

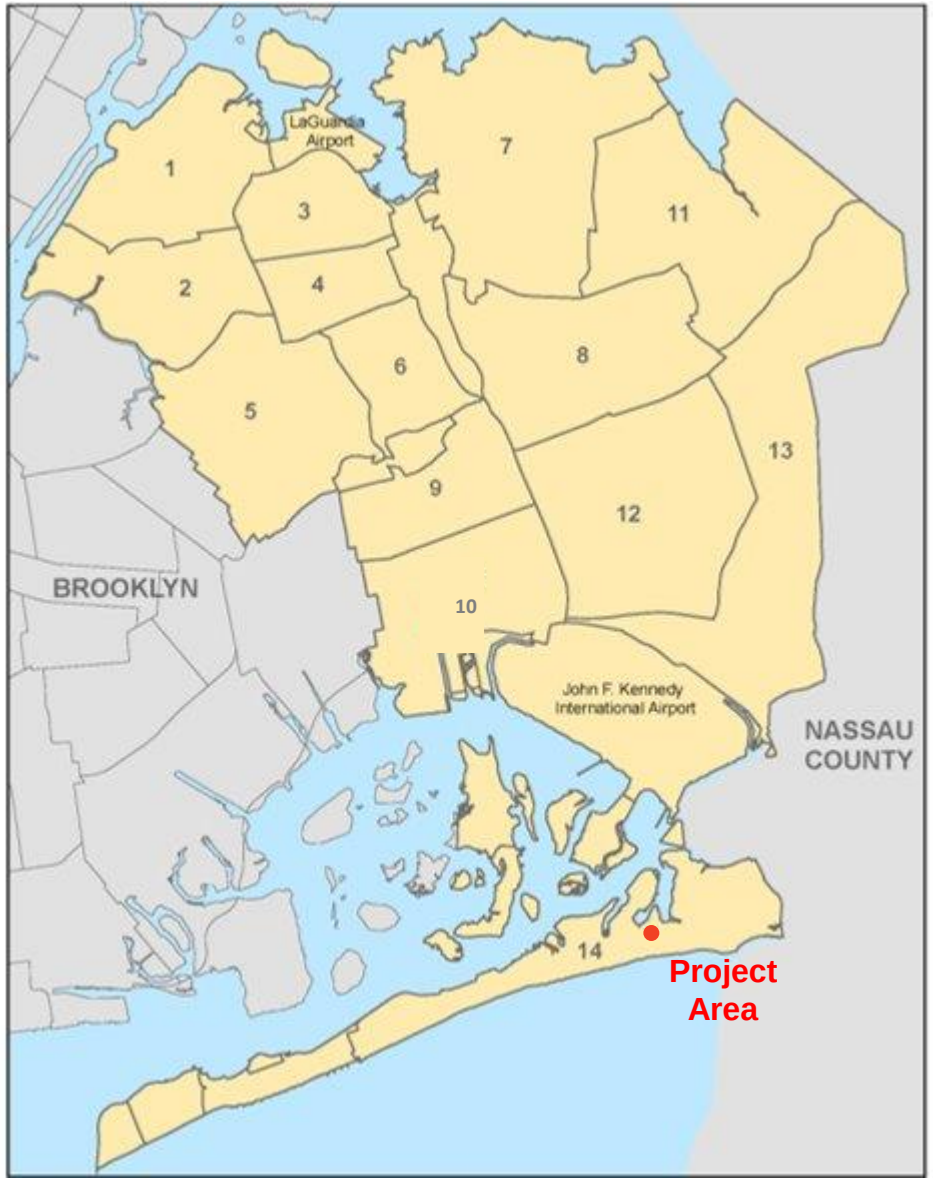
RESILIENT EDGEMERE COMMUNITY PLAN

Pre-Hearing Review Session

March 28, 2022

NYC PLANNING

Resilient Edgemere: Project Overview



Applicant

- Department of Housing Preservation and Development

Location

- Edgemere Urban Renewal Area
- Queens Community District 14

Actions Requested

- Zoning Map Amendment
- Zoning Text Amendment
- Urban Renewal Area Amendment
- UDAAP
- Disposition of City-Owned Real Property

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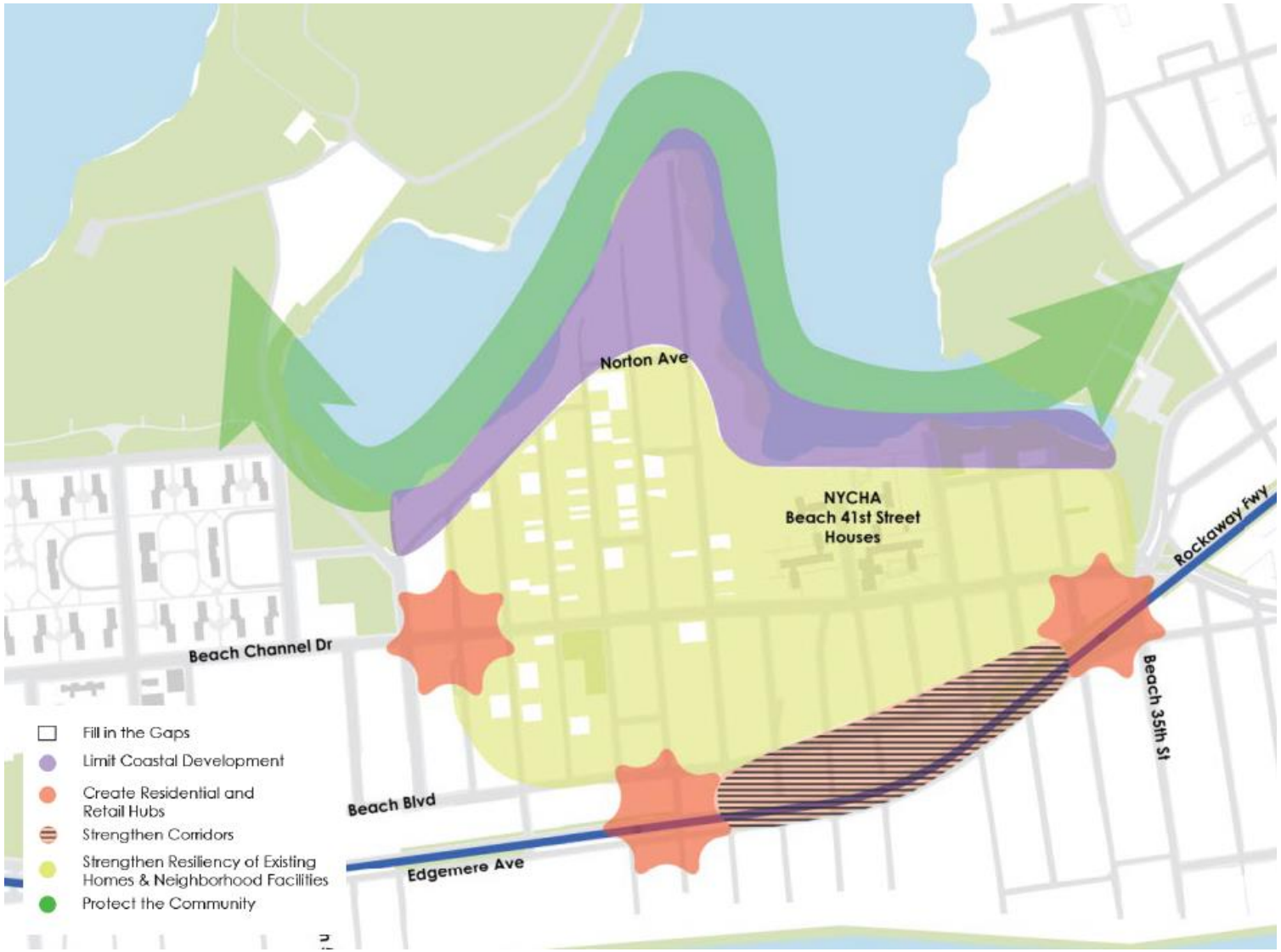
Edgemere Urban Renewal Area



Project Area Context



Resilient Edgemere Community Plan



Resilient Edgemere Community Initiative (2015)

- Established to align Sandy recovery investments and vacant land for a long-term, comprehensive community plan
- 18-month community-based and interagency planning initiative

Land Use Framework

- Peel development back from the vulnerable edge
- Strengthen resiliency of existing homes and neighborhood facilities
- Concentrate new development toward transit resources

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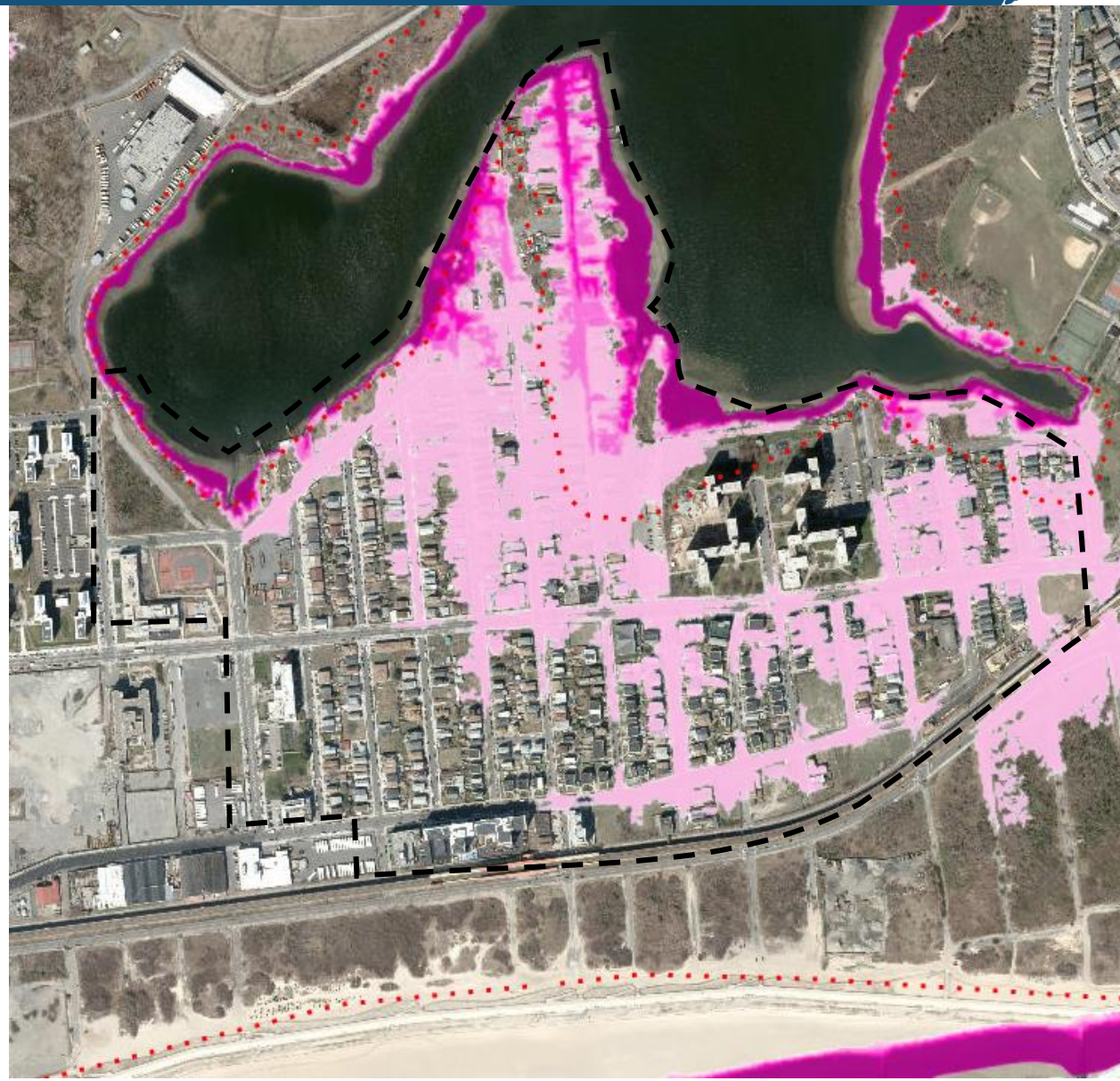
Flood Risk





1% Annual Chance Floodplain

0.2% Annual Chance Floodplain

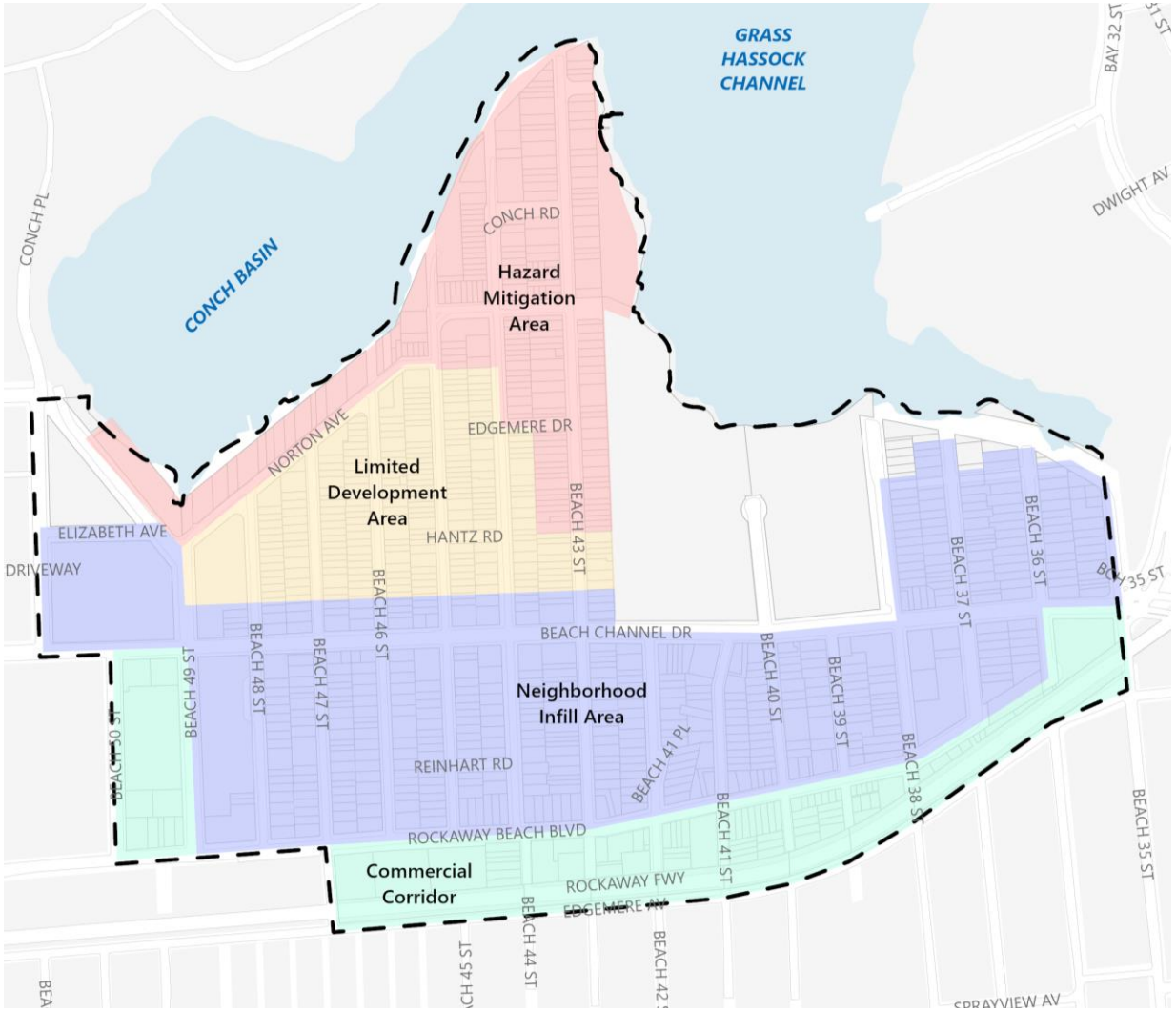
Limit of Moderate Wave Action

Low Estimate
(8 inches SLR)

High Estimate
(30 inches SLR)

Proposed Development

Proposed Neighborhood Framework



Hazard Mitigation Area

- Lowest lying area
- Greatest risk of coastal flooding, Coastal A Subzone
- Twice daily tidal flooding by 2050s
- Limit future development
  - Single family detached residences
  - Open space

Limited Development Area

- Outside of Coastal A Subzone
- Low-lying and may experience ponding
- Limit future development
  - One and two family detached residences
  - Single family detached residences for lots less than 25 feet

Neighborhood Infill Area

- Less exposed to coastal wave hazards
- Maintain current densities and land uses in the area

Commercial Corridor

- Furthest inland
- Adjacent to the elevated A train
- Facilitate the development of multi-family, mixed-use development

Development Potential (dEIS)



Development Potential

- 530 dwelling units
  - 318 affordable units
- 54,665 sf of commercial space
- 266 parking spaces



FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Actions

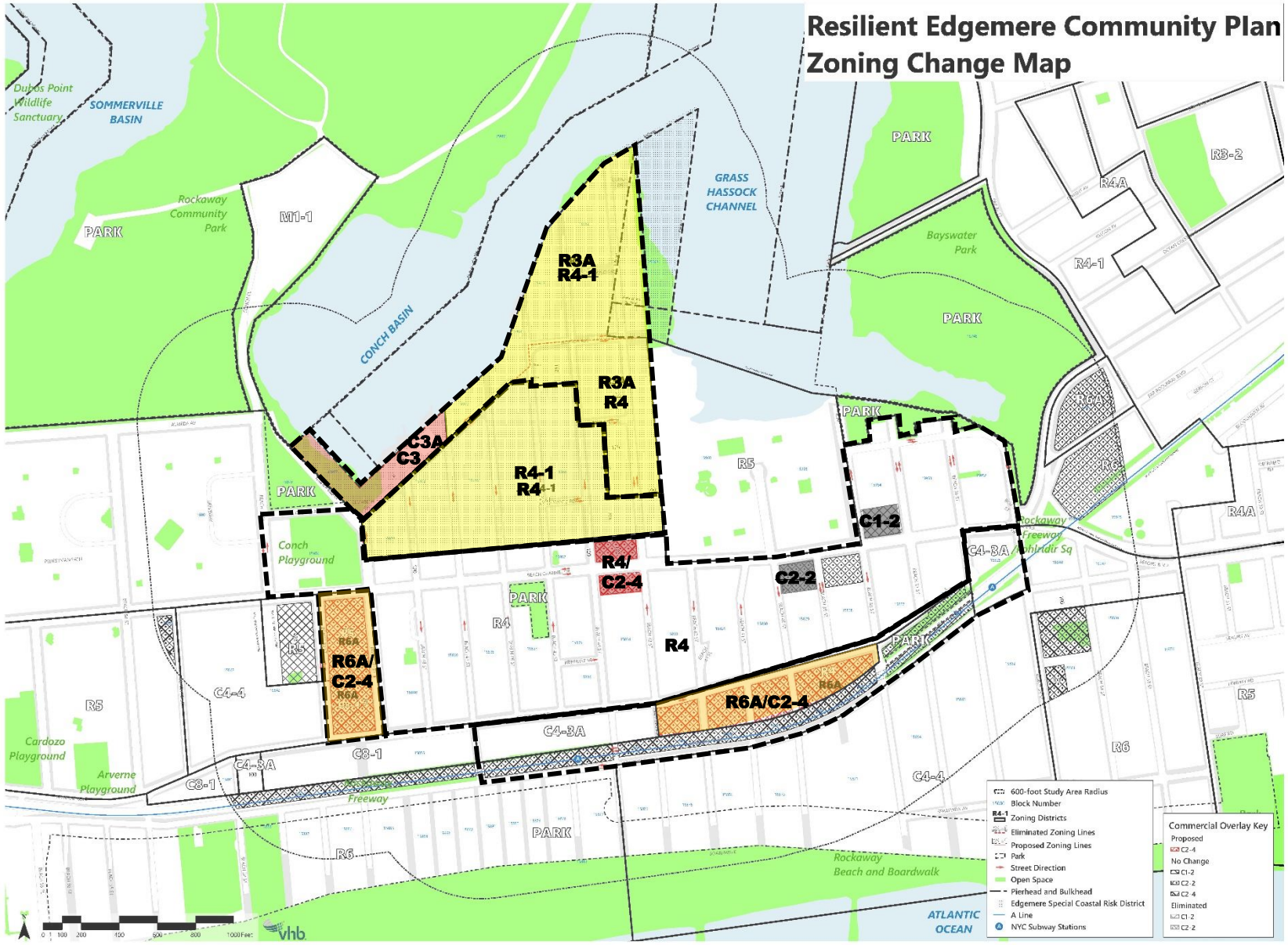
- Zoning Map Amendment
  - R4-1 and R4 to R3A
  - C3 to C3A
  - R4 to R4-1
  - R4, R5/C1-2, and C8-1 to R6A/C2-4
  - R4/C1-2 to R4/C2-4
  - Remove C1-2 and C2-2 commercial overlays
  - Map Edgemere Special Coastal Risk District

- Zoning Text Amendment
  - Establish MIH Area
  - Establish Special Coastal Risk District

- Amendment to Urban Renewal Plan
  - Addition and removal of sites to the Urban Renewal Area
  - Changes is land use, development controls, duration, and definition

- UDAA/UDAAP
- Disposition of Real City Property

Zoning Map Amendment



Hazard Mitigation Area

- R4-1, R4 to R3A
- C3 to C3A

Limited Development Area

- R4 to R4-1

Neighborhood Infill Area

- R4/C1-2 to R4/C2-4
- R4/C1-2 and R4/C2-2 to R4

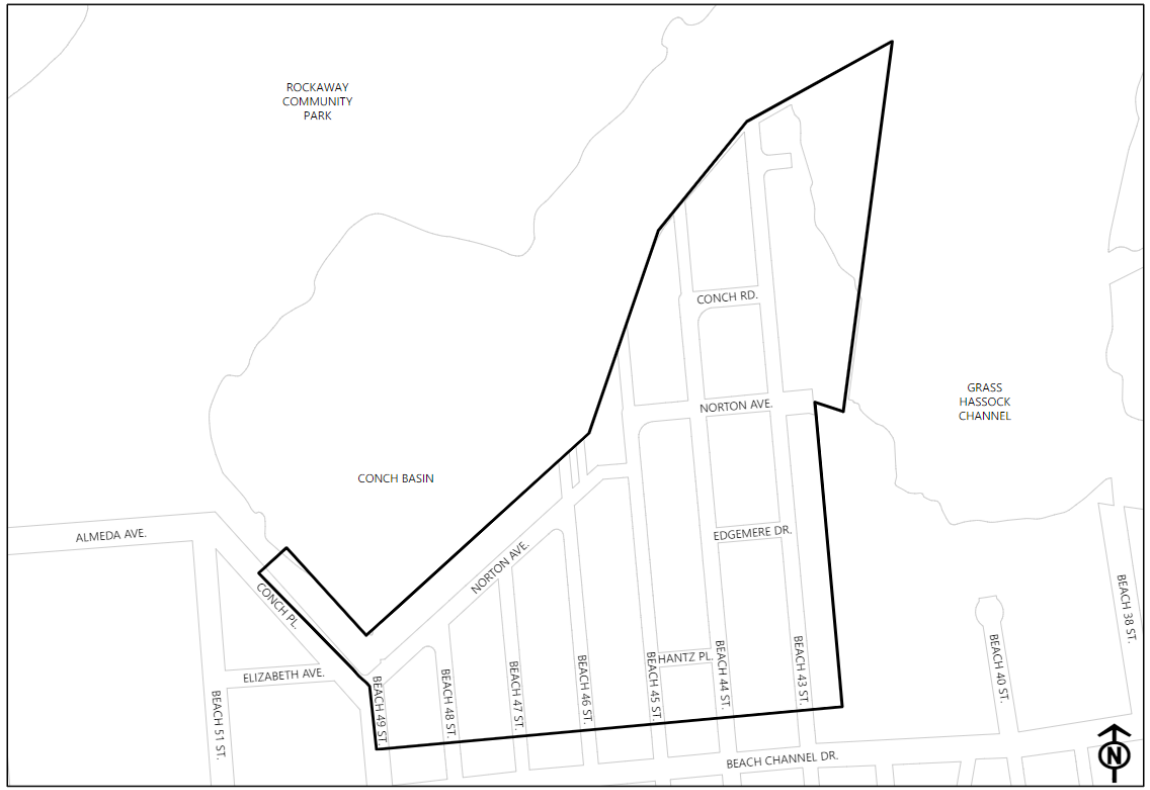
Commercial Corridor

- R4, C8-1, R5/C1-2 to R6A/C2-4

Special Coastal Risk District

Zoning Text Amendment

Special Coastal Risk District



In #Special Coastal Risk District# 5, #residential uses# shall be permitted as follows:

(1) in R3A and C3A Districts, #residential uses# shall be limited to #single-family detached residences#; and

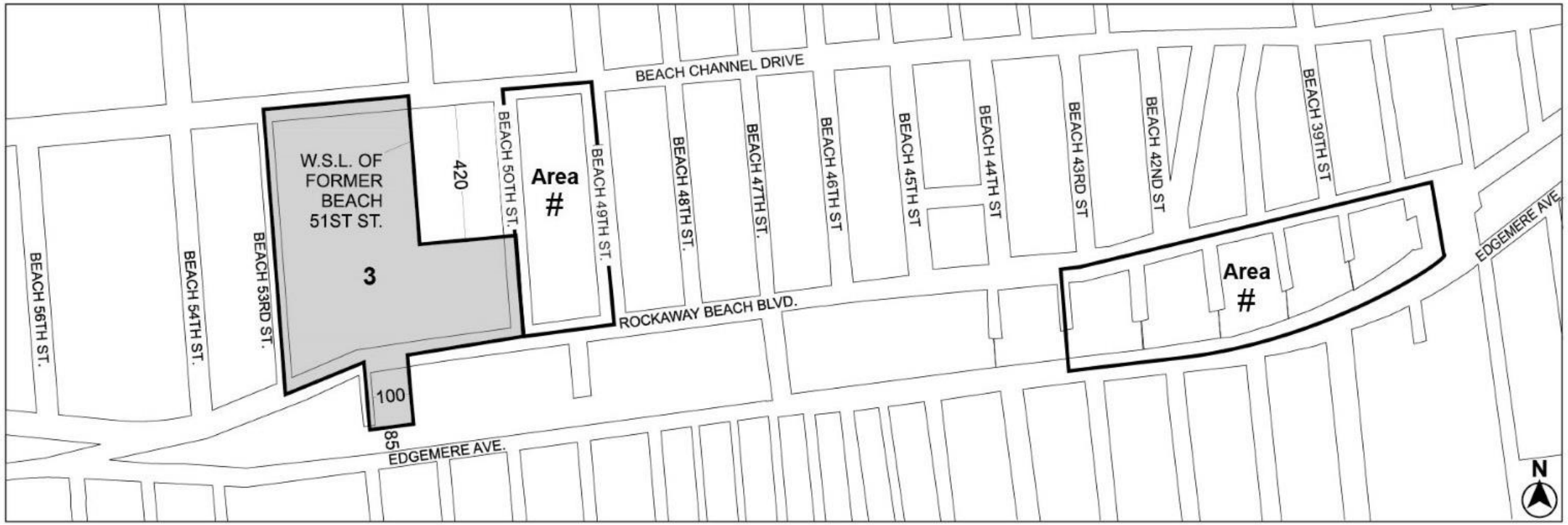
(2) in R4-1 Districts:

(i) for #zoning lots# with a #lot width# of less than 25 feet, #residential uses# shall be limited to #single-family detached residences#; and

(ii) for #zoning lots# with a #lot width# of 25 feet or more, #residential uses# shall be limited to #single-# or #two-family detached residences#.

Zoning Text Amendment

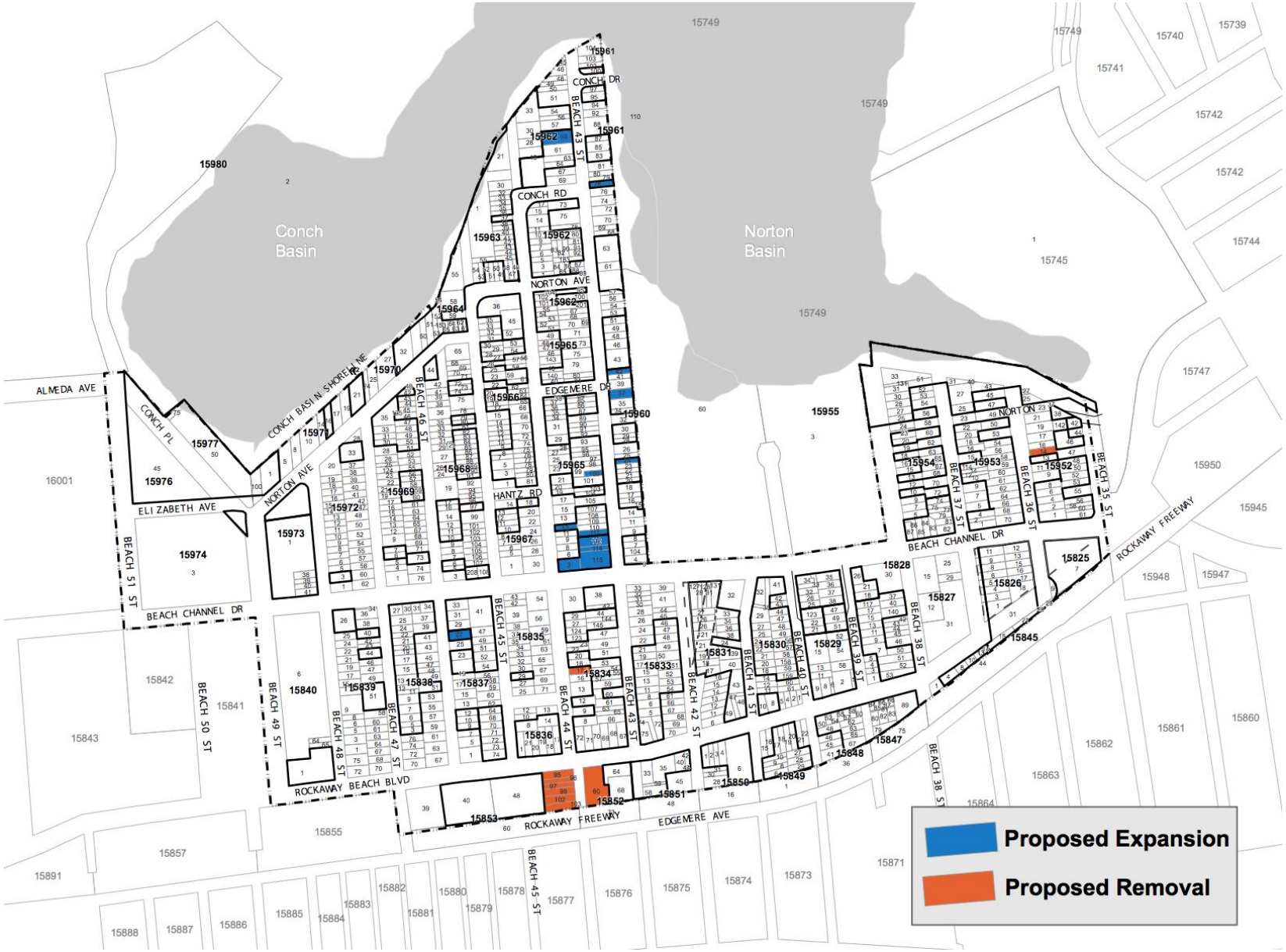
Appendix F: Establish MIH Area



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **3** – (11/14/19) MIH Program Option 1
Area **#** – [date if adoption] MIH Program Option 1 and Option2

Urban Renewal Plan Amendment



Acquisition for all URA sites

- Renewed Acquisition
- New Acquisition

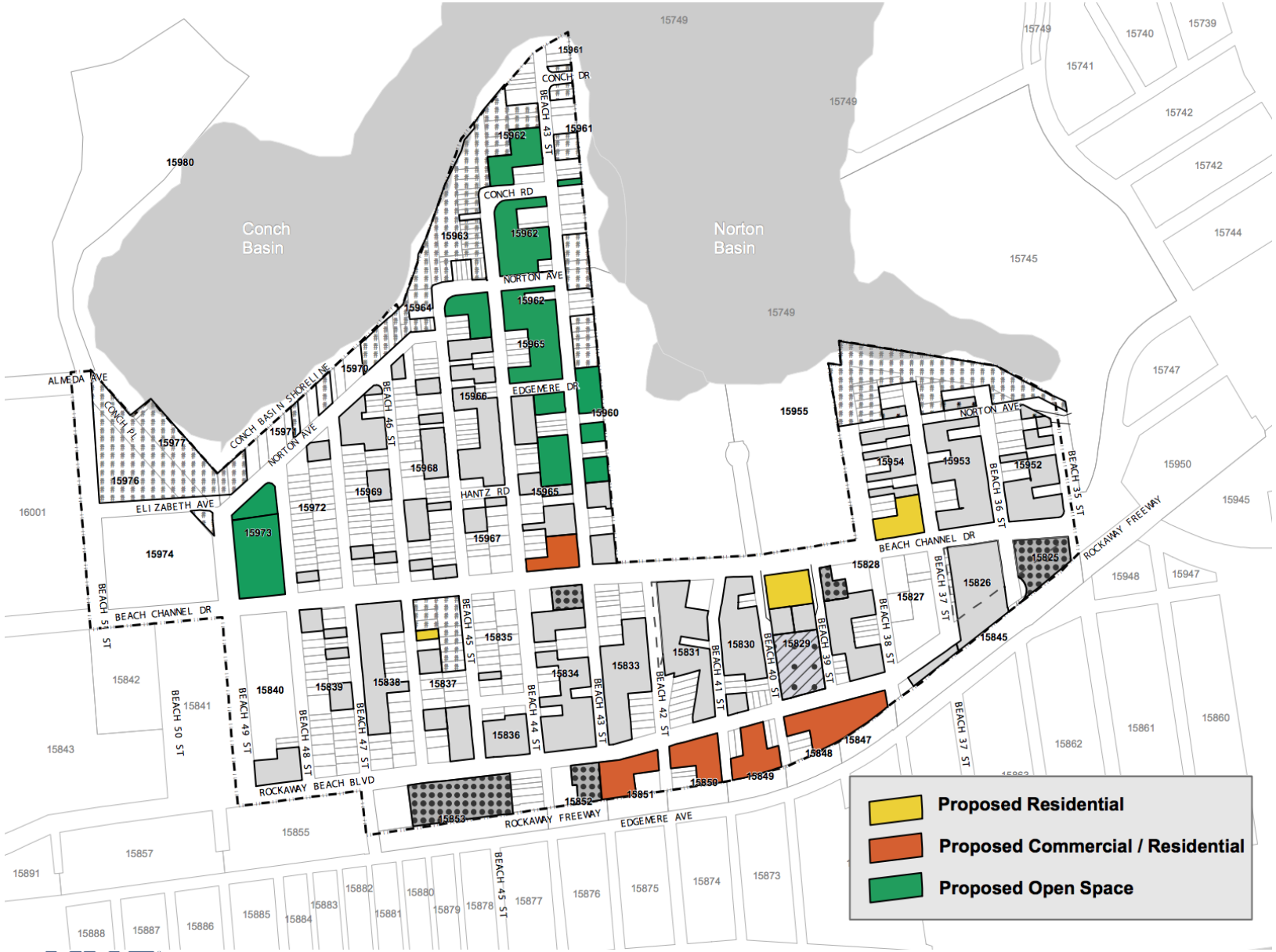
Changes to the URA Boundary

- Addition of 13 lots
- Removal of 9 lots

Extension of URP Duration:

- Extension of 40 years from the 2008 amendment

Urban Renewal Plan Amendment



Land Use Designations:

- 10 sites to be changed to Open Space from Residential and Residential/Open Space
- 1 site added to Open Space
- 4 sites to be changed to Commercial/ Residential from Residential
- 2 sites to be changed to Residential from Commercial/Residential

Definition of Proposed Uses:

- Change to Open Space definition to include agricultural uses when permitted by zoning

Supplementary Controls on Redevelopment:

- Density controls to permit up to 1,500 units instead of 800 units
- Removal of height restrictions of perimeter walls exceeding 25 feet

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UDAAP Designation and Disposition

UDAAP Designation

UDAAP Boundary:

- 42 tax lots
- Demapped roadway
  - Beach 39th Street north of Rockaway Freeway, south of Rockaway Beach Blvd
  - Beach 43rd Street north of Rockaway Freeway, south of Rockaway Beach Blvd

Land Use:

- Residential
- Commercial
- Community Facility

Disposition of City-Owned Real Property

- Disposition of all URP properties







Environmental Review

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on December 10, 2021.

- DEIS identified significant adverse impacts with respect to:
  - Community Facilities (early childhood)
  - Open Space (active recreation)
  - Transportation (traffic transit and safety)
  - Air Quality (mobile source)
  - Construction (noise)

- No other significant adverse impacts were identified.

- Mitigation measures are identified in the DEIS and will be explored further in the FEIS.

Community Board 14

- Held a Public Hearing on February 8, 2022 and voted to disapprove the application

Queens Borough President

- Held a Public Hearing on February 28, 2022 and on March 17, 2022 recommended approval with the following conditions:
    - Commitments to local hiring for all construction and non-construction workers on this project must include a 30% goal for M/WBE businesses and firms, local area residents, and union labor
    - Continue to work on CB 14's conditions by committing to exploring affordable homeownership in the Rezoning Areas and facilitating a CBA with any future developer to build in the Mixed Use Corridor Rezoning Area
    - Continue to work towards and eventually implement an Edgemere Community Land Trust (CLT) as part of the Resilient Edgemere Community Plan, and continue to incorporate CLT models on the Peninsula where feasible

Borough President Recommendation

Queens Borough President

- The Applicant should continue to work across City and State agencies and with local community-based organizations (CBOs) to facilitate and complete the following goals:

  - Department of Small Business Services (SBS), Department of Youth & Community Development (DYCD), and local CBOs to provide youth and community programming, co-working space and economic development opportunities;

  - DEP should provide a study of potential green and gray infrastructure to mitigate longterm flooding issues in Edgemere and throughout the Rockaways;

  - DPR to fast-track improvements to Bayswater Park, walking trails along Jamaica Bay to Bayswater Park, and Rockaway Community Park, and to increase lifeguard staffing along the beach from Beach 32nd to Beach 59th Streets to improve access for all eastern end residents;

  - NYC Department of Transportation (DOT), NYC Economic Development Corporation (EDC) and the Metropolitan Transportation Authority (MTA) to identify transportation infrastructure improvements and opportunities in Edgemere, such as bike lanes, and to extend ferry routes and the Q52 bus lines further east across the Peninsula;

Borough President Recommendation

Queens Borough President

- DOT to widen Edgemere Avenue from Beach 32nd Street to Beach 56th Street to accommodate existing traffic and any vehicular traffic that will be added by the several development projects planned for the neighborhood; and with

- Health and Hospitals (H+H) to develop a new health care and/or hospital facility in the Rockaways;

- All construction should use the most energy efficient, state-of-the-art sustainable materials and techniques, which might include solar voltaic panels, geothermal heating and cooling, and charging stations for vehicles;

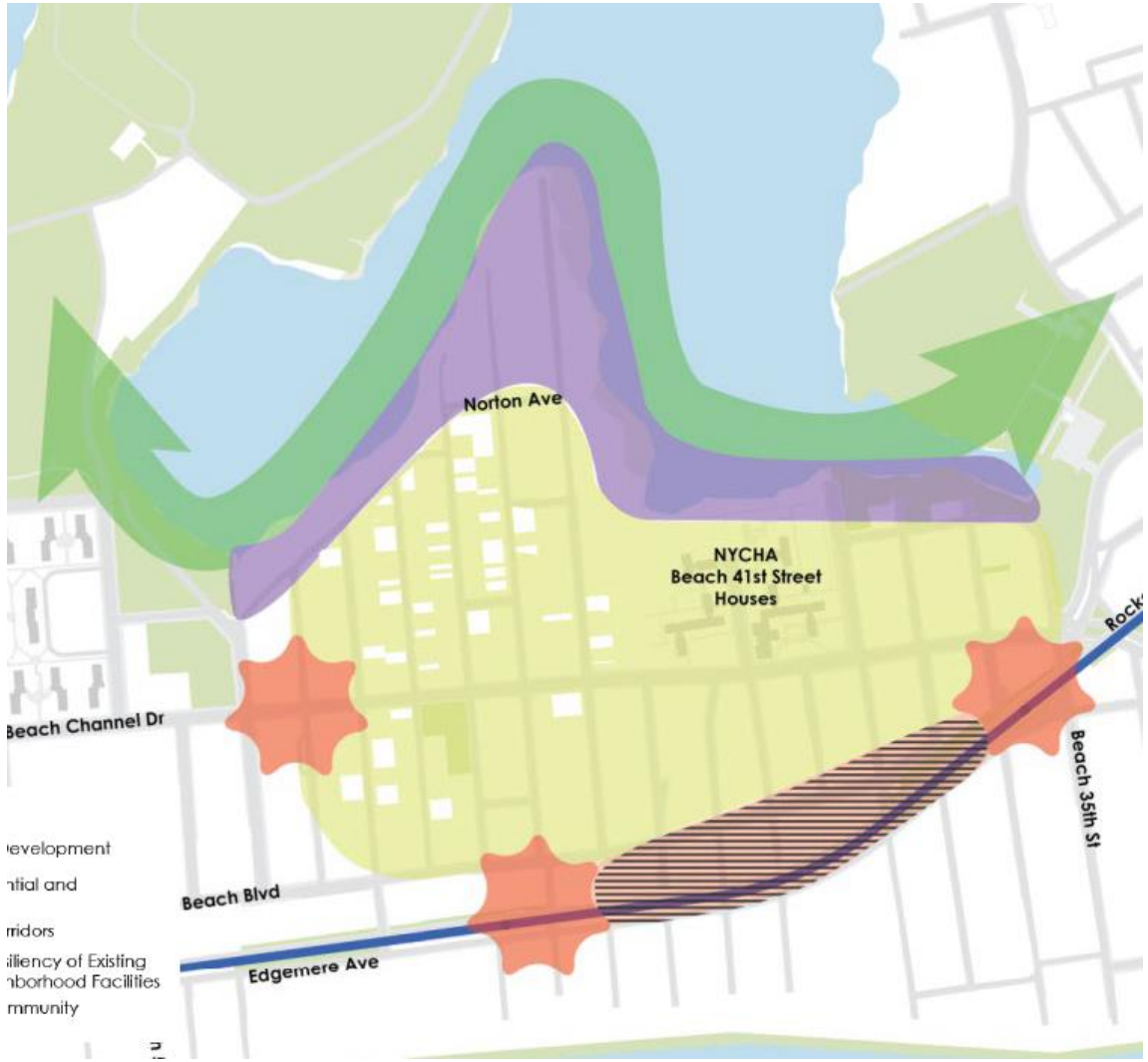
- A school was included in the original Arverne Plan, which is geographically adjacent to the Resilient Edgemere Community Plan. The Applicant should continue to work with the School Construction Authority (SCA) and the Department of Education (DOE) to ensure a school will be built for future and current children, and should explore additional funding streams for existing schools; and

- DPR and the Department of Sanitation (DSNY) should create and release a Request for Expressions of Interest (RFEI) to reactivate the former Edgemere Landfill located in Rockaway Community Park. Possible uses of the site could be green infrastructure such as a solar farm or other beneficial uses to surrounding constituents.

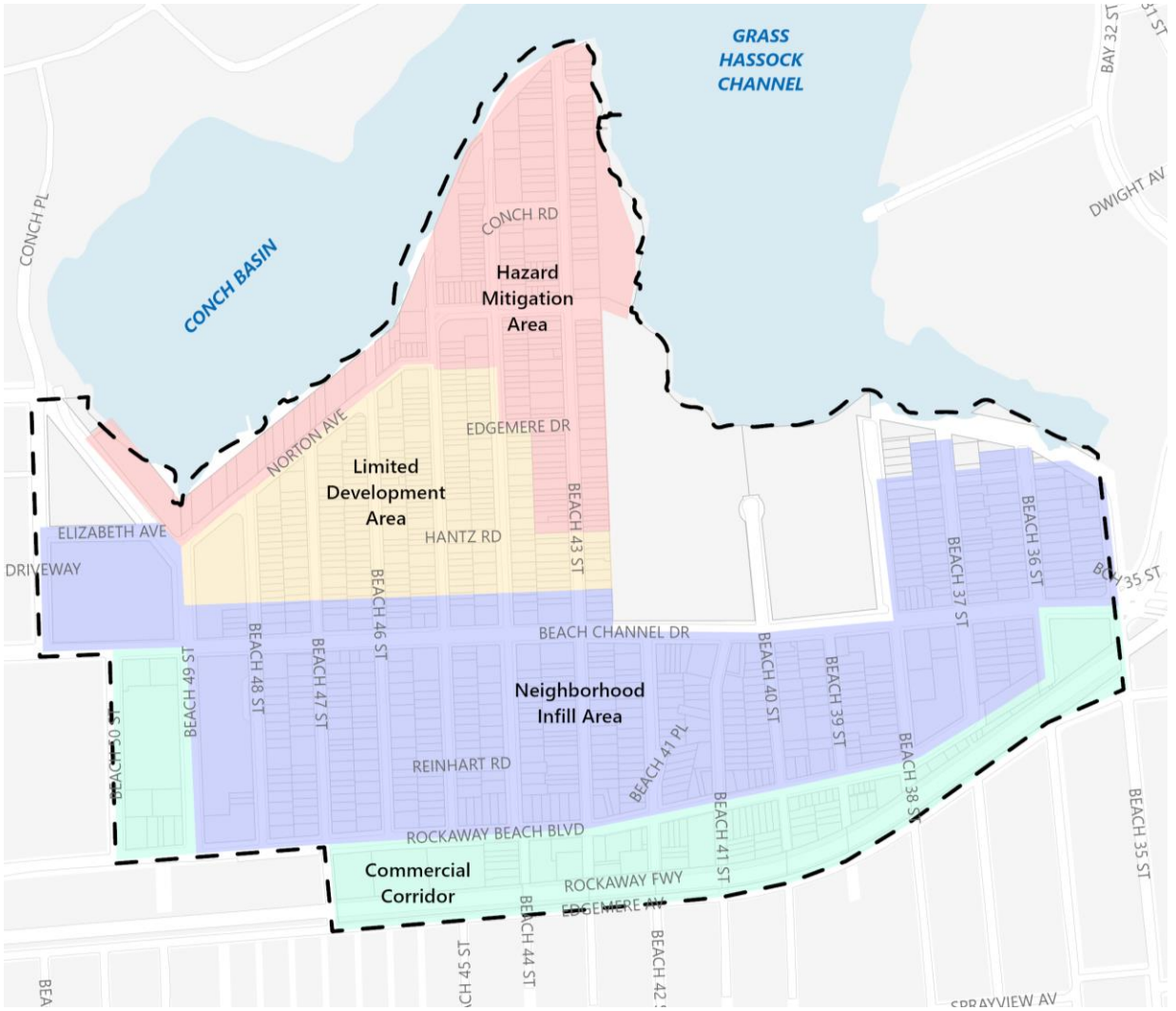
Appendix

Appendix: Proposed Development

Land Use Strategy



Proposed Neighborhood Framework



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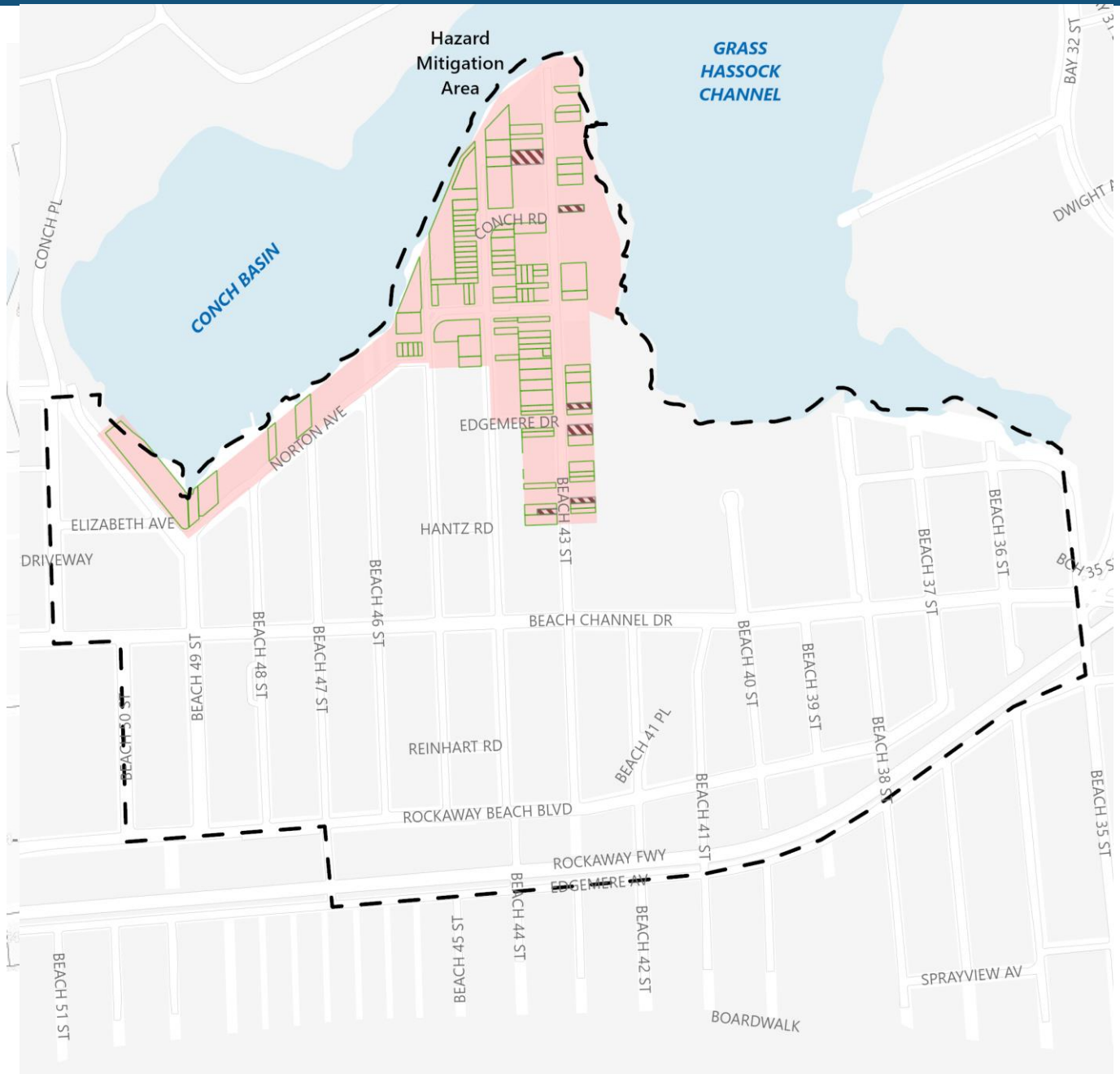

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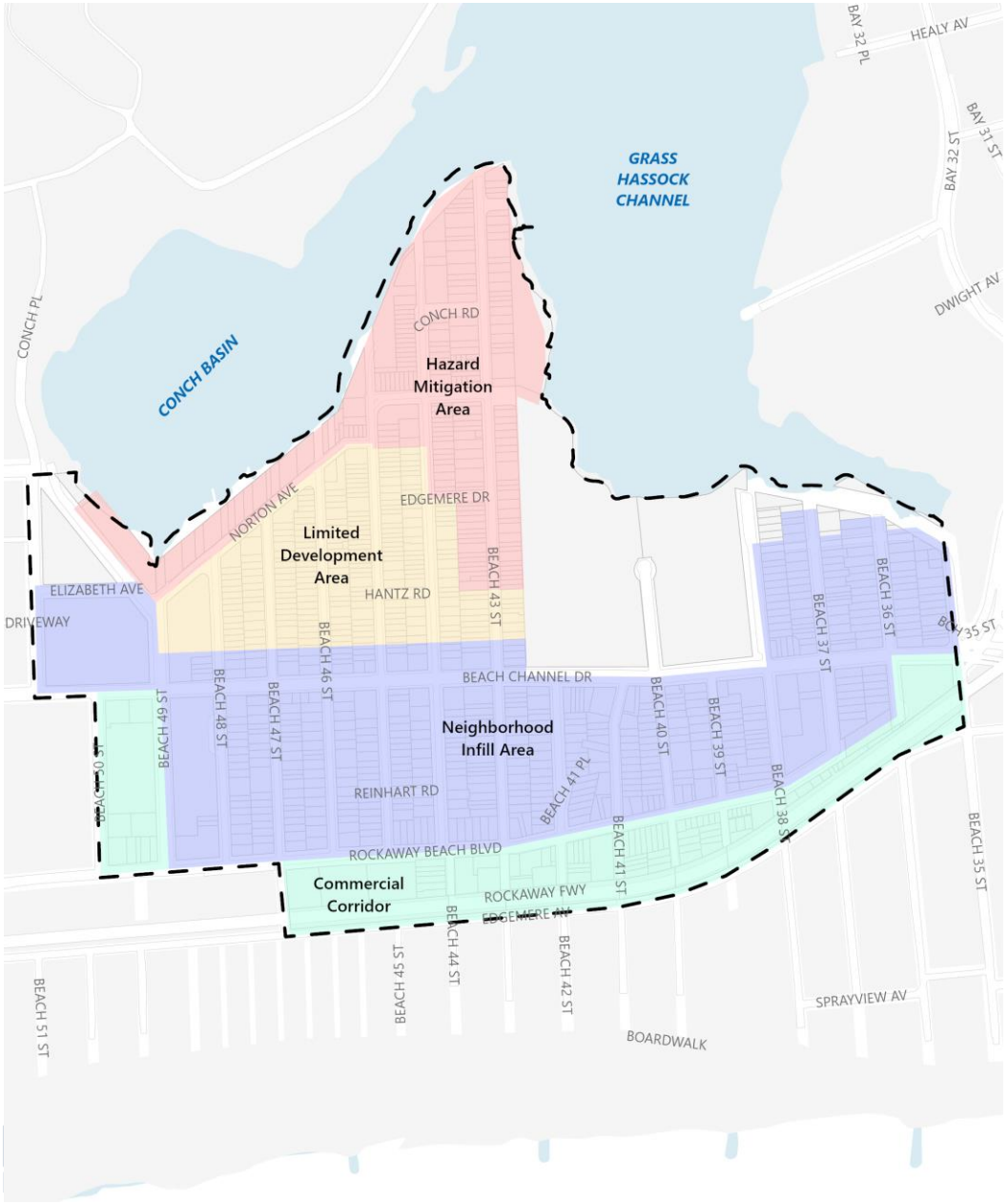
Neighborhood Infill Area

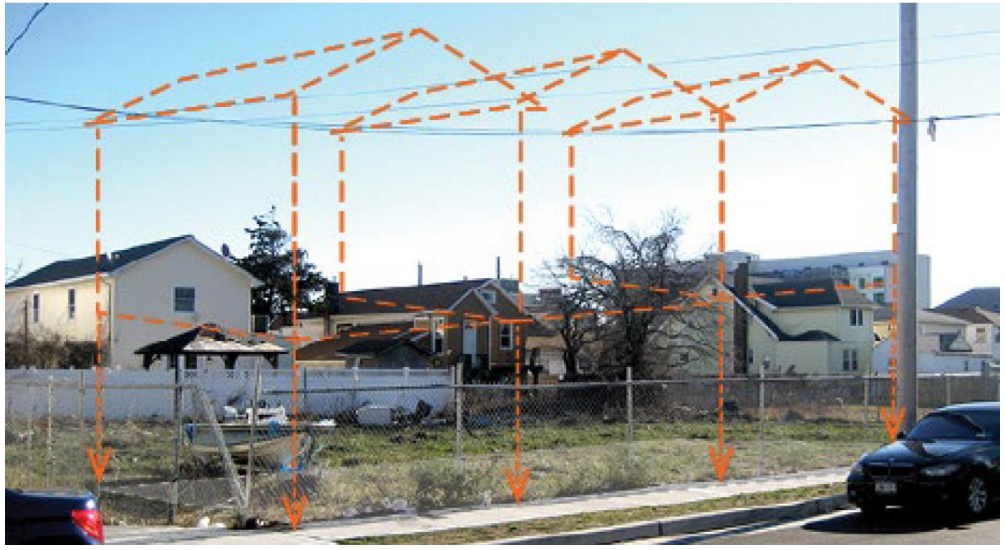
- Less exposed to coastal wave hazards
- Maintain current densities and land uses in the area

Appendix: Affordable Home Ownership



Community Land Trust (CLT)

- 117 lots throughout the Hazard Mitigation Area, Limited Development Area, and Neighborhood Infill Area
- Owned and managed by a CLT
- Separates the ownership of land from the ownership of the structures on the land
- Long-term ground leases



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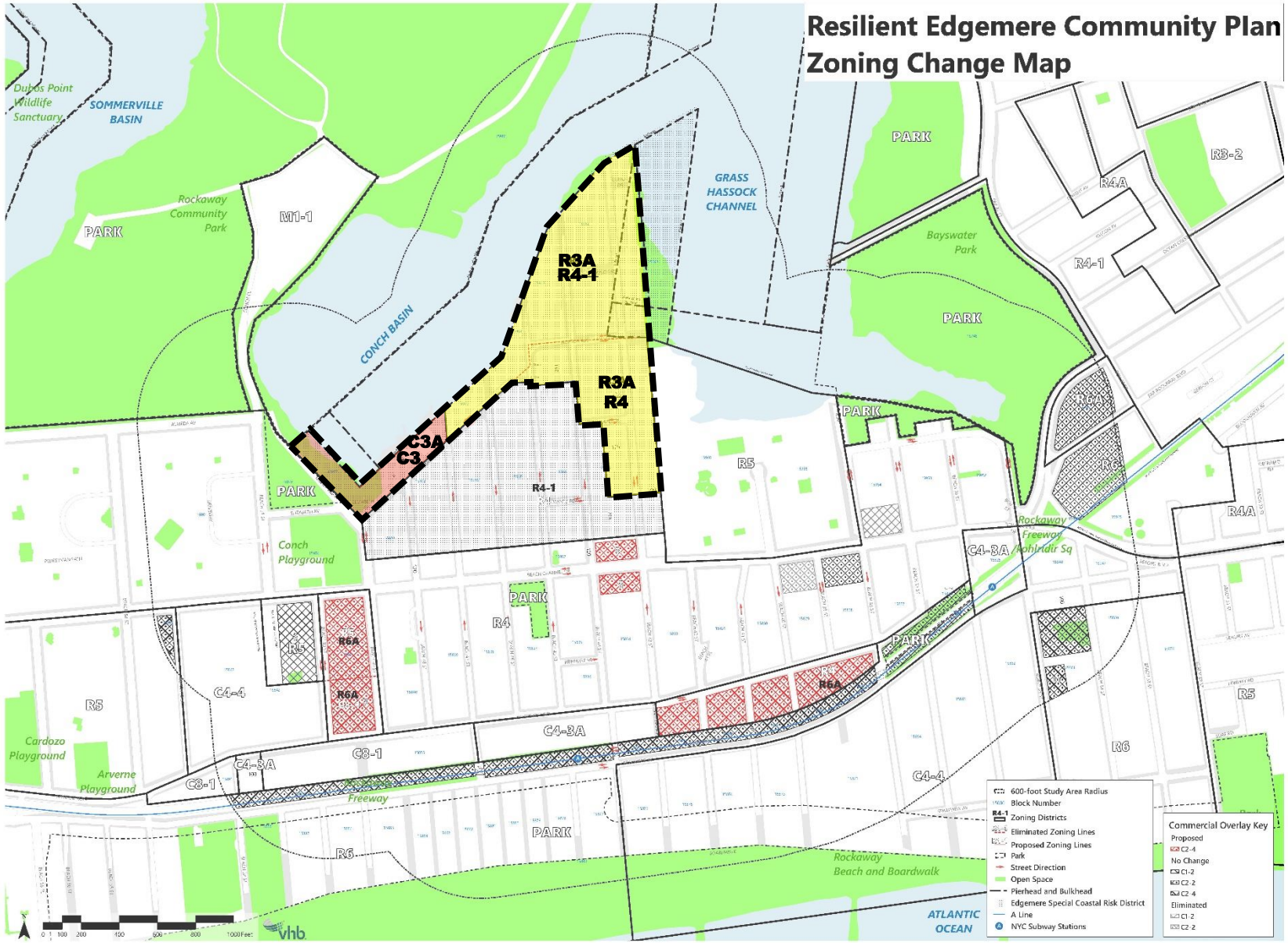
Commercial Corridor

- Furthest inland
- Adjacent to the elevated A train
- Facilitate the development of multi-family, mixed-use development

Appendix: Zoning Map Amendment



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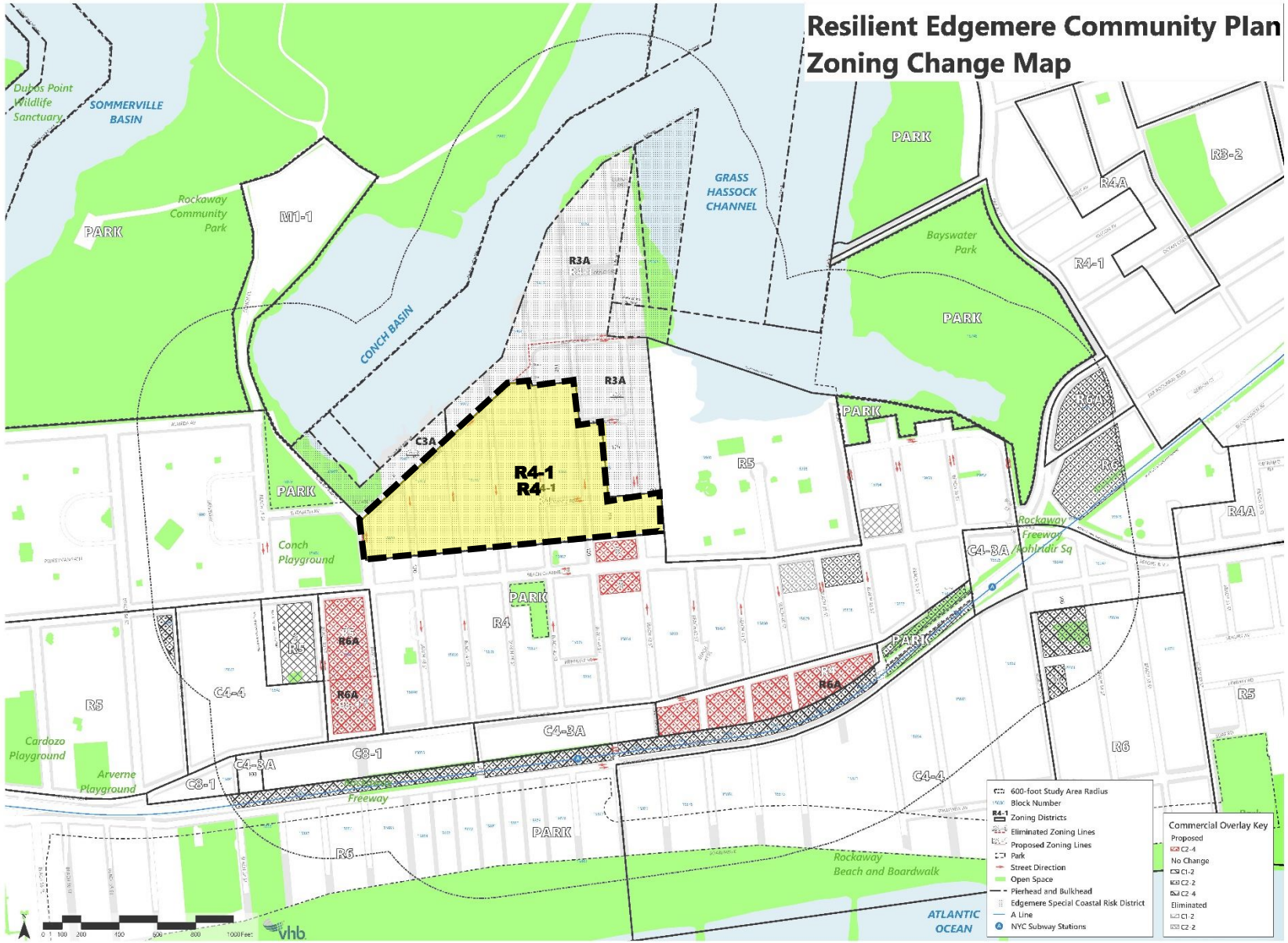
Special Coastal Risk District

Appendix: Zoning Map Amendment



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Commercial Corridor

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Special Coastal Risk District

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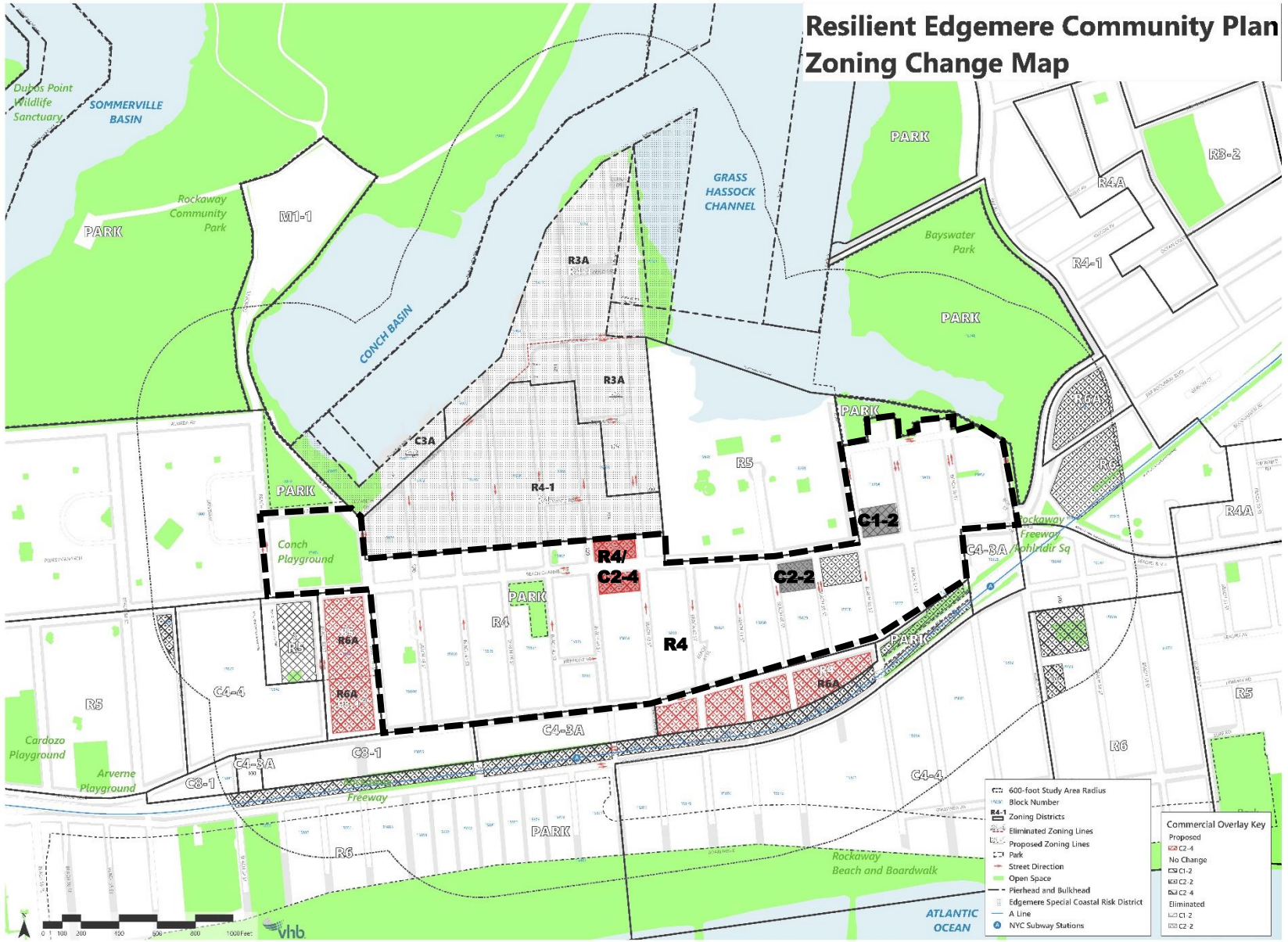

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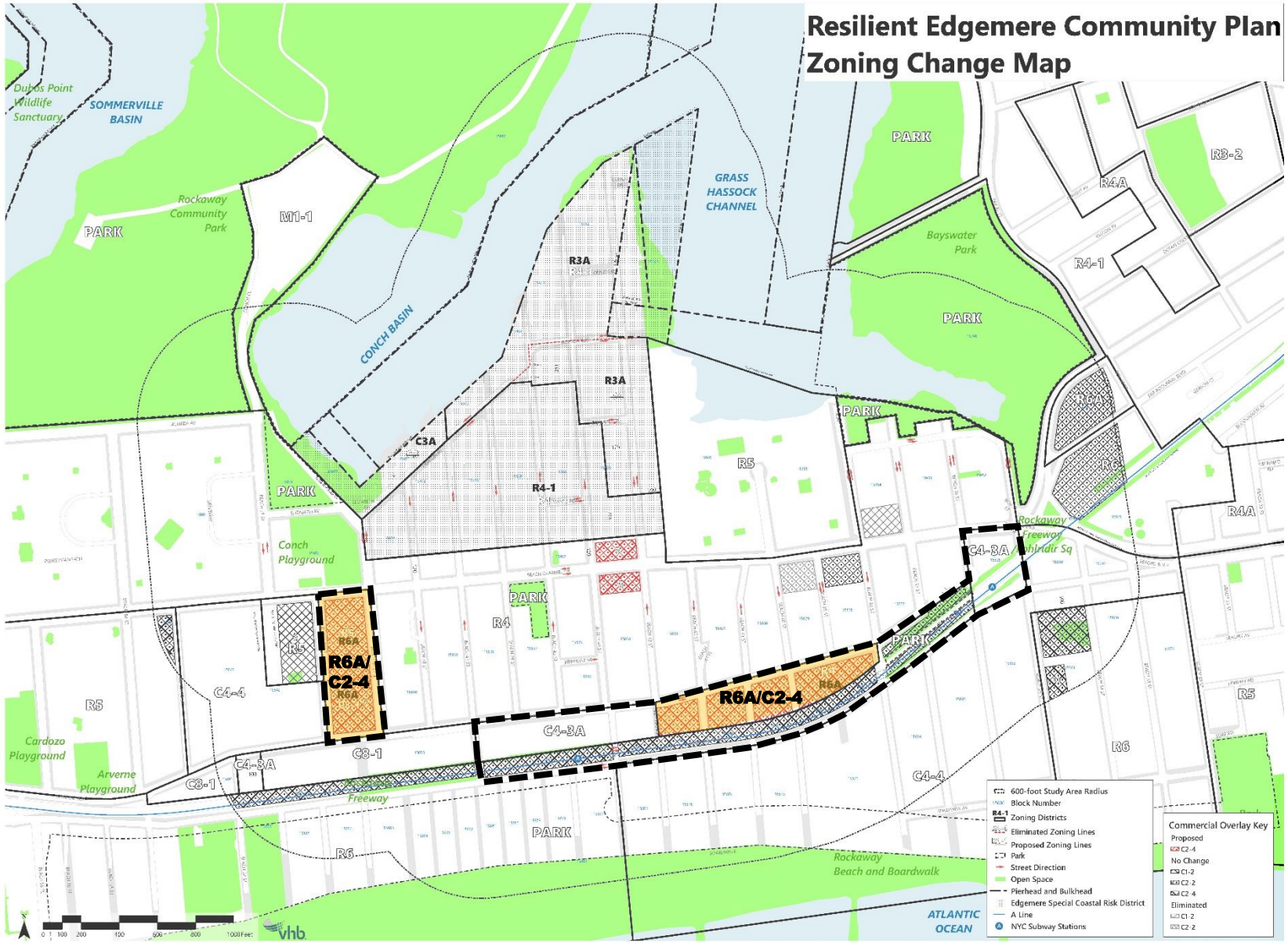

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Special Coastal Risk District

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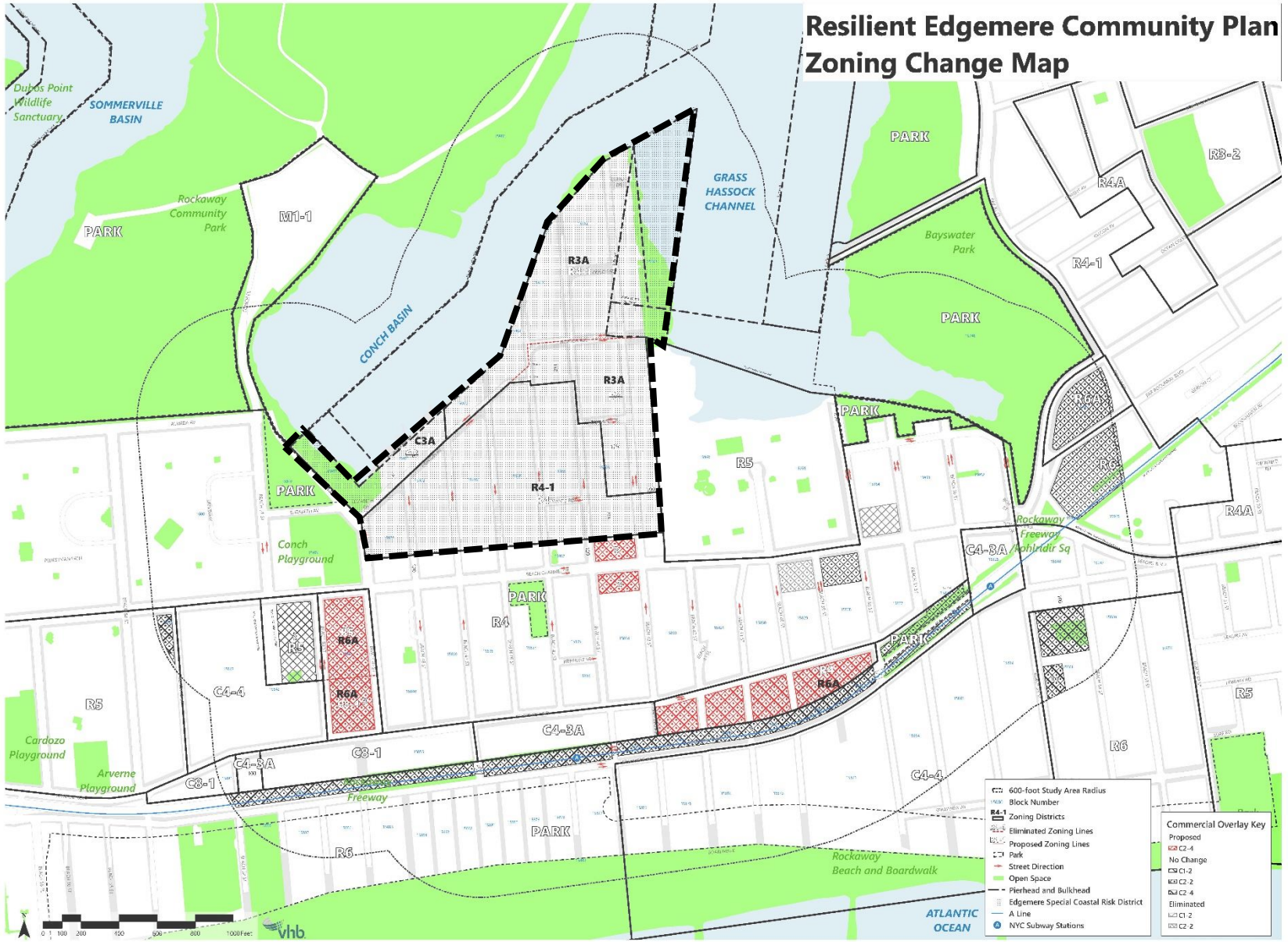

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Limited Development Area

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Neighborhood Infill Area

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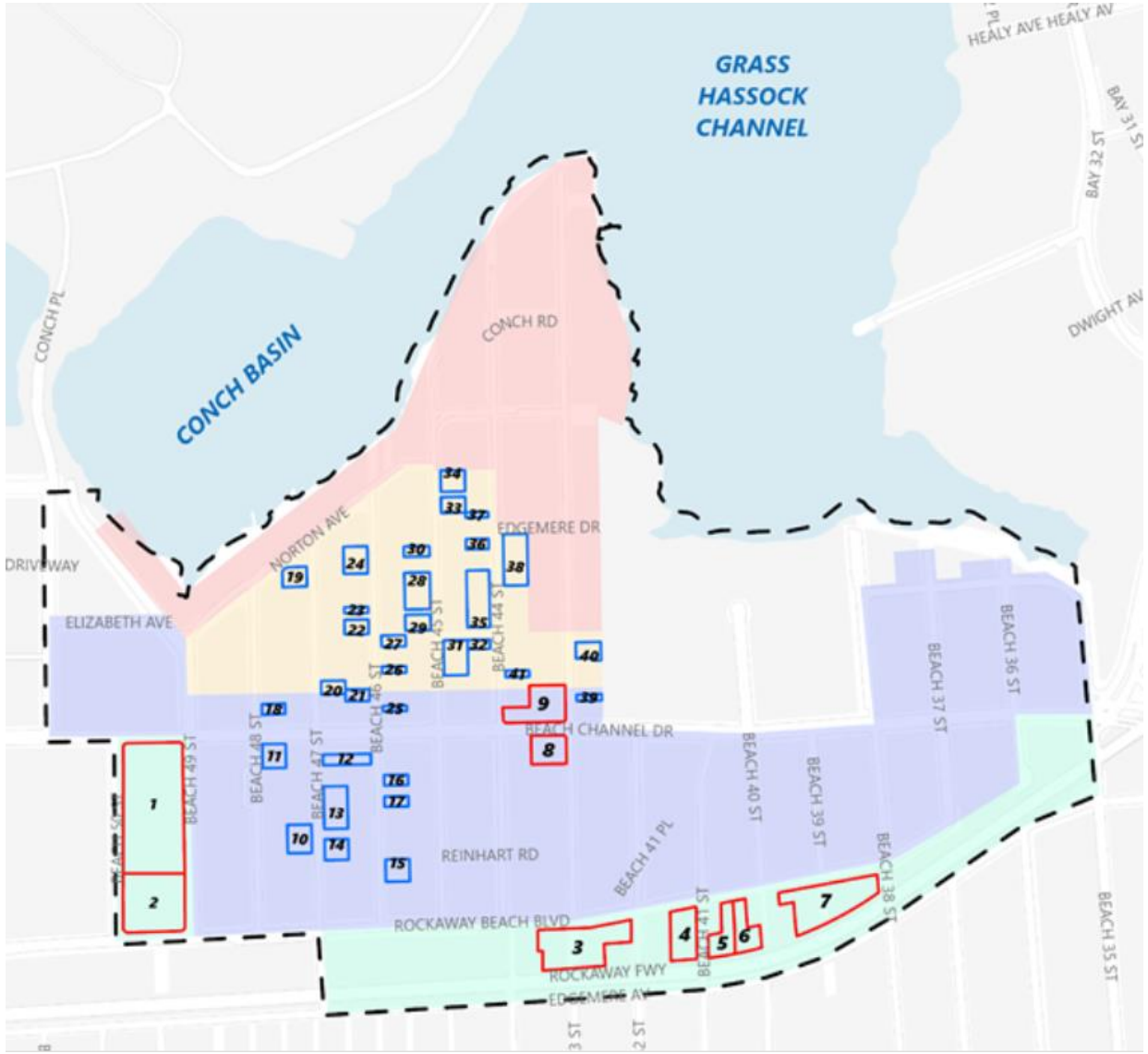
- R4/C1-2 and R4/C2-2 to R4

Commercial Corridor

- R4, C8-1, R5/C1-2 to R6A/C2-4

Special Coastal Risk District

Appendix: Projected Development



Projected Development (dEIS):

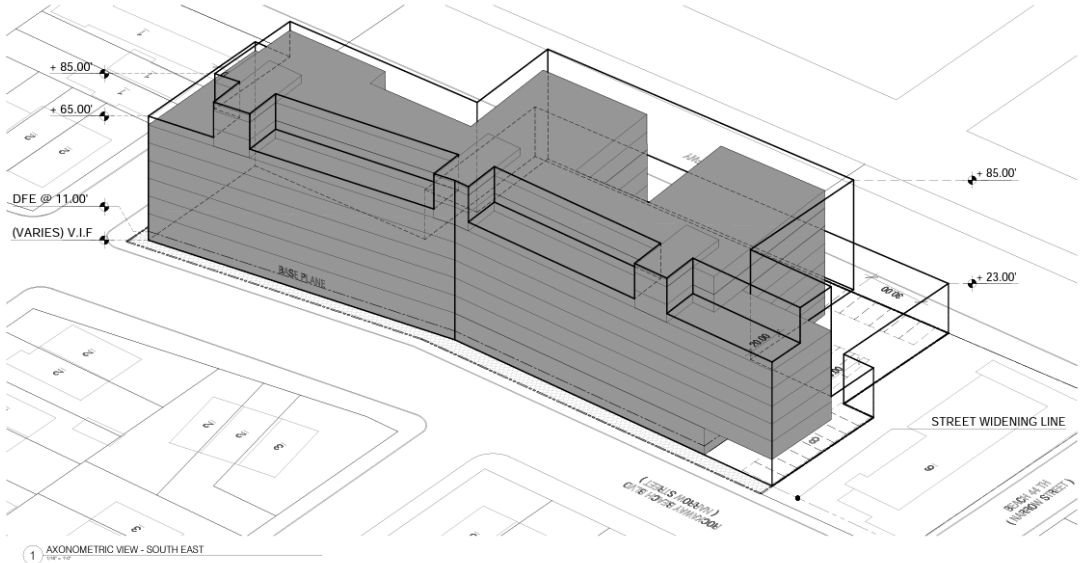
- 41 projected development sites
  - 37 lots are vacant
- 1,222 residential units
- 470 affordable units
- 115,849 gsf local retail
- 640 parking spaces

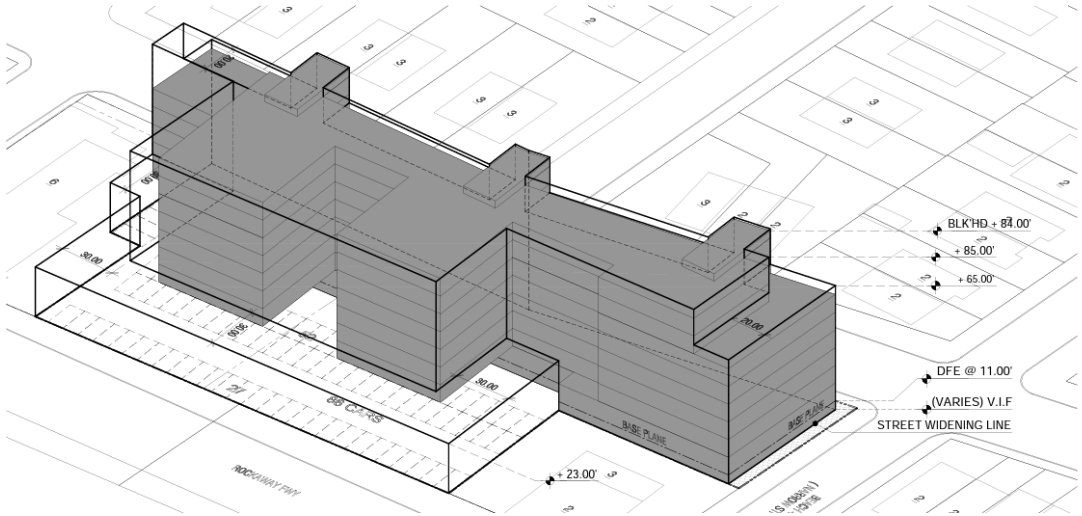
Residential Infill

Multifamily, Mixed-Use Development

Appendix: UDAAP Analysis Site One



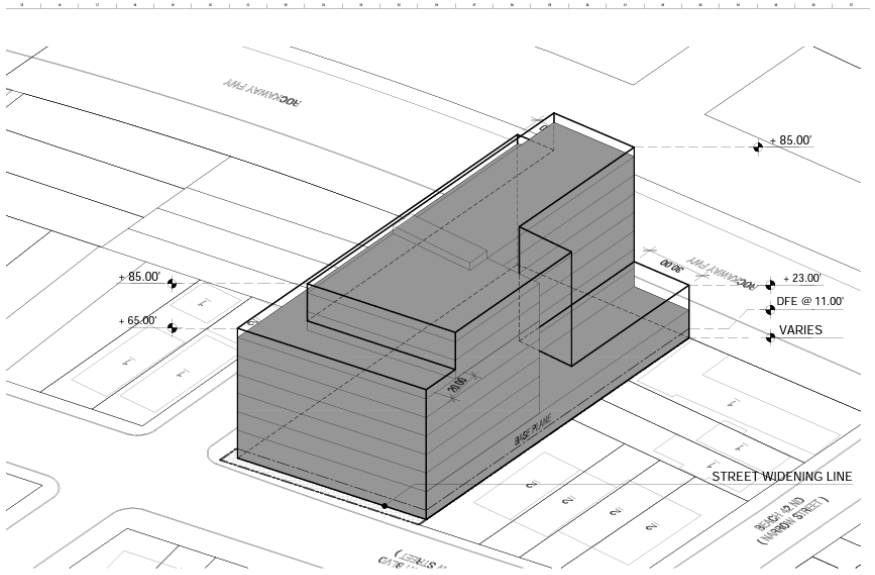




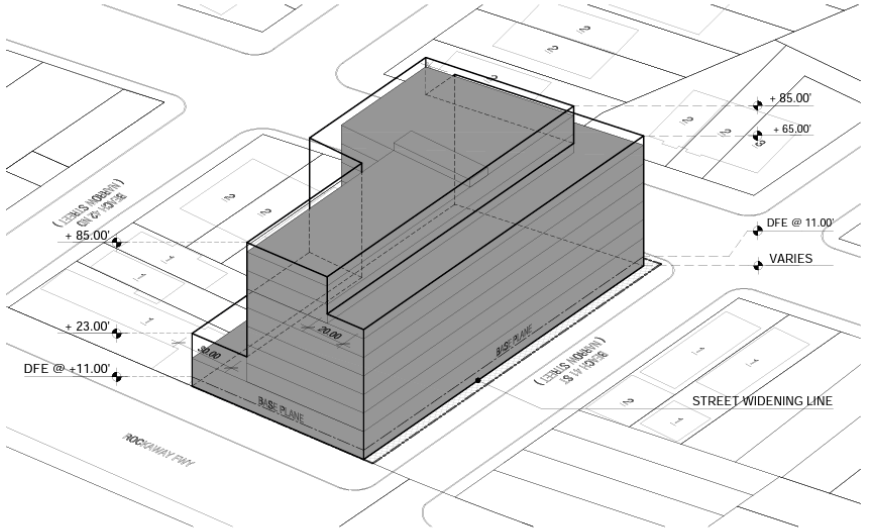
Appendix: UDAAP Analysis Site Two



1 LOT 4 SITE PLAN



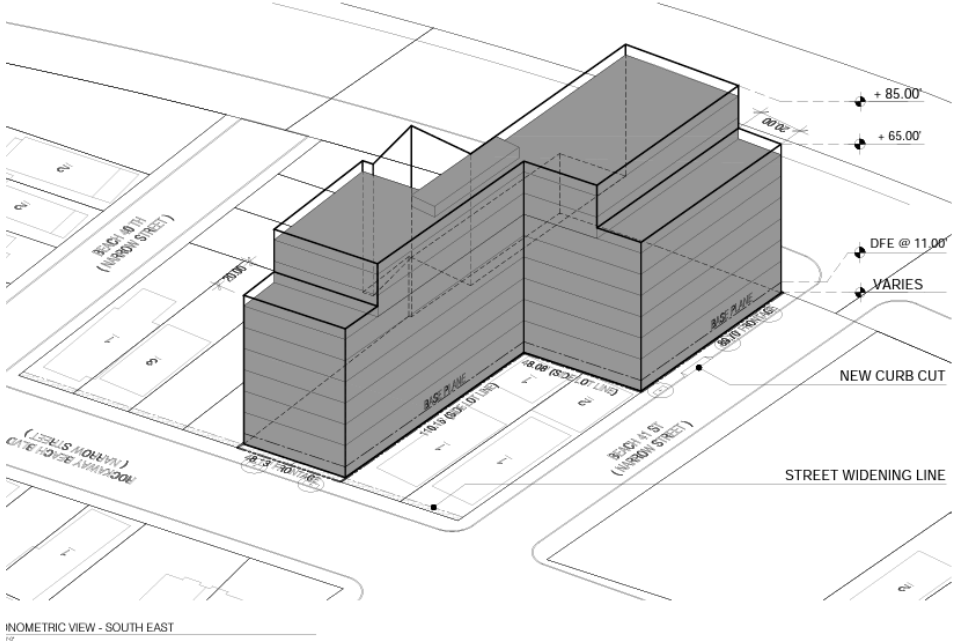
AXONOMETRIC VIEW - SOUTH EAST



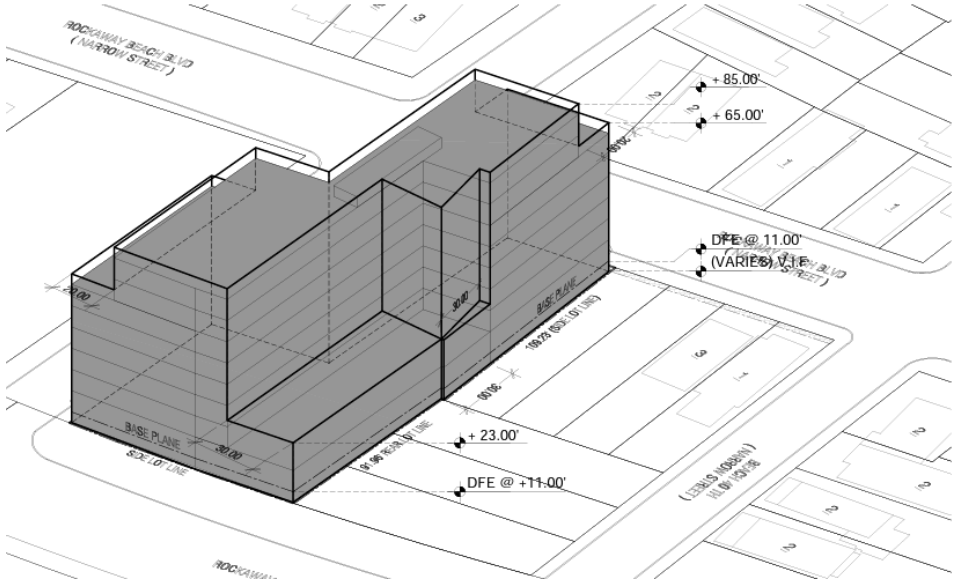
AXONOMETRIC VIEW - NORTH WEST

Appendix: UDAAP Analysis Site Three



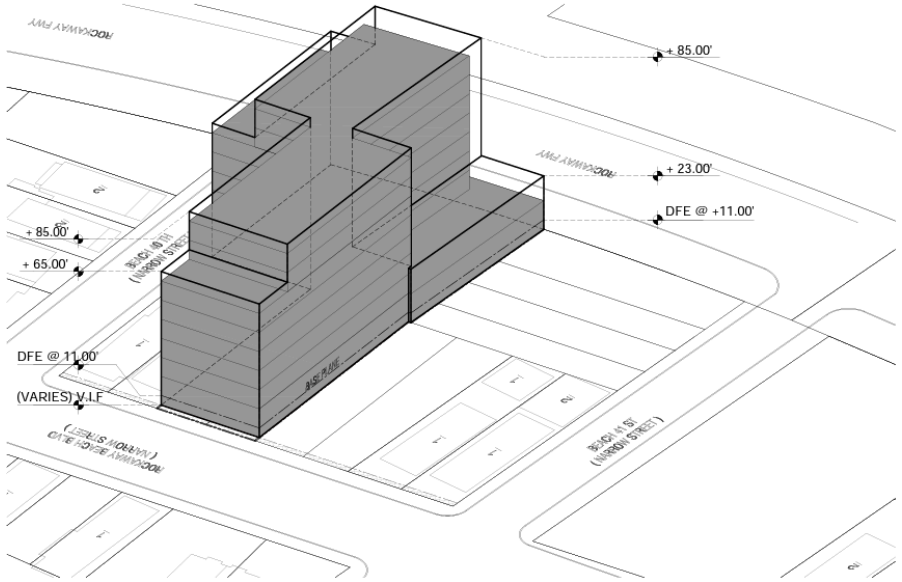


NOMETRIC VIEW - SOUTH EAST



Appendix: UDAAP Analysis Site Four





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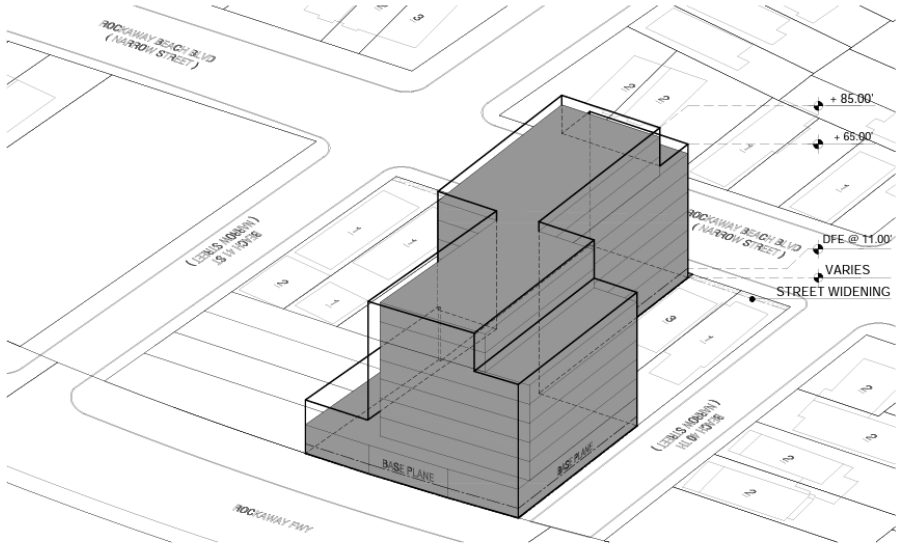
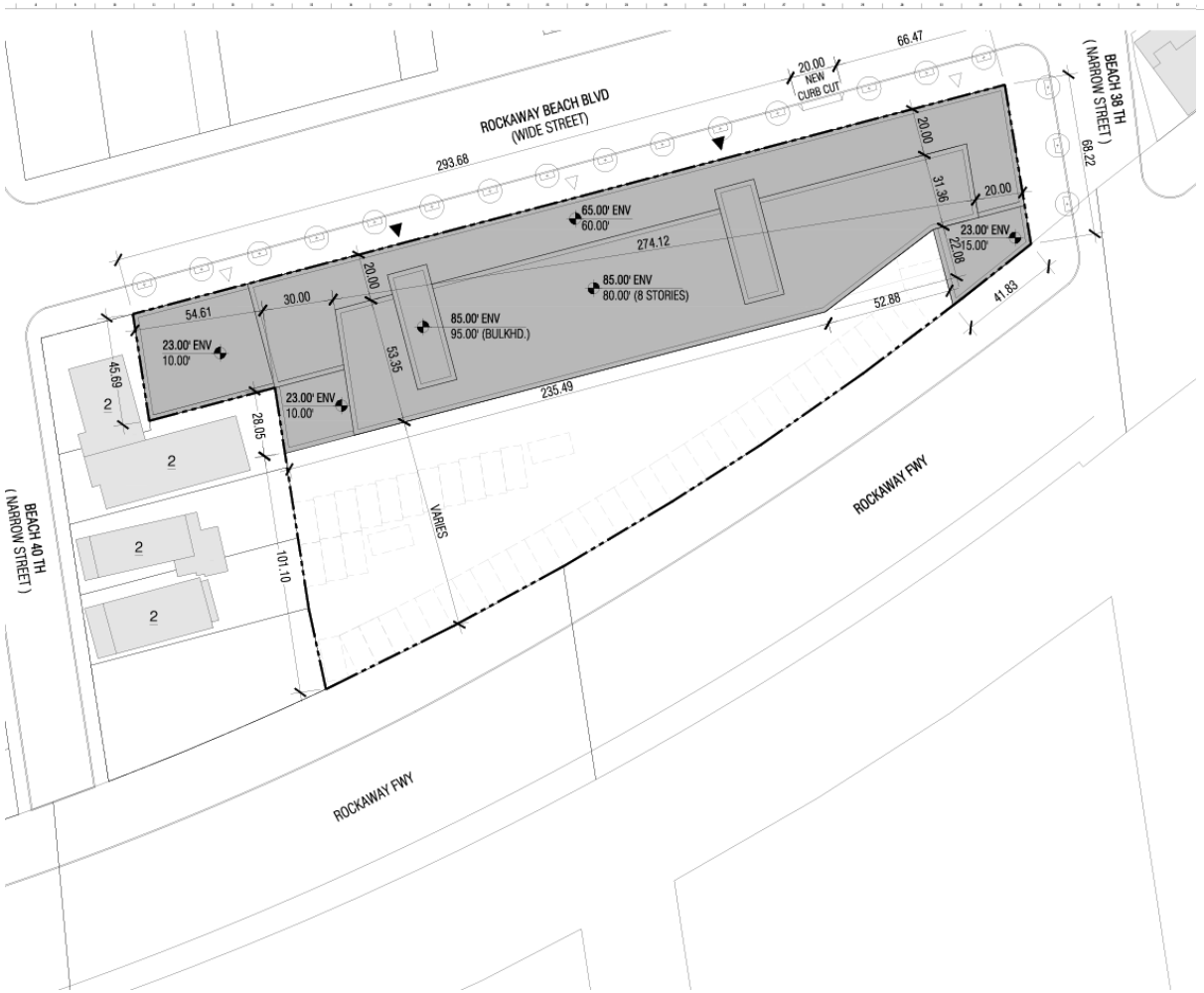
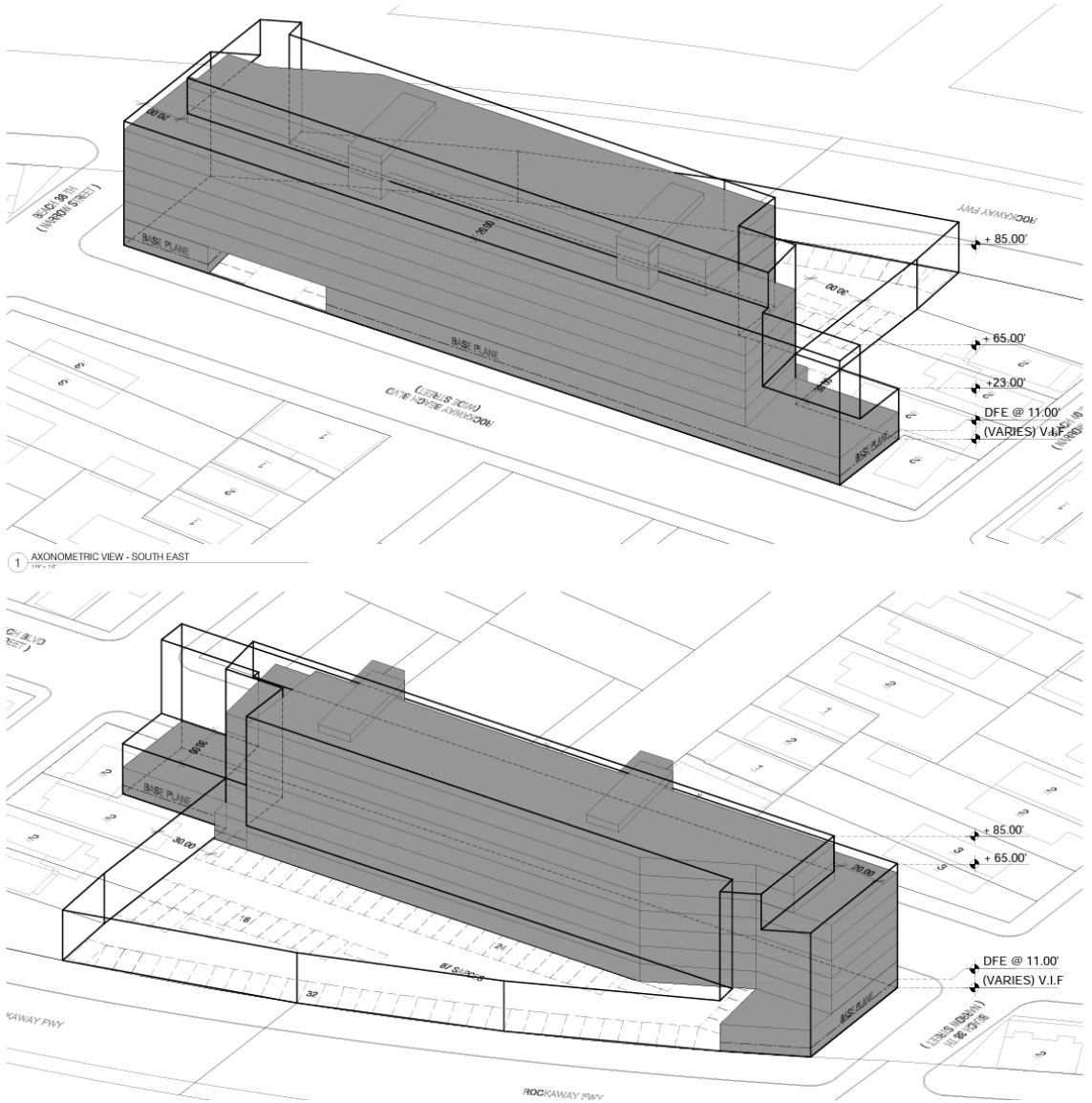


2 AXONOMETRIC VIEW - NORTH WEST

Appendix: UDAAP Analysis Site Five

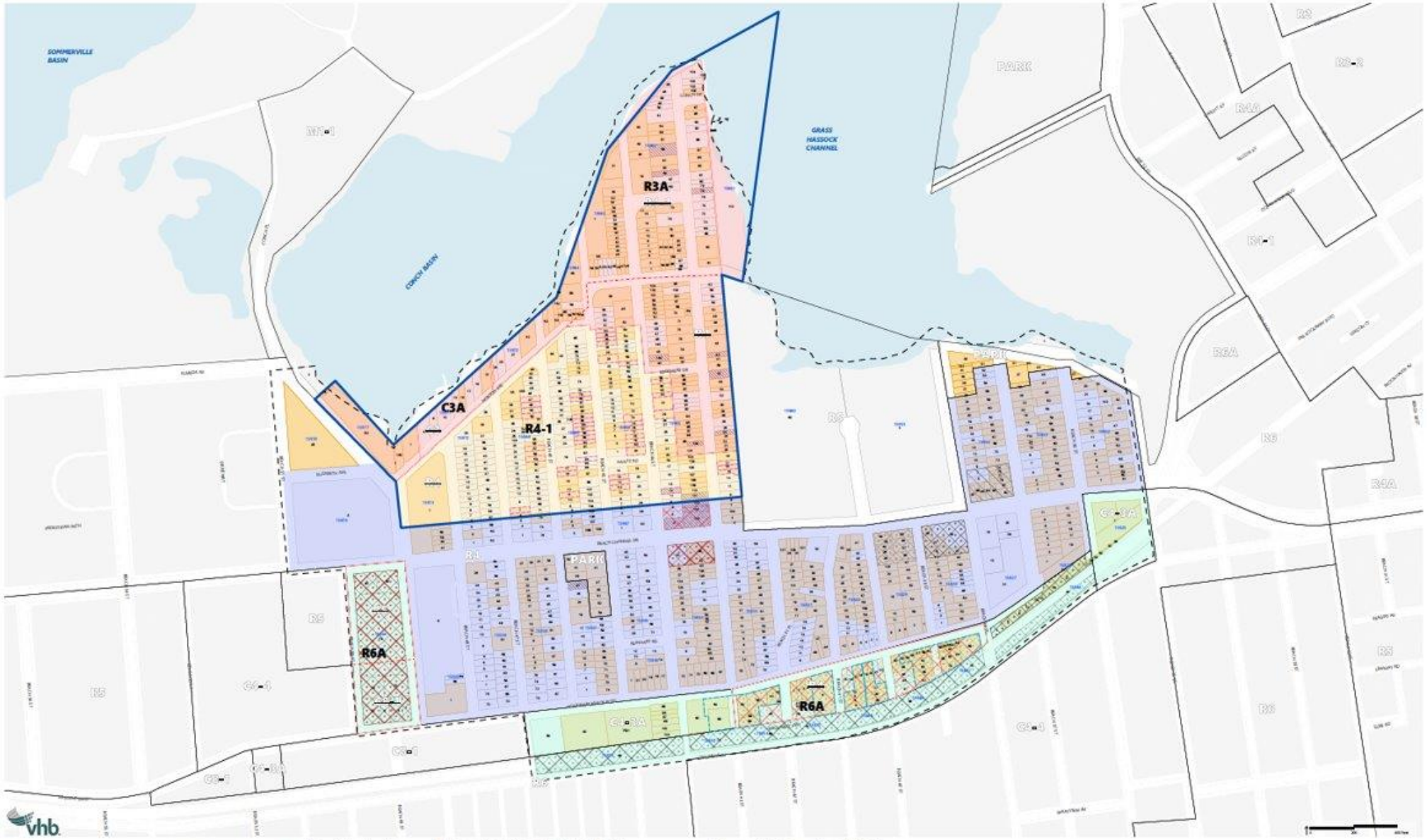




Appendix: CLT Lots and Land Uses



Appendix: Pathway Map



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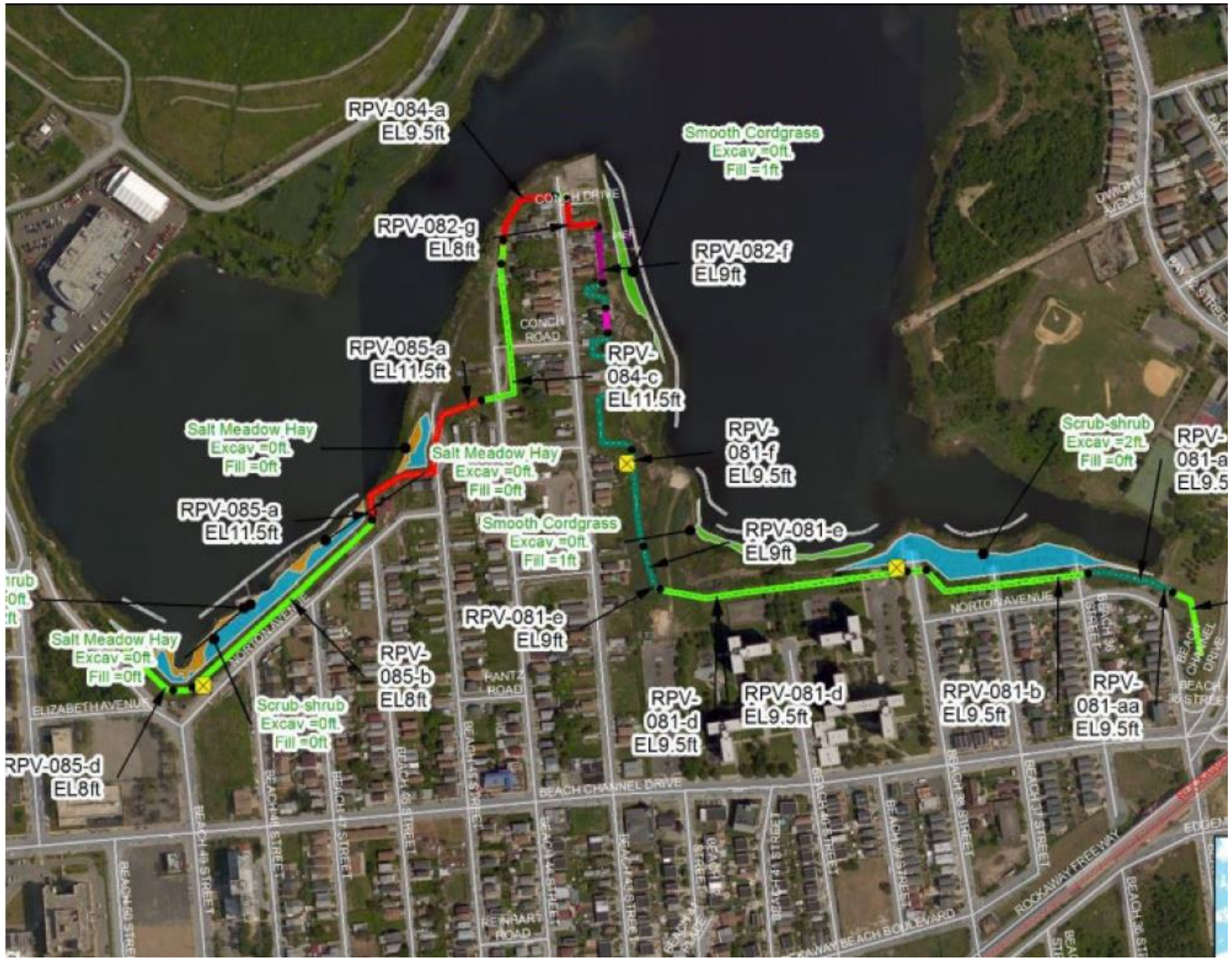
Appendix: SCRD

- The Special Coastal Risk District (CR) was created in 2017 to address coastal areas that are currently at exceptional risk from flooding and may face greater risk in the future.

- The Special Districts places limits on new development in these highly vulnerable areas and, in certain instances, to protect sensitive natural areas and ensure that new development is consistent with open space and infrastructure plans.

- Four established SCRD:
  - Broad Channel
  - Hamilton Beach
  - Gerritsen Beach

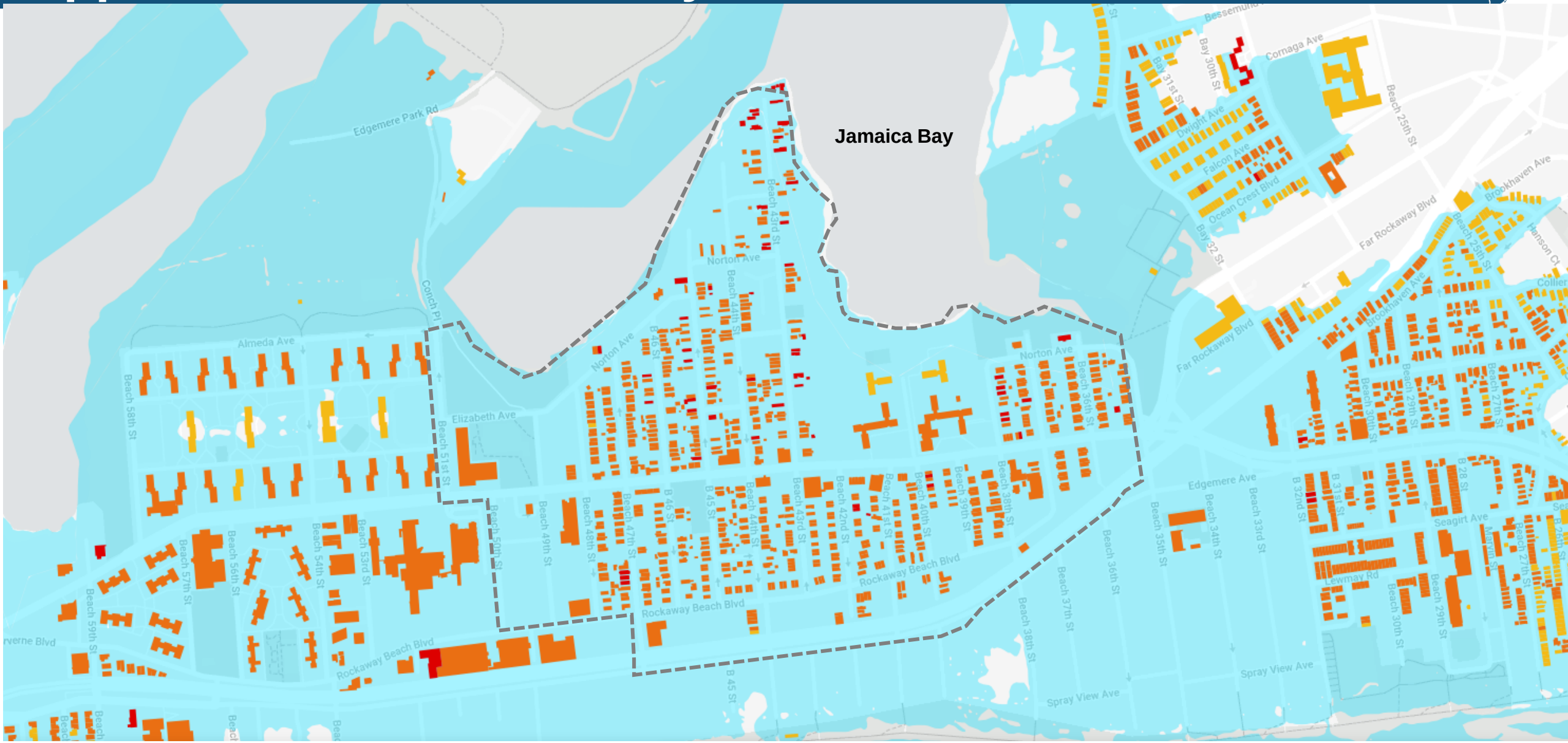
Appendix: USACE Projects



High Frequency Flood Risk Reduction Features:

- System of berms, flood walls, natural and in-water flood protection features
- Feasibility study completed
- Design in process

Appendix: Hurricane Sandy Inundation



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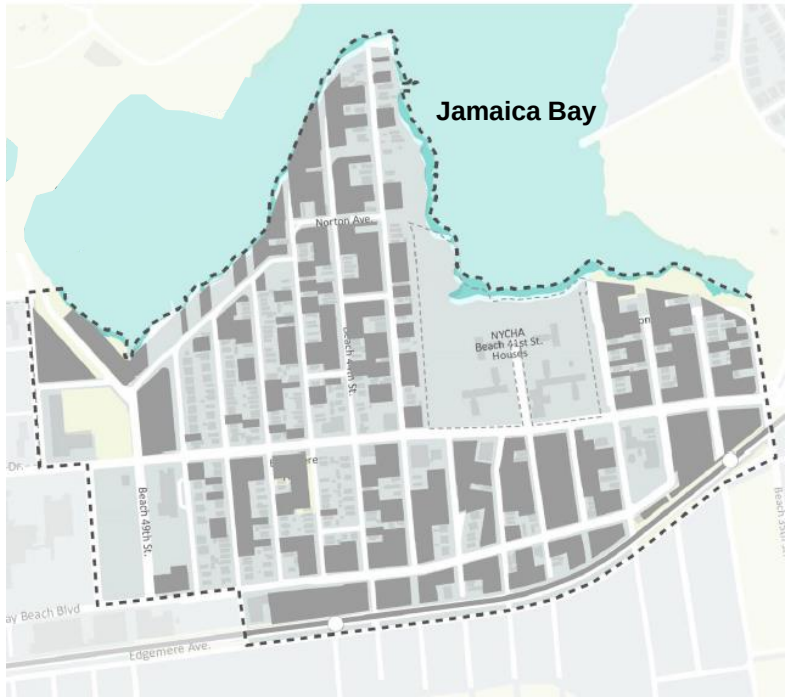
Flood Zone | 6 to 18 feet | 3 to 6 feet | 1 to 3 feet

Appendix: Drainage Study



Appendix: Background

1950-1990s



Vacant and/or blighted

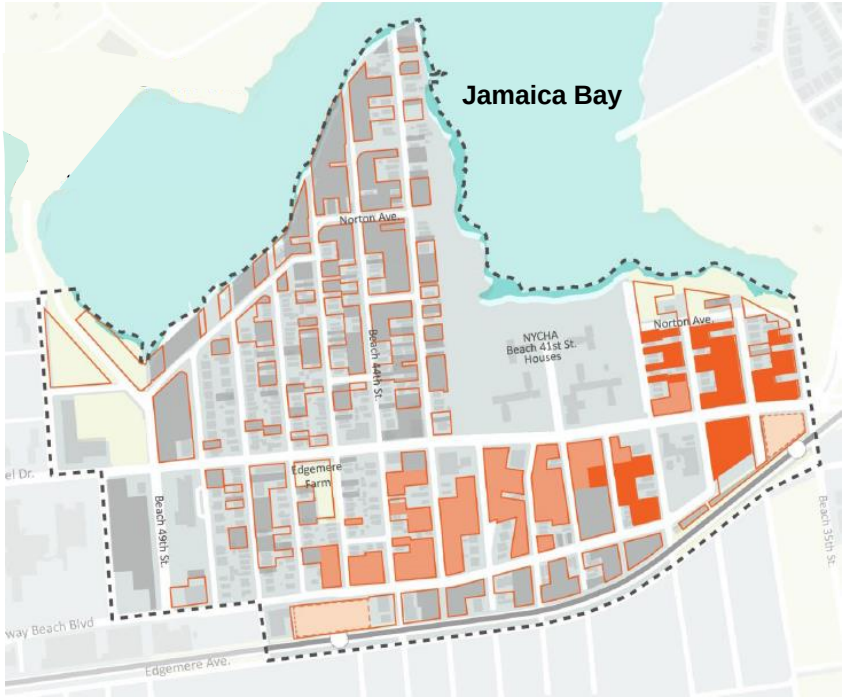
1997-2008



Urban Renewal Area

Vacant and/or blighted

2008- Present

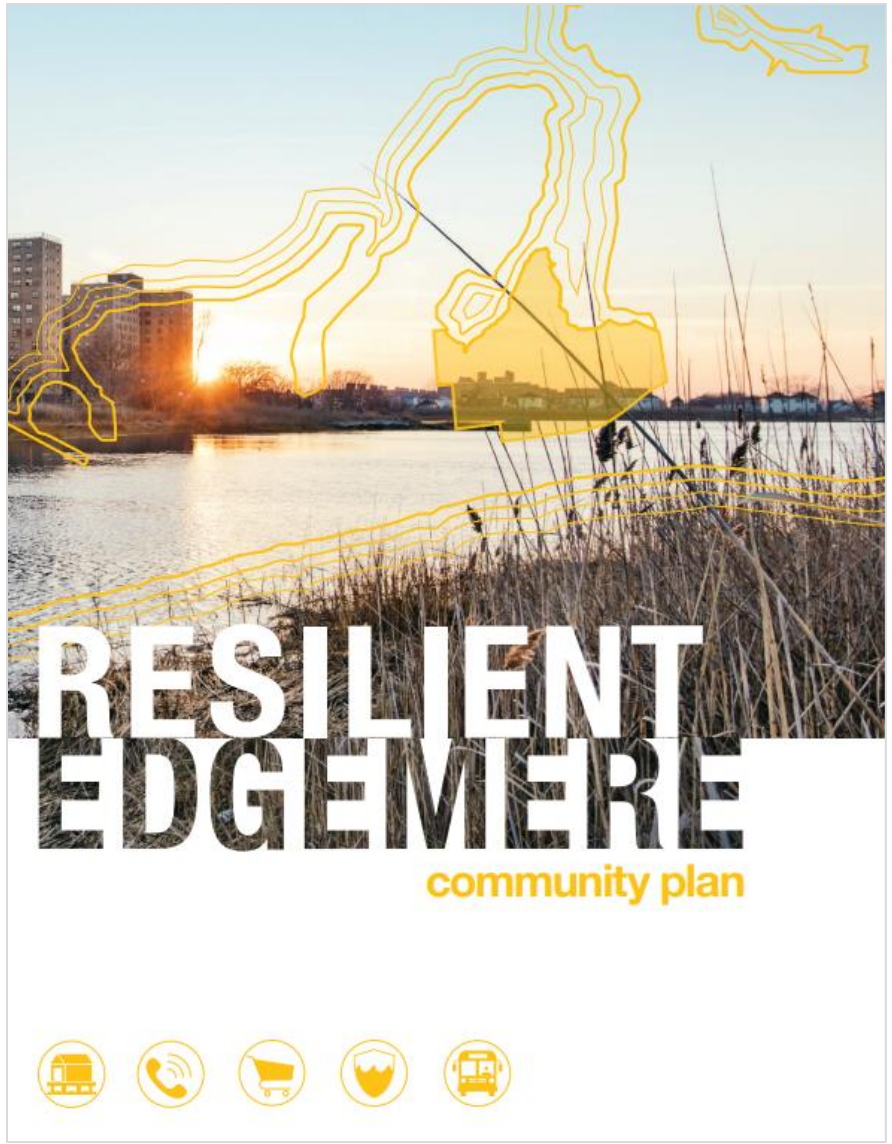


Built - Phase A

Built - Phase B

Pipeline

Resilient Edgemere Community Plan



Resilient Edgemere Community Initiative (2015)

- Established to align Sandy recovery investments and vacant land for a long-term, comprehensive community plan
- 18-month community-based and interagency planning initiative

Resilient Edgemere Community Plan (2017)

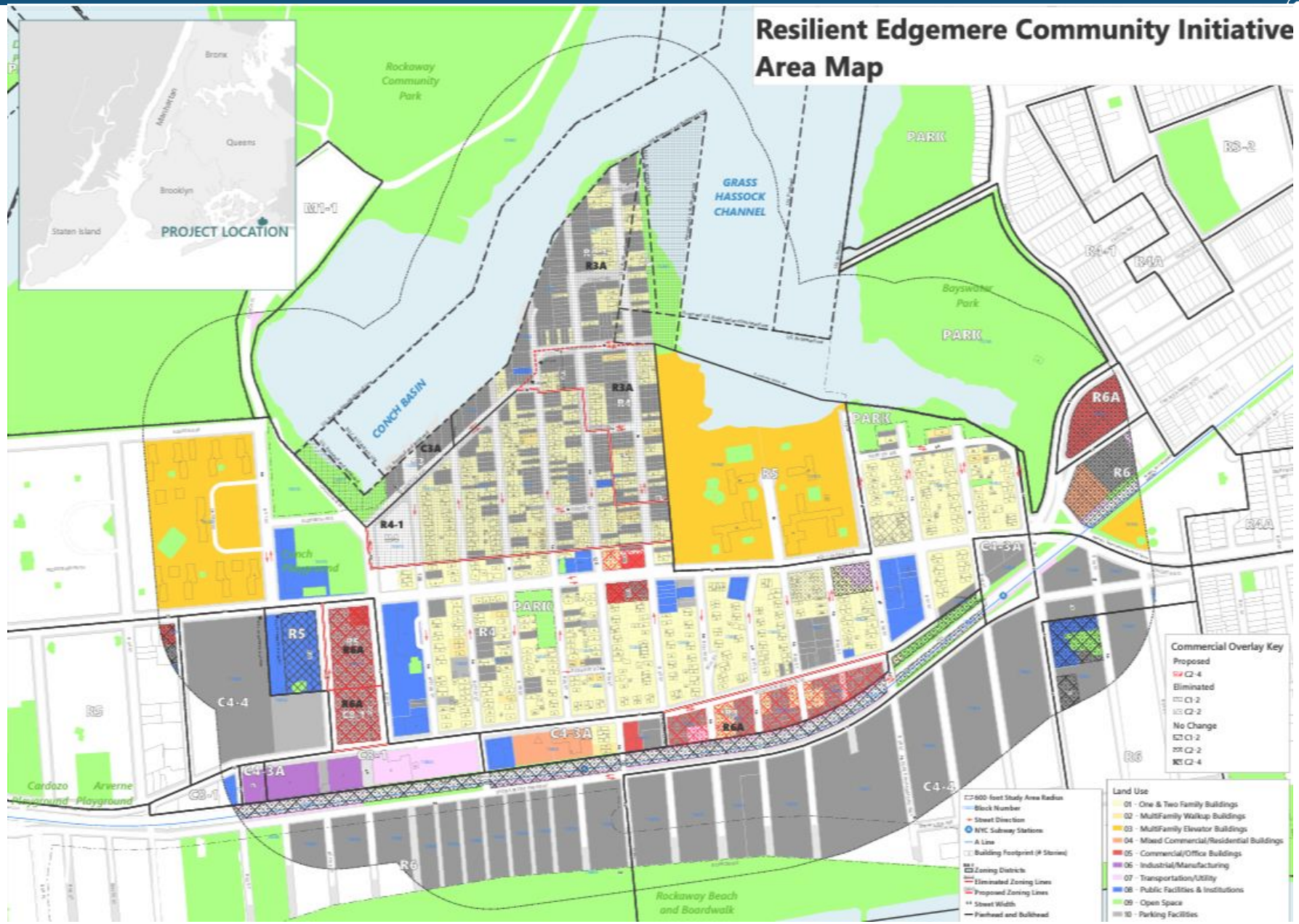
- Protect the neighborhood from flooding
- Create resilient housing and maintain the neighborhood's low density feel
- Improve streets and transit
- Increase neighborhood amenities

NYC PLANNING

Zoning and Land Use

600-foot Study Area Radius
15000 Block Number
Street Direction
NYC Subway Stations
A Line
2 Building Footprint (# Stories)
R4-1 Zoning Districts
R4-1 Eliminated Zoning Lines
R4-1 Proposed Zoning Lines
60 Street Width
Pierhead and Bulkhead
Park
Edgemere Special Coastal Risk District

Land Use
01 - One & Two Family Buildings
02 - MultiFamily Walkup Buildings
03 - MultiFamily Elevator Buildings
04 - Mixed Commercial/Residential Buildings
05 - Commercial/Office Buildings
06 - Industrial/Manufacturing
07 - Transportation/Utility
08 - Public Facilities & Institutions
09 - Open Space
10 - Parking Facilities
11 - Vacant Land
All Others or No Data



Site Photos



View facing east from Beach 44th Street along Conch Road



View facing east along Norton Avenue towards Beach 45th Street



Site Photos

3



Beach Channel Drive near Beach 43rd Street

4



View looking southeast from Beach Channel Drive and Beach 44th Street



Site Photos

5

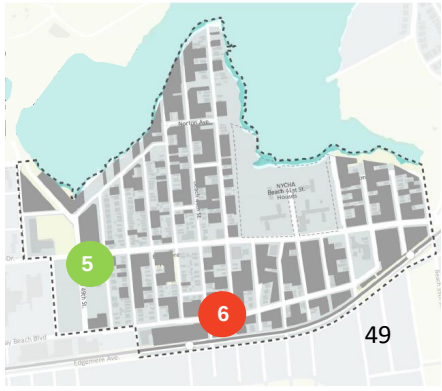


Northwest corner of Beach Channel Drive and Beach 50th Street

6



View looking east along Rockaway Freeway from Beach 45th Street



NYC PLANNING

Background

1899



1911-2021



Flood Risk



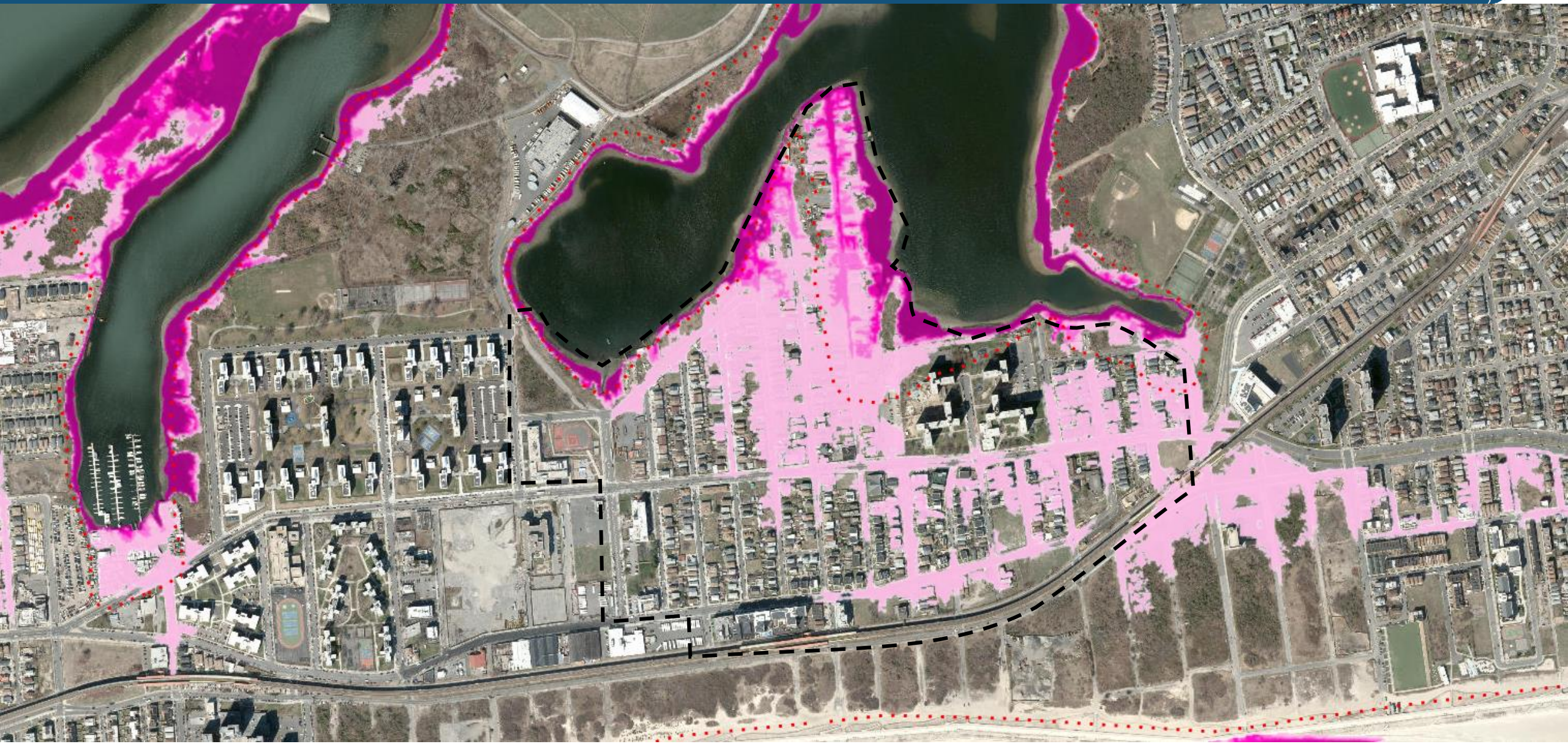
NYC PLANNING

1% Annual Chance Floodplain

0.2% Annual Chance Floodplain

Limit of Moderate Wave Action

High Tide Projections (2050s)



NYC PLANNING

Low Estimate
(8 inches SLR)

High Estimate
(30 inches SLR)

Project Area Context

