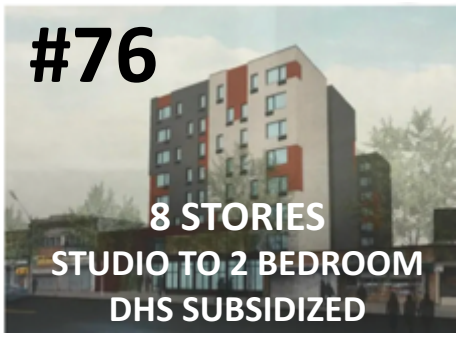
DEVELOPER PROPOSAL OVER 400 UNITS

High rise, high density, subsidized housing & a shelter. As of right, but public money required.







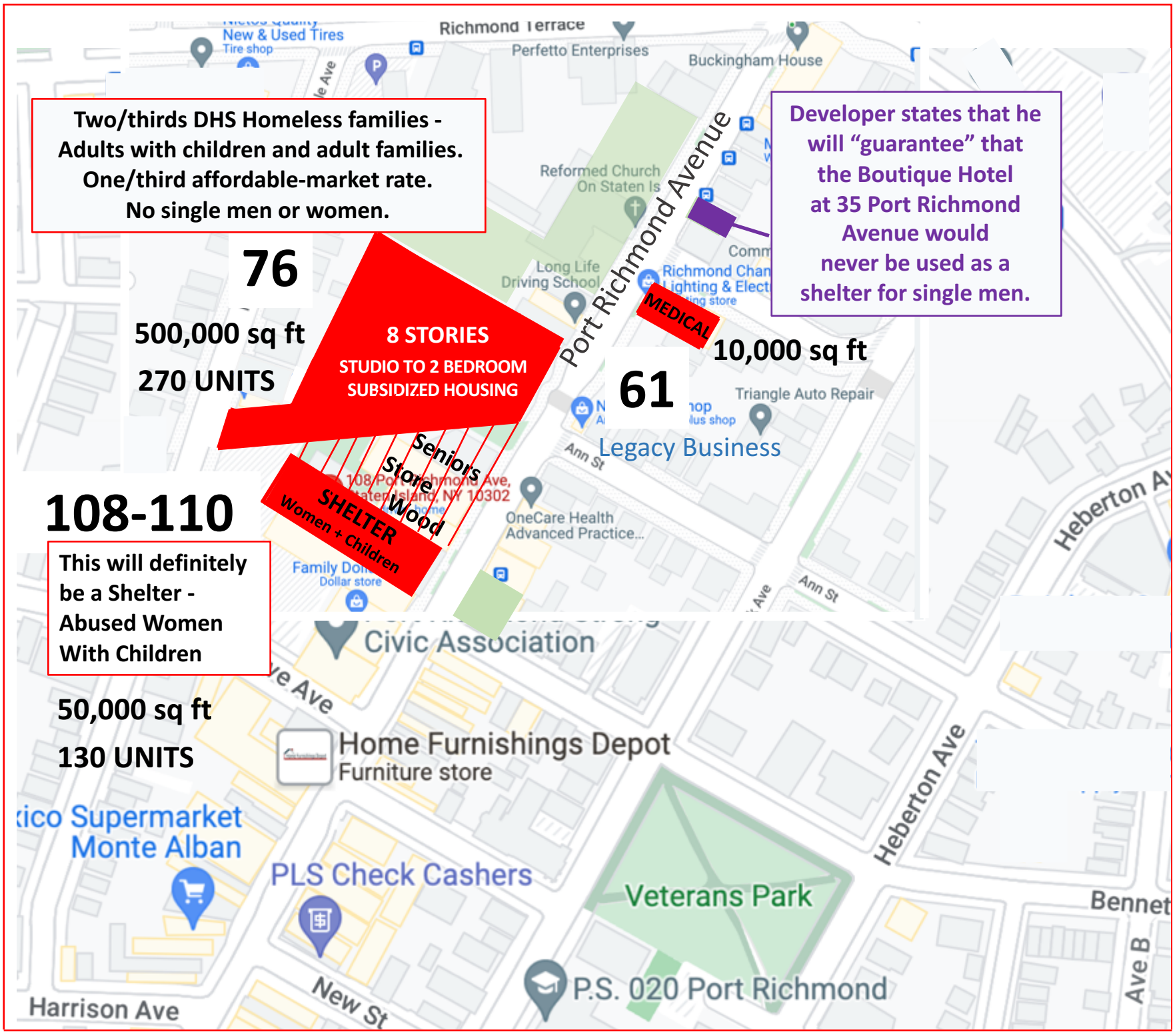
Developer states he will attempt to acquire properties between 108 and 76. |||||

COMMUNITY PROPOSED DEVELOPMENT

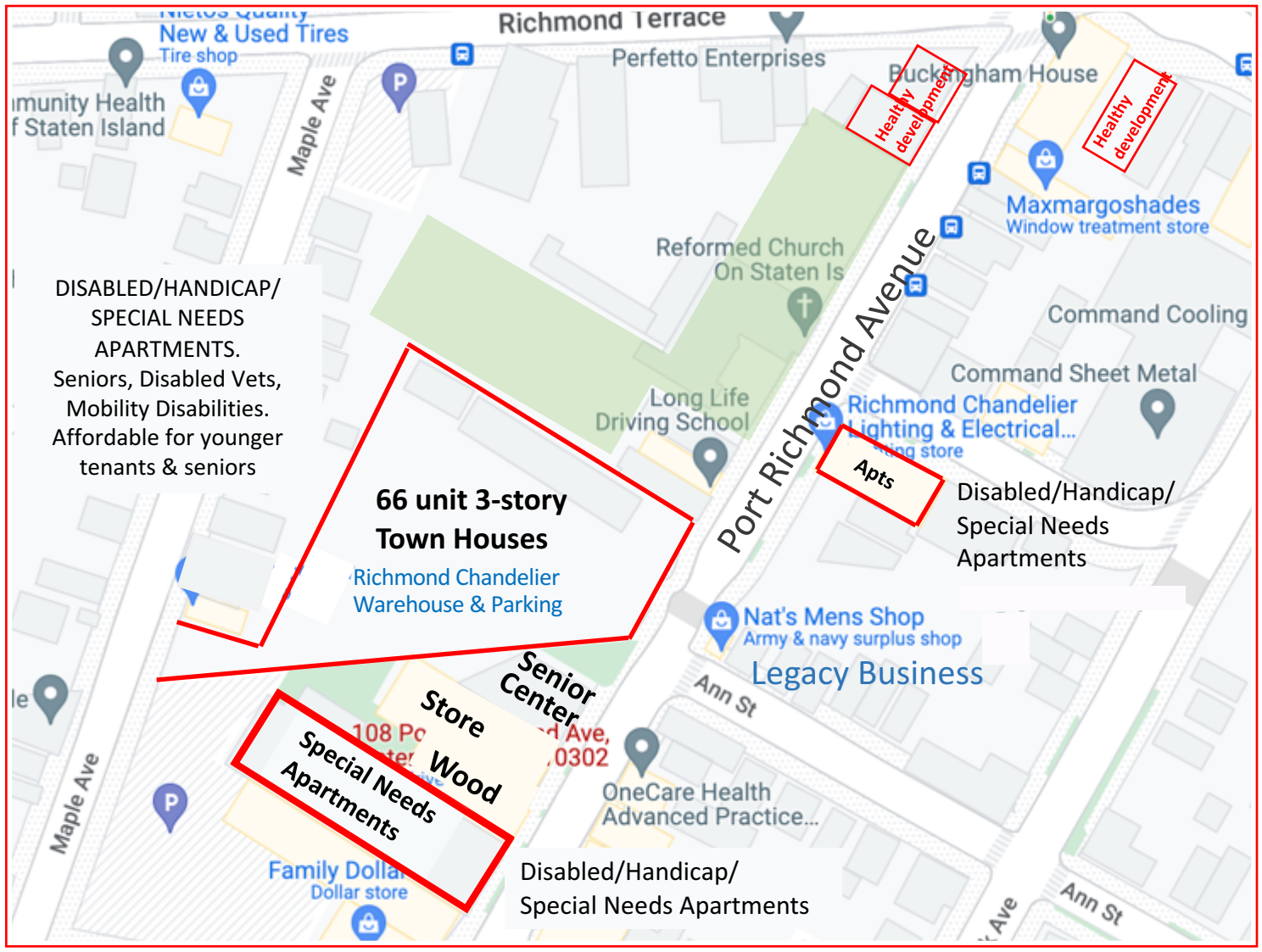
Downscale the total number of units and exclude any consideration of a shelter. The area is already saturated with supportive housing and NONE are operating well...NONE!

No commercial component in any sites exclusively handicap accessible apartments & community rooms - such as gyms, library.

NO clinics or medical services we have FIVE on the commercial corridor



CONTEXTUAL DEVELOPMENT



DEVELOP TO NEIGHBORHOOD SCALE AND CHARACTER

ENHANCES ALL THAT PORT RICHMOND OFFERS

Waterfront Recreation
Middle Class Families
Hard Working Immigrants
Five Centuries of History
Landmarks Walking Tour
Streets of Lovely Homes
Bus Lines
Room for Healthy Growth
Shopping
Legacy Businesses
Authentic Mexican
Ices
Pizza
Bakeries
Strong Community Life
NYC's 5th oldest Park





VISION

PORT RICHMOND













CREATED BY THE COMMUNITY

PREPARED BY PORT RICHMOND/NORTH SHORE ALLIANCE

WHAT WE WANT FOR PORT RICHMOND AVENUE

CONTEXTUAL DEVELOPMENT



RESIDENTIAL: BUILD TO NEIGHBORHOOD SCALE AND CHARACTER



COMMERCIAL: ZONING & ASSESSMENT REFORM

End "as of right." Zone to foster reasonable density contextual development of accessibly priced housing.

Tax building owners at a just rate, so they can afford to give reasonable rents to healthy businesses.



ENRICHED PUBLIC SPACE

PUBLIC SPACE IS NOT AN AMENITY.
IT IS INTEGRAL TO PUBLIC & MENTAL HEALTH.
IT IMPACTS HOUSING AND CRIME.
IT SHAPES OUR VILLAGE & OUR CHILDREN

HISTORIC PORT RICHMOND CULTURAL DISTRICT

HISTORIC MARKERS ARCHITECTURE CULTURE EDUCATION PRESERVATION
RECREATION NORTH SHORE GREENWAY TOURS COMMUNITY EVENTS
INCLUSIVITY THROUGH THE ARTS ART STUDIOS/GALLERIES HEALTHY BUSINESSES
CONTEXTUAL HOUSING & COMMERCIAL DEVELOPMENT LANDMARKS



RESIDENTIAL ARCHITECTURAL CONTEXT

PORT RICHMOND IS – ABOVE ALL – HOME

“In four to five years, you’re going to see a change if everyone rows the boat in the same direction. Port Richmond has been labeled as a victim state, that people are in dire need. That’s not the case.” says Mario Buonviaggio.

Quite the opposite, in fact, according to Mario and broker, Jose Matias, of his eponymous real estate company, buyers in the area are not investors, but those who will live in the homes. Matias said, “The real estate industry is booming. Everything on the Island is above the asking price. I have my office right on Port Richmond Avenue. We have a lot of buyers coming in to specifically buy here. Everything is hot here now. We once had a great percentage of stores that are vacant. That’s no longer the case.”

According to propertyshark.com, as of Quarter 2, 2022, the median home sale price in Port Richmond was $510K, up 12% year-over-year. A total of 9 properties traded, representing a 12% year-over-year increase.
The median price per square foot in Quarter 2 was $410, a 90% YoY change. The median home sale price in Staten Island was $650K.

The vast majority of Port Richmond housing was built before 1939.
Any development going forward must honor our historic and cultural context, and contribute to, rather than harm, our revitalization momentum.

A DIVERSE FAMILY NEIGHBORHOOD SINCE 1680

The first residents were Dutch, French, Belgian, and African; they probably did not even speak English. Rev. William Jackson of the Reformed Church preached in Dutch until 1783. Then in the 1700s came the English, followed by: 1800s Irish, German, Polish, Scandinavian. 1920s Greek. 1960s Cuban. 1990s Filipino, Mexican, Syrian. Today the breakdown is approximately 27% White, 21% Black, >45% Hispanic, <4% Asian, <4% Other.



HOUSING ON MAIN STREET

Low density, two & three story, affordable, mixed-income, and mixed-use housing options in the neighborhood center protects and strengthens existing neighborhood character

Needed: Free financial and legal counsel to property owners in low-status communities. Mentoring for Civics so all communities can have a voice.
Zoning & Architect available to each Community Board.



HOUSING ON SIDE STREETS

A dramatic business slump, and building booms in Staten Island’s western and southern areas that largely excluded Port Richmond, have allowed it to retain much of its original village charm.



COMMERCIAL ARCHITECTURAL CONTEXT

ENHANCED COMPATIBLE STREETSCAPE

awnings/trees/sidewalk furniture/planters/hanging baskets

Continued support of PR-NSA Street Cleaning initiative

Bring back Holiday Lighting of The Avenue





PRESERVE THE AVENUE'S UNIQUE LEGACY



In pre-mall times Port Richmond Avenue was a bustling, thriving commercial strip which included stores such as J.C. Penney's, Lobel's, Garber Brothers, and Archie Jacobson to name a few . . . a scene right out of "It's A Wonderful Life," especially at Christmas time.

Port Richmond Avenue may be the premiere walking street on Staten Island. A tapestry woven of history and immigration provides a rich experience.

Best of all, there is a sense of place.

COMMERCIAL MIXED USE STREETSCAPE

Tripartite 2-story mixed-use



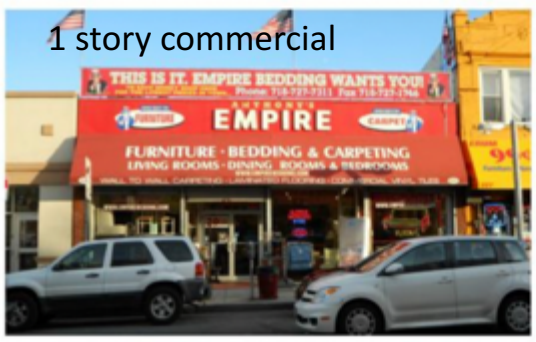
220 Port Richmond Avenue, 2012, *Fernanda Sotelo*

Gabled mixed use



231 Port Richmond Avenue, 2012, *Fernanda Sotelo*

1 story commercial



225 Port Richmond Avenue, 2012, *Fernanda Sotelo*

2 story mixed use



127-131 Port Richmond Avenue, 2012, *Konstandena Kefallinos*

3 story mixed use



183 Port Richmond Avenue, 2012, *Anna Broverman*

IMPROVED TRANSPORTATION



FERRY AT PORT RICHMOND AVENUE

To Manhattan and other Points.



Port Richmond Ferry, *NYPL Digital Collection*

Bayonne Ferry could stop on way to Manhattan.

There used to be a Port Richmond Ferry



ELEVATED LIGHT RAIL



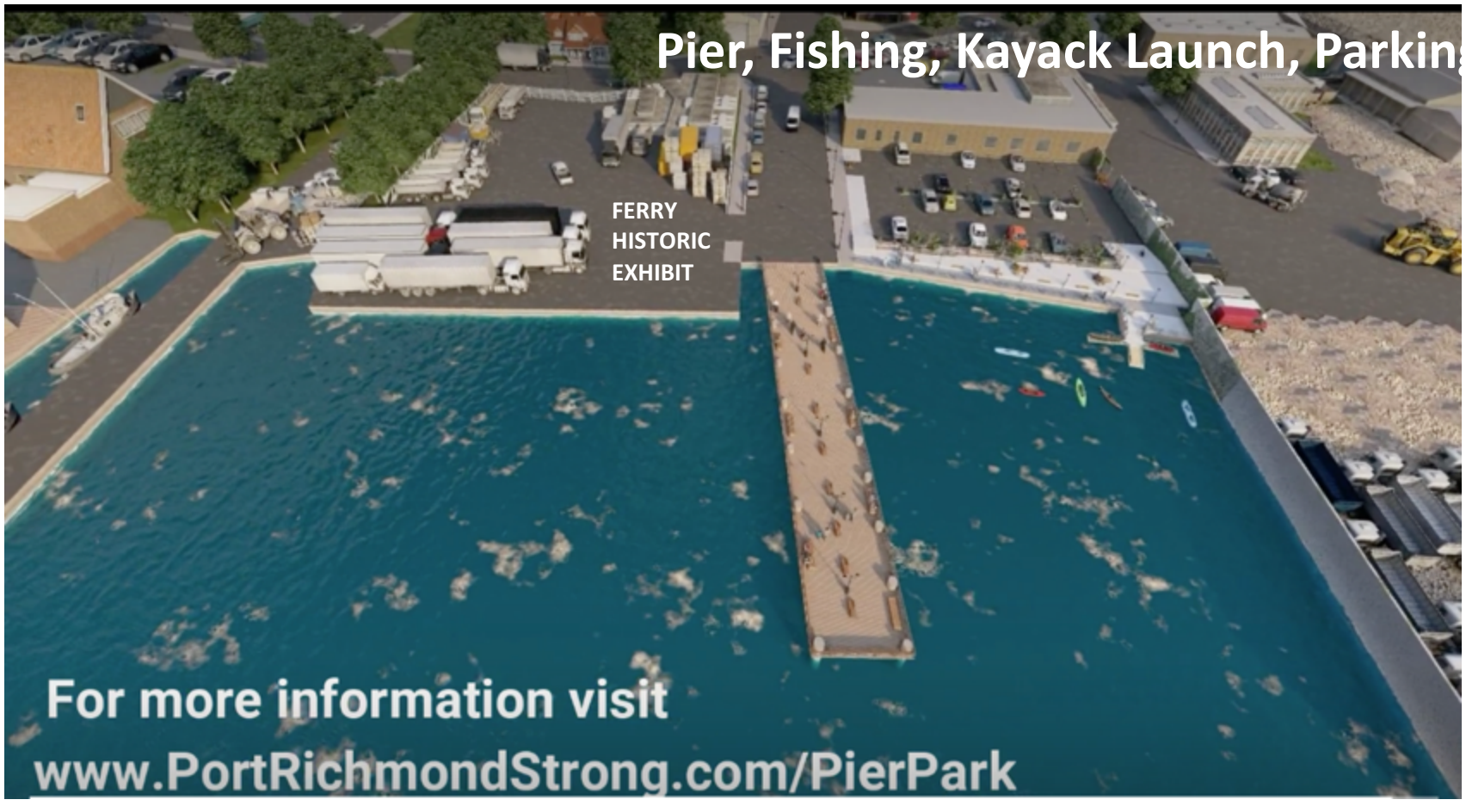
BUS RAPID TRANSIT



ENHANCED SPACE BELOW

BUS ACROSS BAYONNE BRIDGE TO HOOK UP WITH NJ LIGHT RAIL
MORE AND SAFER BUSSES
NEIGHBORHOOD-WIDE STUDY FOR SAFER ROADS BICYCLES CitiBike

The Northern End of Port Richmond Avenue



HISTORIC & WATERFRONT DISTRICT

342 years of a rich & complex built environment due to our long residential, cultural, commercial, and industrial history.





Community Logo

NATIONAL HISTORIC SITE NOMINEE

REFORMED PROTESTANT DUTCH CHURCH

Staten Island's oldest corporation, founded 1665

At 54 Port Richmond Avenue since 1680.





1844 Church1696 Burial Place and1898 Sunday School Annex.

Congregants Interred Here Fought in the Three Wars that Forged Our Nation: The War for Independence. The War of 1812. The War Between the States.

NEW YORK CITY LANDMARKS





LANDMARKS WALKING TOUR

There are four landmarks, our village green and a NYC park within easy walking distance of the Dutch Reformed Church



OUR VILLAGE GREEN, VETERANS PARK

SI's first City Park and the fifth oldest in NYC.

We want this formerly neglected Park safe to be used by families, seniors, and all our Citizens.

We need support in our continuing efforts to keep it clean and safe and expand usages.

WATERFRONT PARK FABER PARK – EXTENDED TO PORT RICHMOND AVENUE

NYC PARK with Playground. Skate Park & Pool. Gift of Eberhard Faber Family (*Those Yellow Pencils)*



