DOWNTOWN STATEN ISLAND
LIVE WORK PLAY CONNECT
“THIS IS AN EPOCHAL CHANGE FOR THE BETTER.”

Gary Brant, St. George resident

The New York Times | June 18, 2014
EXCITEMENT
IS DEVELOPING ON THE NORTH SHORE

The North Shore has a long history of being the heart of culture, commerce, and community in Staten Island – a true downtown. That legacy continues today with a never-before-seen level of investment in the area, with over $600 million in public investment and over $1 billion in private funding. Brand new housing, major retail developments, iconic attractions, transportation upgrades, and waterfront parks are bringing in new entrepreneurs and businesses. There is a steady drumbeat of activity that will benefit long-time residents, as well as future Staten Islanders.

New York City Economic Development Corporation (NYCEDC) has been a driving force in these efforts, working with our public and private partners to grow the local economy, create good jobs, and strengthen downtown-area neighborhoods. This growth is proving to more people what an exciting place Downtown Staten Island really is.

We are working together toward a common vision for Downtown Staten Island – reinforcing it as a place where people can live, work, play, and connect.

**LIVE**
A residential destination for working professionals, seniors, and families.

**WORK**
A home for new and emerging sectors, as well as a legacy maritime industry and civic center.

**PLAY**
A destination that mixes world-class attractions and cultural programming with a long tradition of arts and entertainment.

**CONNECT**
A transportation center that makes it easy to get around.

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**DOWNTOWN BY THE NUMBERS**

- $1 billion+
  private investment
- $600 million+
  public investment
- 2,000+
  new jobs
- 4,000+
  new housing units
- 200,000 SF+
  of office space
- 10 acres+
  of open space
“DON'T GET ME WRONG, MANHATTAN'S GREAT, BUT FOR CREATIVE ARCHITECTURE, STATEN ISLAND IS THE NEXT FRONTIER.”

Jay Valgora, founding principal of New York City-based Studio V Architecture

The Architect's Newspaper | June 9, 2016
New developments in Downtown Staten Island are building on a vibrant and energetic community with a wealth of amenities, transportation options, and activities.

**Transportation Crossroads**
Downtown Staten Island is the central transportation hub, making it the ideal home for neighborhood businesses and residents.

- **Ferries** Operating 24/7 in 30-minute intervals and 15-to-20-minute intervals during rush hours
- **Trains** Staten Island Railway (SIR) offers four stops downtown and connects the east and south shores to the north
- **Busses** Twenty-two bus lines depart from the St. George Ferry Terminal
- **Bikes** Bike routes hug the shoreline and run through the downtown, with new lanes slated for construction

**A Civic Hub for Staten Island**
Borough Hall, an NYPD precinct, several municipal offices and courthouses—including the newly opened Richmond County Courthouse—create a bustling environment with a growing number of potential job opportunities.

**Growing Cultural Center**
Snug Harbor Cultural Center, the Staten Island Museum, the National Lighthouse Museum, and the St. George Theatre all call Downtown Staten Island home, and annual events, including the LUMEN Festival, draw thousands of visitors. The new residential and commercial developments will cement Downtown Staten Island as a vibrant arts and culture destination.
“WE DON’T HAVE THE TOTAL CONCENTRATED MASS THAT BROOKLYN HAS, BUT IT HAS A LOT OF CREATIVE PEOPLE, A LOT OF BUSINESS PEOPLE AND SMALL ENTREPRENEURS.”

Scott Van Campen, co-founder of Staten Island MakerSpace
The Wall Street Journal | June 23, 2013
DOWNTOWN
STATEN ISLAND

LIVE
Community

WORK
Innovate

PLAY
Enjoy

CONNECT
Explore
There has never been a better time to live downtown. Under-utilized plots of land are transforming into vibrant waterfront residences, and new multi-unit housing is rising within existing downtown communities. Downtown Staten Island is quickly becoming a residential destination for young people and working professionals while providing current Staten Island residents with new housing options that allow them to remain in the borough.

**New Stapleton Waterfront**
This multi-phase residential development offers affordable waterfront housing and retail alongside brand new parks and promenades that are envisioned to connect all the way to the St. George Ferry Terminal.

**Lighthouse Point**
The development at Lighthouse Point mixes modern construction with artful restorations of historic buildings, and will bring more shopping, dining, open space, and parking to the area.

**Bay Street Corridor @ Downtown Staten Island**
The City is developing a comprehensive Neighborhood Planning Study that looks at current and future community needs for the corridor, including ways to expand affordable housing options—for a range of income groups—within walking distance of the ferry.

**475 Bay Street, 533 Bay Street, 41 Prospect Street, 84 Prospect Street**
City-supported private development in the downtown will bring hundreds of additional mixed-income units to the North Shore, including residences specifically designed for seniors.

**Jersey Street Sanitation Garage**
The City-owned property at 100 Brook Street (slated for closure in 2020) has strong potential for affordable housing in the future.
“Parks like these are an important reminder that we live on an island and that our waterfront presents boundless opportunities for recreation and for commerce.”

Council Member Deborah Rose
District 49 j North Shore Staten Island
While growth in incubators and co-working spaces have drawn emerging businesses to the area, legacy industries and new construction projects continue to provide good jobs for the community. Now is a fantastic time to find work or to grow a business on Staten Island.

**Staten Island MakerSpace (SI MakerSpace)**
Launched in 2013 with NYCEDC sponsorship, SI MakerSpace is a community workspace offering access to a metal shop, a wood shop, 3D printing, robotics, and more to entrepreneurs looking to grow on Staten Island.

**Flagship Brewery**
Opened in 2013 as part of NYCEDC’s *Race for Space!* initiative, Flagship Brewery serves as a social hub for the neighborhood and has helped revive the area’s brewing legacy.

**Incubators & Co-working Spaces**
Five incubators and co-working spaces, including a 30,000-square-foot Regus™ workplace set to open in Lighthouse Point, have opened or are slated to open downtown since the launch of SI MakerSpace, providing a critical foundation for entrepreneurship and helping to grow good jobs in the borough.

**55 Stuyvesant Place**
This planned building rehab will support creative, media and/or technology uses that foster the neighborhood’s transformation into an innovation center.

**Bay Street Corridor at Downtown Staten Island**
The City’s comprehensive planning study will identify strategies and investments to ensure the corridor’s growth and vitality. The goal is to create a new mixed-use district that will produce economic benefits and job opportunities.

**Mayship Repair**
Landings for the new Citywide Ferry Service, set to launch in 2017, are being constructed at North Shore’s May Shipyards, further bolstering Staten Island’s maritime industry.
“When you tie everything that’s happening already on the North Shore into what tech and creative industries are all about, you see it’s a perfect match.”

James Oddo, Borough President of Staten Island

DNA Info | June 24, 2015
In the coming years, Downtown Staten Island will see the opening of a global tourist attraction and the City’s first outlet mall, as well as a range of new public programming. Combined with the area’s existing art and entertainment options, these new developments will make downtown a destination for Staten Islanders, New Yorkers, and the City’s sixty million annual tourists.

**New York Wheel**
Currently under construction, the 630-foot New York Wheel will be the largest observation wheel in the Western Hemisphere, attracting an estimated three million visitors per year to the North Shore.

**Empire Outlets**
Also under construction, Empire Outlets will be New York City’s first outlet mall, offering 340,000 square feet of prime retail space, an artisanal food hall, and a waterfront promenade just steps from the ferry.

**Richmond County Bank Ballpark**
Home to the Staten Island Yankees, the baseball stadium doubles as a concert and event venue and provides attendees with magnificent views of the harbor to complement the action on the field.

**Future Culture**
The Design Trust for Public Space, Staten Island Arts, and members of the local cultural community are examining how art and cultural activities enrich the downtown. This community-led collaboration, which includes various City agencies and local developers, will develop recommendations and then test design, programming, and public art pilots.

**Pier 1 Events**
Sitting adjacent to the Lighthouse Point and ferry terminal, Pier 1 will see a wide variety of activities, giving locals and visitors a taste of the North Shore’s nautical heritage.
“Kids will no longer have to feel like they’re settling if they want to stay on Staten Island. They can stay where they are and still get what they want.”

David Barry, Ironstate Development

The vision is to bolster Staten Island’s bustling transportation hub by connecting commuters and visitors alike with everything that downtown has to offer.

Whether you walk, bike, drive or take public transportation, you can easily get to and around Downtown Staten Island. Recent developments have opened up connections to the waterfront and improved the experience at the St. George Ferry Terminal, while future planning initiatives are looking at ways to make further improvements to navigating the downtown area.

**St. George Ferry Terminal**

At the heart of Staten Island’s transportation network is the St. George Ferry Terminal, which was transformed through a $130 million renovation project administered by NYCEDC. Looking ahead, future improvements to the terminal are planned, including the introduction of wayfinding signage that will make it easier to navigate the terminal and the surrounding neighborhood.

**Transportation Improvement Strategy**

With an eye on future growth, the City undertook a comprehensive transportation initiative in Downtown Staten Island to identify recommendations for smoother, safer, and more efficient transportation. Some of these recommendations include roadway and intersection improvements, transit improvements and station upgrades, new multimodal connections, and designated bike lanes, where feasible. The City is also exploring bike share for the North Shore, and MTA New York City Transit is conducting a comprehensive study of Staten Island bus service.

**New Stapleton Waterfront Connector Streets and Front Street Realignment**

The five streets between the New Stapleton Waterfront and the historic Stapleton town center are being rebuilt to improve community access to the new waterfront open spaces and from the waterfront to the shops on Bay Street, while Front Street is also undergoing reconstruction to provide improved traffic conditions, safety, and bike lanes.
“THE DEVELOPERS ARE FOLLOWING PEOPLE HERE, THERE’S NO QUESTION ABOUT THAT.”

Donald A. Capoccia, managing principal and founder of BFC Partners

The New York Times | April 17, 2015
LOOKING AHEAD

Downtown Staten Island is experiencing a tremendous wave of new investment and focus from the public and private sector, reinforcing the area as a place to live, work, play and connect.

As the downtown continues to grow and evolve, building strong communities and creating good jobs will continue to be our goal.

To learn more, contact DowntownSI@edc.nyc or visit edc.nyc/DowntownSI

DOWNTOWN BY THE NUMBERS

$1 BILLION+
private investment

$600 MILLION+
public investment

2,000+
new jobs

4,000+
new housing units

200,000 SF+
of office space

10 ACRES+
of open space
“This is the final frontier of New York City with new homes and waterfront access. It’s almost like you feel a responsibility to get in here as a native Staten Islander.”

Jeremy Nieves, Staten Island businessperson
SiLive.com | January 17, 2016