



OFFICE OF THE MAYOR  
THE CITY OF NEW YORK

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DEPUTY MAYOR FOR HOUSING AND  
ECONOMIC DEVELOPMENT

August 21, 2017

The Honorable Donovan Richards  
New York City Council  
City Hall  
New York, NY 10007

Dear Council Member Richards,

Since releasing the *Downtown Far Rockaway Roadmap for Action* in August of 2016, we have worked with you to advance comprehensive neighborhood strategies to ensure the revitalization of this unique area. Just in the past year, we have invested in storefront improvements, worked with local businesses to implement resilient wireless mesh networks, completed the final phase of the Rockaway boardwalk, and released an RFP for the redevelopment of a key City-owned site. Of utmost importance to the implementation of the *Roadmap for Action* are land use actions that set the stage for the revitalization of the area. Through the rezoning, the establishment of a special zoning district, the creation of an Urban Renewal Area, and the disposition of City-owned properties, we are updating decades-old zoning and addressing long-underutilized properties that have held back Downtown Far Rockaway for far too long.

The unprecedented interagency effort to prepare and execute the *Roadmap for Action* has included close consultation with your office, as well as the Working Group, several public forums, briefings and presentations to the Community Board and committees, and countless one-on-one discussions with stakeholders. As community engagement has always been at the heart of this initiative, the input from these efforts has been invaluable and is reflected throughout the plan's strategies and proposals.

Throughout the development of this plan, a number of issues and needs have been raised by you and echoed by the Far Rockaway community. As indication of the Administration's commitment to implement this far-reaching plan, and in order to marry the land use actions with discrete investments in capital projects and programs in the area, the Administration has prepared a set of strategies that will be deployed in the coming years. Attached in Exhibit A are commitments that are specifically designed to encourage economic development, provide and protect affordable housing, improve transportation, create additional open space, and strengthen community resources.

Thanks to your leadership and dedication, the City is on the cusp of turning the page for Downtown Far Rockaway and putting the area on a positive trajectory—to the benefit of residents, businesses, and beyond. We thank you for your effective advocacy on behalf of the community, and we look forward to a continued partnership with you to achieve our common goals.

Sincerely,

Alicia K. Glen

Exhibit A

## **Downtown Far Rockaway Neighborhood Strategies**

Building on the goals outlined in the *Downtown Far Rockaway Roadmap for Action* and in coordination with the land use actions proposed under the *Downtown Far Rockaway Redevelopment Project*, the City will advance the following additional strategies in reflection of the Administration's valued partnership with the Council Member and a holistic commitment to supporting the long-deferred vision of a revitalized Downtown Far Rockaway.

The *Downtown Far Rockaway Redevelopment Project* focuses on land use and zoning, economic development, housing, transportation, public space, community services and culture, all of which are conceived to work together to improve the quality of life for Downtown Far Rockaway residents and unlock opportunity. The strategies below reflect over \$126million in new City funding for various projects.

### **ECONOMIC DEVELOPMENT**

#### ***Promote local hiring and job opportunities for area residents***

SBS prepares and connects qualified jobseekers to employers with job opportunities in New York City. The Rockaway Workforce1 Center in Arverne provides recruitment expertise, industry knowledge, and skill-building workshops to connect these candidates to job opportunities. SBS will host monthly meetings at the Rockaway Workforce1 Center with community partners, including Rockaway Development & Revitalization Corporation (RDRC) and Ocean Bay Community Development Corporation, to connect Far Rockaway residents with workforce opportunities. Building on existing services, SBS will enhance outreach to the local community including quarterly recruiting events with various community partners such as faith based organization, the Queens Public Library, and other groups.

At the Rockaway Workforce1 Career Center, Rockaway residents will be able to connect to the City's newly expanded HireNYC program. As one of the largest targeted hiring programs in the nation, HireNYC will allow the City to leverage its economic development investments to connect more New Yorkers to jobs while helping local businesses find the talent they need. HireNYC now requires contractors, subcontractors, and developers with a City contract worth at least \$1 million or a housing project that receives at least \$2 million in HPD subsidy to post open positions through the Workforce1 system and consider qualified candidates, making it easier for local jobseekers to connect to good job opportunities.

**Timeline:** Commencing Fall 2017

#### ***Support area M/WBEs***

To ensure that the City's procurement reflects the diversity of our city and business owners, SBS certifies, promotes, and fosters the growth of the City's M/WBEs. SBS will work with the Council Member to host M/WBE certification events in the district. In addition, it will provide a number of capacity building services to M/WBE business owners in Downtown Far Rockaway. These include certifying firms with contract financing assistance, business courses, one-on-one technical assistance, networking and educational events, assistance with obtaining bonds, and access to City and private sector contracting opportunities. Residents of Far Rockaway can access these opportunities by calling the Certification Helpline or visiting any one of the seven NYC Business Solutions Centers, including the NYC Small Business Support Center located in Jamaica.

**Timeline:** Commencing Fall 2017

***Support existing businesses through free legal services and other business outreach efforts***

SBS offers commercial lease education workshops across the boroughs to teach New York City entrepreneurs about the components of a commercial lease and the implications of signing one. SBS also connects businesses to commercial lease consultations with pro bono lawyers who will review their lease and answer their questions and concerns one-on-one, and is in the process of further expanding legal services to serve more businesses, like those facing commercial tenant harassment from landlords.

In Downtown Far Rockaway, SBS will conduct door-to-door engagement with business owners and provide neighborhood-specific services to meet business needs through Chamber-on-the-Go and expanded Workforce 1 services. SBS will roll out additional entrepreneurship education programs for immigrant and women-owned businesses, including Women Entrepreneurs NYC (WENYC) workshops on credit, funding, and leadership, in addition to one-on-one financial counseling and mentorship sessions. SBS will continue to monitor needs and provide appropriate entrepreneurship resources in coordination with community partners such as the Queens Public Library.

Finally, SBS will work with business owners in Downtown Far Rockaway to coordinate consultation visits from our Compliance Advisors, who educate business owners on how to avoid the most commonly issued City violations.

**Timeline:** Programs will start in Fall 2017

**Budget:** \$50,000 for new neighborhood-specific programming

***Complete Commercial District Needs Assessment, including BID feasibility study***

SBS will conduct a Commercial District Needs Assessment (CDNA) to look at the existing storefront business landscape in the neighborhood, including the retail vacancy rate, retail mix, retail leakage, physical conditions, and unique character of the commercial corridors and local businesses. The CDNA serves as a tool to identify the area's strengths, challenges, and opportunities for local neighborhood revitalization. The CDNA also includes community-driven findings and recommendations for possible merchant organizing, the feasibility of BID formation, public programming, and district marketing.

**Timeline:** Commencing Fall 2017 through Summer 2018

**Budget:** \$100,000

***Launch Business Incubation Services in Far Rockaway***

SBS will work with the Council Member's Office and Workforce1 Center to encourage local business owners and aspiring entrepreneurs to apply and participate in the full suite of FastTrac NewVenture and FastTrac Growth Venture business incubation workshops in Downtown Far Rockaway at dedicated spaces including the Workforce1 Center and local community organizations such as the Queens Public Library. These are free, 10-session, 40-hour courses for aspiring entrepreneurs and business owners to refine their business models, create effective financial management tools, devise marketing plans, make strategic investments, and drive sales. These courses are led by experienced facilitators, business experts, and successful entrepreneurs, thereby serving as resources and role models for business owners in the community.

**Timeline:** Programs will start Fall 2017

**Budget:** \$50,000

***Explore potential business incubation space in Far Rockaway to support area businesses***

Downtown Far Rockaway is home to many aspiring entrepreneurs who are looking to grow their businesses and may need space. Working through SBS and/or NYCEDC, the City will assess the current business

landscape and identify the space and programming that would be most appropriate and relevant to area businesses. In spring 2018, the City will report back to the Council Member on a suggested course of action, which could include additional resources for existing programs, the release an RFEI seeking proposals from operators, or other strategies.

**Timeline:** Report to Council Member on potential recommendations by end of Q1 2018

***Support the opportunity to bring LinkNYC to Downtown Far Rockaway***

LinkNYC is a first-of-its-kind communications network that will replace pay phones across the five boroughs with new structures called Links. Each Link provides superfast, free public Wi-Fi, phone calls, device charging and a tablet for access to city services, maps and directions. In order to allow for future installation of Links in Downtown Far Rockaway, the LinkNYC franchisee will coordinate with DOT-DDC and will install the required subsurface infrastructure within the DOT-DDC capital reconstruction project.

**Timeline:** Conduit installation to commence in 2019

***Continue implementation of RISE:NYC program in Far Rockaway***

RISE:NYC is a business recovery and resiliency program, launched in the aftermath of Hurricane Sandy, that helps small businesses adapt to and mitigate the impacts of climate change. With support through RISE:NYC, a company named New America is currently working in partnership with the Rockaway Development and Revitalization Corporation (“RDRC”) to install resilient mesh wireless networks for Sandy-impacted small businesses and to train the local workforce in its deployment. Implementation of this project is underway, and the City estimates that approximately 15 businesses will participate in the program.

**Timeline:** Fall 2017 – ongoing

***Support for Cultural Activities in Far Rockaway***

The Department of Cultural Affairs will grant \$50,000 to the Queens Council for the Arts for the following initiatives in Downtown Far Rockaway: 1) Regrant Program, which enables the Council to support small organizations for various cultural events (e.g. local dance/music/visual arts groups); 2) Professional Development for Artists and Arts Organizations, which funds individuals and groups to build capacity; and 3) High School Portfolio Preparation Program, which helps students to create art portfolios to apply to specialized high schools. The Queens Council will work with the Councilmember to determine how best to use these funds in the district.

**Timeline:** Fall 2017 – 2018

**Budget:** \$50,000

**HOUSING**

The City of New York, acting through the Department of Housing Preservation and Development (HPD) and the New York City Economic Development Corporation (EDC), is working to address the range of needs and priorities of the Downtown Far Rockaway neighborhood. The City proposed to undertake the following housing goals, strategies, and actions.

**Develop New Affordable Housing**

The City is working to invest in Downtown Far Rockaway by encouraging the development of housing, and ensuring that a substantial portion of the new housing built is affordable.

***Develop 100% affordable housing on public land***

The City commits to financing the development of 100% affordable housing on the existing public site (known as the Beach 21<sup>st</sup> Street site at Block 15705, Lot 69 and Part of Lot 59), and future public sites within the rezoning area. The Beach 21<sup>st</sup> Street site would facilitate the development of approximately 150-200 units of affordable housing in accordance with HPD term sheets. Although responses are still being reviewed, the City expects to finance the development of this site under the Mix and Match term sheet, under which the City commits to financing 20% of the total number of units affordable to families earning 30% AMI, and no units will be offered for households earning above 110% of AMI. The City commits to including a retail and/or community facility component within the ground floor of development on the Beach 21<sup>st</sup> Street site. The City commits to providing an update to the Council Member on the selection process in fall 2017.

Additionally, HPD will continue to prioritize planning and development efforts for investments in new affordable housing on publicly-owned land in the adjacent Edgemere and Arverne East neighborhoods.  
Timeline: Fall 2017

***HPD will provide support to community land trusts to create new permanently affordable homeownership opportunities***

HPD recently announced an award of \$500,000 from Enterprise Community Partners to the Interboro CLT, a partnership of the Center for NYC Neighborhoods, the Urban Homesteading Assistance Board (UHAB), the Mutual Housing Association of New York (MHANY), and Habitat for Humanity that intends to create a land trust in nearby Edgemere. Over the next 24 months, the grant will fund operations and start-up support while the Interboro CLT works to identify sites for acquisition in Edgemere and elsewhere.  
Timeline: 2017 – 2019

***Establish an Urban Renewal Area to enable mixed-use development***

In order to ensure that development moves forward in Downtown Far Rockaway after years of false-starts, the City will establish an Urban Renewal Area (“URA”). The City projects that approximately 1,700 units of housing can be developed in this URA. While there are several scenarios under which development in the URA may proceed, it is the City’s goal to facilitate a compelling mixed-use, mixed-income, phased 100% affordable development. Under the HPD’s existing ELLA term sheet, for instance, 70% of those units would be affordable to families earning less than 60% AMI, and under Mix and Match 40-60% of units would be affordable to households earning less than 60% AMI with the remainder of units affordable to those earning less than 130% AMI. Both ELLA and Mix and Match term sheets require inclusion of between 20-40% of units targeted to extremely low and very low income households. Should the Mix and Match term sheet be used on the first phase of a development within the URA, HPD commits to financing units affordable to families earning 30% AMI in addition to requiring 10% of units be reserved for formerly homeless families. As described elsewhere in this document, the City intends to reserve space within the URA for various desired uses such as a potential school, potential community facility use, and potential business incubator space.

**Timeline:** 2017 – ongoing

***Continue to offer financing to incentivize the development of affordable housing on privately owned sites in Downtown Far Rockaway***

In June 2017, HPD released updated ELLA and Mix and Match programs to allow for deeper affordability and greater flexibility in affordability levels that buildings can serve. Because rents in Downtown Far Rockaway do not currently support the creation of 100% market rate housing, we expect owners of private sites seeking to engage in residential development to approach the City for financing. When approached by private owners, the City will utilize its term sheets to incentivize the maximum number of affordable units

at a range of income levels, including extremely-low, low and moderate income households. Doing so will complement the overall strategy of the neighborhood rezoning to promote economic revitalization and quality housing affordable to a mix of incomes.

**Timeline:** 2017 – ongoing

***Encourage green infrastructure in all new developments on City-owned sites***

HPD will require all new construction and substantial rehabilitation projects in the rezoning area that are receiving funding from HPD to comply with the Enterprise Green Communities Criteria. These criteria provide proven, cost-effective standards for creating healthy and energy-efficient homes.

**Timeline:** 2017 – ongoing

**Increase Access to Affordable Housing**

HPD has worked with community partners to better understand the needs of affordable housing applicants in Far Rockaway and has made improvements to the overall application process.

***Make it easier for residents to understand, prepare for, and complete the affordable housing application process through the Housing Ambassadors program.***

In order to build the capacity of current Far Rockaway Housing Ambassador partners Margert Community Corporation and Ocean Bay CDC, HPD will offer a Housing Ambassador training in Far Rockaway in 2018 order to make it easier for local organization staff and community leaders to attend and thereby assist Far Rockaway residents with the affordable housing application process.

**Timeline:** Fall 2018

***HPD will expand requirements for developers to advertise open housing lotteries on construction sites and notify interested applicants.***

Developers will be required to post contact information on construction sites for interested applicants, in addition to posting information online on *Housing Connect*.

***Dedicate rental assistance to help move homeless families out of shelter and into stable, affordable housing***

The City's Rental Assistance programs were created to help homeless families and individuals move from temporary, emergency shelter back to the community as quickly as possible by paying a portion of their rent. The Human Resources Administration ("HRA") will dedicate City rental assistance resources to help 200 homeless families and individuals from Far Rockaway (zip codes 11692, 11691) who are currently living in shelters move back into the neighborhood if they so choose.

**Timeline:** Starting Fall 2017

**Budget:** 200 rental assistance vouchers

**Preserve Existing Affordable Housing**

The Administration is deeply committed to the preservation of existing affordable housing in Downtown Far Rockaway. We will utilize several strategies to ensure that affordability is maintained, and that the physical and financial health of existing affordable properties is maintained or improved.

***Keep existing homes affordable by continuing to offer loans and tax incentives to building owners***

Building on recent successes—with 2,854 units in the Council Member's district preserved between 2014 and 2017—HPD will continue to seek opportunities to preserve and invest in existing affordable housing through its various programs.

**Timeline:** 2017 – ongoing

***Implement an extensive outreach strategy to promote programs that could help homeowners and multifamily property owners make repairs and preserve affordability for existing tenants***

HPD's Neighborhood Education and Outreach Unit hosts landlord and homeowner resource fairs. HPD commits to hold its next resource fair in spring 2018. Multifamily buildings in Far Rockaway are included in citywide and boroughwide mailings and robocalls to share information on HPD's loan and tax incentive programs. HPD will begin work in fall 2017 with CNYCN and their partners to conduct outreach to homeowners to provide financial and legal counseling and prevent foreclosures.

**Timeline:** Fall 2017 – Spring 2018

***Support the community's application for the establishment of a Cease and Desist Zone to protect homeowners from unwanted solicitation***

HPD will support the community's preparation of application for the *Cease and Desist Zone* program to the State. HPD can offer guidance and expert testimony through the public process.

**Timeline:** 2017 – ongoing

**Promote Safe and Healthy Housing**

***Launch the Zombie Homes Initiative***

HPD will work closely with the Council Member and the community in launching a new initiative to address the problem of "zombie" properties—which can be defined as vacant and distressed small homes, whose owners have fallen behind on their mortgage payments. Zombie properties lead to lower property values and higher crime rates in the surrounding area. Through the Zombie Homes Initiative, HPD will help enforce a New York State law, the Zombie Property and Foreclosure Prevention Act of 2016, requiring banks to inspect, report, and maintain zombie properties. As a first step, beginning in Fall 2017, HPD will work collaboratively with the community to identify properties believed to be zombie properties so the City can create a database to check against the State's list. Additionally, HPD will begin outreach in Fall 2017 to connect homeowners to available foreclosure prevention resources and counseling.

**Timeline:** 2017 - 2018

***Provide resources to educate and support tenants facing potential harassment***

HPD will work with the Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants. HPD will educate tenants about their rights and resources to prevent displacement through public information campaigns and through coordination with the Council Member's office and the Community Board. Additionally, HPD's Neighborhood Education and Outreach Unit hosts tenant resource fairs, where they provide information about tenants' rights, legal services, rental assistance programs, and the affordable housing application process. HPD commits to hold the next resource fair in spring 2018.

**Timeline:** Spring 2018

***Provide tenant legal services to keep families and individuals stably housed and preserve affordable housing***

Since 2014, the City has increased investment in tenant legal services programs, to help families and individuals remain in their homes and prevent the loss of affordable housing. The City's new Universal Access to Counsel program dedicates \$93 million, on top of the \$62 million already allocated, to ensure free legal representation for low-income tenants (under \$50,000 for a 4-person family) and free legal counseling for those that earn more. The Human Resources Administration will provide tenant legal services in zip codes 11692 and 11691, to prevent unlawful evictions, harassment by unscrupulous landlords and displacement.

**Timeline:** Fall 2017 – ongoing

### **Promote Economic Opportunity**

HPD is committed to leveraging its investments in affordable housing to create local jobs and strengthen small businesses.

#### ***Require HPD RFP respondents to implement a targeted hiring outreach plan***

HPD will require respondents to any HPD RFPs in Downtown Far Rockaway to demonstrate a plan for targeted employment outreach to residents of the Rockaways related to the proposed project(s). Applicants will be required to comply with and report on their outreach.

**Timeline:** Fall 2017 - ongoing

#### ***Require developers, general contractors, and subcontractors on major projects in Downtown Far Rockaway to use HireNYC***

All firms working on HPD and other City projects receiving more than \$1 million in City subsidy (\$2 million from HPD) are required to share job openings in entry- and mid-level construction positions with HireNYC, post at the local Workforce1 Center in Arverne, and interview any qualified candidates.

**Timeline:** Fall 2017 - ongoing

#### ***Expand opportunities for M/WBEs in the affordable housing development industry***

HPD's new M/WBE Build Up Program requires developers of projects where HPD contributes \$2 million or more in subsidy to spend at least a quarter of all HPD-supported costs on certified M/WBE construction, design, or professional service firms. HPD will partner with the Council Member to hold a networking and outreach event for M/WBE and small businesses by the spring of 2018 with the intent of identifying possible opportunities for these businesses to work on HPD-supported affordable housing projects in Downtown Far Rockaway.

**Timeline:** Spring 2018

## **TRANSPORTATION**

#### ***Implement a comprehensive streetscape improvement project in Downtown Far Rockaway, coordinating with district-wide sewer infrastructure upgrades***

DOT's Downtown Far Rockaway Streetscape Reconstruction project will reconstruct Mott Avenue from Redfern Avenue to Beach 17<sup>th</sup> Street, on Beach 21<sup>st</sup> and Beach 20<sup>th</sup> Street from Mott Avenue to Cornaga Avenue, and on Central Avenue from Mott Avenue to Foam Place. Mott Avenue will have expanded sidewalks with new street trees and improved street lighting. This project will also introduce a new DOT public plaza that safely connects pedestrians between the A-train on Beach 22<sup>nd</sup> Street and regional buses on Beach 21<sup>st</sup> Street, along with a new gathering space for residents and visitors. This project will be constructed in conjunction with the installation of DEP storm and sanitary sewer infrastructure, supporting the City's rezoning efforts and strengthening resiliency in the wake of extreme weather events. DOT is also currently exploring an interim project, which will use agency in-house materials (markings, signage, etc.) to enhance safety, mobility and quality of life around the intersection of B. 22<sup>nd</sup> Street. DOT aims to share preliminary designs with the Council Member in spring 2018.

**Timeline:** Construction start in summer 2019

**Budget:** \$77million

#### ***Implement immediate short-term measures to address drainage issues in Arverne***



In acknowledgement of area drainage issues highlighted by the Council Member, the City will take near-term action to address these conditions, even while evaluating long-term solutions. By Fall 2017, DEP will install two to three new storm sewer extensions, pending the results of a feasibility study to determine optimal locations. By Fall 2017, DOT will assess the area streets for potential resurfacing and/or pothole mitigation. The City will continue to monitor the drainage situation in Arverne and will work with the Council Member to advance near-term and long-term plans.

**Timeline:** Fall 2017

***Install new bus shelters in the Downtown Far Rockaway area***

As part of the Downtown Far Rockaway Streetscape Reconstruction project, DOT plans to install two bus shelters and twelve leaning bars at bus stops across the area. DOT plans to create an improved linear bus terminal on Beach 21<sup>st</sup> street with bus shelters, two leaning bars and street trees to improve the passenger waiting experience.

**Timeline:** Construction start in summer 2019

**Budget:** included streetscape and infrastructure project described above

***Pilot car share program in Far Rockaway***

The Eastern Rockaways is a designated pilot neighborhood for DOT's on-street car share parking pilot. In fall 2017, the city will distribute permits for up to 18 designated curbside spaces in the Eastern Rockaways to participating car share providers. As part of the pilot program, DOT will provide incentives for car share companies to offer discounts and conduct outreach to local NYCHA residents and Section 8 recipients.

**Timeline:** 2017 – 2019

***Install real-time bus arrival displays at key bus stops***

DOT will install nine wayfinding totems with real-time bus arrival displays at Q22/Q52/Q53 bus stops in the Rockaways. These totems will provide real-time bus arrival information for both local and SBS routes.

**Timeline:** Fall 2017

**Budget:** \$200,000

***Explore the feasibility of a new ferry landing east of 108<sup>th</sup> Street***

EDC is currently in the process of determining the feasibility of an additional ferry landing east of 108th street. EDC will commit to sharing the results of the feasibility study with the Council Member at its conclusion this fall.

**Timeline:** Fall 2017

***Pilot ferry service shuttle from Downtown Far Rockaway to current Beach 108<sup>th</sup> Street landing***

EDC will work with the Council Member to launch a pilot of weekday shuttle service providing a direct connection from Downtown Far Rockaway to the Beach 108<sup>th</sup> Street landing. This service will operate for three months and will be followed by an evaluation based on ridership and other planning factors.

**Timeline:** Fall 2017

**Budget:** \$80,000

***Advocate for improved MTA bus, subway, and LIRR service***

Building on the March 2017 extension of the Q52 to Beach 54th Street and the upcoming implementation of Select Bus Service on the Q52/Q53 routes this fall, DOT will continue to work with MTA to improve bus service to the Eastern Rockaways and Downtown Far Rockaway. Together with MTA, DOT is evaluating local bus service reliability improvements timed to the Q52/Q53 SBS implementation and considering key Southeast Queens corridors for future SBS upgrades as part of the forthcoming Citywide Transit Plan. The City is also

making efforts to improve the affordability of commuter rail service to city residents. Through its representatives on the MTA Board, the City will continue to advocate for lower Long Island Road fares for trips from the Far Rockaway Station to destinations within the five boroughs and for the expansion of City Ticket to Far Rockaway passengers. The City will also advocate alongside the Council Member for improvements to the Far Rockaway LIRR station, improved subway and bus service, and other service improvements in the area.

**Timeline:**

Q52/Q53 SBS launch – Fall 2017

Citywide Transit Plan with SBS route recommendations – Fall 2017

MTA advocacy on LIRR issues – Ongoing

***Monitor and, as needed, conduct follow-on traffic studies of the Downtown Far Rockaway area and its environs through the capital program.***

DOT completed a comprehensive traffic study of Downtown Far Rockaway in 2014. Under the current DOT capital effort, the traffic analysis was updated in 2016 in coordination with the schematic geometric design for the project. DOT will continue to update the analysis through the capital process to ensure we are accurately addressing current traffic conditions. DOT is willing to investigate specific intersections on a case-by-case basis while the capital project is moving through design.

**Timeline:** Fall 2017 - ongoing

## **COMMUNITY RESOURCES**

***Encourage healthcare uses in new developments on city-owned sites***

EDC and HPD are exploring the possibility of including healthcare uses in the Beach 21<sup>st</sup> Street development site, and will update the Council Member on this project in Fall 2017. Additionally, future HPD RFPs for city-owned sites will give preference to responses that include healthcare facilities.

**Timeline:** Fall 2017 - ongoing

***Expand daycare offerings in Downtown Far Rockaway***

HPD will encourage the inclusion of daycare providers in any RFPs for sites within the DFRURA as well as any developments receiving HPD subsidy. The City will monitor the demand and need for additional publicly funded day care services in the area and identify the appropriate measures to meet demand for additional slots. The City anticipates that additional procurement of center-based daycare seats may be necessary within the redevelopment area to mitigate increased need, and will continue to monitor enrollment and capacity within the rezoning area and address the need as it arises.

**Timeline:** Fall 2017 - ongoing

***Additional commitment of funding to support violence prevention, education, and community support***

Cure Violence is an evidence-based violence prevention program that works with communities that have high levels of gun violence. The City will commit to an additional \$250,000 of Cure Violence funding to support 'Rock Safe Streets', the Sheltering Arms gun violence interruption program in Far Rockaway. Rock Safe Streets works to identify potential incidents of violence and prevent them through mediation and de-escalation. In addition, Rock Safe Streets supports those most affected by violence with therapeutic mental health supportive services. The additional funding will allow Rock Safe Streets to hire a new Education/Employment Specialist, Community Coordinator and Administrative Assistant.

**Timeline:** Fall 2017

**Budget:** \$250,000

***Advance comprehensive renovation of the Downtown Far Rockaway library***

DDC will replace the existing 9,000-sf single-story Queens Public Library branch at the corner of Mott and Central Avenues with a new, two-story, 18,000 sf building designed by Snøhetta Architects. The new library will meet both the current needs of the community and future neighborhood growth, and will serve as an anchor for this key corner in Downtown Far Rockaway. The branch services will include programs for all ages, after-school study hours, story reading and community events.

**Timeline:** construction commencement in Fall 2018

**Budget:** \$30M

***Hold a site within the Urban Renewal Area for a potential elementary school***

While the Downtown Far Rockaway Rezoning would result in new development and demand for public schools, as demonstrated in the FEIS there is capacity in Sub-district 1 of CSD 27 to accommodate existing students as well as new enrollment projected to result from the rezoning. However, the City recognizes the Council Member's concerns about public school capacity, specifically elementary schools. We anticipate that the rezoning will increase the population of the neighborhood over time, and SCA and DOE will continue to monitor school enrollment and capacity in the future as development occurs and will address capacity issues as they arise. To this end, the City will reserve a site in the urban renewal area for a period of 10 years in order to be able to accommodate a new elementary school, to be utilized if SCA and DOE determines a need for one during that 10 year period.

**Timeline:** 2017 – 2027

***Invest in upgrades to existing schools***

The DOE/SCA is happy to work with the community as part of the Downtown Far Rockaway rezoning effort. DOE/SCA is currently advancing over \$130million in capital work to provide necessary improvements to the schools within the Council Member's district. In addition, DOE/SCA is accelerating projects currently in design so that students may benefit from the work on an accelerated timeline. DOE/SCA will continue working closely with the community and use the feedback received to ensure that future upgrades meet the needs of the schools and improve the state of facilities within the district. Additionally, the Administration will fund up to \$10million in other SCA School Improvements, to be selected in consultation with Council Member Richards prior to June 1, 2018.

**Timeline:** FY2019

**Budget:** \$10million in additional projects

***Explore new models at Downtown Far Rockaway Schools***

The Department of Education will meet with the Council Member to explore a Dual Language program for a school in Downtown Far Rockaway for the 2018-2019 school year. DOE will meet with the Council Member to also discuss the potential for new programming and other ways to increase enrollment in schools that are currently significantly under capacity. The Chancellor will also convene a Round Table with Principals to educate and encourage participation in new models and programs such as Dual Language Programs by Downtown Far Rockaway schools.

**Timeline:** Fall 2017

***Review five buildings for potential landmark eligibility***

As requested by the Council Member, the LPC will perform a review of five properties for their historical significance and potential landmark eligibility. The sites include 16-18 Central Avenue, 21-17 Mott Avenue, 19-31 Mott Avenue, 16-17 Central Avenue and 16-12 Mott Avenue.

**Timeline:** 2017 – 2018

***Study potential to establish a weekly farmers market in the Downtown area***

Building on the success of the nearby Rockaway Youth Task Force farm and the Edgemere Farm, the City will conduct outreach to better understand the feasibility and logistics of a market in Downtown Far Rockaway.

**Timeline:** Outreach to commence in Fall 2017

***Upgrades to 101 Police Precinct in the form of asbestos remediation, bathroom renovation, and locker room renovations***

In May 2017 the NYPD completed a bathroom renovation project at the 101 Precinct which also included renovation of locker rooms. There was asbestos remediation within the gym area completed approximately two years ago. Asbestos was abated and the remainder was encapsulated. NYPD has committed to abate the previously encapsulated remainder in the Fall of 2017. The abatement from contract to completion should take 4-6 weeks and will cost approximately \$25,000.

**Timeline:** Fall 2017

**Budget:** \$25,000

***ADA access ramp project at the 101 Police Precinct***

The City will perform upgrades for the 101<sup>st</sup> Precinct including an ADA access ramp project, estimated at \$300,000. Construction is anticipated start in the fall of 2018.

**Timeline:** Fall 2018

**Budget:** \$300,000

**OPEN SPACE**

***Build New Park at Block 15534, Lot 70***

In response to the strong advocacy of the Council Member as echoed by others in the community, the City will withdraw the ULURP application related to the disposition of this site for housing uses, and will instead dedicate significant capital funding and work through the Department of Parks and Recreation (“Parks”) to transform the vacant lot at Block 15534, Lot 70 (corner of Augustina Avenue and Nameoke Avenue) into a new, 14,000-sf park to serve the Downtown Far Rockaway area. Parks will engage the community in a design process to determine the final programming of the space, which could include court amenities, play and/or water features, a comfort station, landscaping, seating, and/or other park amenities.

**Timeline:** Design to start in Summer 2019 and construction completion anticipated Winter 2022.

**Budget:** \$10.3million

***Advance the complete renovation of Bayswater Park***

At 26 acres, Bayswater Park is the largest community park serving Downtown Far Rockaway. It draws people from across the community together for active and passive recreation and it hosts festivals and events. The park will see a full scale renovation and NYC Parks will undertake outreach and hold a public scoping meeting to ask the community what they would like to see in this important neighborhood park. New amenities could include new or improved playing fields and playground, improved entrances and expanded shoreline access, and an enhanced area for performances and festivals.

**Timeline:** Design to start in Fall 2018 and construction completion anticipated Winter 2023

**Budget:** \$59.3million

***Implement Redfern Open Space improvements***

Redfern is an integral open space in the northern portion of the Downtown Far Rockaway area. Looking comprehensively at NYC Parks’ Redfern Playground site and the adjacent NYCHA-owned playground, in close coordination with NYCHA and with community input, Parks will lead efforts to improve and enhance

recreational amenities, creating an attractive open space that serves the growing needs of current and future residents.

**Timeline:** Design to start in Summer 2018 and construction completion anticipated Fall 2021

**Budget:** \$9.3million

***Advance Bridge Creek clean-up efforts***

The Council Member has raised concerns about debris in the area of Bridge Creek, also known as the Seagirt Avenue Wetlands. Parks' Natural Resource Group recently visited the site to assess its condition. While there is indeed unsightly detritus and abandoned property in the area, the wetlands are high quality. Any effort to clean-up this area will be complicated by concerns re: disturbing the wetlands, determining private property issues, securing permits, and determining site access for any necessary equipment. Parks will work with DSNY to assess strategies, understand NYSDEC permitting requirements, and will report back to the Council Member by December 2017 with suggested course of action. DSNY will immediately clean the perimeter of the property, and the City will remove trash from this area by Spring 2018.

**Timeline:** 2017 - 2018

***Add mosquito mitigation in Dubos Point Park and Edgemere Park***

To address concerns regarding mosquitos at Dubos Point Park and Edgemere Park, the NYC Department of Health and Mental Hygiene will install five (5) additional "mosquito magnets" to those already in place at those locations .

**Timeline:** Fall 2017

**Budget:** \$4,000

**IMPLEMENTATION AND ONGOING ENGAGEMENT**

***Reserve \$91million in Capital Funding for implementation of the Downtown Far Rockaway Redevelopment Project***

As a demonstration of the Administration's commitment to realizing the goals of the *Downtown Far Rockaway Roadmap for Action* and the *Downtown Far Rockaway Redevelopment Project*, the City has pledged \$91million in Capital Funding for implementation. These funds are reserved to facilitate activation of key underutilized properties within the rezoning area. The City will provide annual updates to Council Member on the utilization of these pledged funds. If, through the course of implementation of the project or by June 2021, there is a surplus of funds remaining AND it is clear that such funds will not be needed and can be repurposed, the City will work in consultation with the Council Member to reprogram funds for other related projects in the area.

**Timeline:** 2017 - 2021

**Budget:** \$91million

***Quarterly meetings with steering committee***

EDC will commit to quarterly steering committee meetings, whose members will be selected by the Council Member, after the conclusion of ULURP. These meetings will be used to provide project updates and serve as a forum for the City to receive feedback from community stakeholders.

**Timeline:** Steering committee to be formed in coming months with first meeting in fall 2017