

ARVERNE BY THE SEA - RETAIL TRANSIT PLAZA

QUEENS, NEW YORK



NEW YORK CITY BEACHFRONT COMMUNITY

LOCATION & MASTER PLAN

As the main subway arrival and departure point for beachgoers and resident commuters, the retail transit plaza is the keystone to the Arverne-By-The-Sea masterplan. With its long curved plaza reaching east and west along the new Rockaway Beach Boulevard and the memory of the de-mapped 68th street piercing the site north and south, the retail transit plaza offers pedestrian links to communities new and old. Neighborhood retail provides necessities to the area and creates a town square that acts as the central hub for area residents commuting to the city or for those visiting this revitalized beachfront community.



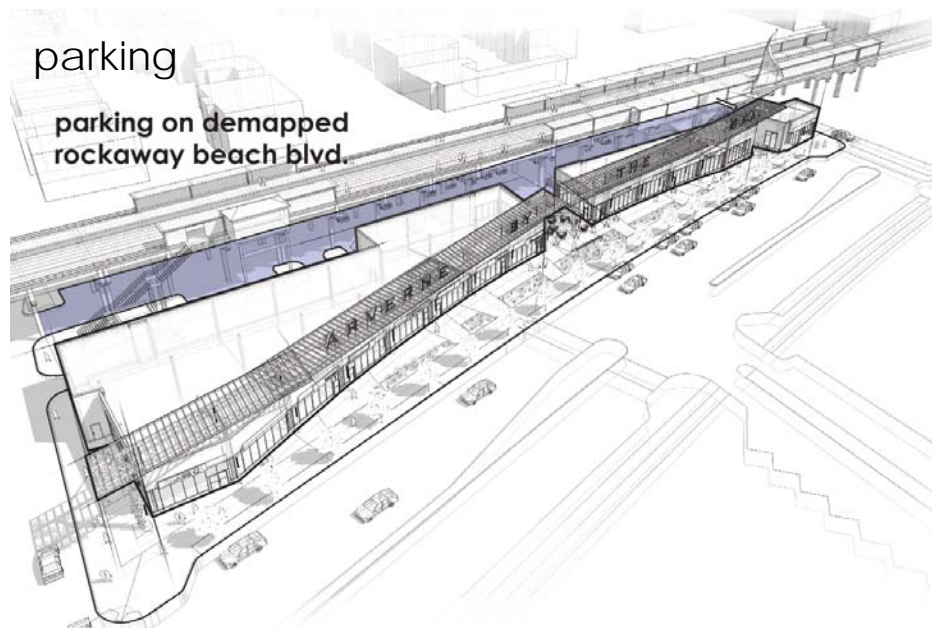
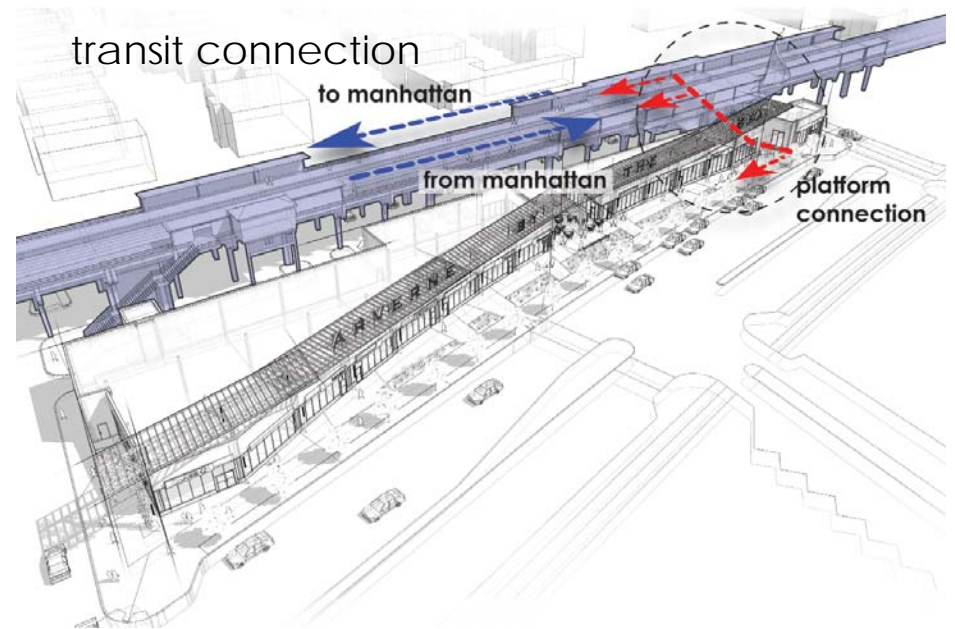
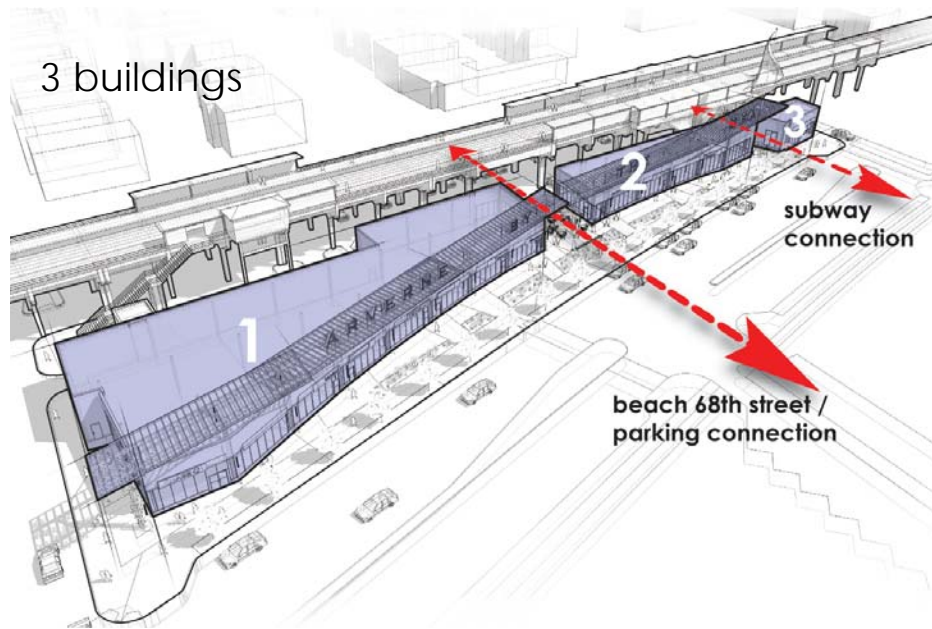
CREATING A NEW STATION FROM OLD

CASTING A FACADE

Giving new life to the aging elevated train structure, the Arverne By The Sea Retail & Transit Plaza recasts the 'A' train station at Beach 67th street into a town square arrival and departure point through public space and neighborhood retail.

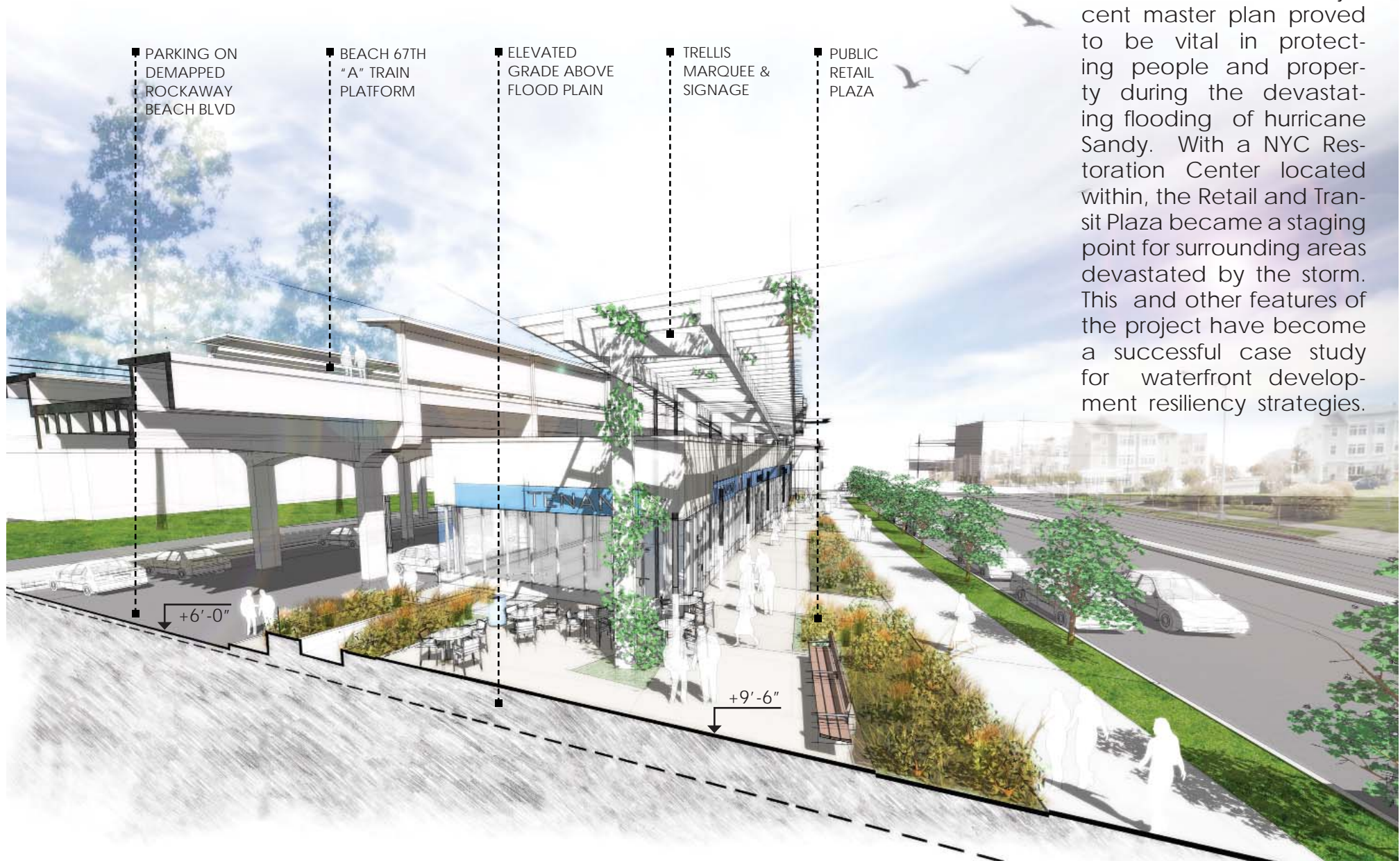


DESIGN FEATURES



RAISE IT UP

SITE CROSS SECTION

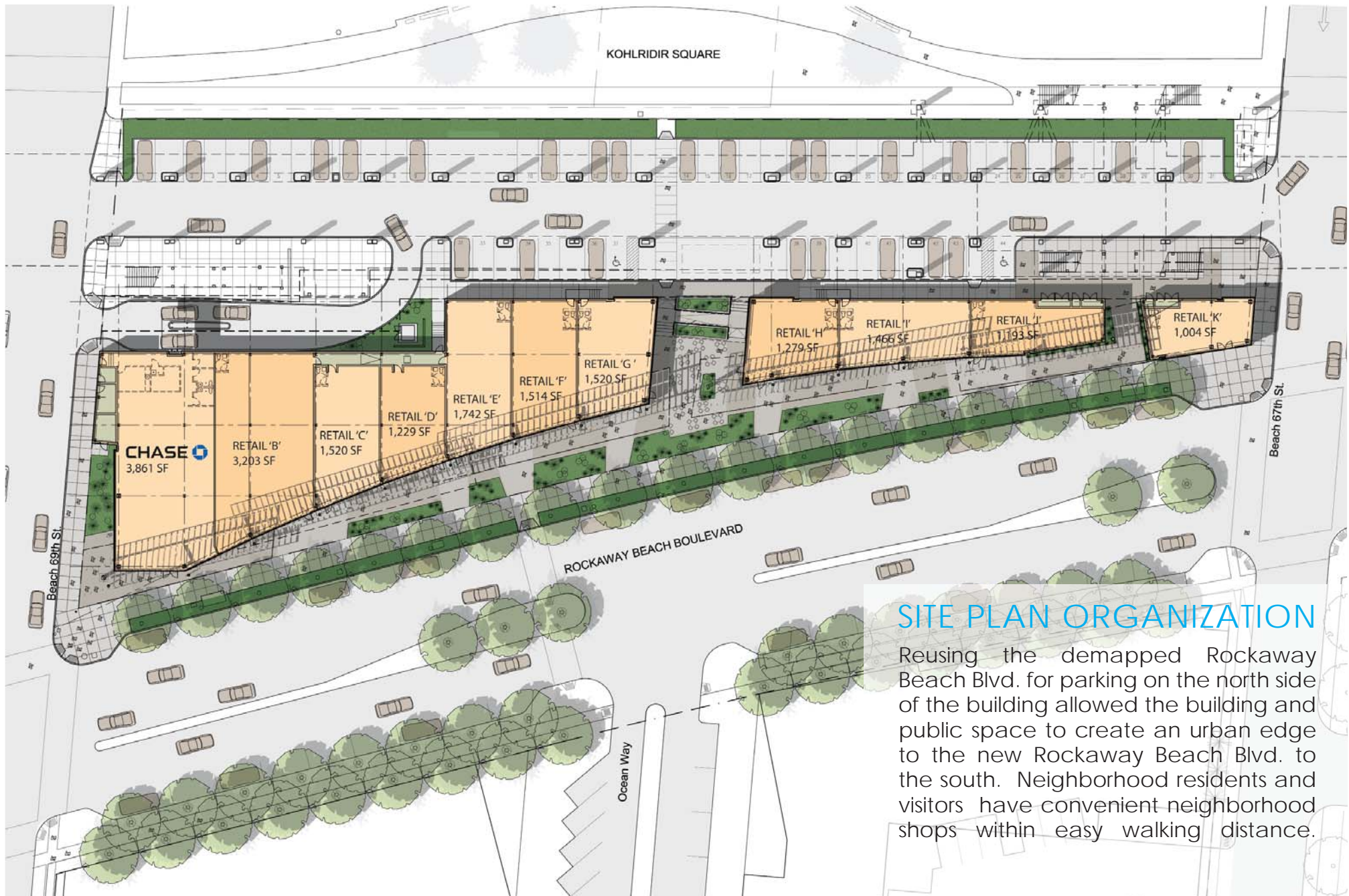


RAISING THE BAR

Raising the grade elevation of the site and adjacent master plan proved to be vital in protecting people and property during the devastating flooding of hurricane Sandy. With a NYC Restoration Center located within, the Retail and Transit Plaza became a staging point for surrounding areas devastated by the storm. This and other features of the project have become a successful case study for waterfront development resiliency strategies.

NEIGHBORHOOD RETAIL

PART OF THE NEIGHBORHOOD



SITE PLAN ORGANIZATION

Reusing the demapped Rockaway Beach Blvd. for parking on the north side of the building allowed the building and public space to create an urban edge to the new Rockaway Beach Blvd. to the south. Neighborhood residents and visitors have convenient neighborhood shops within easy walking distance.

ICONIC NEW YORK SIGNAGE

ROCKAWAY BEACH BLVD.



NEIGHBORHOOD TOWNSQUARE

SHOPPING PROMENADE



PASSING THROUGH

BEACH 68TH STREET



STATION ARRIVAL

BEACH 67TH STREET STATION



TRAIN ARRIVAL

IN PLAIN SIGHT



A NEW (YORK) TRANSIT STATION

