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Credit: L+M Development Partners

**EDGEMERE AVENUE BETWEEN BEACH 32ND STREET AND BEACH 38TH STREET
REOPENS AFTER EXTENSIVE INFRASTRUCTURE AND RESILIENCY IMPROVEMENTS**

*The roadway now features a network of green, resilient infrastructure, new utilities
and streetscape improvements*

QUEENS, NY (May 28, 2025) – The Arverne East Development Team (L+M Development Partners LLC, The Bluestone Organization and Triangle Equities) in partnership with the New York City Department of Housing Preservation and Development (HPD) and the New York City Department of Transportation (DOT) today announced the reopening of the reconstructed Edgemere Avenue between Beach 32nd Street and Beach 38th Street on the Rockaway Peninsula. The improved section of the roadway incorporates green infrastructure elements, has been widened for additional traffic capacity and raised to mitigate flooding risks. The road upgrades were completed as part of the forthcoming Arverne East project, the city's first net-zero community.

"After over 20 months of closure, the reopening of Edgemere Avenue marks a monumental step for NY-05," said **U.S. Congressman Gregory W. Meeks**. "Prioritizing green, anti-flooding infrastructure, the renovated road will improve constituent experience with safer upgrades dedicated to community wellbeing and climate resilience. The reward for our patience will be twofold, as Edgemere's closure has allowed for substantial progress within the beautiful Arverne East development, one of the country's greenest real estate sites. With zero reliance on fossil fuels, Arverne East will be a model for the future of environmentally friendly communities that embrace diversity in culture, housing, and economic opportunities. As climate change ramps up, I'm excited for my constituents to reap the benefits of the newly improved green infrastructure while looking forward to expanding efforts of climate resistance in Queens."

"I've long said the Rockaways deserve the same urgency and attention as any other community. The long-awaited reopening it's a turning point for Edgemere. I'm proud to see this community take a major step forward, and I commend all the partners involved for pushing through to the finish line. Let this be the beginning of even greater investment in the Rockaways," said **New York State Senator James Sanders, Jr.**

"HALLELUJAH!! Edgemere Avenue serves as a major lifeline for much of the Rockaway Peninsula, and by having upgraded infrastructure and the street widened for more traffic capacity, our community will now have an easier time getting from Point A to Point B," said **New York Assemblywoman Pheffer Amato**.

"Once again, the revolutionary Arverne East plan delivers for Rockaway families. I couldn't be prouder of the work being done to make the peninsula more resilient against climate change and chronic flooding through state-of-the-art infrastructure beneath our brand new roadways," said **Queens Borough President Donovan Richards Jr.** "The days of systemic disinvestment along the peninsula are over, and I can't wait to continue the incredible work of building out the Arverne East project, which will serve as the blueprint for our city to follow when it comes to true community development."

"The reopening of Edgemere Avenue is a significant milestone for the Rockaways, bringing long-overdue infrastructure improvements that will enhance safety, reduce flooding, and create a more resilient community," said **New York City Council Majority Whip Selvena N. Brooks-Powers.** "Investments in sustainable infrastructure are critical for coastal communities like ours, and I applaud the Arverne East Development Team, New York City Housing Preservation and Development, and the Department of Transportation for their commitment to this project. As we push for equitable development and climate resilience, I will continue to work with our Arverne East partners to ensure we deliver resilient community infrastructure that benefits the entire peninsula."

"Reopening Edgemere Avenue makes good on a decades-old promise to the Rockaway community that we are proud to see finally delivered. The Rockaways were hit hard by Hurricane Sandy, and we have a responsibility to rebuild stronger, smarter, and more sustainably," said **Acting HPD Commissioner Ahmed Tigani.** "The same strategic framework to build approx. 1,650 units and other community amenities at Arverne East also made possible a new thoroughfare that will help mitigate sea level rise and improve a critical road artery. This is how we build stronger communities that are prepared— through robust infrastructure and the kind of public-private partnerships that turn proposals into lasting change."

"The work performed on this portion of Edgemere Avenue signifies a big step forward for the Rockaway Peninsula," said **Sara Levenson, Managing Director, L+M Development Partners.** "With new green infrastructure, resilient features, and improvements to the streetscape, this project will not only fortify the area against the impacts of climate change but also deliver a better experience to residents, pedestrians, and motorists. We look forward to welcoming the community to their new and improved roadway."

The comprehensive roadwork on the half mile stretch of Edgemere Avenue includes new storm and sanitary sewers, water mains, and stormwater swales. These improvements align with the city's goals of taking as much rainwater off the city system as possible, especially in coastal communities. Additionally, upgrades to the streetscape includes remodeled sidewalks and curbs, as well as new paving, painting, hydrants, tree plantings, and street lighting. The reconstructed Edgemere Avenue provides a safer, more attractive streetscape for adjacent communities and the future Arverne East development.

The first phase of Arverne East, which includes the 35-acre nature preserve and a beachfront community center, the Coastal Conservation Center, is open for the public to enjoy. The overall Arverne East development will include 1,650 units of housing and diverse neighborhood retail that is responsive to community needs and prioritizes local businesses. Upon completion, Arverne East will be one of the most environmentally conscious developments in the United States, achieving net-zero and eliminating the need for fossil fuels on site.

Arverne East is a public-private partnership led by the New York City Department of Housing Preservation and Development (HPD), the New York City Parks Department (NYC Parks), and the New York City Department of Transportation (DOT). The Arverne East development team is a joint-venture of [L+M Development Partners Inc.](#), the [Bluestone Organization](#), and [Triangle Equities](#).

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About L+M Development Partners

At L+M Development Partners, working together to build stronger communities is our mission. Our double bottom line philosophy means that we measure success not only in financial returns but also by the positive impacts we make in the communities we serve.

Founded in 1984, L+M is a full-service real estate development firm that develops, invests, constructs, and manages properties with industry-leading innovation in a variety of urban markets nationwide, primarily in the New York Tristate Area. Recognized as one of the top affordable housing developers in the country, L+M and its affiliate companies are responsible for approximately \$20 billion in development and investment, and combined have over 57,000 high-quality residential units in construction or that have been acquired, preserved, or completed.

Please visit our website for more information: <http://lmdevpartners.com>. To learn more about our mission and values, go to <https://lmdevpartners.com/mission-and-values/>.

About Triangle Equities

Triangle Equities is a full-service, real estate development firm that is prepared to tackle and solve the most difficult development challenges. By actively embracing the complexities inherent to responsible urban development, Triangle achieves sustainable results and unlocks substantial value for its investors, tenants and the communities in which it builds. Visit triangleequities.com for more information.

About The Bluestone Organization

The Bluestone Organization is a full service real estate development company with experience and expertise in site selection, planning, financing, construction, sale, marketing and management. Through their creative use of building systems and components, they have become an industry leader by creating record-breaking, low-energy consuming buildings at the same cost as others construct standard structures. The organization has financed, designed,

built and managed buildings throughout the greater New York area including condominiums, coops, rental and mix-use buildings, as well as affordable one, two and three family homes. To date, The Bluestone Organization has built over 5,000 units of housing in addition to 50,000+ SF of retail space. For more information, please visit: <http://www.bluestoneorg.com/>