



RESILIENT EDGEMERE

community plan
2020 progress report

Contents

01	About Resilient Edgemere	04
02	The Vision	06
03	Highlights	08
04	Project Updates	10
	<ul style="list-style-type: none">• Protect the Neighborhood from Flooding• Create Resilient Housing and Maintain Low Density Feel• Improve Streets and Transportation• Increase Neighborhood Amenities	
05	Next Steps	20
	<ul style="list-style-type: none">• Implementing the Land Use Framework• Requests for Proposals for Development of City-Owned Land• How to Stay Involved	
	Appendix	24
06	<ul style="list-style-type: none">• Implementation Matrix	

About Resilient Edgemere

The Resilient Edgemere Community Planning Initiative is an inter-agency, community-based effort to align New York City’s Sandy recovery and rebuilding investments in Edgemere with a long-term and comprehensive community vision. With the dedication and collaborative input from numerous residents, community leaders, non-profit organizations and elected officials, in 2017 the City released a holistic, long term vision for the future of Edgemere in the **Resilient Edgemere Community Plan** (“The Plan”). The Plan centers community resiliency and seeks to turn the tide on disinvestment in East Rockaway, identifying a land use framework and set of strategies that will improve open space, expand retail and community facility offerings, mitigate current and future flood risk, create new affordable housing for a range of household incomes and sizes, and grow the waterfront open space and coastal ecology.

Since 2017, local organizations and residents have continued to organize, provide critical community services, and vocalize community needs. Much has also evolved in our understanding of climate-related risks like flooding and sea level rise, and there is continued interest and urgency in adapting to these risks from the Edgemere community, City agencies, and elected officials. Edgemere and the greater Eastern Rockaways community have for decades dealt with the legacy of discriminatory policies and the intertwined hardships of local disinvestment and coastal flood hazards. The COVID-19 pandemic has further exacerbated these inequities, leaving this community among the hardest hit in New York City. Realizing the vision of a Resilient Edgemere requires community-based planning rooted in principles of equitable development and long term resiliency.

This 2020 Progress Report presents projects from The Plan that have been accomplished or advanced to date, and details important next steps to ensure that the greater vision established in The Plan moves forward with meaningful engagement from the Edgemere community.

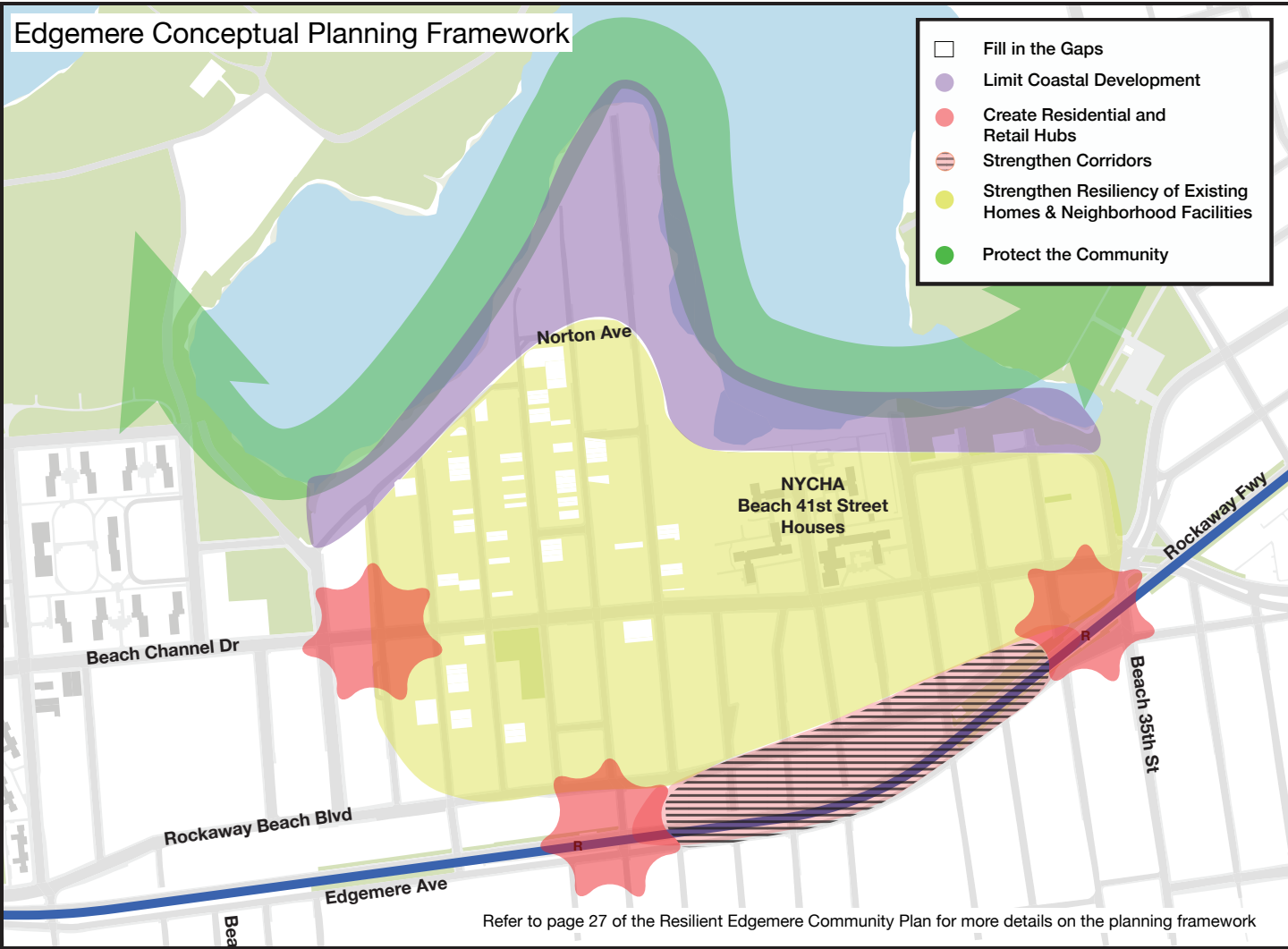
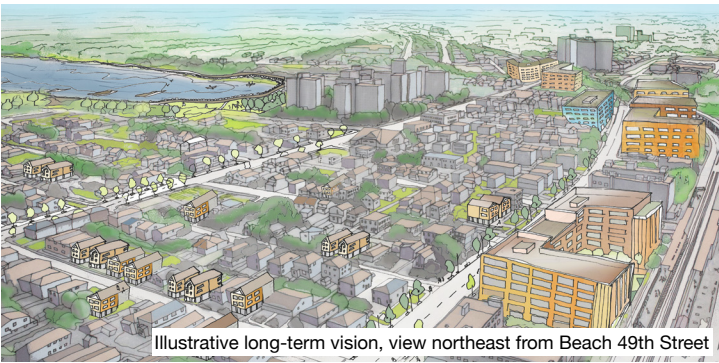
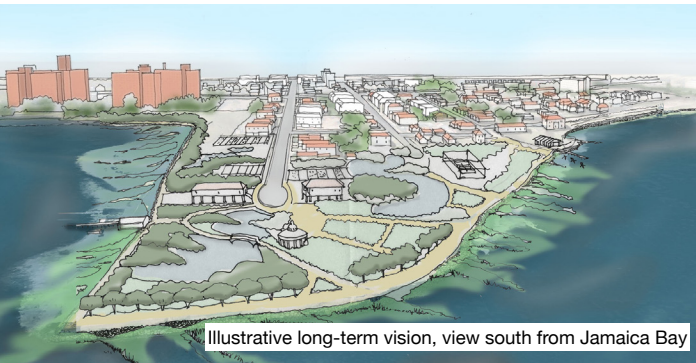
WE ARE HERE!

HPD and partner agencies have been advancing many strategies of The Plan since its release in 2017 and are preparing now to embark on crucial projects to realize the full community vision. The Edgemere community remains a central stakeholder and partner in the implementation to follow over the next several years.



The Vision

Through this engagement, the community established a vision for Edgemere which centers community resiliency and turns the tide on disinvestment by creating affordable housing on vacant lots, retail and amenities, and open spaces, while mitigating flood risk and growing the coastal ecology through long term land use changes. Illustrated below, the vision hopes to peel development back from vulnerable edge, expanding waterfront open space and green infrastructure. Additionally, the vision hopes to terrace development toward a mixed-use, transit-oriented spine, while filling in the gaps and strengthening resiliency of existing homes throughout.



Strategies

This vision is rooted in the following key strategies. These strategies are comprised of various projects that, together with the proposed planning framework, will realize the vision for a Resilient Edgemere.

1. Protect the Neighborhood from Flooding

Edgemere is a vulnerable waterfront community where residents have limited access to the bay and beach.

- Strengthen the Coastal Edge
- Adapt to Increased Flood Risk
- Create Waterfront Connections
- Improve Drainage and Water Quality

2. Create Resilient Housing and Maintain Low Density Feel

Many still live in Sandy-damaged homes and the area's housing market has not fully recovered from the Recession.

- Strengthen Resiliency of Existing Homes
- Limit New Residential Development in Vulnerable Areas
- Fill in the Gaps
- Focus Development Near Transit and Resources

3. Improve Streets and Transportation

Commuting around and off of the peninsula is a burden due to the slow, unreliable, and infrequent transit service.

- Improve Pedestrian and Bicycle Access
- Improve Transit Service and Reliability
- Improve Regional Access

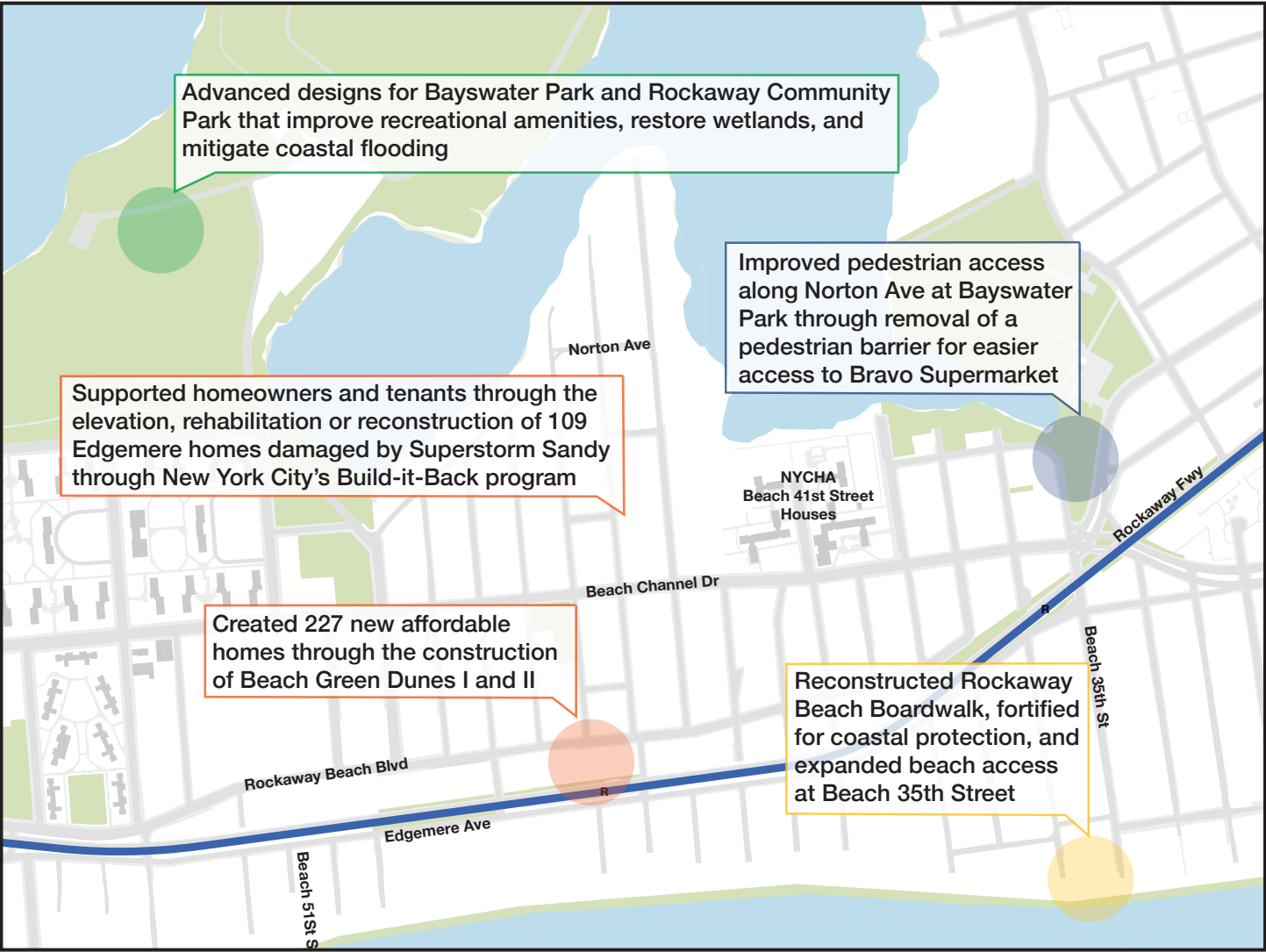
4. Increase Neighborhood Amenities

Residents mostly shop outside of the neighborhood because limited retail and basic amenities exist.

- Expand Access to Quality Retail
- Improve Existing Facilities and Services
- Connect Jobseekers to Resources and Trainings
- Create a Healthier Neighborhood
- Improve Communications between NYC Officials and Residents

Highlights

The following major accomplishments have been completed since 2017. See Strategy Updates for details.



Key Next Steps

Land Use Actions and Urban Renewal Area

In order to unlock the full vision established in the *Resilient Edgemere Community Plan*, the City is advancing several discretionary land use actions starting this year, as depicted in the “Conceptual Framework Map” on page 6. These will include a set of zoning changes, urban renewal plan amendments, and acquisition/disposition authority for a subset of sites. Together, these actions will lay the groundwork for achieving long-term investments in housing, retail and amenities, and open space in a framework that is sensitive to coastal risks. **Go to page 20-21 for more information on the land use changes.**

Community Land Trust

Building off of a key recommendation in the Resilient Edgemere Community Plan, HPD is supporting the launch of a community land trust (CLT) on City-owned vacant lots throughout Edgemere to facilitate long-term affordable homeownership opportunities and open space development that addresses the social, physical, and ecological resiliency of this unique coastal environment. HPD will issue a Request for Expressions of Interest to identify and support a CLT partner in this work. **Go to page 13 for more information on the community land trust.**

Edgemere Drainage Study

The NYC Economic Development Corporation (EDC), together with the NYC Department of Environmental Protection (DEP), managed and completed the Edgemere Drainage Study in 2019, with the help of an environmental engineering consultant. The study sought to understand the drainage impacts of sea level rise and severe storm events, as well as evaluate the benefits and costs of implementing a range of coastal protection and drainage interventions to mitigate those risks.

The findings of the drainage study will inform land use decisions and long-term infrastructure planning throughout the heart of Edgemere. The study revealed that, in addition to coastal flood hazards, the area’s low-lying geography, rising groundwater table, and the influence of tidal fluctuations, make the neighborhood increasingly vulnerable to flooding, even on a sunny day.

The City evaluated these findings, along with those of the U.S. Army Corps of Engineers flood risk reduction project planned for the area, in order to develop a proactive strategy for land use, viable housing development in less vulnerable areas, and resilient construction methods which respond to both the near-term and long-term challenges of sea level rise and inland drainage in Edgemere.

Arverne East

The Arverne East project area is roughly 116.5 acres of City-owned property to the south of the Edgemere Study Area, bounded by Edgemere Avenue to the north, Rockaway Beach and Boardwalk to the south, Beach 32nd Street to the east, and Beach 56th Place to the west. The project was approved in 2008 but the housing market crash and Superstorm Sandy delayed the project for several years. The project is designated to a development team comprised of L+M Development Partners, Inc., Triangle Equities Development Company LLC, and The Bluestone Organization, Inc. Today, HPD and the development team will proceed with a revised proposed plan through the Uniform Land Use Review Procedure (ULURP) for Urban Development Action Area Project (UDAAP) designation and a map amendment for part of the development site in Fall 2020. The proposed mixed-use, mixed-income neighborhood development will be located between Beach 32nd Street and Beach 44th Street. The plan proposes 1,650 housing units (80% affordable and 20% market-rate) with a mix of multi-

family dwellings and one- to two-family houses, including a bungalow-inspired building typology. The plan also proposes approximately 250,000 square feet of retail space, including a boutique hotel. 22,000 square feet will be dedicated to community facility space and 10,000 square feet to a local brewery. A 35-acre nature preserve and comfort station with public restroom, to be built before any housing is completed, will be located between Beach 44th Street and Beach 56th Place, and managed by the Department of Parks and Recreation.

How to get involved

The ongoing COVID-19 crisis is dramatically changing and reshaping public engagement. HPD is aware of the continuing need to fully engage communities during this crisis and is implementing a multi-pronged approach to inform residents of upcoming projects and opportunities to gather feedback. Some examples include “webinar” information sessions with live Q&A and Community Visioning Activities available on our website or on paper through a mail-in questionnaire. **Go to page 23 to learn about next steps on how to get involved!**

PROTECT THE NEIGHBORHOOD FROM FLOODING

See a full set of status updates for each strategy of The Plan in the Implementation Matrix in the Appendix.

1. Strengthen the Coastal Edge



Support the U.S. Army Corps of Engineers beach restoration and dune system and advocate for proposals in the Rockaways Reformulation Study

Lead: U.S. Army Corps of Engineers
Partners: MOR
Timeline: Long-term (>10 years) - In Progress

In 2019, the U.S. Army Corps of Engineers was authorized to move forward with the Rockaway Reformulation Plan, now the *East Rockaway Inlet to Rockaway Inlet and Jamaica Bay, New York Coastal Storm Risk Reduction Project*. This work is composed of two distinct projects: Atlantic Shorefront and Back Bay High Frequency Flood Risk Reduction Features. These two projects help protect Rockaway communities from coastal flooding.

The Atlantic Shorefront project will run from Beach 149th Street to Beach 19th Street along NYC Parks’ beach property and include beach restoration with renourishment, five groin extensions and the addition of 13 new groins (similar to jetties), reinforced dunes, a beach berm, and enhanced beach crossovers for pedestrian access. This plan reduces risks of erosion and wave attack while limiting storm surge inundation and cross-peninsula flooding. Construction on the new groins and groin extensions is expected to begin later in 2020.

For the Back Bay, the Army Corps identified Hammels, Arverne, and Edgemere as neighborhoods where flood risk reduction features along the Jamaica Bay coastline could be implemented. This plan, a combination of hard

and green infrastructure, is designed to reduce future flood risk and economic costs of storm events (i.e., 5 - 10 year storms) and tidal inundation for buildings, infrastructure and the coastal ecosystem, including anticipated sea level rise over the next 50 years. Project components in Edgemere will primarily include berms and hybrid berms, rock sill structures, marsh restoration, and floodwalls. The Army Corps’ architectural engineering consultants initiated the design process in 2019. This project now replaces the EDC Edgemere Raised Shoreline project and all updates to the Raised Shoreline will now be referenced under the Army Corps project.

The Army Corps Rockaways projects are 100% federally funded, with the City responsible for operation and maintenance as well as funding any project elements beyond the Army Corps scope.

2. Adapt to Increased Flood Risk



Establish a defined hazard mitigation zone (HMZ) where Build it Back construction benefits are limited to buyouts and offer eligible residents to relocate further inland when possible

Lead: HRO
Partners: HPD, MOR and DCP
Timeline: COMPLETE!

The City established a hazard mitigation zone (HMZ) in an area of destructive wave action during storms. Through the City’s Build it Back Sandy recovery program, the City acquired seven parcels within the HMZ and placed deed restrictions on the lots to maintain them as open space. Three households within the HMZ took advantage of a City program to relocate to a newly constructed flood-resistant home on a City-owned parcel further inland within Edgemere. HPD is currently developing a land use strategy which will further advance a long-term open space vision across the HMZ.

3. Create and Enhance Waterfront Connections



Complete reconstruction of Rockaway Boardwalk and new beach access points at Beach 35th Street

Lead: NYC Parks
Partners: EDC and HPD
Timeline: COMPLETE!

The entire stretch of the Rockaway Boardwalk, from Beach 126th Street to Beach 19th Street was reconstructed, opening fully to the public in May 2017. The new boardwalk brings beachgoers, pedestrians, cyclists, vendors and others from across the Rockaway Peninsula together to the beach on a spacious concrete boardwalk, complemented by coastal sand protection features and modern public amenities, such as restrooms and lifeguard stations.

HPD is working with NYC Parks to improve upland connections to the Boardwalk at Beach 35th, Beach 41st, and Beach 44th Streets from Edgemere Avenue through the future Arverne East Nature Preserve.



Boardwalk access at Beach 35th Street

CREATE RESILIENT HOUSING AND MAINTAIN THE LOW DENSITY FEEL

1. Strengthen the Resiliency of Existing Homes



Repair, elevate and reconstruct detached Sandy-damaged homes while assisting Edgemere homeowners with focused outreach and tools through NYC Build-it Back programs

Lead: HRO
Partners: HPD, DDC and HUD
Timeline: Short-term (1-5 years) - In Progress

The New York City Build it Back program assists homeowners, landlords, and tenants in the five boroughs whose primary homes were damaged by Hurricane Sandy. At the date of the release of this progress report, 109 Edgemere homes have been elevated, rehabilitated, or rebuilt through the Build it Back program, with one additional home expected to be completed by 2021. In Edgemere, an exceptionally high level of risk and substantial number of City-owned vacant properties justified a distinct, neighborhood-focused approach to Build it Back’s efforts. Build it Back employed additional tools within Edgemere that included added oversight and resources related to the elevation of HPD-financed homes, acquisition of abandoned homes, and support to households opting for voluntary relocation to City-owned parcels at lesser risk of coastal flooding. The City also deployed neighborhood-based support and counseling during the Resilient Edgemere Community Planning Initiative.

Upgrade and repair Beach 41st Street Houses through NYCHA’s Recovery to Resiliency Program

Lead: NYCHA
Partners: FEMA and HUD
Timeline: Short-term (1-5 years) - In Progress

NYCHA’s Recovery to Resiliency Program provides a roadmap for NYCHA’s recovery effort. In the program, NYCHA works with NYCHA residents, public entities, and other stakeholders to transform NYCHA developments into beautiful, safe, clean, and connected places to live. At Beach 41st Street Houses, emergency back-up generators will be placed in two new structures in order to provide full power to the buildings in the event of a power outage. Flood barriers are slated for installation in 2020 to protect electrical rooms, in addition to common areas, lobbies and entrances.



Rendering for proposed generator structure at Beach 41st Street Houses
Source: NYCHA

2. Limit New Residential Development in Vulnerable Areas



Explore ways to limit new development on privately- and publicly-owned land north of Norton Avenue through zoning and other tools

Lead: HPD
Partners: DCP
Timeline: Short-term (1-5 years) - In Progress

HPD, in partnership with the Department of City Planning (DCP), has studied different zoning and land use regulation tools to accomplish the long-term coastal resiliency goals of Resilient Edgemere. HPD is crafting a strategic combination of land use tools to limit new residential development in areas of greatest risk to flooding from coastal storms and tidal inundation and to realize the long-term vision of expanded waterfront open space. This strategy will ensure that, within this area of greatest risk, existing publicly-owned parcels will be reserved for open space use and that new development on privately-owned parcels is limited to lower density residential uses in flood-resistant buildings. A detailed description of the land use actions, including Urban Renewal Plan amendments, zoning maps, and text amendments will be included in the release of the land use proposal. For more details on the land use strategy, refer to page 20 of this report.



Build it Back home rebuild in Edgemere
Source: HPD

3. Fill in the Gaps



Identify City-owned sites that could be included in a community land trust (CLT) and work with local organizations to develop a model for future CLT ownership to facilitate long-term affordability and resilient land management through the release of the CLT Request for Expressions of Interest (RFEI)

Lead: HPD
Timeline: Short-term (1-5 years) - In Progress

With the goal of pairing expanded affordable homeownership opportunities with resilient land management and community stewardship in the coastal neighborhood of Edgemere, the City has explored innovations in community land trust (CLT) models. A CLT creates permanently affordable homeownership and rental opportunities by separating the ownership of the buildings (homeowner’s responsibility) from the ownership of the land (land trust’s responsibility). CLTs are non-profit organizations, typically governed by local residents and stakeholders. In 2017, HPD released a citywide Request for Expressions of Interest and a \$1.65 million grant to create and support CLTs in NYC, supported by funding from the New York State Attorney General and Enterprise Community Partners.

Now, HPD is identifying several City-owned vacant lots throughout the Edgemere neighborhood that could be viable for flood-mitigating residential or open space development in a CLT or other type of shared equity model. In addition to managing homes built according to resilient construction best practices, this CLT will have the opportunity to create resilient land stewardship for agriculture, recreation, and ecological restoration. This CLT can help to steward community investment, for both new and existing homeowners, and can also serve as a critical partner in future preparedness and recovery efforts.

4. Focus Development near Transit and Resources



Provide new affordable rental units with innovative resiliency and sustainability features through completion of Beach Green Dunes

Lead: HPD
Partners: HDC, L+M Development Partners, The Bluestone Organization
Timeline: **COMPLETE!**

Three vacant sites, along Rockaway Beach Boulevard between Beach 44th and 47th Streets, are transforming into mixed-use, multi-family affordable housing developments featuring community and retail spaces and state-of-the-art resiliency and sustainability features.

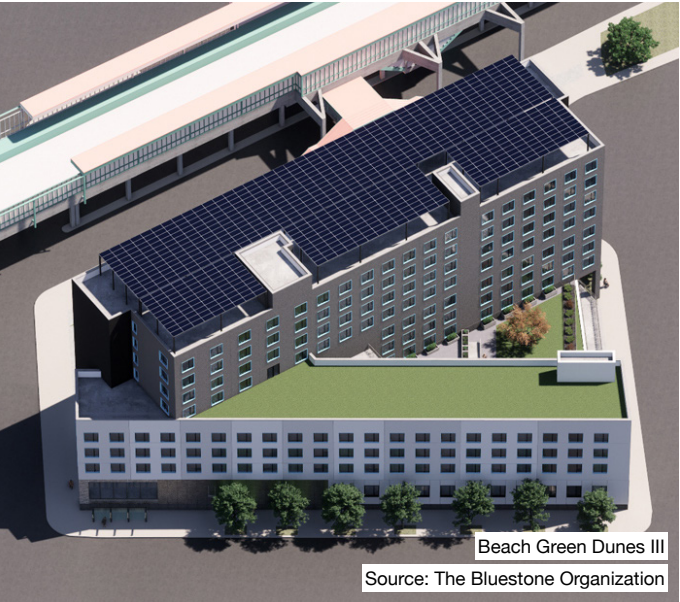
In 2018, Bluestone Organization completed Beach Green Dunes I and welcomed new residents to a 100-unit building with approximately 518 square feet of ground floor commercial space, currently home to community-based organization Ready Rockaway. The building is Passive House Certified, a high-performance building standard for energy efficiency, and generates energy from extensive rooftop solar panels. This building mitigates risk of flooding by integrating smart ground floor strategies, elevating critical equipment, and providing a green stormwater management infrastructure on-site.

L+M Development Partners opened Beach Green Dunes II in February 2020 leasing 127 affordable rental apartments and opening the doors to a 2,440 square foot dry-floodproofed healthy food café operated by non-profit The Campaign Against Hunger (TCAH), which also runs the Far Rock Urban Agro-Ecological Center in Edgemere. Also Passive House Certified, the building utilizes renewable geothermal energy, and integrates resilient ground floor design features to mitigate impacts from flooding. The project also features a playground and green space for residents.

Provide new retail amenities and affordable rental housing at Beach Channel Drive and Beach 36th Street through development of vacant City-owned land

Lead: HPD
Partners: HDC, L+M Development Partners, The Bluestone Organization
Timeline: Short-term (1-5 years) - **In Progress**

A separate building at Beach 36th Street and Beach Channel Dr., Beach Green Dunes III will provide 137 new homes, 3,600 square feet of retail space and a publicly accessible plaza adjacent to the Beach 35th Street - Edgemere Station entrance. This plaza features a landscape designed to absorb water and reduce flooding, including rain gardens, permeable paving and stormwater tree planters.



Beach Green Dunes III
Source: The Bluestone Organization



Beach Green Dunes I and II
Source: HPD



Beach Green Dunes II
Source: HPD



Solar panels on Beach Green Dunes I
Source: HPD

IMPROVE STREETS AND TRANSPORTATION

1. Improve Regional Access



Implement vehicular circulation improvements upon completion of the TIGER grant-funded *Access to Opportunity: Transportation and Housing Study in the Eastern Rockaways*

Lead: DOT
Partners: HPD
Timeline: Medium-term (more than 5 years) - **In Progress**

In March 2019, DOT released the final report for Access to Opportunity: Transportation and Housing Study in the Eastern Rockaways, funded by a federal U.S. Department of Transportation, Transportation Investment Generating Economic Recovery (TIGER) grant. The report lays out a long-term vision for improved vehicular and pedestrian access and infrastructure, including capital improvements for Beach Channel Drive, Beach 35th Street, and Seagirt Boulevard intersection. In the meantime, short-term strategies have already been implemented, including a pedestrian plaza adjacent to Beach Channel Senior Residences on Far Rockaway Boulevard and Beach Channel Drive.

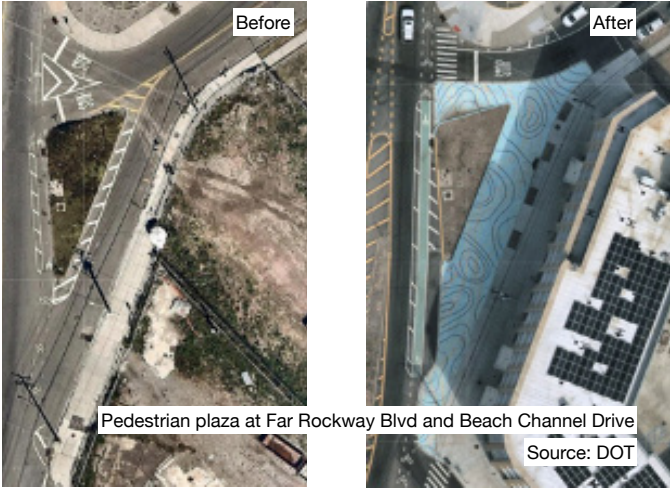
2. Improve Pedestrian and Bicycle Access



Improve pedestrian access to Beach 44th Street subway station, Bayswater Park, and Bravo Supermarket

Lead: DOT
Partners: HPD, NYC Parks and MOR
Timeline: Short-term (1 to 5 years) - **In Progress**

While longer term investments are needed, and called for, in the Access to Opportunity study, some of the improvements so far include removing pedestrian barriers to the sidewalk along Norton Avenue at Bayswater Park and pedestrian crossing improvements at the Seagirt Boulevard intersection.



3. Improve Transit Service and Reliability



Implement Q52 Select Bus Service

Lead: DOT
Partners: MTA
Timeline: **COMPLETE!**

MTA implemented an eastern extension of the Q52 Select Bus Service in 2017 from Beach 67th Street to Beach 54th Street in the Rockaways, in order to provide better transit access to residents living between the Beach 60th Street and Beach 44th Street subway stations, especially for residents living in Ocean Bay Apartments.



INCREASE NEIGHBORHOOD AMENITIES

1. Expand Access to Quality Retail



Complete Beach Channel Senior Residences, which includes senior housing, a community facility, and commercial space

Lead: HPD
Partners: HDC, Arker Company
Timeline: **COMPLETE!**

HPD partnered with Arker Companies to build Beach Channel Senior Residences and provide affordable senior housing and community facilities for the neighborhood. Arker completed construction in Summer 2018, providing 154 affordable homes for low-income seniors, as well as on-site supportive counseling and health care from social service provider JASA.



Beach Channel Senior Residences
Source: HPD

2. Improve Existing Facilities and Services



Renovate the Community Center at Beach 41st Street Houses

Lead: NYCHA
Partners: HPD
Timeline: **Short-term (1-5 years) - In Progress**

As part of more than \$40M in investment in the Beach 41st Street Houses, NYCHA will update the Community Center by installing a new gas generator to cover full load; replacing flooring (except for in the gym), doors, radiator covers, and outside railings; painting; installing a removable flood barrier at the entrance door; and installing new windows. Construction is estimated to be complete by 2021.

3. Create a Healthier Neighborhood



Improve recreational amenities and waterfront access at Bayswater Park and Rockaway Community Park as proposed in the Rockaway Parks Conceptual Plan

Lead: NYC Parks
Partners: MOR, HPD and DOT
Timeline: **Short-term (1-5 years) - In Progress**

Improvements to these parks are among multiple projects approved for funding under FEMA's 428 program in 2018. NYC Parks is now further refining designs with construction projected to commence in 2021 and complete 12-18 months afterwards.

Bayswater Park will feature new park entrances, sidewalks and curbs along Norton Avenue, Beach Channel Drive and Bay 32nd Street. The designs feature resiliency measures to protect the park and its amenities from flood risk. These measures include raising the elevations of portions of the park and bioswales in order to withstand approximately nine feet of flooding from the bay.

The project at Rockaway Community Park will enhance and restore coastal wetlands along the park's east and west shorelines, as well as improve adjacent upland areas through debris removal, slope stabilization, sand placement, and erosion control plantings. The park will provide a crucial buffer between the built environment and storm events by absorbing flood water and buffering wave energy. These improvements will contribute to the resiliency of the parkland, the ecosystem, and the surrounding community by ensuring the natural areas within the park are better able to adapt to future sea level rise and climate change. Pedestrian circulation will also be improved with a reconstructed fully ADA accessible boardwalk, improved accessible connections to existing fishing piers, and a new pathway in place of a former roadbed at the south-east entrance to Rockaway Community Park.



Bayswater Park Design Rendering
Source: NYC Parks

Implementing the Land Use Framework

This long-term land use framework is guided by community voices throughout the planning process, as well as technical studies on affordable housing opportunities, transportation access, and flood resiliency. Building on the vision outlined in the Edgemere Conceptual Planning Framework of the Plan (see p. 6), the recommended framework and related actions are crafted to respond to the neighborhood’s unique geography, peeling back from the more vulnerable bayside edge and terracing development inland toward the elevated train. Together, the actions lay the groundwork for long term coastal resilience and community development in Edgemere.

The City is advancing several land use and discretionary actions starting this year. These actions, depicted in the land use framework below, include a set of zoning changes, urban renewal plan amendments, and disposition authority for a subset of sites. These land use actions will be subject to public review under Uniform Land Use Review Procedure (ULURP), starting in Spring 2021.

Limit Coastal Development



In this area most vulnerable to coastal flood hazards, zoning changes (including zoning map and text amendments) are proposed to minimize exposures of new development to flood risk by limiting density and ensuring resilient building forms. Amendments to the Edgemere Urban Renewal Plan will preserve existing open space by re-designating these parcels from residential to open space use.

Strengthen Commercial Corridors



In this strategic corridor adjacent to transit, zoning changes (including zoning map and text amendments) are proposed to allow higher density resilient development close to transit, maximizing retail, amenities and affordable housing opportunities.

Strengthen Neighborhood Resiliency & Fill in the Gaps



Though at lesser risk from coastal hazards, northern portions of this neighborhood will still face flooding challenges from storm events and tidal flooding. Therefore, less restrictive zoning changes (including zoning map and text amendments) are proposed to ensure resilient building forms. Amendments to the Edgemere Urban Renewal Plan are under consideration to add a subset of vacant parcels to the future community land trust development sites.

Development on City-owned Vacant Land

Requests for Proposals of City-owned Vacant Land

After approval of the aforementioned land use actions and pending timelines in budget availability, HPD will issue a request(s) for proposals (RFP) to transform vacant City-owned lots into mixed-use, affordable multi-family housing developments. An RFP is a competitive process in which HPD calls for developers to submit project proposals that respond to a set of defined goals and guidelines that are informed by policy goals and feedback from the community. Non-profit and for-profit teams are eligible to apply and seek City financing for their proposals. HPD works together with development teams to ensure that projects are designed to meet the agency’s standards for quality construction and environmental sustainability.

Before an RFP release, HPD gathers community input and priorities through Community Visioning Workshops. These workshops are held to inform future development in Edgemere and prioritize the unique needs of the community.

Requests for Expressions of Interest for a CLT

HPD will also issue a request(s) for expressions of interest (RFEI) to identify local organizations and developers interested in developing a community land trust to create affordable and resilient homeownership. Through the RFEI, HPD will identify a CLT partner to set in motion the critical preparatory work in launching a CLT, including establishing organizational, governance and operations plans, a development plan, and related community engagement and outreach.

In addition to housing, the CLT will potentially program and steward vacant City-owned land identified for open space for water management, community agriculture, natural areas conservation, recreational activities, or other uses identified by the community.

How to Stay Involved

HPD will continue to engage residents and stakeholders of Edgemere through future public events, community visioning activities and public hearings through 2021. Here are some key moments* to keep in mind:

- **Online Town Hall** – an online meeting facilitated by HPD staff focusing on the progress of the Resilient Edgemere Initiative. Participants will have the opportunity to ask questions and provide feedback on the Initiative, land use proposals and ongoing projects in Edgemere.
- **Community Visioning Activities** – a series of interactive activities hosted on our website to gather input and priorities to inform future development of affordable housing on City-owned land.
- **Environmental and Land Use Review** – before the land use actions are certified for public review under the Uniform Land Use Review Procedure (ULURP), an Environmental Impact Statement (EIS) will be produced to study the environmental impacts of the proposed actions. In Fall 2020, the community can inform the scope of this study at the public EIS Scoping Hearing. The public scoping hearing is the best time for communities to have their say early before the ULURP process. The Draft EIS (DEIS) will also be shared for public review at a second public hearing (anticipated Spring 2021). The community has further opportunity to comment at various public hearings as the proposal is reviewed under ULURP.

* The ongoing COVID-19 crisis may mean that public event dates and timelines shift more than usual. Make sure to check out our website nyc.gov/edgemere to have the most up-to-date information and updates on upcoming activities in the community.



Our team understands that the Edgemere community is currently facing the repercussions of an unprecedented public health crisis and related economic effects due to the COVID-19 pandemic. We will do our best to provide information on and access to supportive resources in this outreach and on the project website.




Any questions or comments? Email us at resilientedgemere@hpd.nyc.gov



What does the RFP process typically look like?



APPENDIX

Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source	
Protect the Neighborhood from Flooding								
	Strengthen the Coastal Edge							
a	Design and construct Edgemere's Raised Shorelines project to address the impact of sea level rise due to climate change Due to the Army Corps receiving authorization last year, the EDC Edgemere Raised Shoreline project is now the Army Corps HFRRF Edgemere project, refer to project E below for updates	Mayor's Office of Resiliency	EDC, HPD, DEP, NYC Parks, NYCHA	1 - 5 yrs	In progress	--	--	Other Public (HUD), City
b	Study the feasibility of a coastal protection feature that would withstand the additional height of storm surge associated with severe coastal storms	Mayor's Office of Resiliency	EDC, HPD, DEP, NYC Parks, NYCHA	> 5 yrs	Proposal	Identify funding	--	TBD
c	Assess opportunities for marsh migration through the transfer of parcels to Parks, and evaluate the feasibility of city owned property as sites for wetland mitigation.	NYC Dept. of Parks & Recreation	HPD	> 10 yrs	Proposal	Survey of encroachments, boundary protection, and cleanup/restoration	Recommended parcels transferred to NYC Parks	TBD
d	Support the U.S. Army Corps of Engineers (USACE) beach restoration and dune system and advocate for proposals in the Rockaways Reformulation Study	U.S. Army Corps	MOR	> 10 yrs	Complete	--	--	Other Public (U.S. Army Corps)
e New!	Support the design and construction of the East Rockaway Inlet to Rockaway Inlet and Jamaica Bay, New York Coastal Storm Risk Reduction Project	U.S. Army Corps	MOR	> 10 yrs	In progress	USACE Atlantic Shorefront Contract #1 construction start Summer 2020; Back Bay PED phase initiated Winter 2020	Design and construction completion	Other Public (U.S. Army Corps)
	Adapt to Increased Flood Risk							
a	Establish a defined hazard mitigation zone (HMZ) where Build it Back construction benefits are limited to buyouts, and offer eligible residents to relocate further inland when possible	Mayor's Office of Housing Recovery Operations	HPD, MOR, DCP	1 - 5 yrs	Complete	--	--	Other Public (HUD)
b	Identify City land that is inappropriate for housing and repurpose sites for up to two new community open spaces	NYC Dept. of Parks & Recreation	HPD, NYCHA	1 - 5 yrs	In progress	Three lots have been identified and will be transferred to NYC Parks by the end of 2020. NYC Parks will identify funding sources in 2021 to commence construction	Open community open spaces to the public	City
c	Evaluate the feasibility of ecological and stormwater restoration opportunities using the Jamaica Bay Watershed Ecological Atlas	NYC Dept. of Environmental Protection	HPD	1 - 5 yrs	In progress	--	--	Other Public (NPS)
d	Pursue resilient affordable housing development and a nature preserve in the east section of the Arverne Urban Renewal Area	NYC Dept. of Housing Preservation & Development	--	> 10 yrs	In progress	Begin land use review process for Arverne East development site	Complete construction by 2026, subject to feasibility	City, Private, Other Public

Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
 Create Waterfront Connections							
a	Complete reconstruction of Rockaway Boardwalk and new beach access points at Beach 35th	NYC Dept. of Parks & Recreation	EDC, USACE, HPD	1 - 5 yrs	Complete	--	Other Public (HUD)
b	Create new open space and recreational areas on the Edgemere Peninsula	NYC Dept. of Parks & Recreation	MOR, DCP, NYC Parks, DOT	> 10 yrs	Proposal	Assess suitability of parcels for transition to open space	TBD
 Improve Drainage and Water Quality							
a	Study neighborhood drainage patterns and develop flood management interventions through the <i>Edgemere Drainage Study</i>	NYC Dept. of Environmental Protection	HPD, EDC, MOR, DCP, NYC Parks, NYCHA	1 - 5 yrs	Complete	--	Other Public (HUD)
b	Enable building and homeowners, schools, and community gardens to reduce storm water entering into the system through the Rain Barrel Giveaway Program	NYC Dept. of Environmental Protection	HPD, NYC Parks	1 - 5 yrs	Complete	--	City
c	Remove debris from storm drains in partnership with community stakeholders through the Adopt-a-Catch Basin Program	NYC Dept. of Environmental Protection	HPD	1 - 5 yrs	In progress	Begin coordination with Councilmember's Office	City
d	Complete reconstruction of streets and sewers through the "Reconstruction of Edgemere Urban Renewal Area" Capital Construction Project	NYC Dept. of Design & Construction	DOT, DEP, HPD	1 - 5 yrs	Complete	--	City
Create Resilient Housing and Maintain the Low Density Feel							
 Strengthen Resiliency of Existing Homes							
a	Assist Edgemere homeowners with neighborhood-focused outreach, strategies, and tools through NYC Build it Back programs	Mayor's Office of Housing Recovery Operations	HPD, DDC, HUD	1 - 5 yrs	Complete	--	Other Public (HUD)
b	Upgrade and repair Beach 41st Street Houses through NYCHA's Recovery to Resiliency Program	NYC Housing Authority	FEMA, HUD	1 - 5 yrs	In progress	--	Other Public (FEMA/ HUD)
c	Repair, elevate, and reconstruct detached Sandy-damaged homes through NYC Build it Back programs	Mayor's Office of Housing Recovery Operations	HPD, DDC, HUD	1 - 5 yrs	Complete	--	Other Public (HUD)
d	FloodHelpNY.org relaunch with enhanced features including flood insurance rate calculator, flood insurance mitigation education, and access to one-on-one in-person resiliency audits and flood insurance counseling	Center for New York City Neighborhoods	MOR, HPD	1 - 5 yrs	In progress	Continuing processing applications for the backwater valve program; and begin installations of backwater valves. Ongoing edits to the website to help residents	Complete 70-100 backwater valve installations through FloodHelpNY, in areas served by FloodHelp's backwater valve installation program, including Edgemere

	Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
e	Finalize Citywide Flood Resiliency Zoning Text Amendment to address zoning barriers to flood recovery and new flood resilient building stock	NYC Dept. of City Planning	HPD	1 - 5 yrs	In progress	Begin ULURP and community outreach	Complete amendment in 2021	City
f	Expand technical and financial assistance for resiliency and energy efficiency retrofits	Mayor's Office of Resiliency	HPD, DCP	> 5 yrs	In progress	Help homeowners understand their flood risk, premium purchase requirements and mitigation options through floodhelpny.org	--	TBD
g	Advocate for reforms to the National Flood Insurance Program to provide incentives for risk-reduction investments and promote affordability	Mayor's Office of Resiliency	HPD, HRO, DCP	> 5 yrs	In progress	--	--	FEMA
 Limit New Residential Development in Vulnerable Areas								
a	Explore ways to limit new development on privately- and publicly-owned land north of Norton Avenue through zoning and other tools	NYC Dept. of Housing Preservation & Development	DCP	1 - 5 yrs	In progress	--	Complete Urban Renewal Plan Amendment by 2022	TBD
b	Develop an implementation plan for a Bay Side Nature Trail proposed in the <i>Rockaway Parks Conceptual Plan</i>	NYC Dept. of Parks & Recreation	HPD	> 5 yrs	Proposal	Identify funding source	Document detailing phasing and funding sources for each segment of bayfront trail	TBD
c	Identify funding for a long-term buyout program to relocate current homeowners away from flooding and coastal storm hazards	NYC Dept. of Housing Preservation & Development	MOR, DCP	> 5 yrs	Proposal	Identify funding source	Launch buyout program(s)	TBD
 Fill in the Gaps								
a	Develop affordable one- and two-family homes on vacant City land consistent with to the findings of a neighborhood drainage feasibility study	NYC Dept. of Housing Preservation & Development	DCP, DEP	> 5 yrs	Proposal	--	Sell homes by 2026, subject to feasibility	City, Private, Other Public
	Identify City-owned sites that could be included in a community land trust (CLT) and work with local organizations to develop a model for future CLT ownership to facilitate long-term affordability and resilient land management through the release of the CLT Request for Expressions of Interest (RFEI)	NYC Dept. of Housing Preservation & Development	CNYCN	1 - 5 yrs	In progress	Identify CLT partner through a request for proposal	Launch community land trust, subject to feasibility	City, Private

Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
------------------	-------------	----------	----------	--------	-----------	----------------------	----------------



Focus Development near Transit and Resources

a	Provide new affordable rental units with innovative resiliency and sustainability features through completion of Beach Green Dunes	NYC Dept. of Housing Preservation & Development	The Bluestone	1 - 5 yrs	Complete	--	--	City, Private, Other Public
b	Provide new retail amenities and affordable rental housing at Beach Channel Drive and Beach 36th Street through development of vacant City-owned land	NYC Dept. of Housing Preservation & Development	The Bluestone	> 5 yrs	In progress	Commence construction	Complete construction and lease units by 2025, subject to feasibility	City, Private, Other Public
c	Create new affordable housing and commercial/community facility opportunities along Rockaway Beach Boulevard through rezoning for higher density mixed-use development on vacant City-owned land.	NYC Dept. of Housing Preservation & Development	DCP	>10 yrs	In progress	Begin Urban Renewal Plan Amendment in 2020	Complete construction and lease units by 2028	City, Private, Other Public

Improve Streets and Transportation



Improve Pedestrian and Bicycle Access

a	Improve pedestrian access to Beach 44th Street subway station, Bayswater Park, and Bravo Supermarket	NYC Dept. of Transportation	HPD	1 - 5 yrs	In progress	Commence construction	Remove rail guard and complete pathway	City, Other Public (US DOT)
b	Install walk signals at 12 intersections on Beach Channel Drive	NYC Dept. of Transportation	HPD	1 - 5 yrs	Complete	--	--	Other Public (US DOT)
c	Create a long-term vision for the Beach 35th Street intersection, including improvements to pedestrian and vehicular circulation around Bayswater Park, Bravo Supermarket, and the Beach 36th Street subway station	NYC Dept. of Transportation	HPD	> 5 yrs	In progress	--	Complete designs in Access to Opportunity study in 2019	Other Public (US DOT)
d	Explore feasibility of bicycle network improvements or expansions on the Rockaway Peninsula	NYC Dept. of Transportation	HPD	1 - 5 yrs	In progress	--	--	Other Public (US DOT)



Improve Transit Service and Reliability

a	Implement Q52/Q53 Select Bus Service	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	Complete	--	--	Other Public (US DOT)
b	Extend the Q52 route further east from Beach 67th Street to Beach 54th Street	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	Complete	--	--	Other Public (US DOT)
c	Study and propose improvements to bus stop locations for the Q22 bus	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	Complete	--	--	Other Public (US DOT)

Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
------------------	-------------	----------	----------	--------	-----------	----------------------	----------------

d

Expand the rush hour moratorium on opening the South Channel Bridge for marine traffic to improve A train reliability

U.S. Coast Guard

New York City Transit, Council - member's Office

1 - 5 yrs

Proposal

Advocate for support from US Congress members

TBD



Improve Regional Access



a	Improve vehicular circulation by reopening northbound access at Beach 62nd Street and Rockaway Beach Boulevard	NYC Dept. of Transportation	HPD	1 - 5 yrs	Complete	--	Completed 2016	Other Public (US DOT)
b	Implement vehicular circulation improvements upon completion of the TIGER grant-funded <i>Access to Opportunity: Transportation and Housing Study in the Eastern Rockaways</i>	NYC Dept. of Transportation	HPD	> 5 yrs	In progress	Obtain funding and complete designs by coordinating with Arverne East plan	Begin construction with Arverne East	Other Public (US DOT)
c	Improve pedestrian and cyclist connections to the ferry terminal at Beach 108th Street	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	In progress	Design complete	Begin construction in 2020	Other Public (US DOT)
d	Continue to advocate to the MTA for improved and increased service on the A/C subway lines	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	Ongoing	--	--	Other Public (US DOT)
e	Launch Citywide ferry service from Beach 108th Street to Lower Manhattan	NYC Economic Development Corporation	DOT, NYC Parks	1 - 5 yrs	Complete	--	--	City



Increase Neighborhood Amenities



Expand Access to Quality Retail

a	Complete Beach Channel Senior Residences, which includes senior housing, a community facility, and commercial space	NYC Dept. of Housing Preservation & Development	HDC, Arker Companies	1 - 5 yrs	Complete	--	--	City, Private, Other Public
b	Rezone City-owned parcels adjacent to transit hubs to allow for higher density mixed-use development that accommodates retail and community facility uses	NYC Dept. of Housing Preservation & Development	EDC, DCP	> 5 yrs	In progress	Begin Urban Renewal Plan Amendment in 2020	Complete construction and lease space by 2028, subject to feasibility	City
c	Improve quality food access by constructing a grocery store on Beach 54th Street and Beach Channel Drive	NYC Housing Authority	OBCDC, LISC, AAFE	1 - 5 yrs	Delayed	Obtain project financing	Construction start in 2021	Private
d	Provide local CBOs with resources to identify local consumer needs and develop business recruitment and retention strategies to help strengthen and diversify the neighborhood retail mix.	NYC Small Business Services	OBCDC	1 - 5 yrs	In progress	Continue outreach and develop a property database	--	Other Public (HUD)

	Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
e	Evaluate the feasibility of and prioritize the creation of healthcare facilities, active recreation facilities, and retail uses in all new affordable mixed-use developments supported by the City in the Edgemere area	NYC Dept. of Housing Preservation & Development	HHC, OBCCDC	> 5 yrs	Ongoing	--	--	City
 Improve Existing Facilities and Services								
a	Renovate the Community Center at Beach 41st Street Houses	NYC Housing Authority	FEMA, HUD	1 - 5 yrs	In progress	--	Complete construction by 2021	Other Public (FEMA/ HUD)
b	Reserve the existing, planned school site on Rockaway Beach Boulevard for future school use, and evaluate the school system capacity prior to each new affordable residential development	NYC Dept. of Housing Preservation & Development	SCA, DCP	> 5 yrs	Ongoing	--	--	City
 Connect Jobseekers to Resources and Trainings								
a	Leverage purchasing power and investments in construction and real estate to create jobs and training opportunities for New Yorkers through HireNYC's suite of services	NYC Small Business Services	HPD, EDC	1 - 5 yrs	Ongoing	Solicitations for EDC projects above \$1 million and HPD projects above \$2 million contain new language requiring HireNYC obligations	--	Other Public (HUD)
b	Continue outreach to the Rockaway community to raise awareness of services, training, and job opportunities available through the Rockaway Workforce1 Career Center	NYC Small Business Services	HRO	1 - 5 yrs	Ongoing	Continue to collaborate with local CBOs and NYCHA REES to extend outreach to the Rockaway community	--	Other Public (HUD)
c	Provide customized training for a variety of construction and maintenance positions through NYCHA's Resident and Economic Empowerment and Sustainability program	NYC Housing Authority	HPD	1 - 5 yrs	In progress	Secure funding for additional training	Create and launch additional training programs upon securing funding	TBD
d	Require contractors, vendors, and suppliers to provide job training, employment, and contracting opportunities for low- or very low-income residents on HUD-assisted projects	NYC Dept. of Housing Preservation & Development	HUD	1 - 5 yrs	Ongoing	--	--	City, Private, Other Public
e	Create job opportunities for NYCHA residents through private investments stewarded by the Fund for Public Housing	NYC Housing Authority	Fund for Public Housing	1 - 5 yrs	In progress	Secure funding and private donations	Create programs tailored by resident input and need by 2020	Fund for Public Housing, TBD

	Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
 Create a Healthier Neighborhood								
a	Improve recreational amenities and waterfront access at Bayswater Park and Rockaway Community Park as proposed in the <i>Rockaway Parks Conceptual Plan</i>	NYC Dept. of Parks & Recreation	MOR, HPD, DOT	> 5 yrs	In design	Commence construction	Complete construction	Other Public (FEMA)
b	Complete construction of Shore Front Parkway recreation areas as outlined in the <i>Rockaway Parks Conceptual Plan</i>	NYC Dept. of Parks & Recreation	MOR, HPD	1 - 5 yrs	In design	Commence construction	Complete construction	Other Public (FEMA)
c	Continue to provide grant opportunities to local organizations for public health outreach and awareness campaigns	NYC Dept. of Health & Mental Hygiene	Fund for Public Health in New York	1 - 5 yrs	Complete	From 2016-2019, DOHMH provided \$172,900 in grants to local organizations for public health outreach and awareness campaigns.	--	Other Public (CDC)
 Improve Communications between New York City Officials and Residents								
a	Promote emergency preparedness and build a community disaster network	NYC Office of Emergency Management	HPD, NYCHA, Council-member's Office	1 - 5 yrs	Ongoing	--	--	
b	Leverage public awareness campaigns for NotifyNYC, Ready New York, and Know Your Zone to improve community emergency preparedness	NYC Office of Emergency Management	HPD, NYCHA, Council-member's Office	1 - 5 yrs	Ongoing	--	--	Other Public (HUD)
c	Enable NYCHA residents to create, schedule, and manage work tickets via their mobile devices through the new MyNYCHA mobile application	NYC Housing Authority	--	1 - 5 yrs	Ongoing	--	--	Other Public (FEMA/ HUD)