

# The Future of Empire Outlets and the Former New York Wheel Site

January, 2026

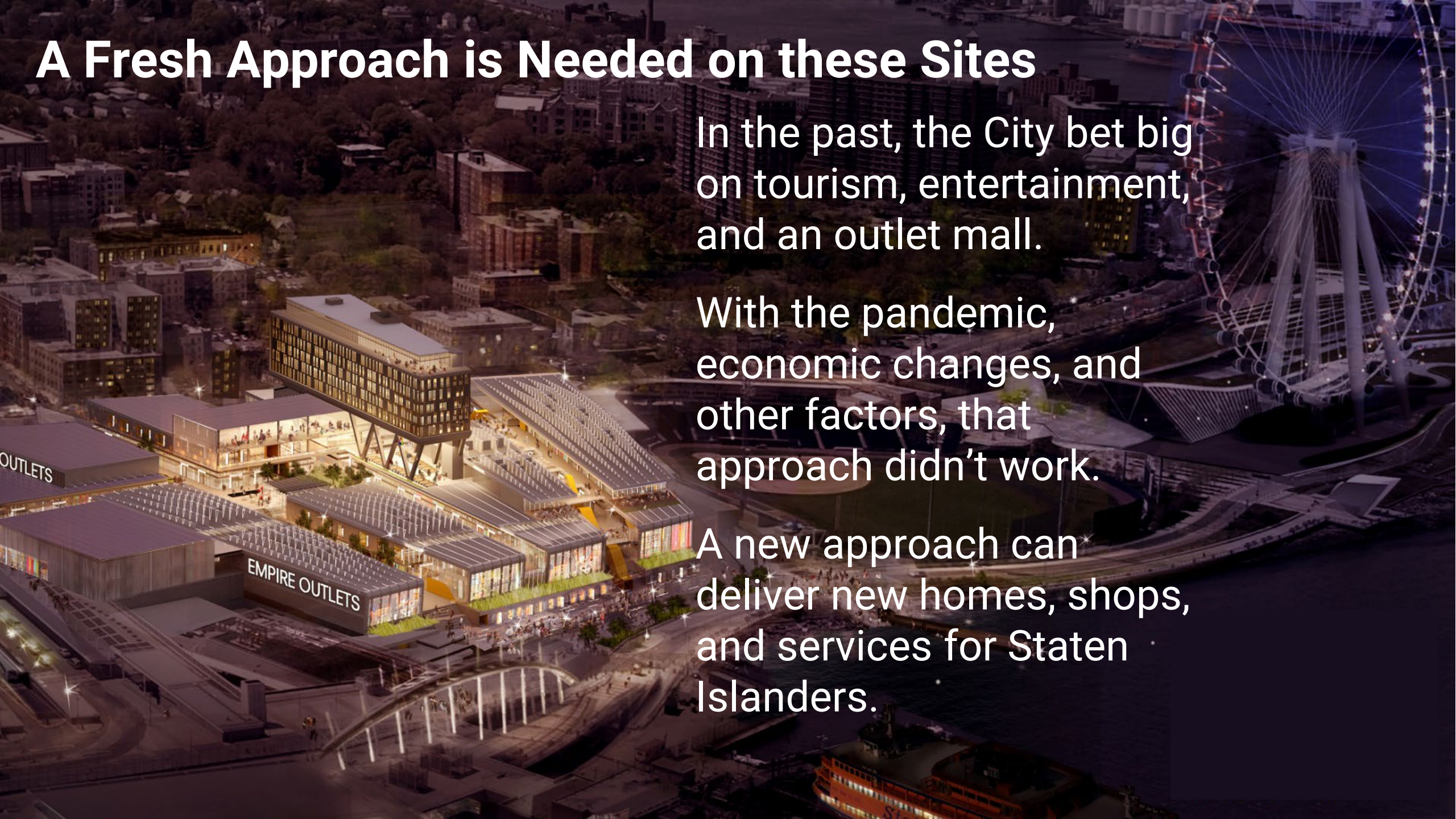
**NYC / EDC**

# A Fresh Approach is Needed on these Sites

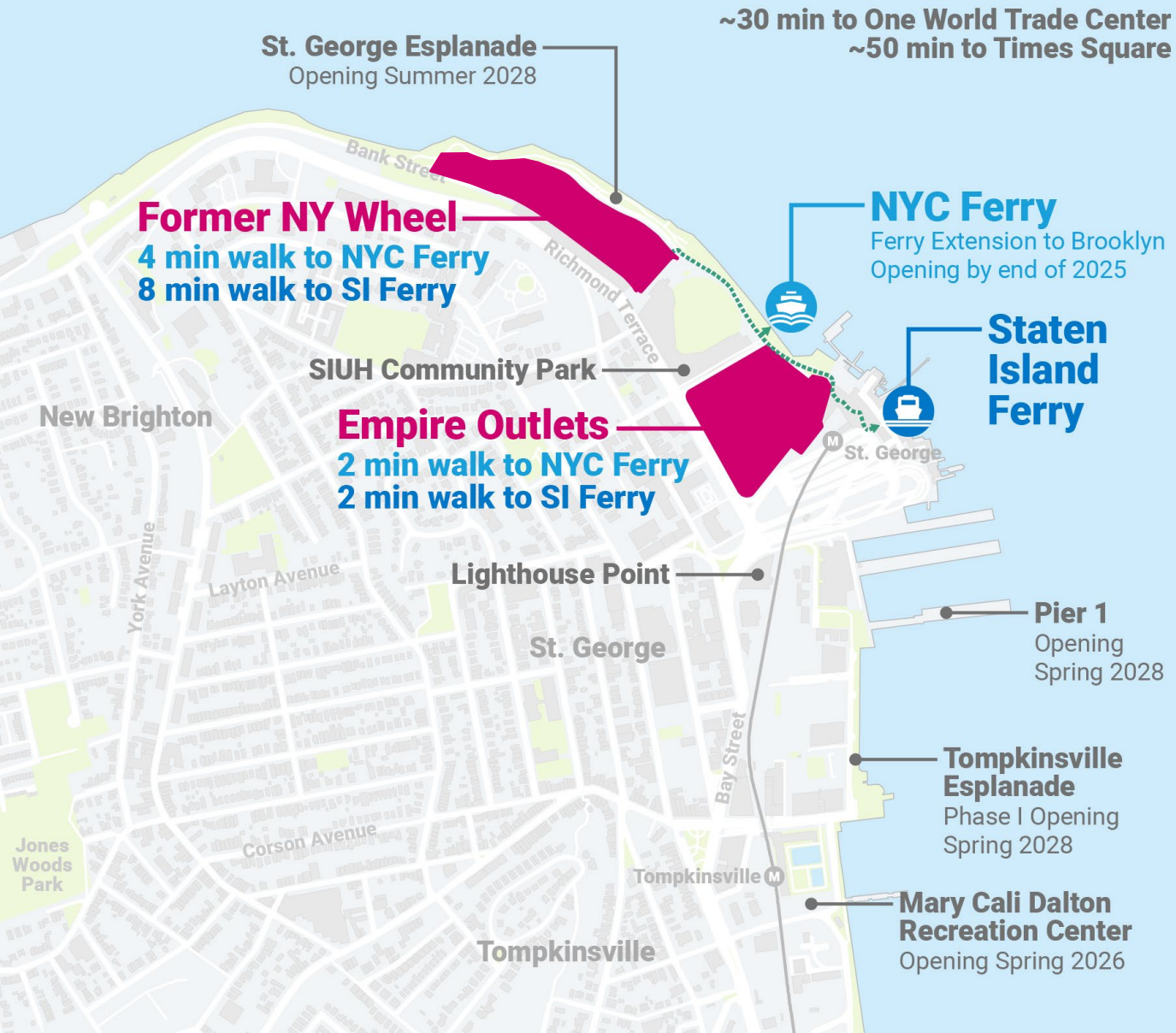
In the past, the City bet big on tourism, entertainment, and an outlet mall.

With the pandemic, economic changes, and other factors, that approach didn't work.

A new approach can deliver new homes, shops, and services for Staten Islanders.



# The Next Chapter for Two Key Sites



# **Summary Report 2025 Community Engagement**

# 2025 Community Engagement

## By the Numbers

**1,000+**  
Staten Islanders  
engaged

**2,000+**  
Comments received  
at in-person events

**300+**  
Survey  
responses to  
date

**400**  
Participants  
across two  
public  
workshops

**130+**  
Students and  
teenagers  
engaged



# 2025 Community Engagement

## Timeline

**June 16**  
Public  
Workshop 1

**June 28**  
Engagement  
@ We Love  
New Brighton  
Day

**July 16**  
Engagement  
@ NYC  
Ferry Landing

**July 23**  
Youth Workshop  
w. College of  
Staten Island  
and NYC DCP

**July 24**  
Engagement @  
Stapleton  
Waterfront  
Park

**July 30**  
Engagement  
@ NYC  
Ferry Landing

**Aug 7**  
Youth Workshop  
w. Snug Harbor  
Summer Youth  
Employment

**Aug 9**  
Engagement @  
FerryHawks  
Italian Heritage  
Game

**Aug 10**  
Engagement @  
SummerStage



# 2025 Community Engagement

## Timeline

**Aug 12**  
Engagement @  
St. George Library  
Center

**Aug 26**  
Engagement @  
St. George  
Ferry Terminal

**Aug 31**  
Engagement @  
Snug Harbor  
(NYC Soul Food  
Festival)

**Sep 9**  
Presentation to  
Community  
Board 1

**Sep 14**  
Engagement  
at Bike the  
Block Staten  
Island

**Sep 25**  
Public  
Workshop 2

**Sep 30**  
Engagement  
at Youth Wins  
Green Energy  
Symposium

**Oct 5**  
Engagement at  
International  
Lighthouse  
Point Fest

**Oct 10**  
Workshop with  
Staten Island  
Chamber of  
Commerce's Young  
Entrepreneurs  
Academy



# 2025 Community Engagement

What We've Heard

#1

***North Shore Residents Need  
More Places to Live *that Meet  
Their Diverse Needs****



# 2025 Community Engagement

What We've Heard

#2

***The Waterfront Is an Incredible Amenity – But Residents Need More Access to It***



# 2025 Community Engagement

What We've Heard

#3

***North Shore Community  
Members Need Space  
to Celebrate the Area's Rich  
Culture & Diversity***



# 2025 Community Engagement

What We've Heard

#4

***Young Staten Islanders  
Need More Spaces Geared  
Toward Them***



# 2025 Community Engagement

What We've Heard

#5

***Staten Islanders Need Shops  
and Stores that Serve Them***



# 2025 Community Engagement

What We've Heard

#6

***Residents Need Stronger,  
Safer Connections to other  
parts of Staten Island and NYC***



# 2025 Community Engagement

Staten Islanders on the North Shore share a strong desire for:

More **housing** options

More and better **access to the waterfront**

Space to celebrate **culture** and **diversity** (venues for arts, performance, cinema, etc.)

Spaces for **young people**

**Neighborhood-serving stores**

Better **connections** to the rest of Staten Island and NYC

# North Shore Action Plan and the Next Chapter

# Two Years of Progress on the North Shore



## Progress to Date

- ✓ Broke ground on Mary Cali Dalton Rec Center (Feb 2024)
- ✓ Broke ground on New Stapleton Waterfront infrastructure and open space (Sept 2024)
- ✓ Resumed SI Ferry concessions (Dec 2024)
- ✓ Announced Hillside Grove (Jersey St.) developer (Dec 2024)
- ✓ Started construction on Tompkinsville Esplanade (March 2025)
- ✓ Began design on Pier 1 and North Shore Esplanade: St. George (May 2025)
- ✓ Announced New Stapleton Waterfront B4/B5 developer (May 2025)
- ✓ Held ribbon-cutting for Lighthouse Point Phase 1 (June 2025)

# New Ferry Connection to Brooklyn!

- On November 10<sup>th</sup>, NYCEDC announced a Ferry Optimization Plan that will:
  - Connect the Staten Island St. George NYC Ferry landing to Brooklyn and the rest of the system
  - Speed up commutes
  - Introduce new landings



# A New Vision Focused on Staten Islanders

- On November 19<sup>th</sup>, NYCEDC with Councilmember Hanks, Borough President Fossella, and Deputy Mayor Carrión announced a new vision for Empire Outlets and the former New York Wheel site:
  - A **mixed-use waterfront** anchored by up to 2,500 new homes
  - Expanded **public open space**
  - **Neighborhood-serving retail** and **cultural spaces**



# A Vibrant Mixed-Use Waterfront...




# Anchored by Housing, Neighborhood-Serving Retail, Restaurants, & Entertainment...



# And Expanded, Accessible Public Open Space



# 2026 and Beyond

An aerial photograph of a city waterfront, likely Staten Island, showing a dense urban area with various buildings and a harbor with several large ships docked. The image is overlaid with a semi-transparent blue filter. The text is centered in the middle of the image.

**To deliver homes, shops, and services for Staten Islanders, the sites must be rezoned. Current zoning does not allow for a mix of neighborhood-serving uses.**

# 2025-2030: Projected Timeline

- **2026:** Ongoing engagement with stakeholders *We are Here!*
    - Develop Zoning Framework
    - Begin Environmental Review
    - Begin ULURP
  - **2027:** Completion of ULURP
  - **2027 - 28:** Anticipated developer selection
  - **2029 - 30:** Design and begin construction of first phase
- Continued Opportunities for Engagement**
- Site Tours – Spring (March/April)
  - Regular CB1/civic updates
  - Public Hearings

# Thank You!

## Questions?

