

RESILIENT NEIGHBORHOODS:

Broad Channel Resiliency Rezoning

C 170256 ZMQ, N 170257 ZRQ

Hamilton Beach Resiliency Rezoning

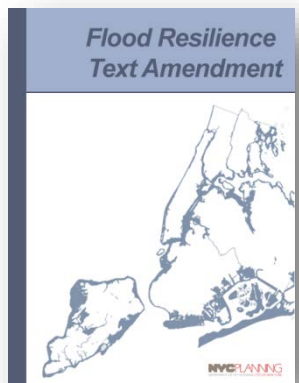
C 170255 ZMQ, N 170267 ZRQ

June 20, 2017

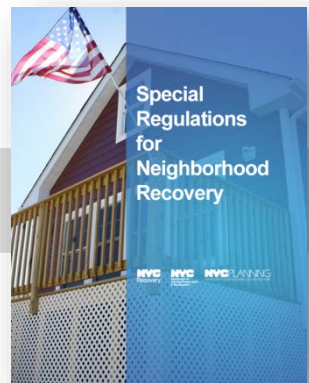


DCP Climate Resiliency Initiatives

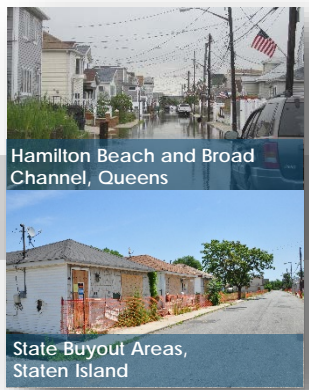
Flood Text (2013) initial, temporary regulations building off EO 230



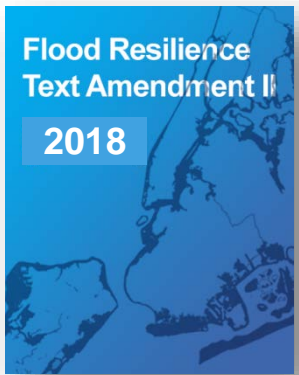
SRNR (2015) provides additional zoning relief to expedite recovery



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



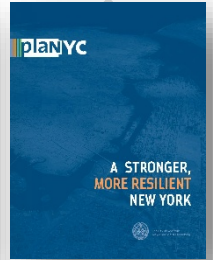
Flood Text II (2018) to be updated and made permanent



Executive Order 230 (2012) mayoral override of zoning



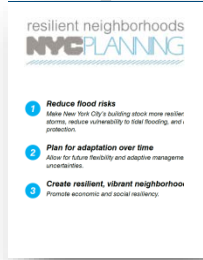
PFIRM + Freeboard (2012) DOB requires most restrictive map; additional elevation



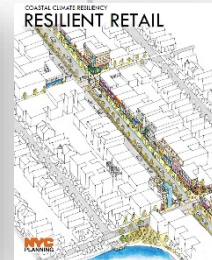
SIRR Report (2013) long-term, citywide resiliency framework



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

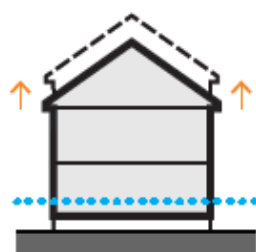


One New York (2015) moves from recovery to future resiliency

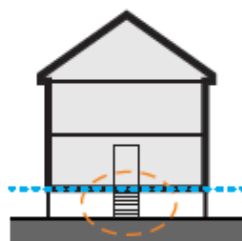
2013 Citywide Flood Resilience Text Amendment

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

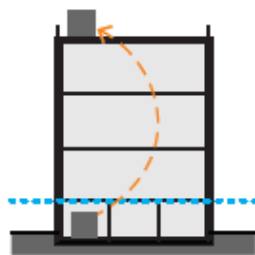
- **Height:** increases the height limit of all buildings in the floodplain by allowing height to be measured from the Design Flood Elevation (DFE), and in some cases, a higher reference point
- **Floor area:** allows discounting of floor space when lost in order to come into compliance with the latest 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



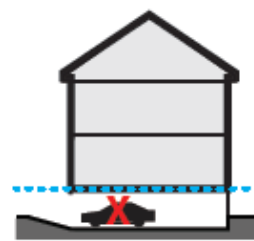
Height
must recognize elevation requirements in flood zones



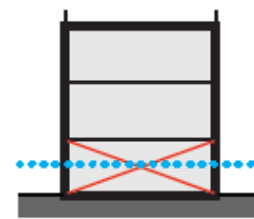
Access
need for stairs/ramps requires imaginative solutions



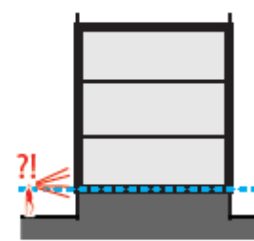
Mechanical Systems
must allow relocation out of flood-prone areas



Parking
may not be possible below ground



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



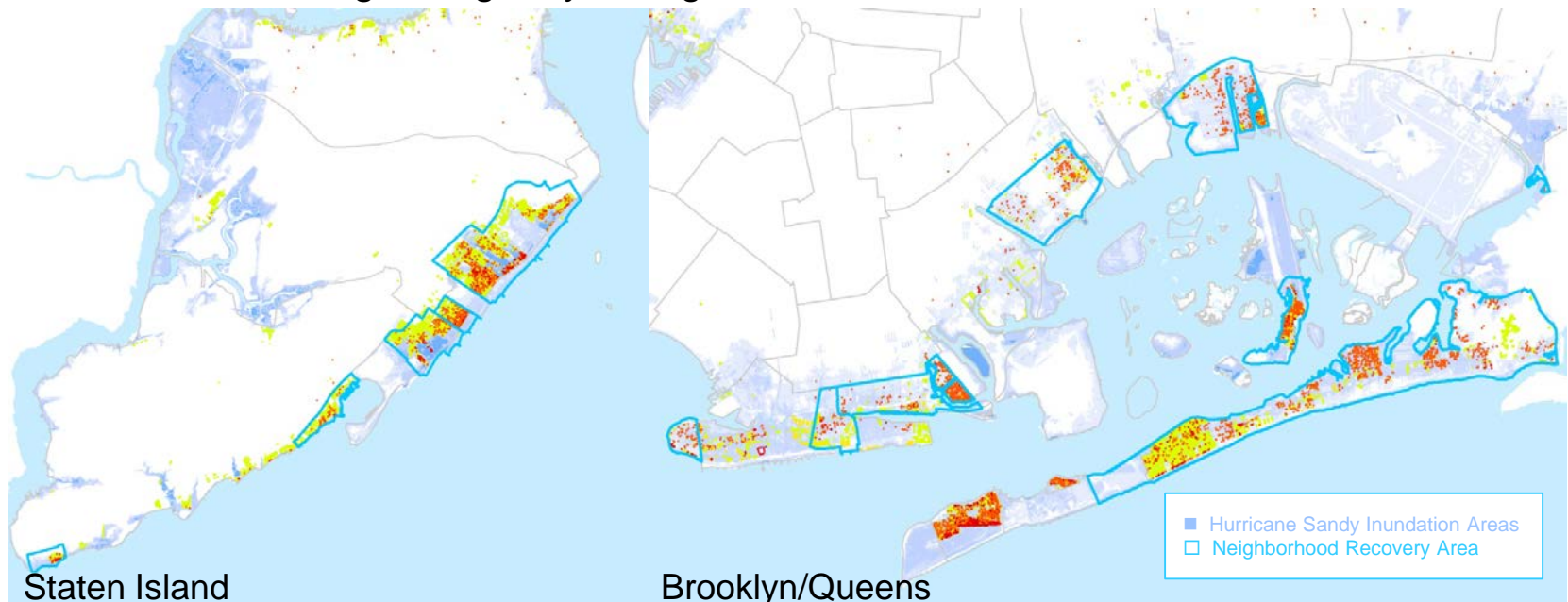
Streetscape
limit negative effect of blank walls on streetscape

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.

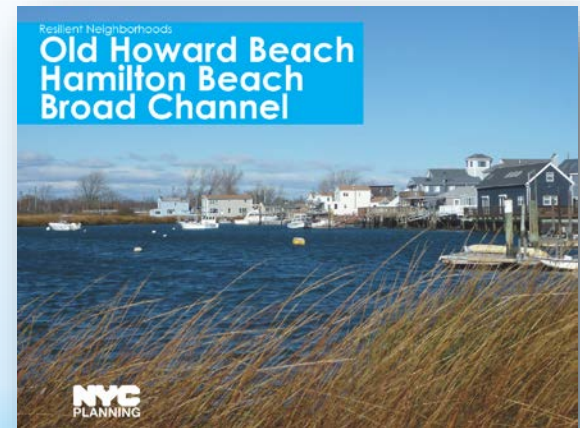


Community Advisory Committee:

- Appointed by Councilmember Eric Ulrich and included representatives from Community Boards and Civic Associations

Public Outreach Summary:

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



Recommendations:

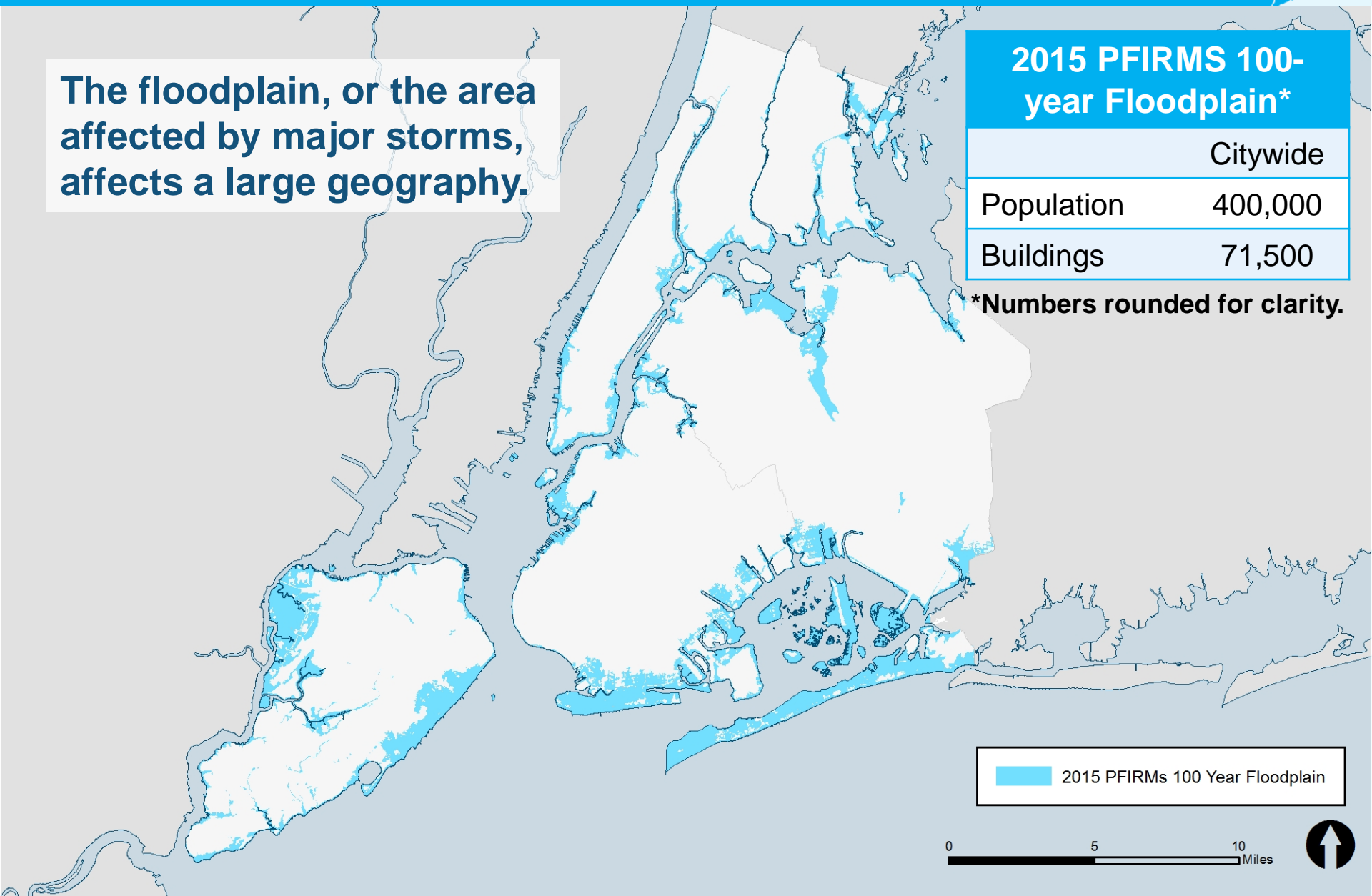
- Reflect neighborhood character in Old Howard Beach through a future rezoning
- Update zoning to make it easier for property owners to make resiliency investments to their buildings
- Advance coordinated infrastructure and coastal protection strategies
- Enact targeted zoning changes to reflect the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

Flood Risk in NYC

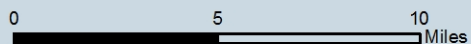
The floodplain, or the area affected by major storms, affects a large geography.

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

*Numbers rounded for clarity.

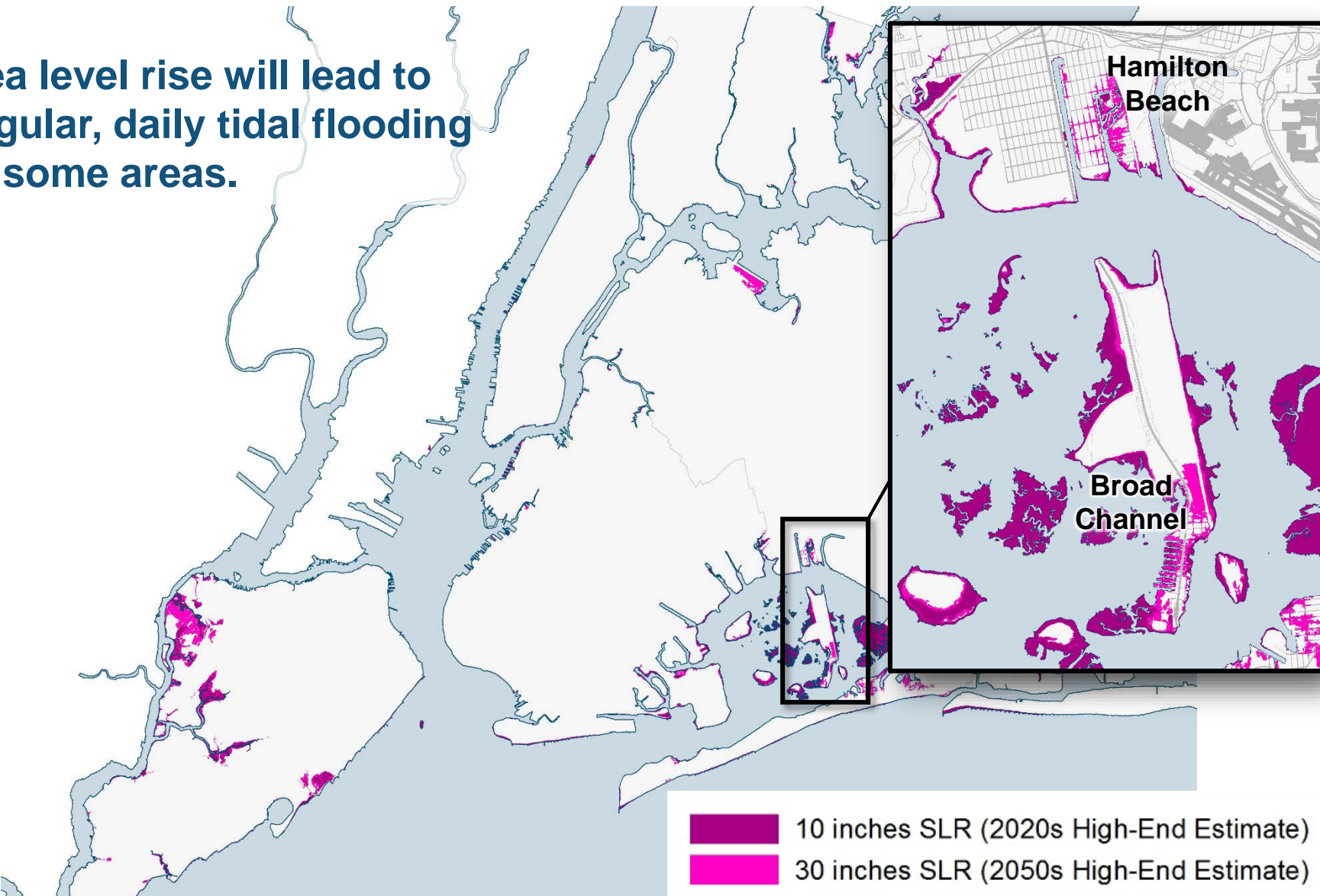


2015 PFIRMs 100 Year Floodplain



Risks from Sea Level Rise

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

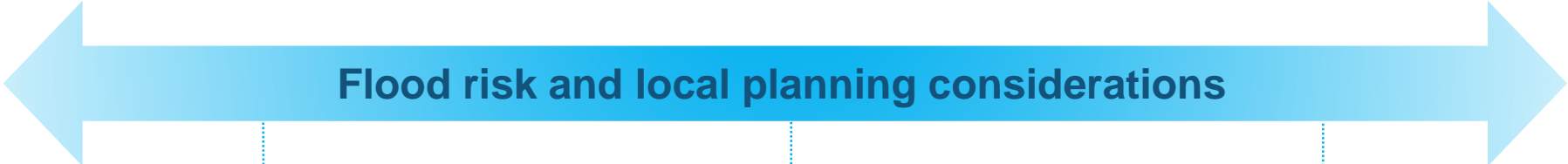


Approach to future zoning + land use strategies



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.

Broad Channel – Existing Zoning and Land Use



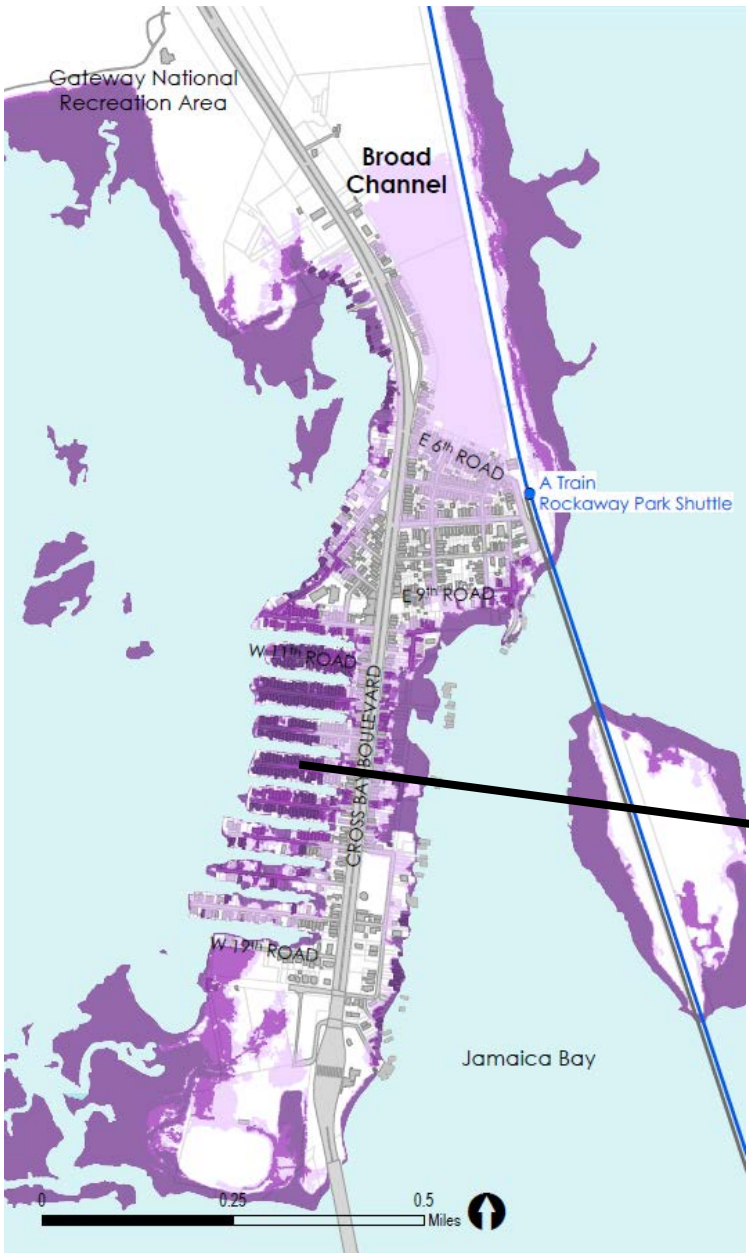
R3-2

- Allows all residential building types
- 0.6 FAR (includes 0.1 attic allowance)
- 40' min. lot width (D); 18' min. lot width (SD, A)
- 5' min. side yard width (D)
- 1 parking space required per unit
- 1.0 FAR for community facilities

C1-2 Overlays

- 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

Broad Channel – 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) |

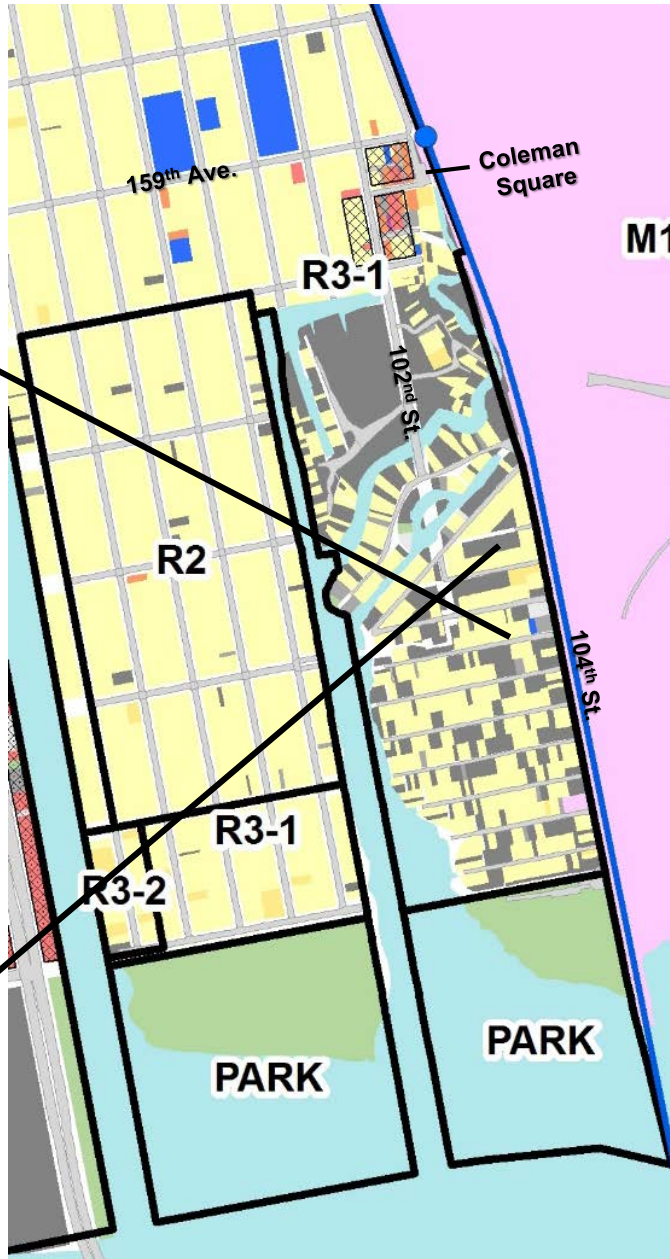


Broad Channel – Proposed Rezoning



- Establishing a new **Special Coastal Risk District** to limit development to single-family residences, and also prohibit community facilities with sleeping accommodations
- Rezoning from R3-2 to **R3A**, to limit new development to detached houses and reflect the area’s lot width conditions
- Rezoning from R3-2 to **C3A** on Broad Channel’s south-eastern shore to bring existing marinas into zoning conformance
- Rezoning from a C1-2 to **C1-3 overlay** in Broad Channel’s commercial node to help reduce the off-street parking requirement

Hamilton Beach – Existing Zoning and Land Use



R3-1

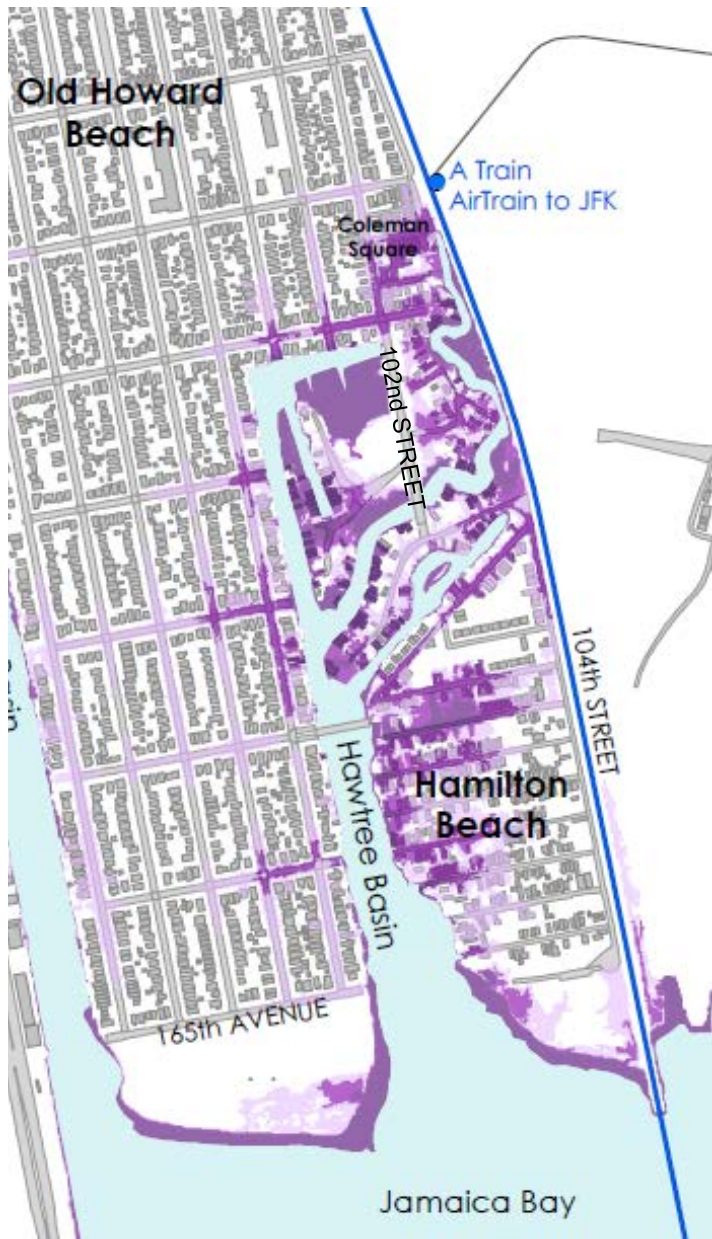
- Allows one- and two-family detached and semi-detached residences allowed
- 0.6 FAR (includes 0.1 attic allowance)
- 40' min. lot width (D); 18' min. lot width (SD)
- 5' min. side yard width (D)
- 1 parking space required per unit
- 1.0 FAR for community facilities

C1-2 Overlays

- 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



Hamilton Beach – 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) |



Hamilton Beach – Proposed Rezoning



- Establishing a new **Special Coastal Risk District** to limit development to two-family residences to lots at least 40 feet wide, and also prohibit community facilities with sleeping accommodations
- Rezoning from R3-1 to **R3A**, to limit new development to detached houses and reflect the area's lot width conditions
- Rezoning from a C1-2 to **C1-3 overlay** in Coleman Square to help reduce the off-street parking requirement



- Broad Channel and Hamilton Beach Resiliency Rezoning were certified as complete by the Department of City Planning on February 21, 2017
- Community Boards 10 and 14 recommended approval
- Queens Borough President recommended approval
- City Planning Commission adopted a resolution to approve the applications