



Rockaway East Planning Committee Meeting #6

January 15, 2014

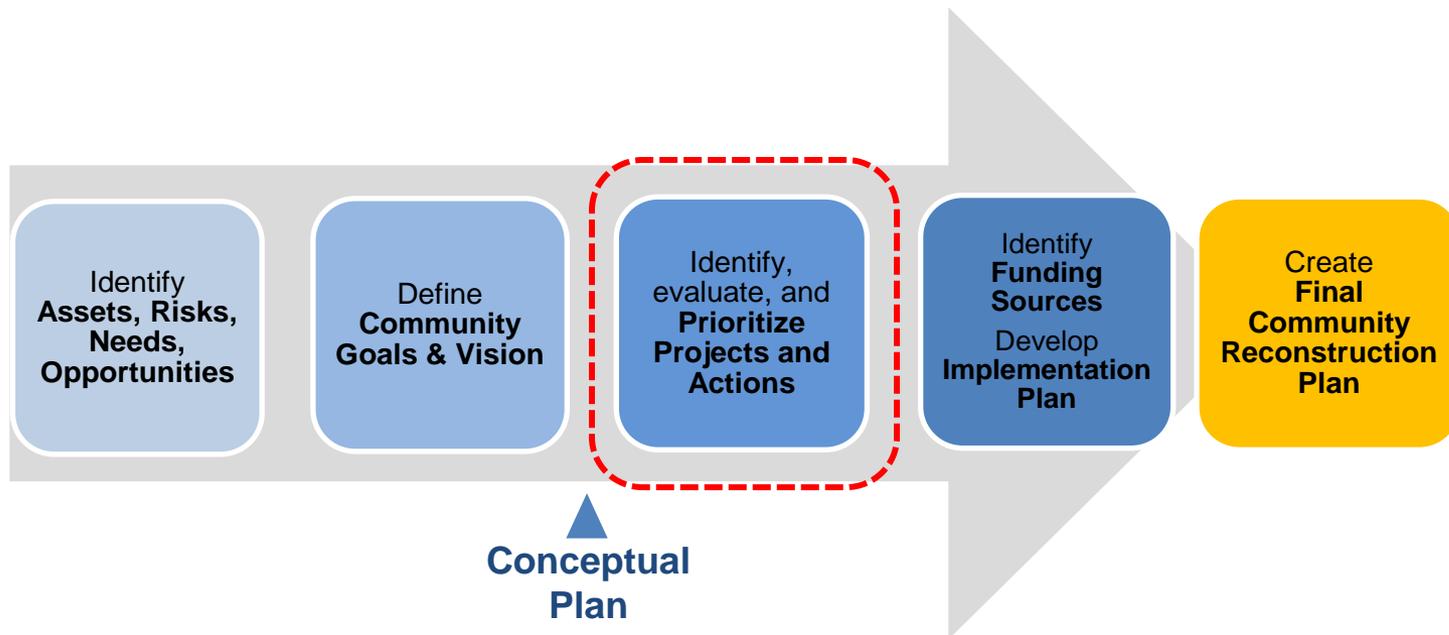
Agenda

- 1. Program update** 7:00 – 7:15
- 2. Key project review** 7:15 – 8:45
- 3. Next steps** 8:45 – 9:00

Committee Meeting #6: Project refinement

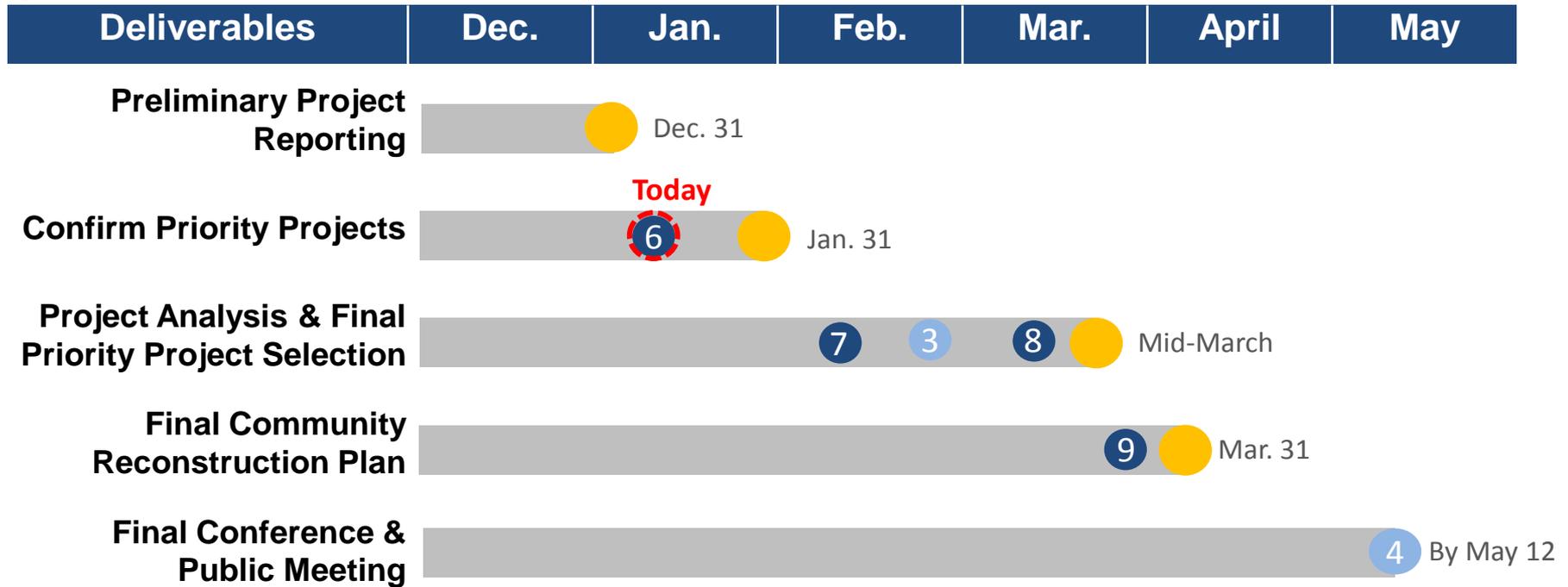
Objectives:

- Confirm Public Meeting #3 approach
- Review and refine scope of key projects



NY Rising Community Reconstruction Program Schedule

- Planning Committee Meeting
- Public Meeting
- Deliverable Due Date



Refined NYRCR deliverables approach

By end of January, finalize “Priority CDBG-DR Projects” and “Featured Projects” for Rockaway East

Total list of projects add up to more than \$15 million

- In February consultants will analyze and cost projects, NYRCR determines CDBG-DR eligibility of projects
- Committee will continue to coordinate mid-March which project(s) to submit for NY Rising funding

Initiatives not on the CDBG-DR Priority Project or Featured Project list *can still be included* in the Final Community Reconstruction Plan

- Additional projects, recommendations, or actions
- Suggested regulatory reforms

Public Meeting #3 Approach

Goal of Public Meeting #3:

- Solicit community feedback on proposed priority and featured projects

Potential Approach

- 2 hour meeting, similar format, weeknight or weekend
- Store-front open house, open to the public, 1-2 days in a row, over a weekend
- Other?

Need to Confirm:

- Approach
- Location options
- Date options

Regional Update

Jamaica Bay Working Group Update

- First meeting: Jan 14th
- Key Take-Aways
 - Same regional chapter in the final Reconstruction plans, common position on:
 - Bay protection measures
 - Gray and green infrastructure
 - Advocate for a surge barrier
 - Coordinate evacuation routes

Other Regional Updates

- Nassau County

Agenda

1. Program update 7:00 – 7:15
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Key Project Review

Tonight we will focus on 3 key projects

- Economic Development
- Emergency Relief Center
- Coastal Protection

We will table the following for a future committee meeting

- Transportation
- Other Emergency Readiness/Response
- Health and Social Services
- Natural/Recreation
- Housing Recommendations

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Economic Development 7:15-7:45

Emergency Relief 7:45-8:15

Coastal Protection 8:15-8:45

3. Next steps 8:45 – 9:00

What we've heard



1. Expand the local commercial economy and increase the quality of retail
2. Beautify and position main retail corridors to bounce back quickly after storms
3. Maximize natural assets and resources, providing connections to tourism
4. Improved intra-Peninsula (east to west) and bay-to-beach (north to south) connection

Potential NY Rising projects

1. Fund economic development and resiliency measures
 - Technical assistance for small business emergency preparedness and response
 - Technical assistance and auditing program for resiliency
2. Fund a retail analysis to understand shopping patterns and demands
3. Provide development and design improvement support to Mott Ave. and Arverne corridors
4. Create B-2-B program to bolster commercial activity
5. Create workforce development plan around resiliency improvements
6. Increase connectivity from Far Rockaway transit and retail hub to beach
7. Attract businesses that expand the seasonality of Rockaway East
8. Support redevelopment of Peninsula Hospital Site
9. Create emergency relief center that formalizes space for recovery functions and that has multi-use programming for everyday use

Analysis and considerations to guide project decisions

Team Analysis:

1. Retail analysis and economic development strategies
2. Core and identity development
3. Commercial resiliency grants/loans
4. Jobs/workforce programs (forthcoming)

Proposal: Use analysis and ideas to focus various project ideas on one or two select pilot areas with multiple co-benefits.

Economic conditions in Rockaway East

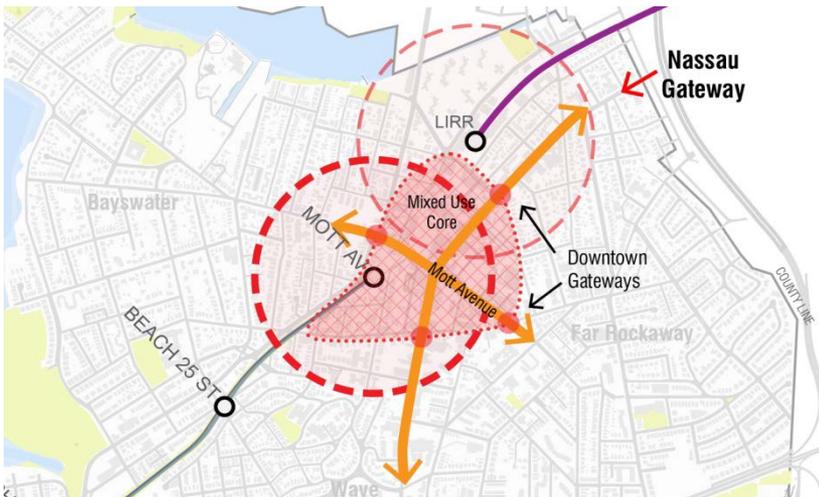


- **76,000** residents – by far the most people on Rockaway peninsula and with the greatest density of people
- Median income is **\$35,000**, lower than the rest of the Peninsula
- Rockaway East residents are primarily employed in:
 - **Health care (28%)**
 - Retail (10%)
 - Educational services (9%)

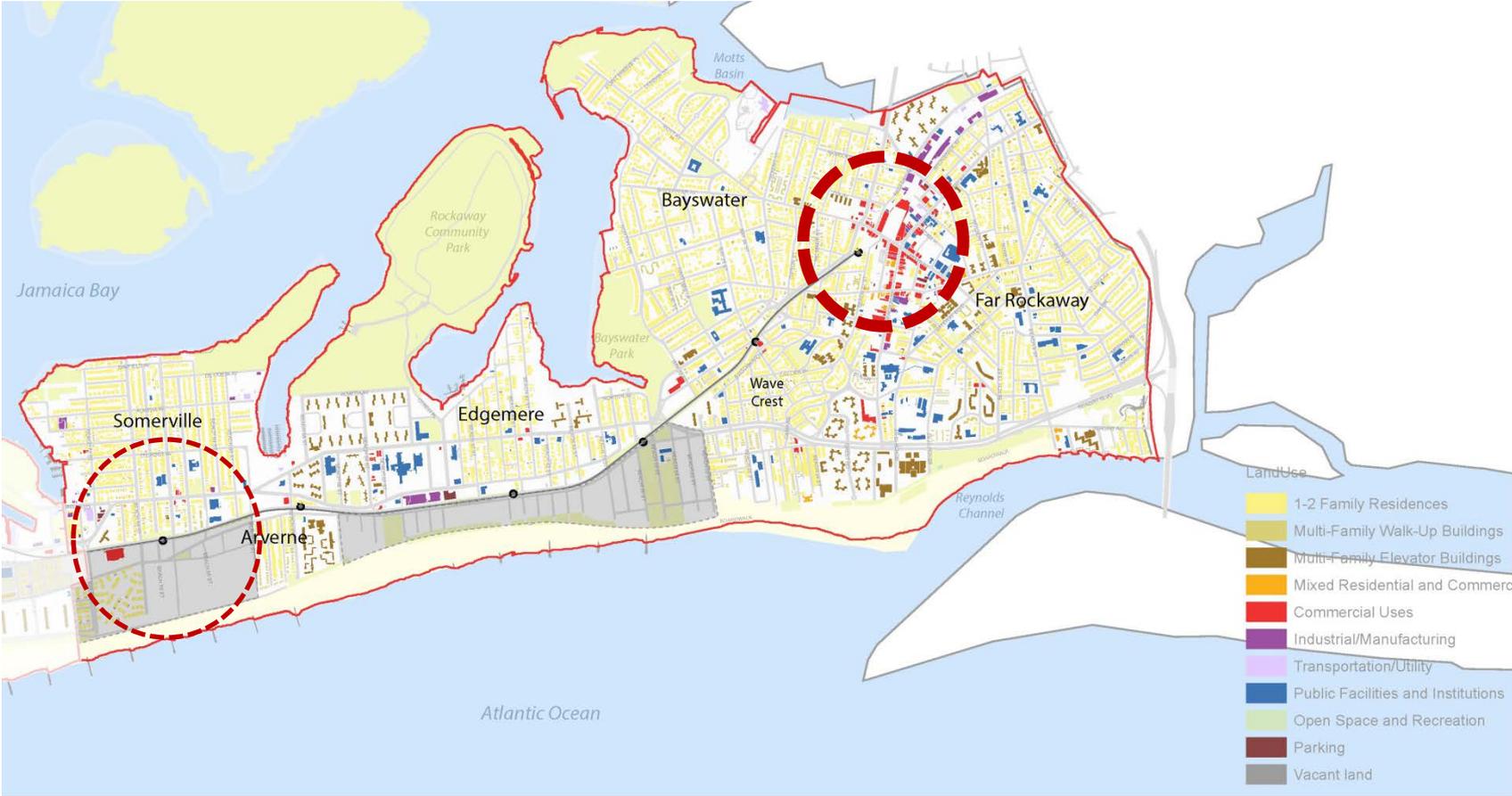
Economic conditions in Rockaway East



- The core of Rockaway East commercial corridors are **not in the floodplain** and have some of the **best transit options** on the peninsula, providing an **opportunity for resilient, transit-oriented development**



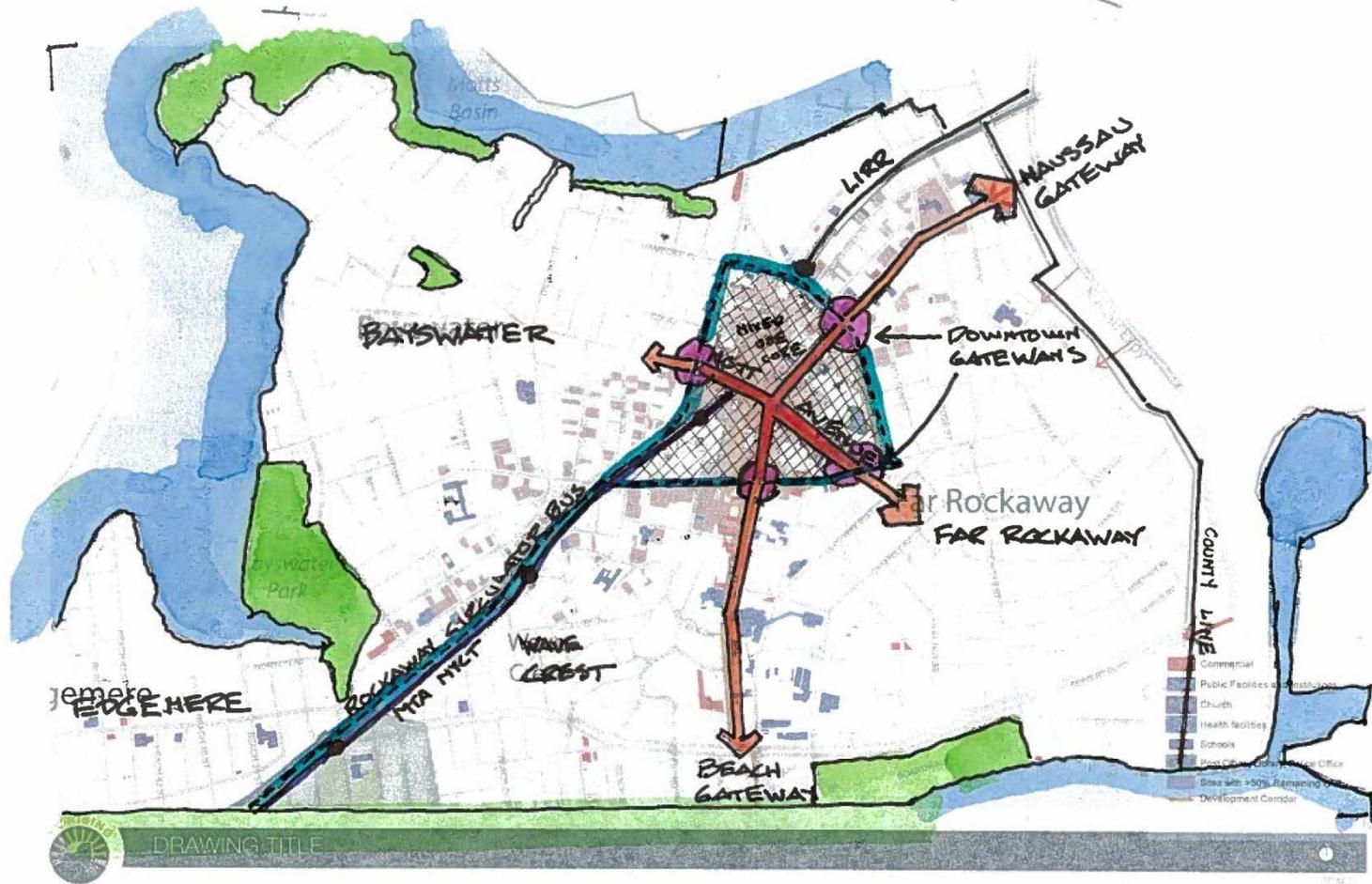
Existing land use in Rockaway East



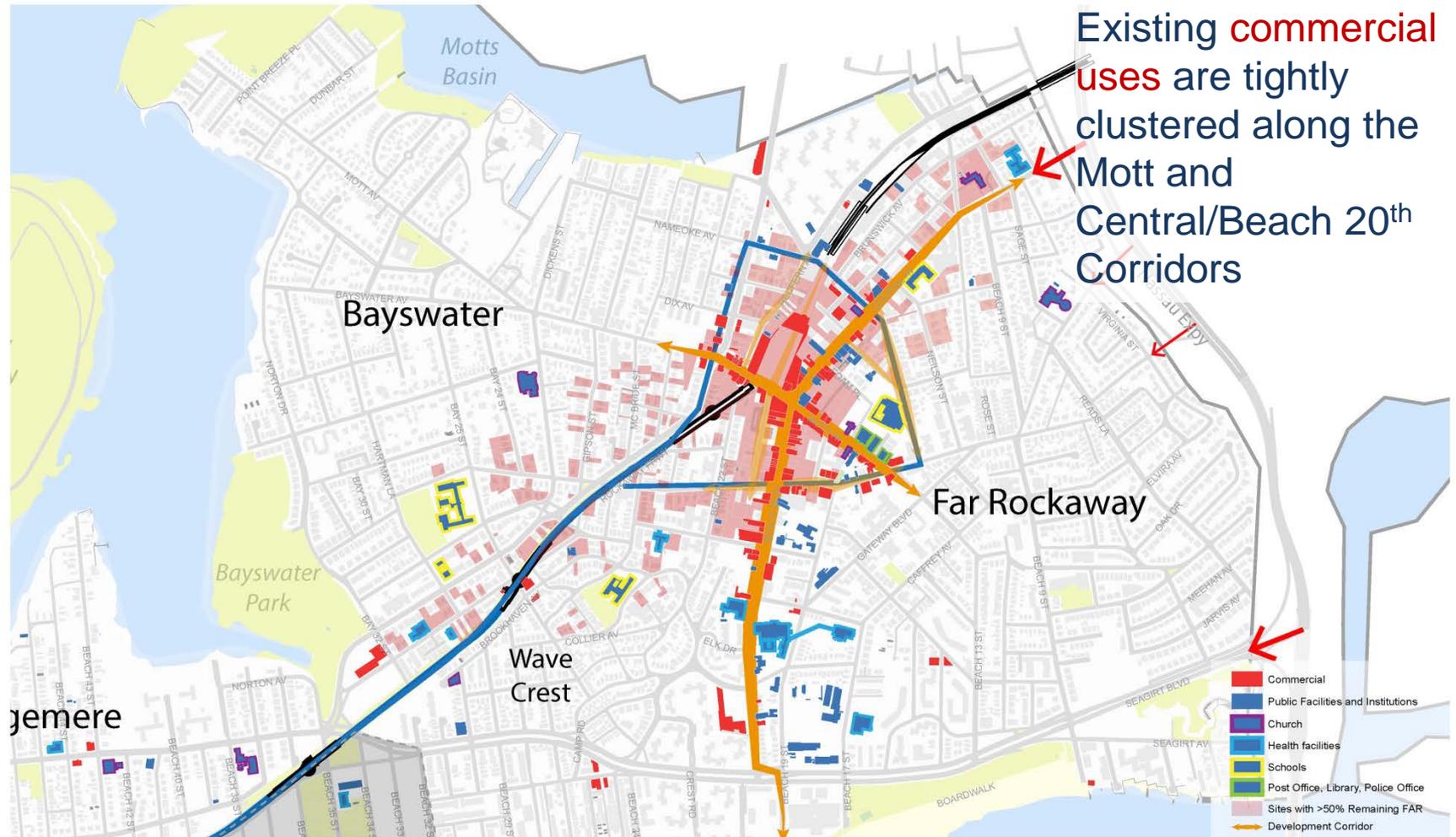
Long term corridor clustering potential around transit, improving circulation on the peninsula



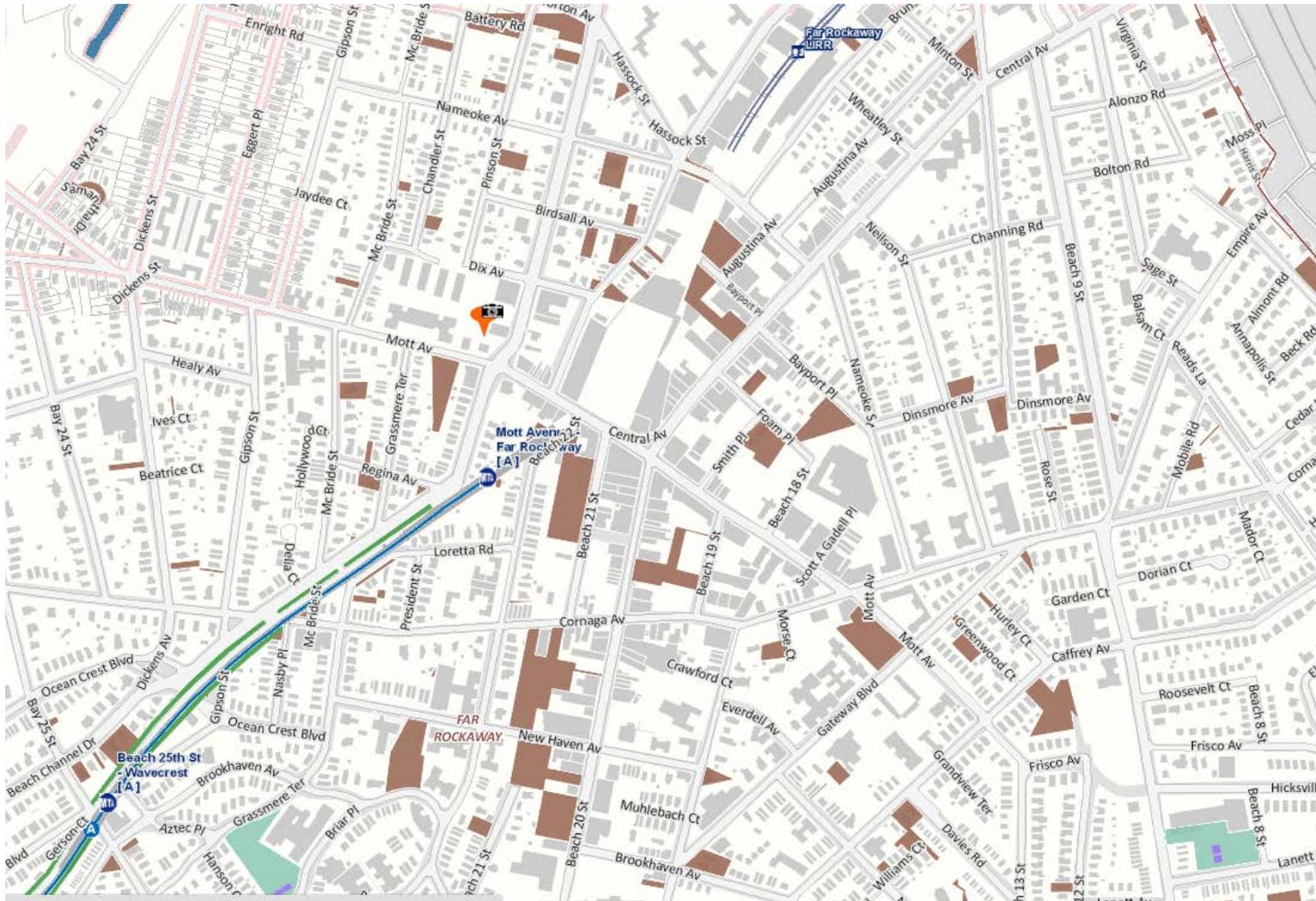
More local connections can be made in the short-term, which are coupled with a strategy to target investments in primary corridor



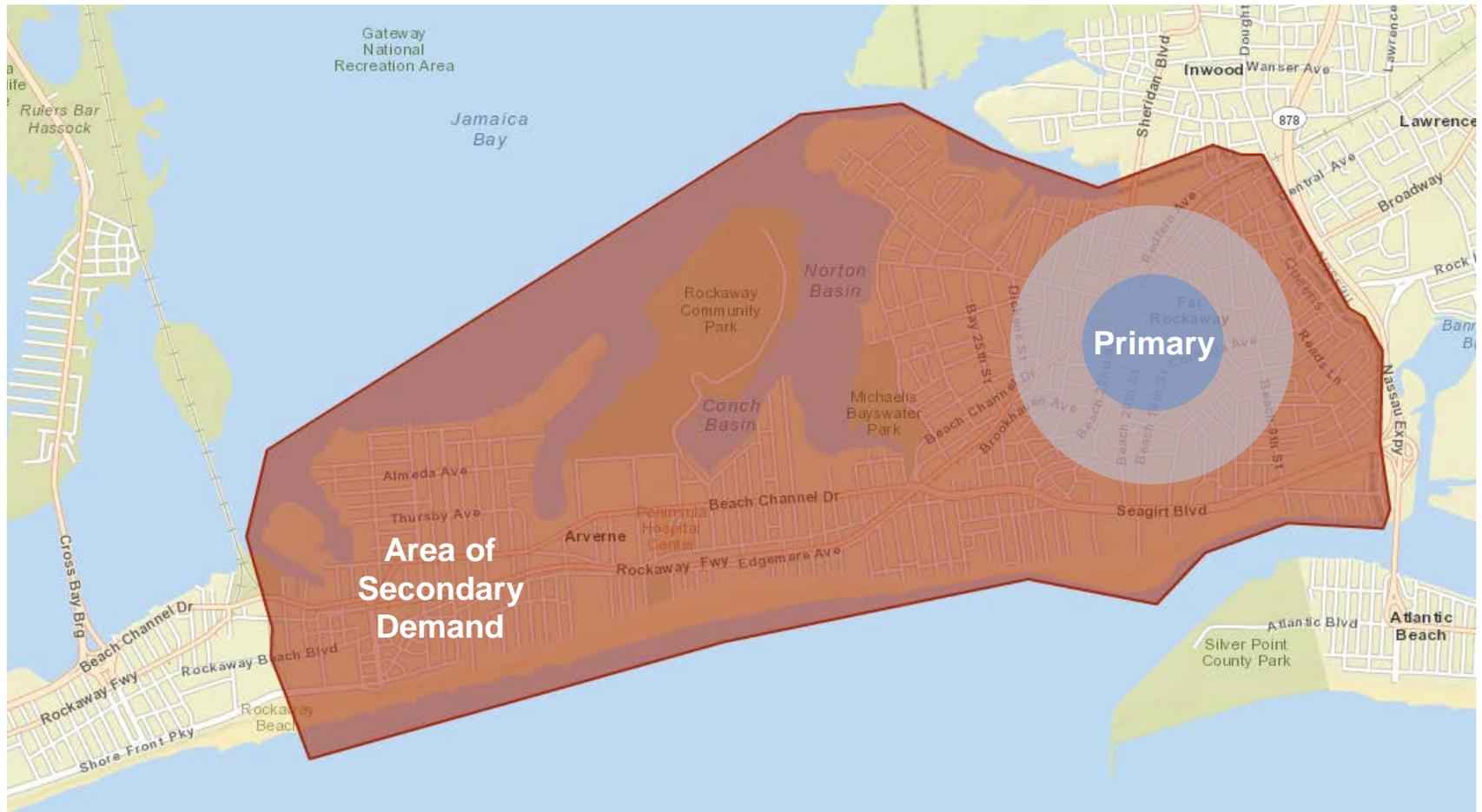
Existing land use with conceptual circulation sketches



There are a number of vacant lots around the corridor, presenting opportunities for greater economic and identity development



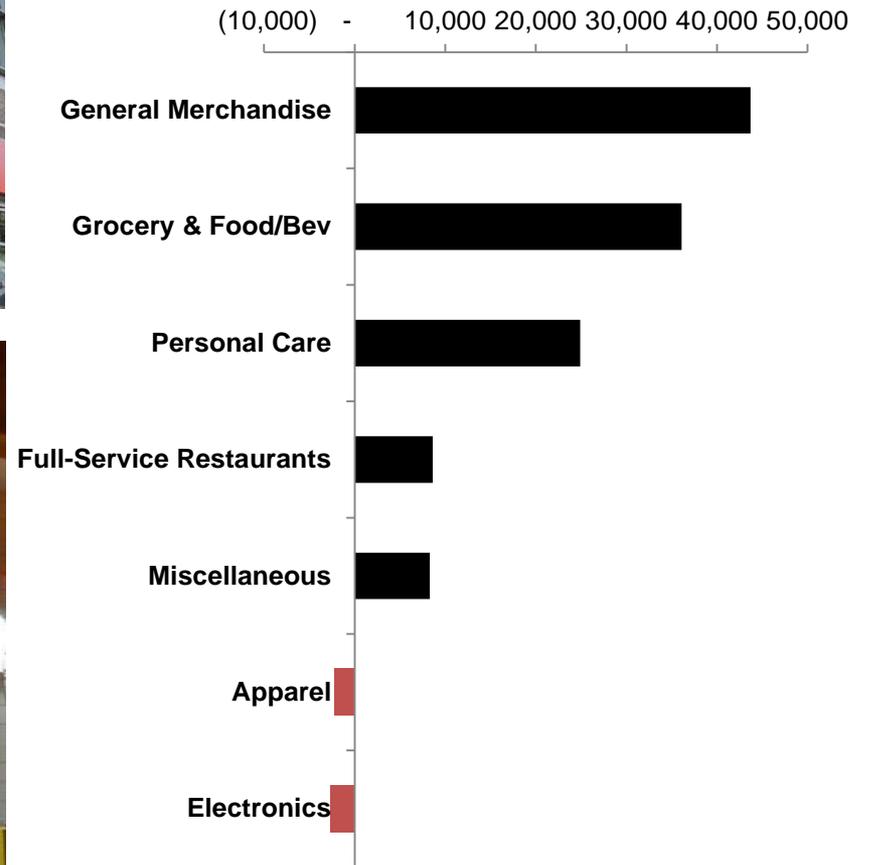
Secondary areas (a ~10 min drive) capture less but cover more ground



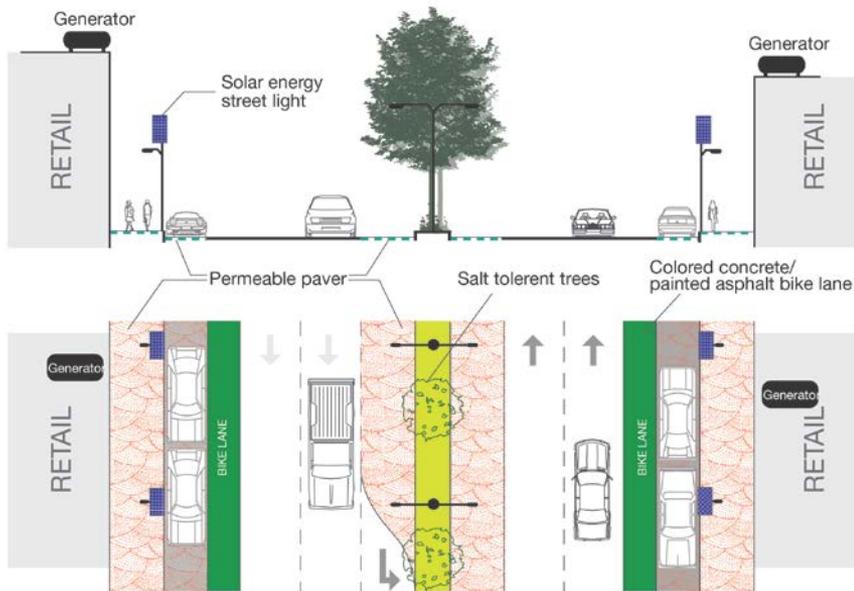
Demand exists in Rockaway East for certain segments of retail



Estimated Supportable Square Footage for Retail in Rockaway East, by Category



Place-making and attracting more businesses and customers



Example: NYC Complete Streets

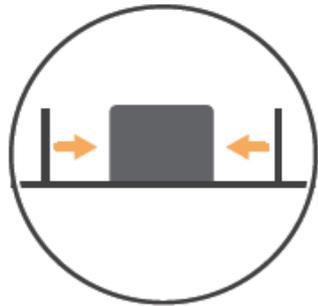
Improve experience & make resilient

- Quality open spaces, pedestrian environments and streetscapes
- Strengthening connections to natural features on bay being planned by Dept. of Parks and beach and transit
- Improved coordination amongst businesses to attract and direct investment
- Implement resiliency measures to ensure business and services

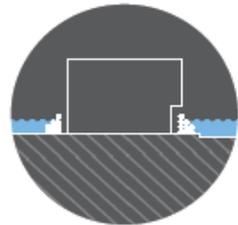
Build off existing projects and redevelopments

- MTA turnaround RFP
- Parks conceptual plan
- B 20 Pedestrian Plaza

Commercial resiliency strategies

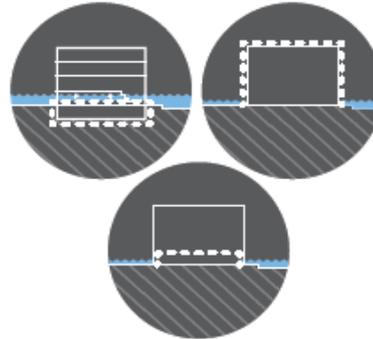


PROTECT

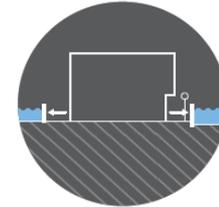


Temporary

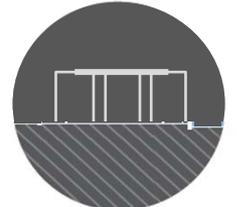
Building Structure Building Facade



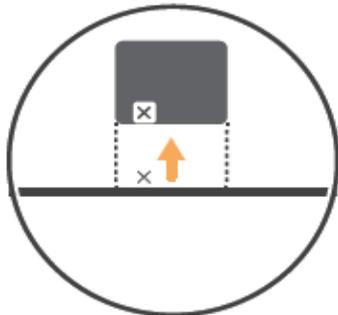
Building Interior



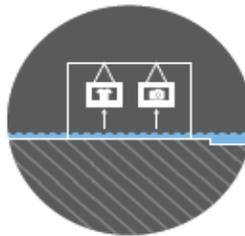
**Streetscape /
Property Line /
Coastal Edge**



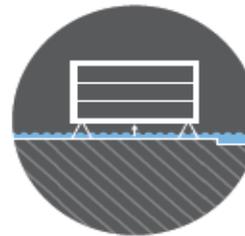
**Shared/Back-
up Power**



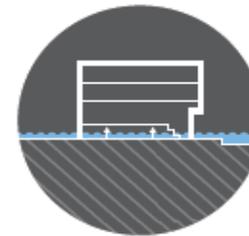
ELEVATE



**Merchandise /
Furnishings**



Raise Building



**Raise Ground
Floor Level**

Commercial resiliency grants/loans

Grant Fund

- Pool of funds established through a grant
- Money allocated on a one-time basis to off-set repair and retrofit expenses
- **Can allow for the fast adoption of improvements**
- Recipients **do not repay the funds**

Loan Pool

- Pool of funds established through a grant
- Money allocated to off-set repair and retrofit expenses
- Recipients **repay the funds at a low or 0% interest rate**

May cover **building improvements to enhance resiliency**, and repairs through replacement of damaged equipment, inventory, and lost business.

Commercial tenants may be eligible for grants and loans to cover replacement of equipment, inventory, and lost business, but not building improvements.

Commercial resiliency grants/loans

Programs Underway:

Financial assistance

- NYC Business Recovery Loan and Grant Program
- NYC Business Resiliency Investment Program (set to launch in 2014)
- NYS Small Business Storm Recovery Program
- NYC Small Business Storefront Improvement Program
- US SBA Business Physical Disaster Loan Program
- US SBA Economic Injury Disaster Loan Program
- NYC Small Business Services Neighborhood Challenge Program

Technical assistance

- NYC Storm Recovery Business Mentorship Program
- Building technical audit programs (being designed by various entities)

Proposal: *Committee makes strong recommendation that the City and State continue to fund and grow commercial resiliency programs. Committee does not contribute NY Rising funding to a specific grant/loan project.*

DRAFT: Economic Development Projects and Recommendations

Proposal: Use analysis and ideas to focus various project ideas on one or two select pilot areas with multiple co-benefits:

- ***Fund project*** to help improve resiliency for Mott Ave Corridor (e.g. complete streets, back-up power, etc.)
- ***Fund project*** to improve street-scapes, store-fronts, and public spaces at Mott Ave corridor
- Generate ***recommendations*** for larger retail and economic development strategies to attract and retain more business at Mott Ave. core (e.g. vacant sites, connect to St John's, attract new retail, etc.)
- Generate ***recommendations*** for expanded workforce development plan around development and resiliency improvements
- ***Recommend*** additional funds for resiliency grants/loans and technical assistance programs for businesses across Rockaway East
- ***Recommend*** improved transit ideas to increase connectivity from Rockaway East retail hubs across the peninsula and from bay to beach
- ***Fund project*** to create emergency relief center that formalizes space for recovery functions and that has multi-use programming for everyday use – tie to overall economic development strategy

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Emergency Relief 7:45-8:15

Coastal Protection 8:15-8:45

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Creating a Rockaway East relief center

Proposed Priority Project

Create a relief center to provide emergency services during a disaster

What is a relief center?

- Provides emergency services (access to health and social services, food, water, supplies)
- Information hub during an emergency
- Gathering place for evacuation
- *It is not a shelter or evacuation center*

Considerations

- How the center functions 365 days a year (stewardship, maintenance, programming)
- Location within community
- Overall ownership and governance – day-to-day and in an emergency



Red Hook Initiative volunteers serve meals during Sandy.

Multipurpose programming – Emergency & Daily

Many services are common to both community centers and emergency centers, including information on community resources, water and meals, childcare, senior programming, and translation services.

	Program	
	Daily	Emergency
Services	<ul style="list-style-type: none">• ?	<ul style="list-style-type: none">• Information• Power• Water and meals• Sanitation• Supplies• Medical services• Childcare and senior care• Translation• Other?

Relief center screening criteria

LOCATION

- Outside of extreme flood-risk zone
- Proximity to:
 - Evacuation route or near road with quick, reliable access to route
 - Vulnerable populations
 - Commercial centers, corridors
- Has a large outdoor space to accommodate possible building expansion and outdoor space
- Ease of access and approachability from street

BUILDING

- Flood-proof: building must be able to be hardened
 - Should not be an unreinforced masonry building or made of lightweight materials
- Reliable source of power and heat/cooling
- Potable water system
- Restrooms with showers
- Parking lot/car-accessible
- Large space on ground floor
- Must be capable of accommodating and providing services to people within designated catchment area
- ADA-accessible

ORGANIZATION

- Manages programming and operations
- Has a long history of community engagement
- Provides regular programming and has capacity to provide emergency programming
- Conducts outreach to vulnerable populations
- Has capacity to provide social and health services
- Has a long-term occupancy agreement
- Is open 6 days a week
- Has a business continuity plan
- Is financially stable

Location considerations – Hub and Satellites

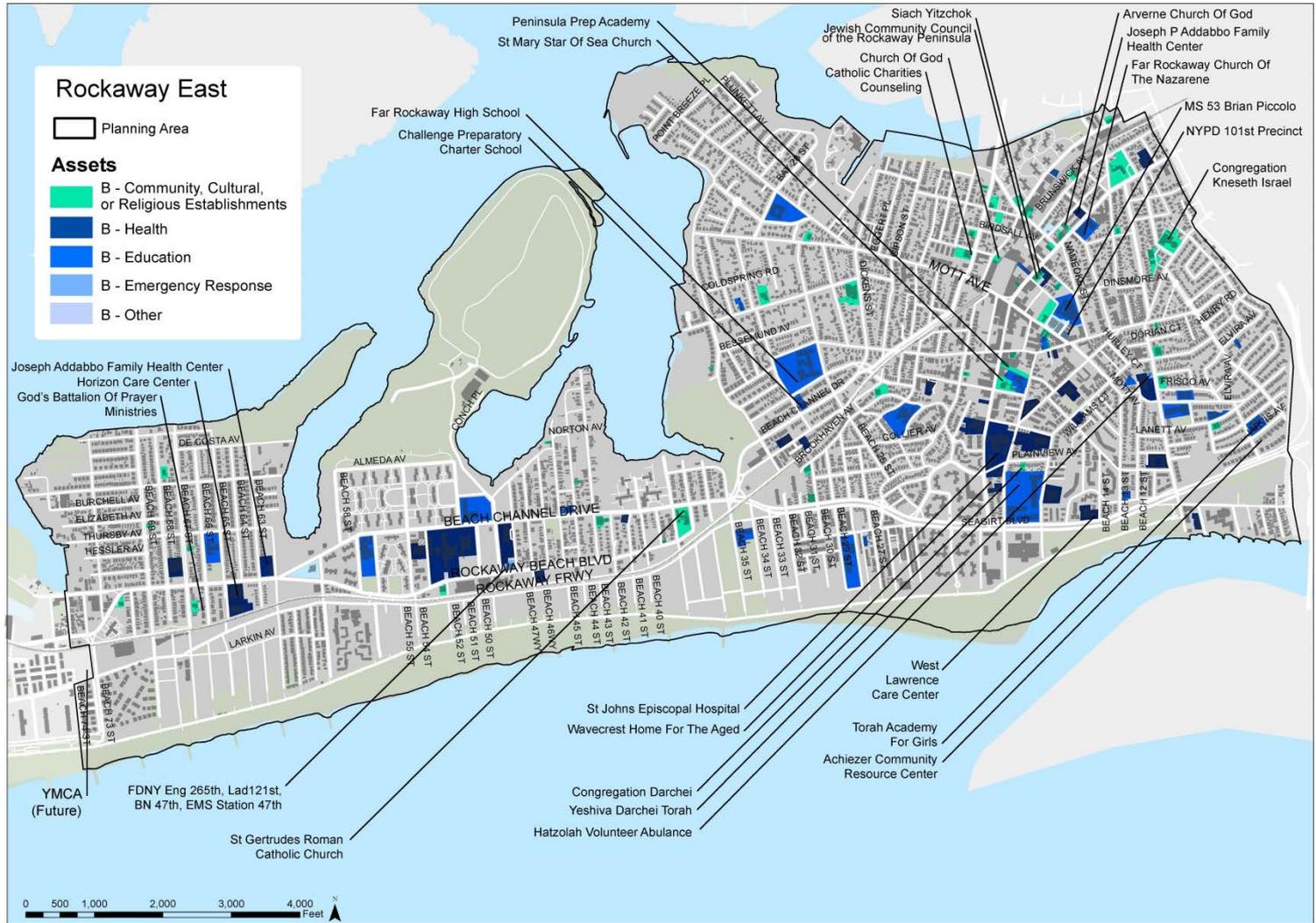
HUB – Large Community Space where logistics, communications, and supplies can be managed and distributed

- Outside of extreme flood-risk zone
- Proximity to:
 - Evacuation route or near road with quick, reliable access to route
 - Essential Services and Supplies
 - Commercial centers, corridors
 - Vulnerable populations
- Large space for residents to gather
- Ease of access and approachability from street

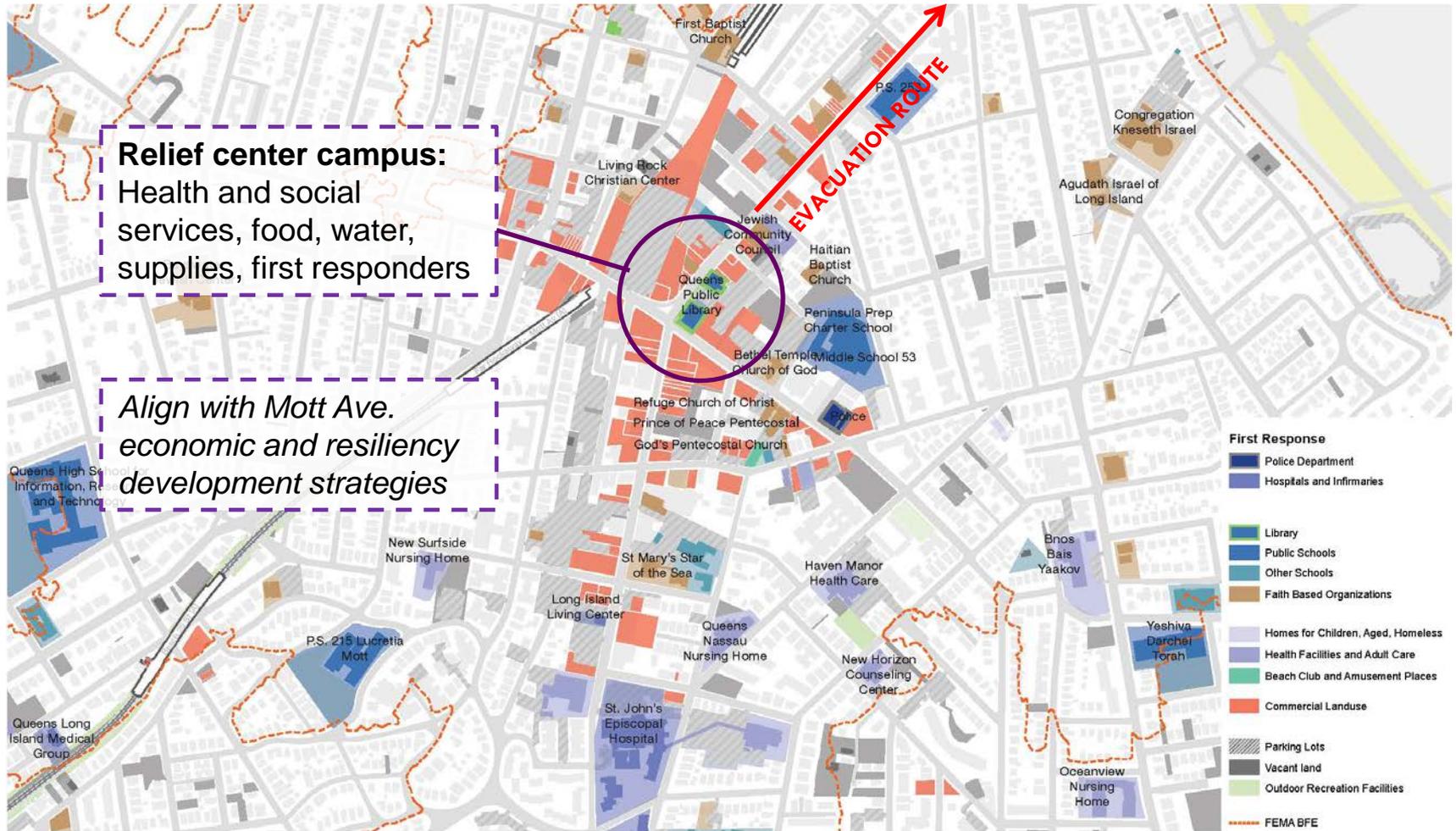
SATELLITE – Smaller locations through community that can serve as distribution center for supplies and information



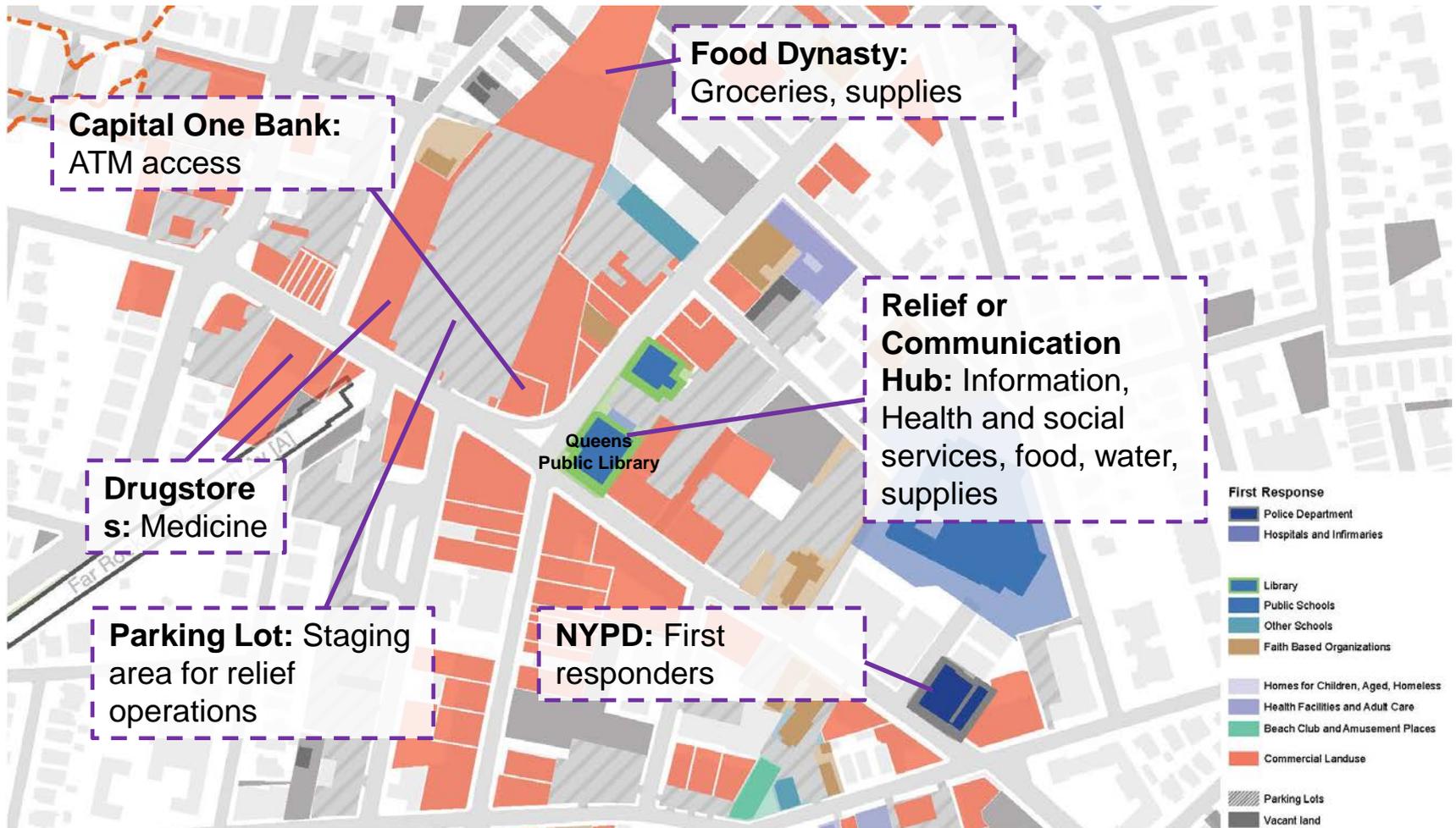
Siting a Rockaway East relief center



Rockaway East relief center campus concept



Rockaway East relief center campus concept



Discussion

What are the key services you would like to see in a relief center?

What locations would you like to consider?

- Hub?
 - Existing sites
 - New Development Opportunities
- Satellite?

What organizations may be able to support a relief center?

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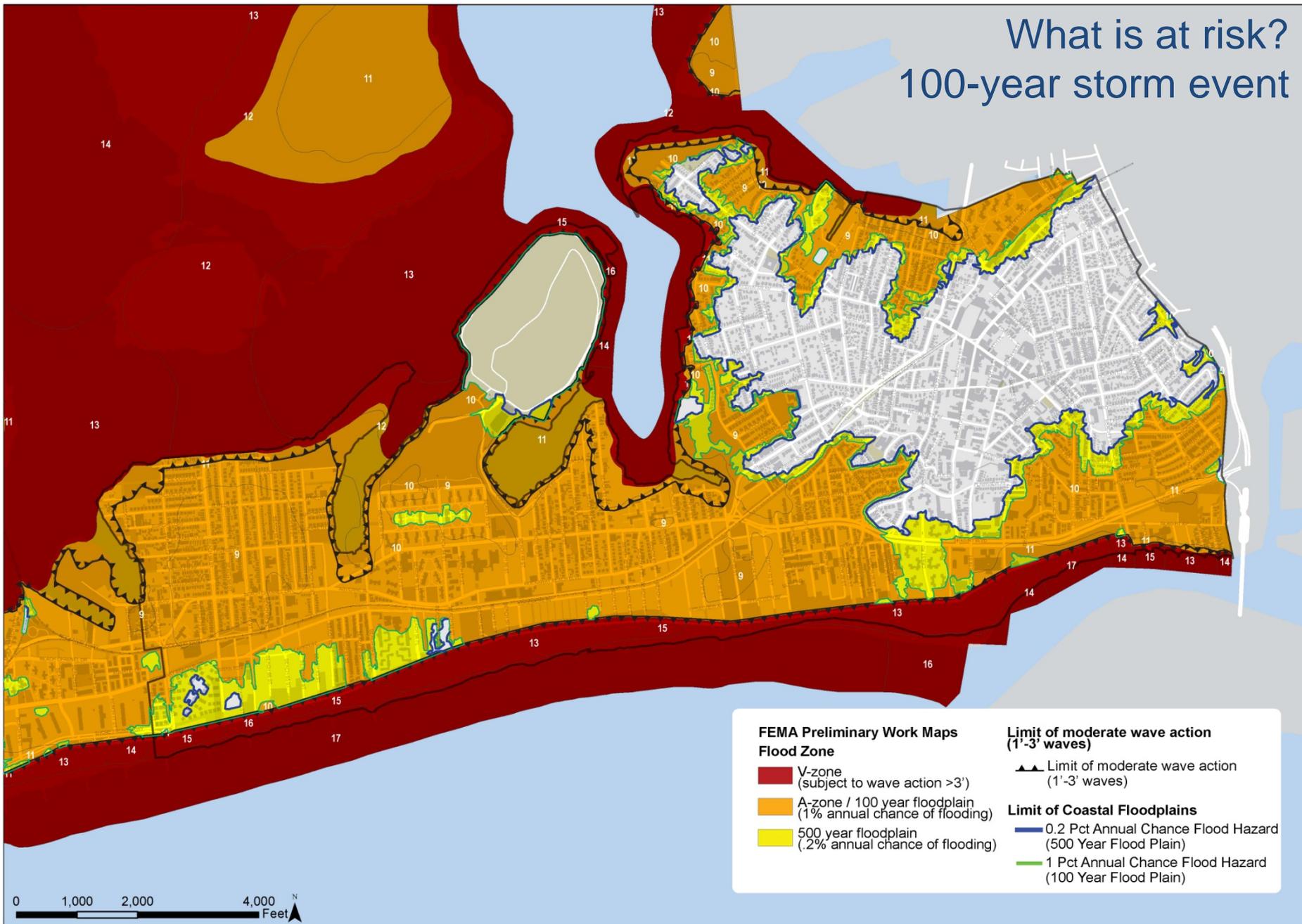
Economic Development 7:15-7:45

Emergency Relief 7:45-8:15

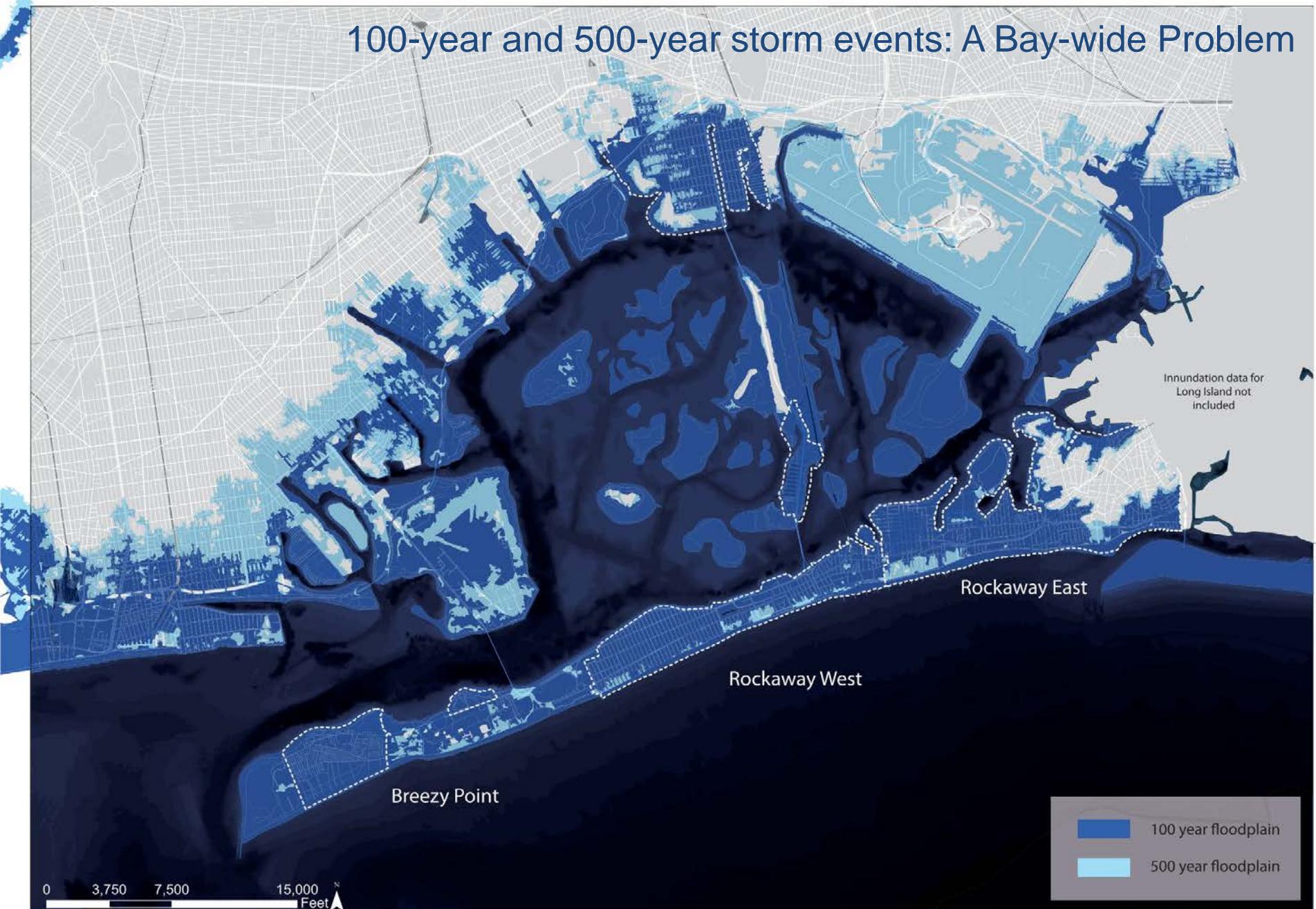
Coastal Protection 8:15-8:45

3. Next steps 8:45 – 9:00

What is at risk? 100-year storm event



100-year and 500-year storm events: A Bay-wide Problem



Challenges to Developing Baywide, Peninsula-wide 100-year Coastal Protection Strategies

Scale / extent of project is VERY LARGE: Interventions must address entire planning area or peninsula to provide comprehensive protection

- Requires extensive coordination
- Extremely expensive
- Requires a long time to study and permit
- Many other issues (environmental impacts, location-specific limitations, etc.)



Regional, Baywide surge barrier
(hypothetical)

Approx. cost: \$600,000,000*
(*from SIRR Report)

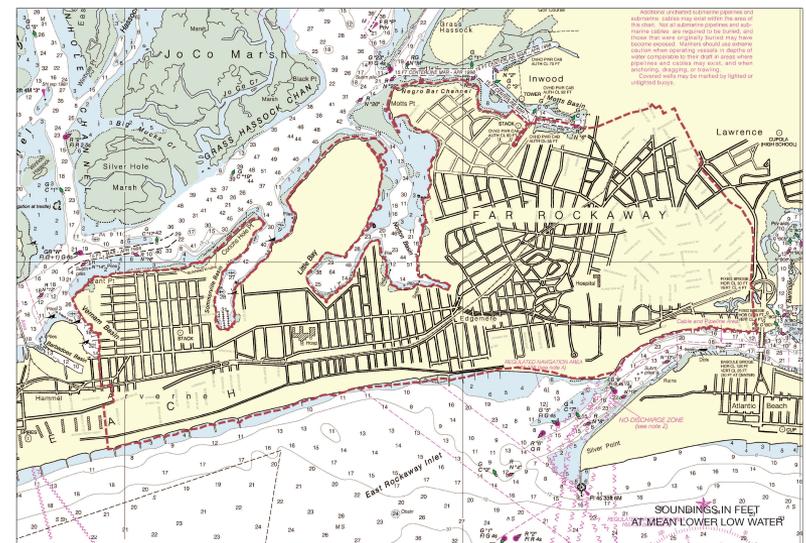
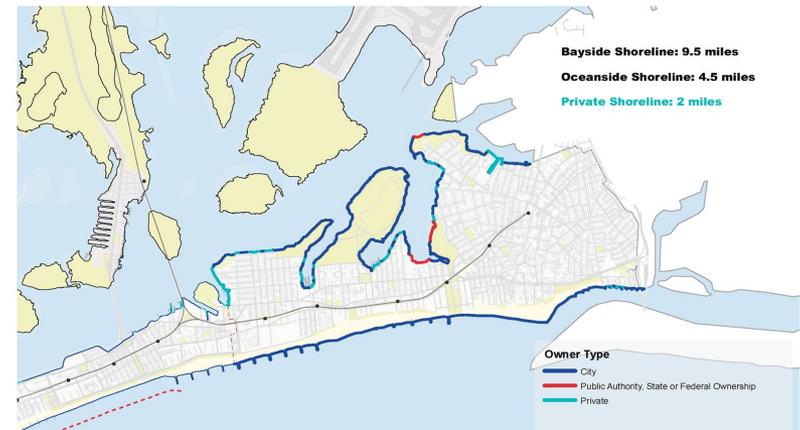


Peninsula-wide wall along bayside
(11 miles) (hypothetical)

Approx. cost: \$550,000,000*
(*based on SIRR estimates)

Challenges to Developing 100-year Coastal Protection Strategies in Rockaway East

- Limited space along bayside shoreline limits how much you can build on land
 - Homes along shore
 - Can't build wide levees, dunes, etc.
 - Property ownership along shoreline means a cooperative approach is needed
- Deep bay channel limits what you can build in the water
- Height of seawall would dramatically impact access to water and views



So what can we do for 100-year Coastal Protection?

- Efforts are ongoing by the City, State and USACE
- NY Rising
 - Support ongoing restoration, rebuilding, and resiliency plans and studies
 - State goals and recommendations for level of protection and type of protection / flood risk reduction you would like to see considered in long-term, comprehensive solutions

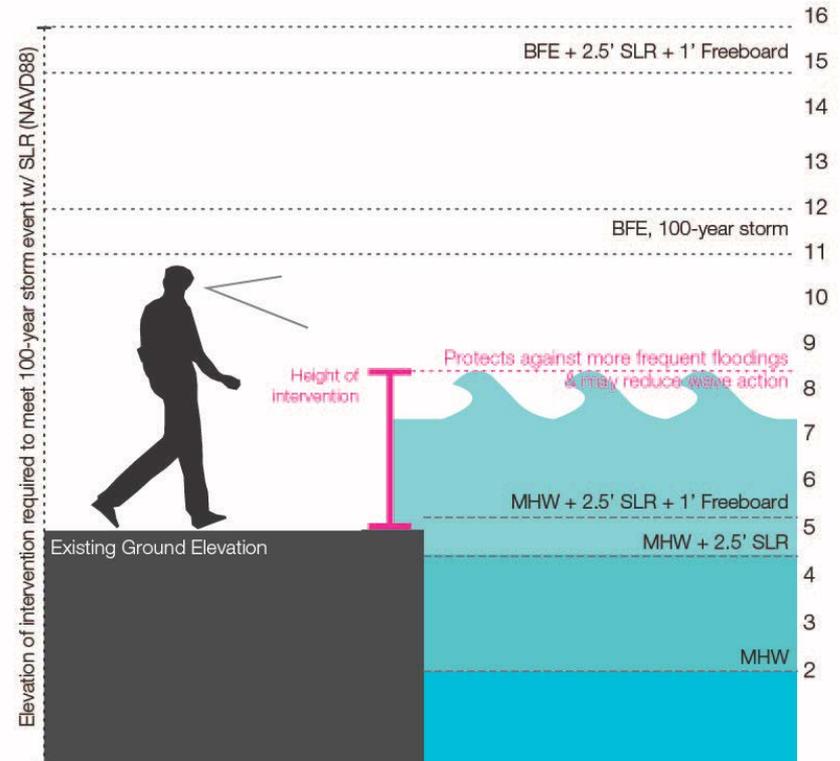


What can we protect against now?

While the City, State, and USACE continue to develop long-term strategies for addressing flood risk in the Rockaways, we are likely to experience many other, less severe storms before a 100-year event

▪ What might we be able to fund as part of this project?

- nearer term projects
 - less expensive solutions
 - low-lying areas at risk from regular flooding
-
- These projects do not preclude opportunities to increase the level of protection in the future



Degree of Risk, 100yr storm: Waves & depth of flooding

Rockaway East

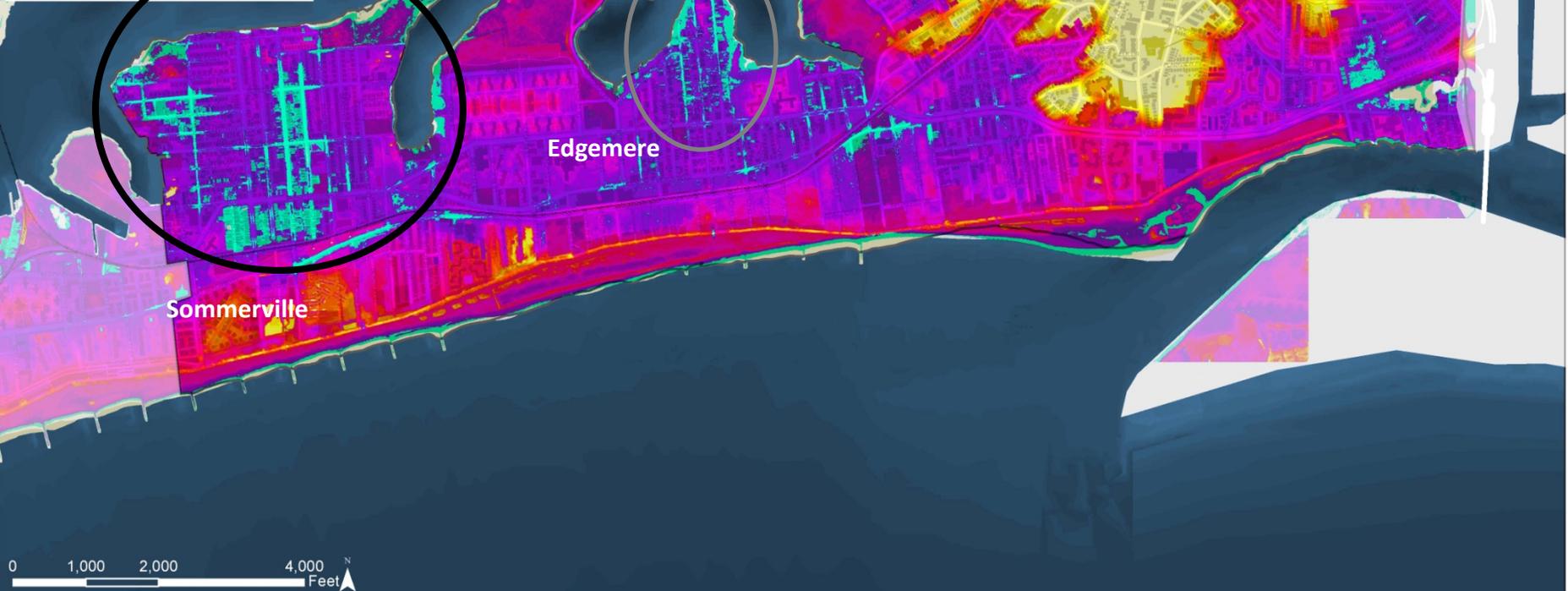
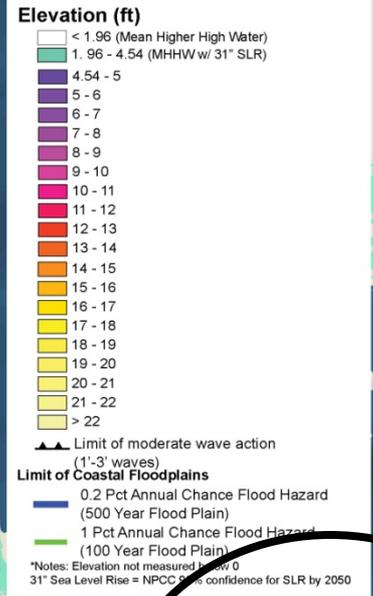
- Limit of 100 year floodplain
- Limit of 500 year floodplain
- Limit of Moderate Wave Action (1'-3' waves)

Depth of flooding during 100-year storm

- 9+ feet
- 6-9 feet
- 3-6 feet
- 1-3 feet
- <1 foot



Existing Elevations Extremely Low-lying Areas



Sommerville

What can we do?

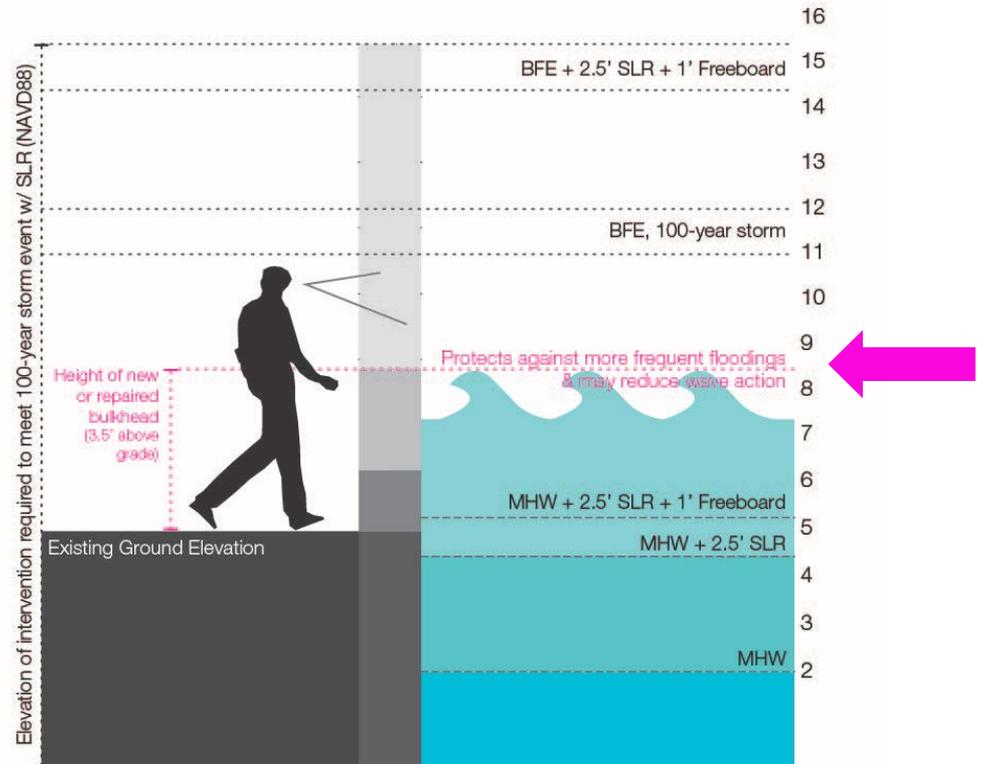


- Repair existing or construct new bulkheads
 - Also potential restoration/resiliency interventions
- Approx. Cost: \$40M-\$55M*
- NY Rising and other funding opportunities?



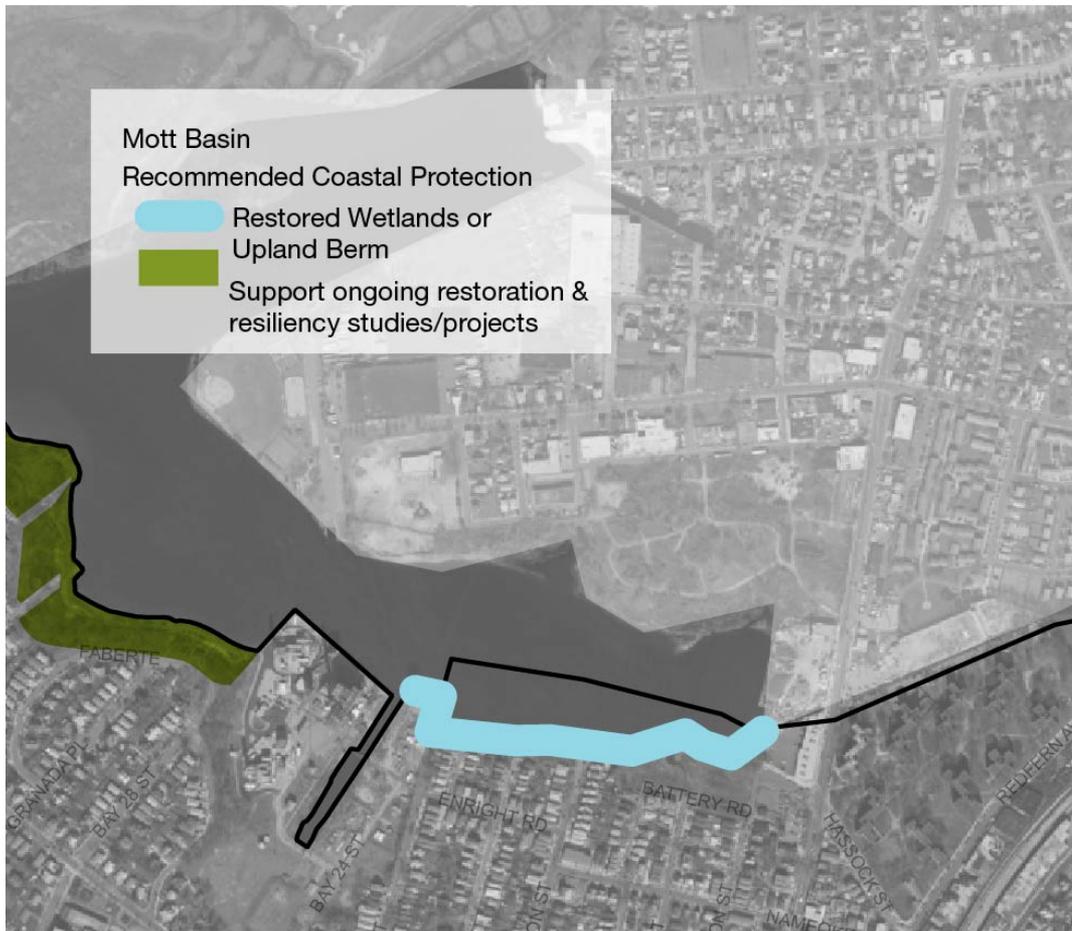
What does this protect us against in Sommersville?

- Sea level rise
- Flooding from moon tides
- Frequent storm events
- Some reduction of wave action



Mott Basin

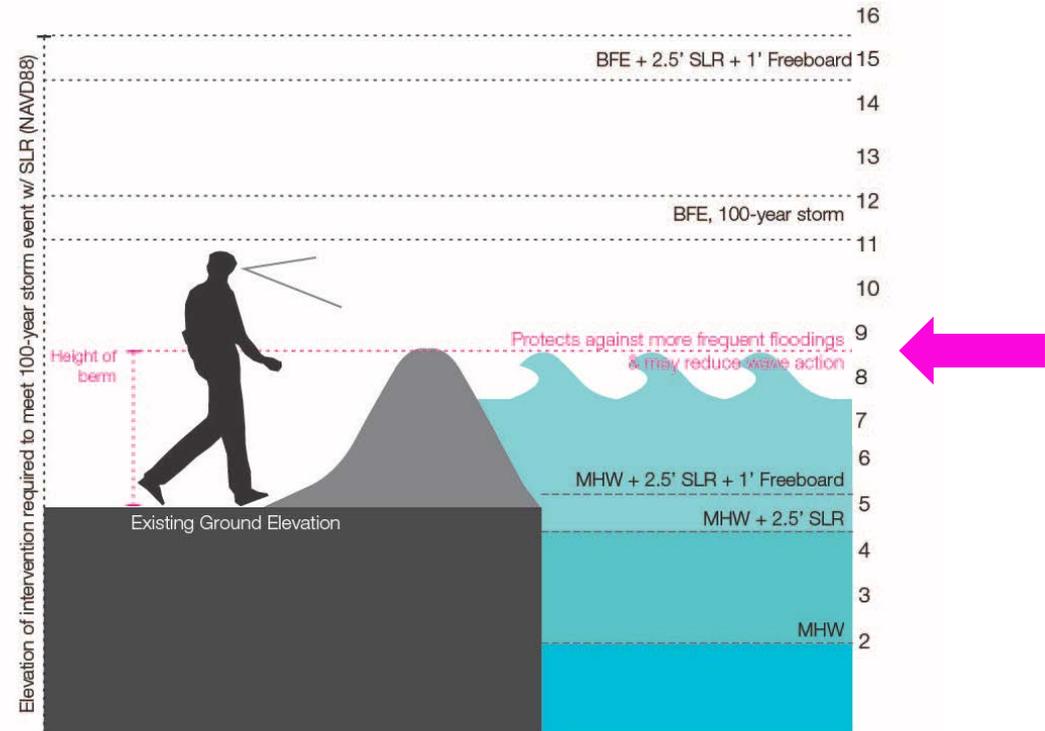
What can we do?



- Restore wetlands and/or build berm upland
- Approx. cost: \$15M-\$20M*
- NY Rising and other funding opportunities?

What does this protect us against in Mott Basin?

- Sea level rise
- Flooding from moon tides
- Frequent storm events
- Some reduction of wave action



DRAFT: Coastal Protection Projects and Recommendations

Proposal: Consider funding key localized protection projects that provide nearer-term benefits to vulnerable areas and make strong recommendations for expedited action for comprehensive protection against the 100-year storm.

- ***Consider funding project*** to help improve specific vulnerable areas in Sommerville
- ***Consider funding project*** to help improve specific vulnerable areas in Mott Basin
- ***Recommend (Consider funding?)*** City Parks to implement nearer-term resiliency measures along bay parks as part of its strategic plan
- ***Recommend*** expedited action from Army Corps in implementing bay-side and beach-side protection along full perimeter of Rockaway East
- ***Recommend*** consideration of surge barrier for Jamaica Bay

- ***Other? Revisions?***

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Key Next Steps

Follow-up on actions/questions:

- Economic development and meeting with businesses
- Coastal Protection next steps (scope and cost)
- Emergency Relief Center

Schedule time to discuss:

- Remaining projects/recommendations
- Project evaluation and risk assessment

Confirm Public Meeting #3:

- Location
- Dates
- Staffing

Other?

DOS evaluation criteria for NY Rising project prioritization

Term	Feasibility	Cost	Risk Reduction	Co-Benefits	Potential CDBG-DR Eligibility	Other Criteria?
<i>Short (1-2yrs), Mid (2-5yrs), Long (5+yrs)</i>	<i>High, Medium, Low</i>	<i>High, Medium, Low</i>	<i>High, Medium, Low</i>	<i>Resiliency Co-Benefits, Non- Resiliency Co-Benefits</i>	<i>High, Medium, Low</i>	

DOS criteria defined

Criteria:	Feasibility	Cost*	Risk Reduction	Co-Benefits
High	Little to no physical, regulatory, or political impediments to implementation. Could initiate program/ construction, given the funding, within a year	\$1-3M	Eliminates threat or thoroughly protects	Co-Benefits include both resiliency and non-resiliency related benefits.
Medium	Some physical, regulatory, or political hurdles to implementation but could still be implemented (given funding) within 5 years	\$500K - \$1M	Significantly enhances resiliency or provides some protection from flooding	Resiliency Co-Benefit example: Lays groundwork for future risk reduction Non-resiliency Co-Benefit examples: Job growth, social services, preservation of neighborhood character
Low	Many and difficult physical and regulatory hurdles to implementation. Once approved / funded would likely take more than 5 years to implement	<\$500K	Provides little to no protection from flooding and does little to enhance resiliency	

Future criteria: Public Support, Funding Availability

* Very High Cost = >\$3M

CDBG-DR eligibility – preliminary interpretation

Likelihood of funding	Types of Projects
High	<ul style="list-style-type: none"> • Capital resiliency-focused projects (including coastal protection measures, physical resiliency improvements to homes & businesses, community center resiliency improvements, “immovable” equipment for buildings)
Medium eligible, but may require strong case to HUD (that community would have been better prepared for Sandy with project in place)	<ul style="list-style-type: none"> • Planning studies for specific resiliency capital projects (e.g., planning and design of flood gate) • CBO capacity building (emergency plans and training, operating expenses) • Technical support for residential & business
Low	<ul style="list-style-type: none"> • Capital & social resiliency projects with a limited resiliency argument • Broad planning studies not focused on a specific capital project • CBO mobile equipment purchases (e.g. emergency generators)