

Pier 1 and St. George Esplanade Workshop

May 1, 2025



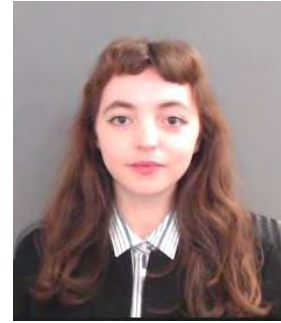
EDC TEAM



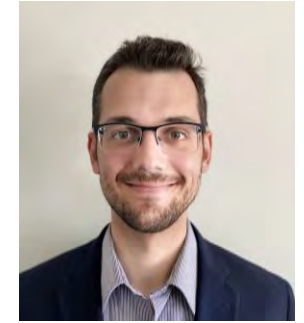
JUDAH ASIMOV
VICE PRESIDENT
NEIGHBORHOOD STRATEGIES
PLANNING DIVISION



DIANA SWITAJ
VICE PRESIDENT
GOVERNMENT AND
COMMUNITY RELATIONS



JESSICA GREENSPAN
ASSISTANT VICE PRESIDENT
ASSET MANAGEMENT –
DESIGN AND CONSTRUCTION
ST. GEORGE ESPLANADE



SURGE ZHEREBCHUK
ASSISTANT VICE PRESIDENT
ASSET MANAGEMENT –
DESIGN AND CONSTRUCTION
PIER 1



J.R. REED
SENIOR PROJECT MANAGER
NEIGHBORHOOD STRATEGIES
PLANNING DIVISION



STEPHEN JACKSON
FELLOW
NEIGHBORHOOD STRATEGIES
PLANNING DIVISION



GREGORY DIXON
VICE PRESIDENT
ASSET MANAGEMENT –
DESIGN AND CONSTRUCTION

Tonight's Agenda

- Welcome: 5-5:15pm
- Presentation: 5:15-6pm
 - Introduction – Project Context and Workshop Goals
 - St. George Esplanade – Project Overview, Updates, and Opportunities
 - Pier 1 – Project Overview, Updates, and Opportunities
 - Next Steps and Timeline
- Interactive Open House with Boards: 6-6:55pm
- Close-Out: 6:55-7pm

Today's Workshop: Overview and Goals

Update You On...

- The Pier 1 and St. George Esplanade projects and their current statuses
- Existing conditions and design constraints, and future opportunities on both sites
- The larger vision of a vibrant-mixed use waterfront on the North Shore

Hear From You On...

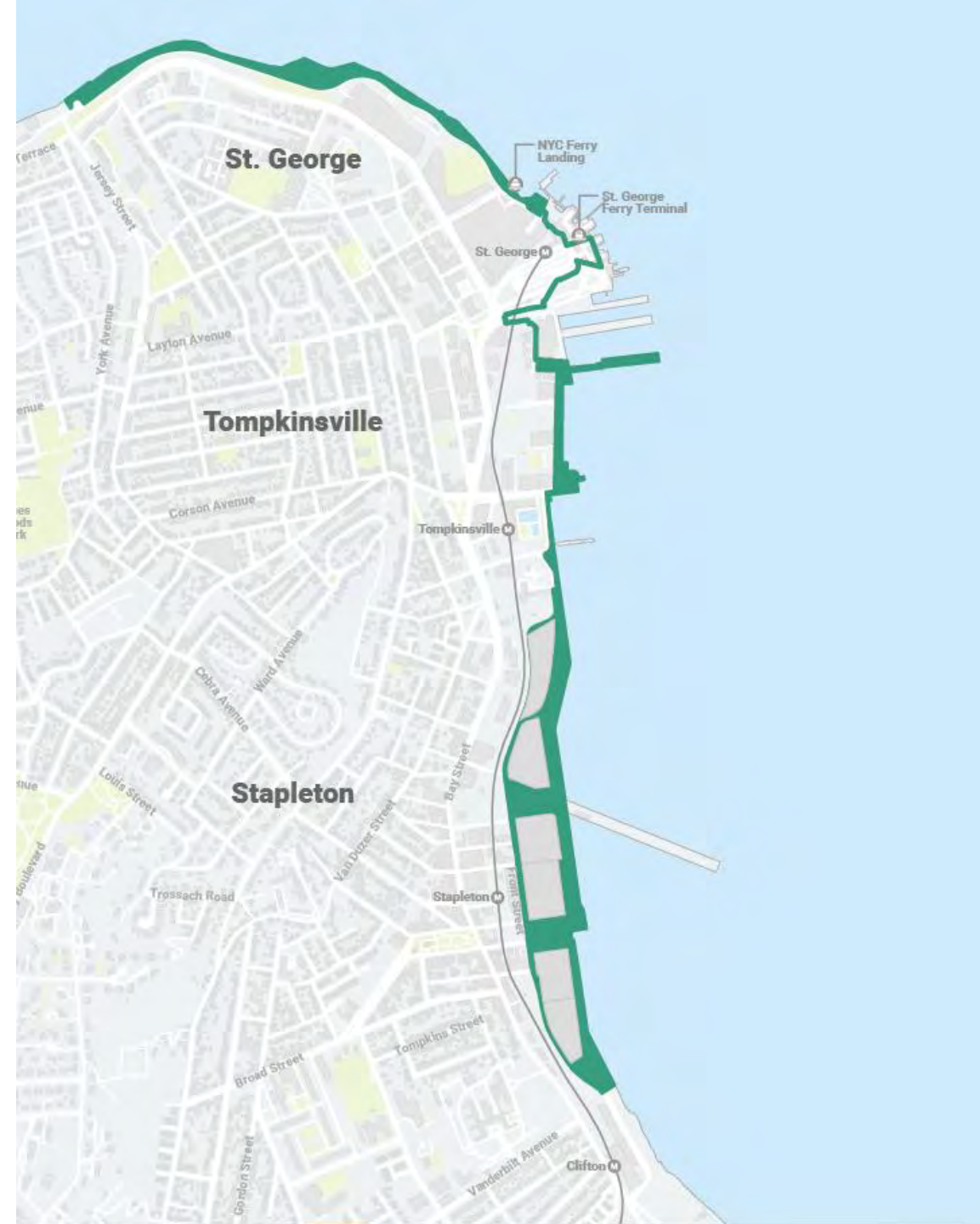
- How Staten Islanders have used these sites in the past, use them today, and want to use them in the future
- Feedback for specific programming/treatments to inform design decisions on both projects

Introduction:

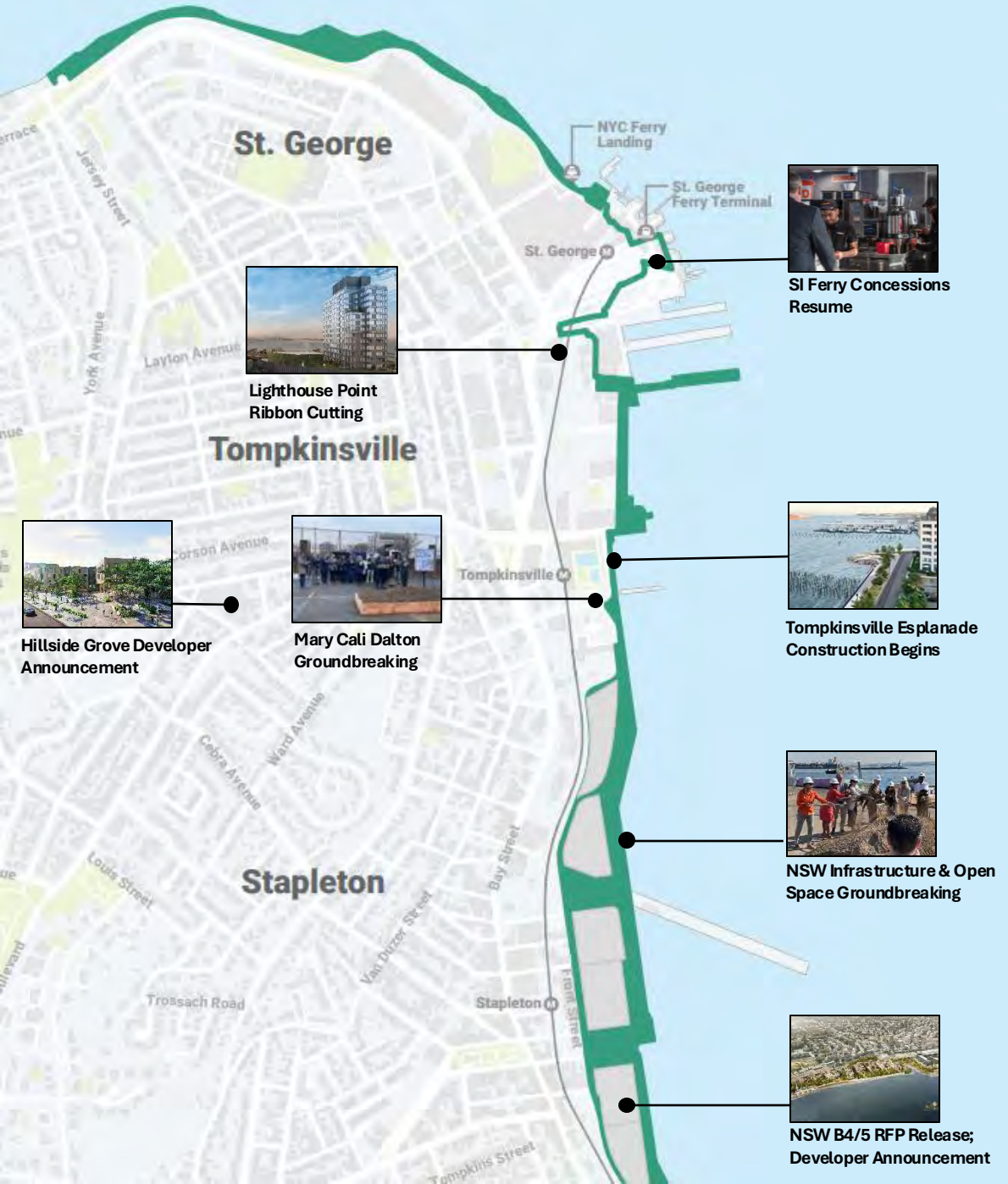
Pier 1 and St. George Esplanade Project Context,
Workshop Goals

SI North Shore Action Plan

- Launched in 2023 by EDC under the leadership of CM Hanks, the Action Plan strives to **re-energize, refocus, and reimagine** efforts to deliver on a **vibrant, mixed-use community** on Staten Island's North Shore
- Focus on delivering **20 acres of continuous waterfront esplanade**
 - Over \$400 million public waterfront investment
 - 2,400 homes
 - 1.4M SF of commercial space
- Expected to create over **16,000** jobs and generate **\$6.1 billion** in economic impact over the next 30 years



Staten Island North Shore Action Plan – Progress to Date



- ✓ Broke ground on Mary Cali Dalton Rec Center (Feb 2024)
- ✓ Released Request for Proposals (RFP) for New Stapleton Waterfront B4/B5 (March 2024)
- ✓ Broke ground on New Stapleton Waterfront infrastructure and open space (Sept 2024)
- ✓ Resumed SI Ferry concessions (Dec 2024)
- ✓ Hillside Grove (Jersey St) developer announcement (Dec 2024)
- ✓ Tompkinsville Esplanade construction start (March 2025)
- New Stapleton Waterfront B4/B5 developer announcement (Spring 2025)
- Lighthouse Point Phase 1 ribbon cutting (Spring 2025)

SI North Shore Action Plan: St. George Esplanade

- **Vision:** Restore public waterfront access at the site via construction of a new esplanade with pedestrian and bike paths connecting to the existing esplanade to the east.
- **Progress:**
 - March 2024: secured full funding for the project, including contribution from Council Member Kamilah Hanks
 - Q1 2025: Site investigations started
 - Q2 2025: Design phase kicks off



SI North Shore Action Plan: Pier 1

- **Vision:** Rehabilitate and reactivate Pier 1 for public waterfront access and enjoyment
- **Progress:**
 - March 2024: Secured full funding for the project, including contribution from Rep Nicole Malliotakis
 - Q1 2025: Site investigations started
 - Q2 2025: Design phase kicks off



St. George Esplanade:

Project Overview, Updates, and Opportunities

Project Team



WANYI LI
LANDSCAPE ARCHITECTURE
MNLA



NORIKO MAEDA
LANDSCAPE ARCHITECTURE
MNLA



ISABEL MIESNER
PROJECT MANAGER
JACOBS



COLIN O'NEILL
GREEN INFRASTRUCTURE
JACOBS

Project Location



Existing Conditions



Site History

- **Site historically used as railyard**
- **Used as a parking lot for ferry terminal for many years**
- **NYCEDC purchased the site in 1998 as part of construction for ballpark**
- **Land use approvals secured in 2013 to allow for NY Wheel development, amended in 2015**
- **Construction on NY Wheel began in 2015**
- **NY Wheel project stopped 2018**
- **Staten Island North Shore Action Plan released in 2023**

EAST VIEW



Prior to 2014

WEST VIEW



Existing Conditions



1



Existing Conditions



2



Existing Conditions



3



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



8



Existing Conditions



Project Goals

- **Restore public access to the waterfront**
- **Preserve harbor views**
- **Reconnect pedestrian and bike paths**
- **Provide waterfront amenities**
- **Install public art**
- **Reestablish an interconnected North Shore Waterfront**

Project Considerations

- **Width of site as narrow as 25ft**
- **Site is vulnerable to flooding**
- **Collapsed bulkhead**
 - **Rehab project underway to repair damaged shoreline conditions following 2010 and 2012 storms (this work is a precursor to open space on St. George Esplanade)**
- **NY Wheel land use approvals still in place (set strict design requirements)**

Future Opportunities



COLUMBIA BIKEWAY



NEWPORT PIER PARK

Future Opportunities



Future Opportunities

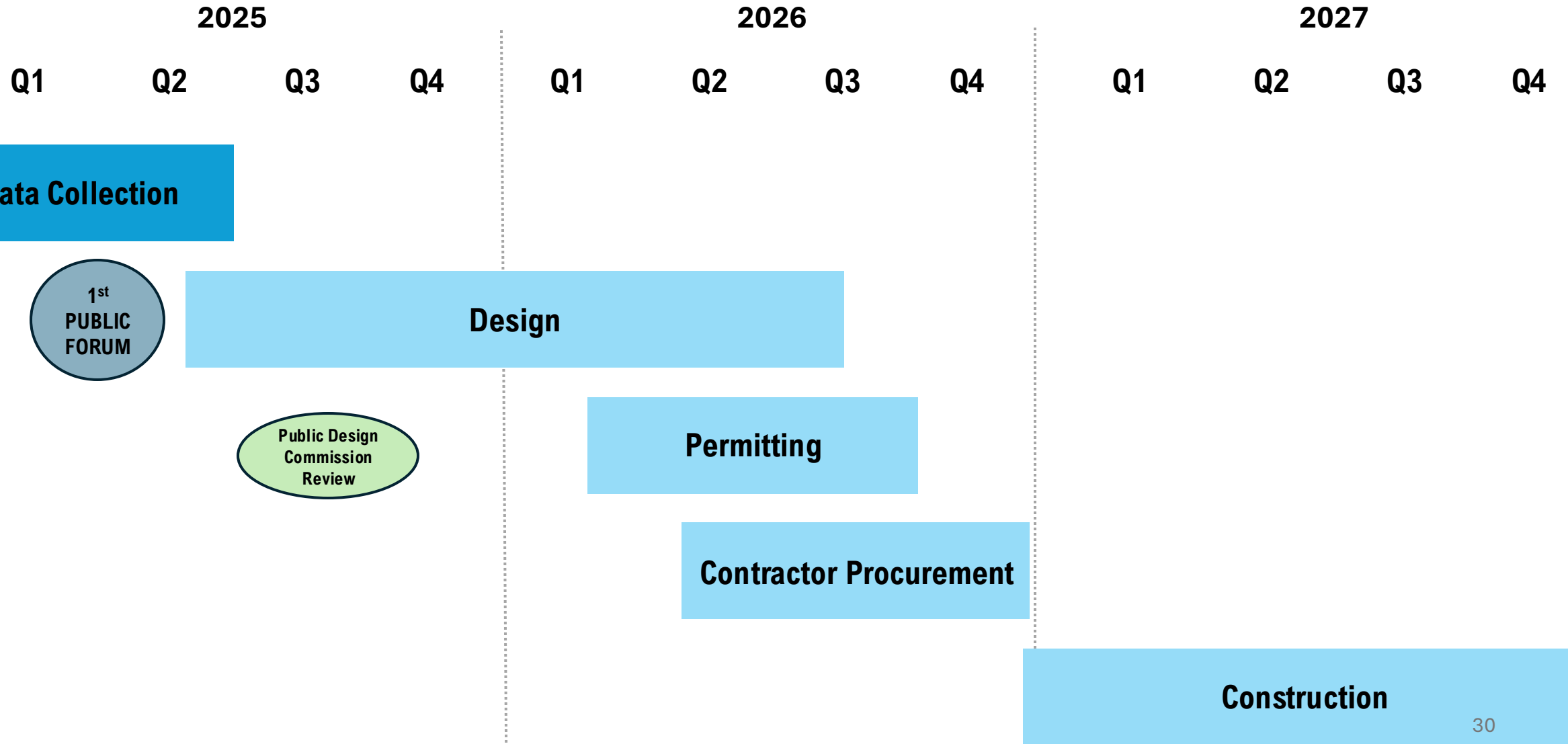


HUNTS POINT LANDING



NEWPORT PIER PARK

Project Schedule



Pier 1:

Project Overview, Updates, and Opportunities

Project Team



Virginia Westervelt
Project Manager

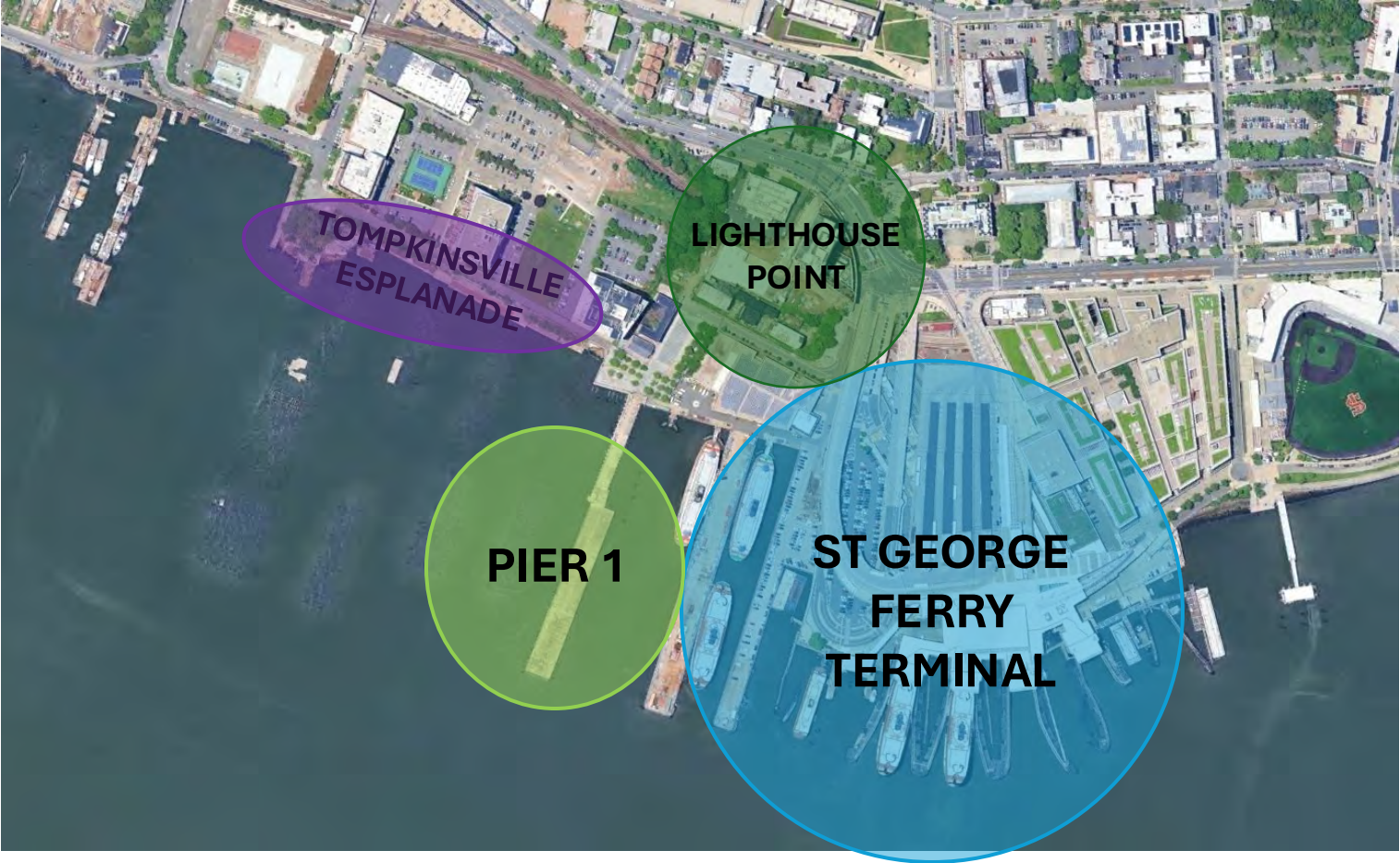


Craig Plate
Practice Leader

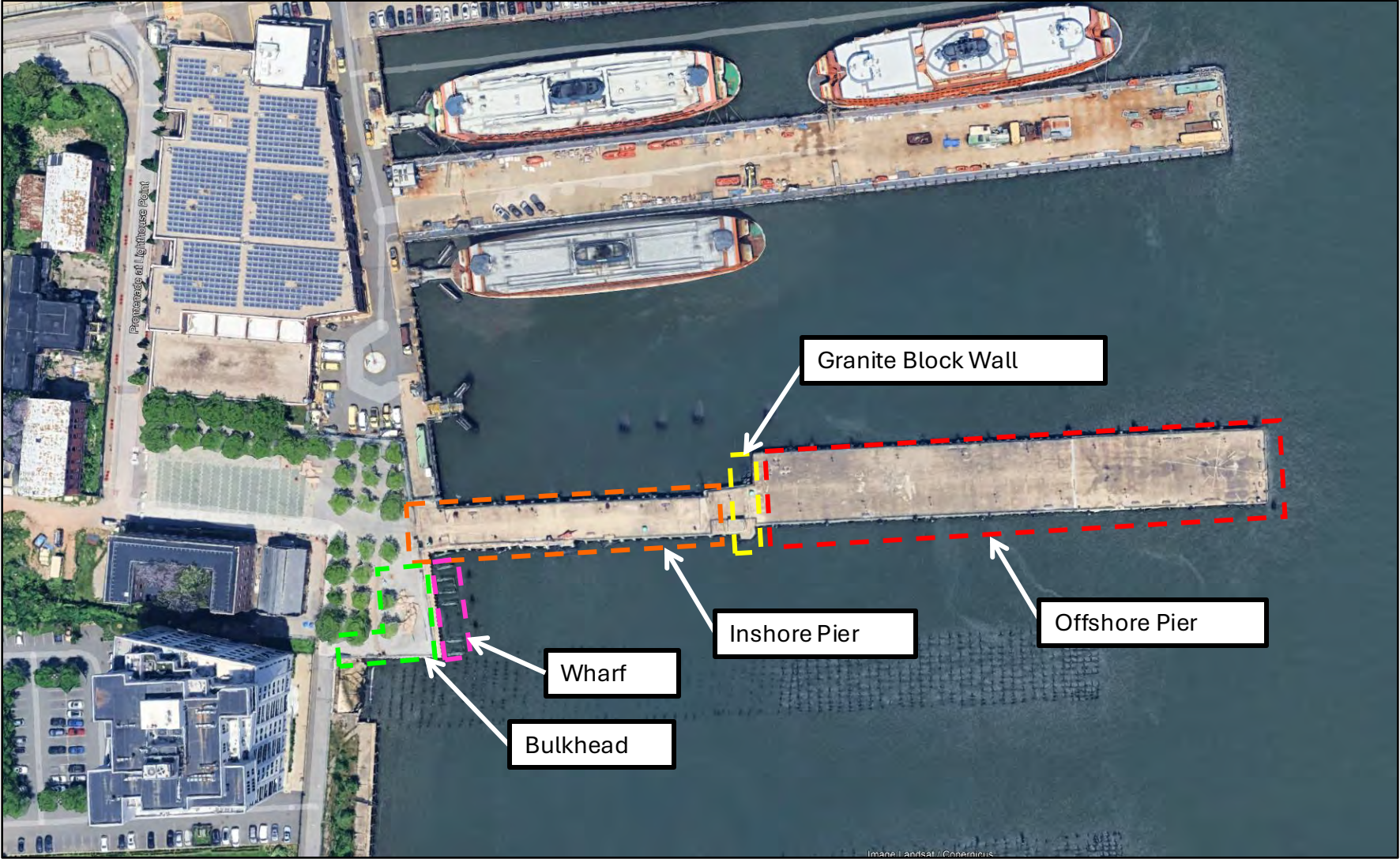


Justin Robertson
Project Manager

Project Location



Existing Conditions – Pier 1 Today



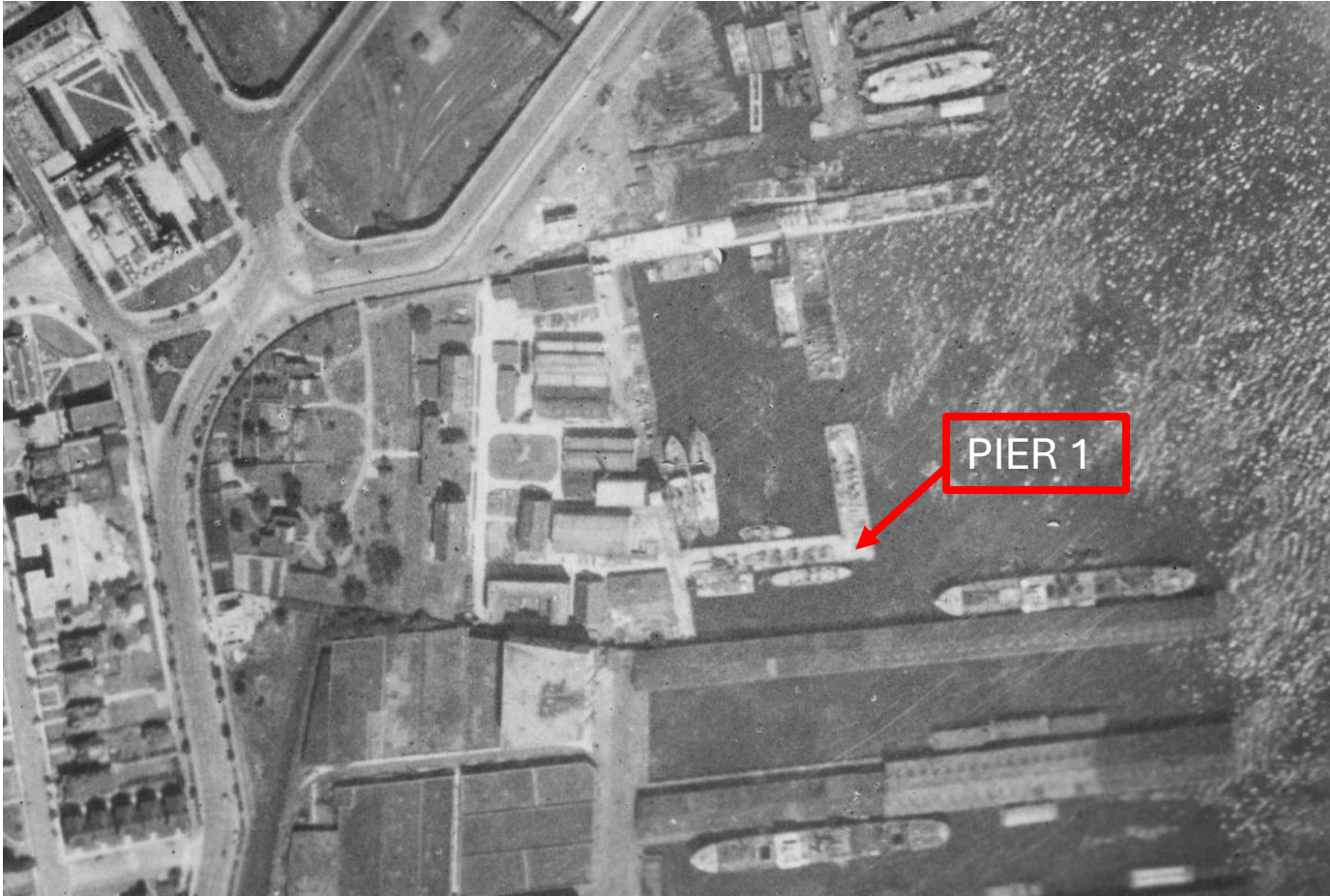
Existing Conditions – Pier 1 Today

Current Uses:

- Recreation
- Fishing
- Pedestrian Access
- Boat docking
(through DockNYC)

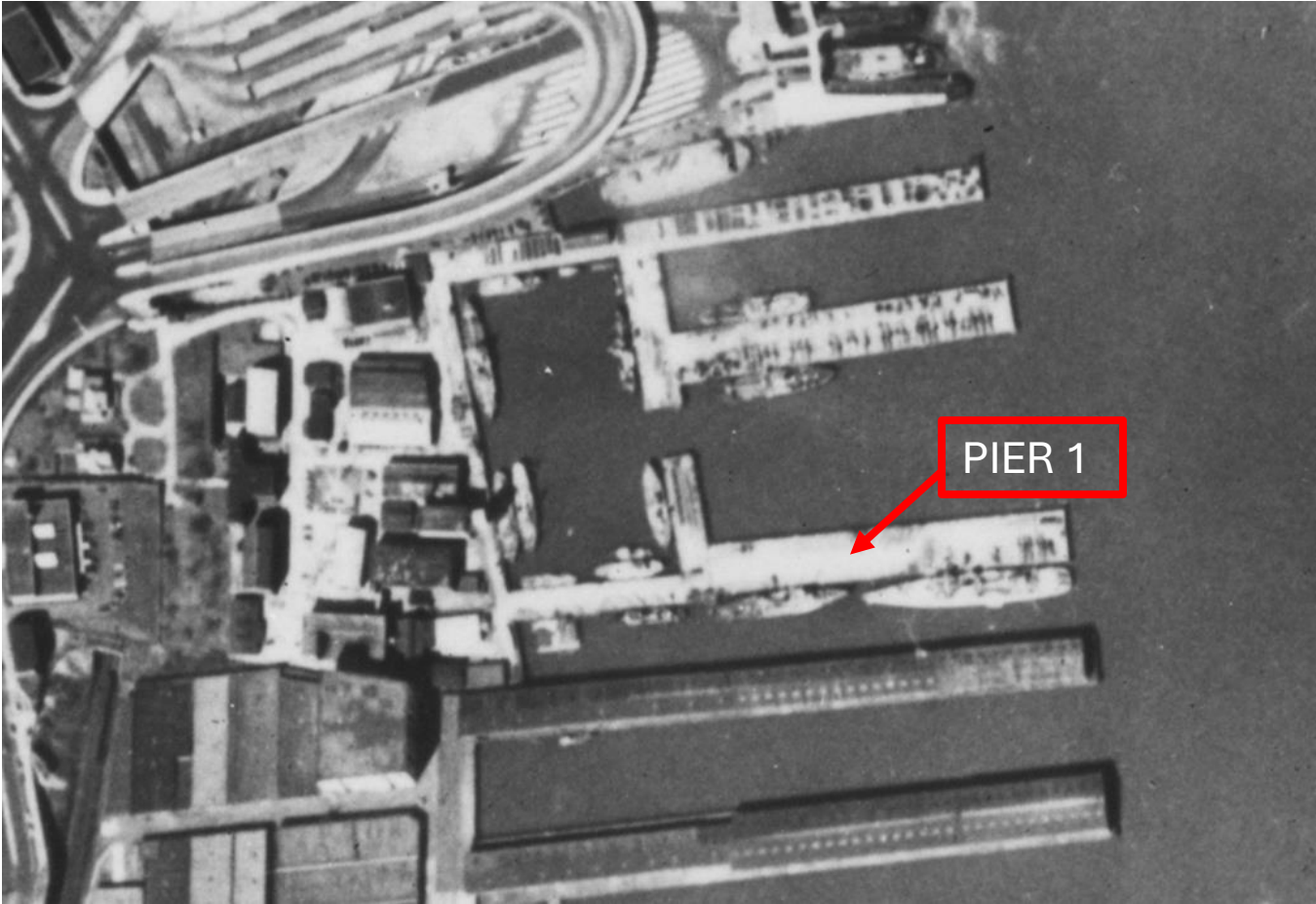


Pier 1's Historical Uses



1924

Pier 1's Historical Uses



1951

Pier 1's Historical Uses



1996

Existing Condition of Inshore Pier



Existing Condition of Offshore Pier



Project Goals

- Restore full public access to Pier 1
- Rebuild Pier 1 to be resilient and last into the future
- Activate Pier 1 through new amenities
- Use the surrounding history and maritime use of the pier as inspiration for arts and greenery
- Provide potential berthing and mooring space to vessels

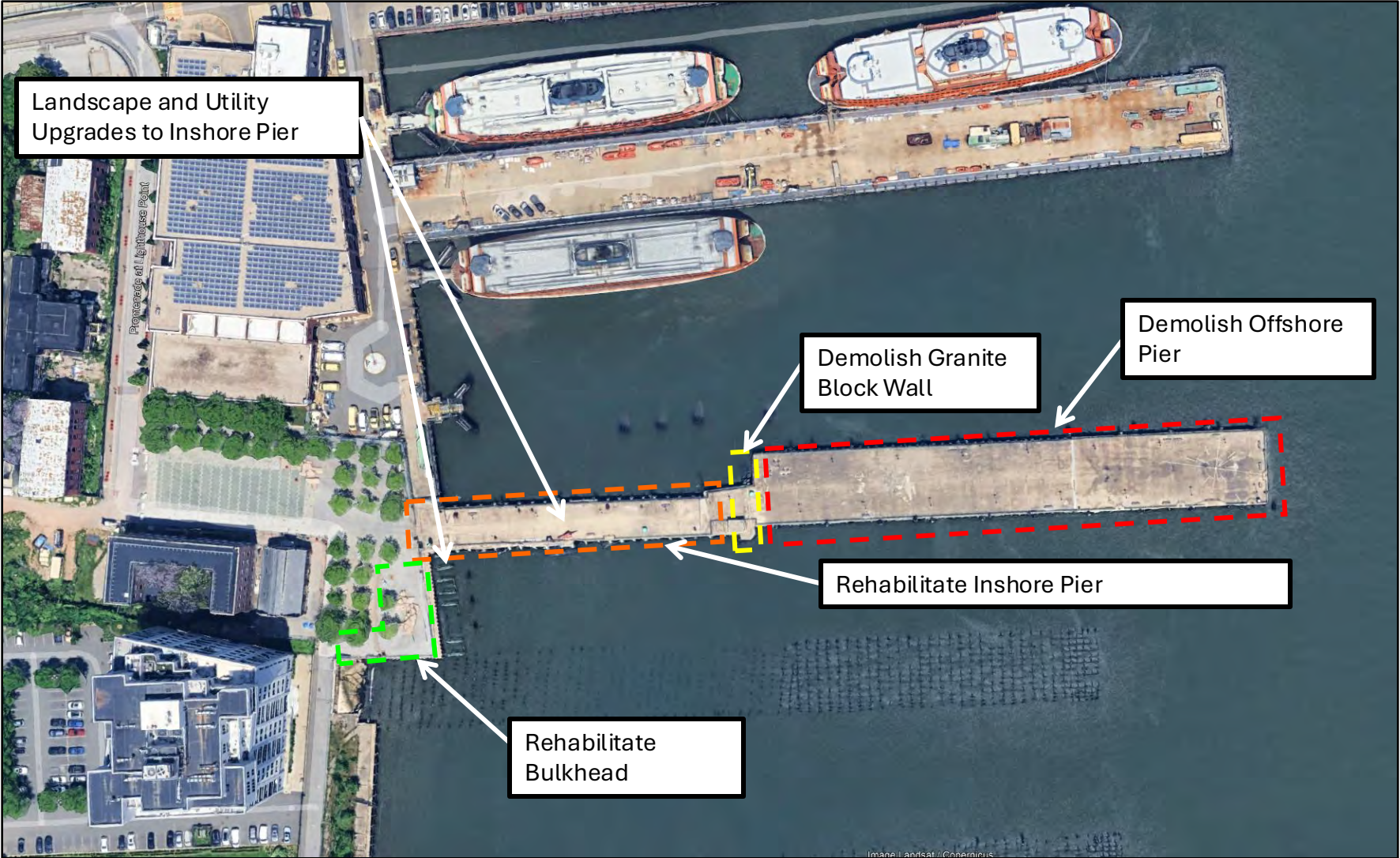


Project Considerations

- The final design requires **lengthy reviews and approvals** from several **local, state, and federal agencies**
- Site is susceptible to **flooding**
- Repairing the existing *offshore* pier is **infeasible**
- The existing *inshore* pier will require **additional reinforcement** to support the weight of new amenities



Project Scope



Future Opportunities

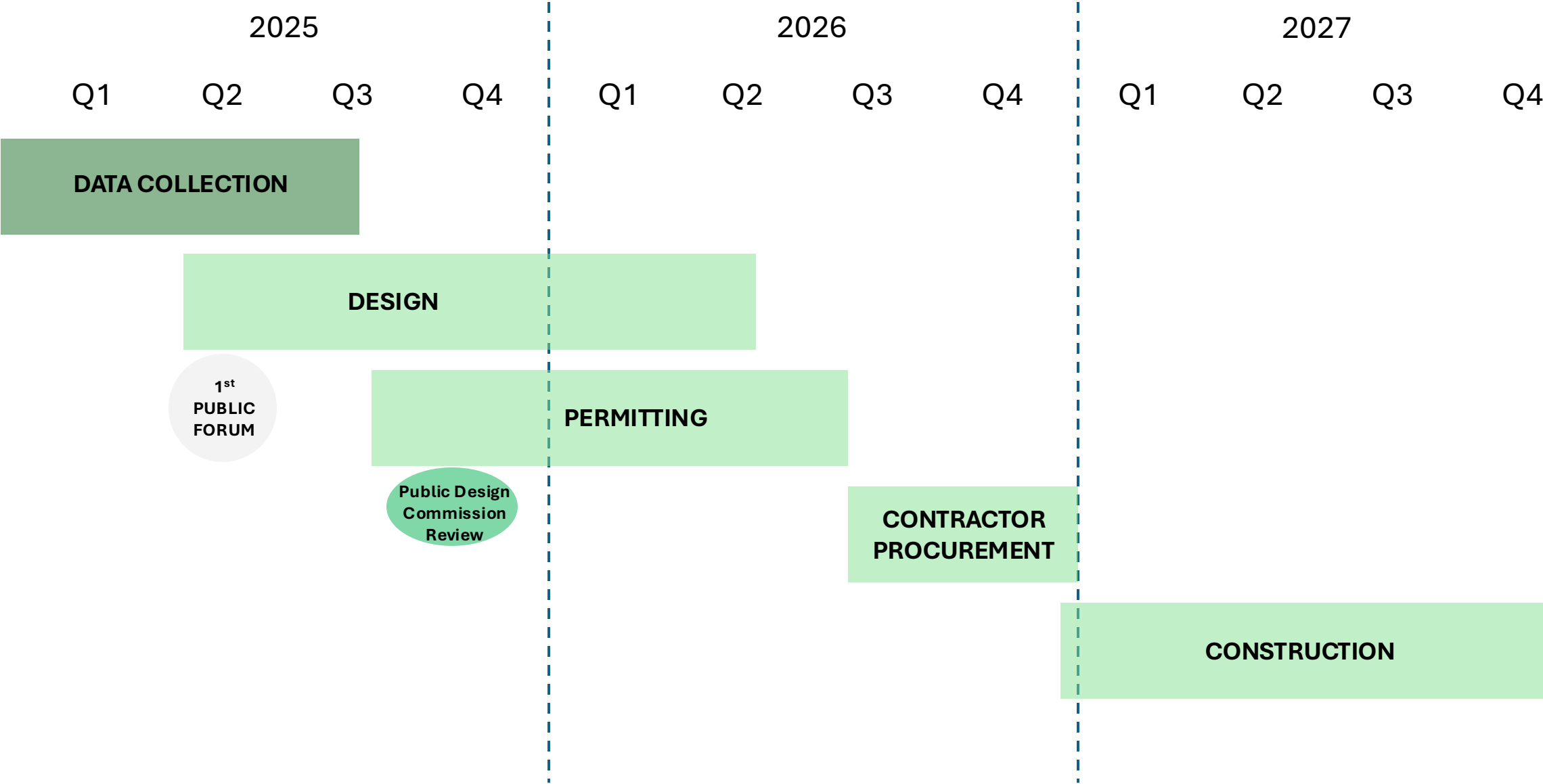


THE EDGE PARK



OCEAN BREEZE FISHING PIER

Project Schedule



Next Steps and Timeline

Today's Workshop – What's Next

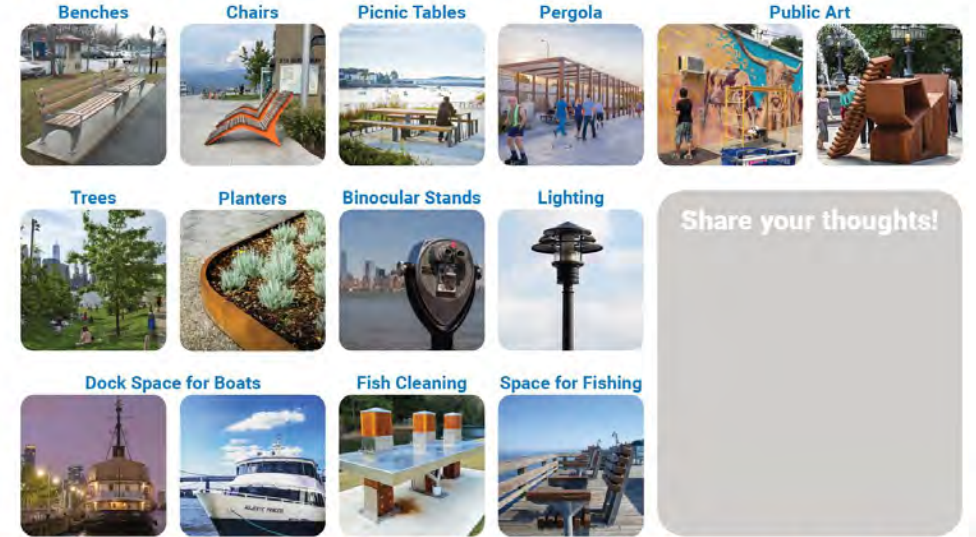
Format

- Open-house / drop-in with gallery boards
- Multiple opportunities for feedback on existing conditions, future visions, and specific potential improvements

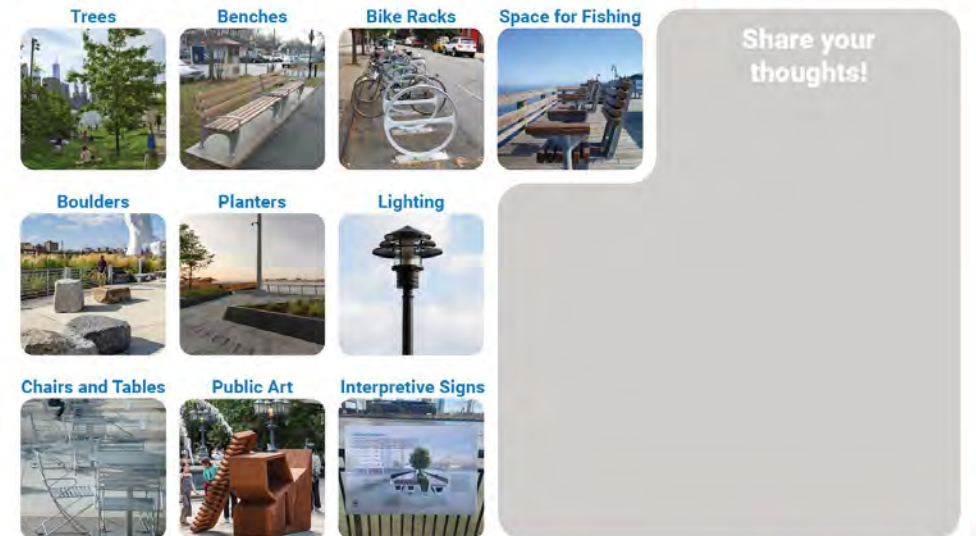
Goals

- Allow you to review information about the two sites and the current project scope and plans
- Learn how you currently use these two sites and how you would want to use them in the future
- Provide you with an opportunity to share feedback on what new elements should be prioritized on these sites
- Gather valuable community feedback that can then inform the design development process

What would you like to see on a reimagined Pier 1?



What would you like to see on the future St. George Esplanade?



Next Steps and Upcoming Engagement

Next Steps

- Design phase kicks off for both Pier 1 and SGE
 - *Feedback through the boards will be integrated into the design and programming for both projects*
- Public Design Commission review meetings

Upcoming Engagement

- Next quarterly update to Community Board 1 on North Shore Action Plan items (May 12th)

Reimagined Pier 1

How do you use Pier 1 now and what activities do you enjoy in the space?

What activities would you like to enjoy on Pier 1 in the future?

What could attract more Staten Islanders to Pier 1?



MCLaren NYC/EDC

Future St. George Esplanade

I'm excited about the future St. George Esplanade because...

What activities would you like to do on the St. George Esplanade?

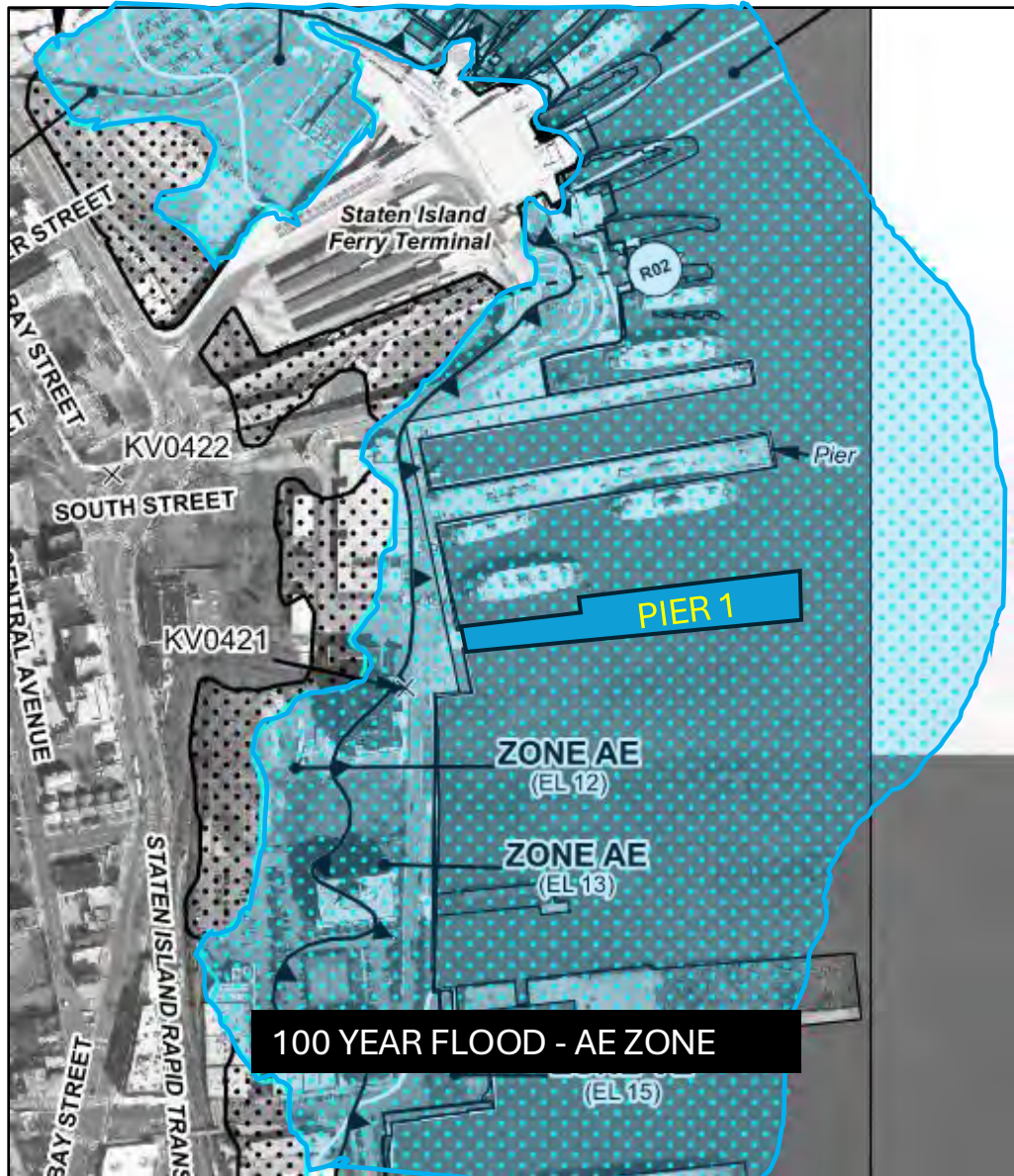
What would make this a great public space?



Jacobs NYC/EDC

Appendix

Flood Risk for Pier



➤ Flood Zone

- Pier lies within Zone AE (high-risk flood area, according to FEMA)
 - 1% chance of flooding in a given year
- Flood Elevation: 12.0'

➤ Pier

- Current height at top of pier: ~+8.00' to +8.20'
- Pier and Wharf will be designed to sustain flood waters