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ST. GEORGE

St. George on Staten Island is poised to become a worldwide attraction in 2016 when a 625-foot-high Ferris wheel and a 350,000-square-foot outlet mall open on the waterfront near the ferry terminal. More than 6 million visitors a year are expected.

"It will be a game-changer for the area," said Travis Noyes, chief marketing officer for the New York Wheel.

For now, St. George is filling up with residents attracted to the new luxury buildings there.

The Accolade, located at 90 Bay St. Landing, was completed during the summer and started selling condos, priced from \$325,000 to \$1 million, with views of the Manhattan skyline and New York Harbor. Amenities include a fitness center, a pet spa, a children's playroom, a golf simulator and a lounge with a bar and a catering kitchen. The development also includes tennis courts, a playground and a dog run.

The area already features good restaurants, as well as several cultural institutions. Later this year, the National Lighthouse Museum, years in the making, will finally open. The Staten Island Museum will move a few



miles away to Snug Harbor, but its building in St. George will be turned into a ferry museum. "Our hope is that the wheel will be the catalyst to explore more of the area," said Staten Island Museum COO Cheryl Adolph.

SOUTH BRONX

A plan put forth earlier this year could turn a heavily industrial section of the South Bronx into the city's next waterfront destination.

According to a proposal from Bronx Borough President Ruben Diaz Jr., a Special Harlem River Waterfront project would run from East 138th to East 149th streets along the river in Port Morris, at the southern tip of the borough. It would bring 1,500 to 2,000 units of housing, as well as retail and commercial space, public parks and waterfront access.

With views of Harlem and proximity to restaurants in Mott Haven, the waterfront is one of the borough's most desirable spots for redevelopment, considering the amount of space available. But much of Port Morris is cut off from nearby

subway stops by the elevated Major Deegan Expressway. This layout could complicate potential redevelopment.

However, if the project triggers residential development, affordable-housing advocates want to make sure Bronx residents aren't priced out.

"We've seen too many times—from Brooklyn to Queens and upper Manhattan—that a surge in investment is too often followed by the displacement of low-income residents from their own neighborhoods," said Nancy Biberman, founder and president of the Women's Housing and Economic Development Corp., who has also been active in the development of affordable housing in the Highbridge section of the Bronx. "The Bronx needs new development, improved retail, and more cultural and entertainment options, but these changes must increase diversity and benefit the communities that are already here, not replace them."