BEACH VIEWS, CITY LIVING

An urban beach town is getting a second chance thanks to its latest real estate development. Far Rockaway was ravaged by Hurricane Sandy back in 2012, but Beach Green Dunes is giving this neighborhood in Queens resilient and energy-efficient housing options at prices most New Yorkers couldn’t even dream of. Situated less than a 10-minute walk from Rockaway Beach, Beach Green Dunes provides views of the Atlantic without sacrificing city accessibility. The new apartment building is certified by the Passive House institute, and also received an Energy Star rating. Beach Green Dunes brings a safe, affordable, and environmentally-friendly home to one of the most expensive real estate markets in the country.

01. Built-in Comfort

The exterior walls were constructed using insulated concrete form (ICF). ICFs create a solid concrete wall with continuous insulation, resulting in a comfortable and airtight structure that lowers heating and cooling costs.

02. Stay Dry

All of the development’s livable spaces are above the flood zone, and the design includes flood vents, or permanent openings that let water pass through the foundation walls to the building’s exterior.

03. Safe Haven

ICFs are reinforced with rebar, resulting in a structure that’s strong, durable and can stand up to fire, floods and wind.

04. Fire Proof

ICFs are virtually fire-proof as they can withstand fire temperatures of 2,000 degrees Fahrenheit for four hours.

CASE STUDY: ICFs

BEACH GREEN DUNES
44-19 Rockaway Beach Boulevard, Edgemere, NY 11691

Project Size: 94,000 square feet
Units Available: 100
Project Cost: $32.2 million
Architect: Curtis + Ginsberg Architects LLP
Project Owner: The Bluestone Organization