

Staten Island North Shore Action Plan: Building a Vibrant, Mixed-Use Waterfront Community



NYC / EDC

Prepared by NYCEDC in collaboration with
NYC Council Member Kamillah Hanks (49th District)
Summer 2023

A portrait of Andrew Kimball, President & CEO of NYCEDC. He is a middle-aged man with a short beard and glasses, wearing a white button-down shirt. The background is a blurred outdoor setting with greenery and some colorful lights.

Andrew Kimball

President & CEO NYCEDC

Mayor Eric Adams and Council Member Kamillah Hanks have issued a clarion call to reenergize, refocus, and reimagine efforts to deliver on a vibrant, mixed-use community on Staten Island's North Shore. Over the past decade, there have been City capital funding commitments, three local rezonings, and several high-profile private investments here. And yet, the promise of waterfront revitalization, new housing, commercial growth, and local job creation has not met expectations.

New York City Economic Development Corporation (NYCEDC) is proud to be partnering with Council Member Hanks on the Staten Island North Shore Action Plan: Building a Vibrant, Mixed-Use Waterfront Community. First and foremost, the Action Plan will focus on executing on the long-promised, two-mile waterfront esplanade stretching from Stapleton to Tompkinsville to St. George. Construction will resume in the fall on this over \$400 million public investment on the North Shore's waterfront, creating 20 acres of continuous waterfront access.

With completion expected in 2027, the waterfront esplanade will create an extraordinary public amenity for Staten Islanders and visitors on par with Brooklyn Bridge Park and Hudson River Park. It will also catalyze private investment, fully unlocking the potential of the 2019 Bay Street Rezoning, the 2008 St. George Rezoning, and the 2006 New Stapleton Waterfront rezoning. These public investments will create nearly 2,400 new homes on City-owned land, thousands of additional homes on private sites, a new public school with 600 K-8 school seats, and 1.4 million square feet (SF) of new commercial space. Building on our career pathway work with Staten Island schools and community groups in the offshore wind industry, NYCEDC and its partners will prioritize local job placement and career opportunities on the North Shore.

NYCEDC will also work with Council Member Hanks and private sector partners to ensure they deliver on past commitments, while also aggressively marketing the unique development opportunities on the North Shore to new partners. At housing developments like Lighthouse Point and Staten Island Urby we will work to accelerate completion. At Empire Outlets, we will support efforts to create a more dynamic retail experience. At the Staten Island University Hospital Community Park, we will support stadium upgrades and activate this venue with year-round programming. And through a competitive process, we will find a new partner to reimagine the City-owned Bank Street site, the location of the former "New York Wheel" project.

We will do this by working closely with our City agency partners: with the Department of Parks & Recreation (NYC Parks) to deliver the Mary Cali Dalton Recreation Center; the Department of Transportation (DOT) on improved wayfinding and retail in the St. George Ferry Terminal; and the Department of City Planning (DCP) to support more housing and economic development opportunities along the Richmond Terrace Corridor. In addition, we will work with the Department of Small Business Services (SBS) on local workforce opportunities and small business support as well as the City University of New York (CUNY) and Department of Education (DOE) on career readiness for the offshore wind industry.

The hallmark of the Adams administration is "Getting Stuff Done." We are thrilled to have a partner in Council Member Hanks who shares this same philosophy in delivering for her district.

A portrait of Kamillah Hanks, NYC Council Member for the 49th District. She is a Black woman with short, curly hair, smiling warmly. She is wearing a blue top. The background is a blurred outdoor scene with green foliage.

Kamillah Hanks

NYC Council Member, 49th District

I am proud to be working with Mayor Eric Adams and New York City Economic Development Corporation President & CEO Andrew Kimball on the implementation of an Action Plan that will realize development projects and exciting growth on our North Shore waterfront.

For many years, the residents of the North Shore have been subjected to failed projects and broken promises. With this Action Plan, we will finally turn the tide and create a vibrant waterfront for Staten Islanders to enjoy. The Plan focuses on creating a walkable, publicly accessible waterfront that balances commerce, industry, and public access for assembly, enjoyment, and recreation. It is a plan that builds for our future, and guarantees access to our waterfront for generations to come. The efforts we have undertaken, in collaboration with various partners and stakeholders, aim to transform the North Shore into a vibrant civic, commercial, and transportation hub. I would like to highlight the key areas captured in the North Shore Action Plan.

The Plan encompasses a total of 20 acres of open space, over 2,000 housing options for all income levels, over \$400 million in public investment, 1.4 million square feet of commercial space, \$3.8 billion in economic impact, and the creation of 7,500 jobs. The waterfront development will focus on areas from St. George to Stapleton and, when fully completed in 2027, will offer two miles of continuous, publicly accessible open space. The City's generational investment of over \$400 million on the North Shore waterfront will have a welcoming and transformational impact, creating high-quality open spaces, restoring neighborhood connections, and providing a safe and accessible bicycling infrastructure. Our North Shore waterfront is not only a hub for economic growth but also an essential center for arts and

culture, which we will continue to cultivate. The plan will focus on developing and connecting the highlights of the waterfront, including the Stapleton Waterfront Esplanade, Pier 1, and the Bank Street site (i.e., the former New York Wheel site). This investment aligns with similar initiatives in other boroughs, such as Brooklyn Bridge Park, where the City invested \$350 million to create a signature waterfront destination.

Economic mobility is a crucial element of this Action Plan. To ensure inclusive growth, we will continue to support the contracting of minority, women-owned, and disadvantaged businesses (M/W/DBEs), working closely with local and trusted partners on workforce development to prioritize local hiring and provide career pathways. This will help ensure that the local community benefits from the waterfront esplanade construction and the growing offshore wind industry.

The growth potential of the North Shore of Staten Island is substantial, and the Action Plan aims to catalyze further development by making significant public investments in the next two years. Our vision is to realize the long-awaited "bridge-to-bridge" concept, allowing residents and visitors to walk and bike along the shoreline from the Bayonne Bridge to the Verrazzano Bridge.

It's time to take our waterfront back and I am incredibly excited about the opportunities that lie ahead for the North Shore. The development of the waterfront will not only create economic prosperity but also enhance the quality of life for residents, visitors, and businesses alike. I appreciate your continued support and partnership as I work with my partners in City government to make this shared vision a reality.



New Stapleton Waterfront Esplanade



SIUH Community Park



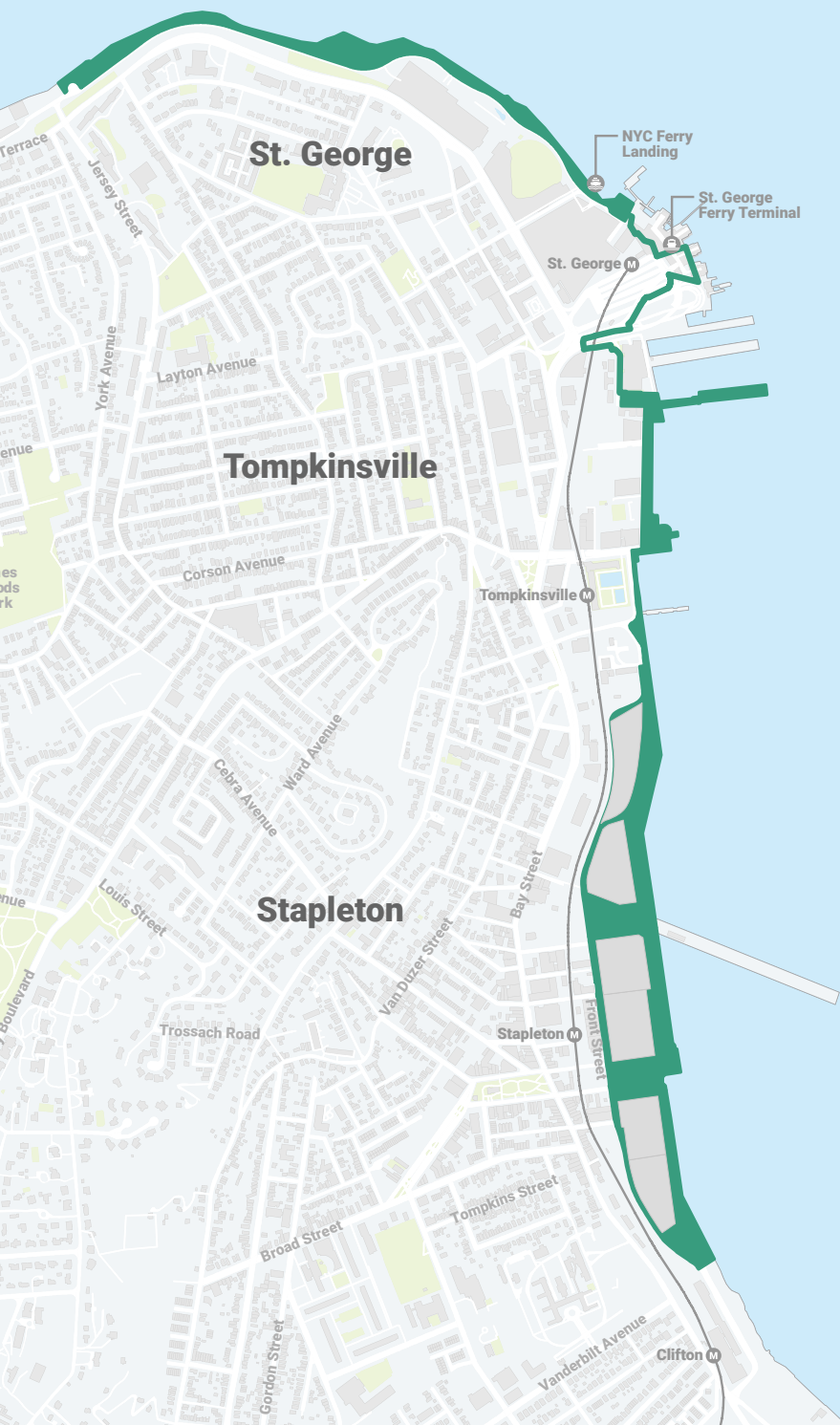
Staten Island September 11 Memorial



St. George Ferry Terminal

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Staten Island North Shore Action Plan: By the Numbers

20
acres of
open space

2,400
homes

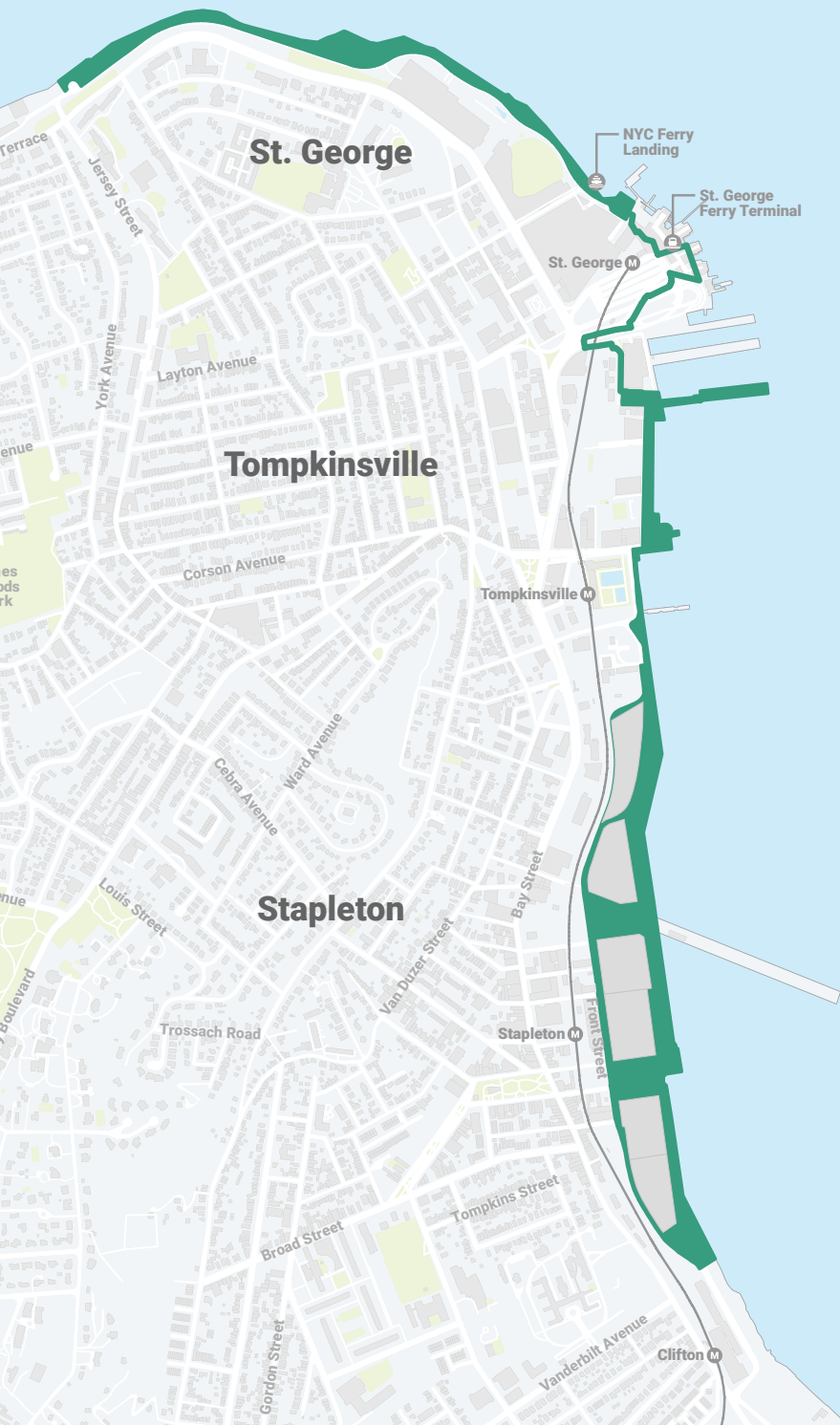
\$400M+
public infrastructure
investment

1.4M
SF of commercial
space

\$3.8B
economic impact

7,500
total jobs

Note: Figures represent budgeted and anticipated public investments in the waterfront and projected yields from that investment in the form of open space acreage, homes, and commercial square footage.



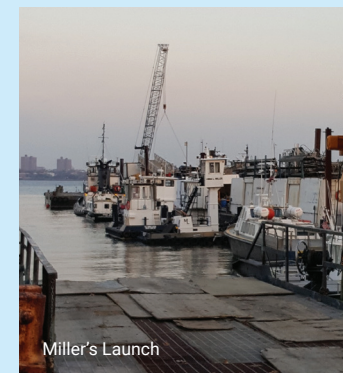
Waterfront

The borough of Staten Island is situated within New York Harbor, one of the most economically consequential harbors in the world. Staten Island meets the harbor on its northeastern shore, which has been home to shipyards, factories, and other industrial uses through the years, supporting the livelihoods of countless oystermen, stevedores, sailors, and shipbuilders. This relationship to the harbor led to more trade and more development than quieter parts of the island, gradually turning it into the borough's civic, commercial, and transportation hub.

Over time, the waterfront has changed along with the changing economy and with Staten Island's development. Today, residents envision a waterfront that is accessible and balances commerce and industry with public access, enjoyment, and recreation. This plan delivers on that vision. When fully completed in 2027, the North Shore's waterfront will offer two miles of continuous, publicly accessible open space from St. George to Stapleton.

To make this reimagined public waterfront a reality, the City is making a generational investment of over \$400 million. This investment is on par with those in other boroughs, like Brooklyn Bridge Park, where the City invested \$350 million to create a signature waterfront destination. Staten Island's waterfront esplanade, extending from St. George to Stapleton, will have a transformational impact by featuring high-quality open spaces, restoring neighborhood connections, and providing safe and accessible bike infrastructure.

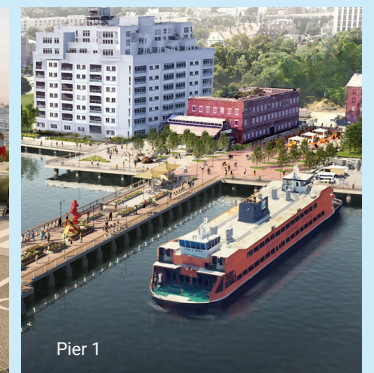
Since 2006, there have been three rezonings in this North Shore community that, to date, have resulted in 571 homes and 20,000 SF of commercial development, with over 2,700 additional homes in the development pipeline. These rezonings created the potential for additional homes and commercial development on top of what is currently built and planned. The City's sizable investment in the waterfront will be the catalyst that unlocks this unrealized development potential on the North Shore.



Miller's Launch



St. George Esplanade



Pier 1

Arts & Culture

Staten Island’s North Shore has long been the heart of the borough’s arts and culture scene. Tompkinsville is known for its Sri Lankan community and restaurants, while Mexican and Liberian communities add to the vibrancy of other neighborhoods in this North Shore community. The borough’s major arts organizations and venues, like Snug Harbor Cultural Center & Botanical Garden, are also concentrated on the North Shore.

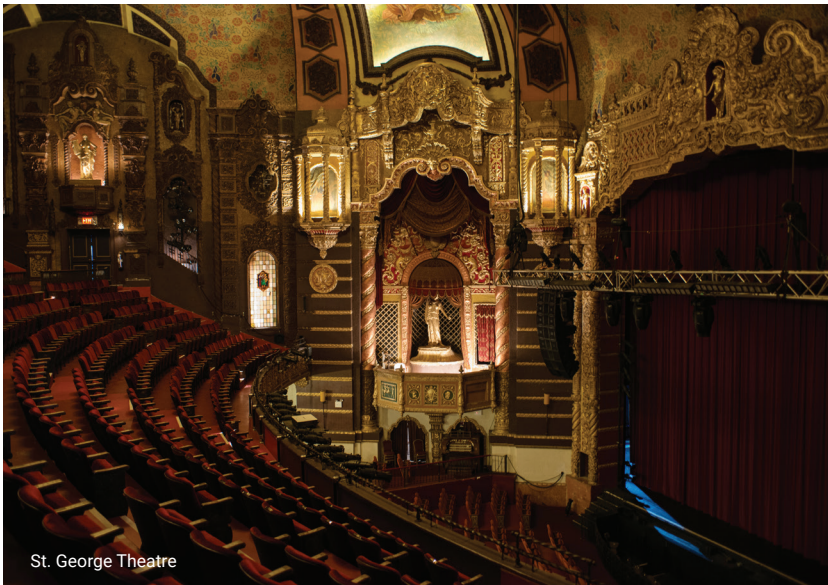
In recent years, NYCEDC has made a range of investments supporting arts and culture in this part of the North Shore, including the renovation of the St. George Theatre (pictured at lower-left) and Staten Island Makerspace (pictured at lower-right).

NYCEDC also participates in the Percent for Art Program and will be installing a new sculpture at the New Stapleton Waterfront as part of that project’s public open space (pictured at upper-right).

Looking ahead, NYCEDC’s future capital projects on the waterfront will provide additional Percent for Art opportunities. NYCEDC looks forward to working with the Department of Cultural Affairs (DCLA) and local partners to enhance the North Shore with more public art.



Photo by Alex Lopez



Economic Mobility

M/W/DBE

NYCEDC is eager to work with Council Member Hanks and other local stakeholders as well as agency partners like SBS and the Mayor’s Office of M/WBE to support contracting with minority, women-owned, and disadvantaged business enterprises (M/W/DBEs).

Major capital projects, like New Stapleton Waterfront and Tompkinsville Esplanade, will strive to set minimum goals of 30 percent M/W/DBE awards for their construction, promoting the participation of M/W/DBE businesses in the economic development work of building the North Shore waterfront.

Workforce Development

NYCEDC will work closely with local and government partners, including trusted training and workforce development nonprofits with embedded relationships within the community, to enact a strategy that prioritizes local hiring and ensures that local job seekers have access to the new jobs and career pathways being created by each of the projects within the Action Plan.

Looking ahead to Staten Island’s emerging role in the regional offshore wind industry, the City and State have already successfully partnered with CUNY and the private sector on a range of career awareness initiatives during “The Summer of Offshore Wind” as well as longer-term education and training programs leading to certifications, degrees, and career pathways in this growing industry.



Offshore Wind Training

Stapleton

New Stapleton Waterfront is an NYCEDC-led initiative to transform a 35-acre former US Navy base in Stapleton into public open space, housing, retail, a public school, and new infrastructure. New Stapleton Waterfront represents the City's largest public investment on the North Shore. Nearly a mile in length and 12 acres in area, the newly accessible waterfront esplanade will receive nearly \$230 million in public investment. The City opened the first six-acre phase of open space in 2016. NYCEDC will break ground on the remaining open space this year and conclude work by 2027. When complete, the six development projects that make up New Stapleton Waterfront will include over 2,000 new, mixed-income homes; new community facilities; and a 600-seat public school.



12
acres of
open space

\$260M
public infrastructure
investment

2,100
new homes

450,000
SF of commercial
space

New Stapleton Waterfront Esplanade

Description: Building on the six-acre section opened in 2016, the fully built esplanade will enhance connections between the New Stapleton Waterfront community and adjacent neighborhoods while providing six additional acres of high-quality amenities and landscaped pedestrian and bike paths for Staten Islanders to enjoy.

Action Item: NYCEDC will break ground in 2023 and complete construction in 2027.



Rendering of New Stapleton Waterfront Esplanade

New Stapleton Waterfront Development: Southern Phase

Description: Two City-owned sites in the southern phase of the Stapleton development, Parcels B4 and B5, offer additional opportunities to create a dynamic mixed-income waterfront community.

Action Item: NYCEDC will issue a Request For Proposals (RFP) to redevelop the two parcels in fall 2023.



Rendering of Staten Island Urby and New Stapleton Waterfront Southern Phase

New Stapleton Waterfront Development: Staten Island Urby

Description: Located at the center of the New Stapleton Waterfront community, Staten Island Urby comprises 571 mixed-income apartments and retail space. The next and final phase of Urby will deliver approximately 330 more mixed-income homes and retail.

Action Item: The groundbreaking for the final phase of Staten Island Urby will be in late 2024.

3



Staten Island Urby

NYC Department of Transportation Dock Builders Relocation

4

Description: The DOT Dock Builders operation will relocate from Stapleton to a new pier in Tompkinsville built by NYCEDC. The Dock Builders relocation will allow NYCEDC to release an RFP for a mixed-use development that will complete the New Stapleton Waterfront Master Plan.

Action Item: The DOT Dock Builders relocation is anticipated in 2026, followed by an RFP release in 2027.

Staten Island North Shore Plan

New Stapleton Waterfront Development: Stapleton Beacon

Description: Stapleton Beacon is a planned mixed-use development located in the northern part of New Stapleton. This project will bring 360 affordable homes, an all-inclusive health and social program for seniors, new medical space for Richmond University Medical Center, and a YMCA counseling center.

The NYC School Construction Authority (SCA) will build a 600-seat public school to support the neighborhood's residential growth, as more families choose to live in New Stapleton Waterfront for its access to public transit, waterfront open spaces, and housing options.

Action Items: NYC Department of Housing Preservation & Development (HPD) will make best efforts to close on financing and break ground on Stapleton Beacon by 2025, to be followed by the public school.

5

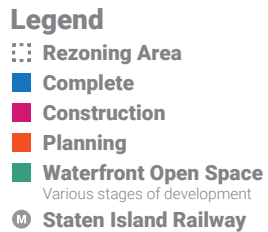


Rendering of Stapleton Beacon

Tompkinsville is distinguished by its diverse urban character and unique blend of maritime and residential uses. Over the next two years, City projects will include 115 new homes at Lighthouse Point, while HPD will release an RFP for over 200 additional affordable homes as part of the Jersey Street Garage redevelopment. Meanwhile, the City will invest almost \$279 million in projects in Tompkinsville including opening Mary Cali Dalton Recreation Center, reactivating Pier 1, and building the Tompkinsville Esplanade.

300
new homes

430,000
SF of commercial
space



Tompkinsville Esplanade

Description: Before 2019, apart from a partially collapsed promenade at Bay Street Landing, the neighborhood had no public waterfront access, with esplanades north and south dead ending when they reached Tompkinsville. As part of the 2019 Bay Street Rezoning, the City committed to the creation of a new esplanade and pier that will fill a critical gap in public access to the waterfront while restoring deteriorated shoreline. With a \$160 million investment of City capital and Federal Emergency Management Agency (FEMA) funding, NYCEDC will build two acres of new public waterfront open space here, including half an acre of new open space at Victory Point.

Action Item: Upon ULURP completion, NYCEDC will break ground in 2024 and construction will be complete in 2026.

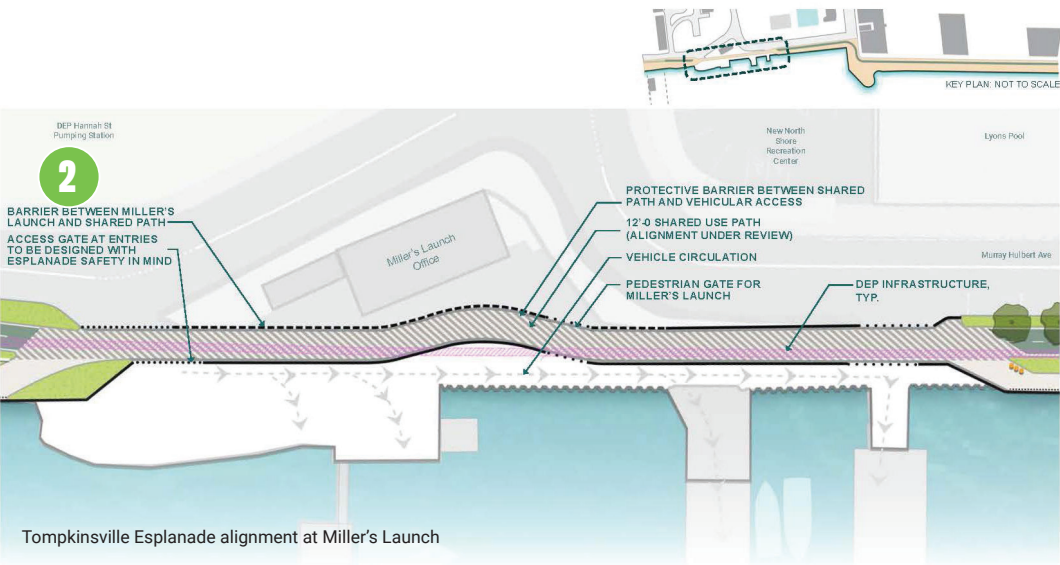


Staten Island North Shore Plan

Miller's Launch

Description: A unique feature of the Tompkinsville Esplanade is the integration of an important maritime industrial use, the marine service company Miller's Launch, demonstrating that a working waterfront can coexist with public open space and safe pedestrian and bike access. With 135 employees and a 40-year history, Miller's Launch calls itself "the Swiss Army Knife of the Atlantic Ocean" because its services support a wide array of industries, including offshore wind.

Action Item: Miller's Launch will be integrated into the Tompkinsville Esplanade to provide safe pedestrian and bike access and continue its role in the maritime economy.



Mary Cali Dalton Recreation Center

Description: The Mary Cali Dalton Recreation Center is an NYC Parks project that will replace the Cromwell Recreation Center. NYC Parks is working to enhance neighborhood health and wellness with the construction of this \$92 million public rec center.

Action Item: NYC Parks and the Department of Design and Construction (DDC) will break ground on the Mary Cali Dalton Recreation Center in 2023 and construction is expected to be complete by the end of 2025.



Rendering of Mary Cali Dalton Recreation Center

Jersey Street Garage Affordable Housing Development

Description: Currently home to an NYC Department of Sanitation (DSNY) garage, this 115,000-SF site at 539 Jersey Street was highlighted as one of three publicly owned development sites in the 2019 Bay Street Rezoning. HPD has gathered the community's input on the future development of new affordable homes and neighborhood amenities through public workshops, surveys, and on-the-ground outreach.

Action Item: HPD plans to release an RFP for redevelopment of the Jersey Street site with over 200 affordable homes, including homes for seniors, in the second half of 2023.

More info: Visit the project website at nyc.gov/jersey-street-rfp.

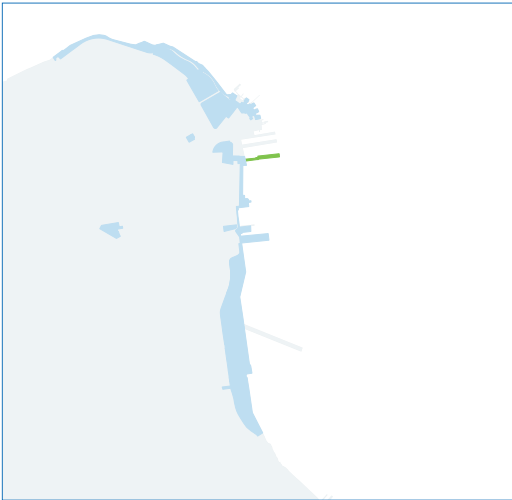


Community visioning session for Jersey Street Garage

Staten Island Pier 1

Description: Originally built for marine transportation and used in recent years for passive recreation and fishing, Pier 1 was partially closed in 2017 after becoming structurally unsound.

Action Item: NYCEDC plans to rehabilitate and reactivate Pier 1 for public waterfront access and enjoyment while modifying its size to provide environmental mitigation for the new DOT Dock Builders pier that will be built in Tompkinsville. NYCEDC is working with local elected officials to secure funding so that planning work can begin in 2024.



Staten Island North Shore Plan



Lighthouse Point

Description: The transformation of a series of historic buildings and vacant land on the site of the former US Lighthouse Service General Depot into a vibrant, mixed-use district is underway with the development of Lighthouse Point. In its first phase, the developer is building 115 homes along with 60,000 SF of commercial space and 274 parking spaces. The commercial space will include the future home of the College of Staten Island’s Tech Incubator and The Learning Experience, an early childhood development center.

Action Item: Lighthouse Point’s first phase is expected to be complete in 2024. Phase 2, including the renovation of three of the site’s five historic buildings, is anticipated to commence pre-development also in 2024.



Staten Island North Shore Plan

Building 10

Description: The 19,000-SF, vacant Building 10 was built in 1907 as part of the former US Lighthouse Service General Depot, which served as a manufacturing, storage, supply, and maintenance center for the region. Its redevelopment can contribute further to developing the Lighthouse Point area as a unique waterfront district with a historic character and strong sense of place, defined by the adjacent public plaza, a newly refurbished Pier 1, and Tompkinsville Esplanade.

Action Item: NYCEDC will release an RFP for Building 10’s redevelopment in 2024, to coincide with the redevelopment of Lighthouse Point Phase 2 and the reactivation of Pier 1.



St. George

St. George is the gateway to Staten Island and home to historic architecture, the Staten Island September 11 Memorial, a baseball stadium, destination shopping, and panoramic views of New York Harbor. The St. George Ferry Terminal is Staten Island’s transportation hub, where the Staten Island Ferry, NYC Ferry, Staten Island Railway, and 22 bus lines converge, bringing Staten Islanders and visitors together for recreation and entertainment. Realizing the full potential of this neighborhood has been elusive, and so it is time to redouble our efforts.

Going forward the City will invest in creating a better retail, pedestrian, and cyclist experience at the ferry terminal. To the north at the seven-acre Bank Street Site, the City will restore public access along the waterfront and release an RFP to activate the recently constructed building and create a new destination. In total, the City is investing \$50 million to create four acres of public open space.



4

acres of
open space

\$50M

public infrastructure
investment

530,000

SF of commercial
space

St. George Ferry Terminal

Description: The St. George Ferry Terminal is the gateway to Staten Island’s North Shore and the rest of the borough that offers an opportunity to showcase the best of what Staten Island’s diverse businesses have to offer, with the potential to serve as a community gathering place for the celebration of local food and culture. In partnership with DOT, NYCEDC plans to improve pedestrian and bike connections between Lighthouse Point, the St. George Ferry Terminal, and the Bank Street Site. These circulation improvements will provide safer access to these destinations and better mobility for pedestrians and cyclists visiting and commuting through the community. With DOT, NYCEDC will release public procurements to attract a ferry terminal concession operator and retail tenants that showcase the dynamism of the North Shore. NYCEDC will also work with DOT on wayfinding enhancements and improved customer experience throughout the terminals and ferry boats.

Action Item: NYCEDC anticipates public procurement for retail leasing, ferry concessions, and advertising in 2024.



St. George Ferry Terminal

Empire Outlets

Description: Empire Outlets is a 340,000-SF retail complex and the largest outlet mall in NYC. Empire Outlets also has a public waterfront esplanade that connects the St. George Ferry Terminal and the September 11 Postcards Memorial.

Action Item: NYCEDC will continue to work with the mall operator to implement leasing, marketing, and activation strategies to help Empire Outlets reach its full potential.



Empire Outlets

Staten Island University Hospital Community Park

Description: Staten Island University Hospital (SIUH) Community Park is a 7,000-seat ballpark built in 2001 on the waterfront. SIUH Community Park is home to the Staten Island Ferry Hawks, the newest club in the Atlantic League of Professional Baseball.

Action Item: With NYCEDC support, SIUH Community Park is undergoing \$9 million in capital upgrades and is anticipated to further activate this waterfront sports and events venue with year-round programming.



SIUH Community Park

Bank Street Site

Description: At the northwestern tip of the North Shore is the neighborhood’s last large, undeveloped publicly owned site. At seven acres, the Bank Street Site has land-use approvals in place for the construction of a Ferris wheel up to 630 feet in height and/or other commercial and recreational uses. The previous developer completed construction of an 820-space parking garage and substantially completed a 70,000-SF, multistory terminal building originally designed for exhibit areas, retail, and food service.

Action Item: NYCEDC plans to release an RFP to activate the terminal building with year-round programming and events, along with new waterfront public open space. The RFP release is slated for late 2023.

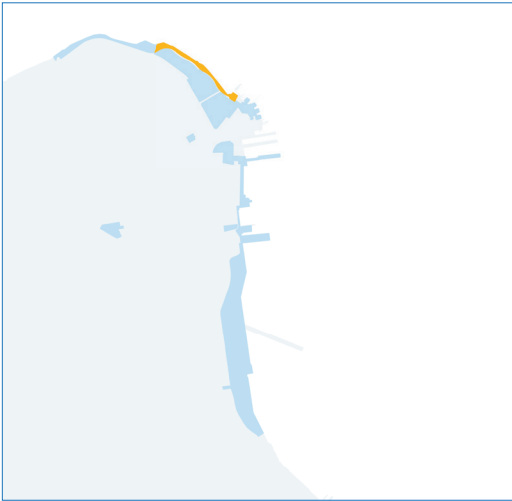


Bank Street Site from the waterfront

St. George Esplanade

Description: As part of the previous plan to develop the Bank Street Site, the three-acre St. George Esplanade was closed to public access. The site's shoreline was also severely damaged during Superstorm Sandy and other storms.

Action Item: In tandem with redeveloping the Bank Street Site, NYCEDC also plans to restore public waterfront access at the site via the construction of a new esplanade with pedestrian and bike paths that connect to the existing esplanade to the east. NYCEDC is working with local elected officials to secure funding for a total public investment of \$20 million.



Staten Island North Shore Plan



Future Growth Potential

Since 2006, Stapleton, Tompkinsville, and St. George have had three rezonings, one in each neighborhood.

The goal of the Action Plan is to catalyze this development on sites within the rezoning areas by making significant public investments over the next few years. A handful of privately initiated large multifamily housing developments are already in construction, including the River North development and another project nearby at 160 Richmond Terrace. Similarly, construction is well underway at 475 Bay Street. Together, these private developments represent over 900 new homes, helping to strengthen Staten Island’s North Shore as a vibrant, walkable urban community.

The Bay Street Rezoning also unlocked the potential for up to 275,000 SF of additional commercial space. To further encourage commercial growth, the City is currently reviewing responses to the Staten Island “CARE” (City Agencies Revitalizing the Economy) RFP to develop office space that is supported by a City agency as an anchor tenant, with a preference for sites located in commercial corridors of the North Shore.



Staten Island North Shore Plan

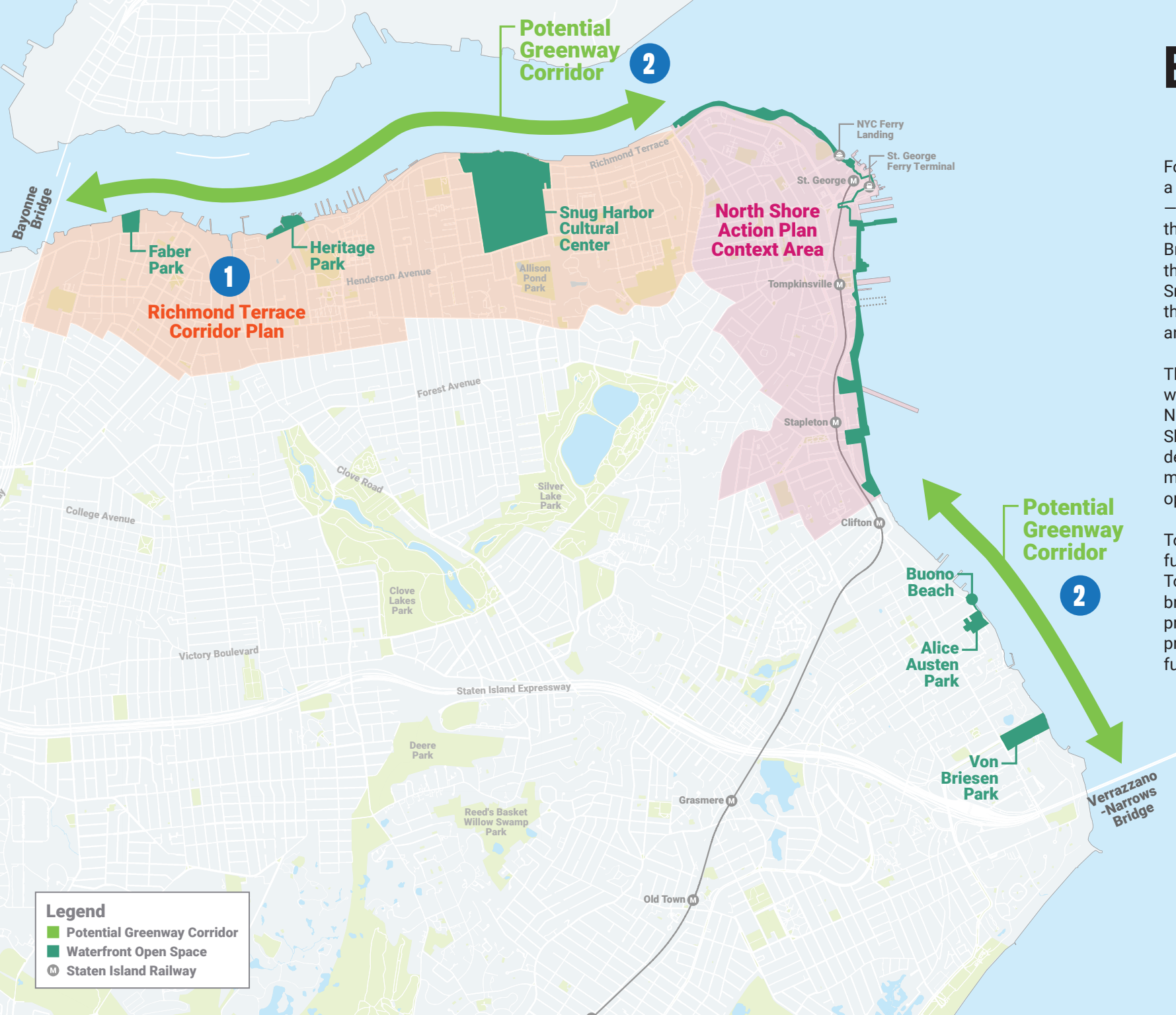


Bridge-to-Bridge

For years, Staten Islanders have talked about a “Bridge-to-Bridge” vision for their waterfront—a vision where one could walk or bike along the shoreline all the way from the Bayonne Bridge to the Verrazzano-Narrows. Some of those building blocks are already in place: Snug Harbor and Faber and Heritage Parks to the west; and Buono Beach and Alice Austen and Von Briesen Parks to the south.

The City’s generational investment in the waterfront begins a new chapter on the North Shore. Collaboration among North Shore communities, the City, and private developers will write the next one, delivering more waterfront access and economic opportunity to the west and south.

Together with neighborhood rezonings, future projects in areas beyond Stapleton, Tompkinsville, and St. George should also bridge the gap between public realm and private investment. Here are some additional projects—public and private—to track for the future.



Legend

Potential Greenway Corridor

Waterfront Open Space

Staten Island Railway

Bridge-to-Bridge

Richmond Terrace Corridor Plan

West of St. George, the North Shore continues with more vibrant, historical neighborhoods brimming with both challenges and opportunities. Historically, a branch of the Staten Island Railway served these neighborhoods. Today, the MTA is advancing environmental review for a future Bus Rapid Transit line that would finally restore rapid transit service. More opportunity awaits: The Department of City Planning has been working with local community groups to identify the corridor’s changing needs in housing, transportation, and economic development. There is emerging interest in developing a plan for the area’s growth and change.



Port Richmond from the Bayonne Bridge

Staten Island North Shore Plan

Bridge-to-Bridge

Potential Greenway Corridor

West of St. George are the Snug Harbor Cultural Center, Heritage Park, and Faber Park. South of Stapleton are Buono Beach; the Alice Austen House; Von Briesen Park; and, eventually, the Verrazzano-Narrows Bridge and seven miles of public beachfront.

A waterfront greenway along the North Shore was first envisioned in the 1993 Greenway Plan for New York City. The City’s next major greenway planning effort will be funded by a grant awarded by the US Department of Transportation in August 2022 to plan for the next generation of greenways with a focus on expanding the network to historically underserved communities outside Manhattan. This effort will be led by DOT, NYC Parks, and NYCEDC, and will include community-driven implementation plans for five “Early Action Corridors,” to be announced later this year.



New Stapleton Waterfront

Recent and Upcoming North Shore Planning and Implementation Efforts

