population.

This brings me to the current state of parking in St. George and the requirements set forth in this re-zoning. The residential requirement of one underground spot per unit of new construction is welcomed and definitely necessary. The re-zoning we are discussing is built around the concept of creating a pedestrian-friendly residential and commercial district. These parking regulations are consistent with that vision.

Currently, there are several residential complexes in the area with insufficient parking which is placing a strain on the crowded streets in the area. The municipal lot with entrances on St. Mark's Place and Central Avenue provides the vast majority of available parking in the area. This is why the new St. George Courthouse development must take this re-districting into consideration before plans are finalized. The parking garage associated with those plans MUST be built with the intention of accommodating both current needs and the potential for future growth set forth by City Planning's special district. Borough President James Molinaro is working diligently with Mayor Bloomberg's office on the courthouse and I know he is cognizant of the needs for St. George and the surrounding areas.

I would like to conclude that the future of St. George has been a topic for many years now. Since the Chamber's headquarters is in St. George, we have naturally been involved in many of these discussions. We have seen private investment in the area increase significantly over the past few years and this has brought renewed optimism to residents and merchants alike. But that being said, these changes have been slow to take hold. This re-zoning is long overdue and I believe it can be the catalyst for the type of development taking place in the waterfront communities of Brooklyn, Queens, and the Bronx. Therefore, I would like to reiterate the Chamber's support and hope that you see fit to enact this special district as soon as possible. Thank you.

New York City Council
Zoning and Franchises Committee Meeting
Item LU 0881-2008 – St. George Rezoning

Paula Coyle, Director of Membership
Staten Island Economic Development Corporation
July 23, 2008

**TO: Council Member Tony Avella
Council Member Melinda R. Katz
Council Member Michael E. McMahon**

The Staten Island Economic Development Corporation (SIEDC) supports the creation of the Special St. George District to encourage commercial and residential investment in developing a pedestrian friendly mixed-use community.

In April 2007, SIEDC sponsored a major study on Staten Island's economic and quality of life outlook in the year 2020. The report, by the Center for an Urban Future, specifically addressed the need to rezone St. George in order to attract a critical mass of residents that would spur investment and encourage new businesses. SI2020 states "...zoning amendments are needed, and quickly, to allow residential development of greater density along commercial strips and in clusters around transit hubs." The St. George Rezoning, as originally put forth, addresses the intent of creating a walkable urban downtown with the types of amenities that attract residents and can sustain the community for the long term.

A key SI2020 recommendation is to support initiatives to revitalize St. George. Rezoning is the first step in what should be a borough wide effort to counter a significant demographic shift - the decline in our young adult population. What better way to retain 18 to 34 year olds than by creating through residential and commercial opportunities a vibrant urban downtown as an attraction for young working families and professionals? Rezoning provides the necessary incentive to create housing options for this population as well as the 77,000 new residents anticipated within the next 25 years.

A reduction in commercial parking requirements as put forth in the rezoning plan also makes sense as a way to create areas of continuous retail frontage and make St. George a more connected district. Particularly, small retail establishments under 10,000 square feet must be freed from burdensome parking regulations that would only serve to disrupt the flow and vitality of



commercial streets. St. George is a transit hub, served by the Staten Island Railroad, MTA buses and the Staten Island Ferry. These transit options converge at the St. George terminal and are in close proximity to the downtown area and many residential developments, requiring at most a 10-minute walk. What St. George needs now is the impetus for more retail, not more parking. Parking has already been addressed within the new Staten Island Supreme Courthouse Project where a 600-space garage will be built and hopefully marketed with incentives for night and weekend use by the neighborhood's retail customers.

Therefore, SIEDC encourages the New York City Council to approve the St. George Rezoning as originally proposed.

**ST. GEORGE CIVIC ASSOCIATION
RECOMMENDATIONS ON THE PROPOSED ST. GEORGE SPECIAL
ZONING DISTRICT**

The St. George Civic Association by its Committee on the proposed St. George Special Zoning District supports the concepts in the proposed St. George Special Zoning District. However, we feel that the proposal as it now stands would negatively impact on the character of the neighborhood. We have made a number of recommendations for changes and urge that the proposal not be adopted without incorporating some of these changes.

1. The changes in zoning be phased in over time. One of the most positive aspects of the plan is for reuse of existing underutilized office buildings throughout proposed district. Converting existing buildings to residential space should be the first priority, before building new towers. Phase 1 should only allow for conversion of current buildings. Phase 2 should be area South of Hyatt St; Phase 3 should be area North of Hyatt Street.

2. Expanding the “no tower zones. We recommend that no tower zones be expanded to include streets perpendicular to the water (e.g. Wall Street). This would force the towers to be more central on the larger existing lots, preserving light and view corridors (both Manhattan & Verrazzano views) more effectively from a pedestrian vantage point.

3. Change of the maximum length of any side of a tower. Based on the existing context of the neighborhood, 80' x 135' dimensions for the towers are too big in some of the areas of the district. We recommend a 50' - 60' maximum length of any side of the towers. Tower height is not as significant an issue as length of any side of the tower and the base height, especially if the size of the base can be reduced by increasing tower height. The original CPC proposal had allowed for maximum base heights of 40', 60' and 85'. We recommended that base heights in the district should not exceed 40' except along Bay Street where taller structures already exist. CPC modified the proposed rules to require a maximum base height of 30-40 ft throughout the district, for sites with a tower except along Bay Street which would continue to have the higher base height. We applaud the CPC for incorporating this change. We still feel strongly that some modification to the maximum tower length and width is required.

4. Controlling sites impacted by rezoning (soft sites). There is a need to identify and control the number of sites affected by the rezoning proposal. Also there is a need to limit the warehousing of buildings for future construction and future teardowns. We recommend that the new rules be limited to existing building lots that meet the size requirement and exclude future assembled lots

5. An Artists/Studio Sub-District. There is a need for artists' studios and galleries. Artists give much of the character to the neighborhood. We recommend special use restrictions and incentives to encourage a Ferry Art District. We recommend that some of the buildings on Bay Street to be rehabbed as residential be earmarked for art related residences and small businesses. The artists need to not be gentrified out of the neighborhood and it would contribute to economic development.

6. Impact of other planned development. There are at least three major developments that are contiguous to or in the new planned district (Liberty Towers, National Lighthouse Museum Site, The Courthouse). The impact of these projects should be considered either in approving them or in designing the special zoning district.

7. School seat requirement. A provision be included similar to that in Article 10 Chapter 7 of the Zoning Resolution (for the Special South Richmond Development District) that provides for any development containing residential uses, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient school capacity exists to accommodate the anticipated primary, intermediate and secondary public school children of the development.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: N 080297 ZRM
Proposed Tribeca Mixed Use District Area A4 Text Amendment

WHEREAS: The Manhattan Borough President and Community Board One have submitted an application to the Department of City Planning for an amendment to the Zoning Resolution relating to section 111-104 which would limit the maximum base height to 70 feet and the maximum building height to 140 feet in C6-3A districts and limit the maximum base height to 70 feet and the maximum building height to 110 feet in C6-2A districts for properties outside of historic districts in Area A4 of the Tribeca Mixed Use District, and

WHEREAS: The primary purpose of the proposed zoning text changes is to encourage development that reinforces the unique built character of the area and maximizes view corridors to the Hudson River by, primarily, reducing maximum base and building heights in the area, and

WHEREAS: The proposed text amendment would codify agreements which were committed to by property owners and developers in the area for lower street wall and building height requirements during the rezoning of the area in 2006, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends approval of the Proposed Tribeca Mixed Use District Area A4 Text Amendment.



TRIBECA NORTH FUCA TEXT AMENDEMENTS

Date

Matter in underline is new, to be added

Matter in strikeout is old, to be deleted

Matter within # # is defined in Section 12-10

*** indicates where unchanged text appears in the Zoning Resolution

* * *

ARTICLE XI: SPECIAL PURPOSE DISTRICTS

CHAPTER 1: SPECIAL TRIBECA MIXED USE DISTRICT

* * *

111-104

Special Provisions for Areas A1, A2, A3, A4 and B2

* * *

(d) Area A4

Except as set forth herein, the bulk regulations of the underlying district shall apply.

(1) Table A of Section 35-24 shall be modified in C6-3A districts to permit a maximum base height of 70 feet and a maximum building height of ~~160~~ 140 feet within 100 feet of a #wide street#. A penthouse portion not exceeding ten feet in height may be constructed above such height, provided that such penthouse portion is set back twenty five feet from any #narrow street#.

Table A Section 35-24 shall also be modified in C6-2A districts, except for properties in historic districts, to permit a maximum base height of 70 feet and a maximum building height of 110 feet.

(2) The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Area A-4, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

(3) In a C6-3A district, the maximum #floor area ratio# permitted on a #zoning lot# of shall be 6.5

(4) In a C6-2A district, the maximum #floor area ratio# permitted on a #zoning lot# of shall be 5.5.

* * *



COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 16, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	5 Opposed	0 Abstained	0 Recused

RE: Proposed Rezoning in the Tribeca Mixed Use District

WHEREAS: The Special Tribeca Mixed Use District was established to permit limited residential development in an otherwise industrial 62-block area, and

WHEREAS: In the northern portions of the district where the underlying zoning is manufacturing, certain older manufacturing buildings may be converted to loft dwellings and joint living work quarters for artists, and where the underlying zoning is commercial, new contextual residential development is permitted, and

WHEREAS: In 2005, New York City introduced an addition to the Inclusionary Housing Program which provides a floor area bonus for the construction of affordable housing, and

WHEREAS: Community Board One, the Department of City Planning, Councilmember Gerson's Office and the Manhattan Borough President's Office have worked in a joint effort to develop a comprehensive rezoning plan for the northern part of Tribeca that creates contextual commercial zones that provide, in some areas, for inclusionary housing, and

WHEREAS: In 2006 Community Board One adopted a resolution concerning the Northern Tribeca rezoning, now

~~THEREFORE~~

BE IT

RESOLVED

THAT: Community Board One requests that the Department of City Planning rezone the northern area of the Special Tribeca Mixed Use District according to the following provisions:



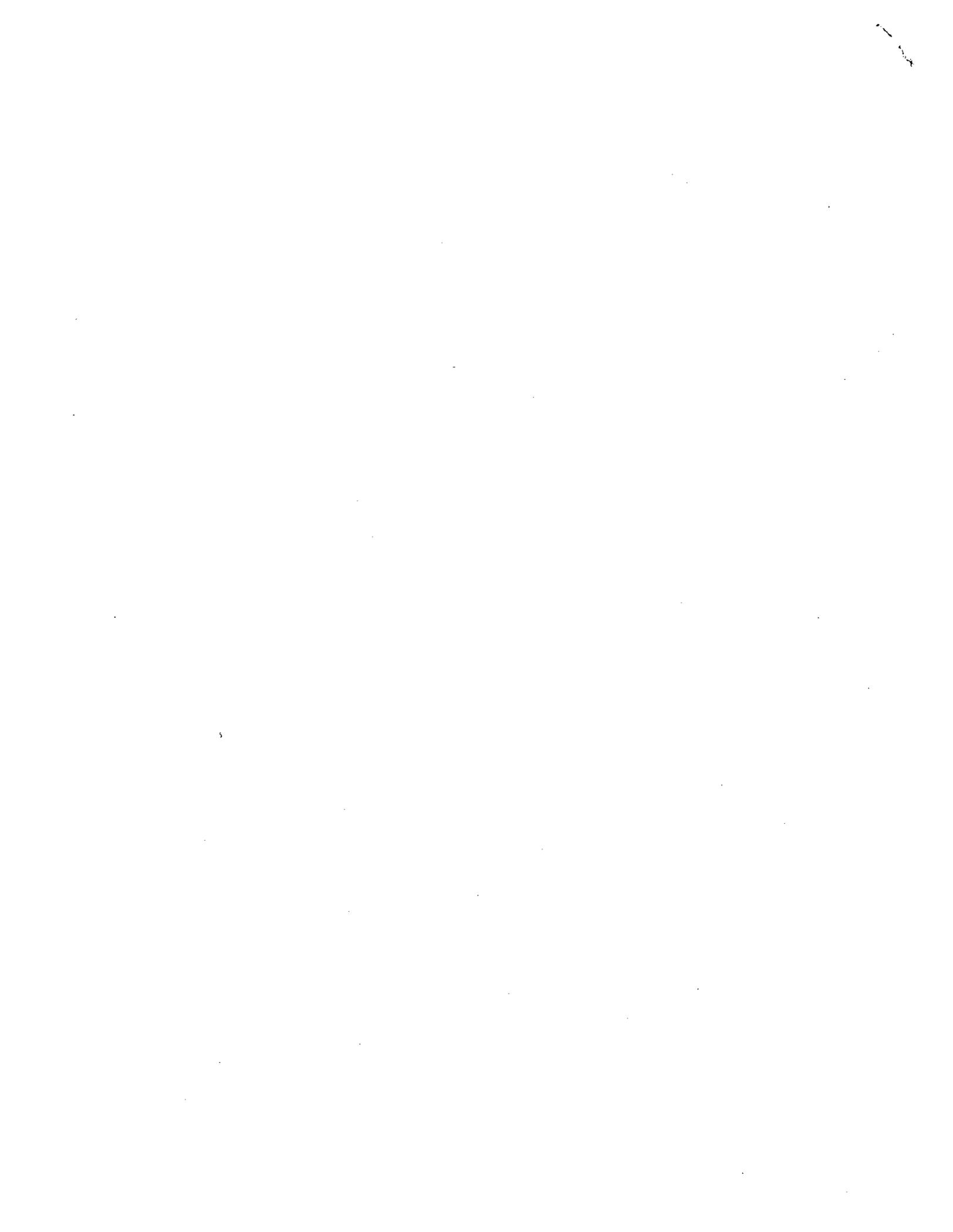
- 1) From M15- to C6-3A in the area from Watts Street on the north to Hubert Street on the south; from West Street on the west to a line mid block between West Street and Washington Street on the east, with the following bulk provisions:
 - FAR 6.5
 - Height Limit 140 feet
 - Setback 65 feet, and

- 2) From M1-5 to C6-2-A in the area from Watts Street on the north to Hubert Street on the south; from a line mid block between West Street and Washington Street on the west and Washington Street on the east, with the following bulk provisions:
 - Far 5.5
 - Height Limit 110 feet
 - Setback 65 feet, and

- 3) From M1-5 to C6-2A in the area from Canal Street on the north; south on West Street to Watts Street; east on Watts Street to Washington Street; south on Washington Street to Hubert Street; east on Hubert Street to Greenwich Street; south on Greenwich Street to Beach Street; east on Beach Street to Collister Street; north on Collister Street to Laight Street and north on a line mid block between Greenwich Street and Hudson Street to Canal Street; west to West Street, with the following bulk provisions:
 - Far 5.5
 - Height Limit 110 feet
 - Setback 65 feet, and

- 4) From M1-5 to C6-2A in the area from Canal St. on the north; south on a line mid block between Greenwich St. and Hudson St. to Collister St.; south on Collister St. to Beach St.; east on Beach St. to Ericcson Pl.; east on Ericcson Pl. to a line one hundred feet west of Varick St.; south on a line one hundred feet west of Varick Street to N. Moore St.; east on N. Moore St. to West Broadway; north on West Broadway to Avenue of the Americas; north on Avenue of the Americas to Canal St.; west on Canal St. to Vestry St., west on Vestry St. to a line mid block between Hudson St. and Greenwich St.; north on a line mid block between Hudson St. and Greenwich St. to Canal St., with the following bulk provisions:
 - ~~Far 5.4; 7.2 with Inclusionary Housing~~
 - Height Limit 120 feet
 - Setback 85 feet, and

- 5) From M1-5 to C6-2A in the area from Canal Street on the north; south on Avenue of the Americas to West Broadway; south on West Broadway to Walker Street; east on Walker Street to Broadway; north on Broadway to Canal Street, west on Canal Street to Avenue of the Americas, with the following bulk provisions:
 - Far 5.0
 - Height Limit 120 feet
 - Setback 85 feet, and



BE IT
FURTHER
RESOLVED
THAT:

This resolution replaces the 2006 resolution.



COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 26, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	21 In Favor	7 Opposed	3 Abstained	0 Recused

RE: Tribeca North Rezoning Uses

WHEREAS: South Tribeca was rezoned in 1995 by the City Planning Commission to preserve its neighborhood character and encourage those elements which make it a successful and vital community, and

WHEREAS: North Tribeca merits the same protection and consideration to protect its neighborhood character and to encourage those elements that make it, in the words of the City Planning Commission on July 12, 2006, "One of the most desirable and successful residential communities in the City," and

WHEREAS: The purpose of rezoning North Tribeca is to preserve and encourage elements such as light manufacturing that make it a lively, enriched neighborhood in which to live, and

WHEREAS: Certain uses are no longer appropriate in the emerging residential community, and should be restricted, and

WHEREAS: The Tribeca Committee has vigorously discussed the elements that define this neighborhood, and those elements that detract from it, and

WHEREAS: CB #1 has defined for the purposes of this resolution that all west-east streets shall be considered narrow streets, and that Greenwich, Varick, Hudson, Church, Broadway, West Broadway, and West Streets shall be considered wide streets, and

WHEREAS: CB #1 defines Washington Street as a 60 foot wide street that should have a limit of 5,000 sq. ft. of ground floor space for its retail and service establishments, and

WHEREAS: CB #1 has determined that retail, services, and light manufacturing should continue to be encouraged within North Tribeca, and

WHEREAS: CB #1 has also determined that general restrictions of square footage should be enacted to encourage a variety of street life and storefronts to maintain and enhance the North Tribeca neighborhood character, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 Manhattan requests that the Department of City Planning rezone North Tribeca to echo the C6 rezoning in South Tribeca, including all of the TMU restrictions set forth in the 1995 zoning text, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 requests that the rezoning allow the following TMU use groups:

- TMU Use Group 1-2 (Residential)
- TMU Use Group 3-4 (Community Facilities), by CPC Special Permit
- TMU Use Group 5, Transient Hotels, by CPC Special Permit
- TMU Use Group 6 (Retail & Services):
 - 6A. Convenience Retail or Service: All uses allowed with the following restrictions:
 - Dry cleaning to be limited to non-chemical processes only
 - Variety stores limited to 5,000 sq. ft
 - 6B. Offices and 6C. Retail or Service uses allowed.
 - 6D. Public Service Establishments: All uses allowed except:
 - Telephone and/or communications equipment
 - Water or sewage pumping stations
- TMU Use Group 7 (Retail & Services):
 - 7A. Transient Accommodations by CPC Special Permit Only
 - 7B. Retail or Service Establishments except:
 - Gun repairs
 - Taxidermist shops
 - Trade embalmers
 - 7C. Wholesale Establishments and 7D. Auto Service Establishments uses.
- TMU Use Group 8 (Retail & Services)
 - 8B. Retail or Service Establishments uses only.
- TMU Use Group 9 (Retail & Services):
 - All 9A. Retail or Service Establishments uses. Catering establishments will be limited to 10,000 sq. ft. on wide streets, and 2500 sq. ft. on narrow streets.
 - All 9B. Wholesale establishments uses listed in TMU.
- TMU Use Group 10 (Regional Commercial Centers/Amusement)
 - All 10A. Retail or Service establishments with the following restrictions:
 - Eating or drinking establishments shall be no larger than 10,000 sq. ft. on a wide streets, and no more than 2500 sq. ft on narrow streets

- Variety Stores will have a 5,000 sq. ft limit on wide streets, with no more than 1 per 200 ft. block frontage
- All narrow-street establishments will be limited to 2500 sq. ft
- TMU Use Group 11 (Regional Commercial Centers/Amusement)
 - 11A. Manufacturing establishments, 11B. Wholesale or Similar establishments, and 11C. Accessory Uses; all uses limited to 10,000 sq. ft.
- TMU Use Group 12 (Regional Commercial Centers/Amusement)
 - 12B. Retail Establishments, 12E. Accessory Uses; all uses limited to 10,000 sq. ft, and

BE IT
FURTHER
RESOLVED

THAT:

CB #1 requests that the following special restrictions be put in place in North Tribeca and that they should apply to the above referenced TMU use groups:

- A general limit of 10,000 sq. ft shall be applied on wide streets, and 2500 sq. ft on narrow streets, on any or all retail, commercial, or service subgroups, regardless of which use group(s) they appear in.
- No dance establishments.
- Banks and/or cell phone stores/kiosks/vendors shall be limited to 2500 sq. ft on the ground floor, and a maximum of 10,000 sq. ft total.
- Banks, cell phone stores/kiosks/vendors, and/or variety stores shall be limited 1 per 200 ft. of block frontage, and

BE IT
FURTHER
RESOLVED

THAT:

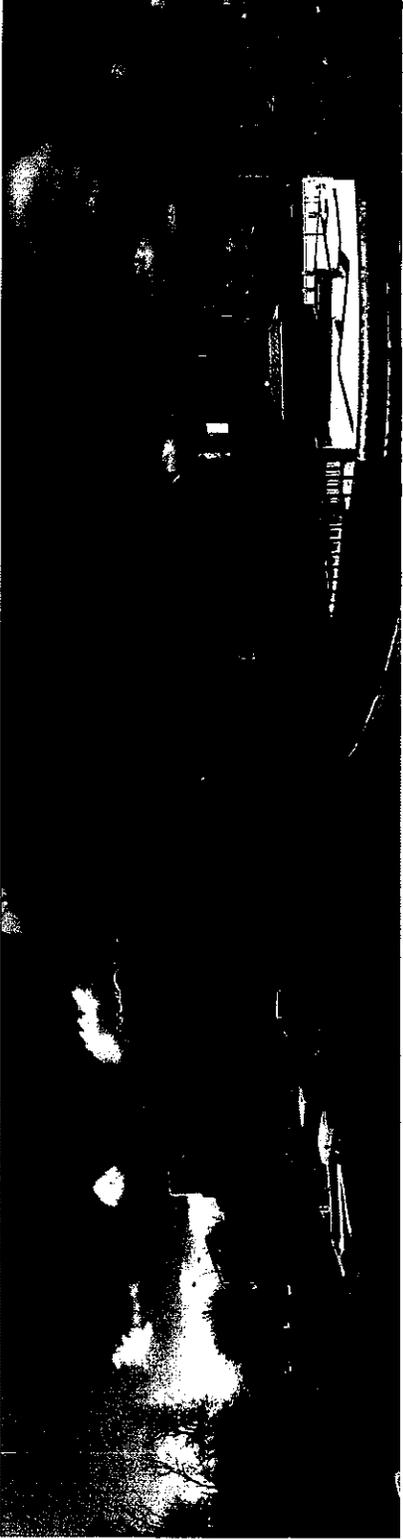
CB #1 requests that a special North Tribeca Use Group be created for light manufacturing to allow the following TMU Manufacturing Use Groups:

- TMU Use Group 16 (Manufacturing):
 - Only the following shall be allowed from TMU Use Group 16A. Retail or Service Establishments:
 - Carpentry, custom woodworking or custom furniture making shops
 - Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments, open or enclosed, with open storage limited to 5,000 sq. ft.
 - Household or office equipment or machinery repair shops
 - Machinery rental or sales establishments
- TMU Use Group 17 (Manufacturing)



- Subgroup 17A. Service or Wholesale Establishments and Subgroup 17D. Miscellaneous Uses will be allowed. However, the following uses will not be allowed from TMU Use Group 17A:
 - Building materials or contractors' yards, open or enclosed
 - Produce or meat markets, wholesale
 - Medium- Heavy Manufacturing establishments
 - Adhesives, including manufacture of basic components
 - Food products, including slaughtering of meat or preparation of fish for packing
 - Experimental (live subjects or otherwise) laboratories/ research facilities
 - Leather products, including shoes, machine belting, or similar products
 - Metal stamping or extrusion of razor blades and bottle caps only
 - Pharmaceutical products
 - Plastic products, including tableware, phonograph records, buttons, or similar products
 - Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, including manufacture of natural or synthetic rubber
 - Shoddy
 - Soap or detergents
-





SPECIAL ST. GEORGE DISTRICT

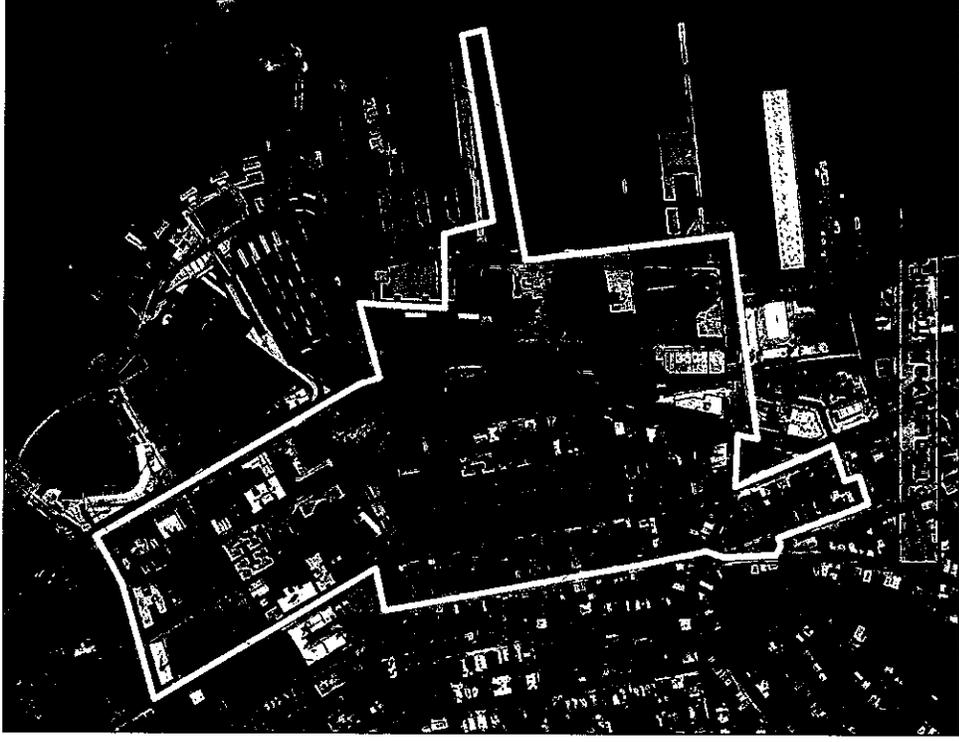
STATEN ISLAND, NEW YORK



GOALS + OBJECTIVES

ST. GEORGE

- ▶ to build upon St. George's existing strengths as a civic center, neighborhood and transit hub by providing rules that will bolster a thriving, pedestrian-friendly, business and residence district
- ▶ to establish zoning regulations that facilitate continuous ground floor retail and the critical mass needed to attract a broader mix of uses
- ▶ to require a tall, slender, building form that capitalizes on its hillside topography and maintains waterfront vistas
- ▶ to encourage the reinvestment and reuse of vacant office buildings
- ▶ to accommodate an appropriate level of off-street parking while reducing its visual impact



DEVELOPMENT ISSUES

ST. GEORGE

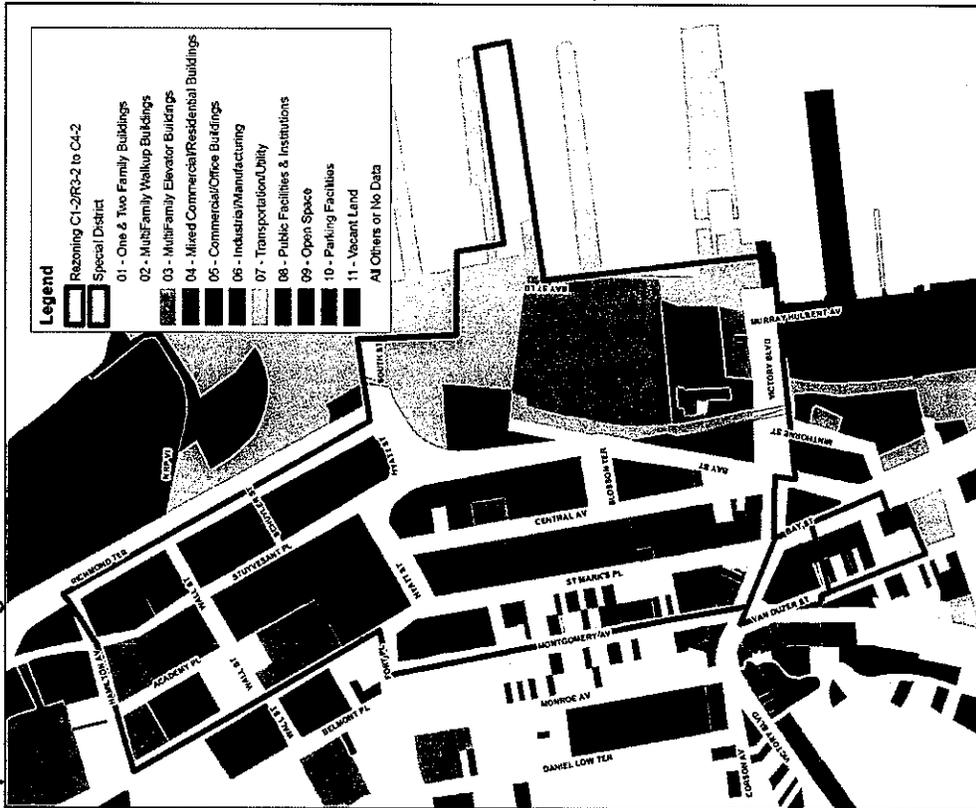
- ▶ The Lower Density Growth Management Area commercial text amendment prohibits residential use on the ground floor.
- ▶ Some streets in St. George are appropriate for ground floor residential use.
- ▶ No height limit for non- residential buildings.
- ▶ Regulations adopted in December 2005 cap building height at 70 feet for residential buildings
- ▶ Taller buildings may be more appropriate because of unique topography and waterfront vistas.
- ▶ Conversions of vacant office buildings to residential use severely limited by regulation.
- ▶ Small infill developments produce housing that lack parking, views, and other amenities.
- ▶ Current commercial parking requirements are too high.
- ▶ Current bulk rules favor community facilities.



EXISTING CONDITIONS

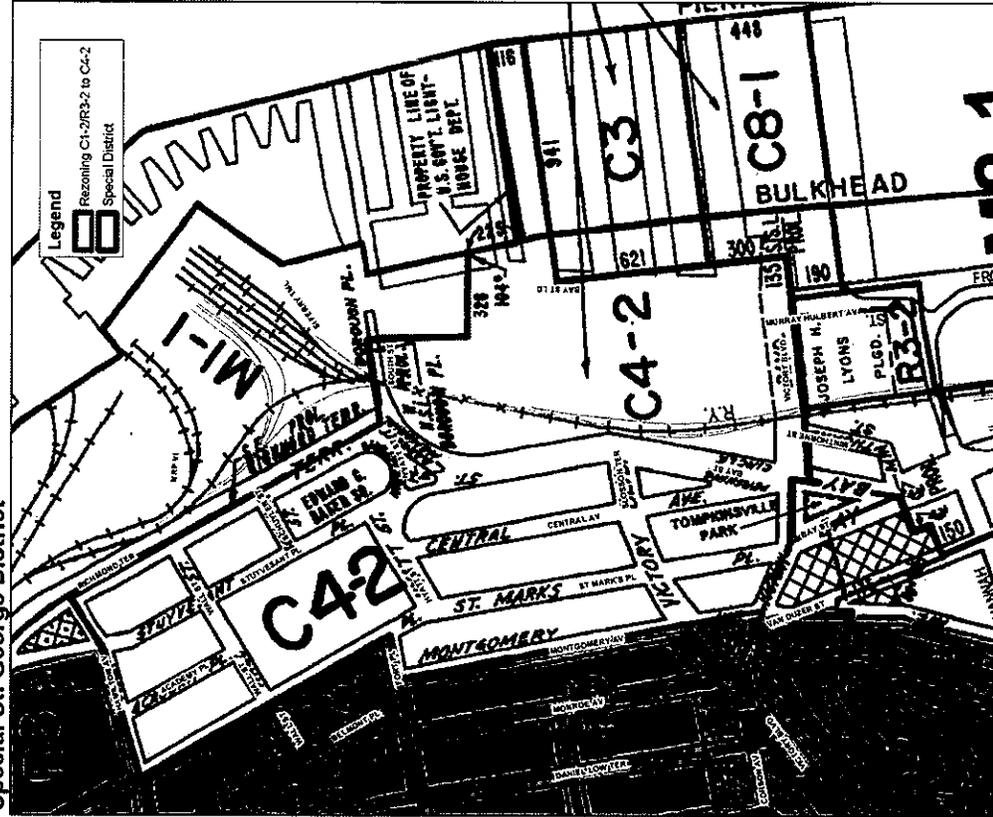
ST. GEORGE

Special St. George District



NYC DCP: Staten Island Planning Initiatives - May 2008

Special St. George District



NYC DCP: Staten Island Planning Initiatives - May 2008

USE + FLOOR AREA

C4-2 ZONING DISTRICT

Use

All uses remain the same.

Floor Area Ratio

- ▶ Equalize 3.4 FAR for all uses in C4-2
- ▶ Retain 2.2 FAR for lots under 10,000 sq. ft. on non-commercial streets to discourage smaller buildings without amenities in C4-2.
- ▶ R3-2/CI-2 area retains existing FAR.



STREETSCAPE

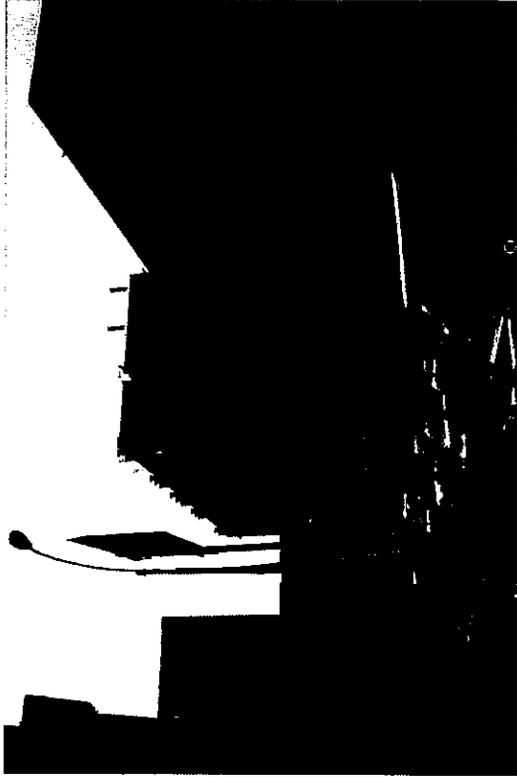
GLAZING

At least half of the ground floor must have windows for commercial or community facilities. Solid roll down gate prohibited

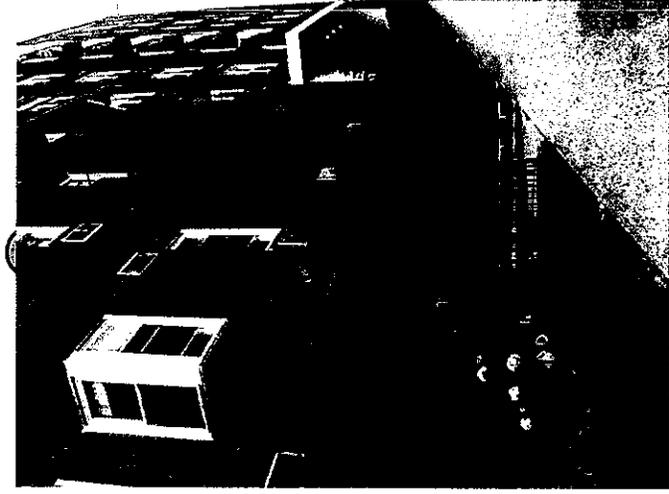


STREETSCAPE

BUILDING LOCATION



Non-Commercial Streets:
50% of the building must be located within 8' of the street to allow flexible design



Commercial Streets:
70% of the building must be located within 8' of the street to promote more vibrant retail

STREETSCAPE

SIDEWALKS

Twelve foot wide sidewalks for new development

Eight foot wide sidewalk on Academy Place.



Six foot wide sidewalk on Academy Place.

Issue

- ▶ Commercial parking requirements are too high for an urban neighborhood with abundant transit opportunities, potentially creating large areas devoted to parking and disrupting the potential for active and lively retail and residential streets.

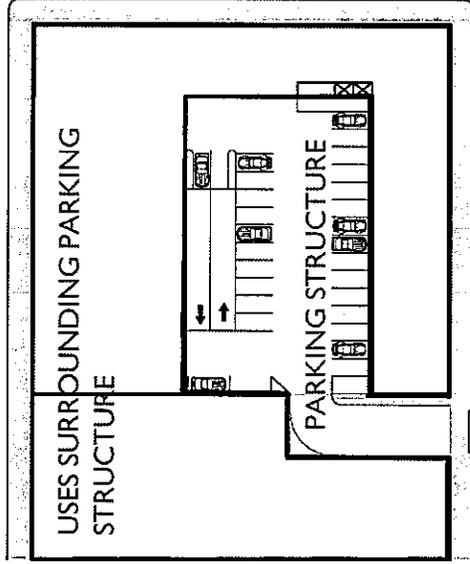
Proposal

- ▶ Commercial – Decrease parking to encourage retail development.
 - ▶ One space for every 400 sq. ft. Parking will not be necessary for an under 10,000 sq. ft. store.
- ▶ Residential – Increase parking to provide off-street spaces for new residents
 - ▶ One space per every apartment.
 - ▶ Prohibit the subdivision of zoning lots to waive residential parking requirements.

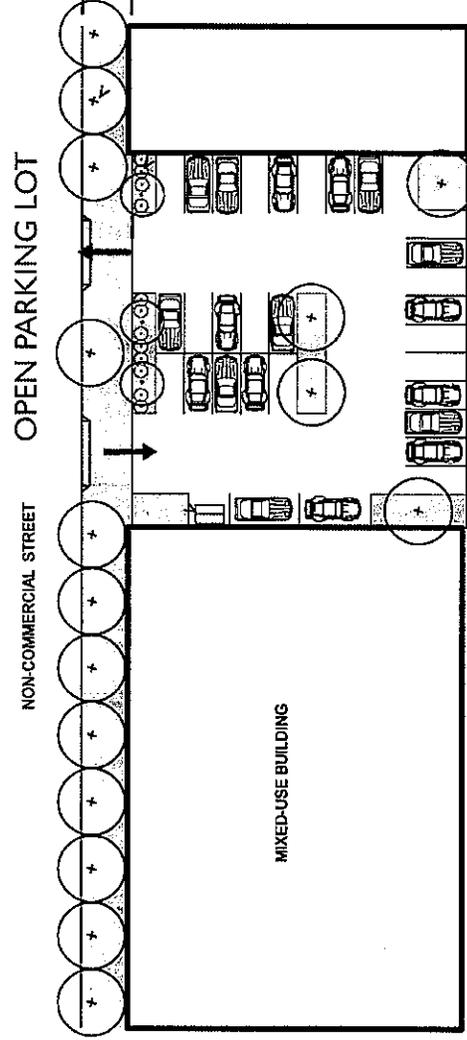
PARKING

DESIGN

- ▶ GARAGES
 - Parking garages must be surrounded by uses, so they will not be seen from the street. They will be exempt from floor area.
 - At least 40% of parking garage rooftops will be landscaped.



- ▶ LOTS
 - Off-Street parking is not permitted in front of building between building wall and street line – only to side or rear of building.
 - Open parking lots must be landscaped and screened from the street.



CONVERSIONS

OFFICE BUILDINGS

Older office buildings cannot convert to residential use if they do not comply to residential rules. Parking requirements would apply to conversions.

Apply rules to allow residential conversion of older commercial buildings. Parking requirements would apply to conversions.



SMALL ZONING LOTS

PROPOSAL

- ▶ Sites under 10,000 sq. ft. in C4-2.
 - ▶ Limit to 2.2 FAR
 - ▶ Retain 70 ft height limit.
 - ▶ Apply new base height requirements.
- ▶ R3-2/C1-2 - Retain existing rules for building heights: 26' Perimeter wall and 35' Peak.

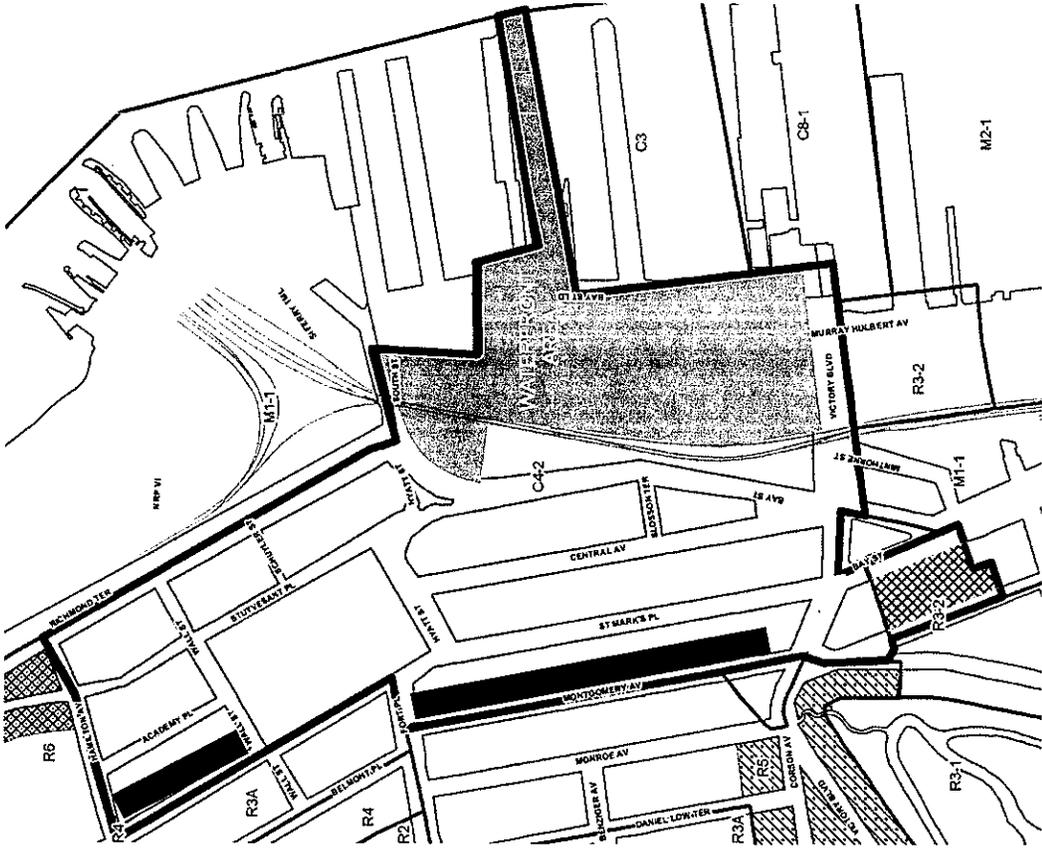
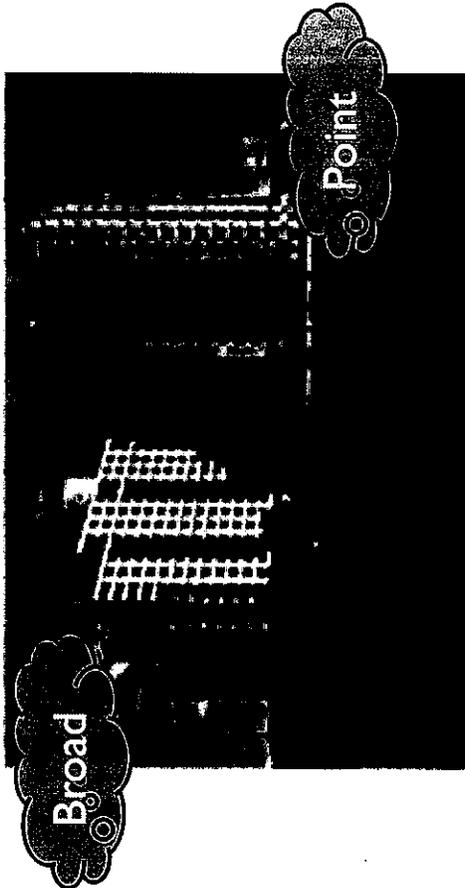


TOWERS

PROPOSAL

- ▶ Two types of towers will be permitted in the C4-2 zoning district:
 - ▶ Broad Tower
 - ▶ Point Tower

- ▶ Towers will not be allowed in Tower exclusion zones (in red).



POINT TOWERS

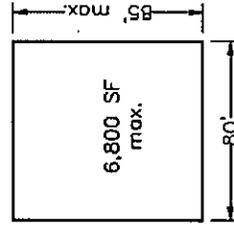
REQUIREMENTS

Required for towers over 100 feet tall that have tower floor plates of at least 4,000 square feet

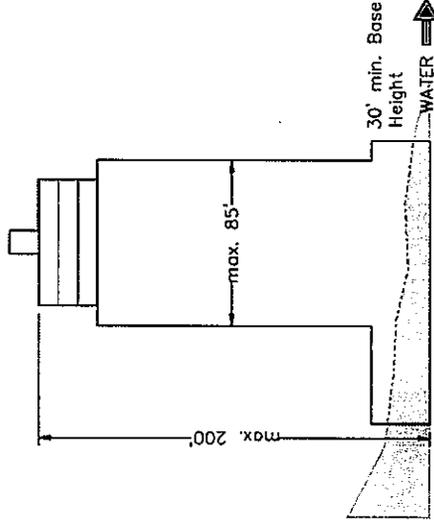
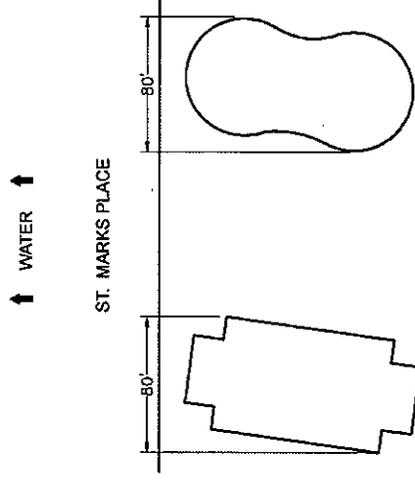
Proposal

- ▶ Maximum FAR 3.4
- ▶ Maximum Floor Plate - 6,800 sq ft
- ▶ Maximum Overall Width - 85 ft
- ▶ Maximum Width facing water - 80ft
- ▶ Maximum Height 200 ft
- ▶ Building top design.
- ▶ Mechanicals on roof screened

MAXIMUM FLOOR PLATE TOP 3 FLOORS MUST SET BACK



MAXIMUM WIDTH FACING WATER



BROAD TOWERS

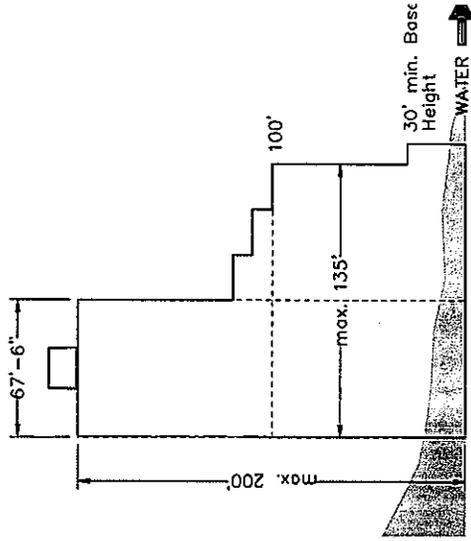
REQUIREMENTS

Required for towers over 100 feet tall that have tower floor plates of at least 4,000 square feet

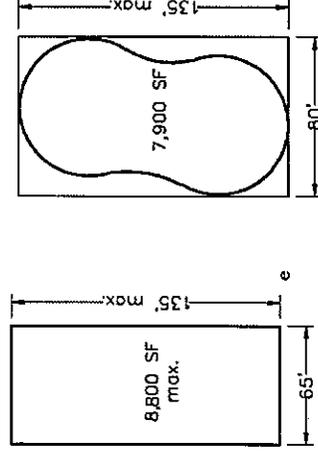
Proposal

- ▶ Maximum FAR 3.4
- ▶ Maximum Floor Plate - 8,800 sq ft
- ▶ Maximum Overall Width - 135 ft
- ▶ Maximum Width facing Water - 80 ft
- ▶ Maximum Height 200 ft
- ▶ Building top design.
- ▶ Mechanicals on roof screened

MAXIMUM OVERALL WIDTH + REQUIRED SETBACK



MAXIMUM FLOOR PLATE
+ MAX WIDTH FACING WATER

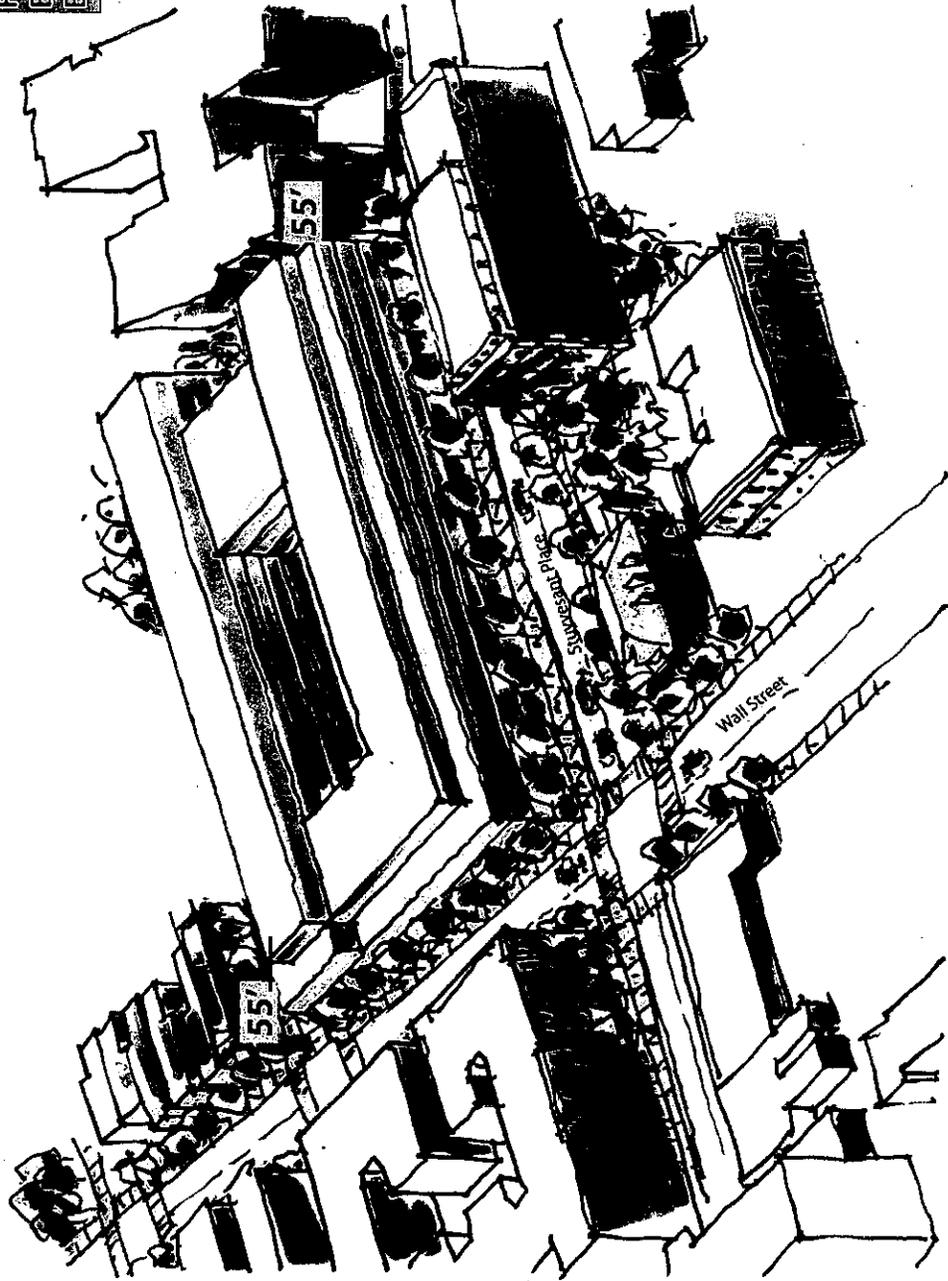


BROAD TOWER

Stuyv. Pl. - What can be built today

ST GEORGE CASE STUDY

WALL ST/STUYVESANT PL. 55
LOT AREA: 43,600 sq ft
FAR: 3.0
BUILDING HT.: 55 ft
BASE HT.: 45 ft



Stuyv. Pl. – What proposed rules will allow

ST GEORGE CASE STUDY

WALL ST/STUYVESANT PLACE	
LOT AREA:	43,600 sq ft
FAR:	3.4
BUILDING HT:	200 ft
BASE HP:	35-40 ft

POINT TOWER ARTICULATION

Top three floors reduced by 20%

80' WIDTH FACING WATER

80' maximum width facing water allows slender towers that preserve views

PARKING

Structure must be wrapped by floor area and roof must be landscaped at least 40%

MINIMUM STREETWALL COVERAGE

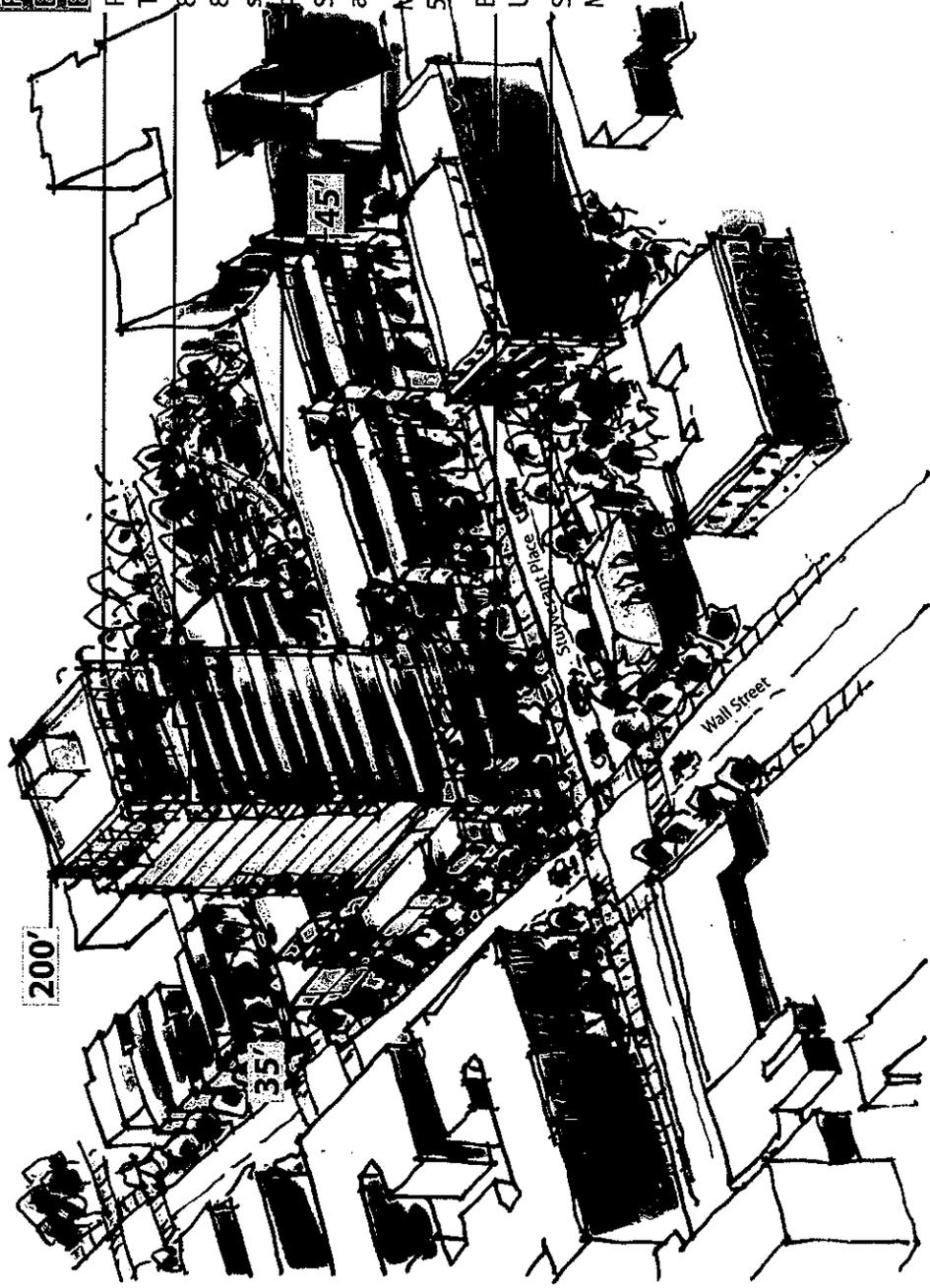
50% on non-commercial streets

BASE EROSION RULE

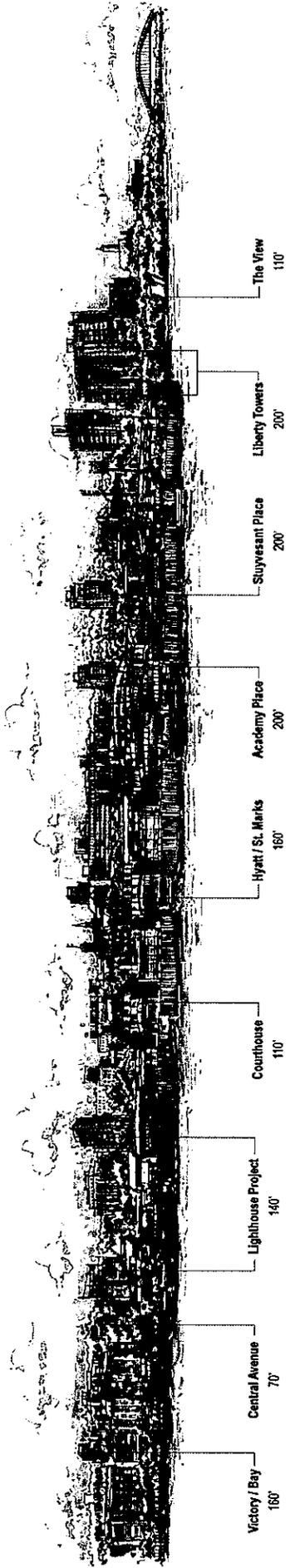
Up to 50% of the tower width

SIDEWALK

Mandatory sidewalk widenings to 12'







**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition LU880/LU881

Date: 10/16/08

(PLEASE PRINT)

Name: Thomas Wargo

Address: Director, Zoning Division

I represent: NYC Department of City Planning

Address: 22 Beade Street NY, NY 10007

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/16/08

(PLEASE PRINT)

Name: John Arvanitopoulos

Address: 149-40 6th Ave Whitestone NY 11357

I represent: Delano Cafe

Address: 29-02 Francis Lewis Blvd Flushing NY 11358

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU94 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: GERALD CALIENDO

Address: 138-72 QUEENS BLVD.

I represent: DELANO CAFE SIDEWALK CAFE

Address: 29-02 FRANCIS LEWIS BLVD.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/17/2008

(PLEASE PRINT)

Name: Marc Ameruso (N-080297-ZRM)

Address: Tribeca MUD Text Amendment

I represent: Community Board 1 - Manhattan

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 912 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Rd Scarsdale NY

I represent: Cherry Cafe & Restaurant

Address: 34-02 Broadway Astoria, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 880-881 Res. No. _____

in favor in opposition

Date: 10/16/08

(PLEASE PRINT)

Name: Patrick's Island

Address: SICC- 130 Bay St. - SI, NY 10301

I represent: SI Chamber of Commerce

Address: 130 Bay St. - SI, NY 10301

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 880-
 in favor in opposition 881

Date: 10/15/08

(PLEASE PRINT)

Name: THEO DORIAN

Address: 103 ST. MARK'S PL. SI, NY 10301

I represent: ST. GEORGE CIVIC ASSOC

Address: P.O. BOX 987 SI, NY 10301

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kamillah Hanks

Address: 63 Montgomery Avenue

I represent: Downtown Staten Island Council

Address: Same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LU 880
 in favor in opposition 881

Date: 10/16/08

(PLEASE PRINT)

Name: Michael Hargool

Address: 103 St Mark Pl SI

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition LU 880/881

Date: 10/16/08

(PLEASE PRINT)

Name: James Miraglia

Address: Staten Island Office

I represent: NYC Department of City Planning

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition LU 880/881

Date: 10/16/08

(PLEASE PRINT)

Name: Leonard Garcia-Duran

Address: Director, Staten Island Borough Office

I represent: NYC Department of City Planning

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 880-881 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PHILIP RAMPOLLA

Address: 155 3RD ST

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU Res. No. 880-881

in favor in opposition

Date: 10/16/08

(PLEASE PRINT)

Name: David Goldfarb

Address: 75 Fort Pl. Staten Is.

I represent: St. George Civic Association

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 904 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARVIN MITNER

Address: 405 Lexington Ave NY NY

I represent: AG WPT 22nd St

Address: 133-145 W. 22nd St.

Please complete this card

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU 880
881

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/16/08

(PLEASE PRINT)

Name: MARY BULLOCK

Address: 180 Conson Ave

I represent: St George Civic Assoc, Westwell Hills

Address: PO 987 S. N Y 10301/Conson Ave Assoc.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 905 Res. No. 080297
 in favor in opposition

Date: 10/16/08

(PLEASE PRINT)

Name: Jennifer Hung

Address: 1 Centre St.

I represent: Manhattan Borough President Stringer

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: KERRY KATSORLIS

Address: 77-53 MAIN STREET FLSNY

I represent: DELANO CAFG COLP

Address: 29-02A Francis Lewis Blvd Flushing, NY

◆ Please complete this card and return to the Sergeant-at-Arms ◆

