

NEW YORK YIMBY

By: [Nikolai Fedak](#) 8:00 am on March 26, 2018

Redevelopments with thousands of residential units aren't particularly common in New York City, however, the past several months have brought proposals for such projects to ULURP from several locations, [including the tentative 1,642-unit expansion of Lenox Terrace](#), in Harlem. Today, YIMBY has the first look at plans for 2,200 new units proposed for the former Peninsula Hospital site, in Edgemere, Queens.



Peninsula Hospital's redevelopment, image by Aufgang Architects

Table 1: Proposed Project

Sub-Section	Block/Lot	Buildings	Residential (gsf)	Residential Units	Local Retail (gsf)	Medical (gsf)	Mechanical (gsf)	Parking (gsf) ²	Total Area (gsf)	Height (ft)
A	15843/1	A1	116,569	94	22,441	0	4,685	67,446	599,004	115
		A2	115,548	135	5,021	0				153
		A3	66,614	65	3,024	0				133
		A4	181,063	270	16,593	0				126
B	15843/1	B1	90,432	146	7,790	0	4,488	66,489	500,309	106
		B2	66,187	65	2,424	0				88
		B3	145,096	182	8,608	0				154
		B4	102,557	123	6,238	0				135
C	15843/1	C1	126,905	221	14,241	0	6,027	28,842	642,092	116
	15843/1	C2	66,030	65	15,223	0				97
	15842/1	C3	104,617	111	0	18,690				125
	15842/1	C4	65,574	65	0	23,444				88
	15842/1	C5	150,278	174	0	22,221				154
D	15843/1	D1	65,926	65	17,817	0	3,798	63,741	471,786	87
		D2	132,460	206	19,017	0				134
		D3	159,533	148	9,494	0				153
E	15857/1	E1	63,684	65	3,878	0	1,060	7,053	75,675	75
TOTAL (Entire Project)			1,819,073	2,200	151,809	64,355	20,058	233,571 (642 spaces)	2,288,866	

Peninsula Hospital Proposal

The proposed action would rezone the site to C4-4, allowing a massive transformation and its complete revitalization. The breakdown of the benefits is outlined in the above table provided in the application.

[YIMBY previously reported on efforts to revitalize and rezone Edgemere back in 2016](#), when the city was considering plans for the eastern part of the neighborhood. The action proposed in ULURP is separate from that rethinking, which means that even larger changes for the vicinity could be in store beyond the 2,200 units in this proposal.

Table 3: Incremental Development Between No-Action and With-Action Conditions

Use		No-Action Condition	With-Action Condition	Increment
Residential	gsf	482,523	1,819,073	1,336,550
	<i>Total DUs</i>	568	2,200	1,632
	<i>Income-Restricted DUs above 80% AMI</i>	568	290	-278
	<i>Income-Restricted DUs up to 80% AMI</i>	0	1,910	1,910
Retail	Retail gsf	21,659	151,809	130,150
Community Facility	gsf	800	64,355	63,555
Parking	gsf	40,000	233,571	193,571
	<i>Total Accessory Parking Spaces</i>	557	642	85
Mechanical	gsf	N/A	20,058	20,058
TOTAL	gsf	504,982	2,288,866	1,783,884
Publicly-Accessible Open Space	gsf	0	37,538	37,538
Population	Residents⁷	1,568	6,072	4,504
	Businesses⁸	88	672	584

Peninsula Hospital with vs. without changes

As revealed in the analysis of what should happen with-action vs. without, the proposed redevelopment would add approximately 4,500 residents and 584 jobs to the neighborhood. That would also come with almost 40,000 square feet of public outdoor space, and 642 parking spaces.

While the abundance of parking is generous, the increment from no-action to with-action is only 85, showing that the City believes the bulk of new residents would use public transit. With the site located roughly seven blocks from the A train's stop at Beach 44th Street, that is quite plausible.

Beyond the reasonable amount of parking for the location, the project will also yield 151,809 square feet of retail space, and 64,355 square feet of community facility space, rounding out the development with a diverse mix of uses. With the empty hospital currently acting as a void for eyes on the street, the infill should also be a boon to neighborhood safety.

Though the plans must be approved before anything can be built, the Citywide push for mega-affordable housing developments is running concurrent with the Mayor's initiatives to build and maintain more stock. Given this, and the anticipated completion date of full build-out set for 2034, the odds of realization seem decent.

The full scope of the application is summarized in its opening pages as follows:

The actions being sought from the CPC, as described in detail herein, include zoning map and text amendments plus a large-scale general development (LSGD) special permit. The Applicant also intends to seek public funds and/or financing from various City and New York State agencies and/or programs related to affordable housing development. The discretionary CPC actions, along with the discretionary public funds that may be sought by the Applicant are collectively referred to as the "Proposed Actions," and are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) process.

The Proposed Actions would facilitate an approximately 2,289,000 gross square feet (gsf) development (the "Proposed Project") on the Project Site, comprised of 17 buildings with approximately 2,200 residential dwelling units (DUs), of which 1,910 DUs are intended to be affordable with 270 DUs set aside for senior housing.

If approvals are granted, work is expected to begin on the first phase of the project next year. Peninsula Rockaway Limited Partnership is listed as the developer, while Aufgang Architects is behind the design.

As YIMBY previously reported, [Arker Companies and the Northeast Brooklyn Housing Development Corporation purchased the site for \\$19 million in July of 2016](#). The pair appear to be behind the new proposal, under the Limited Partnership listed in the ULURP application.