





Bay Street Corridor, Staten Island



BAY STREET CORRIDOR

-  Bay Street Corridor Study Area
-  Atlantic Ocean, The Narrows
-  Staten Island Railroad
-  **NEW YORK CITY HOUSING AUTHORITY DEVELOPMENTS**

-  **NEIGHBORHOOD PARKS**
(1 to 20 acres in size)
- 1. Liotti Ikefugi Playground
- 2. Lt. Lia Playground
- 3. Lyons Pool & Recreation Center
- 4. Stapleton Esplanade
- 5. Tappen Park

-  **POCKET PARKS AND GREENSTREETS**
(Less than 1 acre)
- 6. Baker Square
- 7. Barrett Triangle
- 8. Davis Playground
- 9. Fort Hill Park
- 10. National Lighthouse Promenade
- 11. Tompkinsville Park



Bay Street Corridor

The Bay Street Corridor consists of three distinct neighborhoods: St. George, Tompkinsville, and Stapleton, represented by Community Board 1 and Council Member Debi Rose. Compared to the rest of park-rich Staten Island, the Bay Street Corridor is grossly underserved in regards to accessibility and quantity of parks and open spaces. This is especially notable when it comes to the proportion of active open space available for recreational use.

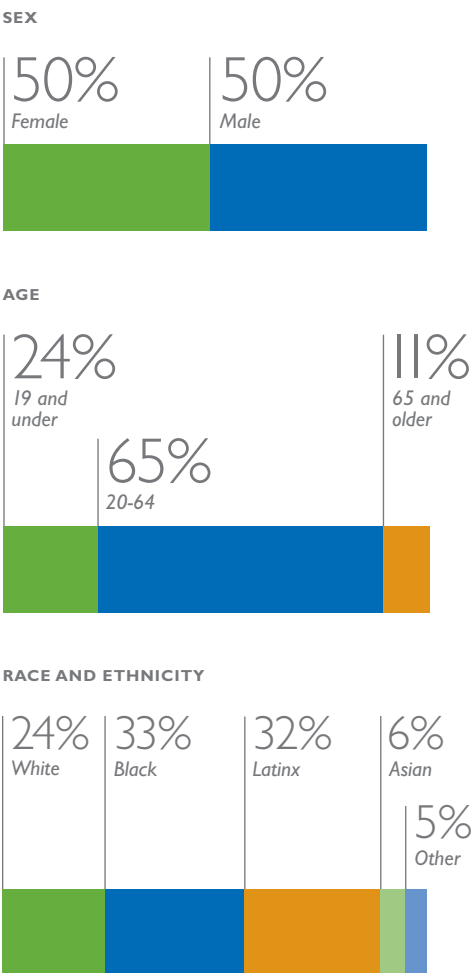
The Bay Street Corridor rezoning is the first of Mayor de Blasio’s neighborhood rezonings in Staten Island. Historically, the area was home to working and professional class Italian and Irish immigrants. Today, the area is the most diverse and dense in the borough. Although the Staten Island Railroad and the Staten Island Ferry terminal are nearby, the area suffers from the island’s most congested traffic conditions, and local public transit is unreliable and underinvested, leaving locals with few transportation options.

City agencies have long pursued studies and strategies to facilitate the area’s revitalization. In June 2019, the City Council approved the Bay Street Corridor Rezoning, which will introduce

\$250 million of public investment to the area and allow denser development, seeking to catalyze affordable housing creation.¹ Locally, electeds and advocates gave the proposal mixed support, citing concerns about adding residents to the area’s already overburdened transportation, traffic, and open space infrastructure. One of the commitments made by the City as part of the rezoning is the reconstruction of the Cromwell Recreation Center, a dilapidated former community hub that was destroyed by Superstorm Sandy in 2012. Despite this investment, needs for open space in the Bay Street Corridor remain.

¹ Gray, Victoria. “City Council Approves Major Bay Street Corridor Plan with Modifications,” City Land, New York Law School, July 18, 2019.

BAY STREET CORRIDOR DEMOGRAPHICS



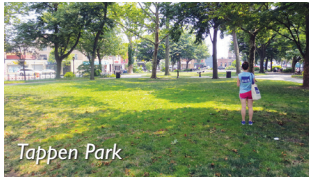
Tompkinsville Park, 2018

Open Space Goals and Local Results

For each Open Space Goal in the Index, NY4P staff gathered data from publicly available sources to answer the question, “Does the Bay Street Corridor meet this goal?” Information on population comes from the US Census’ American Community Survey, and most open space amenity and acreage information comes from the New York City open data platform. Visit www.ny4p.org/data-and-research for methodology.

AMOUNT OF OPEN SPACE

Total Open Space



All acres of open space in the neighborhood that provide space for play, relaxation, and contact with nature

CITYWIDE GOAL

2.5
acres per
1,000 people

BAY STREET RESULT

1
acres per
1,000 people



Active Open Space



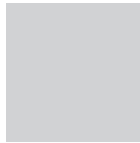
All acres of playgrounds, fields, courts, rec centers, and other active open spaces

CITYWIDE GOAL

1
acre per
1,000 people

BAY STREET RESULT

0.3
acres per
1,000 people



Playgrounds



Places for play with things like swings, climbing frames, water features, sand boxes, or other play areas

CITYWIDE GOAL

1
per 1,250 kids

BAY STREET RESULT

2.7
per 1,250 kids



Athletic Fields



Fields for sports like soccer, football, cricket, baseball, rugby, and field hockey, as well as outdoor ice rinks

CITYWIDE GOAL

1.5
per 10,000
people

BAY STREET RESULT

0
per 10,000
people



Courts



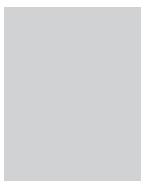
Courts for playing sports like basketball, handball, volleyball, tennis, and bocce

CITYWIDE GOAL

5
per 10,000
people

BAY STREET RESULT

1.6
per 10,000
people



Recreation Centers



Indoor recreation centers operated by NYC Parks, and other indoor facilities with similar fees and public access

CITYWIDE GOAL

1
per 10,000
people

BAY STREET RESULT

1.3
per 10,000
people



Passive Open Space



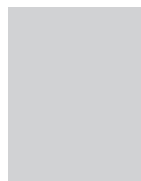
All acres of lawns, esplanades, plazas, beaches, natural areas, planted areas, and community gardens

CITYWIDE GOAL

1.5
per 10,000
residents

BAY STREET RESULT

0.7
per 10,000
residents



Community Gardens



All GreenThumb gardens and other community gardens with public access

CITYWIDE GOAL

1
per 20,000
residents

BAY STREET RESULT

0.7
per 20,000
residents

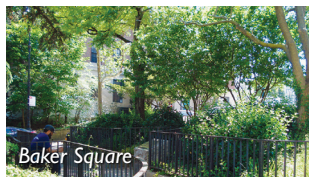


NY4P studied the area of Staten Island that the NYC Department of City Planning used for its *Bay Street Corridor* study.

■ Meets goal ■ Approaches goal ■ Does not meet goal

ACCESS TO OPEN SPACES

Pocket Parks



Parks smaller than 1 acre in size

CITYWIDE GOAL

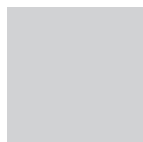
100%

of people live within a five-minute walk

BAY STREET RESULT

36%

of people live within a five-minute walk



Neighborhood Parks



Parks larger than 1 acre but smaller than 20 acres in size

CITYWIDE GOAL

100%

of people live within a five-minute walk

BAY STREET RESULT

41%

of people live within a five-minute walk



Large Parks



Parks larger than 20 acres in size

CITYWIDE GOAL

100%

of people live within a ten-minute walk

BAY STREET RESULT

1%

of people live within a ten-minute walk



ENVIRONMENTAL SUSTAINABILITY

Urban Tree Canopy



The layer of tree leaves, branches, trunks, and stems, that cover the ground when viewed from above

CITYWIDE GOAL

40%

potential tree canopy

BAY STREET RESULT

22%

actual tree canopy



PARK MAINTENANCE

Cleanliness



NYC Parks' Park Inspection Program rating based on the presence of litter, glass, graffiti, weeds, and ice

CITYWIDE GOAL

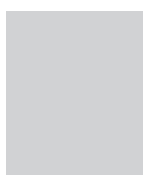
90%

of inspections rated "acceptable"

BAY STREET RESULT

95%

of inspections rated "acceptable"



Overall Condition



NYC Parks' Park Inspection Program rating for overall park maintenance conditions

CITYWIDE GOAL

85%

of inspections rated "acceptable"

BAY STREET RESULT

84%

of inspections rated "acceptable"



Findings and Recommendations

ACCESS

INFRASTRUCTURE

Findings

The Bay Street Corridor falls short of the goals for park access: less than half of residents live within a 5-minute walk to a neighborhood park or open space, and some local open spaces are inaccessible due to safety concerns. There are clear opportunities to connect upland parks and waterfront open spaces. The City has committed to improving these pedestrian connections as part of the rezoning. Tompkinsville Park and Tappen Park are the area's key neighborhood parks, but both suffer from safety concerns stemming from systemic drug and alcohol use. Investments in these two parks—in their buildings, maintenance, and programming—are critical opportunities that can open the door for more community programming and activities.

The Bay Street Corridor does not meet the goals for amount of total open space, passive open space, or active open space. With the rezoning, 6,557 new residents are expected to move to the area, furthering the burden on existing open spaces. Most recently, NYC Parks has torn down the comfort station infamous for frequent drug use at Tompkinsville Park to provide additional space for future programming. Based on conversations with local advocates, plans for this were not discussed beforehand with community members and do not necessarily reflect immediate needs for this park. At Tappen Park, there is an opportunity to restore community space at the Village Hall, which needs major investment.

Recommendations

1. Develop streetbed plazas near the St. George ferry terminal to increase pedestrian network connectivity and provide pathways to parks, which falls in line with NYC Economic Development Corporation (NYCEDC), Department of Transportation (DOT) and NYC Department of City Planning (DCP) efforts.
 2. Encourage local organizations to apply for DOT public space activation initiatives such as WalkNYC to implement better wayfinding.
 3. Create connectivity between upland parks and waterfront open spaces, particularly Tompkinsville Park and the National Lighthouse Promenade, and Tappen Park and the new Stapleton Esplanade.
 4. Collaborate with nearby social service organizations to develop event programming or public amenities that address safety concerns in the park, which will require coordination between Parks Enforcement Program Officers at NYC Parks and local institutions.
1. Ensure all local parks get appropriate maintenance improvements and amenities to address the planned significant increase in population and involve local institutions and residents in parks improvement decision-making to better prioritize immediate needs of the community, which is a project for NYC Parks, the Council, and the Mayor.
 2. Invest in local parks, notably programming for Tompkinsville Park, and in the Village Hall at Tappen Park.
 3. Use existing community-based plans such as the Maritime Education and Recreational Corridor and the North Shore Greenway Heritage Trail as catalysts for developing programming for youth and further connecting the community to waterfront open spaces, a project for NYCEDC and DCP.

HEALTH

The Cromwell Recreation Center collapsed in 2012 due to Superstorm Sandy, and local stakeholders have demanded that the critical community resource be replaced. Lyons Pool provides some recreational facilities, but is not a full recreation center. The rezoning includes a commitment to rebuild Cromwell. There are also impediments to recreation outdoors in the Bay Street Corridor. There are no publicly accessible athletic fields, and some residents report feeling unsafe while recreating in local parks. Although Tompkinsville Park has been the focus of recent investments and community programming, those actions alone have not significantly reduced the rates of drug use, alcohol abuse, and violence that contribute to unsafe conditions.

1. Develop new active open spaces for recreation either based on existing community-based plans or involving community through planning and decision-making process, Council, Mayor, NYC Parks.
2. Expand the Schoolyards to Playgrounds program to the North Shore to increase active open spaces available for youth population, a project of the Trust for Public Land.
3. The NYC Department of Health and NYC Department of Homeless Services should collaborate with NYC Parks and local institutions on addressing substance abuse and homelessness with a particular focus on youth and senior population near parks and citywide.

ENVIRONMENT

Trees provide multiple benefits to the surrounding community. They are linked to sustainability and health benefits for Bay Street Corridor residents—such as improved air quality, and stormwater mitigation. The current tree canopy coverage for Bay Street is 22%; if the area were planted with trees to its full capacity, 40% of the neighborhood would be covered with tree leaves and branches. There is only one community garden in the area, less than the goal. Community gardens are neighborhood assets, providing fresh-grown produce and space to form closer social connections. The Bay Street Corridor is within a high-risk floodplain. Future development along the waterfront should incorporate mitigation strategies such as installing green infrastructure.

1. Collaborate more with local parks groups such as Friends of Tompkinsville Park, Historic Tappen Park, and other local institutions in developing community gardens and more trees in green space, a potential project for Partnerships for Parks and GreenThumb at NYC Parks.
2. Ensure that future waterfront esplanade plans incorporate coastal resiliency models and that they remain publicly accessible, which is under the jurisdiction of NYC EDC.
3. Collaborate in developing more “green infrastructure” in flood-prone areas such as bioswales or more greenstreets to reduce storm run-off impacts, which would involve the NYC Department of Environmental Protection and NYC Parks.

FUNDING

Bay Street Corridor parks meet or exceed the goals for park cleanliness and overall condition, yet the need for further investment into these spaces is still paramount for the healthy future of the neighborhood. However, these spaces are still considered so unsafe that Community Board I made requests for additional PEP officers at parks in its 2018 Needs Assessment. Feedback from community members also suggests that the condition reflected in maintenance score is not in accord with the experience of everyday residents. Additionally, although Staten Island has a robust nonprofit sector, aside from the Friends of Tompkinsville Park and Historic Tappen Park, there are few volunteer stewardship organizations for parks in the Bay Street Corridor.

1. Additional long-term investment in Tappen Park and Tompkinsville Park, in particular, should be encouraged since both have already been identified as struggling community assets. Develop these spaces to better accommodate community institutions and activities, a priority for NYC Parks, the New York City Council, and the Mayor.
2. Partnerships for Parks should be funded to deepen support for volunteer park stewards and advocates, ensuring that as neighborhood population densifies, there are clear paths for community stewardship and funding of local open spaces.
3. The Mayor and Council should provide funding for both small and large surrounding community and cultural groups to ensure consistent programming and activation of open spaces, and concrete long-standing partnerships with local organizations so programming matches the needs of Bay Street communities.



NEW YORKERS FOR PARKS

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New Yorkers for Parks is the citywide independent organization championing quality parks and open spaces for all New Yorkers in all neighborhoods. Parks are essential to the health of residents, the livability of neighborhoods, and the economic development of the city. Through an integrated approach of research, advocacy, and strategic partnerships, we drive immediate actions and long-term policies that protect and enhance the city's vast network of parks, ensure equitable access to quality open spaces for all neighborhoods, and inform and empower communities throughout New York City.

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