Staten Island
ADAPTIVE RE-USE PROPERTIES
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For More Information Contact

**JAY ANDERSON**  
*Industrial Business Manager*

718-477-1400 ext. 820  |  C: 718-510-7455
What is the ADAPTIVE RE-USE initiative?

The Staten Island Economic Development Corporation (SIEDC) has launched an Adaptive Re-Use initiative which targets Staten Island’s stock of existing buildings that no longer serve the purpose for which they were originally built. This initiative will assist property owners to find viable users for their sites, help entrepreneurs repurpose them for current uses and provide business owners assistance in accessing incentives, financing, and other critical related services.

The effort supports the goals identified in both the Staten Island Local Needs Assessment and North Shore 2030 Strategy Reports. Both identified the borough’s vacant waterfront sites and clusters of industrial and commercial properties along the North, West and South Shore corridors.

Already successful in cites nationwide, adaptive re-use practices offer multiple community benefits. They can prolong a building’s useful life thereby saving owners time and money on construction while also providing a greener and more environmentally friendly renovation over construction options. In many cases, this practice has effectively increased the reactivation of long-abandoned sites in low-income communities creating local employment opportunities and strengthening services and activities for residents of the neighborhoods in which they are located.

“These historic assets need to be accounted for in redevelopment plans. There are a variety of ways to approach these waterfront resources, including historic designation, heritage tourism, and adaptive re-use.”

- Vision 2020: New York City Comprehensive Waterfront Plan
ADAPTIVE RE-USE ON
STATEN ISLAND

Staten Island has a long history of industrial development, especially along the waterfront. However, years of economic change, poor zoning and limited transit have left many formerly high functioning buildings to sit as relics of the past in neighborhoods that are struggling for economic opportunity.

Nevertheless, there have been success stories in terms of adaptive re-use in recent years. Some examples include the former Arthur Kill Correctional Facility which is now a television and movie studio, various locations within the Snug Harbor Cultural Center, the redevelopment of the former United States Lighthouse Depot and smaller projects including the 5050 Skatepark and the Minthorne Street development.

With many historic buildings throughout the borough, these assets – combined with an effective plan - can be leveraged to create high-quality spaces for local businesses, residential uses, and new commercial space.

“Half a million new homes could be added to the region’s housing supply without constructing one new building.”

- Fourth Regional Plan, Regional Plan Association
The Minthorne Street development in the rapidly changing North Shore neighborhood of Tompkinsville is a successful repurposing of a former car dealership into the borough’s first craft brewery, multiple restaurants, a co-working space and a pocket park.

Recommendations for Adaptive Re-Use Strategies from the SIEDC Local Needs Assessment:

- Identify zoning tools to encourage redevelopment and re-use of waterfront sites by allowing greater flexibility.
- Evaluate the potential for and types of temporary interim and pop-up uses and programming in vacant and underutilized buildings and storefronts before permanent development.
- Complete a comprehensive mapping and evaluation study of vacant buildings suitable for adaptive re-use.
- Identify developers and architects who specialize in and would be interested in adaptive re-use projects.
- Evaluate the potential for cultural uses (artist spaces, satellite spaces for other New York City arts) in historic and underutilized buildings.
The goal of the Adaptive Re-Use program is to encourage the development of underutilized sites and historic buildings for new, modern and functional uses within communities in need of this investment.

Funding for this program will allow SIEDC to provide services and assistance to support three major goals:

**A. Support Employment**

- Create employment opportunities for residents in low-income communities by activating currently vacant properties.
- Retain existing industrial firms and reactivate spaces for modern industrial firms.
- Develop business assistance spaces such as incubators, shared workspace, and community kitchens.
- Link with existing employment programs such as SIEDC’s SI Works program which assists those looking for work in the industrial sector.
B. Strategic Site Redevelopment

- Evaluate the potential for re-use including the types of temporary, interim and pop-up uses.
- Complete a comprehensive mapping and evaluation study of vacant buildings suitable for adaptive re-use.
- Navigating through City and State regulatory agencies for site improvements.
- Identifying and applying for available City, State, and Federal incentive programs.
- Environmental remediation and/or waterfront activation assistance.
- Promote potential rezoning transit improvements utility upgrades, and infrastructure support.

C. Investment

- Identifying potential investors and financing partners including those in federal Opportunity Zones.
- Reposition sites for new uses including office space, residential spaces and urban agriculture, bio or med-tech, food reproduction or brewery.
- Evaluate the potential for local cultural uses (artist spaces, satellite spaces for local institutions).
- Create new space for community services, food pantries and social services.
- Securing connections to developers and architects who specialize in, and would be interested in, adaptive re-use projects.
- Grant writing services.
ADAPTIVE RE-USE
SUCCESS STORIES
Property Characteristics:
Lot Area: 9,400 sq ft (94’ x 100’)
Building frontage: 94’
Zoning: M3-1
Year Renovated: 2017

ADAPTIVE RE-USE

17 Lafayette Avenue has long served as an automotive repair service center. In 2017, a Brooklyn based woodworking mill shop purchased the building and refitted the inside into a carpentry workspace that produces artisan furnishings for commercial and residential projects. Today they employ 10 workers and have been able to serve additional clients and expand their market reach.
1390 Richmond Terrace
Staten Island, NY 10302
WEST BRIGHTON

ADAPTIVE RE-USE SUCCESS STORY

ADAPTIVE RE-USE

This long abandoned three story warehouse is under renovation to become a school serving the West Brighton community.

Property Characteristics:
Area: 70,812 sq. ft. (428.25' x 784.63')
Number of Buildings: 2
Building Area: 12,468 sq ft
zoning: M1-1
Year Renovated: 2020
21 Heberton Ave
Staten Island, NY 10301

PORT RICHMOND

ADAPTIVE RE-USE SUCCESS STORY

JDG DOOR

Property Characteristics:
Lot Area: 10,450 sq. ft. (67’ x 92’)
Building Area: 9,000 sq. ft.
Zoning: C2
Year Renovated: 2015

ADAPTIVE RE-USE

21 Heberton Avenue has long served as a garage space with various types of service businesses. JDG Door is a former Brooklyn based company and has renovated the inside to operate their door repair and installation services.
Property Characteristics:

Lot Area: 10,450 sq. ft. (67' x 92')

Building Area: 9,000 sq. ft.

Zoning: C2

Year Renovated: 2015
212 Granite Avenue
Staten Island, NY 10303

MARINERS HARBOR

ADAPTIVE RE-USE SUCCESS STORY

WORLD WIDE PLUMBING SUPPLY

Property Characteristics:
Lot Area: 294,144 sq. ft. (154’X614’)
Building Area: 166,543 sq. ft.
Zoning: M3-1
Year Renovated: 2016

ADAPTIVE RE-USE

212 Granite Avenue is part of the Lake Avenue Industrial parcel and was home to multiple businesses and was slowly losing its value for large use operators. World Wide Plumbing is a large supplier of parts and services to the plumbing industry and has expanded its Brooklyn operation to Staten Island. Utilization of the building for space has effectively housed a large assortment of products that stands above all others in its quality and manufacturing.
501 Industry Road
Staten Island, NY 10314
CHELSEA

ADAPTIVE RE-USE SUCCESS STORY

FLY HIGH INDOOR TRAMPOLINE PARK

Property Characteristics:
Lot Area: 136,600 sq. ft. (299’ x 457’)
Building Area: 9,000 sq. ft.
Zoning: M2
Year Renovated: 2014

ADAPTIVE RE-USE

The original historic use for 501 Industry Road was a major chocolate factory and retail operation. They relocated to a larger facility where they still operate today.

Now the building serves as a recreational sports facility and a great example of an adaptive re-use project for a non-traditional use in an industrial building.
3045 Richmond Terrace
Staten Island, NY 10301

MARINERS HARBOR

ADAPTIVE RE-USE OPPORTUNITY

For Lease
16,000 sq ft (3rd Floor)
11,000 sq ft (2nd Floor)
1,500 sq ft (2nd Floor)

Zoning
The property is zoned M3-1, which permits commercial development to a maximum FAR of 2.00, equating to 74,402 square feet of commercial development rights.

Building
The site is improved with a 3.00 warehouse building. According to New York City property records, the improvement contains 64,192 square feet of gross building area, and was originally constructed in 1931. The building contains one commercial unit spanning 64,192 square feet of building area, that has traditionally been used for ship repairing operations.
Adaptive Re-use

This facility is primed for uses that include:

- Technology Logistics Development Space
- Shared Work Space/Incubators/Community Kitchens
- Urban Agriculture
- Bio or Med Tech
- Local Cultural Uses (satellite space for local institutions)
- Office Meeting Rooms
- Workshop Space (Carpentry, Assembling, Processing)
- Warehousing
Adaptive Re-Use Opportunity

Property Characteristics:
Lot Area: 7,411 sq ft (70' x 104')
Number of floors: 4
Building Area: 18,528 sq ft
Zoning: M3-1
Year built: 1931

Building
This building is a vacant four story office building overlooking the water in Staten Island. It has the potential to serve as a retail outlet, office building, a service business space, and manufacturing warehouse. It is a fireproof construction and is located five minutes from the Staten Island Expressway & New Jersey bridges.
Adaptive Re-use

*This facility is primed for uses that include:*

- Technology Logistics Development Space
- Shared Work Space/Incubators/Community Kitchens
- Urban Agriculture
- Bio or Med Tech
- Local Cultural Uses (satellite space for local institutions)
- Office Meeting Rooms
- Workshop Space (Carpentry, Assembling, Processing)
- Warehousing
1610 Richmond Terrace
Staten Island, NY 10301

Adaptive Re-use Opportunity

Property Characteristics:
Lot Area: 8,000 sq ft (105’ x 105’)
Number of floors: 2
Building Area: 14,800 sq ft
Primary zoning: M1-1
Year built: 1930

Adaptive Re-use

This facility is primed for uses that include:

- Technology Logistics Development Space
- Shared Work Space/Incubators/Community Kitchens
- Urban Agriculture
- Bio or Med Tech
- Local Cultural Uses (satellite space for local institutions)
- Office Meeting Rooms
- Workshop Space (Carpentry, Assembling, Processing)
- Warehousing
- Distribution Center
1780-84 Richmond Terrace
Staten Island, NY 10301

NEW BRIGHTON

Adaptive Re-use Opportunity

Property Characteristics:
Lot Area: 11,253 sq. ft. (123' x 118’)
Number of floors: 1
Building Area: 6,900 sq. ft.
Primary zoning: R3-2
Commercial Overlay: C2-2
Year built: 1920

Adaptive Re-use
This facility is primed for uses that include:
- Technology Logistics Development Space
- Shared Work Space/Incubators/Community Kitchens
- Urban Agriculture
- Bio or Med Tech
- Local Cultural Uses (satellite space for local institutions)
- Office Meeting Rooms
- Workshop Space (Carpentry, Assembling, Processing)
- Warehousing
572 Richmond Terrace
Staten Island, NY 10301

NEW BRIGHTON

ADAPTIVE RE-USE OPPORTUNITY

Property Characteristics:
Lot Area: 79,135 sq. ft. (502’ x 225’)
Year built: 1928
Number of floors: 1
Building Area: 39,800 sq. ft.
Primary zoning: M3-1

Adaptive Re-use

This facility is primed for uses that include:

- Technology Logistics Development Space
- Shared Work Space/Incubators/Community Kitchens
- Urban Agriculture
- Bio or Med Tech
- Local Cultural Uses (satellite space for local institutions)
- Office Meeting Rooms
- Workshop Space (Carpentry, Assembling, Processing)
- Warehousing
- Distribution Center
Property Characteristics:
Lot Area: 5,716 sq ft (112.58’ x 84’)
Number of floors: 4
Building Area: 18,965 sq ft
Primary zoning: C4-2
Year built: 1884

Building
This historic Staten Island building was originally built in 1884 as a Studebaker Showroom. It was most recently used as Fishs Eddy Houseware outlet.

Adaptive Re-use
This facility is primed for uses that include:
- Technology Logistics Development Space
- Shared Work Space/Incubators/Community Kitchens
- Urban Agriculture
- Bio or Med Tech
- Local Cultural Uses (satellite space for local institutions)
- Office Meeting Rooms
- Workshop Space (Carpentry, Assembling, Processing)
- Warehousing
- Distribution Center
Adaptive Re-use

This facility is primed for uses that include:

• Technology Logistics Development Space
• Shared Work Space/Incubators/Community Kitchens
• Urban Agriculture
• Bio or Med Tech
• Local Cultural Uses (satellite space for local institutions)
• Office Meeting Rooms
• Workshop Space (Carpentry, Assembling, Processing)
• Warehousing
• Distribution Center
The Staten Island Works Employment Program assists Staten Islanders to find work in the borough. Services include marketing and recruitment of company needs, posting of job descriptions, reviewing and pre-screening of candidates before referring to a company, and a discussion of a position.

**Success Rate**

- 65 Staten Island residents placed with local Staten Island Industrial companies.
- Positions filled: Warehouse Associate, Carpenter, Welder, Facilities Manager, Non-CDL Drivers, CDL Drivers A, B, and C, Bookkeeping, Administrative, etc.
- Within the past 2 years, the SI Works Employment Program has screened 2,000 resumes of Staten Island residents.
- Partnership and opportunities between over 150 companies located on Staten Island.
SIEDC’s Industrial Business Zone Program that supports industrial, manufacturing and transportation companies through the processes in dealing with City and State entities. Our Industrial Business Development Manager will assist owners with timely information and direction for cost savings through city and state incentives, time-saving government navigation services, connections to financial providers and improving market outreach.
For More Information Contact

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*Industrial Business Manager*

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