

Hotel & Resort Insert photos* **Bungalows**
to Public Housing Insert photos*

Surfing Culture

A small but alternative culture existed in the Rockaways well before lines of beach-clad patrons wrapped around the block, some 100-people deep, to snag guacamole from Rockaway Taco or slurp an organic smoothie at Veggie Island.

Dating back from 1912, when famed surfing legend Duke Kahanamoku deemed the Rockaways a prime spot for taking in the sport, small groups of surfers have shu f ed to the shores, aiming to ride the tallest waves along Long Island - a product of the unique sand banks and special bathymetry narrowing into New York harbor. The devoted surfers created a few surfing-centric businesses along the boardwalk, quietly cultivated an underground culture along a sleepy barrier island composed of a widely contrasting neighborhoods of public housing residents and upper class suburbanites rarely having to compete for beach access.



For much of New York City's recent history, crowds overlooked Rockaway Beach in favor of more easily reachable destinations like Coney Island, Jacob Riis Beach, and Long Beach. But within the past five years, what was once a stretch of beach reserved almost completely for locals and those seeking some adventure, has become a fashionable destination, resulting in an entire hospitality renaissance of new restaurants, bars, and even hotels dotting the bay and former boardwalk. After a few pioneering Manhattan-based restaurants opened establishments in the Rockaways, devoted crowds followed, and have swelled year after year. Today, surfers jostle with hordes on the A-train, with blankets and umbrellas filled with beach-goers seeking the "Rockaway scene," the newest phenomenon in New York City's summer culture.

Elected Officials

Politically, the Rockaways are divided due to intense socio-economic and racial differences among population groups along the peninsula. These divisions are seen in the differing interests presented by their representatives. Although a majority of Rockaway residents are Democrats, at the City Council, State Assembly, and State Senate political levels, the peninsula is divided between Republican and Democratic voters. The division is spatial, with the western, predominantly Caucasian areas represented by Caucasian, conservative or moderate politicians. Generally, Rockaway has politicians that represent either end (west and east) of the Rockaway peninsula, and the interests associated therewith.

Elected officials representing the western end of the peninsula include the following: City Councilman Eric Ulrich, representing Council District 32; Phillip Goldfeder, State Assemblyman for Assembly District 23; and, State Senator Joseph P. Addabbo, representing District 15. These elected officials' main priorities include quality of life and constituent services, such as transportation, increasing healthcare, the elimination of graffiti,

Figure 4:
The Rockaways:
Map of City
Council Districts



- Subway
 - A, Rockaway
 - - S, Rockaway
 - Subway Stations
- City Street
- Private Street
- Open Space & Outdoor Rec
- NYC Council Districts

RAMP Sources: DCP 2014
LION 2013

Figure 5:
The Rockaways:
Map of State
Assembly Districts



Figure 6:
The Rockaways:
Map of State
Senate Districts



31

- Subway
- A, Rockaway
- - S, Rockaway
- Subway Stations
- Private Street
- NYS Senate Districts
- Transportation & Utility
- Open Space & Outdoor Rec

RAMP

Sources:
DCP 2014
LION 2013

vandalism, and illegal dumping, as well as increasing economic opportunities, lowering taxes, and improving transparency and accountability in government.⁶

Elected officials representing the eastern end of the peninsula include the following: City Councilman Donovan Richards, representing City Council District 31; Michele R. Titus, State Assembly woman for Assembly District 31; and, James Sanders Jr., State Senator for District 10. These elected officials main priorities include the protection of existing municipal services, access to healthcare, the expansion of affirmative action, and improved economic opportunities for their constituents.⁷

Currently, there are bills under consideration at various political levels that would help Rockaway. These bills cover a wide range of topics, including mold remediation, smoke free parks, and, most notably, an increase in the minimum wage promoted by Senator James Sanders Jr.⁸ Furthermore, US Congressman Gregory Meeks and State Assemblyman Phillip Goldfeder are seeking to promote resiliency among Sandy-affected residents through a new flood insurance program and the installation of improved cellphone towers to provide better services during emergencies.⁹



Queens Community Board 14, Rockaway © Photo by Dan Brown, Queens Borough Presidents Office 2014



Queens Community Board 14, Rockaway © Photo by Dan Brown, Queens Borough Presidents Office 2014

Queens Community Board 14

Rockaway encompasses Queens Community District 14, which is overseen by Community Board 14. The Community Board is comprised of 50 members from various neighborhoods in Rockaway and Broad Channel. The majority of the Community Board members reside in the predominately Caucasian, western portion of Rockaway. Many neighborhoods in the eastern portion of Rockaway have no representation on the Community Board. A majority of the members are also active in other community based organization and/or civic groups.

The Community Board has generally been happy with the progression of new housing developments within Rockaway, including the Arverne by the Sea project.

Figure 7:
 The Rockaways:
 Queens Community Board 14
 "Who's who?"

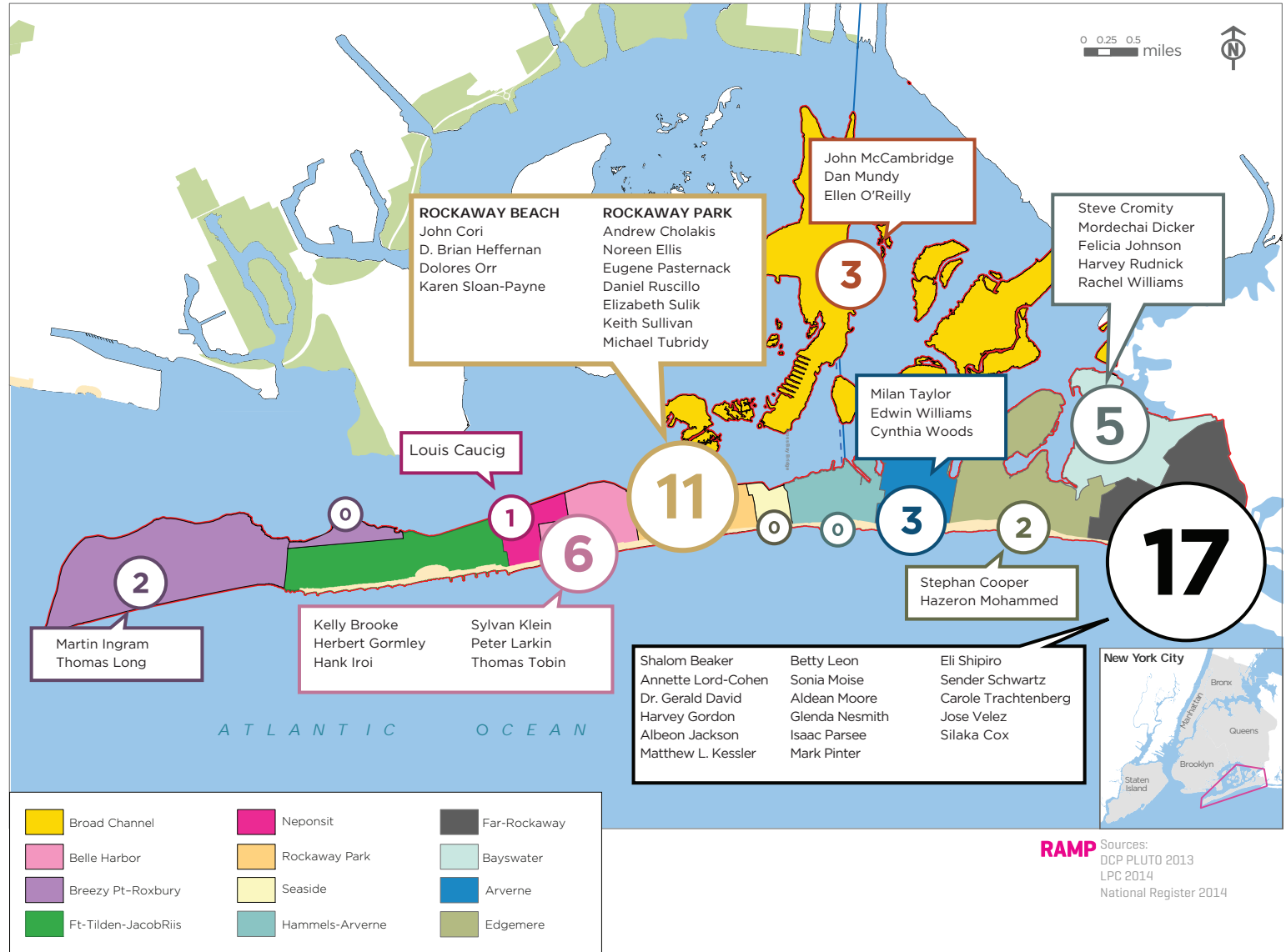
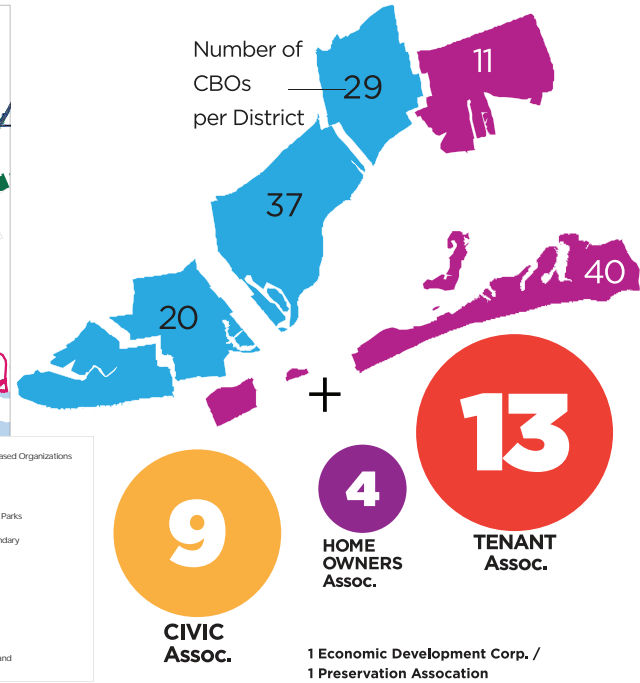
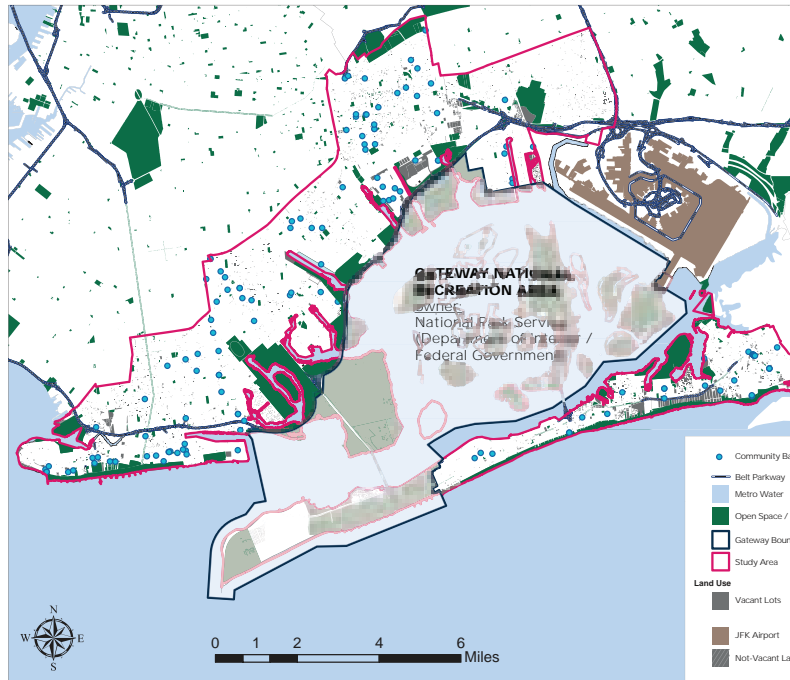


Figure 8:
The Rockaways:
Map of Non-profits/
Places of Worship



Data Source(s): Google Maps; NYC Department of City Planning MapPluto 2012

However, the Community Board has reservations about the proposal for Arverne East. The Community Board believes the density proposed for the development is too great, and feel that the parking slated to be provided is inadequate. They would prefer lower density residential development accompanied by retail use. According to the Community Board, most Rockaway residents meet their retail needs in Brooklyn or Nassau County, as opposed to shopping areas on the Rockaways.

Additionally, the Community Board is supportive of public and private investment along the waterfront. They would like to see a boat ramp, fishing pier, and retail development adjacent to the water, as well as the restoration of the boardwalk to include seasonal retail such as bike rentals and surf shops. The Community Board is also supportive of extending beach hours to 7 PM.

Besides investment, the Community Board is supportive of a number of transportation initiatives, including restored service on the Old Rockaway Railroad Line, commuter ferry service, and express A-Train service. Express A-Train service would involve rush-hour stops only in Rockaway, Broad Channel, and Howard Beach before express non-stop to Jay Street/Metrotech in Brooklyn. These initiatives

would allow for faster commute times to Manhattan, which would attract more families to Rockaway.

The Community Board has expressed concern over City housing policy, specifically that Section 8 clients and group residences for mental and substance abuse patients are sited in Rockaway. The Community Board feel that the practice of giving Section 8 vouchers to clients in Rockaway is contributing to the destabilization of neighborhoods.¹⁰

The Community Board's priorities may not fully reflect those of the various communities in Rockaway, given that membership is not representative of all the different communities. Additionally, the capacity of the Community Board is limited, as it only has one full-time employee.

(See Figure 7: Map of Community Board 14 "Who's who?")

Social Infrastructure

Community Based Organizations/Faith Based Organizations/Places of Worship

One of Rockaway's strengths is the activity of its civic groups, non-profits, community-based organizations, and religious institutions. There are approximately 40 non-profits and community based organizations (not including civic groups and block associations) on the Rockaway Peninsula, as well as 55 places of worship, based on data collected and analyzed with ArcGIS, the industry-standard mapping and geospatial analysis software.

Rockaway also has two community development corporations: Rockaway Development Revitalization Corp., which offers job training and other economic development services, and Ocean Bay Community Development Corp., which offers economic development services through its partnership with the New York City Housing Authority (NYCHA).¹¹ There are a total of nine civic organizations on Rockaway, one of which is located in Broad Channel. Finally, Rockaway has a Chamber of Commerce, but it struggles from a lack of presence (both web-based and physical) and vitality.¹²

In the wake of Hurricane Sandy these groups played a key disaster response role by transitioning from their traditional missions into resource hubs for the local

community. For example, the Rockaway Waterfront Alliance provided refuge to distressed residents, and set up phone charging stations. Churches also played a vital role in the aftermath of Hurricane Sandy. St. Francis de Sales Church, located at Beach 129th Street, became the headquarters of Occupy Sandy, which functioned as a hub during the storm's aftermath and a jumping off point for the dispatch of Occupy's volunteers.¹³

During their response to the storm, the greatest obstacle these local groups faced in providing services was capacity. The storm did not create social problems so much as it revealed what was already there.¹⁴

Despite stark economic and social differences among the populace, there exist deep roots of civic engagement on Rockaway, which manifest themselves in active participation with the Community Board, civic groups, and non-profits.

Figure 9:
The Rockaways:
Schools & Libraries



Figure 10:
The Rockaways:
Schools Progress
Reports Scores

NYC Department of Education Progress Report Scores

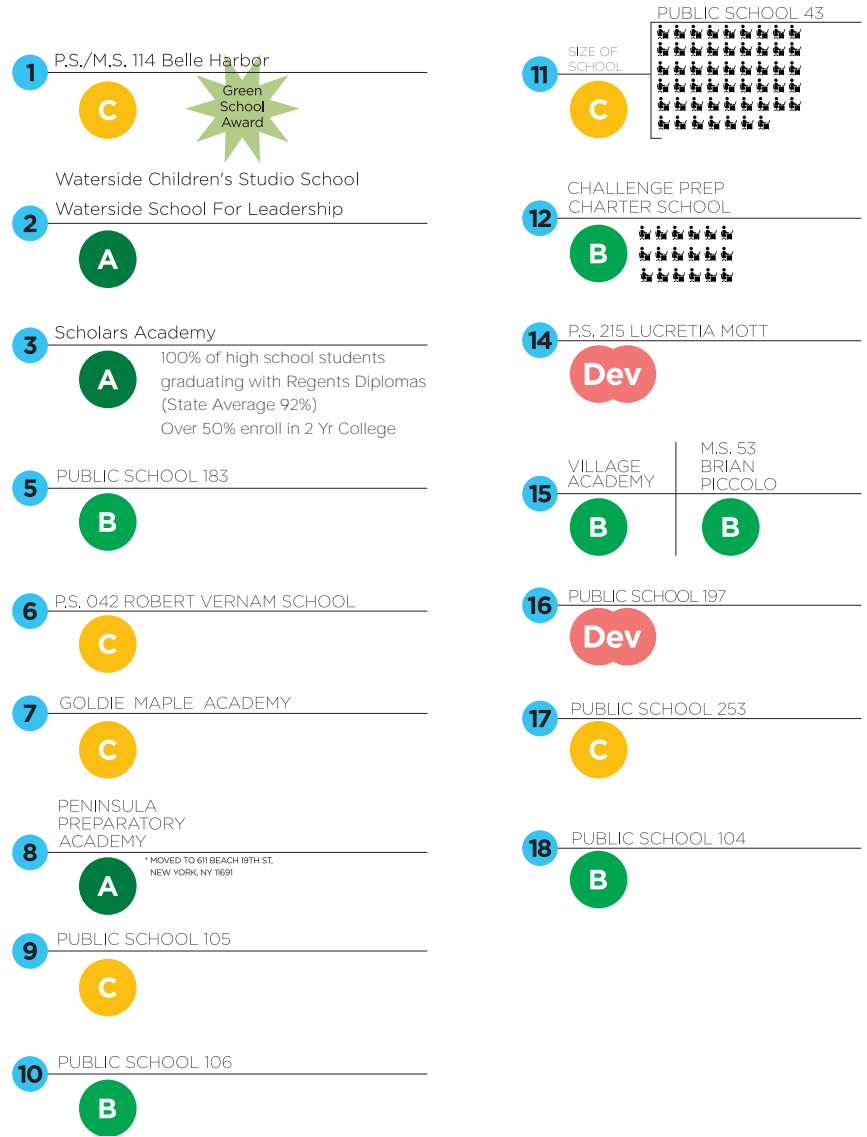
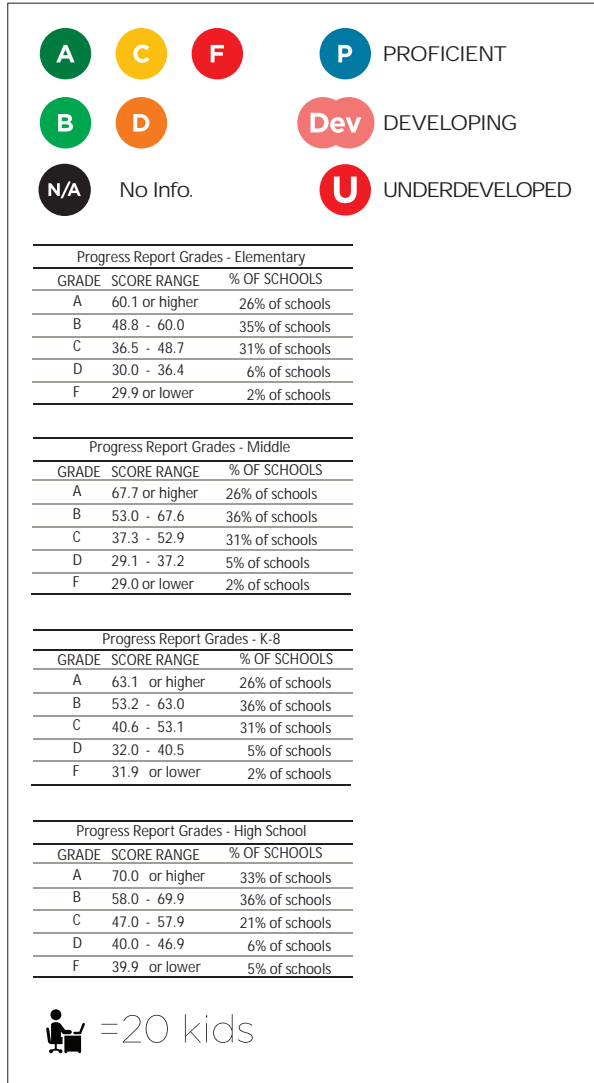
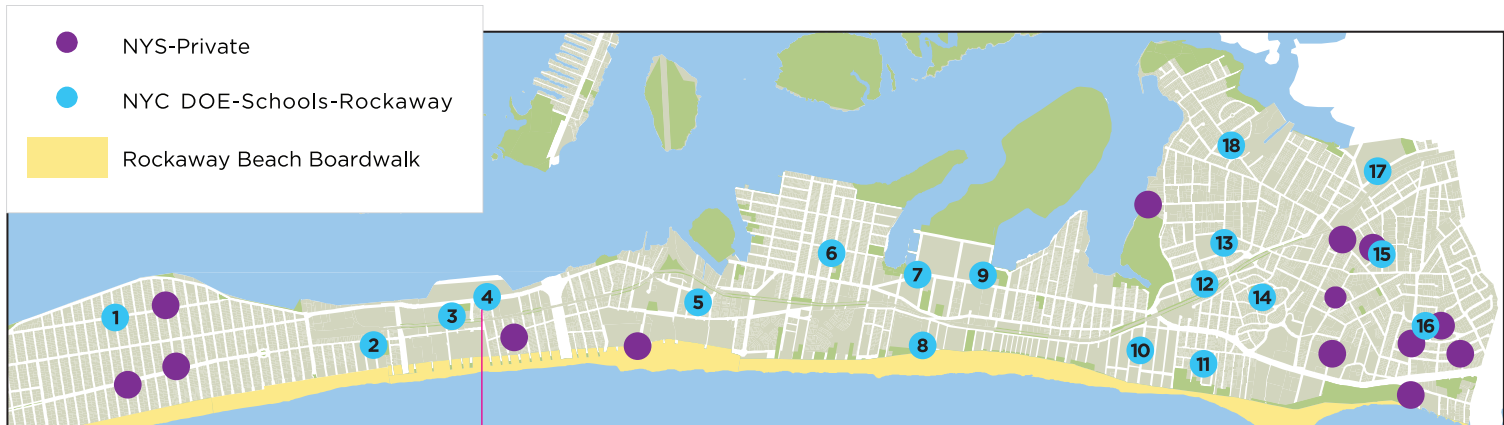


Figure 10:
The Rockaways:
Schools Progress
Reports Scores



Four Schools in 1 Building

*Beach Channel H.S.



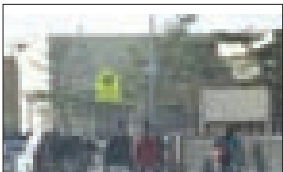
Channel View School for Research



Rockaway Collegiate H.S.



Rockaway Park H.S. for Environmental Sustainability



*Four Schools in 1 Building
Beach Channel H.S.'s graduating class has had **only 20% attend a 2-4 year college** 6 months after graduating according to 2013 Progress Report from NYC Dept. of Education

13 FREDERICK DOUGLAS ACADEMY VI H.S. 13



13 Queens High School for Information, Research and Technology 13



***Frederick Douglas Academy VI H.S.'s** graduating class has had **40% attend a 2-4 year college** 6 months after graduating Rated C in College and Career Readiness Metrics 79% of high school students graduating with Regents Diplomas (State Average 92%) 7% of high school drop outs (State Average 7%)

***Academy of Medical Technology - A College Board School's** graduating class has had **66.7% attend a 2-4 year college** 6 months after graduating Rated A in College and Career Readiness Metrics

Academy of Medical Technology—
A College Board School



Knowledge and Power Preparatory Academy VI



***Queens High School for Information Research and Technology's** graduating class has had **44.6% attend a 2-4 year college** 6 months after graduating Rated C in College and Career Readiness Metrics 8% of high school drop outs (State Average 8%)
according to 2013 Progress Report from NYC Dept. of Education

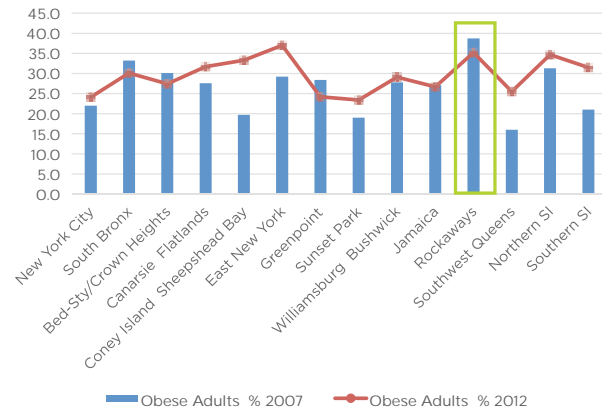
Community and Public Facilities (Libraries, Schools, etc.)

While a majority of public schools within the Rockaways are relatively scattered geographically, there are some high school campuses that have four schools located in one building. These schools that have four schools located in one building are also overcrowded. An example is the Beach Channel High School Campus with the four following schools: Beach Channel High School, Channel View School for Research, Rockaway Collegiate High School, and Rockaway Park High School for Environmental Sustainability with a total of almost 1,500 students. According to the NYC Department of Education only 20 percent of students from Beach Channel H.S. attended a two or four-year college six months after graduating.¹⁵

Another school located within the Beach Channel H.S. campus, Rockaway Park H.S., has established partnerships beyond its gates. Rockaway Park H.S. for Environmental Sustainability has a partnership with our client, Rockaway Waterfront Alliance, as well as Cloud Institute, CELF Environmental Literacy, C-CAP (Careers through Culinary Arts Program), NCCER, NYC Leadership Academy, and AUSSIE PD (Generation Ready).¹⁶

Rockaway Park H.S.'s average 10th grade English class is 23 students, while, according to 2013–2014 class size data, an average class size in Rockaway Collegiate High School (same building campus) for a 10th grade English class is roughly 30 students. There is another school campus that runs into the same problem, the Far Rockaway H.S. campus. The Far Rockaway H.S. Campus located at 821 Bay 25th St in Far Rockaway consists of Frederick Douglas Academy VI H.S., Academy Medical Technology—A College Board School, Queens High School for Information, Research and Technology as well as Knowledge and Power Preparatory Academy VI. Apart from these students having to deal with living in a polarized community such as the

Figure 11:
Obesity in Adults 2007–2012
The Rockaways compared to other
NYC neighborhoods



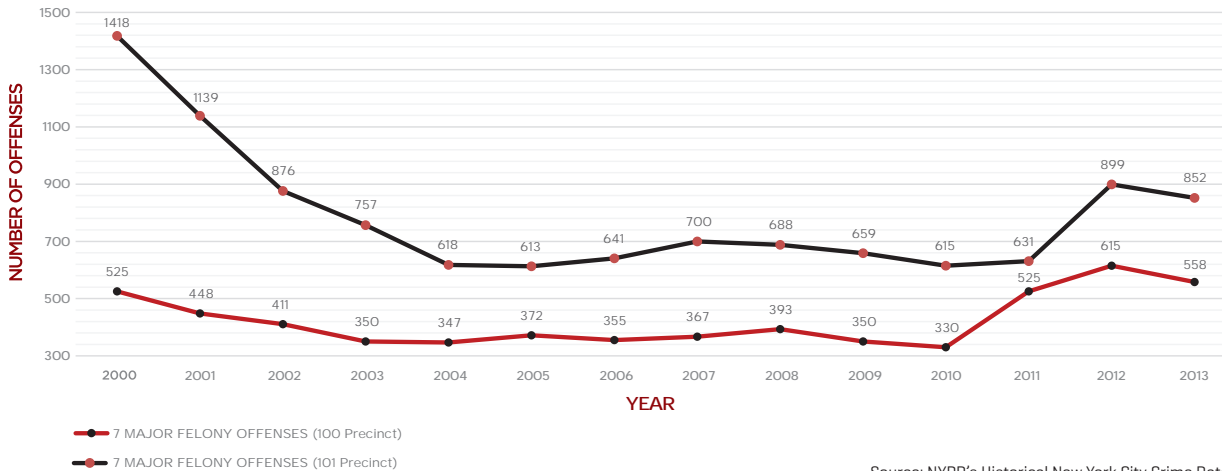
Rockaways, they also attend a school that also creates a hostile environment of being polarized as well.

There are four branches of Queens Public Libraries located in the Rockaways and one library for teens.¹⁷ The Peninsula Library, open since 1972, was formerly known as Rockaway Beach Library and its location is 95-25 Rockaway Beach Blvd at Beach 94th St. The Peninsula branch has still been operating out of a trailer since Hurricane Sandy inundated the building.¹⁸

The other location that had been in a long state of disrepair is the Arverne Library Branch that is located at 312 Beach 54th Street. The Arverne Branch is the second to Rockaway's oldest library, the Far Rockaway branch. (See Figure, an infographic of libraries and years/locations next to map) The Seaside branch, which is located also on Rockaway Beach Blvd. and not too far from the Peninsula branch has moved six times in its location since it first opened in 1907.¹⁹

Figure 12:
The Rockaways:
Total # of the seven major felonies in 100th & 101st precincts 2000–2013

Lastly, the Far Rockaway branch location, the oldest branch of the Rockaway libraries, was opened in August of 1904. The Far Rockaway library branch is located at 1637 Central Avenue and it was also una



Source: NYPD's Historical New York City Crime Data

Figure 13:
 The Rockaways:
 Total # of misdemeanor
 offenses in 100TH & 101ST precincts
 2000-2013

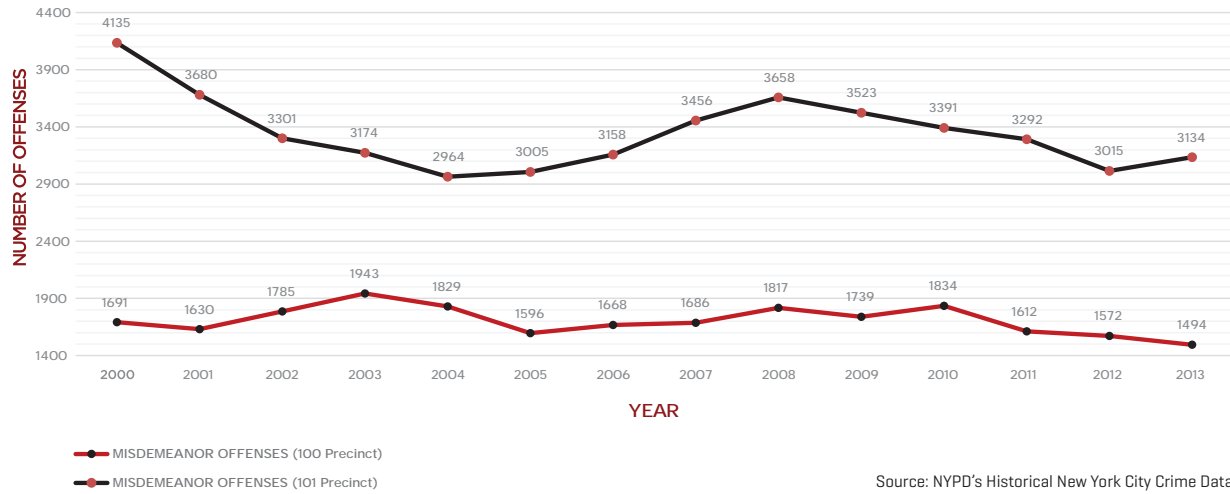


Figure 14:
Number of crashes
along the
Rockaway Freeway
(under the elevated
A train) 2012–2013
Source: NYPD



Sandy due to the fact that the building sits on higher elevation compared to the rest of the peninsula. The branch also served as a community emergency hub after Hurricane Sandy. Since the location is strategically located in a densely populated area of the Rockaways and was not severely affected by the storm it was selected to be re-designed and expanded.²⁰



Public Health

According to the data provided by the NYC Department of Health and Mental Hygiene, the Rockaways have had one of the highest obesity rates in New York City between 2007 and 2012. With 38.7 percent of the population obese In 2007, The Rockaways was 16.7 percent more obese than New York City as a whole. Since then New York City's overall adult obesity rate increased by 2.1 percent, from 22 percent to 24.1 percent, while the Rockaways has dropped slightly, to 35.2 percent.²¹ (See Appendix for full chart)

Public Safety

As can be seen in the below chart, the crime rate fell dramatically between 2000 and 2013. The drop in major felonies was particularly pronounced, though in the last three years the rate has increased somewhat. The misdemeanor rate also declined between 2000 and 2013. However, it is obvious from these two charts that crime is concentrated in the eastern half of the peninsula w, which is also where public housing is concentrated.

This reflects a need to engage and educate the youth from NYCHA and the surrounding areas. As can be seen in the map to the right (Figure 14) , tra f c accidents under the A-train have been concentrated in Edgemere since 2011. This stretch of roadway is a safety problem. Furthermore, along the entire stretch there have been 278 crashes involving 560 people and two deaths since 2011. Clearly, there is a need for change in this area with a focus on lowering the speed of vehicles and make other transportation options safer.

Figure 26:
The Rockaways:
Map of zoning



Figure 16:
The Rockaways:
Map of family
households type



Subway
 — A, Rockaway
 - - S, Rockaway
 ○ Subway Stations

City Street
 — Private Street

Transportation/Utilities
 Open Space & Outdoor Rec
 NYCHA Campuses
 Mitchell-Lama Developments

1 dot = 25 households
 ● Husband-Wife Family
 ● Single Parent Family
 ● Non-Family Households

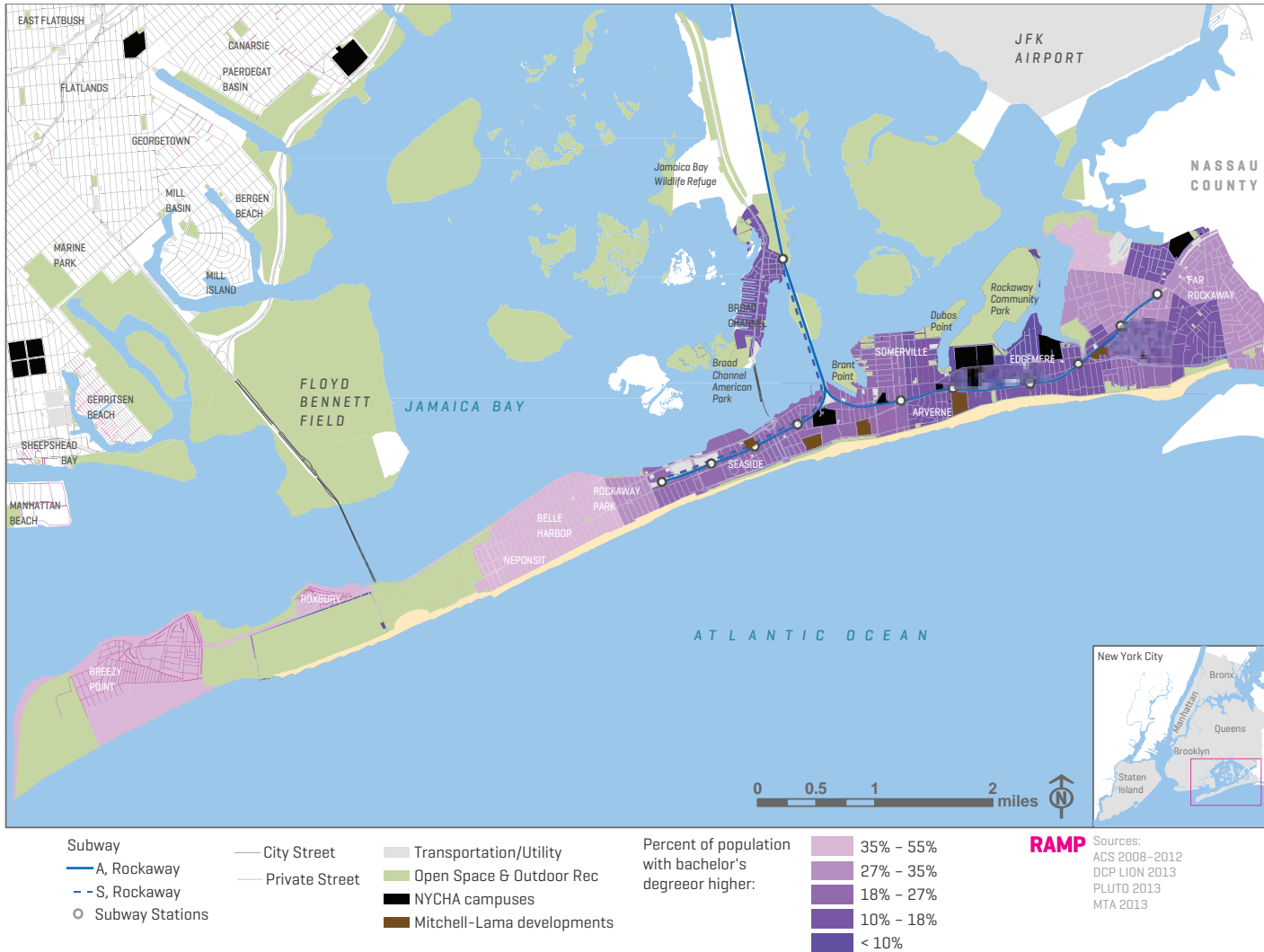
RAMP

Sources:
 Census 2010
 Block Groups
 DCP LION 2013
 PLUTO 2013
 MTA 2013

Figure 17:
The Rockaways:
Map of poverty
concentration



Figure 18:
The Rockaways:
Map of education
attainment



EXISTING CONDITIONS | The Rockaways compared with Arverne and Edgemere

Figure 19:
The Rockaways:
Map of median
household income

52



<ul style="list-style-type: none"> Subway — A, Rockaway - - S, Rockaway ○ Subway Stations 	<ul style="list-style-type: none"> City Street Private Street 	<ul style="list-style-type: none"> Transportation/Utilities Open Space & Outdoor Rec NYCHA Campuses Mitchell-Lama Developments 	Median Household Income <ul style="list-style-type: none"> < \$25,000 \$25,000 - \$50,000 \$50,000 - \$75,000 \$75,000 - \$100,000 \$100,000 - \$121,000
---	---	--	---

RAMP

Sources:
ACS 2008–2012
DCP LION 2013
PLUTO 2013



Rockaway Beach © iStock

Citywide Context

Population & Demographics

Rockaway has a total population of 114,978. The population has steadily increased since 1990. The population of Rockaway is diverse, as approximately 47 percent of the population identifies as African-American, 29 percent as white, 22 percent as Latino, and 2 percent as Asian. Race distribution is greatly influenced by geography; both the eastern and western ends of Rockaway are homogenous in race/ethnicity. The western end is almost exclusively white,, whereas the eastern end is populated predominately by African-Americans and Latinos (see Map 3, inset).

The presence of high birth rates and an atypically large percentage of females do not change the fact that Rockaway's population trends are closely reflective of New York City as a whole.

Figure 20: Rockaway has a relatively young, working population.
Workforce Table 1

EMPLOYMENT STATUS	ROCKAWAY		EDGEMERE	
	NUMBER OF RESIDENTS	% OF TOTAL	NUMBER OF RESIDENTS	% OF TOTAL
Population 16 years and over	91,032	100%	9,349	100%
In labor force	52,937	53%	4,568	49%
Civilian labor force	52,862	53%	4,568	49%
Employed	45,852	44%	3,530	38%
Unemployed	7,010	9%	1,038	11%
Armed Forces	75	0%	0	0%
Not in labor force	38,095	47%	4,781	51%
Unemployment rate		13%		23%

Figure 21:
Workforce Table 2

Rockaway MHHI	Edgemere MHHI		
Entire Peninsula	Tract 972.02	Tract 972.03	Tract 972.04
\$47,218.00	\$16,714.00	\$17,484.00	\$35,142.00

Socioeconomic Characteristics (I.E.: Household composition, vulnerable population, population growth, gender/family and form, economic status, and education attainment)

As can be seen in the accompanying maps, there exist vast contrasts in socioeconomic status between the two ends of the peninsula.

The poverty map is most stark – in Edgemere over 35 percent of the population is below the poverty line. Poverty, of course, is a national standard and does not take into account the increased cost of living experienced by residents of New York City. If a resident of NYC is below the poverty line, he or she is poor indeed. Additionally, the Workforce Table 3

map depicts how affordable housing developments are concentrated in the eastern half of the peninsula, with no subsidized housing complexes built west of Seaside.

Single-parent families are heavily concentrated in the eastern part of the peninsula, as seen in the accompanying map.

OCCUPATION	ROCKAWAY		EDGEMERE	
Civilian employed population 16 years plus	45,852	100%	3,530	100%
Management, Business, Science, & Arts	14,626	32%	548	16%
Service	12,361	27%	1,554	44%
Sales & Office	10,143	22%	741	21%
Natural Resources, Construction, & Maintenance	4,400	10%	188	5%
Production, Transportation, & Material moving	4,322	9%	499	14%

Figure 23:

Workforce Table 4

INDUSTRY	ROCKAWAY		EDGEMERE	
Civilian employed population 16 years & over	45,852	100%	3,530	100%
Agriculture, Forestry, Fishing & Hunting, & Mining	0	0%	0	0%
Construction	3,267	7%	95	3%
Manufacturing	1,692	4%	114	3%
Wholesale Trade	634	1%	71	2%
Retail trade	3,747	8%	391	11%
Transportation & Warehousing, & Utilities	3,803	8%	345	10%
Information	804	2%	41	1%
Finance & Insurance, & Real Estate & Rental & Leasing	3,278	7%	107	3%
Prof., Scientific, & Mgmt., & Admin. & Waste Mgmt.	4,139	9%	307	9%
Educational Services, & Health Care & Social Assistance	15,197	33%	1,499	42%
Arts, Entertainment, & Recreation, & Accom. & Food	3,363	7%	245	7%
Other services, except Public Administration	2,580	6%	174	5%
Public Administration	3,348	7%	141	4%

Figure 24A:

Workforce Table 5

CLASS OF WORKER	ROCKAWAY		EDGEMERE	
Civilian employed population 16 years & over	45,852	100%	3,530	100%
Private wage & salary workers	34,427	75%	2,600	74%
Government workers	9,342	20%	769	22%
Self-employed in own not incorporated business	2,012	4%	161	5%
Unpaid family workers	71	0.2%	0	0.0%

Figure 24B:
Workforce Table 6

COMMUTING TO WORK	ROCKAWAY		EDGEMERE	
Workers 16 years and over	44,733	100%	3,391	100%
Car, truck, or van -- drove alone	18,972	42%	932	27%
Car, truck, or van -- carpooled	2,615	6%	149	4%
Public transportation (not taxi)	17,193	38%	2,084	61%
Walked	3,816	9%	122	4%
Other means	1,334	3%	11	0%
Worked at home	803	2%	93	3%

While the western half of the peninsula is well educated, with over a third of the 25 and over population having bachelor's degrees, the eastern half suffers from a lack of education; in the Edgemere Census Tract less than 10 percent of adults have a baccalaureate.

In terms of senior population, the picture is less clear. While Breezy Point has an older population, there are tracts in the eastern portion of the peninsula that are over half senior (defined as 65 and older).

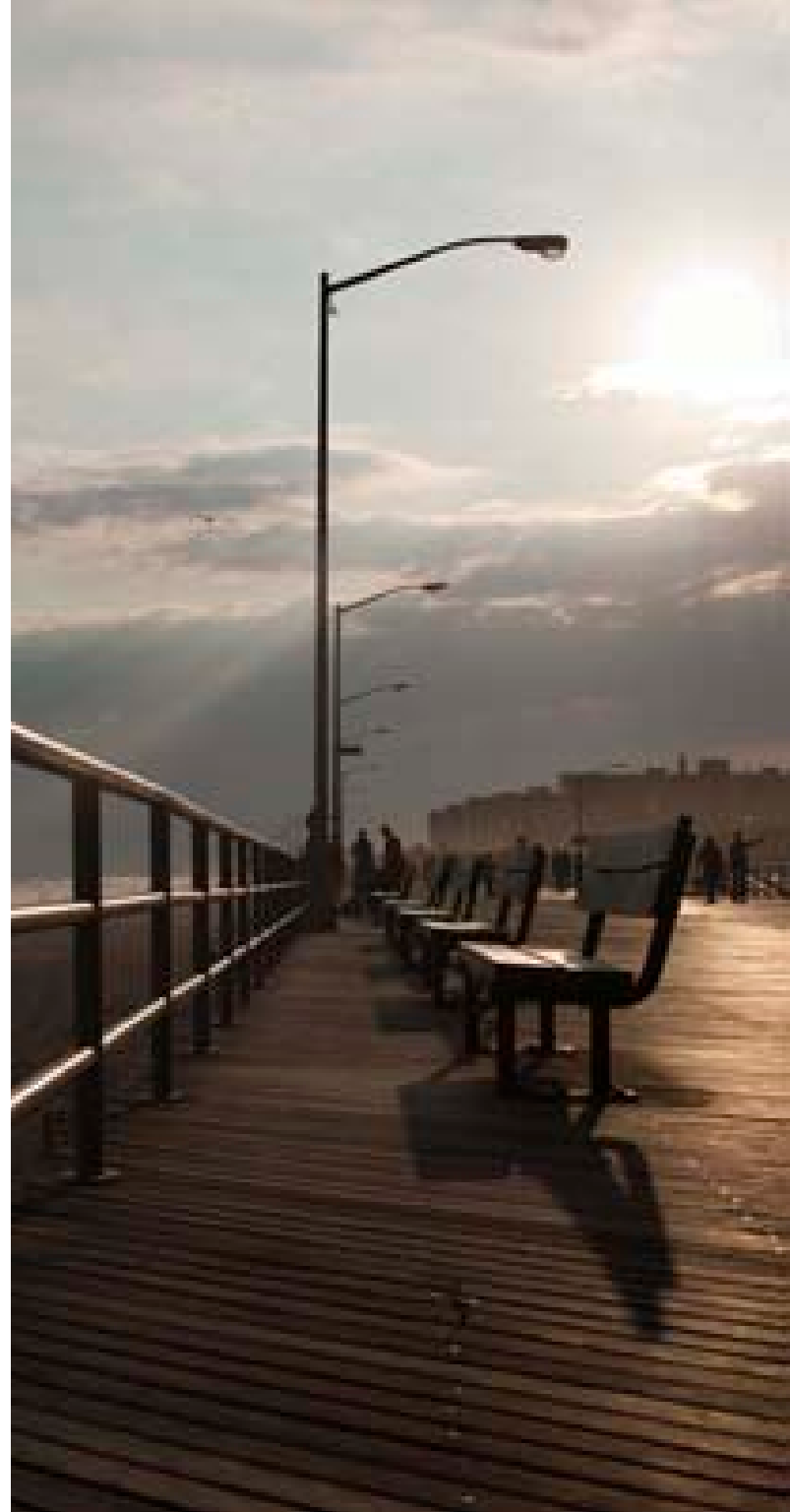


Figure 25:
 The Rockaways:
 Map of Commercial, Industrial, and
 Transportation/Utility Land Uses



- Subway
- A, Rockaway
- - S, Rockaway
- Subway Stations
- Transportation/Utility
- Commercial
- Industrial
- Open Space & Outdoor Rec

RAMP Sources:
 DCP LION 2013
 PLUTO 2013

Figure 26:
The Rockaways:
Map of zoning

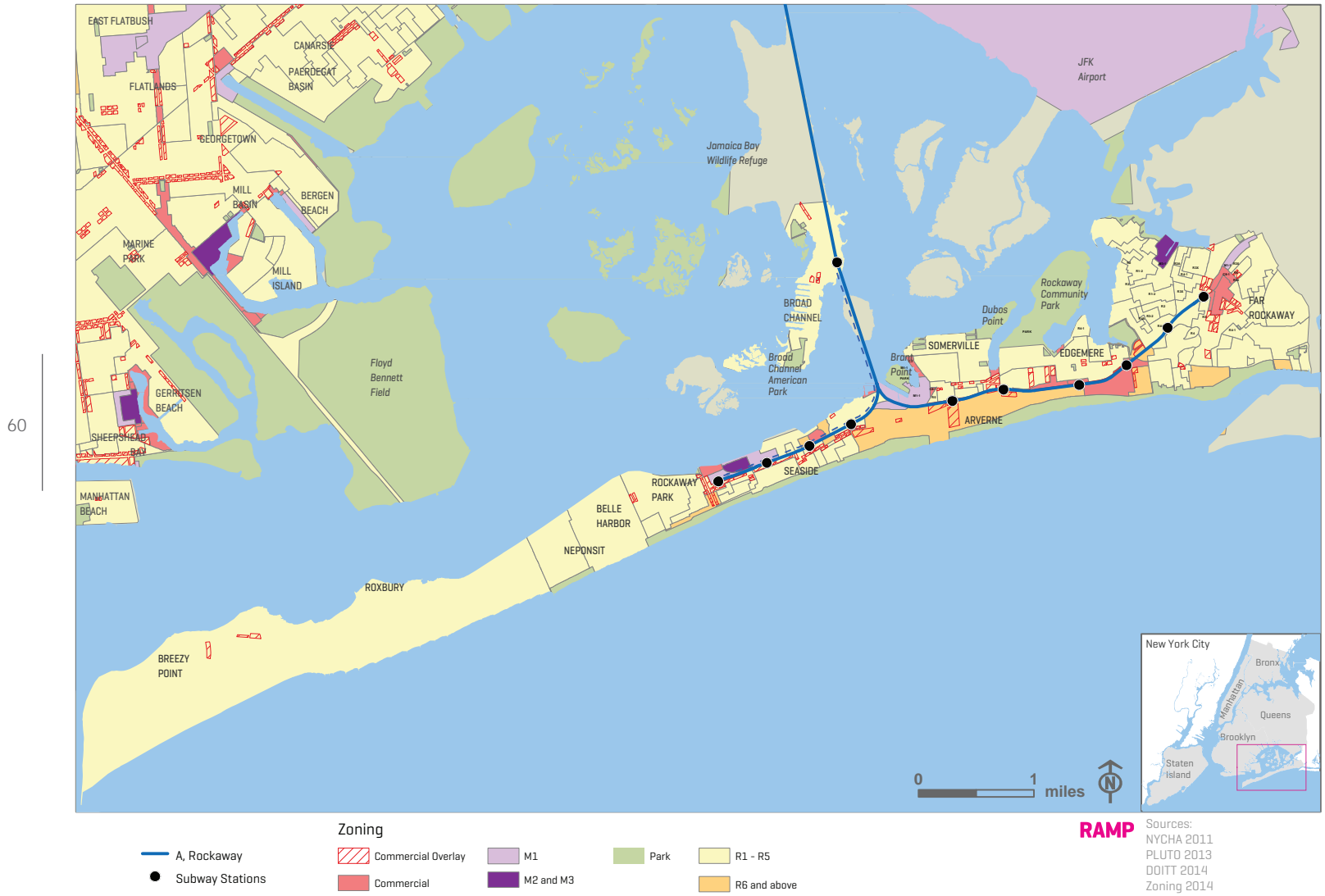


Figure 27A:
The Rockaways: Map of vacant land
& parking lots



Figure 27B:
 The Rockaways: Arverne & Edgemere
 Map of ownership of vacant land (Private, Public)



- | | | | |
|--------------------------|-----------------|---------------|---------|
| Open Space & Outdoor Rec | Subway | Private Owner | HUD |
| Building Footprints | Subway Stations | NYC, HPD | Parks |
| Arverne East | | MTA | NYS |
| | | NYC DOE | NYC DOT |

RAMP

Sources:
 NYCHA 2011
 PLUTO 2013
 DOITT 2014

Workforce and Occupations

In the following section we compare Edgemere (Census tracts 972.03, 972.04, 972.02) with the Rockaway Peninsula as a whole, using 2010-2012 American Community Survey data for the peninsula, analyzed at the Community District level by the NYC Department of City Planning, and 2008-2012 American Community Survey data for the tracts, as only five-year data goes down to the tract level.

A slightly smaller percentage of Edgemere residents (49 percent) were in the labor force than for Rockaway as a whole (53 percent). Much more dramatic, however, is the difference in unemployment rate, as Edgemere's is 21 percent as opposed to the peninsula's 13 percent.

As shown in the below table the Median Household Income (MHHI) for the Peninsula is slightly under \$50,000 annually. This contrasts dramatically with the three Edgemere Census tracts, two of which have MHHIs under \$20,000. Of note, these MHHIs were not combined

across tracts because it is impossible to combine medians without access to the underlying records.

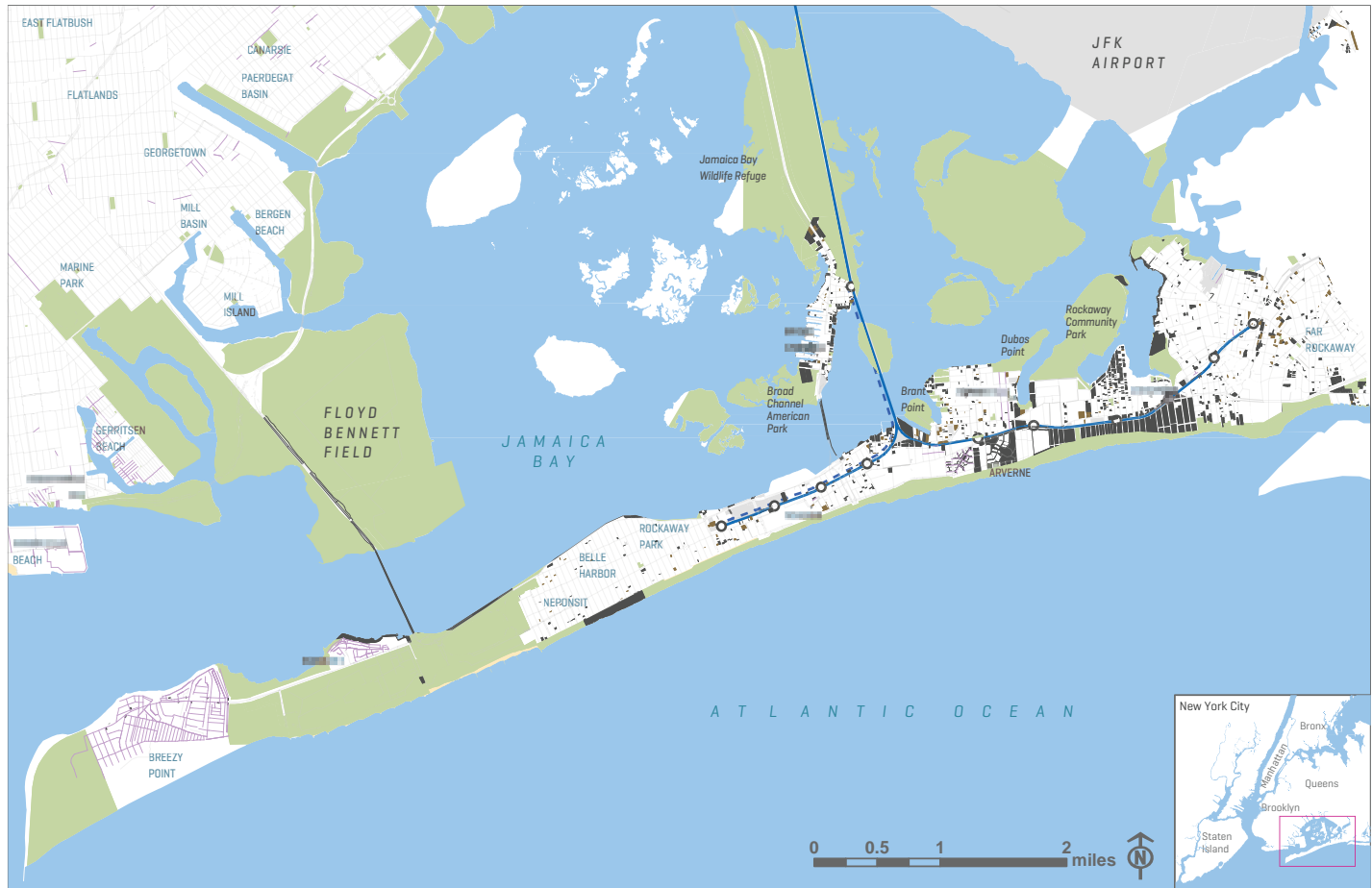
The majority of Rockaway residents are employed in three major areas of occupation: Management, business, science, and art; Sales and office; and Service. However, Edgemere residents are much more likely to work in Service (44 percent), Sales and office (21 percent), and Production, transportation, and material moving (14 percent).

Looking at the larger scale, the below table lists employment by industry by NAICS category. The largest area of industry for both Edgemere and Rockaway residents is in educational services, health care, and social assistance.

The majority of Rockaway residents work for private companies. There is a slightly higher percentage of Arverne residents that are employed through government employers than the Peninsula overall. This may be linked to the number of NYCHA residencies in the area,

Figure 27A:
The Rockaways: Map of vacant land
& parking lots

64



- Subway
 - A, Rockaway
 - - S, Rockaway
 - Subway Stations
- Parking Lots
- Vacant Land
- Open Space & Outdoor Rec
- Private Streets

RAMP



Sources:
DCP LION 2013
PLUTO 2013

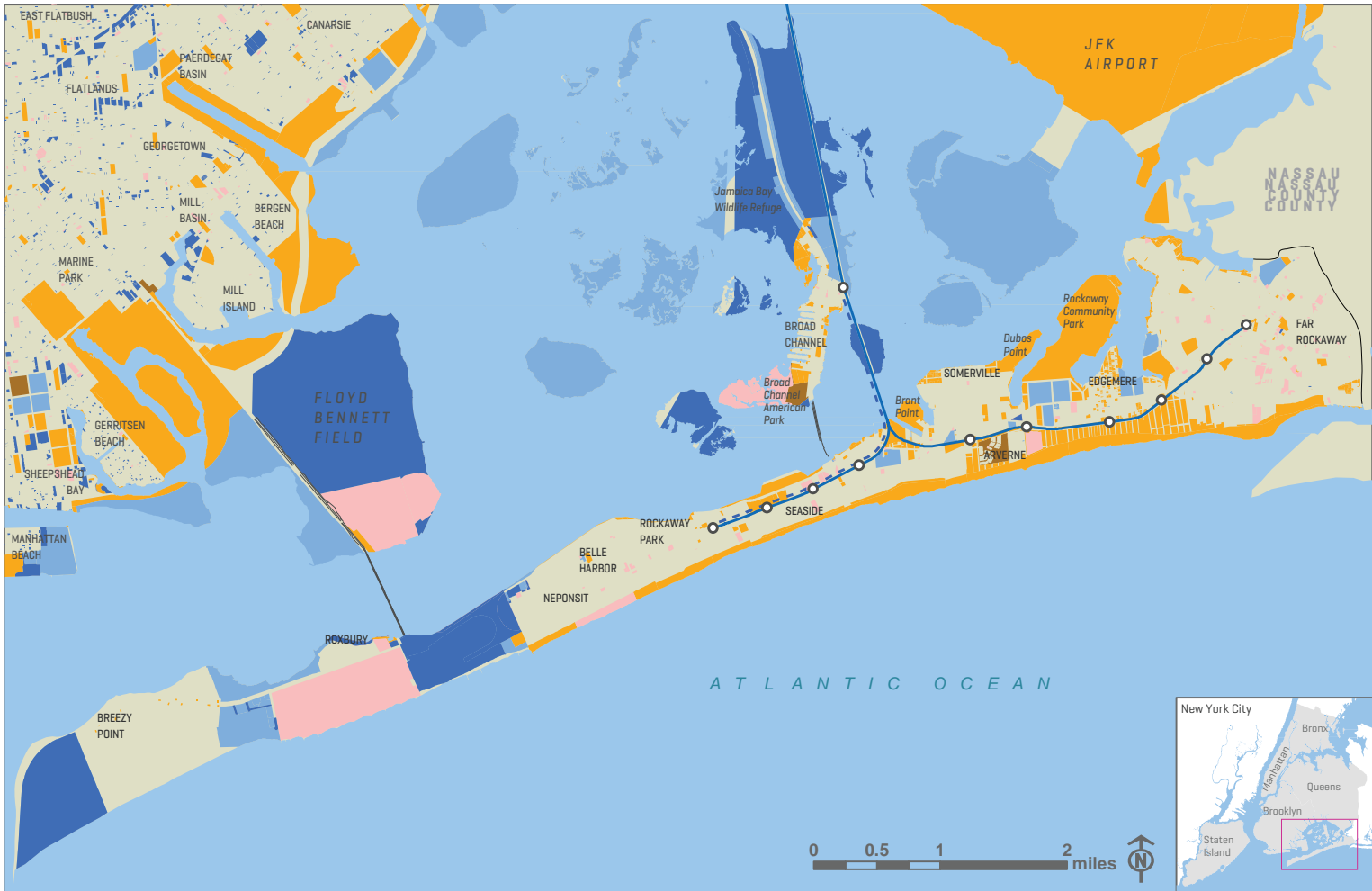


Jamaica Bay Wildlife © iStock

which also employs many property caretakers.



Figure 28:
The Rockaways & Jamaica Bay:
Government, City, and State
owned lands



- Subway
- A, Rockaway
- - S, Rockaway
- Subway Stations
- Federal
- City
- Mixed public/private
- Other public
- Tax exempt (public or private)

RAMP

Sources:
DCP LION 2013
PLUTO 2013



The employment base on Rockaway does not meet the needs of its population, forcing residents to commute to the peninsula to find work. Many residents travel to Brooklyn, Manhattan, or Nassau County in order to reach their place of employment. The below table indicates that the majority of Rockaways residents rely on automobile transportation as the primary means of commuting to work, followed closely by public transportation. In Edgemere, this arrangement is reversed, with a larger percentage of the population taking public transportation to get to work. This is probably due to the fact that a certain amount of income is required to own a vehicle.

It is also worth noting that many residents of Rockaway are employed at John F. Kennedy International Airport, directly across Jamaica Bay. Despite its proximity, employees living on Rockaway face an arduous commute across the bay via the A-train, or by vehicle through the Five Towns area of South-Western Nassau County.

LAND USE & ZONING

Land Use Overview

Rockaway is a predominately residential community. This is reflected both in zoning patterns, as well as prevailing land use. The zoning classifications of Rockaway permit a range of residential housing types, including detached, semi-detached, and attached row houses. Tower-in-the-park residential buildings are also permitted.

