



# RESILIENT EDGEWATER

community plan



# LETTER FROM THE DEPUTY MAYOR

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New York City's extensive waterfront is increasingly vulnerable to coastal storms and sea-level rise. Hurricane Sandy exposed this vulnerability with devastating consequences for local communities, many of which are only now coming back. As the city looks to be a global leader in the fight against climate change, it is imperative that we work together with communities like Edgemere to plan for a stronger, more resilient future.

Edgemere, a low-lying, waterfront community in the Rockaways, hadn't yet recovered from the financial crisis when Hurricane Sandy hit with damaging force. These twin blows presented both a profound challenge and a crucial opportunity to address decades of historic under-investment in the area. The City launched the Edgemere Community Planning Initiative in 2015 to work with the community to develop a plan to protect the neighborhood from future storms and coastal erosion, while investing in affordable housing, strengthening infrastructure, and creating more retail and services. This initiative was grounded in a bold, new approach to public engagement that places local residents, who best understand their communities, at the center of an open, transparent, neighborhood planning process. Edgemere is their neighborhood, and this is their plan.

The strategies laid out in these pages reflect the Edgemere community's values, and echo the commitment we made in *OneNYC* to strengthen our coast, upgrade our buildings, protect our infrastructure, and make sure our neighborhoods are more affordable, vibrant, and resilient. This plan recognizes that New Yorkers must come together to ensure that our city is ready, not only to withstand the impacts of climate change and other twenty-first century threats, but to emerge from them stronger than ever. The outcomes of this collaboration will serve as a model for other coastal neighborhoods not only in New York, but in vulnerable communities throughout the United States.

We look forward to working with the residents of Edgemere, and all our communities, to build a stronger, more equitable, and more sustainable city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia Glen'. The signature is fluid and cursive, with a long, sweeping tail on the 'G'.

Deputy Mayor Alicia Glen



# NYC DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Established in 1978, the NYC Department of Housing Preservation and Development (HPD) is the largest municipal housing preservation and development agency in the nation. The agency's mission is to promote the construction and preservation of affordable, high quality housing for low- and moderate-income families in thriving and diverse neighborhoods in every borough by enforcing housing quality standards, financing affordable housing development and preservation, and ensuring sound management of the City's affordable housing stock.

## About Housing New York

HPD is responsible for carrying out *Housing New York: A Five-Borough, Ten-Year Plan*, Mayor Bill de Blasio's initiative to create or preserve 200,000 affordable houses and apartments. HPD is leading the Mayor's charge, in collaboration with over 13 partner agencies, advocates, developers, tenants, community organizations, elected officials, and financial institutions.

HPD's Office of Neighborhood Strategies is working with communities to ensure that new housing is coordinated with other essential services and infrastructure to foster more equitable, diverse, and livable neighborhoods. By understanding a community's goals, concerns, priorities, and vision for a neighborhood, HPD can more effectively engage with residents to refine existing tools and develop new ones to meet the community's objectives.



Participants discuss future visions for Edgemere during the "Create" workshop

Source: HPD

## Resilient Edgemere Community Planning Initiative Partners

The Resilient Edgemere Community Planning Initiative is the product of the tremendous dedication, hard work, and input from numerous City offices and agencies, as well as the immense number of community and non-profit organizations, elected officials, community leaders, and residents who contributed their time and energy to share their knowledge of this neighborhood, helping us shape the innovative strategies and projects in Edgemere. We would especially like to thank the following agencies and organizations for their countless hours and dedication to this report:

### Federal

U.S. Representative Gregory W. Meeks – 5th Congressional District of New York  
United States Department of Housing and Urban Development – HUD  
Federal Emergency Management Agency – FEMA  
United States Army Corps of Engineers – USACE

### State

New York State Senator James Sanders Jr. – 10th Senatorial District  
New York State Assembly Member Michele R. Titus – Assembly District 31  
Metropolitan Transportation Authority - MTA  
Governor's Office of Storm Recovery - GOSR  
New York Department of Environmental Conservation – DEC

### Municipal

Council member Donovan Richards Jr. – Council District 31  
Queens Borough President Melinda Katz  
Community Board 14  
Mayor's Office of Housing Recovery Operations – HRO  
Mayor's Office of Recovery and Resiliency – ORR  
NYC Department of Buildings – DOB  
NYC Department of City Planning – DCP  
NYC Department of Design and Construction – DDC  
NYC Department of Environmental Protection – DEP  
NYC Department of Health and Mental Hygiene - DOHMH  
NYC Department of Housing Preservation and Development - HPD  
NYC Department of Parks and Recreation – NYC Parks  
NYC Department of Small Businesses Services – SBS  
NYC Department of Transportation – DOT  
NYC Economic Development Corporation – EDC  
NYC Housing Authority – NYCHA

### Community

596 Acres  
Addabbo Health Center  
Asian Americans for Equality - AAFE  
Beach 42nd Street Block Association – Partnership with Rockaway Hopeworks  
Beach 41st Cornerstone Community Center  
Beach 41st Street Tenant Association  
Community and Family Head Start  
Edgemere Community Group  
Edgemere Farm  
Far Rockaway/Arverne Nonprofit Coalition  
Local Initiatives Support Corporation – LISC  
Margert Community Corporation  
Norton Basin Edgemere Stewardship Group - NBESG  
Ocean Bay Community Development Corporation – OBCCDC  
Rockaway Waterfront Alliance - RWA  
Rockaway Wildfire  
Rockaway Youth Taskforce – RYTF  
Sheltering Arms NY  
Resilient Edgemere Organizing Team  
Residents and Meeting Participants

## How to Use this Plan

This plan demonstrates that engaging local residents can result in thoughtful solutions to the complex challenges posed by adaptation to climate change and historic disinvestment; and, at its best, serves as a model for how communities can collaboratively build a shared vision for a resilient future. To ensure the successful implementation of this plan, the Edgemere community should view this as a living document to guide public participation and partnership with the City and use it to actively drive neighborhood improvements. To promote continued community involvement this document contains the following document guides and resources.

### Document Guides



#### “Did you know”

These call outs contain links to City resources that residents can access at any time. These are categorized within the specific chapters and often connect City resources to the specific strategies and spotlighted projects. The Resilient Edgemere website will include additional resources.



#### “Project Spotlight”

The goals and strategies of this plan are concretized in 60 projects, with one or two projects spotlighted per strategy. Each project highlights just how the comprehensive vision will take in Edgemere.

### Resources



#### “Get Involved”

This includes suggestions on how residents can help implement the plan, as well as how to hold City agencies and elected officials accountable.



#### “Edgemere Community Groups”

This includes profiles of organizations active in Edgemere. Each profile consists of a short summary of the group’s mission and services to increase awareness of existing local opportunities for civic engagement.



#### “Implementation Matrix”

A list of all projects which includes the responsible City agency, funding status, and expected timeline for each project.

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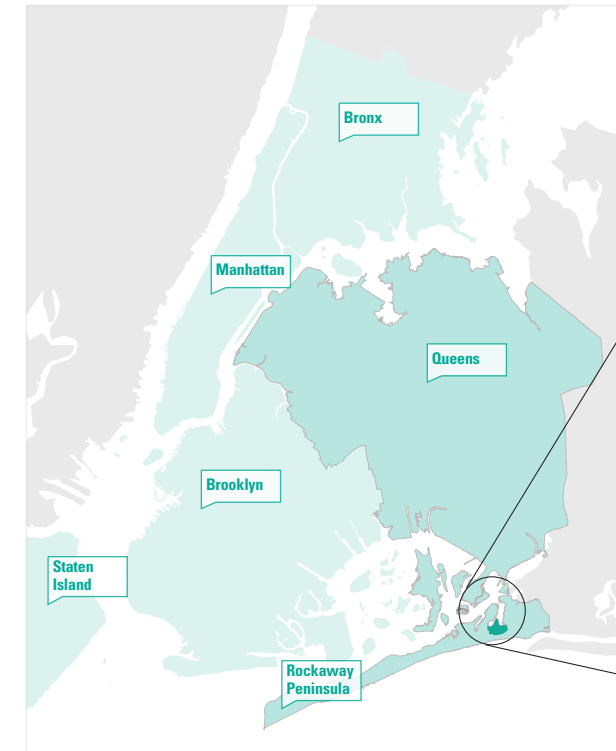
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# INTRODUCTION

## Resilient Edgemere

**New York City is a coastal city with over 520 miles of waterfront. Neighborhoods along the water are all very different: from the promenades of Lower Manhattan, to the bustling wholesale market of Hunts Point, to the beachfront residential communities of the Rockaway Peninsula. These communities all are vulnerable to risk from coastal storms and sea level rise. Hurricane Sandy exposed the vulnerability of New York City's extensive coast, and also revealed dangers specific to each affected neighborhood.**



Edgemere study area and context map  
Source: HPD

Edgemere is a low-lying waterfront community located in the Rockaways, a barrier island. The neighborhood experienced significant damage from the wave action and storm surge of Hurricane Sandy, but also experiences the nuisance of regular tidal floods. A combination of a high water table and a flat topography puts Edgemere constantly at risk for flooding from heavy rains and high tides. Reasonable predictions about sea level rise further show that the community faces significantly increased flood risk.<sup>1</sup>

Like all Rockaway communities, Edgemere is physically distant from most central city resources, and residents travel long distances to work, shop, and play. Crippling damage to the public transportation network from Hurricane Sandy exacerbated this isolation, and highlighted the daily challenge of the Rockaway peninsula's limited local opportunities for access to employment, services, and amenities.

Edgemere is in an active Urban Renewal Area, which was created in 1997. Urban Renewal Area status gives the City some levers over the physical environment. In general, the City uses its Urban Renewal Authority to acquire property in order to develop housing, parks, or other uses consistent with the Urban Renewal Plan that outlines improvements to an area. In Edgemere, the 1997 Urban Renewal Plan created a framework for the investment of \$100 million in sewer and street improvements to support the construction of 800 homes for middle income homeowners. Execution of this Urban Renewal Plan required the City to condemn and acquire land to make space for these new homes. Between 1997 and 2008, 307 one- and two-family homes were built. In 2008 the housing market collapsed, and development in Edgemere stalled. As a result, Edgemere still has a significant amount of City-owned vacant land and stalled development, as well as privately owned land that is vacant or blighted.

The severe damage from Hurricane Sandy and the City's ownership of many vacant parcels in this community creates an opportunity to do better. The Edgemere Community Planning Initiative was launched in October 2015 to improve the resiliency of Edgemere by pairing recovery and rebuilding investments with a new comprehensive long-term community vision. As this planning process concludes and implementation of this plan begins, the City and stakeholders in Edgemere will build off of the momentum of this process with investments in new infrastructure, resiliency improvements, and mixed-use housing development.



# History and Profile of Edgemere

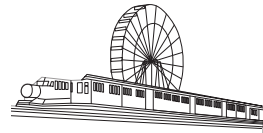
Over the past 150 years, Edgemere and the Eastern Rockaways grew from a waterfront vacation destination for wealthy New Yorkers to a diverse community that many New Yorkers call home. This timeline provides the historical context that continues to shape Edgemere. It details the human history of the neighborhood, and how policy affected the way the neighborhood looks and feels.

## A WATERFRONT DESTINATION

Development of the Marine Hotel in 1833, by the Rockaway Association, and its immediate success led to numerous other luxury hotel and private residential developments in the Rockaways. The Edgemere Hotel at Beach 35th Street opened in 1895.<sup>ii</sup>



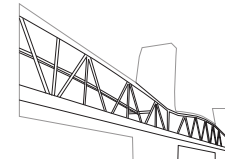
**MID-1800s**



**LATE 1800s**

## BRIDGES LINK EDGEMERE TO NYC

In 1911 Edgemere's geography as we know it today is formed with the filling in of the Wave Crest Inlet.<sup>iv</sup> Transformation of the Rockaways into middle class summer beach and bungalow communities continues in 1925 and 1937 with the completion of the Cross Bay and Marine Parkway Bridges respectively, as well as additional public transit links.<sup>v</sup>



**EARLY 1900s**

## ROBERT MOSES' URBAN RENEWAL

Vacationers shift to other destinations rather than the Rockaways with improvements in transportation infrastructure. Businesses close, resort hotels are either demolished or turned into apartments, and summer cottages become year-round housing of last resort for low-income New Yorkers. The City begins building large public housing campuses in the Eastern Rockaways including Edgemere.<sup>vi</sup>



**MID-1900s**

## ON THE PATH TO RECOVERY

Between the 1970s and 1990s the City acquires over 100 lots in Edgemere. In 1997 the City establishes the Edgemere Urban Renewal Area with the goal of developing over 800 units of affordable housing, new amenities, and infrastructure upgrades. Over 300 one- and two-family homes are completed in Edgemere in 2007 but the remaining development halts from the shock of the Great Recession of 2008, and Hurricane Sandy in 2012. In 2015 the City launches the *Resilient Edgemere Planning Initiative*.

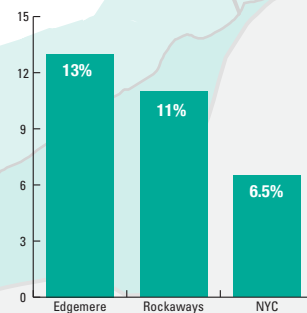
**LATE 1900s-TODAY**

## BEACHTOWN BOOM : NYC'S PLAYGROUND

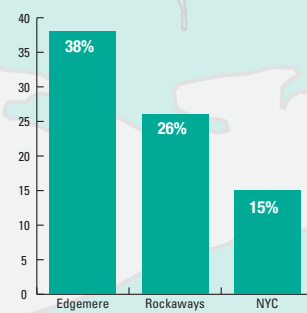
Traveling to the Rockaways becomes easier as the Long Island Railroad (LIRR) increased service to the Rockaways with stops between Far Rockaway and Rockaway Park. This access broadened the appeal of the Rockaways as a place of leisure and led to the creation of multiple amusement parks, including the world renowned Playland in 1901, earning the Rockaways the title of The Playground of New York.<sup>iii</sup>

## NEIGHBORHOOD PROFILE (6,600+ residents)<sup>vii</sup>

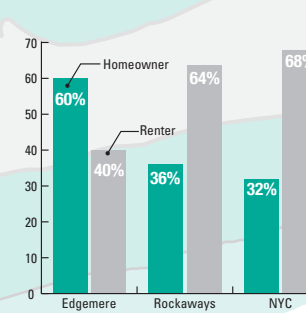
Edgemere is a majority-minority community, with non-Hispanic Black residents comprising 62% of the population. Households are generally larger and many include children; 39% include more than four people and almost 40% of the population is under the age of 18. The median annual household income is \$30,700 for a family of four, compared to \$49,700 in the Rockaways and \$57,000 in NYC. Only 16% of the community has completed college, and the community's unemployment rate is 13%, or double the unemployment rate of NYC overall. Edgemere households are split equally between owners and renters, with the majority of renters in the neighborhood residing in the NYCHA-managed Beach 41st Street houses.



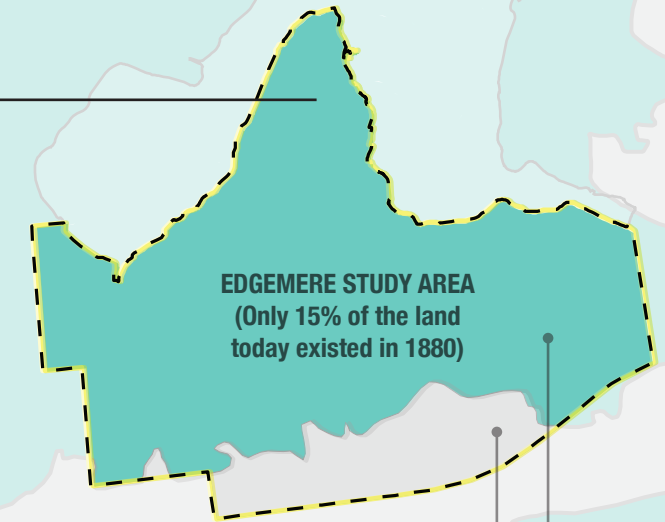
Percentage of Unemployment Rate, Source: ACS 2009-2013



Percentage of Population under 18 years of age, Source: ACS 2009-2013



Percentage of Homeowners versus Renters, Source: 2014 Housing Vacancy Survey / ACS 2009-2013



**EDGEMERE STUDY AREA**  
(Only 15% of the land today existed in 1880)

Ocean and bay 2016

Shoreline 2016

Land that makes up the Rockaways in 1880

Water and tidal marsh in 1880

# Existing Conditions

Over the course of this neighborhood planning process, the community identified many problems experienced in daily life in Edgemere. The neighborhood's geography and topography contribute to regular flooding and ponding. Other major concerns include: lack of access to the beach and to Jamaica Bay, the blight of vacant land, attached housing that is difficult to elevate, slow and unreliable transit service, few sidewalks, poor street crossings, and no elevators at the closest MTA subway stations. What exists today is a close-knit flood prone neighborhood surrounded by nature, but unable to access the waterfront.

## Open Space and Environment

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



1 Poor Beach and Bay Access

2 Flooding and Ponding

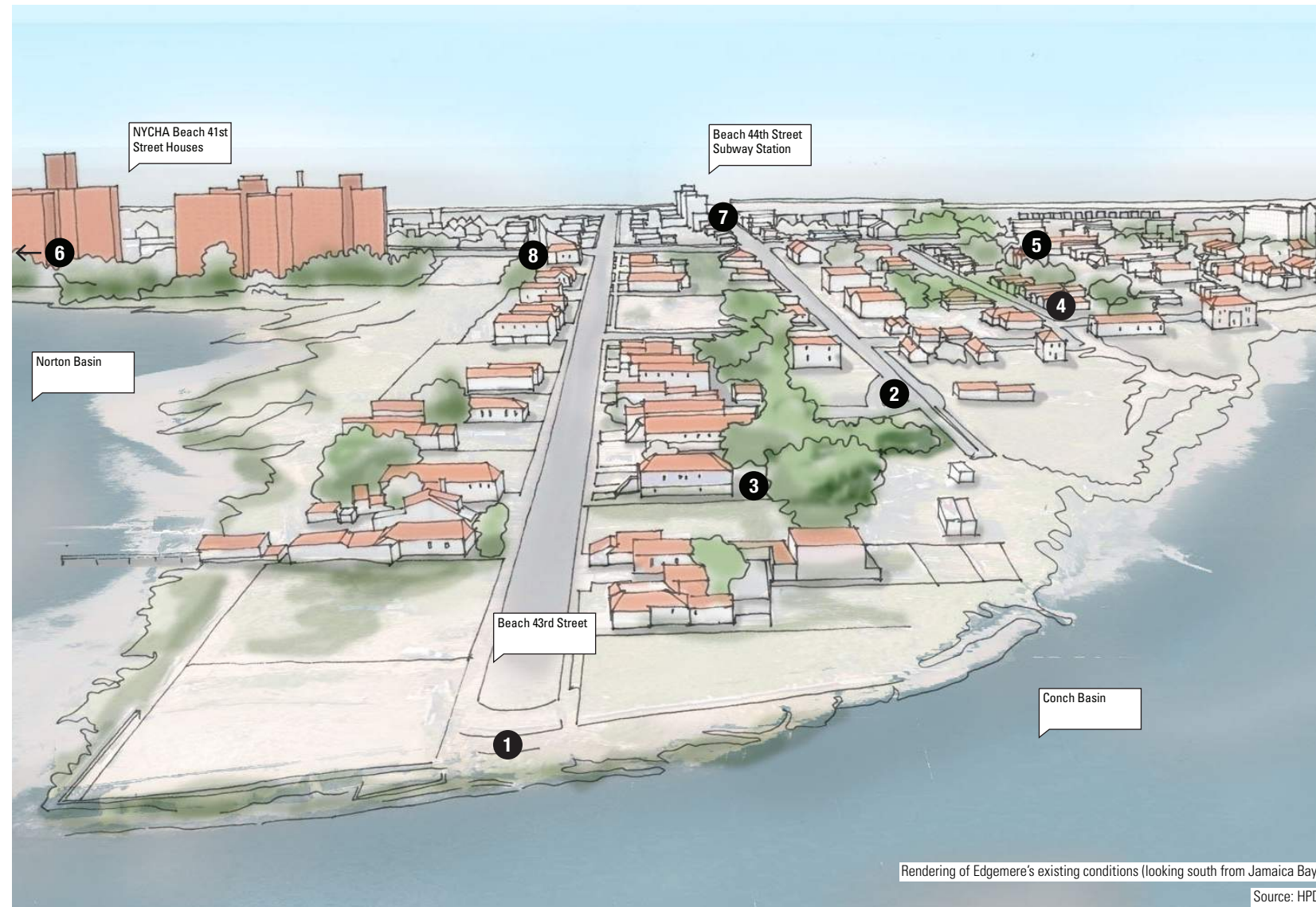
## Housing

Many residents still live in Sandy-damaged homes and the neighborhood's housing market as a whole has not fully recovered from the Great Recession.



3 Vacant & Storm-Damaged Housing

4 Difficult to Elevate Housing



Rendering of Edgemere's existing conditions (looking south from Jamaica Bay) Source: HPD

## Transportation

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



5 Deteriorating Infrastructure

6 Dangerous Intersections

## Amenities

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



7 Out-of-Character Land Use

8 Lack of Services



## Planning Process

The City launched the *Resilient Edgemere Community Planning Initiative* in October 2015 as a joint effort between City agencies, community members, elected officials, local organizations, and residents. Using the *Neighborhood Planning Playbook* the NYC Department of Housing Preservation and Development (HPD) facilitated a four-phase planning process over the course of a year. Before and during the engagement process, HPD coordinated with the Edgemere Organizing Team, made up of community members and representatives from local organizations, to identify issues and ensure a broad, inclusive, and transparent process. Finally, HPD mailed a Community Feedback form to all 1,700 households in Edgemere and posted all workshop materials and findings online for public comment.

1

### LEARN



October - December 2015

#### Workshop 1 and 2

In the Learn Phase, two public workshops were held in October and December 2015. HPD and partnering City agencies worked with the Edgemere community to define goals, priorities, and guiding principles for the neighborhood's future. Participants established the following guiding principles:

- Maintain the close-knit, low density feel of the neighborhood
- Prioritize opportunities and services for existing residents
- Focus on rebuilding Sandy-damaged homes

2

### CREATE



January - April 2016

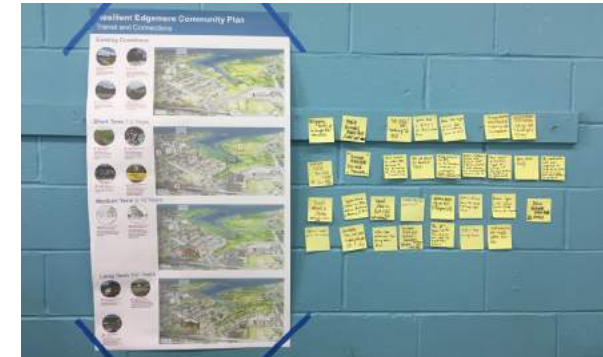
#### Workshop 3

In the Create Phase, HPD and its partner agencies refined the guiding principles into goals and a set of draft strategies. In April 2016, HPD held workshops for the Edgemere community to provide feedback and further shape the draft strategies out of the following community goals:

- Protect the neighborhood from flooding
- Create resilient housing and maintain the neighborhood's low density feel
- Improve streets and transit
- Increase neighborhood amenities

3

### FINALIZE



May 2016 - February 2017

#### Workshop 4

In the Finalize Phase of the planning process, HPD and its partner agencies turned the draft strategies into concrete strategies and projects. The strategies and projects include programs, like vacant lot clean-ups, and physical projects, such as the construction of a coastal protection feature. The strategies and projects are listed in this document, released in March 2017.

4

### IMPLEMENT



Starting March 2017

#### The Community Plan

Starting in March 2017 HPD and partner agencies will implement the community plan. Some projects are funded and ready for implementation. Other projects will need to go through public approval process or need outside funding. The Edgemere community will require to play an active, engaged role over the next several years to ensure the successful implementation of the community plan.

## Plan Summary

The strategies, listed below, evolved from the guiding principles and goals, and grew out of input from workshop participants. The following chapters list specific short-, medium-, and long-term projects for each of these strategies. Although one or two projects are spotlighted per strategy in the chapters, more information on all the projects within this plan can be found in the Implementation Matrix.

### Protect the Neighborhood from Flooding



#### 1. Strengthen the Coastal Edge

Advance a coastal protection feature that will protect against shoreline erosion, flooding from future storms, and daily high tides while enhancing active living and neighborhood ecology.



#### 2. Adapt to Increased Flood Risk

Facilitate relocation away from extreme flood hazard, to help reduce damage from floods and create opportunity for enhanced coastal protection features and amenities.



#### 3. Create Waterfront Connections

Although Edgemere is adjacent to Jamaica Bay and the Atlantic Ocean, the waterfront is inaccessible to the community. Increase access to the waterfront through the fulfillment of projects in the *Rockaway Parks Conceptual Plan*.



#### 4. Improve Drainage and Water Quality

Edgemere's flat topography makes Edgemere vulnerable to flooding from heavy rain and tidal fluctuations. The high groundwater and projected changes from sea level rise increase flood risk. While traditional sewers are improved, study alternative drainage solutions for Edgemere.

### Create Resilient Housing and Maintain Low Density Feel



#### 1. Strengthen Resiliency of Existing Homes

Assist Edgemere's current residents, whether they live in one- and two-family homes or in Beach 41st Street Houses, to protect their homes and neighborhood from future storm events and sea level rise.



#### 2. Limit New Residential Development in Vulnerable Areas

Dedicate the use of publicly-owned vacant land along Jamaica Bay for public, nonresidential uses, such as new open spaces and a future coastal protection feature.



#### 3. Fill in the Gaps

Facilitate the development of new homes for moderate- and middle-income homebuyers on vacant infill properties in areas less susceptible to flooding to maintain neighborhood character.



#### 4. Focus Development Near Transit and Resources

Bring new retail and services to the neighborhood by prioritizing mixed-use retail and community facility space in multi-family developments on publicly-owned sites near existing transit and services.

### Improve Streets and Transportation



#### 1. Improve Pedestrian and Bicycle Access

Improve pedestrian crossings at key locations, including pedestrian access to Bayswater Park and the Bravo Supermarket, and investigate improvements to bicycle connections across the Peninsula and to existing regional bicycle networks.



#### 2. Improve Transit Service and Reliability

Work with the MTA to improve bus service, reduce transit gaps, and improve reliability.



#### 3. Improve Regional Access

Develop a long-term capital vision to improve residents' access to opportunity throughout the Eastern Rockaways and beyond through coordination of this plan with the Transportation Infrastructure Generating Economic Recovery (TIGER) transportation planning study.

### Increase Neighborhood Amenities



#### 1. Expand Access to Quality Retail

Develop new retail space in new mixed-use developments on public sites, where possible, and support local community based organizations to attract and retain businesses in order to grow retail opportunities in Edgemere.



#### 2. Improve Existing Facilities and Services

Reserve site on Rockaway Beach Boulevard for a future school and explore opportunities to include a health care facility in the future development of public sites in Edgemere that are less at-risk from flooding and sea level rise.



#### 3. Connect Jobseekers to Resources and Trainings

Explore the expansion of City economic educational resources to community hubs in, and around, Edgemere.



#### 4. Create a Healthier Neighborhood

Create recreation opportunities through open space improvements. Explore including health-focused community facilities in future development.



#### 5. Improve Communications between New York City Officials and Residents

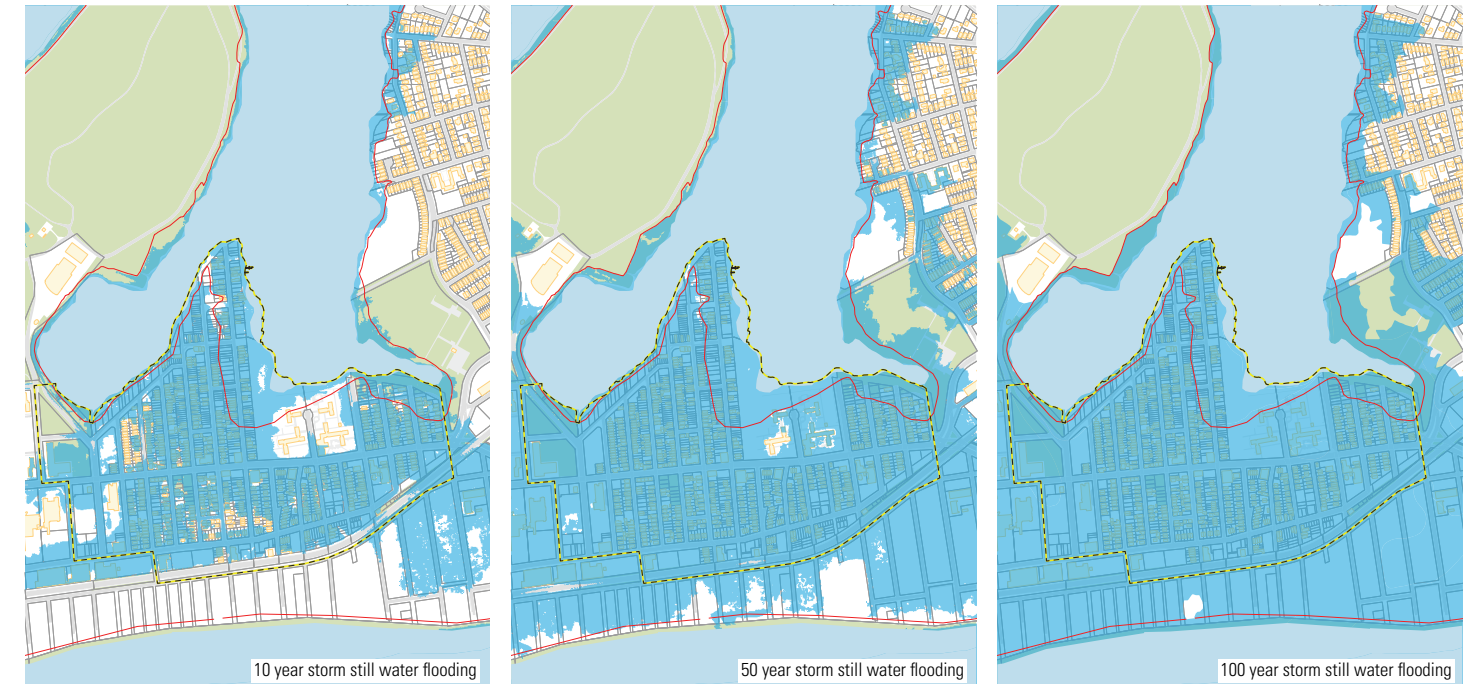
Educate residents and community-based organizations on emergency plans, resources, and services. Encourage participation in New York City Emergency Management (NYCEM) communications networks.



# PROTECT THE NEIGHBORHOOD FROM FLOODING

## Open Space, Coastal Protection, and Neighborhood Ecology

Edgemere has a rich natural ecology. North of the neighborhood is Jamaica Bay, New York City's largest wetland; to the south is the Atlantic Ocean, a flyway for many migratory birds, including the endangered Piping Plover. Natural barriers and disconnected pedestrian and vehicular routes limit resident access to these amenities. Although Bayswater Park and Rockaway Community Park lie directly to the east and west of Edgemere, it is difficult to reach both.



**Key**

- Flooding
- Edgemere URA Study Area
- Coastal A

Stillwater flooding during varying intensity storm events  
Source: FEMA

There are limited access points, few connections across, and weak visibility between Edgemere and these adjacent parks. The unbroken guardrails at the southwestern edge of Bayswater Park, along Beach 35th Street, make it difficult to access the Park. Accessing the Rockaway Beach Boardwalk, and the beach itself, is only possible by traveling across poorly-paved demapped streets adjacent to unfenced vacant land. This land, the easternmost remnants of the Arverne Urban Renewal Area, is City-owned, vacant, and has been unimproved for nearly 40 years.

Edgemere faces severe threats from storm and tidal flooding, as well as anticipated sea level rise. Sea levels in the New York City harbor are expected to rise one to three feet over the next 35 years according to projections from the New York City Panel for Climate Change (NPCC), a group of leading scientists and risk management experts. A high water table exacerbates these issues, resulting in drainage problems throughout the neighborhood. In addition to regular flooding, Edgemere is highly vulnerable to significant, as well as less intense, storm events. Residents on the waterfront face particularly hazardous conditions.

During workshops, Edgemere residents identified flooding as an ongoing disruption, and supported plans for more effective stormwater management. Residents identified a need for better access to both the bay and beach, as well as desire for water-based recreation opportunities and enhanced public spaces. Residents are supportive of multi-purpose coastal protection features on the bayfront which could include natural features such as a living shoreline, wetlands, an oyster reef, and trails. To meet the demands of the changing global climate, Edgemere needs an integrated and innovative plan for open space, coastal protection, and neighborhood ecology.

Through this plan, the City will create waterfront connections to increase access to recreational uses and will continue to advocate for coastal protection and improvements to drainage and water quality. Over the long-term, these improvements should reduce coastal flood risk, improve neighborhood ecology, and evolve into a neighborhood amenity.



**Did you know: Look up your property's flood risk**

FloodHelpNY.org helps homeowners understand rising flood insurance premiums, as well as flood mitigation measures to reduce risks and costs. Property owners can use their address to look up current and future flood risks at work or home.



# STRATEGIES



## 1. Strengthen the Coastal Edge

Edgemere needs a coastal protection feature that can protect against flooding, but also enhance active living and neighborhood ecology. The City will work with residents to advance a coastal protection feature that will protect against shoreline erosion and flooding from sea level rise.



## 2. Adapt to Increased Flood Risk

Through Build it Back, the City will work with residents to facilitate relocation away from extreme flood hazard. The City will also partner with community members to improve and activate waterfront spaces through open space, recreational uses, and community gardens.



## 3. Create Waterfront Connections

Because the waterfront remains largely inaccessible to the community, the City will prioritize projects that will improve waterfront access, such as improvements to Bayswater Park, development of a Bay Side Nature Trail as proposed in the *Rockaways Parks Conceptual Plan*, and completion of the NYC Parks Rockaway Beach and Boardwalk Reconstruction project.



## 4. Improve Drainage and Water Quality

Edgemere's flat topography, which is seven feet above sea level at its highest point, makes the neighborhood vulnerable to chronic flooding associated with heavy rain and tidal flooding. The neighborhood's high groundwater and sea level rise projections present further challenges for drainage and stormwater management. While new traditional sewers are under construction, Edgemere requires alternative drainage solutions that include natural features that can hold excess stormwater.

## Short-term Vision



Source: DCP

## Long-term Vision



Source: DCP

# 1. Strengthen the Coastal Edge



## Projects

**a** Design and construct Edgemere's Raised Shorelines project to address the impact of sea level rise due to climate change

- b. Study the feasibility of a coastal protection feature that would withstand the additional height of storm surge associated with severe coastal storms
- c. Support the Wetlands Transfer Task Force and evaluate feasibility of Jamaica Bay as a wetland mitigation bank site
- d. Support the U.S. Army Corps of Engineers (USACE) beach restoration and dune system and advocate for proposals in the *Rockaways Reformulation Study*

## a Project Spotlight

Design and construct Edgemere's Raised Shorelines project to address the impact of sea level rise due to climate change

Lead: ORR

Partners: EDC, HPD, DEP, NYC Parks, NYCHA

Timeline: Short-term (1 to 5 years)

### About the Project

Edgemere is threatened by both regular tidal flooding and projected sea-level rise. Edgemere experiences recurring flooding today, and these conditions are only expected to worsen with sea level rise. Because the City owns a significant amount of waterfront property, there is a unique opportunity in Edgemere to mitigate flood risk through development of a Raised Shoreline.

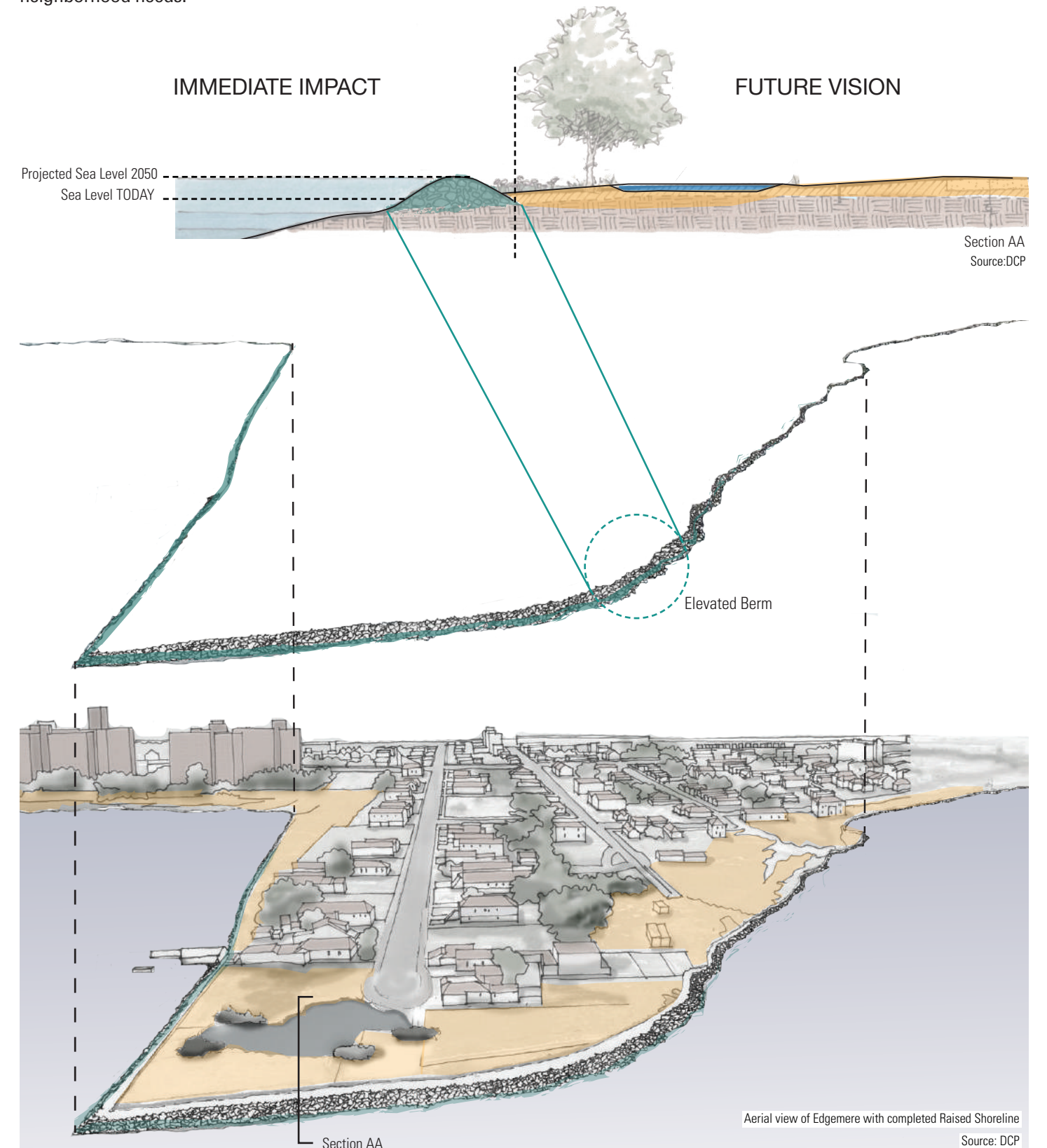
The Raised Shorelines project is a \$100 million innovative component of the City's five-borough coastal defense program to prepare neighborhoods and create infrastructure to withstand and emerge stronger from the impacts of climate change. The goal of this project is to support the City's long-term work to address sea level rise through strategic localized investments customized to neighborhood needs.

### Implementation

Of the \$100 million citywide, Edgemere will receive approximately \$14 million for design and construction for its Raised Shorelines project, which protects against 30 inches of sea level rise (Projected 2050s Sea Level Rise at 90th Percentile). The NYC Economic Development Corporation (EDC) will procure a designer utilizing Community Development Block Grant Disaster Relief (CDBG-DR) funds. Following design, the City will use City Capital funds for construction.

## Edgemere's Raised Shorelines

The 'Raised Shoreline' project has twin goals - to make New York City safer during extreme weather in the near term while at the same time, supporting the City's long-term work to address sea level rise through strategic localized investments customized to neighborhood needs.





## 2. Adapt to Increased Flood Risk



### Projects

**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

- b. Identify City land that is inappropriate for housing and repurpose sites for up to two new community open spaces**
- c. Evaluate the feasibility of ecological and stormwater restoration opportunities using the Jamaica Bay Watershed Ecological Atlas**
- d. Pursue resilient affordable housing development and a nature preserve in the east section of the Arverne Urban Renewal Area**

### a Project Spotlight

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, ORR and DCP

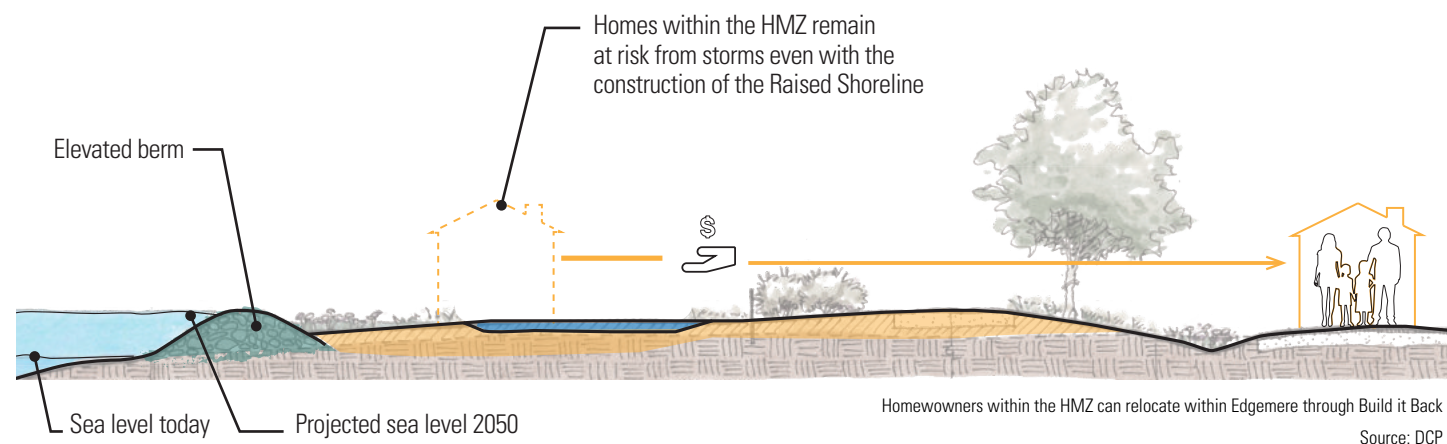
Timeline: Short-term (1 to 5 years)

#### About the Project

In 2016, HRO and HPD collaborated to pilot a relocation program for homeowners who own substantially damaged homes within the HMZ. These homeowners live in the most vulnerable portion of Edgemere's bayfront along Norton and Conch Basins, where homes are at the greatest risk of destruction or being damaged by waves during coastal storms and are relocated to properties further inland and away from wave action risk. The City acquires the homeowner's damaged property and will use the land to develop future coastal protection measures, open space use, and improve waterfront access.

#### Implementation

Build it Back will move eligible and willing residents further inland onto property currently owned by the City. Through its acquisition program, Build it Back will also restrict housing development on property it acquires in Edgemere's HMZ by placing deed restrictions on the lots. HPD will lead the process for an urban renewal amendment to reallocate sites planned for housing to open space uses, within the HMZ.



## 3. Create and Enhance Waterfront Connections



### Projects

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

- b. Create new open space and recreational areas on Edgemere Peninsula north of Norton Avenue**

### a Project Spotlight

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

Lead: NYC Parks

Partners: EDC, HPD

Timeline: Short-term (1 to 5 years)

#### About the project

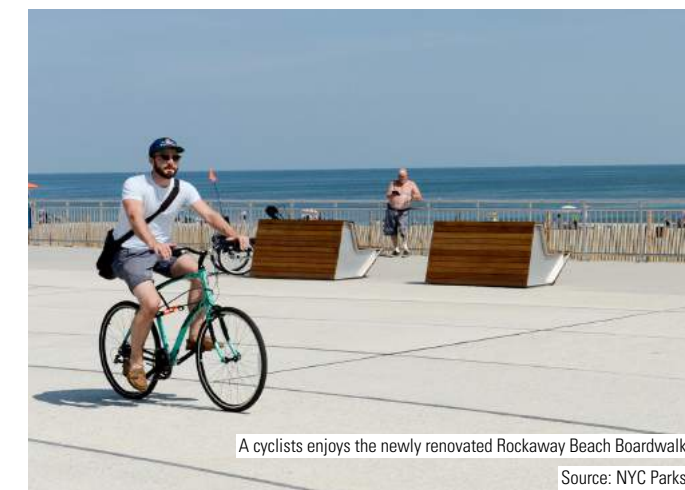
After Hurricane Sandy, the City invested \$140 million to repair and restore Rockaway Beach. As part of this work, intact sections of boardwalk were repaired, damaged beach buildings were renovated with new boardwalk islands constructed around them, public restrooms and lifeguard stations were installed to replace destroyed facilities, and interim shoreline protection and anti-erosion measures were created.

In 2013, NYC Parks partnered with EDC to implement the reconstruction of over five miles of the Rockaway Boardwalk. Improvements include modern amenities, a more resilient concrete boardwalk and various coastal protection measures such as a sand retaining wall, sand backfill of the UCASE dune, sand infill underneath the new boardwalk as well as dune plantings.

As of July 2016, the entire boardwalk is open to the public. In addition, ADA-accessible entrance points to the boardwalk at Beach 41st and Beach 44th Streets are open.

#### Implementation

This Project has been broken up into phases, each with various construction start and end dates. Phase 1 throughout Phase 5a (Beach 39th Street – Beach 126th Street) have been completed. Work on Phase 5b (Beach 19th Street – Beach 39th Street) will be completed by Memorial Day 2017. In addition, HPD will work with NYC Parks, and other relevant agencies, to improve upland connections to the Boardwalk at Beach 41st and Beach 44th Streets from Edgemere Avenue.



#### Did you know: Learn how to swim

Every summer, the NYC Dept. of Parks and Recreation (NYC Parks) provides free swimming lessons for children and adults of all ages at the City's outdoor pools. The closest NYC Parks pool to Edgemere is at the Roy Wilkins Recreation Center in Jamaica.



# 4. Improve Drainage and Water Quality



## Projects

**a** Study neighborhood drainage patterns and develop flood management interventions through the Edgemere Drainage Study

- b. Enable building and homeowners, schools, and community open spaces to reduce storm sewer overflows through the Rain Barrel Giveaway Program
- c. Remove debris from storm drains in partnership with community stakeholders through the Adopt-a-Catch Basin Program
- d. Complete reconstruction of streets and sewers through the Reconstruction of Edgemere Urban Renewal Area Capital Construction Project

## a Project Spotlight

Study neighborhood drainage patterns and develop flood management interventions through the *Edgemere Drainage Study*

Lead: DEP

Partners: HPD, EDC, ORR, DCP, NYC Parks, NYCHA

Timeline: Short-term (1 to 5 years)

### About the project

Edgemere is vulnerable to many types of flooding: floods from coastal inundation but also flooding associated with heavy rain and high tide. While new traditional sewers are under construction in the community, the low-lying topography, high groundwater, and tidal influence in the neighborhood prevent the area from draining quickly. This issue is projected to worsen as sea level rise increases the frequency of tidal flooding, which temporarily decreases the capacity of the sewers to drain streets.

These conditions are not limited to Edgemere; similar issues exist in New York City's other coastal areas. This drainage study will use Edgemere to develop an approach to study these issues and develop potential interventions, with the intent of producing a replicable methodology. The study's deliverables will focus on best management practices (BMP's) that can store stormwater behind the Raised Shoreline during high tide. Potential interventions depend on availability of land and subsurface conditions.

### Implementation

Edgemere's drainage study will happen in four stages over the course of roughly two years. Throughout this process, community engagement events will be held jointly by the study consultant and the City. This project is funded through CDBG-DR assistance and the New York City Dept. of Environmental Protection (DEP) will manage the consultant. The recommended drainage infrastructure is a proposed pilot FEMA 428 Alternate Project.

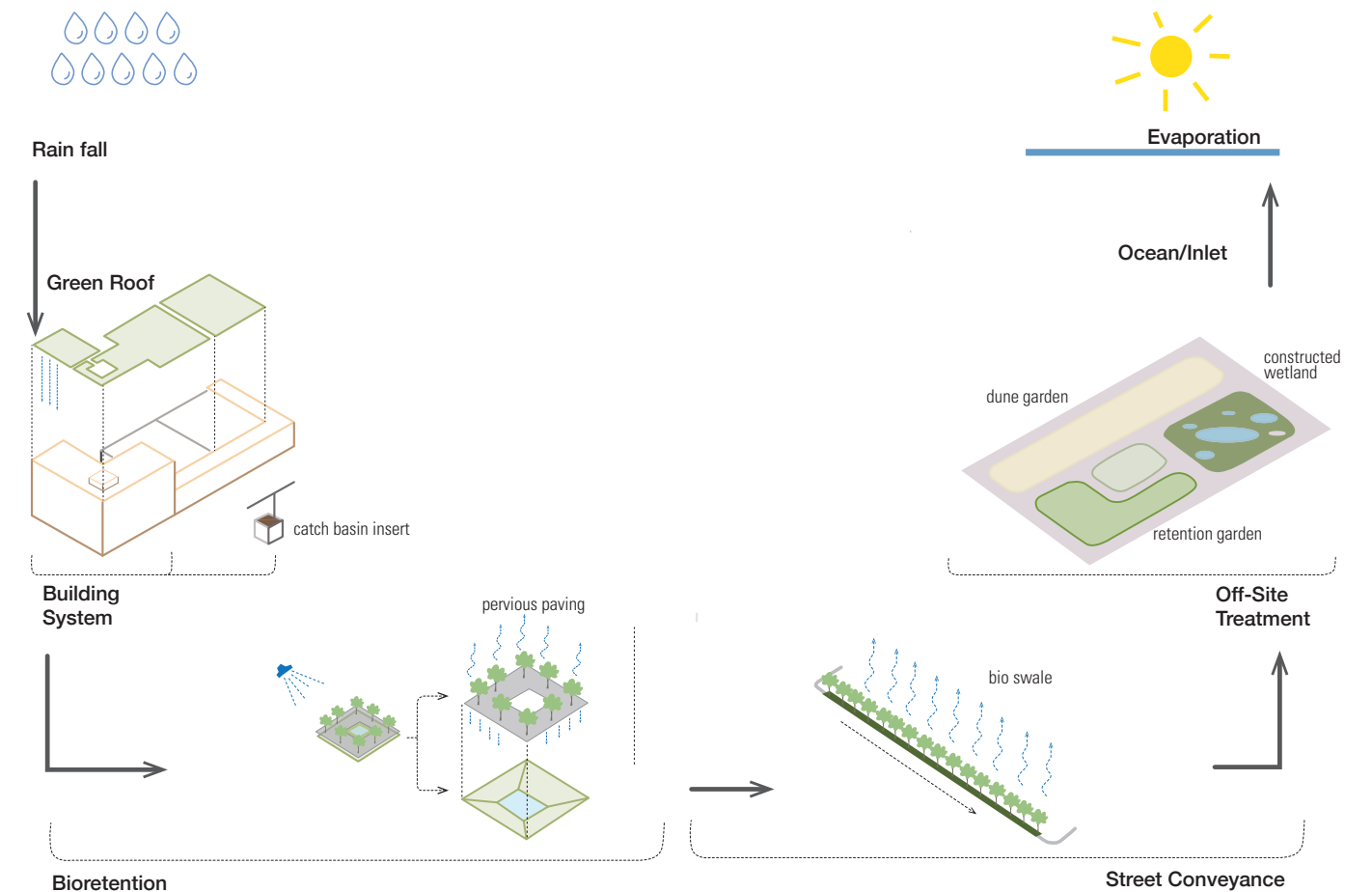


### Did you know: Install a free rain barrel on your roof or yard

Get a free rain barrel to help conserve water and prevent flooding. Rain barrels collect rainwater and help prevent system overflows by stopping rainwater from ever reaching the sewer system. Contact your councilmember to see if they are planning a rain barrel giveaway event in Council District 31.

## Green Infrastructure Water Cycle

Green infrastructure refers to alternative design and construction practices to detain or retain stormwater runoff from impervious surfaces. These include, but are not limited to, building system improvements such as green roofs and rain barrels, and site improvements such as pervious pavements, bio-swales, and rain gardens.



Source: Alex Felson, Yale University



Councilman Donovan Richards hosts a rain barrel giveaway, June 2016

Source: Flickr (councilmandonavanrichards)



DEP installed bioswale as part of the Jamaica Bay Watershed Protection Plan

Source: Flickr(NYC Water)



Osborn Association's blue and green roof manages over 100,000 gallons of stormwater a year

Source: Flickr(NYC Water)



# CREATE RESILIENT HOUSING AND MAINTAIN THE LOW DENSITY FEEL

## Land Use and Neighborhood Characteristics

Land use refers to the types of activities or buildings that can happen on a piece of land. Examples of land uses are: retail or commercial, residential, parks, and community facilities. Neighborhood characteristics are the look and feel of a neighborhood's spaces. Historically, Edgemere's land uses took advantage of the neighborhood's proximity to the waterfront. Prior to the 1950s, seasonally occupied beach bungalows and beach hotels made up most of the neighborhood. Many of these bungalows were abandoned in the 1950s, but other bungalows were winterized for year round use. In the 1950s the City demolished whole blocks of bungalows, and replaced them with two large public housing complexes, Ocean Bay and Beach 41st Houses.

### Key

- Fill in the Gaps
- Protect the Community
- Limit Coastal Development
- Create Residential and Retail Hubs
- Strengthen Corridors
- Strengthen Resiliency of Existing Homes & Neighborhood Facilities



Today, the neighborhood is almost equally split between residents who live in single and two-family homes and residents who live in apartments in NYCHA's Beach 41st Street Houses. Of the non-NYCHA residents, 60% own their home, which is nearly double the homeownership rate of New York City.<sup>viii</sup>

In order to address the widespread vacancy and substantial number of abandoned structures, the City established an Urban Renewal Area in 1997 to redevelop the neighborhood. The Edgemere Urban Renewal Plan, which was last amended in 2008, established a framework for new housing development, infrastructure, street improvements, and open space in the neighborhood. Since the adoption of the Urban Renewal Plan, the City:

- Created homeownership opportunities through the development of 307 new affordable one- and two-family homes;
- Built new streets;
- Installed a new sewer and stormwater system;
- Dedicated City land to green spaces such as the Edgemere Farm, community gardens, and new parkland.

In spite of these investments, Edgemere's development is incomplete and the neighborhood still shows signs of distress. The local housing market is not fully recovered from the housing crisis of 2008, and there are currently 50 homes (roughly 10% of all 1-4 family homes) in the foreclosure process<sup>x</sup> Physical damage by Hurricane Sandy in 2012 is still visible, and many residents worry about risks from flooding, extreme weather, and sea level rise. The combination of damage from Hurricane Sandy and the foreclosure crisis have significantly contributed to visible vacancy and property abandonment in the neighborhood, with abandoned homes and vacant lots making up 30% of the property in Edgemere.<sup>x</sup>

Edgemere has few retail, community services, or amenities. Beach Channel Drive and Rockaway Beach Boulevard are the two corridors where the few retail, commercial, and community facility space could exist, but nearly half of the spaces are vacant. Retail vacancy in Edgemere is likely related to the substantial residential vacancy and physical distress of the neighborhood.

Edgemere is also directly north of the Arverne Urban Renewal Area, where over 300 acres of bungalows were cleared in 1969. This area was largely vacant for decades until recent efforts to develop the western portion were successful in bringing new residential and commercial development. Arverne By The Sea consists of a new neighborhood that includes 2,300 new residential units, 165,000 square feet (SF) of retail and community space including a full-service grocery store, and a new YWCA fitness and community center.<sup>xi</sup> Despite this massive amount of investment into the Arverne neighborhood, the eastern portion of the Arverne Urban Renewal Area, with over 80 acres of land along the southern edge of the Edgemere neighborhood, is vacant and unimproved.

Development of Arverne East stalled because of the collapse of the real estate market in 2008, and limited sewer and water infrastructure in this area make development financially challenging. The City is actively working to identify ways to continue development on Arverne East, including a new park for recreation, natural habitat, and green infrastructure. This will contribute to the revitalization of Edgemere. During the *Resilient Edgemere Community Planning Initiative* workshops, residents identified Edgemere's low density feel, with its quiet streets, open space, and natural spaces, as a desirable feature of the community. However, residents also identified a lack of services and amenities in the neighborhood, and cited poorly-maintained vacant properties as a nuisance.

The City is committed to a variety of projects in Edgemere that aim to promote the vitality and long-term resiliency of the neighborhood while responding to resident concerns and needs. The following projects include a combination of proposed land use actions and public investment strategies that will address vacancy and the lack of retail and other amenities in the neighborhood while preserving Edgemere's low-scale residential characteristics.



# STRATEGIES



## 1. Strengthen Resiliency of Existing Homes

To protect against future storm events and sea-level rise Edgemere’s current housing stock needs upgrading. The City’s Build it Back program repairs, elevates, and rebuilds damaged one- and two-family homes in Edgemere to meet present-day standards for sustainability, flood resilience, and safety. Other homeowners can benefit from the Special Regulations for Neighborhood Recovery, zoning regulations crafted to enable recovery and flood-resilient building construction, as well as The Center for New York City Neighborhood’s (CNYCN) FloodHelpNY.org programming in Edgemere. NYCHA will repair damage from Hurricane Sandy at Beach 41st Street Houses and install new sustainable and flood-resilient features. The City will continue to explore financial and technical assistance for flood retrofits, increase awareness about retrofitting best practices, and advocate for affordable flood insurance policy in partnership with other public, non-profit, and private partners.



## 2. Limit New Residential Development in Vulnerable Areas

The City will limit new housing in vulnerable areas by dedicating City-owned vacant land in the north of Edgemere, along the coast of Jamaica Bay, for non-residential, public uses, such as new open spaces and the development of coastal protection features. The City will amend the Urban Renewal Plan to memorialize this land use change. Concurrently the City will explore zoning and land use tools to limit development on privately owned land in the most vulnerable areas of Edgemere, including parcels north of Norton Avenue, while protecting the rights of current residents and property owners.



## 3. Fill in the Gaps

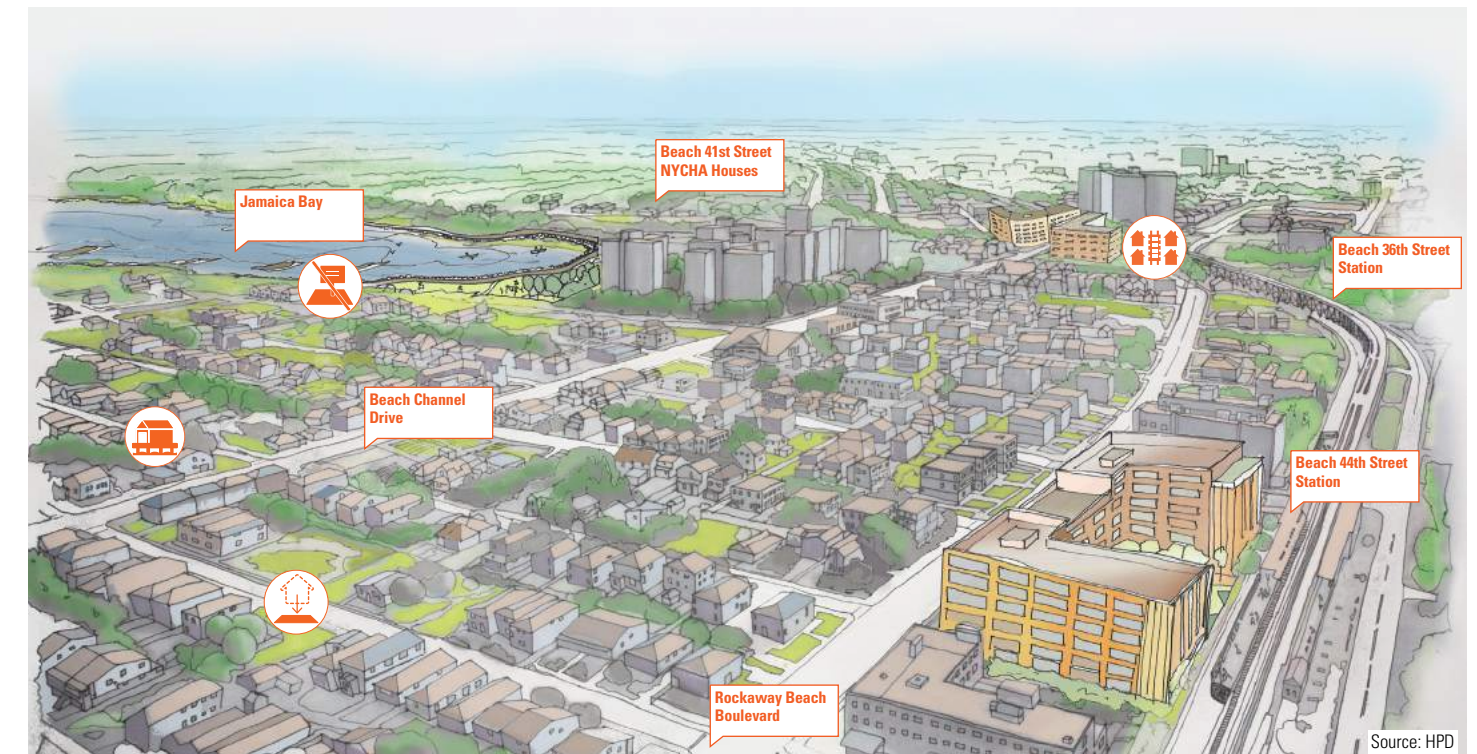
Along the neighborhood’s side streets, on sites not at risk for flooding from sea-level rise, the City will facilitate the development of new homes for moderate and middle-income homebuyers. The new homes will be elevated above base flood levels and will feature enhanced stormwater drainage measures. New homes will be built to match the existing context of the neighborhood and will help to strengthen the existing residential fabric of these streets. Additionally, the City will explore requiring new development to exceed Building Code for flood resistance and green building by incorporating measures such as green infrastructure and passive building standards.



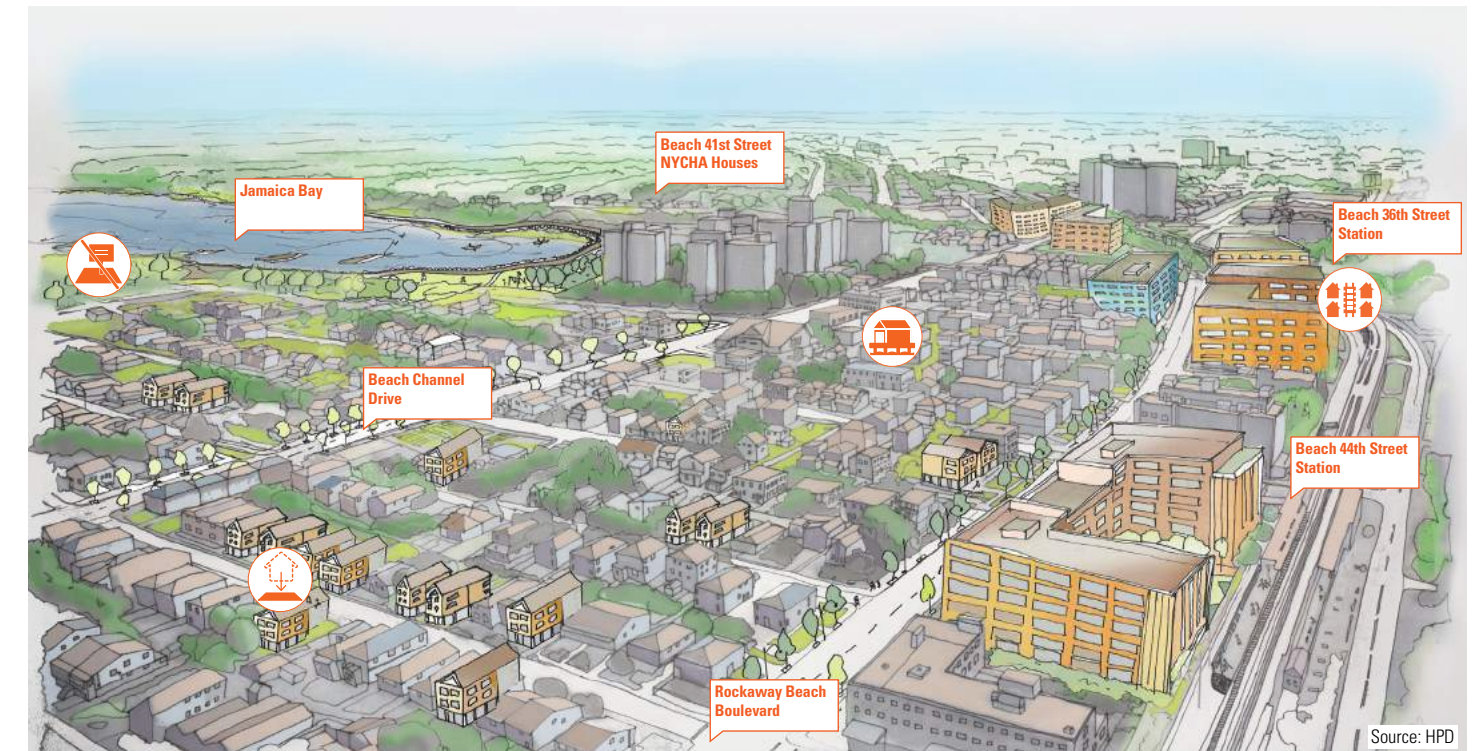
## 4. Focus development Near Transit and Resources

Higher-density development will help bring new retail and services to the neighborhood and strengthen the local economy. Along the subway line new housing and mixed-use development of moderate density can be built in a fashion that respects neighborhood context. The City will dedicate City-owned sites near existing transit along Rockaway Beach Boulevard and Beach Channel Drive to new multi-family development and prioritize retail and community facility space where possible.

## Short-term Vision



## Long-term Vision





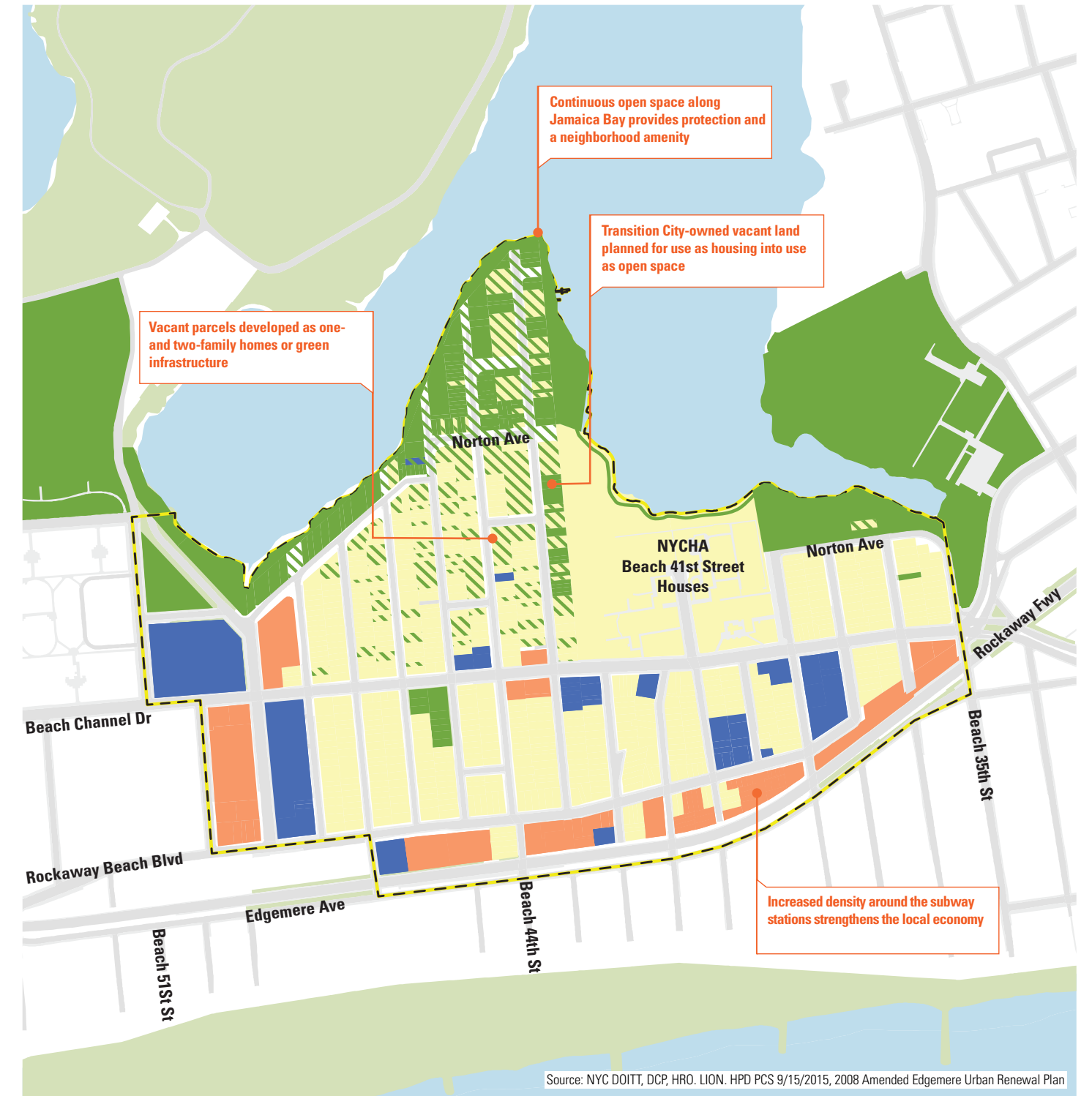
## Existing Land Uses



### Land Use Key

- Residential Buildings
- Public Facilities & Institutions
- Open Space
- Commercial Mixed-Use Buildings
- Transportation / Utility
- Streets and Parking Facilities
- Vacant Lots
- Edgemere Study Area
- Industrial / Manufacturing

## Proposed Land Uses



### Land Use Key

- Residential Buildings
- Public Facilities & Institutions
- Open Space
- Commercial Mixed-Use Buildings
- Transportation / Utility
- Streets and Parking Facilities
- Vacant Lots
- Edgemere Study Area
- Industrial / Manufacturing
- Single- & Two-Family/Open Space  
(New Development dependent on results of drainage study)

# 1. Strengthen Resiliency of Existing Homes



## Projects

- a** Assist Edgemere homeowners with neighborhood-focused outreach, strategies, and tools through NYC Build it Back programs
- b** Upgrade and repair Beach 41st Street Houses through NYCHA's Recovery to Resiliency Program
- c.** Repair, elevate, and reconstruct detached Sandy-damaged homes through NYC Build it Back programs
- 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
- e.** Finalize Citywide Flood Resiliency Zoning Text Amendment to address zoning barriers to flood recovery and new flood resilient building stock
- f.** Expand technical and financial assistance for resiliency and energy efficiency retrofits
- g.** Advocate for reforms to the National Flood Insurance Program to provide incentives for risk-reduction investments and promote affordability

## a Project Spotlight

Assist Edgemere homeowners with neighborhood-focused outreach, strategies, and tools through NYC Build it Back programs

Lead: HRO

Partners: HPD, DDC, HUD

Timeline: Short-term (1 to 5 years)

### About the Project

The New York City Build it Back programs assist homeowners, landlords, and tenants in the five boroughs whose primary homes were damaged by Hurricane Sandy. Build it Back uses federal grant money to help affected residents return to safe, sustainable, and flood-resilient homes. The U.S. Department of Housing and Urban Development (HUD) administers the funding through the federal government's CDBG-DR. In contrast to many other disaster relief programs, the City oversees construction management and navigates the complex federal, state, and local compliance requirements associated with disaster recovery funds.

Build it Back and HPD work together to advance reforms to local, state, and federal regulations to help Edgemere residents remain financially stable and return to safe, resilient housing. The Build it Back program worked with federal policymakers to increase reimbursement amounts for completed repairs and added flexibility for existing urban buildings to receive flood resiliency mitigations. The City reformed local policy to remove zoning and documentation barriers to recovery and to streamline and expedite the City's design and construction approval processes.

Build it Back's investments will strengthen the resiliency of existing one- and two-family homes and improve the ability of the homeowners to withstand future storm surges and flooding. The program's acquisition of storm-damaged property in Edgemere will support future development, open space, and coastal protection features. Through its involvement with the Rockaway Workforce1 Career Center, the program provides high-quality employment for Edgemere residents through job placements and skills training vouchers in the construction trades.

Any home built in Edgemere before 2013 that is not elevated will face increased flood insurance rates in 2017 – a result of revisions to the National Flood Insurance Program (NFIP), which determines flood insurance rates for structures in the floodplain. Over 200 Edgemere households will receive assistance from Build it Back, including more than 80 affordable units. This would not have been possible without extensive community involvement and a close partnership between City agencies, local elected officials, and participants in this planning process.

## What is Housing Resilience?

The newly elevated attached home below is fully compliant with the NFIP standards. A focused outreach campaign in Edgemere ensured that homeowners could take advantage of this opportunity to maintain affordable flood insurance rates and improve the resiliency of their homes.



## In my community...



Job Placement and skills training with opportunities are available through the Rockaway Workforce1 Center.



Use strategic acquisition of storm damaged homes in order to reduce repetitive loss and provide a continuous coastal protection feature and open space along the bayfront.



Help homeowners lower their risk of flood damage and keep insurance affordable through FloodhelpNY.org.



Each neighborhood Build it Back operates in has its own specific challenges. In Edgemere, an exceptionally high level of risk, historic public investment, and substantial number of City-owned vacant properties justified a distinct, neighborhood-focused approach to Build it Back's efforts. This unique opportunity to promote and protect the public health, safety, and general welfare of the Edgemere community will not only lead to more individual resilient homes, but more importantly, to an entire neighborhood strategically responding to climate change. Build it Back employed additional tools within Edgemere that include a neighborhood-focused outreach and program retention campaign, additional oversight and resources on the elevation of HPD-financed homes, acquisition of abandoned homes, new intake and relocation to City-owned parcels for hazardous sites, and increased support and counseling during the *Resilient Edgemere Community Planning Initiative*.

## Implementation

To accomplish this comprehensive recovery within Edgemere, Build it Back and HPD have worked together to employ additional strategies and tools within Edgemere, such as:

### Build New Flood-Resilient Homes and Improve Resiliency of Damaged Homes

Build it Back incorporates resiliency and sustainability features such as mold-resistant materials, concrete piles and piers, and pressure treated lumber. The homes are also designed to prevent interruptions in power and heat service through the elevation of utility equipment and provision of emergency generator hookup and transfer switches.

### Engage Affordable Homeowners for Attached Home Lifts

Attached homes are an engineering and participation challenge for neighborhood recovery due to the additional coordination requirements between multiple parties. Elevation of attached homes is more feasible and cost-efficient when entire groups of homes can be elevated together. Without full participation throughout the attached structure, home elevation may become cost-prohibitive and may even be structurally infeasible.

Build it Back undertook an extensive outreach campaign in Edgemere to help preserve and improve the affordable and Sandy-damaged housing stock in the neighborhood. In cooperation with HPD and local elected officials, Build it Back reached Edgemere homeowners through phone calls, door-knocking, and a presence at HPD public meetings. The campaign encouraged new intake and applicant re-engagement for home elevation.

As of August 2016, Edgemere is the neighborhood with the highest proportion of substantially damaged attached homes being elevated, with 41 homes in 19 structures (containing 56 units) (including 37 one- and two-unit homes in 16 structures comprising 51 affordable units) to be fully lifted above the area of greatest flood risk.<sup>xii</sup>

The newly elevated attached homes are fully compliant with the NFIP standards. A focused outreach campaign in Edgemere ensured that homeowners could take advantage of this opportunity to maintain affordable flood insurance rates and improve the resiliency of their homes.

### Provide Financial Assistance for Abandoned Homes

Edgemere is a target neighborhood for Build it Back's pilot program to identify, acquire, and repurpose abandoned detached single-family homes in Sandy-impacted communities. The identification and remediation of abandoned, storm-damaged properties in Edgemere furthers this holistic approach to recovery and resiliency by eliminating sites that pose a hazard to residents and create blight. These problematic properties may hamper the full recovery of Sandy-impacted communities by depressing the property values around them, creating a haven for rodents and pests, inviting crime, and generally making the area around them a less desirable place to live.

City staff canvassed the neighborhood and identified properties with signs of abandonment, such as unsecured doors and windows and disconnected electric meters. From the neighborhood canvass and initial review 31 properties were identified, with 17 moving forward in the first round of strategic acquisition.

## Sandy Housing Recovery Timeline

### 2012

The City and FEMA through Rapid Repairs restores heat, power and hot water service to nearly 300 Edgemere households, enabling residents to shelter-in-place

### 2013

Congress appropriates CDBG-DR funds for Sandy recovery

The City creates New York City Build it Back and Housing Recovery programs

City Council approves the citywide Flood Resiliency Text Amendment to remove urgent zoning barriers to meeting federal requirements for construction in the floodplain

### 2014

Build it Back/HUD reforms regulations to increase reimbursement amounts

Build it Back adds flexibility for substantially damaged homes to receive alternative flood resilience mitigations, such as elevating utilities

### 2015

City Council approves the Special Regulations for Neighborhood Recovery to remove underlying zoning barriers and documentation challenges

Build it Back launches program retention and outreach campaign in Edgemere

Build it Back provides additional oversight and resources on the elevation of HPD-financed homes in Edgemere

### 2016

Build it Back provides case management and counseling resources during the *Resilient Edgemere Community Planning Initiative*

Build it Back/HPD opens registration for acquisition and begins relocation to City-owned land for certain hazardous sites

Build it Back launches pilot program for acquisition of abandoned homes

Build it Back/DOB streamlines design and construction approvals through Accelerate Build it Back, a series of waivers, variances, and other creative solutions

Build it Back continues to advocate for services to attached homes, including reimbursements, repairs, and alternative flood mitigation strategies

### 2017

Build it Back will continue to repair, elevate, and reconstruct Sandy-damaged homes

**100%**  
OF EDGEEMERE COMPLETELY FLOODS  
as water from the bay and ocean meet



An Edgemere bungalow in the aftermath of Hurricane Sandy

Source: Nathan Kensinger, November 2012

## Project Spotlight

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

Lead: NYCHA

Partners: FEMA and HUD

Timeline: Short-term (1 to 5 years)

## About the Project

Hurricane Sandy was the most costly and destructive disaster to impact New York City public housing in its history. The New York City Housing Authority's (NYCHA) recovery program, Recovery to Resiliency, will complete extensive repairs to 33 NYCHA developments across the city, including Beach 41st Street Houses. The program is supported through FEMA funding in excess of \$3 billion – the largest single FEMA grant ever awarded. Through this initiative, NYCHA will create safer, greener housing, more efficient operations, new jobs and additional revenue streams for its residents and the surrounding community.

More than 700 low-income households at Beach 41st Street Houses will receive assistance through Recovery to Resiliency. As part of NYCHA's Recovery to Resiliency program, NYCHA is investing over \$68 million in major upgrades to Beach 41st Street Houses, not only to make repairs to the buildings, but to protect them from future storms and climate change. The project will upgrade the campus mechanical and electrical systems to withstand major storms and provide full back-up power in the event of neighborhood-wide outages. Coordinated with a neighborhood-wide sea level rise protection feature, NYCHA is pursuing additional funding to protect this development specifically from cloudburst events and heavy rainfall.

NYCHA's investment in these developments will strengthen the resiliency of the existing campuses and will transform the campus buildings into a community resource during future floods. These improvements can be leveraged when implementing NYC Parks' *Rockaways Parks Conceptual Plan* in Bayswater and Rockaway Community Parks; together, these investments will improve connectivity for residents and the surrounding community. NYCHA will also expand economic opportunity through their Recovery and Resiliency program by creating new training platforms and resources to connect residents to Section Three job opportunities, with an emphasis on lifelong careers.

## Implementation

Recovery to Resiliency provides a roadmap for NYCHA's recovery effort. The program works with NYCHA residents, public entities, and other stakeholders to transform NYCHA developments into beautiful, safe, clean, and connected places to live. NYCHA will accomplish this by:

### Protecting people and property:

#### Building Reinforcement: Residential Towers

Rooftop standby generators will provide full back-up power at residential towers. Additional features include new elevated electrical annexes, dry floodproofing of the building envelope, security cameras, and site lighting.

#### Building Reinforcement: Community Center

New gas generator to cover full load and removable flood barrier at entrance.

#### Grounds

Protection against sea level rise through coordination with Mayor's Office of Recovery and Resiliency (ORR) and NYC Parks on Edgemere's Raised Shorelines project and extending the Bay Side Nature Trail across NYCHA's campus to Bayswater Park.

### Moving Beyond the Disaster:

#### Placemaking

Community center repairs and improvements that include new flooring, doors, windows, radiator covers, new paint, new railings, and playground repairs.

#### Expanding Economic Opportunities

NYCHA's Office of Resident Economic Empowerment and Sustainability will help drive long-term employability for NYCHA residents enrolled in the program. Other initiatives include the Fund for Public Housing/Jobs-Plus and the Resident Leadership Institute.

#### Creating a Sustainable NYCHA

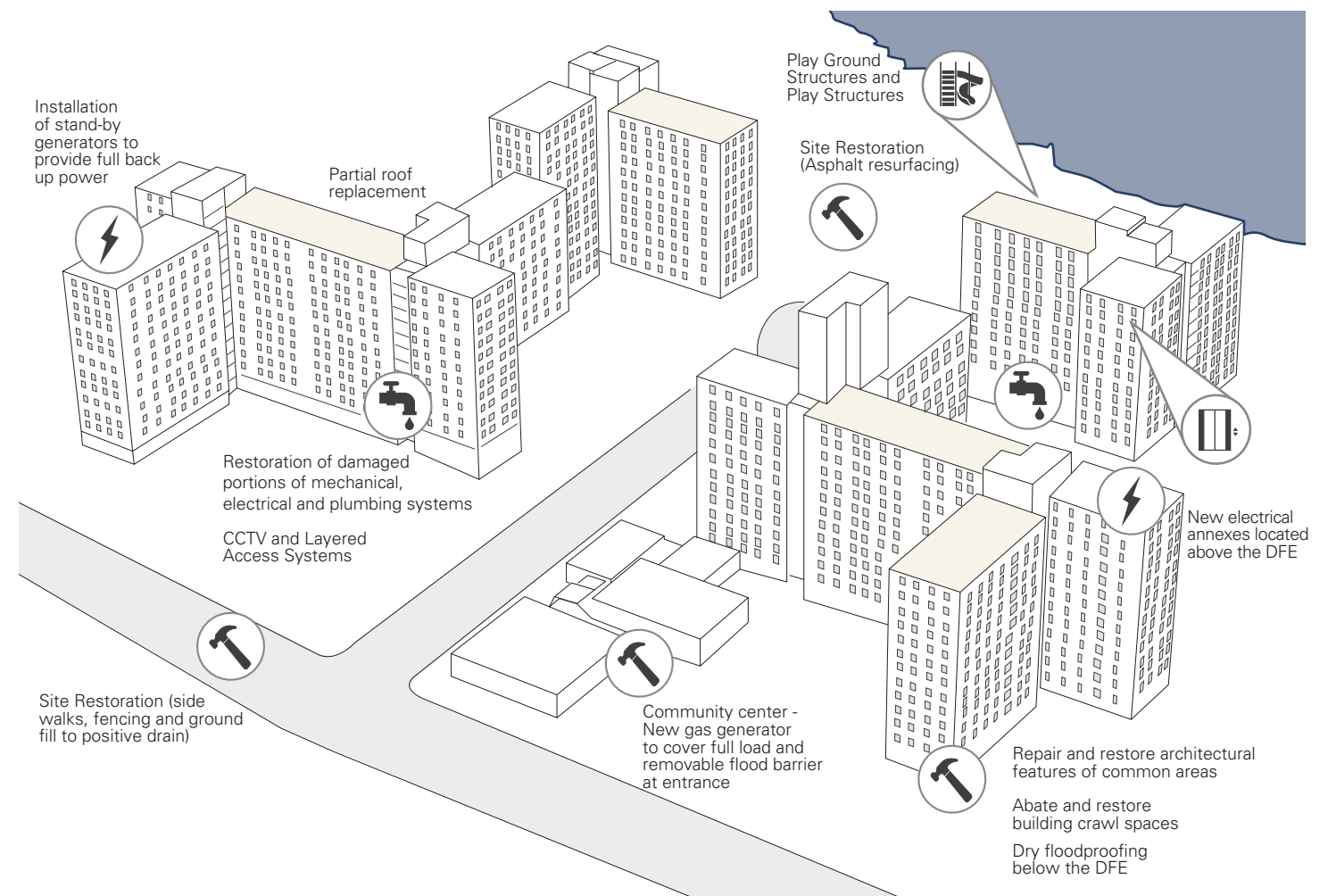
NYCHA committed to installing recycling bins in every development by the end of 2016.

### Ensuring Success

Recovery to Resiliency has established guiding principles for community engagement and partnership building. The Fund for Public Housing - launched in 2015 - will work with NYCHA to enhance its community engagement model by creating a resident leadership academy for NYCHA residents. The Fund is also investing in capacity-building support for NYCHA youth councils, which NYCHA is establishing in developments across the city.

## NYCHA Beach 41st Street Houses

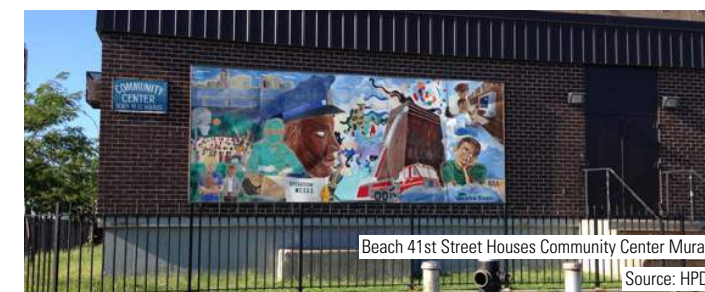
A multi-family home complex upgraded to strengthen resiliency through the Recovery to Resiliency program. More than 700 low-income households at Beach 41st Street Houses will receive assistance through the program and over \$68 million will be allocated to this development.



**\$68M**  
CURRENT ESTIMATED  
CAPITAL ALLOCATION

**712**  
APARTMENTS

**13.31**  
ACRES





## 2. Limit New Residential Development in Vulnerable Areas



### Projects

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

- b. Develop an implementation plan for a Bay Side Nature Trail proposed in the *Rockaway Parks Conceptual Plan*
- c. Identify funding for a long-term buyout program to relocate current homeowners away from flooding and coastal storm hazards

### **a** Project Spotlight

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 to 5 years)

#### About the Project

Edgemere residents recognize the risk of living in a low-lying area and expressed a need to maintain open space, particularly for vacant parcels on the bayfront. The current Urban Renewal Plan does not reflect these community priorities. HPD will amend the Urban Renewal Area Plan to achieve the following goals:

- Shift density inland and away from wetlands and hazardous areas
- Re-designate previously RFPed sites north of Norton Ave for open space uses, expanding the Urban Renewal Area to include more waterfront sites
- Limit development of land acquired through Sandy recovery
- Require new development to exceed Building Code requirements for flood resistance and green building by incorporating measures such as green infrastructure and passive building standards

#### Implementation

HPD will amend the Edgemere Urban Renewal Area Plan to preserve existing open space and to shift new housing density inland. HPD will work with DCP to explore zoning tools to limit new development, and ensure rehabilitated development is built to current resiliency standards, on privately-owned land gleaning from DCP's Resilient Neighborhoods initiative.



DOB issued a stop order to a private homeowner for rebuilding without a permit  
Source: HPD

## 3. Fill in the Gaps



### Projects

**a** Develop affordable one- and two-family homes on vacant City land consistent with the findings of a neighborhood drainage feasibility study

- b. 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)

### **a** Project Spotlight

Develop affordable one- and two-family homes on vacant City land consistent with the findings of a neighborhood drainage feasibility study

Lead: HPD

Partners: DCP, DEP

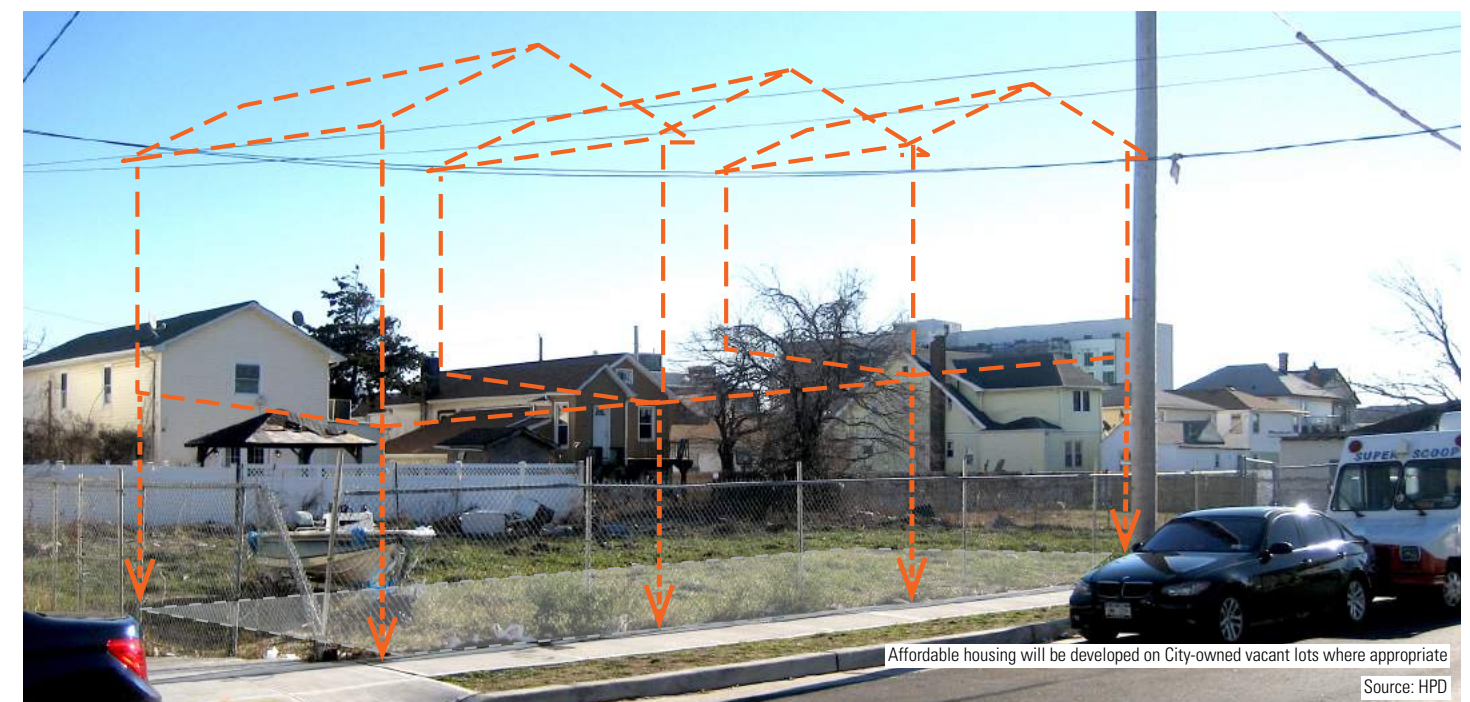
Timeline: Medium-term (more than 5 years)

#### About the Project

HPD, in collaboration with private developers, proposes construction of one- and two-family homes on vacant lots owned by the City. The location of the infill housing will be based on the results of a drainage study. Most homes will include one homeownership unit and one rental unit. After construction, the homes will be sold to income-qualified moderate income families.

#### Implementation

After the drainage study is completed HPD will convey City-owned vacant land to developers who will build one- and two-family homes. After construction, developers will sell homes to income-qualified moderate income families according to HPD's Marketing Guidelines. However, development on City-owned vacant lots south of Beach Channel Drive can begin sooner because they are less further from the shore. The remaining design and construction of one- and two-family homes north of Beach Channel Drive will be informed by the Edgemere Drainage Study that incorporates the latest projections of climate change and sea level rise.



Affordable housing will be developed on City-owned vacant lots where appropriate  
Source: HPD



# 4. Focus Development near Transit and Resources



## Projects

- a Provide new affordable rental units with innovative resiliency and sustainability features through completion of Beach Green Dunes
- b Provide new retail amenities and affordable rental housing at Beach Channel Drive and Beach 36th Street through development of vacant City-owned land
- 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

### a Project Spotlight

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: Short-term (1 to 5 years)

### About the Project

Edgemere residents communicated a vision for development that maintains the residential characteristics of the neighborhood while increasing access to retail and services. HPD will facilitate the construction of new housing and retail adjacent to the Beach 44th subway station. The site was awarded to developers L+M Development Partners and the Bluestone Organization as part of a previous RFP process and Bluestone is near completion of the first phase, Beach Green Dunes. Phase I will include 101 rental apartments built to Passive House standards. Phase II is slated to include approximately the same number of apartments as well as retail/community facility space. State-of-the-art resilient construction features will be used in both buildings so as to be capable of withstanding future floods. Zoning on some sites near transit already permits five to six stories, mixed-use buildings, while others are not. The City will work to strategically update zoning and the Urban Renewal Area Plan to facilitate these recommendations.

### Implementation

Beach Green Dunes Phase I is under construction and expected to complete in 2017. This project is enrolled in the New York State Energy Research and Development Authority's (NYSERDA) multi-family performance program, as well as Enterprise Green Communities. L+M Development Partners is expected to begin construction on Phase II by mid-2018. Construction is expected to take roughly 18 months.



Beach Green Dunes in-construction, summer 2016  
Source: HPD



Rendering of Beach Green Dunes completed  
Source: HPD

### b Project Spotlight

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

Timeline: Medium-term (More than 5 years)

### About the Project

HPD will facilitate the construction of new housing and retail adjacent to the Beach 36th Street subway station. A new building at this location will add activity and amenities adjacent to transit. New residents will help to support local businesses and add new life to what is now a vacant space.

### Implementation

The site was designated for a similar use as part of a previous HPD Request for Proposals. HPD is currently working with the designated developer to move the project forward.



**Did you know: Obtain financing to install solar panels and save on energy bills**

By installing solar panels, you can reduce your energy costs while promoting a renewable energy source. New York City offers a tax abatement for all residents who install solar panels on their homes and NY-Sun, a state program, offers financing options for installing solar panels on 1-4 unit residential buildings.



Vacant Plot at Beach 36th Street and Beach Channel Drive (existing)  
Source: DCP



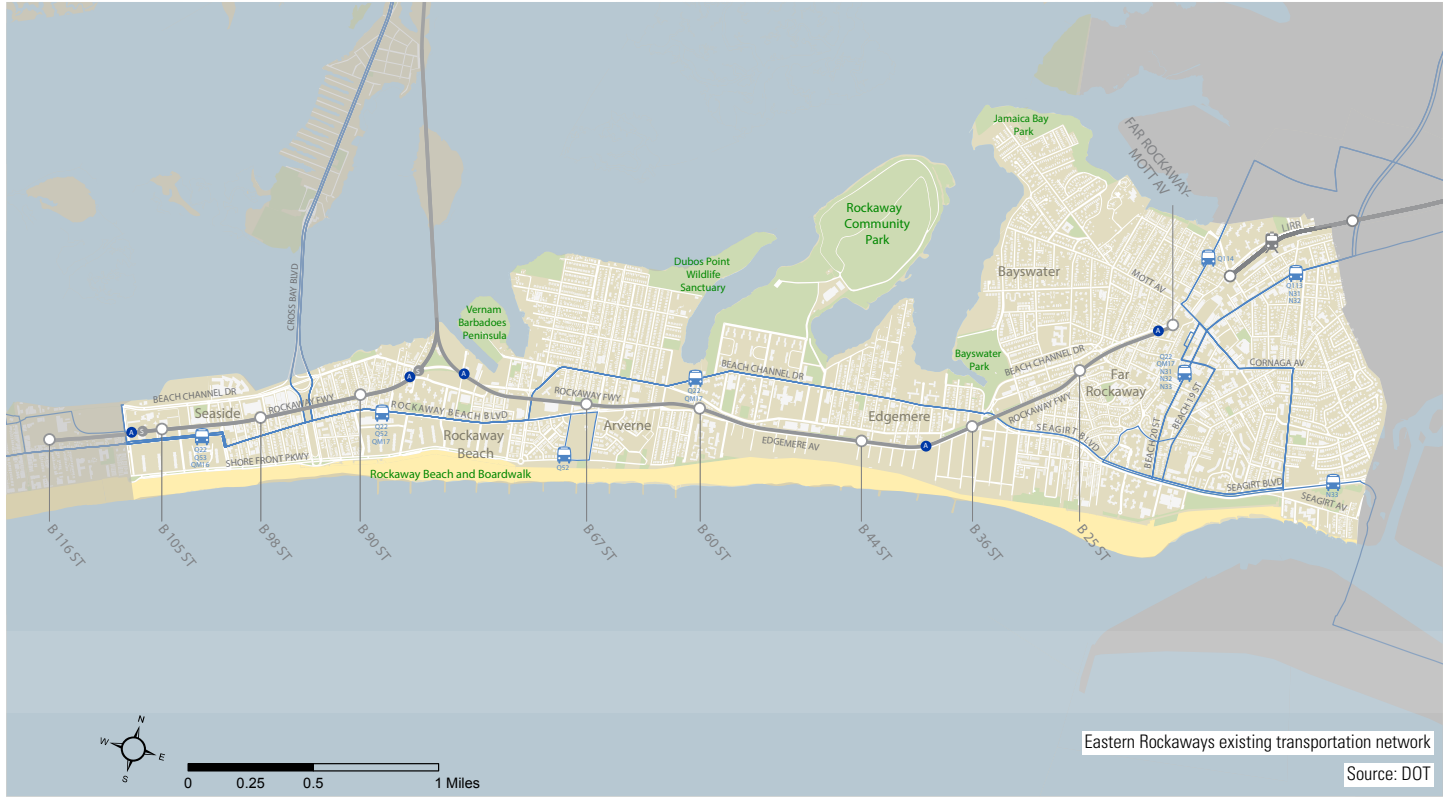
Rendering of potential mixed-use development at Beach 36th Street and Beach Channel Drive  
Source: DCP



# IMPROVE STREETS AND TRANSPORTATION

## Mobility and Access

The Rockaway peninsula is physically detached from the rest of New York City. Historically, both upper- and middle-class New Yorkers traveled to the Rockaways in order to escape and relax at the beach. This geographic distinction creates a unique urban beach lifestyle with other quality of life benefits, such as having the best air quality of any area in the five boroughs, according to the New York City Dept. of Health and Mental Hygiene (DOHMH).<sup>xiii</sup>



However, as a result of this geographic isolation residents of the peninsula suffer some of the longest commute times in the City. A majority of residents commute off the peninsula for work, mostly to Midtown Manhattan; Lower Manhattan; Jamaica, Queens; or Downtown Brooklyn. Nearly 65% of Edgemere residents do not own cars and depend on transit to get to jobs and basic services.<sup>xiv</sup> For access to Manhattan, Edgemere residents can ride the QM17 express bus, which runs to Midtown Manhattan only during weekday peak periods, or take the subway from the Beach 44th Street station or the Beach 36th Street Station. On subway, the travel time to Manhattan is over an hour, and even the train ride to downtown Jamaica requires a transfer and takes 45 minutes.<sup>xv</sup> Subway service off the peninsula is often made slower and more unreliable due to disruptions from opening the rail bridge to allow boat traffic in and out of Jamaica Bay. The only subway stations with ADA access on the peninsula are at Beach 116th Street or Mott Avenue in Downtown Far Rockaway. For east-west access along the Peninsula, riders must transfer from the A train to the S shuttle at Broad Channel or take the Q22 local bus.

Damage by Hurricane Sandy brought attention to the mobility, access, and connectivity challenges in the Rockaways and since then, the City has developed initiatives to improve mobility. The NYC Dept. of Transportation (DOT) and HPD are working collaboratively on a Transportation Investment Generating Economic Recovery (TIGER) grant to study how the City can provide better access to opportunity via mobility improvements throughout the Eastern Rockaways. DOT is also working with the Metropolitan Transit Authority (MTA) to implement Select Bus Service (SBS) improvements in fall 2017 on the Q52/ Q53 routes, which will extend from Rockaway Park and Arverne in the Rockaways to Woodside and Rego Park in central Queens. In summer 2017, a new EDC-managed ferry service will serve the Rockaway peninsula, providing a water-based transit alternative at Beach 108th Street.

During workshops, participants discussed their love of Edgemere’s unique natural environment but also expressed frustration at their isolation, both from the neighborhoods and amenities directly to the west and east, and from the long distances and lack of direct transit routes to the regional centers of Jamaica, Downtown Brooklyn, and Manhattan.

In order to meet the needs of residents, transportation and mobility improvements aim to better connect residents to nearby amenities, such as subway stations, grocery stores, and community centers, while creating safer, more appealing public spaces, sidewalks and streets. Improvements to transit will also focus on multimodal regional connectivity to improve residents’ access to destinations throughout Edgemere, the Peninsula, and New York City.



# STRATEGIES



## 1. Improve Pedestrian and Bicycle access

DOT will recommend safety enhancements at pedestrian crossings at key locations, including along Rockaway Freeway and north-south routes to subway station entrances at B44th and B35th Streets. Additionally, the City will improve pedestrian access to Bayswater Park and Bravo Supermarket through a coordinated, multi-agency project. DOT will work in close collaboration with local stakeholders and investigate creating and/or improving bicycle connections through the Peninsula and to existing regional bicycle networks.



## 2. Improve Transit Service and Reliability

DOT is working with MTA to extend Q52 bus service further east, from its current terminus at Beach 67th Street to Beach 54th Street, in order to reduce transit gaps. The two agencies are also working together to implement Q52/Q53 Select Bus Service improvements in Fall 2017 in order to speed up bus service and improve reliability along the whole route from the Rockaways to central Queens. The City will also advocate for the recommendations and improvements found in the MTA-conducted review of the A/C train lines, published in 2015 that have not been implemented.<sup>vi</sup> Improvements that the MTA has already implemented include revising timetables and expanding train crews to facilitate on-time terminal dispatching.



## 3. Improve Regional Access

In 2015, DOT started a TIGER grant-funded transportation study and will continue outreach and data collection around the grant through 2017 to enhance movement around the Rockaway Peninsula, southern Brooklyn, and eastern Queens via all modes, including public transit. Findings from the TIGER study will be used to make recommendations about how to improve residents' access to opportunity throughout the Eastern Rockaways.

## Short-term Vision



## Long-term Vision

To realize long-term improvements to the Rockaways roadways DOT won a Federal TIGER grant, in partnership with HPD, to develop *Access to Opportunity*, a comprehensive study of neighborhood and transportation connectivity in the Eastern Rockaways. The two-year study, which wraps up in Fall 2017, will help guide infrastructure investments to improve residents' access to opportunity through designs for both short-term improvements and long-term capital projects. This planning process is informed by sustained community engagement efforts.



Access to Opportunity TIGER Workshop (November 2016)

Source: DOT



# 1. Improve Pedestrian and Bicycle Access



## Projects

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

- b. Install walk signals at 12 intersections on Beach Channel Drive
- 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
- d. Explore feasibility of bicycle network improvements or expansions on the Rockaway Peninsula

## **a** Project Spotlight

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

Lead: DOT

Partners: HPD, NYC Parks, ORR

Timeline: Short-term (1 to 5 years)

### About the Project

Edgemere residents consistently voiced the challenges in moving around the neighborhood. Of particular frustration was the difficulty in accessing the neighborhood's amenities because of a lack of controlled pedestrian crossings, complicated crossing patterns and/or an absence of sidewalks. This project will improve pedestrian access as well improve biking and driving conditions through the neighborhood.

### Implementation

DOT will continue to work with HPD on studying the area through the TIGER planning grant. Additionally, DOT will coordinate any potential access improvements and investments with NYC Parks to align pedestrian access with designs outlined in the *Rockaways Parks Conceptual Plan* for Bayswater Park.



Long crossing distances for pedestrians at the complex intersection of Beach 35th Street

Source: HPD



The guardrail along Beach 35 Street prevents easy movement to and from amenities like Bravo Supermarket and Bayswater Park

Source: HPD

# 2. Improve Transit Service and Reliability



## Projects

**a** Implement Q52/Q53 Select Bus Service

- b. Extend the Q52 route further east from Beach 67th Street to Beach 54th Street
- c. Study and propose improvements to bus stop locations for the Q22 bus
- d. Expand the rush hour moratorium on opening the South Channel Bridge for marine traffic to improve A train reliability

## **a** Project Spotlight

Implement Q52/Q53 Select Bus Service

Lead: DOT

Partners: MTA

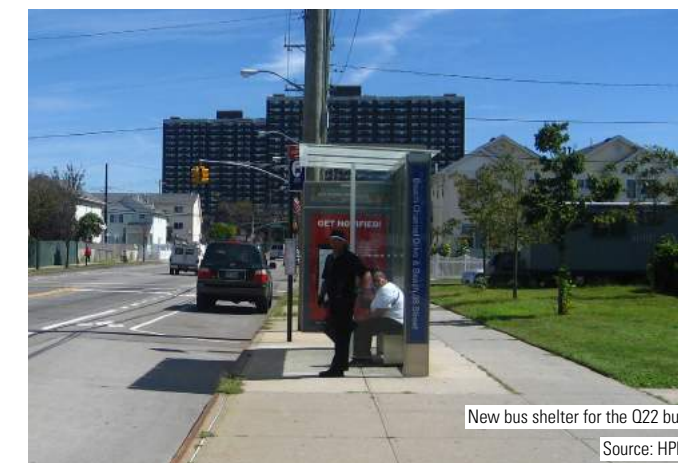
Timeline: Short-term (1 to 5 years)

### About the Project

The goal of the Woodhaven and Cross Bay Boulevards Q52/53 SBS Project is to implement Select Bus Service improvements that will make existing bus service substantially faster and more reliable, while maintaining needed traffic flow and parking, and while also making the corridor safer for all users. A combination of bus lanes, signal optimization, and off-board fare collection can reduce bus travel times and greatly reduce the variability that congestion imposes on bus service. These measures will also improve schedule reliability and thereby improve overall transit quality. As part of the project, DOT and the MTA will also review Q22 bus stop placement.

### Implementation

The study will focus on converting the existing Limited-Stop Q52/53 bus routes to Select Bus Service. These routes extend from Rockaway Park and Arverne in the Rockaways to Woodside and Rego Park in central Queens. Therefore the study area and potential improvements will include not just Woodhaven and Cross Bay Boulevards, but also streets to the north and south including Broadway, Roosevelt Avenue, and Rockaway Beach Boulevard. MTA Bus recently announced an eastern extension of the Q52 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 St and Beach 44th Street subway stations.



New bus shelter for the Q22 bus

Source: HPD



### Did you know: What does Select Bus Service mean?

Select Bus Service is a combination of bus service improvements used to make riding the bus more like riding the subway. SBS incorporates elements such as bus lanes, off-board fare collection, and transit signal priority to offer faster and more reliable service on high-ridership bus routes.



## 3. Improve Regional Access



### Projects

**a** Improve vehicular circulation by reopening northbound access at Beach 62nd Street and Rockaway Beach Boulevard

- b. Implement vehicular circulation improvements upon completion of the TIGER grant-funded *Access to Opportunity: Transportation and Housing Study in the Eastern Rockaways*
- c. Improve pedestrian and cyclist connections to the ferry terminal at Beach 108th Street
- d. Continue to advocate to the MTA for improved and increased service on the A/C subway lines
- e. Launch Citywide ferry service from Beach 108th Street to Lower Manhattan

### **a** Project Spotlight

Improve vehicular circulation by reopening northbound access at Beach 62nd Street and Rockaway Beach Boulevard

Lead: DOT

Partners: HPD

Timeline: Completed

#### About the Project

Due to poor roadway alignment along Rockaway Beach Boulevard at B62nd Street, jersey barriers were used as a temporary measure to realign travel lanes and block an unsafe northbound traffic movement onto B62nd Street. This project removed those jersey barriers from the roadway and used infrastructure improvements to reopen northbound access for vehicles while providing a safer intersection for all modes.

#### Implementation

During the summer of 2016, DOT installed new pavement markings, signal timing, new signage, painted sidewalk, flexible delineators, and concrete islands.



#### Did you know: Tired of bus delays? Use MTA Bus Time

MTA Bus Time tracks buses in real time on smartphones, through text messages, or online, and provides an up-to-the-minute prediction of arrival times at each bus stop. The map is searchable and shows nearby bus stops, intersections, and routes.



New pedestrian crossing island and signal infrastructure shorten crossing distances for pedestrians and improve safety for all modes of transit

Source: DOT



New roadway alignment at Beach 62nd Street allows for northbound access

Source: DOT



# INCREASE NEIGHBORHOOD AMENITIES

## Neighborhood Services and Amenities

Edgemere has few retail and basic amenities. According to a 2014 survey, conducted by Ocean Bay Community Development Corporation (OBCDC), 68% of respondents stated they often shop outside of the neighborhood (Arverne, Edgemere, and Far Rockaway).<sup>xviii</sup> Edgemere's relatively low density, high vacancy, and limited purchasing power make it difficult to attract retailers.



In addition, Peninsula Hospital Center, located along Beach Channel Drive and B50th Street, closed in April 2012, leaving a largely vacant campus. The hospital's closure removed both a neighborhood employment center and regional resource for medical care. The majority of Edgemere is zoned for residential use and there are few vacant lots suitable for commercial development.

The economic downturn and recession of 2008 and Hurricane Sandy affected the financial feasibility of retail and small businesses. Four years into Sandy recovery and with increasing stabilization of the housing and credit markets, there is more opportunity for the development of retail and amenities. However, the market for retail and other community facilities in Edgemere is only as strong as its population, and more residential density is needed to attract these amenities to the neighborhood. Financing stand-alone retail, commercial, or community facilities is extremely difficult. The best way to attract these uses to a neighborhood is by investing in mixed-use development that can take advantage of subsidies for affordable housing.

Residents throughout the planning process called for higher quality retail and neighborhood services, career resources, and better communication with the City essential to making Edgemere a more resilient community. To create the

community that Edgemere residents envision, the City will take an integrated approach to developing projects that expand access to quality retail, improve existing facilities and services, connect job seekers to resources and training, create a healthier neighborhood, and improve communications between residents and City resources.



# STRATEGIES



## 1. Expand Access to Quality Retail

The City will work on multiple projects to deliver quality retail to Edgemere residents. This will include financing the construction of retail space in new mixed-use developments, and where possible, supporting local community-based organizations on existing initiatives to attract and retain businesses in Edgemere. Additionally, the City will work to create and improve relationships between property owners and local Edgemere residents and stakeholders to discuss the future of Edgemere.



## 2. Improve Existing Facilities and Services

HPD will reserve the existing, planned school site on Rockaway Beach Boulevard for future school use. HPD will explore opportunities to include a healthcare facility in the future development of public sites in Edgemere. Additionally, in winter 2017, NYCHA will begin improvements at the Beach 41st Street Houses campus, including repairs to the community center.



## 3. Connect Jobseekers to Resources and Trainings

As the City recovers from Hurricane Sandy, both the New York City Housing Recovery Office (HRO) and Dept. of Small Business Services (SBS) have developed programs to connect local residents to opportunities associated with the rebuilding effort and beyond. Also, NYCHA has developed a program related specifically to resident economic empowerment through sustainable and green construction jobs. The City will explore the expansion of City economic educational resources to community hubs in Edgemere.



## 4. Create a Healthier Neighborhood

Improvements to Bayswater Park and Rockaway Community Park, as laid out in *The Rockaway Parks Conceptual Plan* will better connect Edgemere's core to active open space, the waterfront, and retail services in the strip mall on Beach Channel Drive and B32nd Street. Additionally, HPD will explore including health-focused community facilities in future developments.



## 5. Improve Communications between City Officials and Residents

The City will improve regular and crisis communications by working with individuals and local community-based organizations to educate and encourage them to join communication networks that have been improved since Hurricane Sandy. Additionally, the City will expand publicity about NotifyNYC, ReadyNY, and Know Your Zone campaigns. Lastly, the MyNYCHA app will help NYCHA residents schedule and manage work tickets and receive up-to-the-minute information about outages in their developments.

## Short-term Vision



## Long-term Vision





# 1. Expand Access to Quality Retail



## Projects

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

**b** Rezone City-owned parcels adjacent to transit hubs to allow for higher density mixed-use development that accommodates retail and community facility uses

- c. Improve quality food access by constructing a new grocery store on Beach 54th Street and Beach Channel Drive
- 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
- 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

### a Project Spotlight

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

Lead: HPD

Partners: HDC, Arker Company

Timeline: Short-term (1 to 5 years)

#### About the Project

HPD partnered with Arker Company, a development firm, to finance a project called the Beach Channel Senior Residences. This development will include 153 housing units for seniors and community facility and commercial spaces on the ground floor. The project is located at the intersection of Beach Channel Drive and Beach 34th Street. The building will include a 4,500 square foot community facility space that the developer intends to lease to a medical provider. The building will also contain a 4,500 square foot commercial space available for a future retail tenant.

#### Implementation

Arker closed on HPD financing in June 2015 and the project is currently under construction. The anticipated construction completion is summer 2017.

### b Project Spotlight

Rezone City-owned parcels adjacent to transit hubs to allow for higher density mixed-use development that accommodates retail and community facility uses

Lead: HPD

Partners: DCP, EDC, SBS

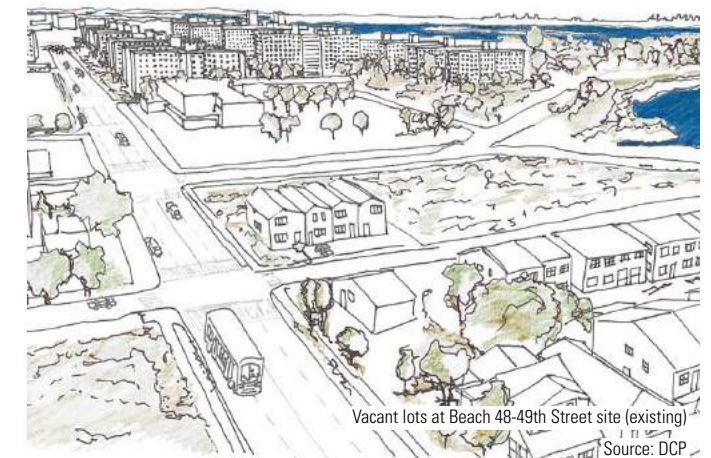
Timeline: Long-term (More than 10 years)

#### About the Project

Edgemere residents have been consistently vocal about the need for a wide variety of neighborhood-serving retail, and existing vacant space is in need of repair for new commercial and community facilities. There is a lack of commercially zoned area in Edgemere, but City-owned land along Rockaway Beach Boulevard is well suited for mixed-use development that can include retail and community facilities.

#### Implementation

HPD will pursue an Urban Renewal Plan amendment to designate City-owned parcels along Rockaway Beach Boulevard for higher density mixed-use development that can include commercial and community facility uses. In addition, HPD will work with EDC to prioritize and explore ways to attract desired retail and amenities based on community feedback gathered during the community planning process.





## Hurricane Sandy and Retail Vacancy

Hurricane Sandy had a strong impact on the already low amount of businesses operating in Edgemere. This infographic highlights the challenges to creating more services and retail not only in Edgemere, but also throughout many of the City's coastal communities.

Citywide, more than **23,000 NYC Businesses** employing **245,000 people** were impacted by Hurricane Sandy<sup>xviii</sup>



Abandoned homes fall into disrepair reducing the available housing stock



The beach closure, due to Piping Plover nesting, during peak season means residents & tourists choose other beach locations



Hundreds of jobs were lost when Peninsula Hospital closed in 2012



Higher costs and risks related to coastal flooding and more frequent storms hinder new retail from opening

### In the ROCKAWAYS

**2275**

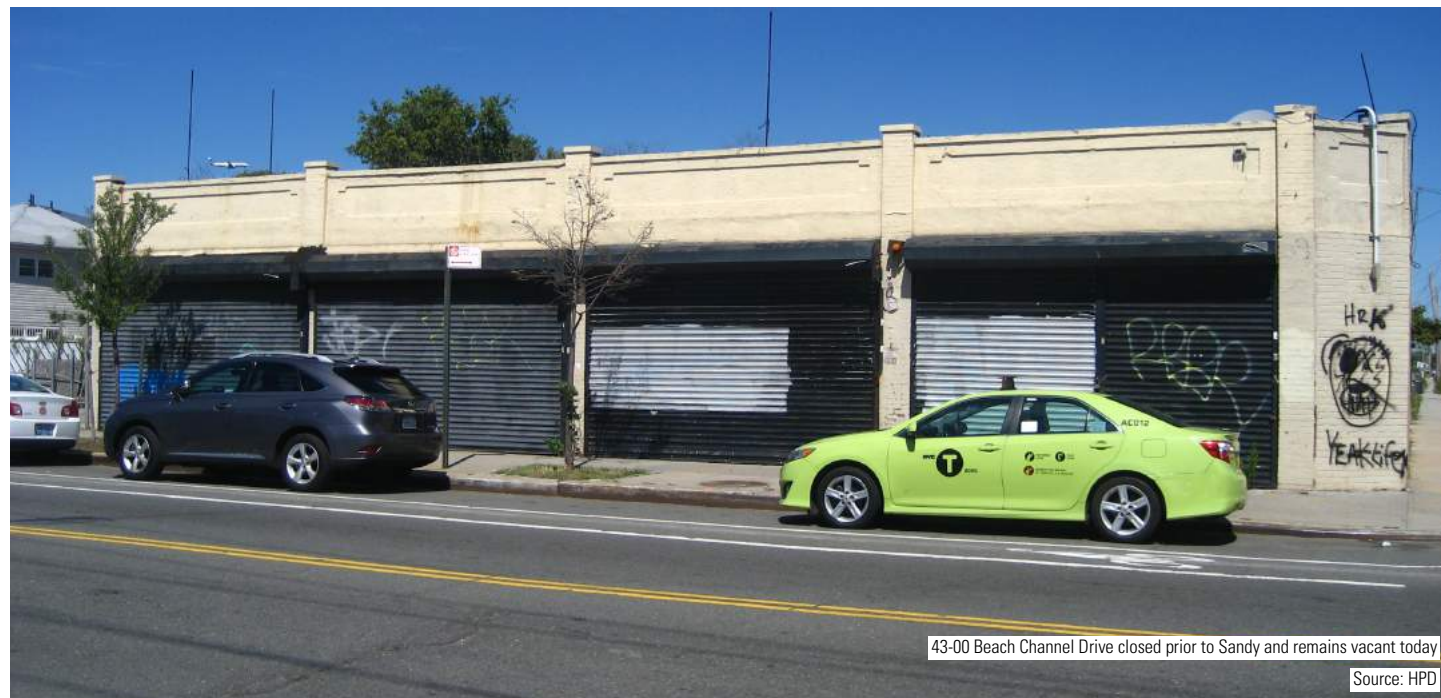
BUSINESSES EMPLOYING NEARLY 15,000 PEOPLE WERE IMPACTED

**40-50%**

BUSINESSES REOPENED 3 WEEKS AFTER THE STORM

**60%** OF 1100

BUSINESSES REMAINED CLOSED 4 MONTHS AFTER THE STORM<sup>xx</sup>



43-00 Beach Channel Drive closed prior to Sandy and remains vacant today

Source: HPD

## 2. Improve Existing Facilities and Services



### Projects

**a** Renovate the Community Center at Beach 41st Street Houses

- 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**

### **a** Project Spotlight

**Renovate the Community Center at Beach 41st Street Houses**

Lead: NYCHA

Partners: HPD

Timeline: Short-term (1 to 5 years)

### About the Project

NYCHA will undertake \$68.2M worth of capital improvements to the Beach 41st Street Houses starting in Winter 2017. Post-Sandy capital improvements and repairs incorporate core resiliency best practices and demonstrate NYCHA's commitment to ensuring safe, quality housing to Edgemere public housing residents. These improvements will improve the quality of life for NYCHA residents and allow for the Beach 41st Street Houses to be used as a temporary neighborhood refuge during an emergency situation. The Community Center will also be updated for resilience, structural integrity, and aesthetics.

### Implementation

As part of a \$68.2M capital improvement project for the entire Beach 41st Street Houses, NYCHA will update the Community Center by installing a new gas generator to cover full load; replacing flooring (except for gym); replacing doors; replacing radiator covers; painting walls; replacing railings outside; installing a removable flood barrier at entrance door; and installing new windows.



Existing entrance to the Beach 41st Street Houses Community Center

Source: HPD



## 3. Connect Jobseekers to Resources and Training



### Projects

- 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
- b. Continue outreach to the Rockaway community to raise awareness of services, training, and job opportunities available through the Rockaway Workforce1 Career Center
- c. Provide customized training for a variety of construction and maintenance positions through NYCHA's Resident and Economic Empowerment and Sustainability program
- 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
- e. Create job opportunities for NYCHA residents through the Fund for Public Housing through the Jobs-Plus program and a lead-abatement initiative



#### Did you know: NYCHA's Office of Resident Economic Empowerment and Sustainability (REES)

REES supports NYCHA residents' economic development by partnering with community-based organizations to provide employment opportunities, adult education and training programs, financial management courses, and business development services. Edgemere is a part of REES's Far Rockaway and Jamaica Zone. Check out OpportunityNYCHA.org or call the REES Hotline at 718-289-8100 for more information.

### a Project Spotlight

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

Lead: SBS

Partners: HPD, EDC

Timeline: Short-term (1 to 5 years)

#### About the project

HireNYC will provide free, high-quality recruitment services to vendors and businesses filling open positions through City contracts and development projects, and also help New Yorkers better access these jobs. Through this public/private partnership, the city's workforce will have access to potential job opportunities through the City's HireNYC pipeline.

#### Implementation

Developments utilizing HireNYC create:

**Construction Jobs** - This program connects construction job opportunities generated by EDC and HPD projects to New Yorkers. Qualifying developers, General Contractors and sub-contractors are required to enroll with the HireNYC portal and interview qualified candidates who meet the requirements of the entry and mid-level positions associated with the contract. Solicitations for EDC projects above \$1 million and HPD projects above \$2 million contain new language requiring HireNYC obligations.

**Permanent Jobs** - This program establishes employment targets related to hiring, retention and advancement for permanent jobs created by businesses at City-supported development projects, including tenants of NYCEDC-managed properties. NYCEDC has expanded this program to new project types and projects receiving assistance from the New York City Industrial Development Agency and BuildNYC Resource Corporation. Tenants and subtenants of these projects with 10 or more permanent positions have to consider Workforce1 candidates.

## 4. Create a Healthier Neighborhood



### Projects

- a. Improve recreational amenities and waterfront access at Bayswater Park and Rockaway Community Park as proposed in the *Rockaway Parks Conceptual Plan*
- b. Complete construction of Shore Front Parkway recreation areas as outlined in the *Rockaway Parks Conceptual Plan*
- c. Continue to provide grant opportunities to local organizations for public health outreach and awareness campaigns



Rendering of potential improvements to Rockaway Community Park  
Source: NYC Parks

### a Project Spotlight

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: ORR, HPD, DOT

Timeline: Medium-term (More than 5 years)

#### About the project

Investments in NYC Parks' *Rockaways Conceptual Plan* will increase social, economic, and ecological resiliency in Edgemere through targeted actions at Bayswater Park. Improvements will focus on strengthening waterfront access and recreation, restoring shorelines, and activating open spaces adjacent to key corridors and clusters of commercial and public use.

#### Implementation

Improvements to these parks are two of multiple projects being submitted to FEMA for funding under the pilot FEMA 428 program. FEMA must review the project and deem it eligible for funding. Once approved NYC Parks will further refine designs and construct these improvements.



#### Did you know: Become a lifeguard

Experienced swimmers can participate in the Municipal Lifeguard Training Program, a 40-hour program that certifies participants in first aid, CPR, and lifeguarding techniques. Trainees who complete the program and pass the written and swimming tests may be offered a full-time summer job at a NYC pool or beach.



## 5. Improve Communications between Residents and City Officials



### Projects

**a** Promote emergency preparedness and build a community disaster network

- b.** Leverage public awareness campaigns for NotifyNYC, Ready New York, and Know Your Zone to improve community emergency preparedness
- c.** Enable NYCHA residents to create, schedule, and manage work tickets via their mobile devices through the new MyNYCHA mobile application



#### Did you know: Prepare for hurricanes and other emergencies

NYC's Know Your Zone provides tips on how to prepare your family and home for hurricanes. Notify NYC sends emails, text messages, tweets, and phone calls about emergencies affecting your neighborhood, like weather alerts, unplanned school closures, major transportation disruptions, and outages. Join a Community Emergency Response Team (CERT) if you want to support first responders during emergencies.

### **a** Project Spotlight

Promote emergency preparedness and build a community disaster network

Lead: NYCEM

Partners: HPD

Timeline: Short-term (1 to 5 years)

#### About the Project

**Communication** - Individuals and organizations are encouraged to join communications networks or sign up for emergency alerts from the City. The NYC Dept. of Emergency Management (NYCEM) maintains several communications systems that are geared towards specific sectors.

**Education** - Ready New York is the City's public education program designed to teach New Yorkers about the hazards they may face in NYC and how to prepare for all types of emergencies. Individuals are encouraged to take advantage of Ready New York materials and presentations in their communities.

**Engagement** - NYC Emergency Management offers several ways to involve communities and businesses in emergency planning and preparedness:

- NYC Community Emergency Response Teams (NYC CERT) are groups of community-based volunteers trained in disaster preparedness and emergency response.
- NYC Citizen Corps promotes emergency preparedness through community based planning and capacity building. Citizen Corps offers on-going development trainings and events for volunteers, disseminates preparedness tools, and assists organizations in their preparedness strategies.
- Private sector programs, including Partners in Preparedness that supports organizations in preparing their employees, services, and facilities for emergencies.

#### Implementation

NYCEM will work with local stakeholders to promote emergency preparedness and community based planning through the Citizen Corps, CERT, and the Ready New York programs.





# CONCLUSION

## Get Involved

In spring 2017, the City will begin implementation of the *Resilient Edgemere Community Plan*. Some projects are funded and ready to start soon, while other projects will go through a longer public approval process, or will need outside funding. Throughout the implementation phase, the planning team will provide regular updates to the Edgemere community.

The City encourages the Edgemere community to actively contribute to the successful implementation of this plan and continue to engage with the City over the next several years. The plan is intended to be a community resource that will enable Edgemere residents to take a leading role in the development of their neighborhood. This chapter includes tips, tools, and resources on how to hold City agencies and elected officials accountable, as well as ideas on how to become a more engaged member of the Edgemere community.

### Actions

1. Get Involved with your Community Board
2. Register to Vote
3. Advocate for your community Volunteer
4. Volunteer

### Resources

5. Important City dates to know
6. Elected Officials

## 1. Participate in Community Board 14

Community Boards (CBs) are local representative bodies. There are 59 CBs throughout the city. Edgemere is represented by Queens Community Board 14, which serves all of the Rockaways. CBs consist of up to 50 unsalaried members. Members are nominated by their City Council representatives and are selected and appointed by the Borough President. CB members are active and involved community members who reside, work, or have other interests in the Community District.

### Community Boards:

- Review and provide input on any proposed changes to land use or zoning
- Assess the needs of their neighborhoods
- Address community concerns
- Manage special community projects

CB meetings are held monthly and are open to the public. In these meetings, the CBs address items of concern and hear from community members. CBs also regularly hold public hearings to hear community feedback on specific issues. Attending meetings and joining a CB subcommittee are great ways to learn more about what is happening in your community and get involved.

### Queens Community Board 14

Community Board that represents Edgemere:

- Meets the second Tuesday of every month at 7:00pm, Knights of Columbus Hall, 333 Beach 90th St
- District Manager: Jonathan Gaska
- Chairperson: Dolores Orr
- <http://www.queenscb14.org/>

## 2. Register to Vote

The voter registration deadline for a particular election is usually about one month before the election. Polling places are open 6:00 am to 9:00 pm on the day of an election.

### You can register to vote:

- In person at the Queens County Board of Elections Office (118-35 Queens Boulevard, Forest Hills, NY 11375) or your local Department of Motor Vehicles (DMV) Office
- Over the phone by calling 1-800-FOR-VOTE to request a paper application to be mailed to you
- Online by downloading the New York State Voter Registration Form at: <http://www.elections.ny.gov/VotingRegister.html>

### You can find your polling place by:

- Searching the Online Poll Site Address Locator: [http://vote.nyc.ny.us/html/home/locator\\_updates.shtml](http://vote.nyc.ny.us/html/home/locator_updates.shtml)
- Calling the Voter Phone Bank at 1-800-VOTE-NYC
- Emailing your complete address to [vote@boe.nyc.ny.us](mailto:vote@boe.nyc.ny.us). Be sure to include the borough in which you reside in the subject line.



### 3. Advocate for your community

Your elected officials – City Council members, the Mayor, State Senators, State Assembly Members, etc. – are responsible for passing and enacting laws to improve the areas that they represent. And as your elected officials, they work for you! You can influence your elected official's position on a particular bill or issue by contacting them directly. Your elected officials' job is to listen to and serve their constituents, so make your voice heard.

#### You can contact an elected official by:

- In-person meeting: You do not have to travel all the way to City Hall or Albany to make your voice heard; most elected officials have offices in the districts they serve.
- Writing a letter or sending an email: Letters and emails are effective ways to discuss an issue in depth.
- Making a phone call: Emails and phone calls are quick and easy ways to express support or opposition for a particular issue or bill.

#### Top 10 Tips for Contacting Your Elected Official:

1. Identify yourself as a constituent, using your full name and address.
2. If you are concerned about a bill, contact your elected official as early in the legislative process as possible, before she/he makes a decision.
3. Be specific about the issue that you're concerned about. For instance, refer to the bill you are discussing by name and bill number.
4. Concisely state your position and supporting reasons.
5. Back up your position with facts.
6. Share personal experiences about how the bill will affect you and/or your community.
7. Limit your communication to focus on one issue.
8. Be brief.
9. Ask for a reply.
10. Be polite and leave the door open to future communication.

For more tips and tools for advocating for your community by contacting your elected official, check out these resources:

<http://lww-rma.org/CitizenLobbyist.pdf>

<https://www.suny.edu/govtrelations/state/lobbying-tips/>

### 4. Volunteer

You can find opportunities to volunteer in your community through NYC Service, which is a division of the Mayor's Office that seeks to promote volunteerism. NYC Service matches volunteers with organizations working on a wide range of issues, including education, health, environmental protection, and emergency preparedness. To find out more and to get involved, visit <http://www.nycservice.org/>

### 5. Important City dates to know

#### Mayoral and City Council elections:

**Primary:** 2<sup>nd</sup> Tuesday of September (9/12/2017)

**General:** 1<sup>st</sup> Tuesday after the 1<sup>st</sup> Monday of November (11/7/2017)

#### Budget Calendar:

July 1, Start of new fiscal year

#### City Council legislative season:

The New York City Council has no set legislative season; Council Members can introduce and vote on legislation at any time throughout the year.

#### Citywide and Community Education Councils (school board):

- There are 9 elected members and 2 appointed members for each of the 32 school districts and citywide council. The 2 appointed members are appointed by the Public Advocate and the Borough President.
- Citywide and Community Education Council elections are held in odd-numbered years for 2-year terms. The 9 elected members of each council are elected by leaders of school parent-teacher associations through an online ballot.
- Candidates must have at least 1 child receiving relevant services in the district in which they are running for a council seat.
- Elections are held in late April or early May of the election year.
- July 1: Start of new Citywide and Community Education Council year

#### To learn more about the Citywide and Community Education Councils, visit:

<http://schools.nyc.gov/Offices/CEC/currentmembers.html>

<http://schools.nyc.gov/Offices/mediarelations/NewsandSpeeches/2014-2015/ChancellorAnnouncethe2015CommunityandCitywideEducationCouncilElections.html>

### 6. Elected officials

Note that your representatives may change after an election. To find out who your current representatives are, visit <http://www.mygovnyc.org/>

#### Queens:

##### Council Member Donovan Richards Jr. (Council District 31)

Address: 1931 Mott Avenue, Suite 410 Far Rockaway, NY 11691

Phone: 718-471-7014

Email: [drichards@council.nyc.gov](mailto:drichards@council.nyc.gov)

Website: [council.nyc.gov/d31/html/members/home.shtml](http://council.nyc.gov/d31/html/members/home.shtml)

##### Queens Community Board 14

Address: 1931 Mott Ave # 311, Far Rockaway, NY 11691

Phone: 718-471-7300

Email: [cbrock14@nyc.rr.com](mailto:cbrock14@nyc.rr.com)

Website: [www.queenscb14.org](http://www.queenscb14.org)

##### Queens Borough President Melinda Katz

Address: 120-55 Queens Blvd, Kew Gardens, NY 11415

Phone: 718-286-3000

Email: [info@queensbp.org](mailto:info@queensbp.org)

Website: [www.queensbp.org](http://www.queensbp.org)

#### New York City:

##### Mayor of New York City Bill de Blasio

City Hall, New York, NY 10007

Phone: 311

Website: [www1.nyc.gov/office-of-the-mayor](http://www1.nyc.gov/office-of-the-mayor)

##### New York City Comptroller Scott M. Stringer

Address: One Centre Street, New York, NY 10007

Phone: 212-669-3916

Website: [comptroller.nyc.gov/](http://comptroller.nyc.gov/)

#### New York State:

##### New York State Senator James Sanders Jr. (10th Senatorial District)

1931 Mott Avenue, Suite 305, Far Rockaway 11691

Phone: 718-327-7017

Email: [sanders@nysenate.gov](mailto:sanders@nysenate.gov)

Website: [www.nysenate.gov/senators/james-sanders-jr](http://www.nysenate.gov/senators/james-sanders-jr)

##### New York State Assembly Member Michele R. Titus (Assembly District 31)

Address: 19-31 Mott Avenue, Room 301, Far Rockaway, NY 11691

Phone: 718-327-1845

Email: [TitusM@assembly.state.ny.us](mailto:TitusM@assembly.state.ny.us)

Website: <http://nyassembly.gov/mem/Michele-R-Titus/>

##### Governor of New York State Andrew Cuomo

Address: NYS State Capitol Building, Albany, NY 12224

Phone: 518-474-8390

Website: <https://www.governor.ny.gov/>

#### Federal:

##### U.S. Representative Gregory W. Meeks (5th Congressional District of New York)

Address: 67-12 Rockaway Beach Boulevard, Arverne, NY 11692

Phone: 347-230-4032

Website: [meeks.house.gov](http://meeks.house.gov)

##### U.S. Senator Kirsten Gillibrand

780 Third Avenue, Suite 2601, New York, New York 10017

Phone: (212) 688-6262

Website: [www.gillibrand.senate.gov](http://www.gillibrand.senate.gov)

##### U.S. Senator Charles "Chuck" Ellis Schumer

780 Third Avenue, Suite 2301, New York, NY 10017

Phone: 212-486-4430

Website: [www.schumer.senate.gov](http://www.schumer.senate.gov)



# APPENDIX

## Edgemere Community Group Profiles

### Addabbo Health Center

6200 Beach Channel Drive

Arverne, NY 11692

(718) 945-7150 | [info@addabbo.org](mailto:info@addabbo.org)

<http://www.addabbo.org/index.html>

The Joseph P. Addabbo Family Health Center provides patient-focused health care for medically underserved communities in Queens. At its location in Arverne, the Addabbo Health Center offers comprehensive services for prices that are affordable to low- and moderate-income patients as well as free services such as pregnancy testing and dental screenings. No one is turned away due to inability to pay. We need to confirm these free services over the phone.

### Beach 42nd Street Block Association

Partnership with Rockaway Hopeworks

337 Beach 42nd Street

Far Rockaway, New York 11691

(718) 510-6796 | [princeeze1200@yahoo.com](mailto:princeeze1200@yahoo.com)

The Beach 42nd Street Block Association organizes events and activities to improve its community. The association has improved its community by removing weeds and planting flowers around the neighborhood.

### Beach 41st Cornerstone Community Center

426 Beach 40th Street

Far Rockaway, NY 11691

(347)-246-9759

<http://childcenterny.org/>

Funded by the Department of Youth and Community Development and under the umbrella of the Child Center of NY, the Beach 41st Cornerstone Community Center serves the Far Rockaway community with a variety of services. They offer after-school, summer camp, evening and weekend programs that include homework assistance and tutoring, STEM and arts and crafts activities, dance, and recreational activities. They also offer teen leadership programs, such as the Mayor's Youth Leadership Council, the Youth and Adult Advisory Board, an all-male group, Young Men's Initiative (YMI), and an all-female group, "More than My Box". The center offers a fitness room for adults and a computer room for all. This site also serves as the hub for RBI, a baseball league for children in Far Rockaway.

### Beach 41st Street Tenants Association

433 Beach 40th Street

Far Rockaway, NY 11691

[violaharris24@gmail.com](mailto:violaharris24@gmail.com)

The Beach 41st Street Tenants' Association serves the residents of the Beach 41st Street Houses (NYCHA). It represents tenants' interests and provides support for residents.

### Community and Family Head Start

4105 Beach Channel Drive

Far Rockaway, NY 11691

(718) 471-7970

Community and Family Head Start provides early childhood education and health and nutrition services to the youngest members of the Far Rockaway community. They also offer services for children with special needs. Community and Family aims to involve both parents and the wider community in the growth and development of the community's children.

### Edgemere Community Group

[edgemere.page@gmail.com](mailto:edgemere.page@gmail.com)

<http://edgemerecommunitygroup.org>

The Edgemere Community Group is dedicated to improving the quality of life for the residents of Edgemere, New York. Its mission is to transform the Edgemere neighborhood from an underserved community to a vibrant and sustainable coastal community for all to live in and enjoy. The group's approach is advocacy and community-building that promotes community development and reinvestment initiatives that provide social and economic development for local residents, creating self-sufficiency through entrepreneurial opportunities. The group advocates for neighborhood and recreational amenities that encourage healthy and sustainable living, while introducing and providing art, cultural, and educational enrichment programs to the community.



## Edgemere Farm

385 Beach 45th Street

Far Rockaway, NY 11691

info@edgemerefarm.org

<http://www.edgemerefarm.org/>

In 2013, Edgemere Farm transformed an empty lot on Beach 45th Street into an urban farm, where it now grows organic vegetables, flowers, and herbs. Edgemere Farm runs a farm stand and Community-Supported Agriculture (CSA) program and offers volunteer and education opportunities. The Edgemere Farm stand is open on Saturday mornings and accepts WIC and SNAP.

## Far Rockaway/Arverne Nonprofit Coalition

821 Bay 25th Street, Room 149C

Far Rockaway, NY 11691

(646) 267-4100 | manny@thefranc.org

<http://www.thefranc.org/>

The Far Rockaway/Arverne Nonprofit Coalition is comprised of nonprofit and community-based organizations that work to ensure that the needs of youth service providers and, ultimately, youth in the community are met through advocacy, resource-sharing, and leadership development. The annual Far Rockaway Youth Summit brings together young people in the community to promote youth leadership and engagement.

## Margert Community Corporation

325 Beach 37th Street

Far Rockaway, NY 11691

(718) 471-3724

<http://www.margert.org/index.htm>

Margert Community Corporation is a nonprofit organization that provides housing assistance, housing counseling, and energy, rehab, and repair programs to low-income tenants and homeowners, seniors, and people with disabilities in Far Rockaway.

## Norton Basin Edgemere Stewardship Group

marlen@nbesg.org

<http://www.nbesg.org/index.php>

The Norton Basin Edgemere Stewardship Group works to protect Edgemere's wetlands habitat. The group promotes a healthy environment through their wetlands cleanup, feral cat adoption, and tree count projects.

## Ocean Bay Community Dev. Corporation

443 Beach 54th Street

Arverne, NY 11692

(718) 945-8640

<http://www.oceanbaycdc.com/>

The Ocean Bay Community Development Corporation works with residents of underserved Rockaway communities to revitalize their neighborhoods. The organization promotes community and workforce development and connects residents to essential community services, such as SNAP screenings, legal assistance, vocational training, and free income tax preparation (VITA).

## Rockaway Waterfront Alliance

5803 Rockaway Beach Boulevard

Far Rockaway, NY 11692

(718) 474-2449 | info@rwalliance.org

<https://www.rwalliance.org/rwa/>

Rockaway Waterfront Alliance (RWA) is a community-based organization dedicated to empowering residents of underserved communities in the Rockaways to play a role in the determination of their neighborhoods. RWA provides enriching education and community programming, which instill both individual and civic respect for nature, and contribute to advancing the physical, economic and social sustainability in the Rockaway Peninsula.

## Rockaway Wildfire

(347) 608-3556 | RockawayWildfire@gmail.com

<http://rockawaywildfire.org/>

Rockaway Wildfire grew out of the organizing efforts after Superstorm Sandy. Rockaway Wildfire involves community members in the Rockaways in neighborhood redevelopment and planning, to promote community and political engagement, and to fight for climate justice.

## Rockaway Youth Task Force

1920 Mott Avenue, 2nd Floor, Suite #4

Far Rockaway, NY 11691

(718) 868-0386

<http://rytf.org/>

The Rockaway Youth Task Force promotes leadership, civic engagement, and volunteerism among Rockaway residents between the ages of 15 and 25. RYTF engages youth in advocacy, volunteerism, mentoring, and professional development. Some of their campaign and programs include a youth leadership course, voter registration and engagement, and a community garden and farm stand.

## Sheltering Arms NY

16-00 Central Ave

Far Rockaway, NY 11691

(718) 526-2400 | gburgess@safespaceny.org

<http://shelteringarmsny.org/>

The Family Preservation Program of Sheltering Arms NY helps grow and strengthen safe and loving family relationships so that children can thrive. Families referred to this program may be afflicted by homelessness, domestic violence, mental illness, substance abuse, extreme poverty, trauma, or other factors that put their children at risk for foster care placement. Sheltering Arms NY prioritizes the safety and health of the children in our program while working with parents to heal and strengthen family bonds through targeted therapy, referrals, home visits, and guided parenting workshops.

## 596 Acres

540 President Street #2E

Gowanus, Brooklyn NY 11215

(718) 316-6092

<http://596acres.org>, [livinglotsnyc.org](http://livinglotsnyc.org)

596 Acres provides community members with the tools and information they need to access city-owned vacant lots. Their interactive map connects residents and community organizers who are working to gain access to public lots in their neighborhood. 596 Acres has helped transform empty lots into community gardens, parks, farms, sports fields, and more.



Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
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**Protect the Neighborhood from Flooding**

**Strengthen the Coastal Edge**

<b>a</b>	Design and construct Edgemere's Raised Shorelines project to address the impact of sea level rise due to climate change	Mayor's Office of Recovery & Resiliency	EDC, HPD, DEP, NYC Parks, NYCHA	1 - 5 yrs	In progress	Begin design	Complete construction in 2022	Other Public (HUD), City
<b>b</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 Recovery & Resiliency	EDC, HPD, DEP, NYC Parks, NYCHA	> 5 yrs	Proposal	Identify funding	--	TBD
<b>c</b>	Support the Wetlands Transfer Task Force and evaluate feasibility of Jamaica Bay as a wetland mitigation bank site	NYC Dept. of Parks & Recreation	HPD	> 10 yrs	Proposal	Survey of encroachments, boundary protection, and cleanup/restoration	Recommended parcels transferred to NYC Parks	TBD
<b>d</b>	Support the U.S. Army Corps of Engineers (USACE) beach restoration and dune system and advocate for proposals in the <i>Rockaways Reformulation Study</i>	U.S. Army Corps	ORR	> 10 yrs	In progress	USACE to identify independent projects from reformulation to advance to PED phase	Congress to authorize design	Other Public (U.S. Army Corps)

**Adapt to Increased Flood Risk**

<b>a</b>	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, ORR, DCP	1 - 5 yrs	In progress	Begin home construction on relocation site within Edgemere	Homeowners relocated to newly constructed homes within Edgemere outside of the HMZ	Other Public (HUD)
<b>b</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	Identify lots that are both inappropriate for housing and community open space	Open community open spaces to the public	City
<b>c</b>	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)
<b>d</b>	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	Identify funding sources	Complete construction by 2026, subject to feasibility	City, Private, Other Public

**Create Waterfront Connections**

<b>a</b>	Complete reconstruction of Rockaway Boardwalk and new beach access points at Beach 35th	NYC Dept. of Parks & Recreation	EDC, USACE, HPD	1 - 5 yrs	In progress	Continue construction	Complete construction in 2017	Other Public (HUD)
<b>b</b>	Create new open space and recreational areas on Edgemere Peninsula north of Norton Avenue	NYC Dept. of Parks & Recreation	ORR, DCP, NYC Parks, DOT	> 10 yrs	Proposal	Begin Urban Renewal Plan Amendment in 2019	Identify funding for future open space	TBD

Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
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**Improve Drainage and Water Quality**

<b>a</b>	Study neighborhood drainage patterns and develop flood management interventions through the <i>Edgemere Drainage Study</i>	NYC Dept. of Environmental Protection	HPD, EDC, ORR, DCP, NYC Parks, NYCHA	1 - 5 yrs	In progress	Begin study	Complete study in 2019	Other Public (HUD)
<b>b</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	In progress	Schedule 2 giveaway events with Councilmember	Hold events in 2017	City
<b>c</b>	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	Hold events in 2017	City
<b>d</b>	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**

<b>a</b>	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>b</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	Break ground in winter 2017	Complete construction by 2020	Other Public (FEMA/ HUD)
<b>c</b>	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	In progress	For City-managed single-family projects, start 90% and complete 75% of construction projects by December 2016	Complete construction and reimbursements	Other Public (HUD)
<b>d</b>	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	ORR, HPD	1 - 5 yrs	In progress	Registration began in September 2016 and Launch new website in 2016	Complete audits and counseling for ~1500 single-family homeowners and 100 multi-family homeowners by 12/2017. The website - a one-stop shop - will be updated to reflect any changes in program development and legislation, as needed	Governor's Office of Storm Recovery (GOSR)



Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
<b>e</b> 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 by 2018	City
<b>f</b> Expand technical and financial assistance for resiliency and energy efficiency retrofits	Mayor's Office of Recovery & Resiliency	HPD, DCP	> 5 yrs	In progress	Help homeowners understand their flood risk, premium purchase requirements and mitigation options through floodhelpny.org	--	TBD
<b>g</b> Advocate for reforms to the National Flood Insurance Program to provide incentives for risk-reduction investments and promote affordability	Mayor's Office of Recovery & Resiliency	HPD, HRO, DCP	> 5 yrs	In progress	FEMA to complete a mitigation study focused on dense urban building, including multifamily buildings by April 2017	--	FEMA

 **Limit New Residential Development in Vulnerable Areas**

<b>a</b> 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	Proposal	--	Complete Urban Renewal Plan Amendment by 2021	TBD
<b>b</b> Develop an implementation plan for a Bay Side Nature Trail proposed in the Rockaway Parks Conceptual Plan	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
<b>c</b> 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	ORR, DCP	> 5 yrs	Proposal	Identify funding source	Launch buyout program(s)	TBD

 **Fill in the Gaps**

<b>a</b> Develop affordable one- and two-family homes on vacant City land consistent with the findings of a neighborhood drainage feasibility study	NYC Dept. of Housing Preservation & Development	DCP, DEP	> 5 yrs	Proposal	Study neighborhood drainage feasibility in 2017	Sell homes by 2026, subject to feasibility	City, Private, Other Public
<b>b</b> 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	Begin study in 2016	Launch community land trust, subject to feasibility	City, Private

 **Focus Development near Transit and Resources**

<b>a</b> 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 Organization, L+M Development	1 - 5 yrs	In construction (Phase I)	Phase I: Complete construction and lease units in 2017	Phase II: Complete construction and lease units by 2020	City, Private, Other Public
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Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
<b>b</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	--	> 5 yrs	In progress	Conduct community needs survey in 2017	Complete construction and lease units by 2022	City, Private, Other Public
<b>c</b> 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	Proposal	Begin Urban Renewal Plan Amendment in 2019	Complete construction and lease units by 2026	City, Private, Other Public

**Improve Streets and Transportation**

 **Improve Pedestrian and Bicycle Access**

<b>a</b> Improve pedestrian access to Beach 44th Street subway station, Bayswater Park, and Bravo Supermarket	NYC Dept. of Transportation	HPD	1 - 5 yrs	In progress	Secure funding	Complete design spring 2017	City, Other Public (US DOT)
<b>b</b> Install walk signals at 12 intersections on Beach Channel Drive	NYC Dept. of Transportation	HPD	1 - 5 yrs	Complete	--	--	Other Public (US DOT)
<b>c</b> 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	Begin design	Complete designs in Access to Opportunity study in 2017	Other Public (US DOT)
<b>d</b> Explore feasibility of bicycle network improvements or expansions on the Rockaway Peninsula	NYC Dept. of Transportation	HPD	1 - 5 yrs	In progress	Begin analysis	Complete Access to Opportunity study in 2017	Other Public (US DOT)

 **Improve Transit Service and Reliability**

<b>a</b> Implement Q52/Q53 Select Bus Service	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	In progress	Implement design	Launch Select Bus Service in fall 2017	Other Public (US DOT)
<b>b</b> Extend the Q52 route further east from Beach 67th Street to Beach 54th Street	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	In progress	Continue analysis, design and implementation	Complete by end of 2017	Other Public (US DOT)
<b>c</b> Study and propose improvements to bus stop locations for the Q22 bus	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	In progress	Continue analysis	Recommendations to be included in Access to Opportunity study in 2017	Other Public (US DOT)
<b>d</b> 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	Recommendation to be included in Access to Opportunity study in 2017	TBD

 **Improve Regional Access**

<b>a</b> 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)
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Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
<b>b</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	Proposal	--	Complete <i>Access to Opportunity</i> study in 2017	Other Public (US DOT)
<b>c</b> Improve pedestrian and cyclist connections to the ferry terminal at Beach 108th Street	NYC Dept. of Transportation	MTA, HPD	1 - 5 yrs	In progress	Begin design	Begin construction in 2019	Other Public (US DOT)
<b>d</b> 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	--	Recommendations to be included in <i>Access to Opportunity</i> study in 2017	Other Public (US DOT)
<b>e</b> Launch Citywide ferry service from Beach 108th Street to Lower Manhattan	NYC Economic Development Corporation	DOT, NYC Parks	1 - 5 yrs	In progress	Install 108th Street ferry landing	Launch ferry service in summer 2017	City

## Increase Neighborhood Amenities

### Expand Access to Quality Retail

<b>a</b> 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	In design	Complete construction in summer 2017	Fully lease units by winter 2017	City, Private, Other Public
<b>b</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	Proposal	Begin Urban Renewal Plan Amendment in 2019	Complete construction and lease space by 2026, subject to feasibility	City
<b>c</b> 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	In progress	Begin construction in 2017	Complete construction in 2019	Private
<b>d</b> 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	Complete Avenue NYC grant activities by June 2017.	Other Public (HUD)
<b>e</b> 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, OBCDC	> 5 yrs	Ongoing	--	--	City

### Improve Existing Facilities and Services

<b>a</b> Renovate the Community Center at Beach 41st Street Houses	NYC Housing Authority	FEMA, HUD	1 - 5 yrs	In progress	Release project for procurement	Complete construction by 2020	Other Public (FEMA/ HUD)
<b>b</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

Strategy/Project	Lead Agency	Partners	Timeline	Status	Next Step	Completion Milestone	Funding Source
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### Connect Jobseekers to Resources and Trainings

<b>a</b> 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>b</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)
<b>c</b> 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 by 2018	TBD
<b>d</b> 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
<b>e</b> 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

### Create a Healthier Neighborhood

<b>a</b> 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	ORR, HPD, DOT	> 5 yrs	In progress	Submit as FEMA 428 Alternate Project	Complete construction	Other Public (HUD)
<b>b</b> Complete construction of Shore Front Parkway recreation areas as outlined in the <i>Rockaway Parks Conceptual Plan</i>	NYC Dept. of Parks & Recreation	ORR, HPD	1 - 5 yrs	In progress	Identify funding source	Complete construction	Other Public (HUD)
<b>c</b> 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	Ongoing	Launch program in Eastern Rockaways	--	Other Public (CDC)

### Improve Communications between New York City Officials and Residents

<b>a</b> 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>b</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)
<b>c</b> 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)



## Common Terms

Term	Definition
<b>The City</b>	Refers to New York City government agencies.
<b>The city/New York City/NYC</b>	Refers to New York City geographically.
<b>Hazard Mitigation Zone (HMZ)</b>	A designated geography in Edgemere where Build it Back benefits are limited due to its extreme vulnerability.
<b>Edgemere Study Area</b>	The defined boundaries used for this planning process. The extents are Jamaica Bay to the north, Edgemere Avenue to the south, Beach 51st Street to the west, and Beach 35th Street to the East.
<b>Urban Renewal Area</b>	A designated geographic area that gives the City some levers over the physical environment, such as acquiring property.

## Coastal Hazard Common Terms

Term	Definition
<b>100-year floodplain</b>	The geographical area with a 1 percent or greater change of flooding in any given year.
<b>Coastal A Zone</b>	Areas landward of a V Zone or landward of an open coast without a mapped V-Zone, subject to inundation by the 1 percent annual chance flood event with additional hazards associated with storm-induced waves between 1.5 and 3 feet high.
<b>Base Flood Elevation (BFE)</b>	The BFE is the computed elevation in feet to which floodwater is anticipated to rise during the base flood, or the 1 percent annual chance storm. It is the regulatory requirement for the elevation or floodproofing of structures. A building's flood insurance premium is determined by the relationship between the BFE and a structure's elevation. BFE includes the storm tide elevation plus the wave crest height.
<b>Freeboard</b>	Freeboard is an additional amount of height above the BFE to provide an additional factor of safety. Freeboard, which in some cases is required through building code, provides an added margin of safety to address the flood modeling and mapping uncertainties associated with FIRMs. Since elevations on FIRMs do not include sea level rise, freeboard can help keep structures above floodwaters as storm surge elevations increase. Recognizing that freeboard reduces flood risk, FEMA provides substantial reductions in flood insurance premiums for structures incorporating freeboard.
<b>Design Flood Elevation (DFE)</b>	The elevation above the BFE including the height of freeboard.
<b>National Flood Insurance Program (NFIP)</b>	Federal program that makes flood insurance available to municipalities that enact and enforce floodplain management regulations that meet or exceed the criteria established by FEMA. Under this program, properties within the SFHA with a federally-backed or -regulated mortgage are required to buy flood insurance. Communities participating in the NFIP must incorporate flood resistant construction standards into building codes.

## Citations

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<b>ii</b>	Pg. 8: The Wave Official Website. Accessed May-June 2016. "Rockaway Common History." <a href="http://www.rockawave.com/common/History/History.html">http://www.rockawave.com/common/History/History.html</a>
<b>iii</b>	Pg. 8: Forgotten-ny Official Website. Accessed May-June 2016. "Edgemere, Queens." <a href="http://forgotten-ny.com/2005/11/edgemere-queens/">http://forgotten-ny.com/2005/11/edgemere-queens/</a>
<b>iv</b>	Pg. 8: U.S. Army Corps of Engineers/Barry A. Vittor & Associates, Inc. 2001. Norton Basin/Little Bay Restoration Project: Historical and Environmental Background Report. November 2001. <a href="http://www.dec.ny.gov/docs/regions_pdf/vittor01.pdf">http://www.dec.ny.gov/docs/regions_pdf/vittor01.pdf</a>
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<b>ix</b>	Pg. 27: Property Shark Official Website. Accessed July 2016. "Foreclosures in New York City, NY." <a href="https://www.propertyshark.com/mason/NY/New-York-City/Foreclosures">https://www.propertyshark.com/mason/NY/New-York-City/Foreclosures</a>
<b>x</b>	Pg. 27: New York City Department of City Planning. 2016. "New York City, MapPLUTO 16V1." <a href="http://www1.nyc.gov/site/planning/data-maps/open-data/pluto-mappluto-archive.page">http://www1.nyc.gov/site/planning/data-maps/open-data/pluto-mappluto-archive.page</a>
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<b>xii</b>	Pg. 34: Personal communication with Wil Fisher. New York City Housing Recovery Office (HRO). August-October 2016.
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## Photo Credits

Location	Credit
<b>Coverpage</b>	Fiegel, Oliver. (Photographer). 2017. The Edgemere shore and its wetlands.
<b>Chapter 1, Pg. 8</b>	HPD. (Source). Existing shoreline condition at the end of Beach 43rd Street.
<b>Chapter 2, Pg. 16</b>	WNYC. (Source). February 2016. Flooding on Beach 37th Street after a regular storm event.
<b>Chapter 3, Pg. 26</b>	HPD. (Source). An abandoned home within Edgemere.
<b>Chapter 4, Pg. 42</b>	HPD. (Source). Residents wait for the Q22 bus along Beach Channel Drive.
<b>Chapter 5, Pg. 50</b>	HPD. (Source). Existing retail amenities along Beach Channel Drive within Edgemere.
<b>Chapter 6, Pg. 62</b>	HPD. (Source). Resilient Edgemere Community Planning Initiative workshop participant.
<b>Chapter 7, Pg. 66</b>	HPD. (Source). Existing shoreline condition at the end of Beach 43rd Street.









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