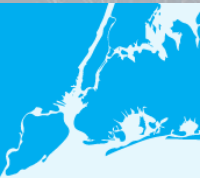


RESILIENT NEIGHBORHOODS:

Hamilton Beach Resiliency Rezoning

C 170255 ZMQ, N 170267 ZRQ

April 6, 2017



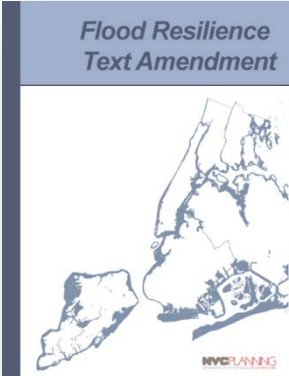
- 1. DCP's Climate Resiliency Initiatives**
- 2. The Old Howard Beach, Hamilton Beach, and Broad Channel Resilient Neighborhoods Study**
- 3. Hamilton Beach Overview**
- 4. Hamilton Beach Resiliency Rezoning**
 - Zoning Map Amendment
 - Proposed R3A (from R3-1)
 - Proposed C1-3 (from C1-2)
 - Zoning Text Amendment
 - Special Coastal Risk District – Hamilton Beach Subdistrict



One New York: The Plan for a Strong and Just City

DCP Climate Resiliency Initiatives

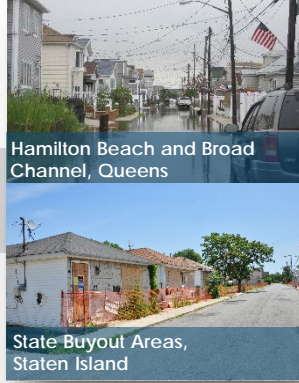
Flood Text (2013) initial, temporary regulations building off EO 230



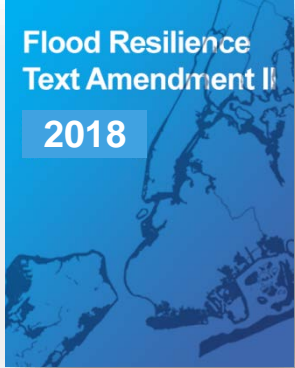
SRNR (2015) provides additional zoning relief to expedite recovery



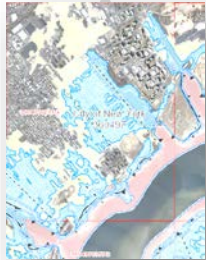
Local Rezoning (2017) In vulnerable areas of Queens and Staten Island



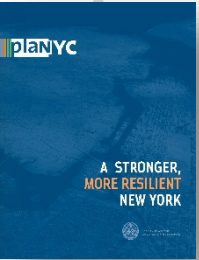
Flood Text II (2018) to be updated and made permanent



Executive Order 230 (2012) mayoral override of zoning



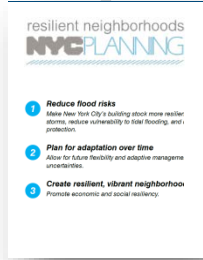
PFIRM + Freeboard (2012) DOB requires most restrictive map; additional elevation



SIRR Report (2013) long-term, citywide resiliency framework



Build it Back (2015) lessons learned in rebuilding effort inform zoning changes



Neighborhood Studies (2014-17) will inform the text and local rezonings



Resilient Retail & Resilient Industry (2014-17) will inform the text

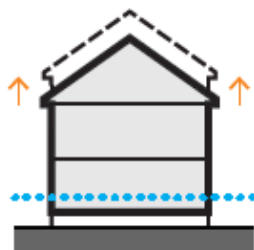


One New York (2015) moves from recovery to future resiliency

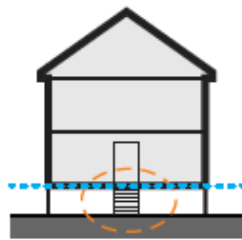
2013 Citywide Flood Resilience Text Amendment

*Intended to be updated based on lessons learned, expires 1 year after adoption of PFIRMs.

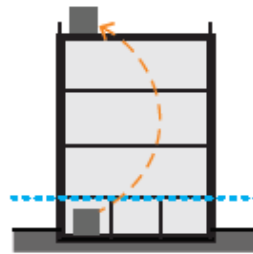
- **Height:** increases the height limit of all buildings in the floodplain by allowing height to be measured from the Design Flood Elevation (DFE), and in some cases, a higher reference point
- **Floor area:** allows discounting of floor space when lost in order to come into compliance with the latest building standards (raised entryways, mechanical space, floodproofed areas)
- **Retrofitting older buildings:** overrides typical zoning rules for non-complying and non-conforming buildings, giving them wide latitude to retrofit and rebuild.
- **Design standards:** requires elevated buildings to mitigate their impact on the streetscape



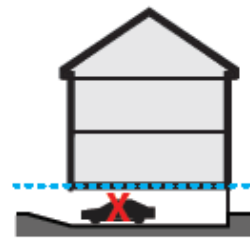
Height
must recognize elevation requirements in flood zones



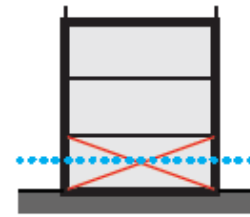
Access
need for stairs/ramps requires imaginative solutions



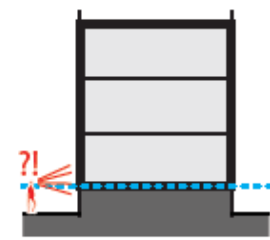
Mechanical Systems
must allow relocation out of flood-prone areas



Parking
may not be possible below ground



Ground Floor Use
buildings may be allowed only limited use of ground floors



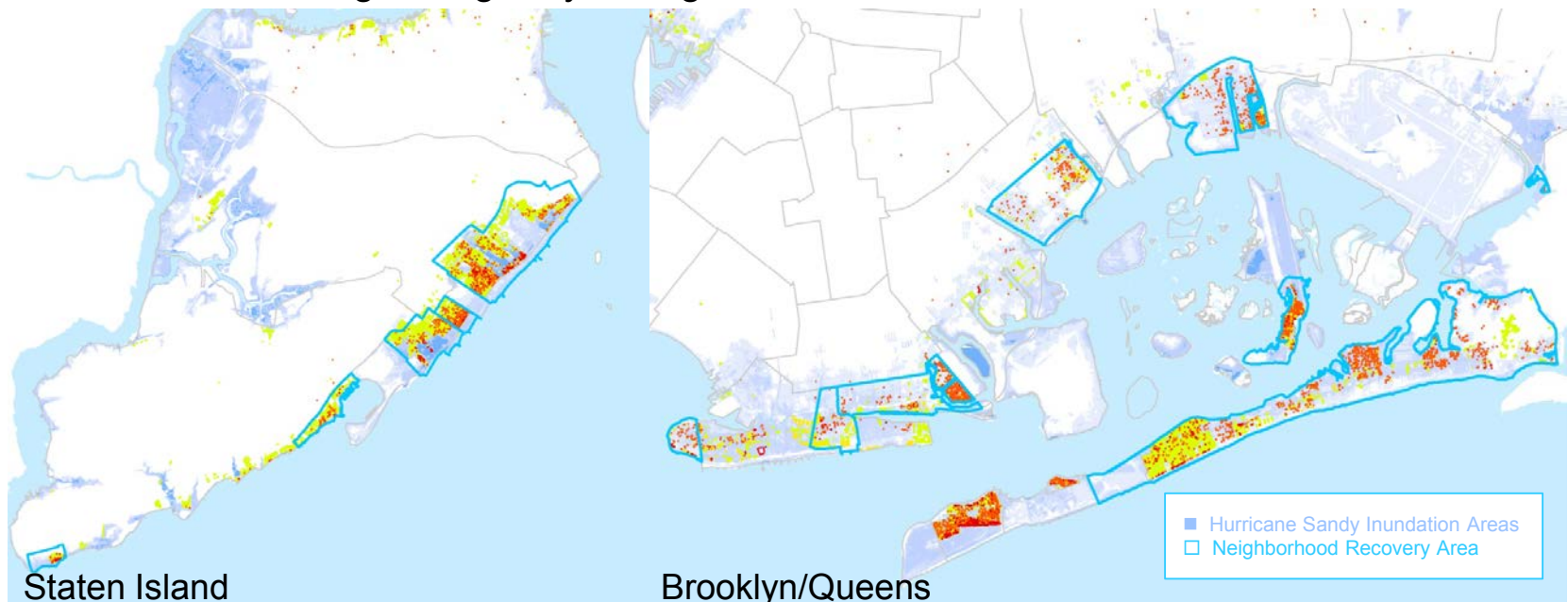
Streetscape
limit negative effect of blank walls on streetscape

2015 Special Regulations for Neighborhood Recovery

*Text is intended to be temporary, and expires in 2022.

Special rules for select neighborhoods to accelerate recovery from Hurricane Sandy by:

1. **Simplifying the process** for documenting non-compliances for Sandy-damaged homes,
2. **Remove disincentives** for property owners to make resilient investments, by allowing additional habitable space to be elevated to comply with flood-resistant construction standards, and
3. **Establishing a new zoning envelope**, so reconstructed homes more accurately reflect the existing cottage-style neighborhood character.



Neighborhood Studies:

- Planning initiative to identify neighborhood-specific strategies, including zoning and land use changes, to support the vitality and resiliency of communities in the floodplain and prepare them for future storms.
- Recommendations include local zoning changes, and zoning changes to be incorporated into the future citywide text.

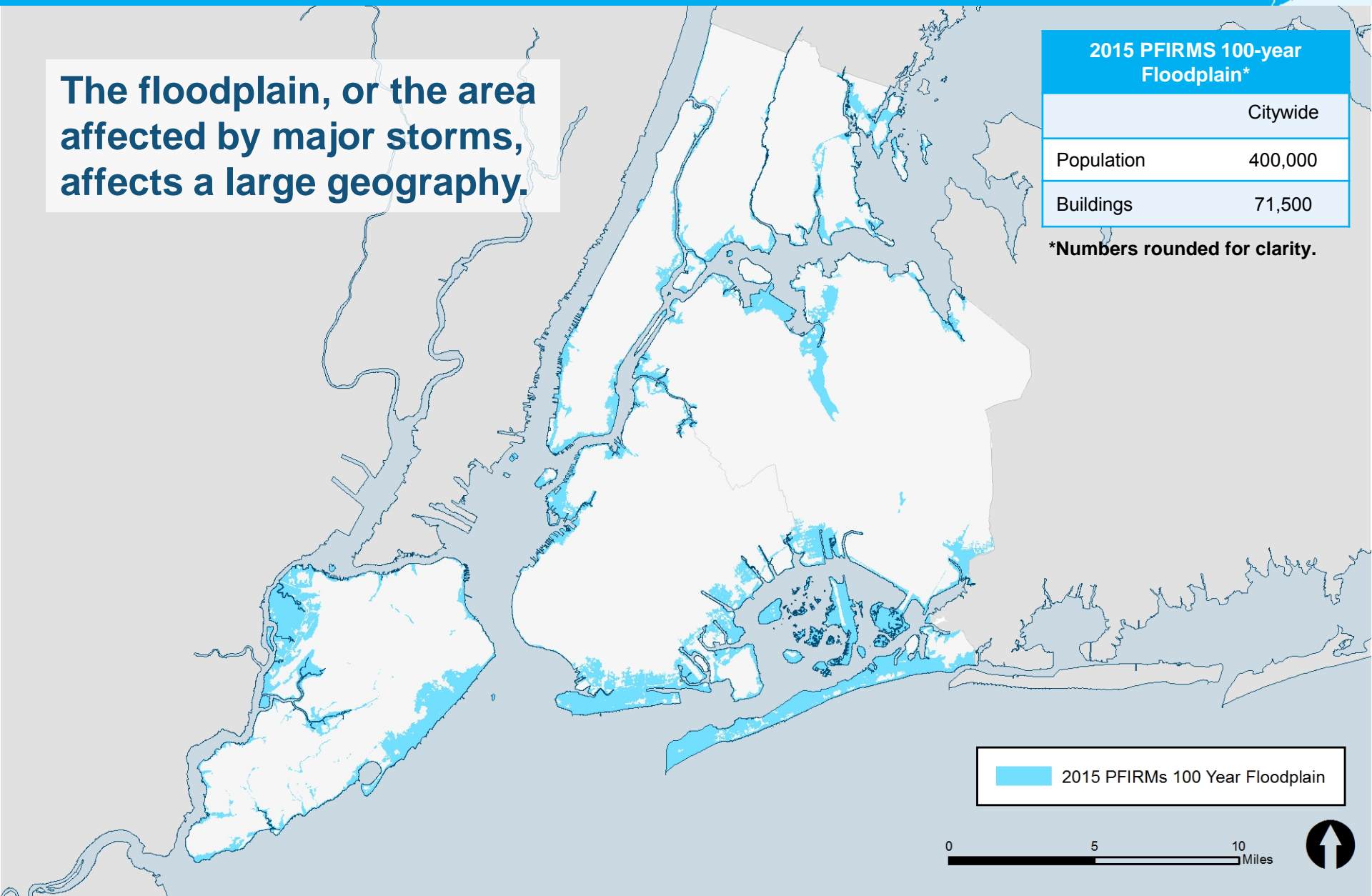


Flood Risk in NYC

The floodplain, or the area affected by major storms, affects a large geography.

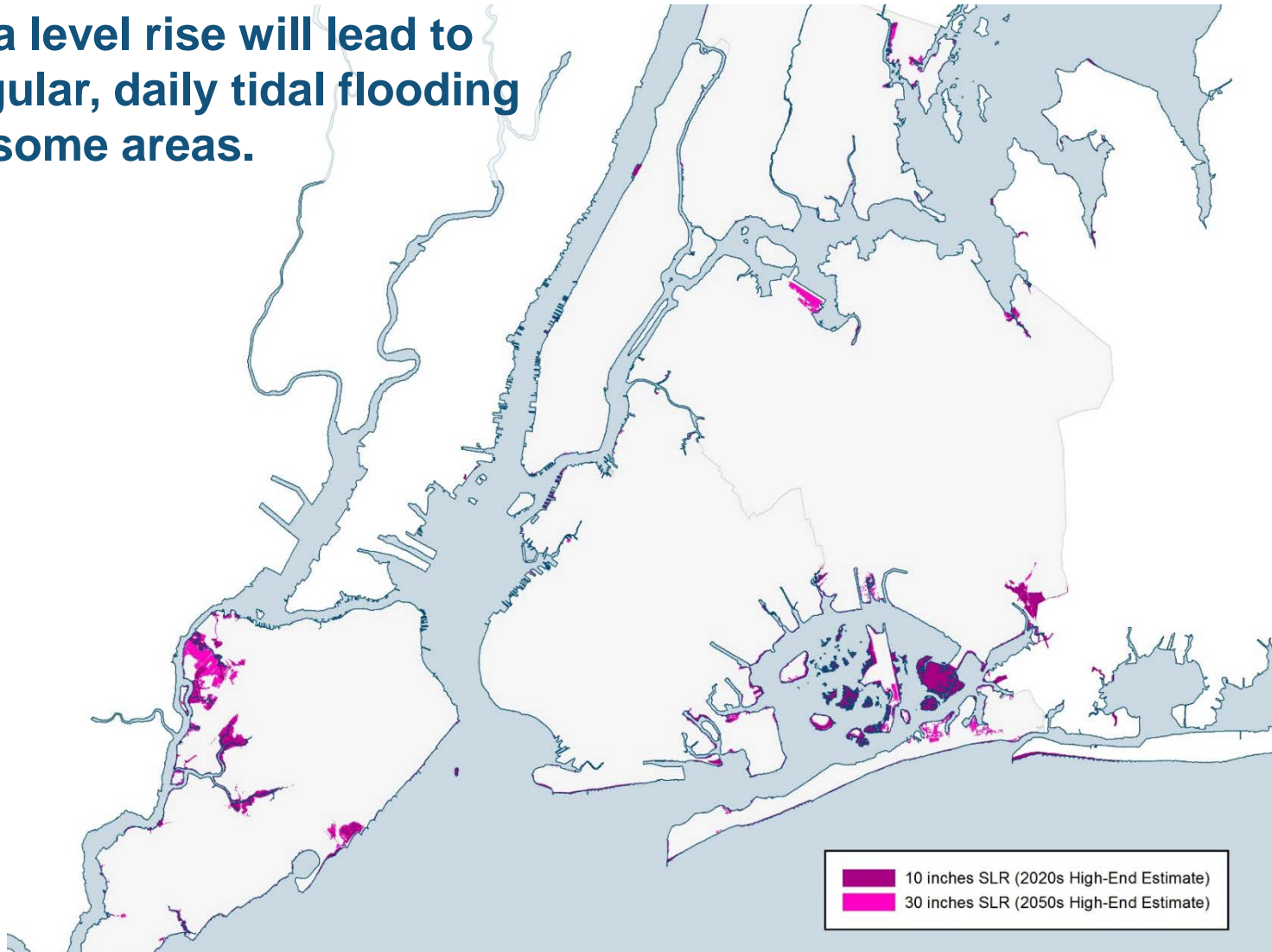
2015 PFIRMS 100-year Floodplain*	
	Citywide
Population	400,000
Buildings	71,500

*Numbers rounded for clarity.



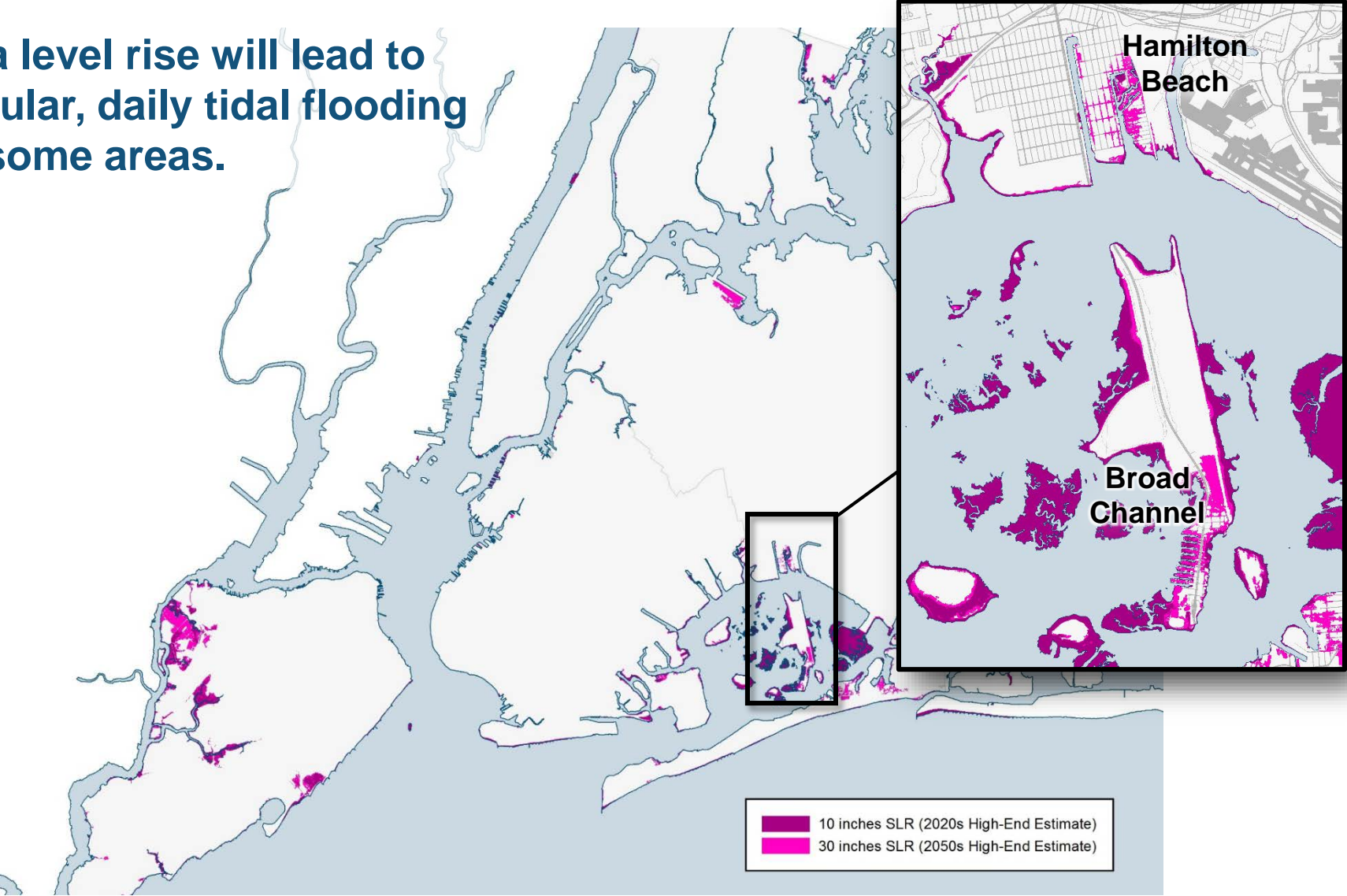
Risks from Sea Level Rise

Sea level rise will lead to regular, daily tidal flooding in some areas.

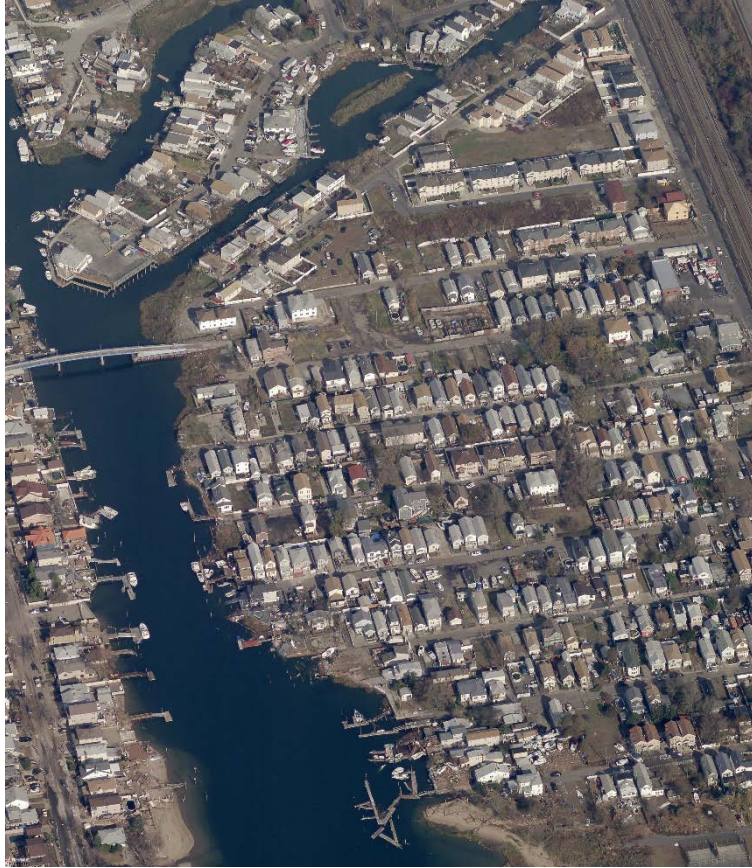


Risks from Sea Level Rise

Sea level rise will lead to regular, daily tidal flooding in some areas.



Shoreline Conditions



Hamilton Beach



Broad Channel

Approach to future zoning + land use strategies



Where flood risk is exceptional, including where sea level rise will lead to future daily tidal flooding.

Where risk from extreme events can be managed through infrastructure and context can support growth.

Flood risk and local planning considerations



Limit

Zoning and other tools should limit exposure to damage and disruption by limiting the density future development.

Accommodate

Adjust zoning to allow buildings to retrofit, by providing flexibility and removing obstacles to resiliency investments.

Encourage

Encourage construction of new development built to a higher standard of flood protection.



Where flood risk is exceptional, including where sea level rise will lead to future daily tidal flooding.

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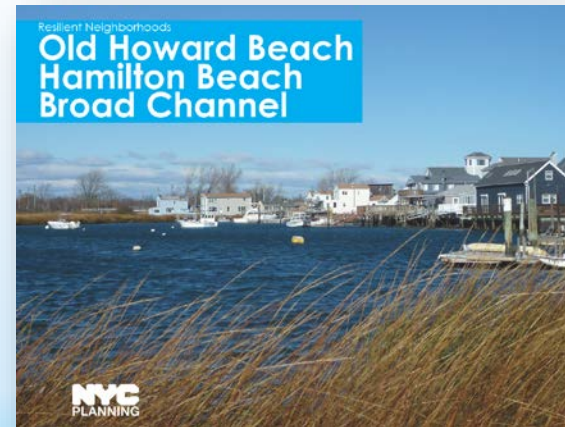
Encourage construction of new development built to a higher standard of flood protection.

Community Advisory Committee:

- Appointed by Councilmember Eric Ulrich and included representatives from:
 - Community Boards 10 and 14
 - Broad Channel Civic Association
 - New Hamilton Beach Civic Association
 - Howard Beach-Lindenwood Civic Association
 - Local business owners

Public Outreach Summary:

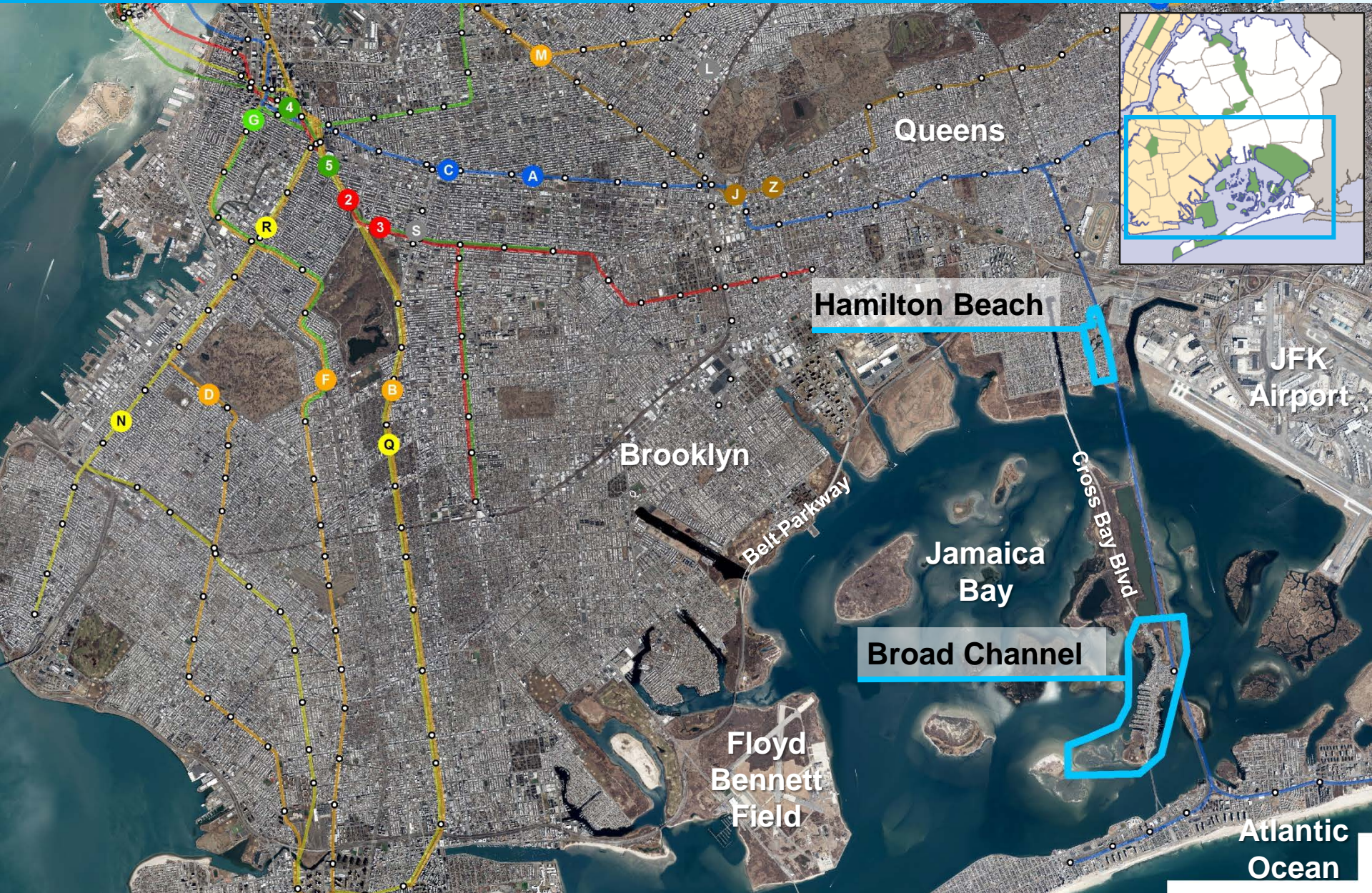
- 5 Community Advisory Committee Meetings
- 4 Community Board Meeting Presentations
- 4 Civic Association Meeting Presentations



Recommendations:

- Reflect neighborhood character in Old Howard Beach through a future rezoning
- Update zoning to make it easier for property owners to make resiliency investments to their buildings
- Advance coordinated infrastructure and coastal protection strategies
- Enact targeted zoning changes to reflect the unique character and long-term vulnerability of Hamilton Beach and Broad Channel

Area Context



Area Context

Hamilton Beach



Floyd Bennett Field



Historical Context

1880s: Area originally developed with fishermen's shacks on Hawtree Creek

1890s: LIRR station opened, supporting the establishment of a year-round community

1900s: Hawtree Basin was dredged to fill in land for additional development

1995: City first expanded the sewer system to Hamilton Beach

2012: Hurricane Sandy



Area Demographics



In Hamilton Beach:

- **1,400** Residents
- **400** Buildings
- **\$71,400** Median Household Income* (Queens \$57,210)
- **75%** of Housing Units are Owner-Occupied* (Queens 44%)

In Hamilton Beach's floodplain:

- **1,400** Residents
- **400** Buildings

*Combines data for Old Howard Beach and Hamilton Beach

Existing Zoning and Land Use



R3-1

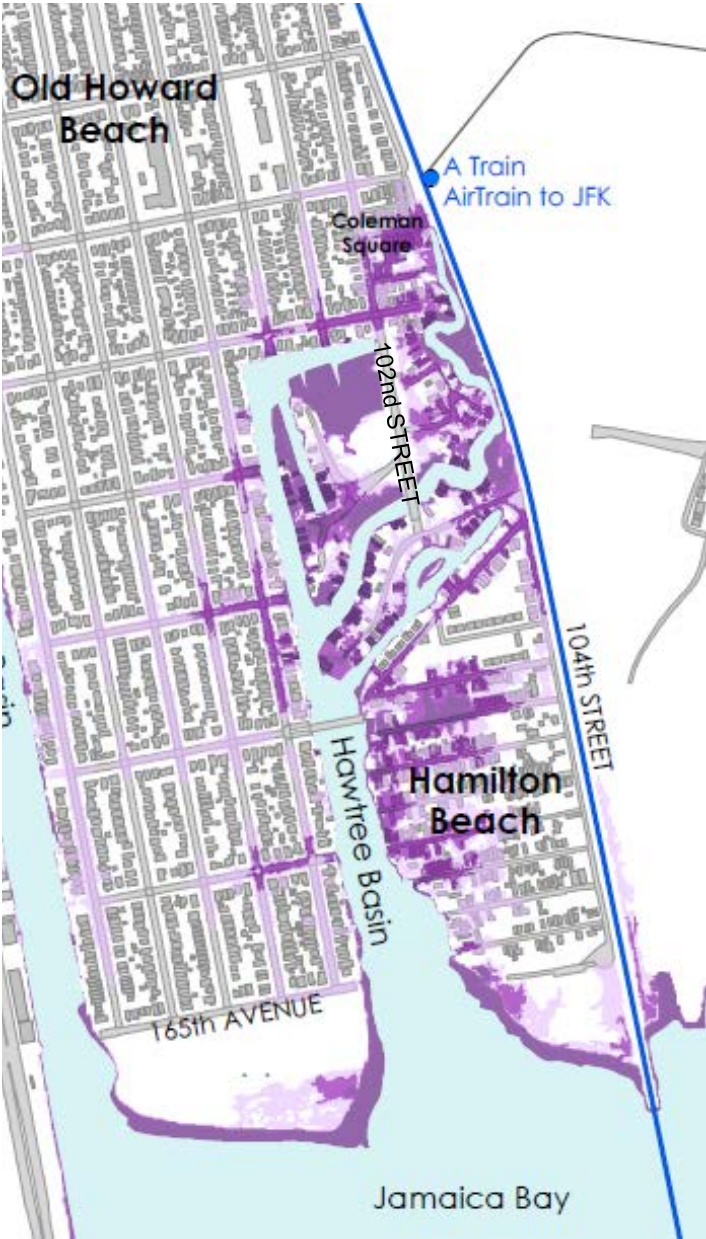
- Allows one- and two-family detached and semi-detached residences allowed
- 0.6 FAR (includes 0.1 attic allowance)
- 40' min. lot width (D); 18' min. lot width (SD)
- 21' max. perimeter wall height
- 35' max. building height
- 15' required front yard
- 5' min. side yard width (D)
- 1 parking space required per unit
- 1.0 FAR for community facilities

C1-2 Overlays

- Max. commercial FAR is 1.0 when mapped in R3-2
- Permits local commercial uses
- Parking requirements vary by use, but typically one off-street parking space is required for every 300 sq. ft. of commercial floor area



Flood Risk and Sea Level Rise Projections



Hamilton Beach: 2050s Sea Level Rise Projections

65 Buildings
MHHW + 11" (25 th percentile projection)
178 Buildings
MHHW + 21" (75 th percentile projection)
310 Buildings
MHHW + 30" (90 th percentile projection)



Special Coastal Risk District – Hamilton Beach Subdistrict



The proposed zoning strategy would establish the Hamilton Beach Subdistrict in the Zoning Resolution as part of the newly created Special Coastal Risk District.

The Hamilton Beach Subdistrict would modify the underlying regulations of the proposed R3A district to limit new development to single-family detached residences, except on lots at least 40 feet wide where two-family detached residences would be permitted.

This modification would limit future development in an area vulnerable to projected future tidal flooding while recognizing the range of lot widths in the neighborhood.

In addition, community facilities with sleeping or overnight accommodations would be prohibited.

Proposed R3A



R3A is proposed for the majority of the rezoning area.

R3A districts permit one- and two-family detached residential buildings*

- 0.6 FAR (includes 0.1 attic allowance)
- 2,375 sq ft minimum required lot area
- 25' minimum lot width
- 21' maximum perimeter wall height
- 35' maximum building height
- 10' required front yard
- 8' required total side yards
- 1 parking space required per unit
- 1.0 FAR for community facilities

*Modified by proposed Hamilton Beach Subdistrict of the Special Coastal Risk District

Proposed C1-3 Overlay



A rezoning of the Coleman Square commercial node from C1-2 to C1-3 is proposed to match existing commercial uses and development patterns

C1-2 generally require one space per 300 sq ft of commercial floor area; C1-3 generally require one space per 400 sq ft of commercial floor area

In addition, the high off-street parking requirement could present a zoning impediment to property owners should they need to reconstruct a damaged or destroyed building on a small lot

C1-2 and C1-3 permit the same range of commercial uses to serve local shopping needs and have the same maximum 1.0 FAR for commercial uses