

New Stapleton Waterfront Residential Development

Information Session | March 27, 2024



Agenda

- **Introduction**
- **Site Context**
- **Development Program**
- **Next Steps**
- **Q&A**

The Opportunity

- ✓ Waterfront property and unobstructed views
- ✓ Fully entitled land, prime for immediate development
- ✓ 35-year PILOT benefit

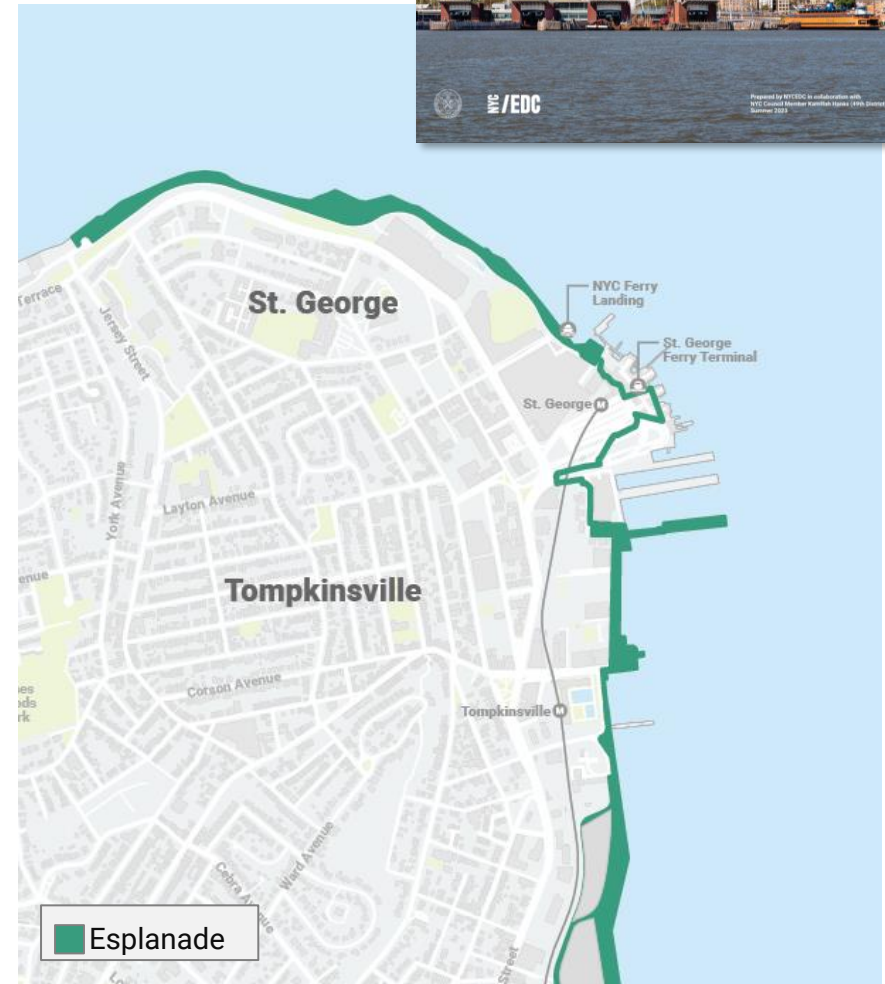


SITE CONTEXT



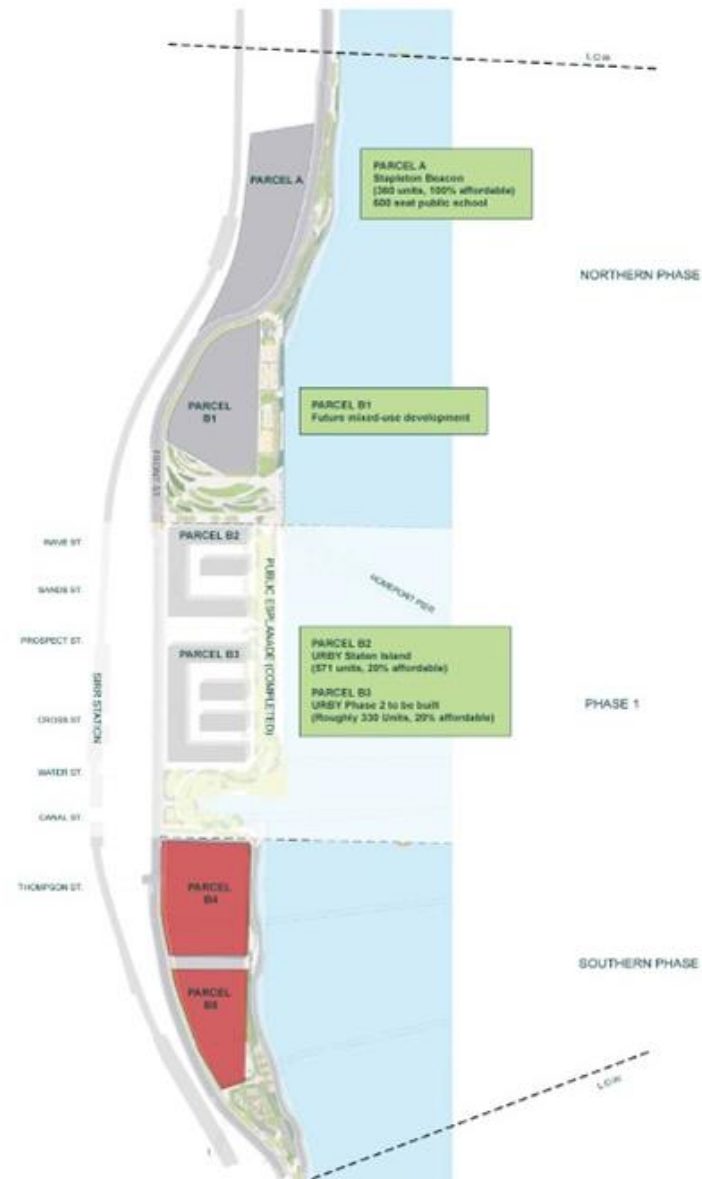
North Shore Action Plan

- **\$400M+** towards completing two-mile continuous, **20-acre** waterfront esplanade
- **Waterfront esplanade** restores waterfront access with pedestrian and bike paths
- **2,400** new homes
- **1.4M SF** of new commercial space
- **7,500** total jobs
- **\$3.8Bn** economic impact



New Stapleton Waterfront

- Redevelopment of former Navy Homeport
- Vision for a lively pedestrian-friendly, mixed-use, mixed-income neighborhood
- Fully integrated with open space and connected to existing context



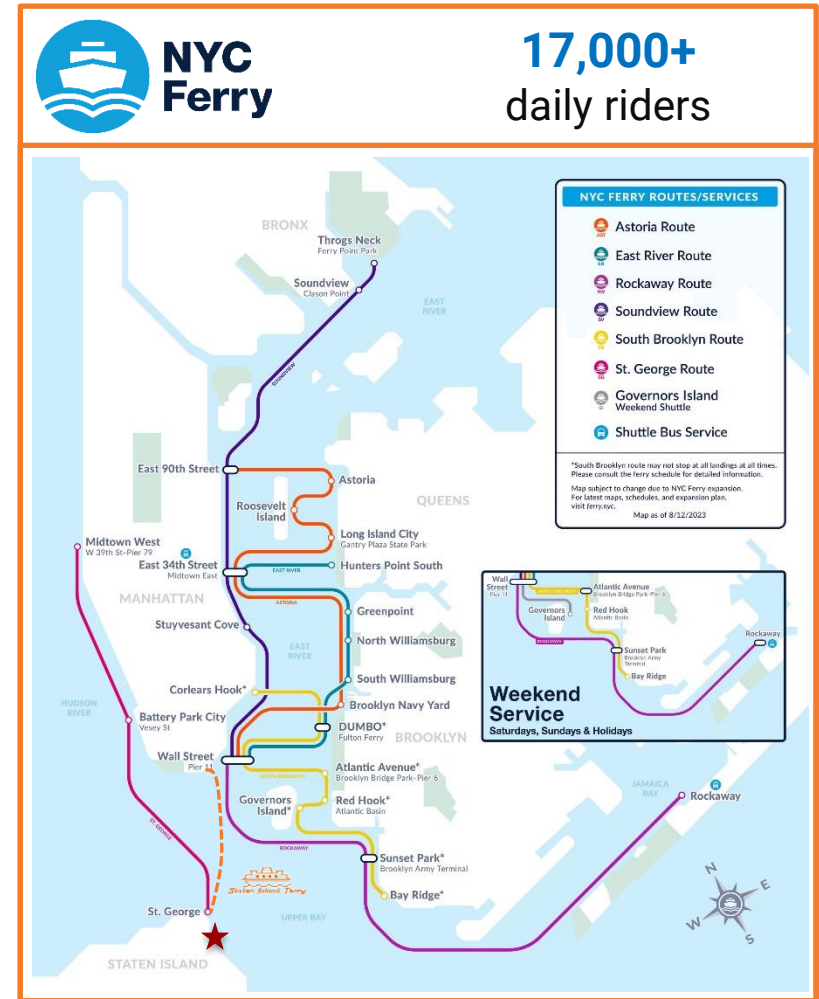
Neighborhood Context

A premier waterfront destination



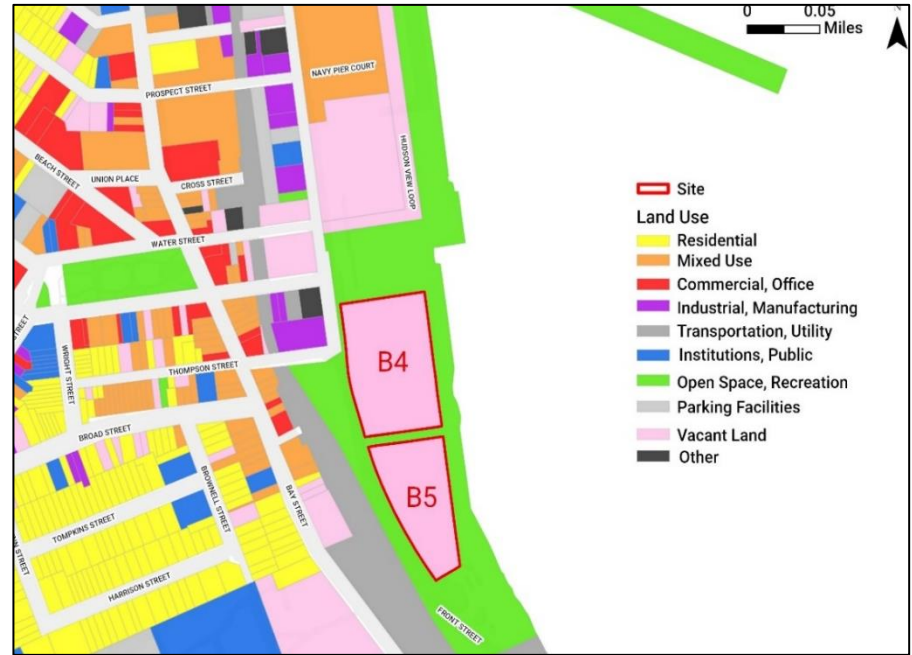
Accessible via Multiple Modes

- **Rail:** 2 Staten Island Railroad Stations within 5-10 min walking distance
- **Bus:** 4 bus lines within 5 min walking distance
- **Ferry:** Staten Island Ferry, NYC Ferry at St. George for service across City
- **Car:** 5-10 min drive to the Staten Island Expressway with access to Brooklyn via Verrazzano-Narrows Bridge, and NJ via the Goethals Bridge
- **Bicycle:** protected 2-mile waterfront trail from Site to St. George and beyond



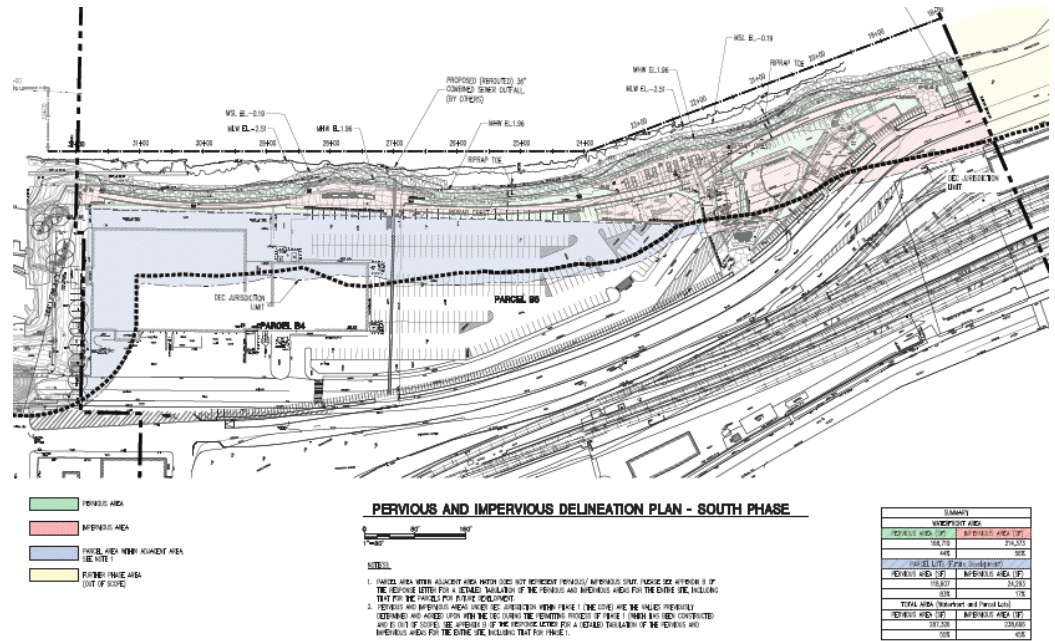
Zoning & Site Prep

- No ULURP needed; site already approved for disposition
- Special Stapleton Waterfront District (2.0 FAR, max bldg height of 50-55')
- Preference for as-of-right proposals
- Demolition completed
- EDC to build new infrastructure
 - Electricity
 - Gas
 - Water
 - Sewer
 - Stormwater
 - Street
 - Open space
 - Shoreline



DEC Permit

- Part of site subject to existing DEC Permit for Tidal Wetland
- Permit regulates the extent of impervious surfaces within DEC jurisdiction
- DEC considers permeable pavers as pervious
- Proposals can include offsite mitigation

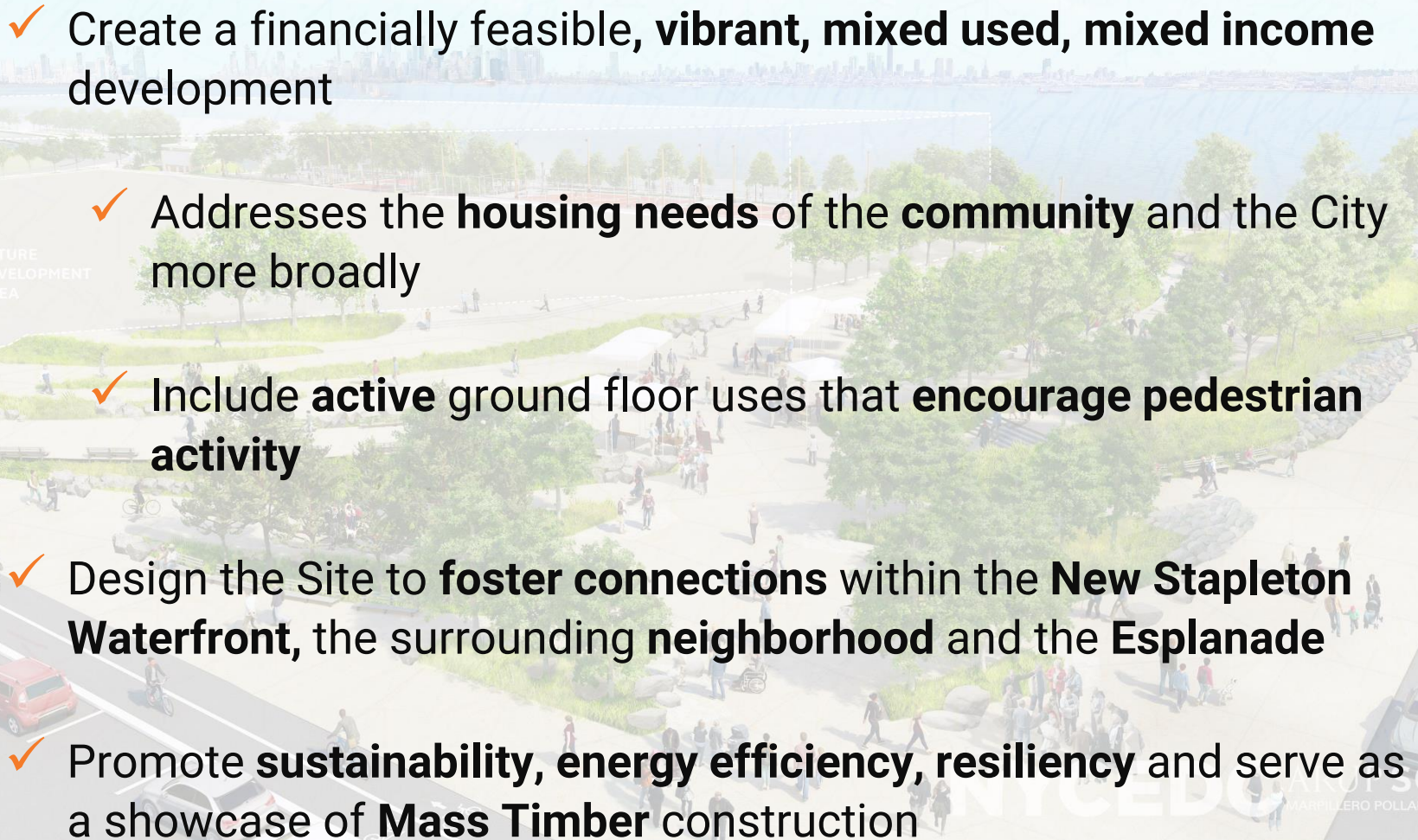


DEVELOPMENT PROGRAM



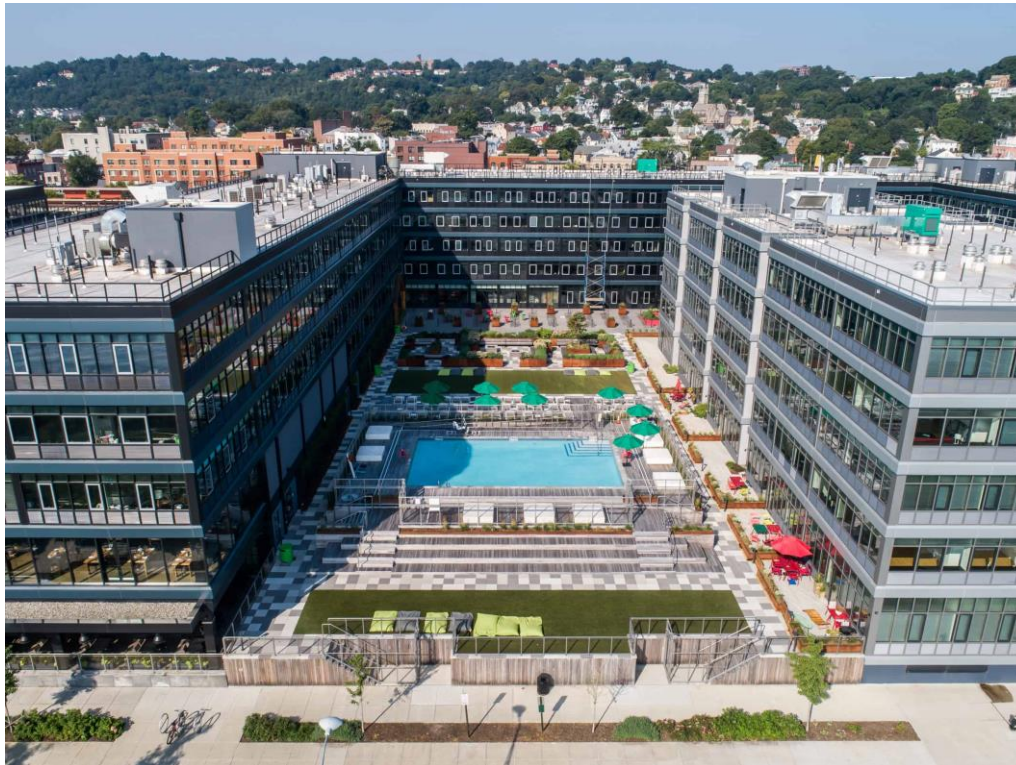
NYCEDC ARUP SCAPE
MARPILLERO POLLAK ARCHITECTS

RFP Goals

- 
- ✓ Create a financially feasible, **vibrant, mixed used, mixed income** development
 - ✓ Addresses the **housing needs** of the **community** and the City more broadly
 - ✓ Include **active** ground floor uses that **encourage pedestrian activity**
 - ✓ Design the Site to **foster connections** within the **New Stapleton Waterfront**, the surrounding **neighborhood** and the **Esplanade**
 - ✓ Promote **sustainability, energy efficiency, resiliency** and serve as a showcase of **Mass Timber** construction

Housing as an Opportunity

- NYC is in a housing crisis, and continues to be
- This Site is ready to be built and move forward- fully entitled and tax abatement offered
- URBYP- an exceptional example next door to the New Stapleton Waterfront
 - Full of amenities
 - Fully leased
 - Sweeping waterfront views and Esplanade access



Residential Program

- Proposals must include the required affordability program, may propose alternative
 - 75% market rate / 25% affordable**
 - 5% at 40% AMI
 - 5% at 60% AMI
 - 15% at 80% AMI
- EDC expects **regulatory period and PILOT benefit of 35 years**



Retail, Community Facility, and Parking

Retail

- Enhance streetscape
- Provide amenities
- Meet needs of residents, esplanade visitors

Community Facility

- Enrich wider Stapleton community

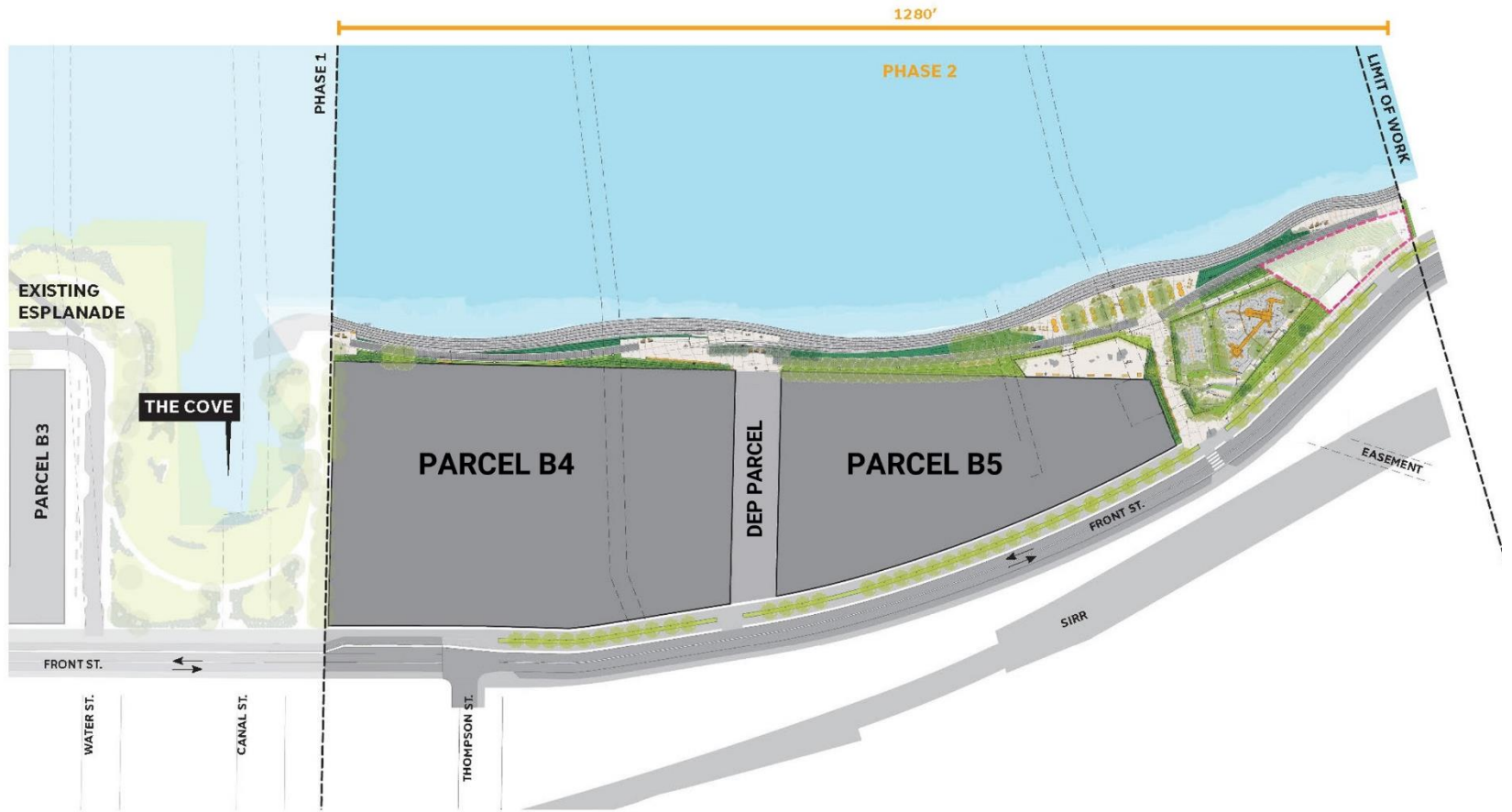
Parking

- Support leasing, comply with zoning
- Minimize impact on pedestrians, open space
- EV charging encouraged



Landscaping

- Landscaping elements are threefold: Esplanade, Site and DEP Parcel



Mass Timber

- Mass Timber is a range of building materials composed of engineered wood products
- City's goal to reduce embodied carbon in construction
- Building Code permits Mass Timber at New Stapleton Waterfront
- Reduced construction time
- Strongly prefer proposals that use Mass Timber for all above grade structural elements
- Feasibility study in Site File



Selection Criteria

- Program and Design
- Financial and Schedule Feasibility
- Respondent Qualifications and Experience
- Economic Impact



NEXT STEPS



RFP Timeline

RFP Release

March 14, 2024

Information Session

March 27, 2024

Site Visit

April 9, 2024

Question Deadline

May 9, 2024

Final Question & Answer Posting

May 23, 2024

Submission Deadline

June 20, 2024

Site File

- EDC collected due diligence for to inform proposals, including:
 - Site Survey
 - PDC Approved Open Space Plan
 - Existing Conditions
 - Mass Timber Feasibility Study
 - North Shore Action Plan
 - EDC-DEP MOU
 - NYSDEC Permit + Paver Guidance
 - Phase I+ Phase II
 - Remedial Action Plan
- Email Stapleton2024@edc.nyc for access to the Site File

Note: This is a non exhaustive list of all items in the Site File. For a full list, Please see Appendix B of the RFP.


SUMMARY



NYCEDC ARUP SCAPE
MARPILLERO POLLAK ARCHITECTS

Compelling Development Opportunity

- ✓ Large waterfront site with panoramic views
- ✓ Adjacent to active and growing North Shore community
- ✓ Easily accessible via multiple modes
- ✓ Land use approvals in place
- ✓ Benefit from tremendous public investments, new open space



For questions, please contact
Stapleton2024@edc.nyc

NYC / EDC