

RESILIENT NEIGHBORHOODS:

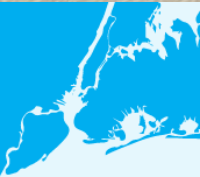
Broad Channel Resiliency Rezoning

C 170256 ZMQ, N 170257 ZRQ

Hamilton Beach Resiliency Rezoning

C 170255 ZMQ, N 170267 ZRQ

April 27, 2017

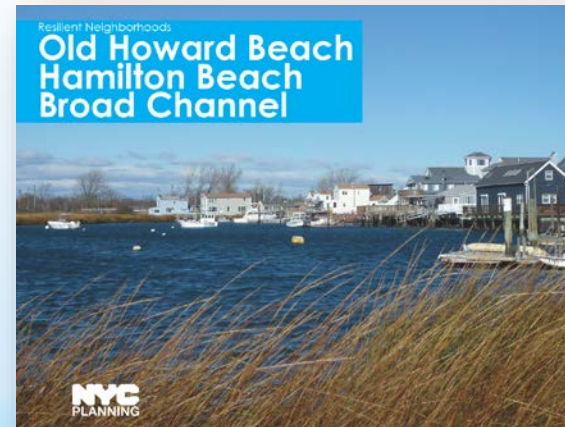


Community Advisory Committee:

- 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:

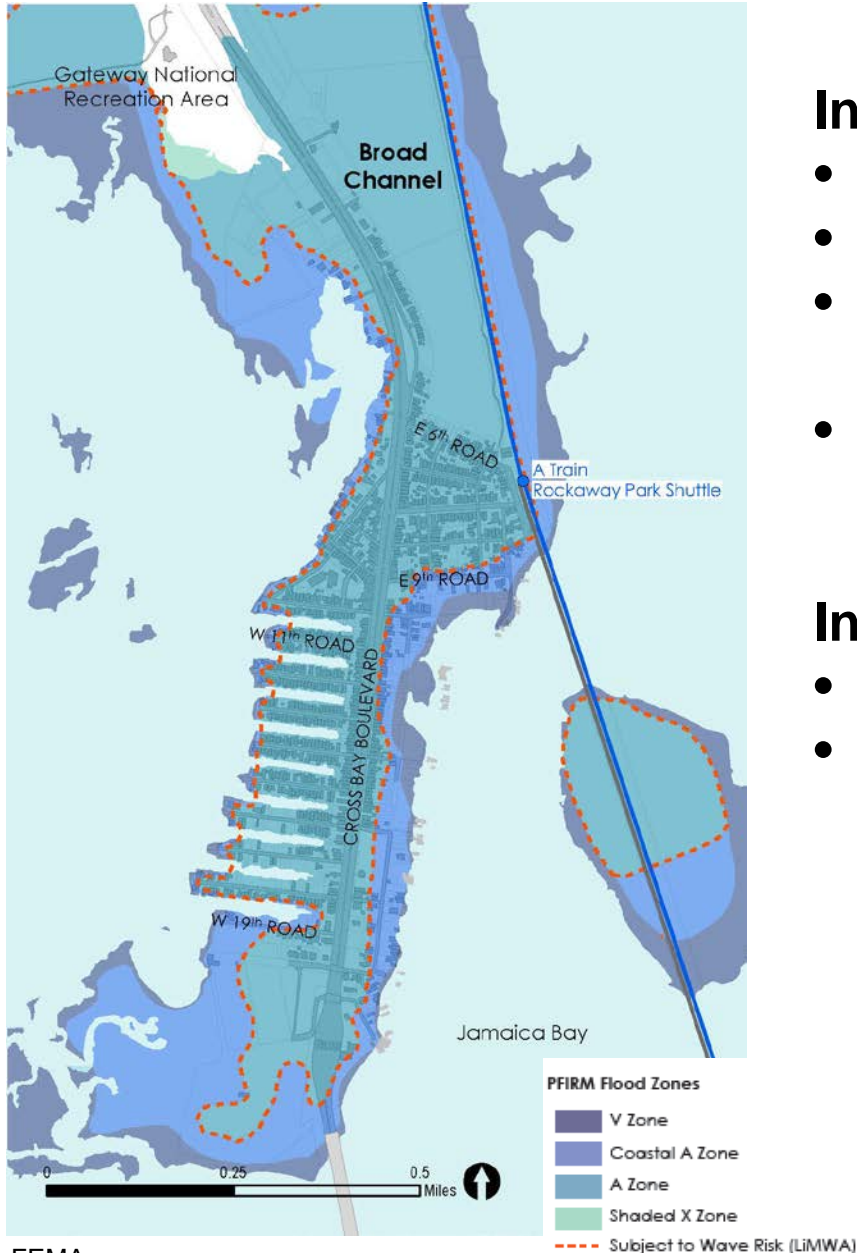
- Reflect neighborhood character in Old Howard Beach through a future rezoning
- Update zoning to make it easier for property owners to make resiliency investments to their buildings
- Advance coordinated infrastructure and coastal protection strategies
- Enact targeted zoning changes to reflect the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

Area Context

Broad Channel



Area Demographics



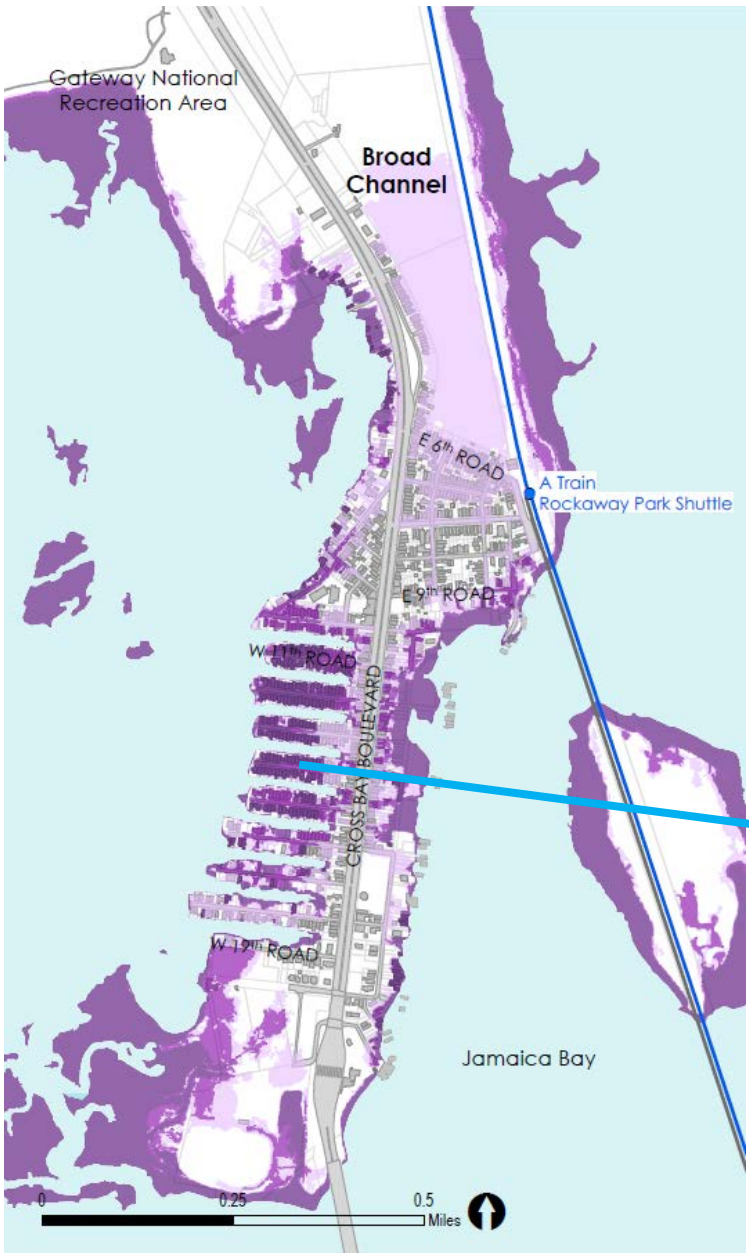
In Broad Channel:

- **2,500** Residents
- **1,000** Buildings
- **\$68,900** Local Median Household Income (Queens \$57,210)
- **78%** of Housing Units are Owner-Occupied (Queens 44%)

In the floodplain:

- **2,500** Residents
- **1,000** Buildings

Flood Risk and Sea Level Rise Projections



Broad Channel: 2050s Sea Level Rise Projections

226 Buildings
MHHW + 11" (25 th percentile projection)
368 Buildings
MHHW + 21" (75 th percentile projection)
744 Buildings
MHHW + 30" (90 th percentile projection)



Existing Zoning and Land Use



R3-2

- Allows all residential building types
- 0.6 FAR (includes 0.1 attic allowance)
- 40' min. lot width (D); 18' min. lot width (SD, A)
- 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

Zoning Text Amendment – Special Coastal Risk District

The proposed zoning strategy also includes the creation of the Special Coastal Risk District in the Zoning Resolution to provide a zoning tool for signifying flood risk in the areas of the City most vulnerable to projected future tidal flooding.



Special Coastal Risk District – Broad Channel Subdistrict



A Broad Channel Subdistrict would be created to reflect this neighborhood's exceptional flood risk and established low-density building patterns.

The Broad Channel Subdistrict would modify the underlying regulations of the proposed R3A and C3A districts to limit future residential development to single-family detached houses only.

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

Proposed R3A



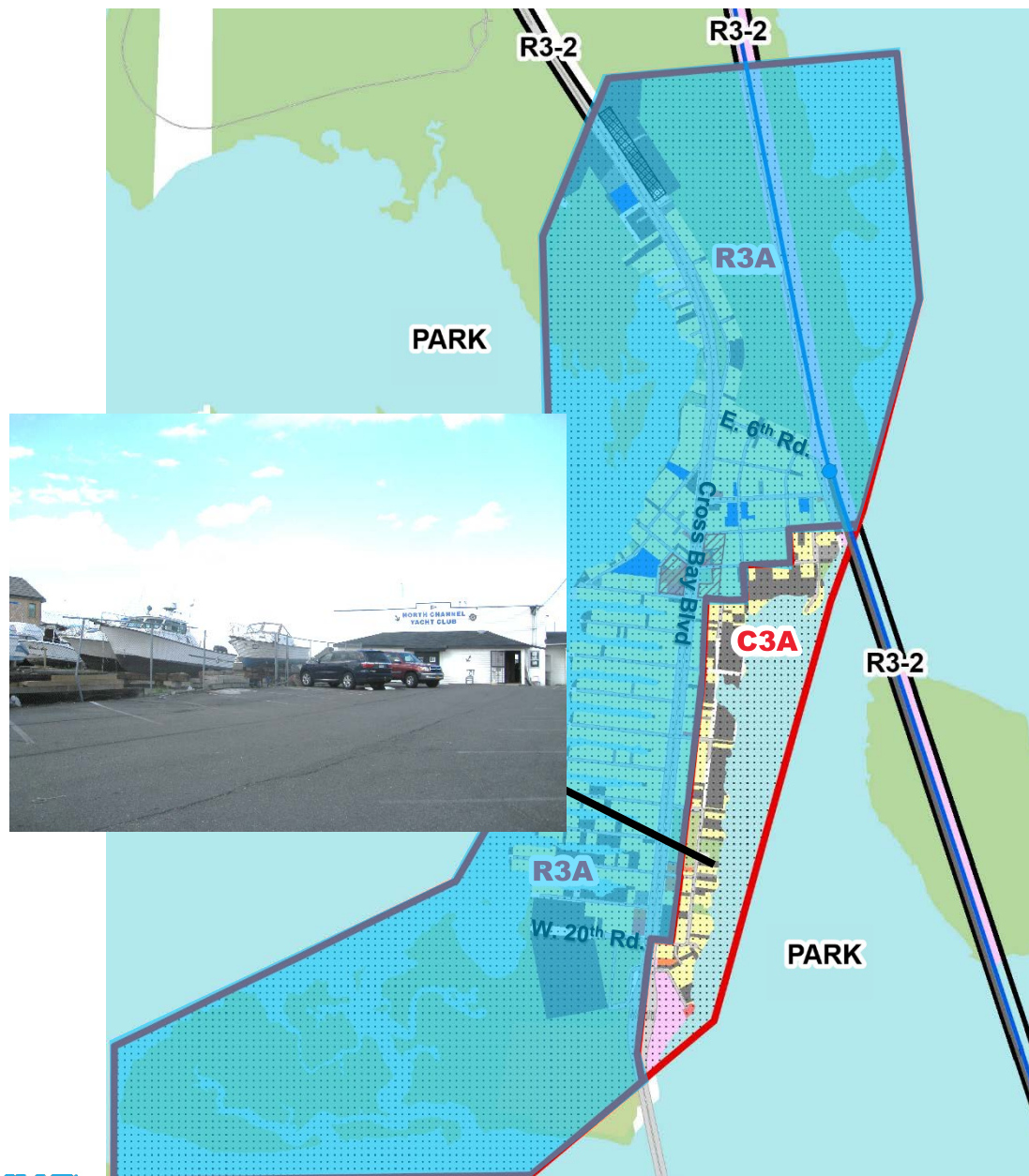
R3A is proposed for the majority of the rezoning area.

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

- 0.6 FAR (includes 0.1 attic allowance)
- 25' min. lot width
- 21' max. perimeter wall height
- 35' max. building height
- 10' required front yard
- 4' min. side yard width
- 1 parking space required per unit
- 1.0 FAR for community facilities

*Modified by proposed Broad Channel Subdistrict of the Special Coastal Risk District

Proposed C3A



C3A is proposed on Broad Channel's southeast shore

C3A would more closely reflect the mix of single-family detached residences and water-dependent uses, including marinas and boat storage facilities in this area

Commercial uses are permitted a maximum FAR of 1.0

C3A districts have a residential equivalent of R3A*

*Modified by proposed Broad Channel Subdistrict of the Special Coastal Risk District

Proposed C1-3 Overlay



A rezoning of Broad Channel’s commercial node from C1-2 to C1-3 is proposed to slightly reduce the off-street parking requirement.

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

A high off-street parking requirement could present an impediment to property owners should they need to reconstruct a damaged or destroyed commercial 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

Area Context

Hamilton Beach



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

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)



Zoning Text Amendment – Special Coastal Risk District

The proposed zoning strategy also includes the creation of the Special Coastal Risk District in the Zoning Resolution to provide a zoning tool for signifying flood risk in the areas of the City most vulnerable to projected future tidal flooding.



Existing Zoning and Land Use



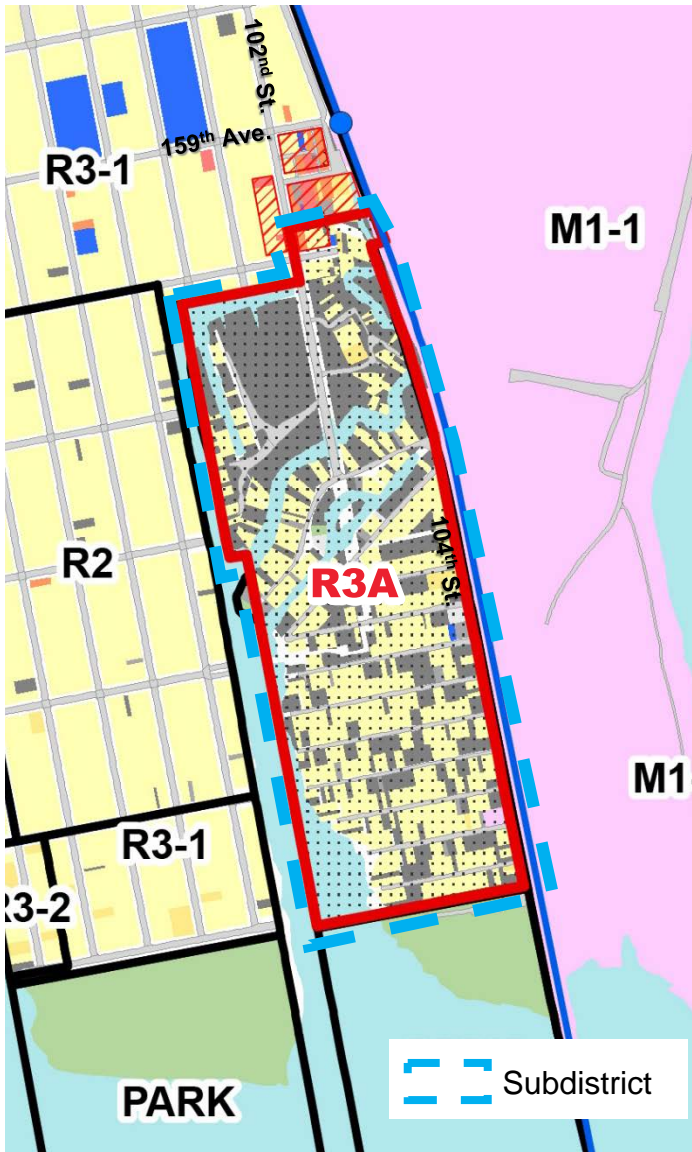
R3-1

- 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

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