



edgemere



the abandoned promised land

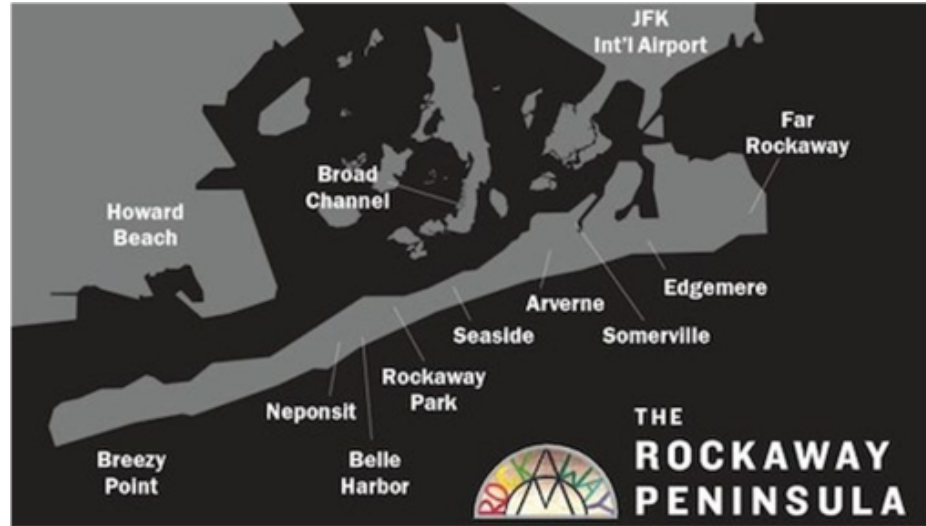




Background/History

Far Rockaway - Edgemere

- NYC Playground in the 1900's
- Robert Moses projects
- Desolate/abandoned
- Exacerbated by Hurricane Sandy





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Edgemere Commons



- Vacant lot where Peninsula Hospital previously sat (beach 51st - beach 53rd st)
- Undertaken by Arker Companies
- 11-building mixed-use complex promising 2,200 residential units
- Project will consist of 5 phases over 10-15 years
- Promises mixed income multigenerational housing, retail, and community resources





Edgemere Commons



- Eyes and ears to Rockaway community during design process
- Bring jobs to the community (construction and retail)
- Supermarket to address food desert concerns



- Increases the area median outcome from \$30,400 to 64,020 for a family of four
- Addresses density concerns through design
- Public space for social interactions
- <https://comingtoedgemere2020.com/>





Resilient Edgемere Community Plans

14.1 RESILIENT EDGEMERE

INTRODUCTION | 15

- Stretching from Beach 32nd Street to 53rd Street

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 adverse erosion, flooding from future storms, and today high tides while enhancing active living and neighborhood settings.



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 Park Conceptual Plan.



4. Improve Drainage and Water Quality

Edgemere's topography makes Edgemere vulnerable to flooding from heavy rain and river surges. The high groundwater and proposed changes from sea level rise increase flood risk. While traditional avenues 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 4th 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 households or vacant with 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 Beach 4th Street Houses, and encourage 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

Building a long-term capital vision to improve regional access to opportunity throughout the Eastern Boro 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

Reopen sites on Rockaway Beach Boulevard for a future effort 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.



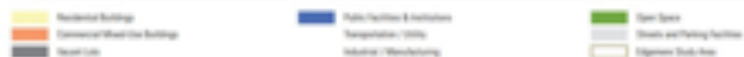
5. Improve Communications between New York City Officials and Residents

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

Existing Land Uses



Land Use Key



Proposed Land Uses



Land Use Key





Arverne East - Nature Preserve



- Arverne East is the result of a public-private partnership between Triangle Equities, L+M Development Partners and the Bluestorn Organization
- Sustainable and resilient community
- 1,200 residential units, community retail, restaurant space, nature preserve





- Project development is currently being finalized
- Working with HPD and other city agency partners





My Personal Project

Inform community members of the collective projects being undertaking in Edgemere;
How community members can get involved

Edgemere- The Abandoned Promised Land

Oluwapelumi Oloyede
Resident of Far Rockaway
Living City Project - CityGAP

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Edgemere Commons

BACKGROUND

In 2012, the Peninsula General Hospital, located between Beach 50th Street and Beach 53rd Street Beach Channel Drive, closed due to its lab amassing over 60 million in debt and its lab failing to meet New York State Health Department standards. It's closure had taken a toll on the Rockaway community health wise, being that it had been one of the two major health care institutions in the area.



In May 2016, the 760,000 square foot site was sold for \$19 million to Arker Companies in a partnership with the Northwest Brooklyn Housing Development Corporation. The Arker Companies is a family run firm founded in 1949, committed to building quality mixed-income housing across the city. Since their establishment, Arker has created over 8,000 housing units and nearly 1 million square feet of commercial space. They promise their development plan will revitalize the dynamic of the Edgemere community economically, socially, and physically.

THE PLAN



Edgemere Commons promises to provide mixed income multigenerational housing, retail and community resources in Edgemere. The development of Edgemere Commons will take place over 5 phases with an expected completion date of 2034. Phase 1 has begun in 2020 and expected completion is in 2023. The entire project will be completed over 10-15 years.

During the design phase, the Arker Companies had their eyes and ears in the Rockaway community gauging the desires of the Rockaway Community. Taking into consideration that Far Rockaway- Edgemere is federally labelled as a food desert, this new development plan promises to provide a Western Beef Supermarket and has signed a 25 year lease with the Supermarket. The development will include publicly-available community facilities and retail space to support the neighborhood, as well as over 37,000 square feet of publicly-accessible open space including spots for local parking. The project will also bring good construction jobs to the neighborhood. The Arker Companies prioritize local hiring for their projects. During construction, there will be 300-350 jobs every year on site. Once the project is completed, the



Thank You

