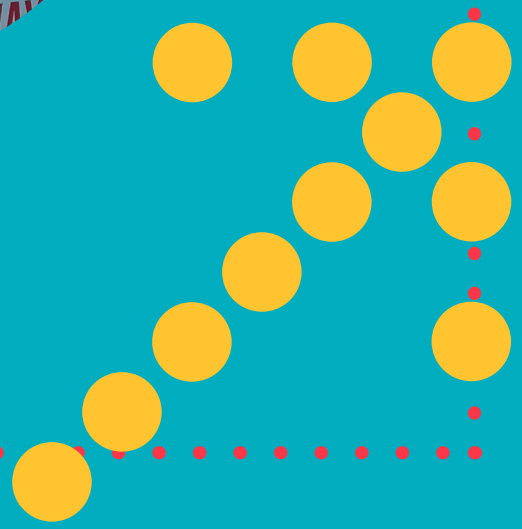


DOWNTOWN FAR ROCKAWAY ROADMAP FOR ACTION

FALL 2018 UPDATE



IN 2015, COUNCIL MEMBER DONOVAN RICHARDS JR. CONVENED THE DOWNTOWN FAR ROCKAWAY WORKING GROUP, STARTING A NEW CHAPTER FOR THE NEIGHBORHOOD. A VISION OF A REVITALIZED DOWNTOWN FAR ROCKAWAY EMERGED, CALLING FOR SMART AND COMMUNITY-DRIVEN INVESTMENTS BY THE CITY, **AND CULMINATING IN A 2016 LETTER TO MAYOR DE BLASIO DETAILING THE WORKING GROUP'S RECOMMENDATIONS.**

IN RESPONSE, THROUGH EXTENSIVE COMMUNITY AND STAKEHOLDER ENGAGEMENT, **THE CITY RELEASED THE DOWNTOWN FAR ROCKAWAY ROADMAP FOR ACTION IN SUMMER 2016**, WHICH ADDRESSED THE COMMUNITY'S NEEDS THROUGH STRATEGIES FOCUSED ON LAND USE, HOUSING, TRANSPORTATION AND PUBLIC SPACE, ECONOMIC DEVELOPMENT, COMMUNITY SERVICES, AND CULTURE.

TOGETHER, THE FAR ROCKAWAY COMMUNITY AND THE CITY HAVE MADE SIGNIFICANT PROGRESS OVER THE LAST YEAR. THIS UPDATE PRESENTS THE CITY'S PROGRESS TO DATE AND **WHAT'S AHEAD FOR DOWNTOWN FAR ROCKAWAY.**



PROGRESS BY THE NUMBERS

600+
AFFORDABLE
HOUSING UNITS
in development

18 small
business
STOREFRONTS
IMPROVED

30+ VACANT AND
DETERIORATING
Zombie Homes
identified for
reactivation

IMPLEMENTATION

The City continues to work with the Downtown Far Rockaway community, pairing new investments with a rezoning that builds on the neighborhood's existing assets to spur private investment. This update highlights some of the progress the City and its community partners have made since the release of the Roadmap for Action in 2016.

In September 2017, the City Council approved a set of land use actions for Downtown Far Rockaway, including a neighborhood-wide rezoning to allow for new commercial space, community facility space, and residential development, a portion of which will be permanently affordable. The land use actions also allowed for the redevelopment of the City-owned lot at Beach 21st Street near the A Train, which will be reimagined with new retail, community uses, and mixed-income housing, adjacent to a new plaza.



Downtown Far Rockaway stakeholders and City representatives celebrate City Council's approval of the land use actions on the steps of City Hall

12 small businesses
outfitted with
**STATE-OF-THE-ART
WIRELESS** mesh
network infrastructure

500+ FAR ROCKAWAY
HOUSEHOLDS provided
with **FREE** tenant-related
legal assistance
and counseling

22 BLOCKS
successfully
rezoned

ENSURING AFFORDABLE HOUSING

“Identify opportunities for new mixed-income housing that includes a range of income levels and preserves existing affordable housing.” *Downtown Far Rockaway Roadmap for Action, Summer 2016*

NEW MIXED-INCOME AND AFFORDABLE HOUSING

In June 2018, NYC Housing Preservation & Development (HPD) committed to provide financing for a new mixed-use affordable housing development at 1414 Central Avenue. The project is expected to **provide over 140 new units of affordable housing**, approximately 2,500 square feet of commercial space, and a new home for the Community Church of the Nazarene, which formerly occupied a portion of the site. Construction began in summer 2018.

In June 2018, the City provided financing for the initial phase of Far Rockaway Village, which is being developed by the nonprofit Phipps Houses. The project will **replace the underutilized shopping center downtown with 450 units of affordable housing**, 92,000 square feet of commercial space, and 23,000 square feet of public space.

In July 2018, New York City Economic Development Corporation (NYCEDC) selected a nonprofit developer, The Community Builders, to **transform a City-owned site into 224 affordable units of housing**, approximately 24,000 square feet of ground-floor retail space and 8,000 square feet of community space, and approximately 90 parking spots for residents and the public.

RENTAL ASSISTANCE FOR HOMELESS FAMILIES AND INDIVIDUALS

Through three rental assistance programs, **NYC Human Resources Administration (HRA) is dedicating resources to help 200 homeless families** and individuals displaced from Far Rockaway and living in shelters move back into the neighborhood if they choose. To date, 41 families and individuals have been assisted.

LEGAL SERVICES FOR TENANTS

From September 2017 to June 2018, the City provided 574 households in Far Rockaway with free legal services through HRA's Office of Civil Justice. The City will also dedicate \$155 million annually, at full implementation, to **ensure access to free legal representation or counseling to tenants facing eviction**, part of its commitment to provide universal access to legal services for tenants facing eviction in Housing Court and NYCHA administrative proceedings.

AFFORDABLE HOUSING PRESERVATION

In an effort to engage building owners who could benefit from financing and tax incentives in exchange for maintaining affordable rents for existing tenants, HPD reached out to property owners and holds monthly Property Owner Clinics. In February 2018, **HPD hosted a Landlord and Homeowner Resource Fair** in Far Rockaway. Through these efforts, HPD has reached the owners of 66 properties in the Rockaways representing over 3,000 apartments.

ZOMBIE HOMES

Launched in summer 2017, the Zombie Homes Initiative led by HPD has identified 30+ zombie homes—vacant, deteriorating homes—in Community District 14. This will aid in the **reactivation of properties for productive use**.





**Beach 21st Street
proposed design;**
preliminary rendering
courtesy of The
Community Builders

Pending Public Design Commission Approval

**1414 Central Avenue
proposed design;**
preliminary rendering
courtesy of Magnusson
Architecture and Planning



TRANSFORMING PUBLIC SPACE

“Improve transportation infrastructure, transit resources, and public space with new connections and open plazas.” *Downtown Far Rockaway Roadmap for Action, Summer 2016*

ACCESS TO OPPORTUNITY: TRANSPORTATION AND HOUSING STUDY IN THE EASTERN ROCKAWAYS

As part of a joint, federally funded \$1.5M planning study with HPD, NYC Department of Transportation (DOT) conducted robust community outreach and data analysis to **develop recommendations to improve Eastern Rockaway residents’ access** to jobs, services, education, destinations, and other opportunities. DOT began implementing short-term recommendations in late summer 2018 at Beach Channel Drive and Far Rockaway Blvd to improve access to local retail and the nearby Far Rockaway-Mott Avenue subway station.

BRIDGE CREEK CLEAN-UP

In August 2017, NYC Department of Sanitation cleaned the perimeter of Bridge Creek, and volunteers performed a second clean-up of the interior of the wetlands area in February 2018.



NEW PUBLIC OPEN SPACE

NYC Parks took jurisdiction of the vacant, City-owned lot on the corner of Nameoke and Augustina Avenues in November 2017. **The lot will be transformed into a new community park**, with design expected to begin in summer 2019 with a community scoping session.

RENOVATED OPEN SPACES

In May 2018, NYC Parks held a public visioning **meeting about the renovation of Bayswater Park**. The public design scoping meeting is expected for fall 2018 and construction is expected to begin in 2021.

Both the Redfern Playground and the recreation area adjacent to Redfern Houses will be reconstructed to include new and improved facilities. Design is expected to begin in fall 2018 with a community scoping session, and construction is expected to begin in summer 2020.

CARSHARE PILOT

As part of DOT’s two-year Carshare Pilot program, **cars are now available to rent from designated areas downtown**. Discounts are available for NYCHA residents and IDNYC cardholders. For information, visit www.nycdotcarshare.info/works.



STREETScape AND STORMWATER INFRASTRUCTURE IMPROVEMENTS

Slated to begin construction in 2019, the City will improve safety and circulation on streets and sidewalks and upgrade sewers in Downtown Far Rockaway along **Mott Avenue**, and **Beach 20th** and **Beach 21st Streets**. The improvements will include **expanded sidewalks with new trees**, **improved street lighting**, **bus passenger amenities**, and a **new public plaza** that safely connects the A train on Beach 22nd Street and buses on Beach 21st Street. This project will be constructed in conjunction with the installation of storm and sanitary sewer infrastructure, strengthening resiliency in extreme weather events.

Renderings courtesy of W Architecture and Landscape Architecture



Planned Beach 21st Street Plaza

BOLSTERING LOCAL ECONOMY

“Strengthen existing commercial corridors and small businesses, attracting a broad mix of retail offerings and improving connections to jobs, workforce training, and education.” *Downtown Far Rockaway Roadmap for Action, Summer 2016*

LEGAL SERVICES AND SUPPORT FOR SMALL BUSINESSES

In November and December 2017, and August 2018, in partnership with the Queens Chamber of Commerce and Council Member Richards’ office, NYC Department of Small Business Services (SBS) conducted a “Chamber On the Go” visit, sending the SBS Mobile Outreach unit to Downtown Far Rockaway to **help connect businesses to SBS services including financing and legal assistance**, and help navigate City government. SBS will continue to assess needs and provide resources to Far Rockaway small businesses.

RESILIENCY INVESTMENTS FOR SMALL BUSINESSES

12 downtown businesses are taking part in an internet infrastructure resiliency program through RISE : NYC. As part of this program, a resilient wireless mesh network will be installed for Sandy-impacted small businesses, and the local workforce will be trained to deploy it. So far, six small business owners have been trained to install and maintain the network, with installation expected to begin in fall 2018 and be operational by summer 2019.

STOREFRONT IMPROVEMENTS

With funding from NYCEDC and the Mayor’s Fund to Advance New York City, SBS provided **grants to downtown businesses and property owners to improve the façades** of 18 storefronts, strengthening commercial corridors downtown.

COMMERCIAL DISTRICT NEEDS ASSESSMENT (CDNA)

SBS will conduct a CDNA to highlight the existing business landscape of the Downtown Far Rockaway commercial district. In mid-August 2018, SBS held a CDNA information session in Downtown Far Rockaway for interested local partners to learn more about becoming involved in the process. Data collection is expected to begin in November 2018.



Small business owners participating in the Far Rockaway resilient wi-fi network, in partnership with RDRC and New America



Park's Clothing Corp., family-owned and in business for over 40 years, received funding for a new sign and awning, security gates, and façade painting.



“THE COMPLETED STOREFRONT MAKES THE STORE MORE APPEALING TO THE CUSTOMERS AND BRIGHTER.”

JENNY PARK,
PARK'S CLOTHING CORP.

Tino's Unisex Hair Styling, family-owned and in business for over 35 years, received funding for a new sign and awning, security gates, lighting, and façade repair and painting, generating a 10 percent increase in first-time customers.



“LOOKS GREAT. BIG DEAL FOR US MERCHANTS.”

CARLO VENEZIA, TINO'S UNISEX HAIR STYLING

ENHANCING COMMUNITY AND CULTURE

"Expand and build upon community services and cultural assets to improve the quality of life for residents and attract visitors." *Downtown Far Rockaway Roadmap for Action, Summer 2016*

GRANTS AND PROGRAMMING FOR THE ARTS

NYC Department of Cultural Affairs granted \$50,000 to the Queens Council for the Arts for enhanced activity downtown. **The funding will enrich the High School Portfolio Preparation Program**, which aids students in their art college applications, and provides career development and marketing services to artists and art organizations.

INCREASED ACCESS TO HEALTH CARE

In April 2018, **construction began to expand the Addabbo Health Care Center**, doubling its square footage, and enabling it to accommodate 97,000 appointments—a 65 percent increase.



Addabbo Health Center Annex
Groundbreaking



Historic building: Far Rockaway Firehouse,
Engine Companies 264 & 328/Hook and
Ladder 134



Historic building: NYPD 101st Precinct
Police Station

LANDMARK DESIGNATION FOR HISTORIC BUILDINGS

In May 2018, NYC Landmarks Preservation Commission voted to approve the landmark status of the firehouse on Central Avenue and the police precinct on Mott Avenue, two historic Renaissance Revival-style structures.

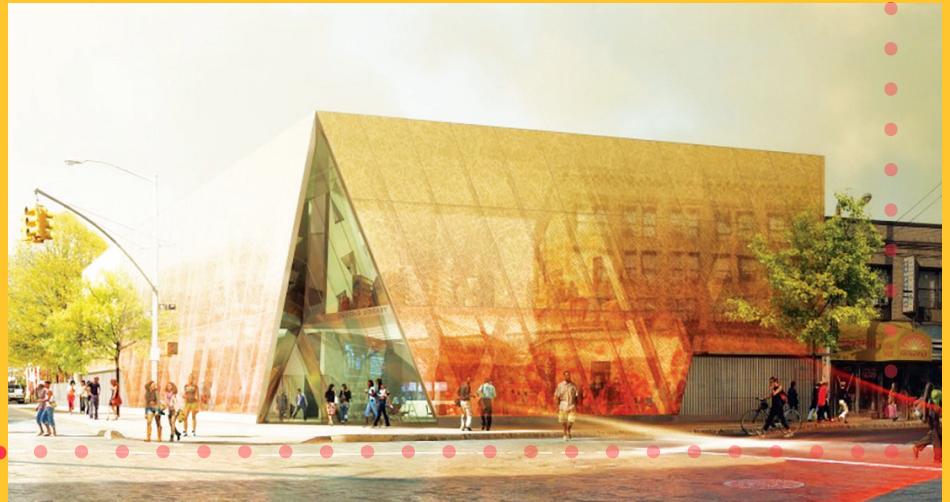
BUILDING COMMUNITY CAPACITY

NYC Department of Cultural Affairs' Building Community Capacity initiative provided a grant to Rockaway Waterfront Alliance and Rockaway Artists Alliance to study Far Rockaway's cultural ecosystem. During the program's first phase, grantees conducted research to provide a better understanding of who is present (including community members and various cross-sector cultural stakeholders), as well as their motivations, key challenges, capacities, and resources. **In 2019-20, participants will create a shared agenda and develop a strategic framework to address critical issues identified in Phase 1.**

NEW FAR ROCKAWAY BRANCH LIBRARY

NYC Department of Design and Construction will **start construction at the Far Rockaway Branch Library this fall**. The new, two-story, 18,000-square-foot building designed by Snohetta Architects will replace the existing 9,000-square-foot single-story library, adding a teen room, cyber center, quiet room, business center, and capacity for community events. A temporary facility will provide library services during construction.

Renderings courtesy of Snøhetta



CONTINUING THE CONVERSATION

The City will continue to coordinate with the community through regular meetings with the council member and the Downtown Far Rockaway Working Group.

Building on the progress to date, the City's investments in Downtown Far Rockaway continue to work toward fulfillment of the community's vision—better connections to job centers, increased economic opportunity, and improved quality of life for the people who call the neighborhood home.



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Queens Community Board 14

Rockaway Development and
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Far Rockaway Branch Queens Library

Redfern Houses Tenants Association

Rockaways Youth Taskforce

First Church of God

Church of the Nazarene

Jewish Community Council of the
Rockaway Peninsula

Far Rockaway branch of the NAACP

St. John's Hospital

LEARN MORE

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NYCEDC


New York City Economic Development Corporation

NYC

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Housing Preservation
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NYC Parks

 Queens Library

NYC Cultural Affairs



NYC PLANNING

NYC
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Services