

**RESILIENT NEIGHBORHOODS INITIATIVE:
GERRITSEN BEACH
MAY 24, 2017**





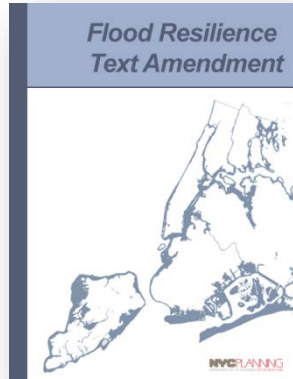
A more resilient NYC is one where neighborhoods, buildings and infrastructure can withstand and recover quickly from flooding and climate events.

#ONENYC

This requires **multiple lines of defense:**

- infrastructure hardening where feasible,
- emergency preparedness, and
- **utilizing building code and zoning** as tools so buildings are protected from future flooding due to sea level rise.

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



SRNR (2015) provides additional zoning relief to expedite recovery



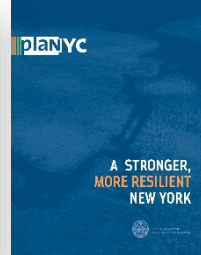
Flood Text II (2018) to be updated and made permanent



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



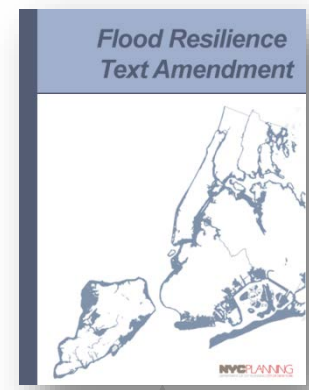
One New York (2015) moves from recovery to future resiliency



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

Flood resilience zoning (DCP)

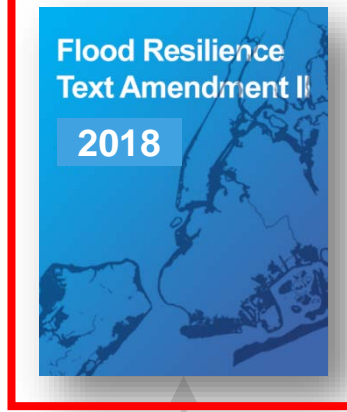
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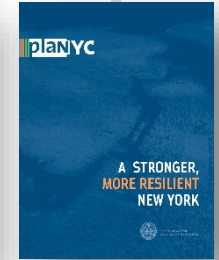
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Resilient Neighborhoods Initiative

Reduce flood risks

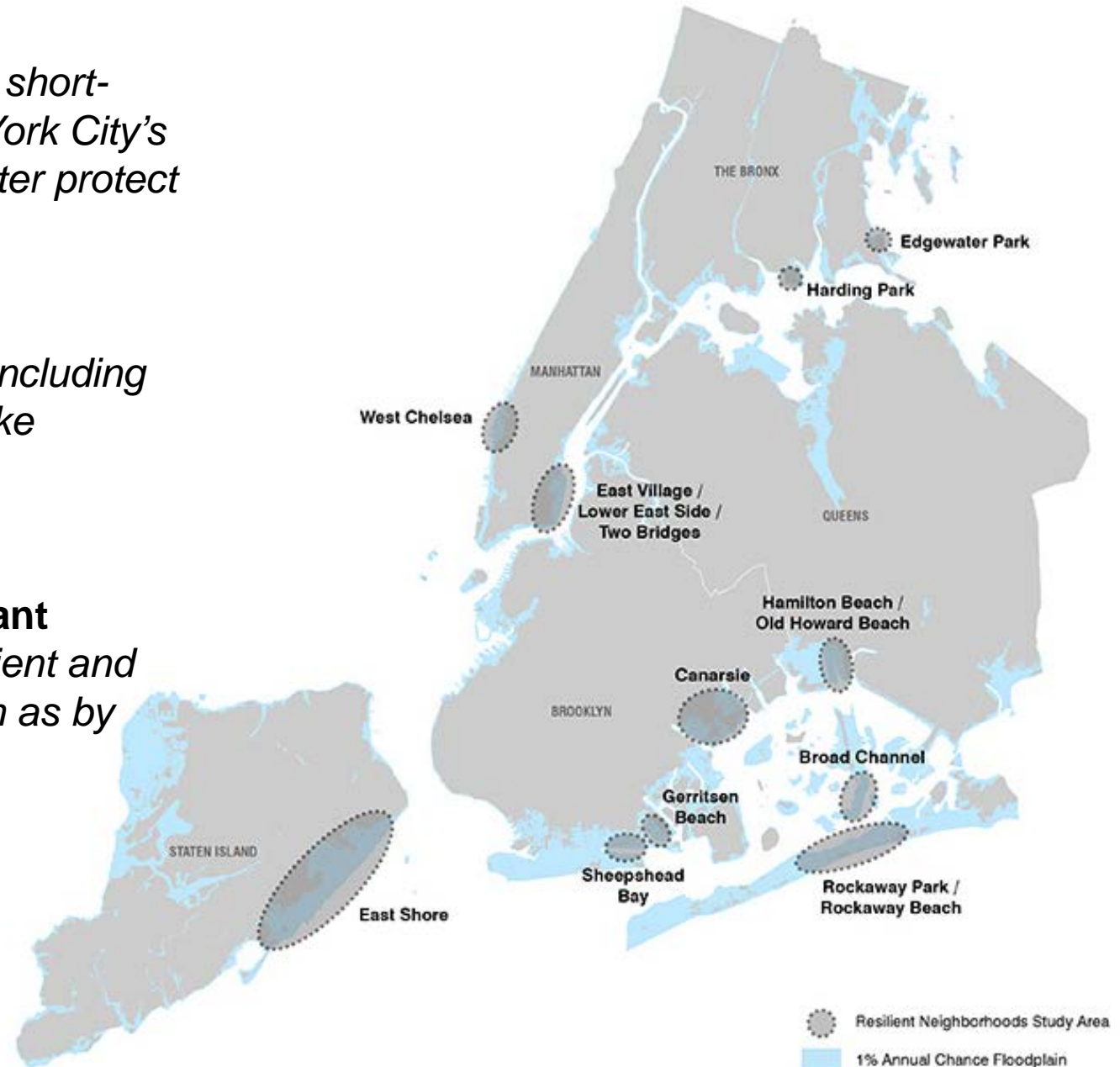
Develop zoning strategies and other tools to advance short-term, cost-effective investments that can make New York City's building stock more resilient to severe storms and better protect our coastline.

Plan for adaptation over time

Climate change will increase coastal risks over time, including more tidal flooding in some areas. It is important to take measures to reduce the long-term vulnerabilities that neighborhoods will face over time.

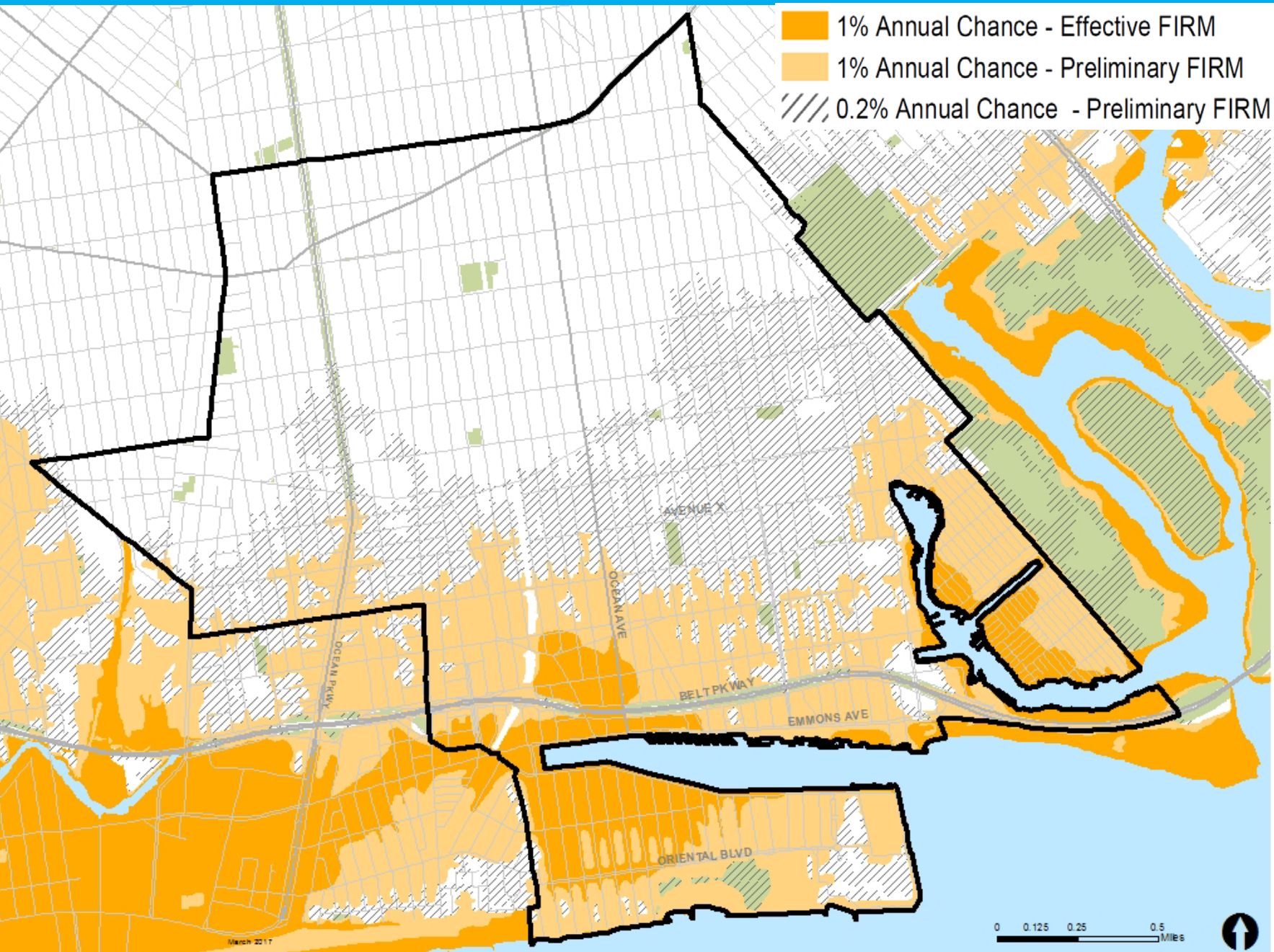
Ensure neighborhoods are both resilient and vibrant

Encourage high-quality development that is both resilient and respects each neighborhood's built environment, such as by limiting building height and improving public space.



- **Spring 2013 – Winter 2014** New York Rising Program
- **June 2014** Resilient Neighborhoods Initiative Kickoff at CB15
- **Fall 2014 – Spring 2015** Community Advisory Committee Meetings
- **August 2015** Gerritsen Beach Homeowners Association
- **November 2015** CB 15 update on Resilient Neighborhoods Studies
- **Fall 2016 – Spring 2017** Councilmember Briefings
- **April 2017** Brooklyn Borough Board/CB 15

Community Board 15 Flood Maps



- Currently in NYC, Building Code and Zoning rules are based off the 1% annual chance floodplain, as shown on the Preliminary Flood Insurance Rate Map
- For flood insurance purposes, the Effective Flood Insurance Rate Map is used.

Resiliency Challenges in Gerritsen Beach

- **Sunken lots and residential uses below the DFE** vulnerability to coastal flooding is exacerbated by high DFEs and sunken lots
- **Large homes on shallow lots with limited light and air:** Lots with narrow yards that pose challenges for existing zoning compliance, elevation strategies, ADA access, streetscape, and neighborhood character
- **Narrow streets:** Many of the streets are as narrow as 20 feet, particularly in the southern section of the neighborhood, which present safety risks and accessibility issues during emergencies
- **Density:** current zoning designation allows for multi-family development, which could over-stress existing storm sewer infrastructure

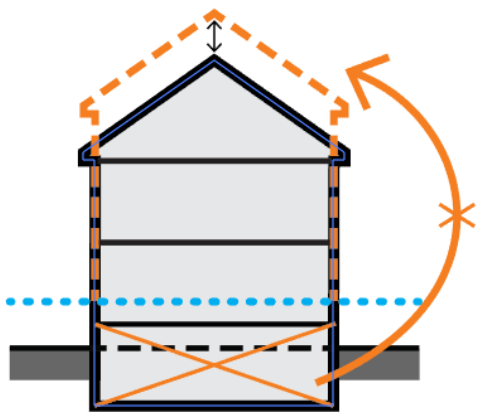
What We've Learned

Based on our work in Sheephead Bay, Gerritsen Beach, and other floodplain communities, we've learned:

1

Height

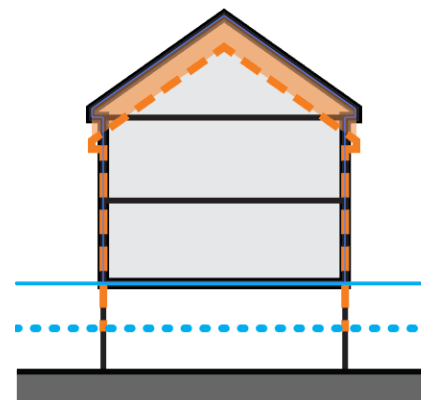
Homeowners may face the loss of subgrade spaces when retrofitting



2

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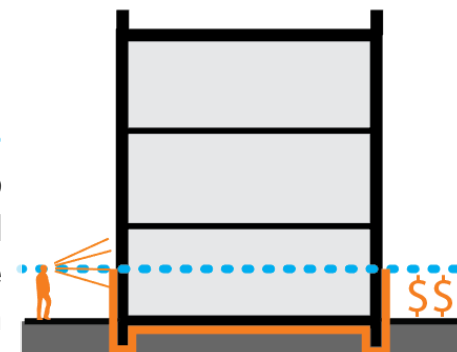
Properties owners may want to address future risk by over-elevating



3

Ground Floors

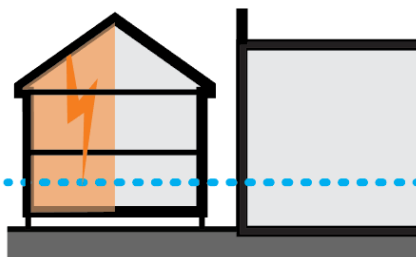
Current incentives to keep active ground floors may not be enough



4

Homes in M Districts

Existing homes in M. Districts, if damaged, may not be able to rebuild



5

Old Homes in Small Lots

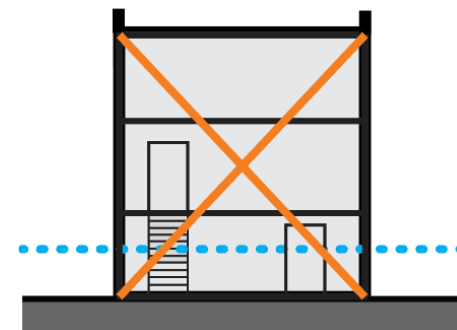
Old bungalow homes on small lots may need more flexibility to rebuild in the future



6

Highly Vulnerable Areas

Density may need to be limited in highly vulnerable areas



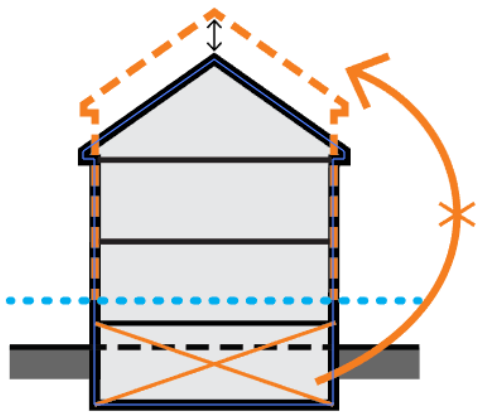
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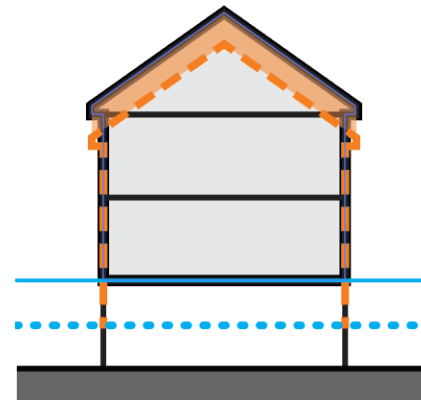
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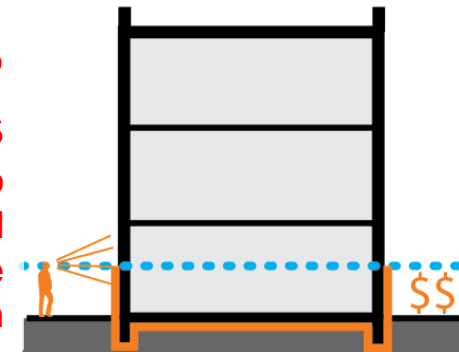
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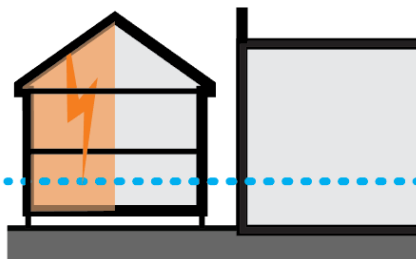
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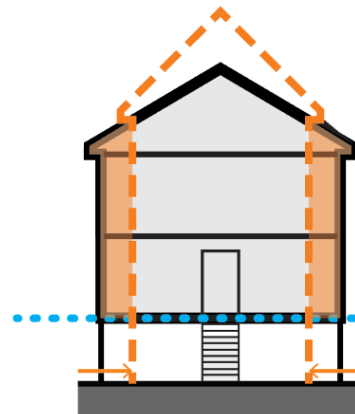
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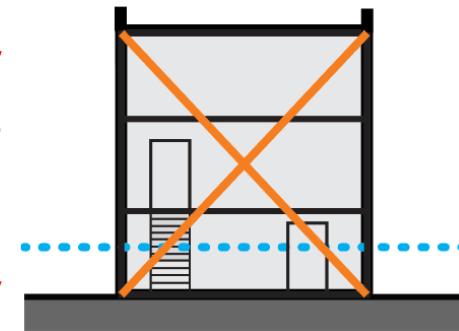
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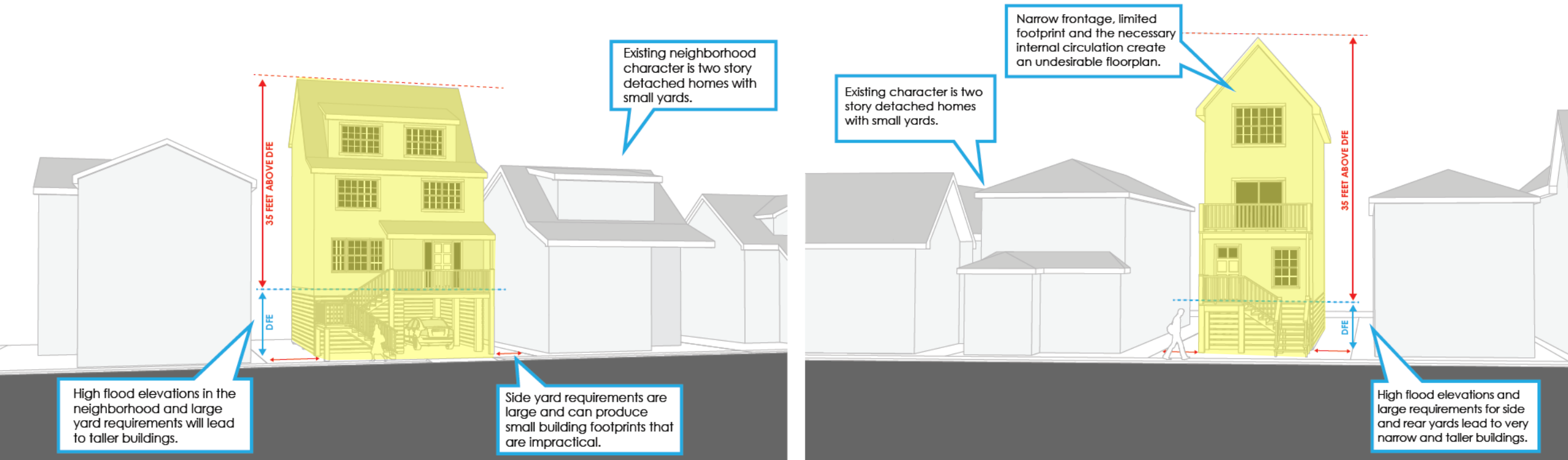


Resilient Neighborhoods

Gerritsen Beach

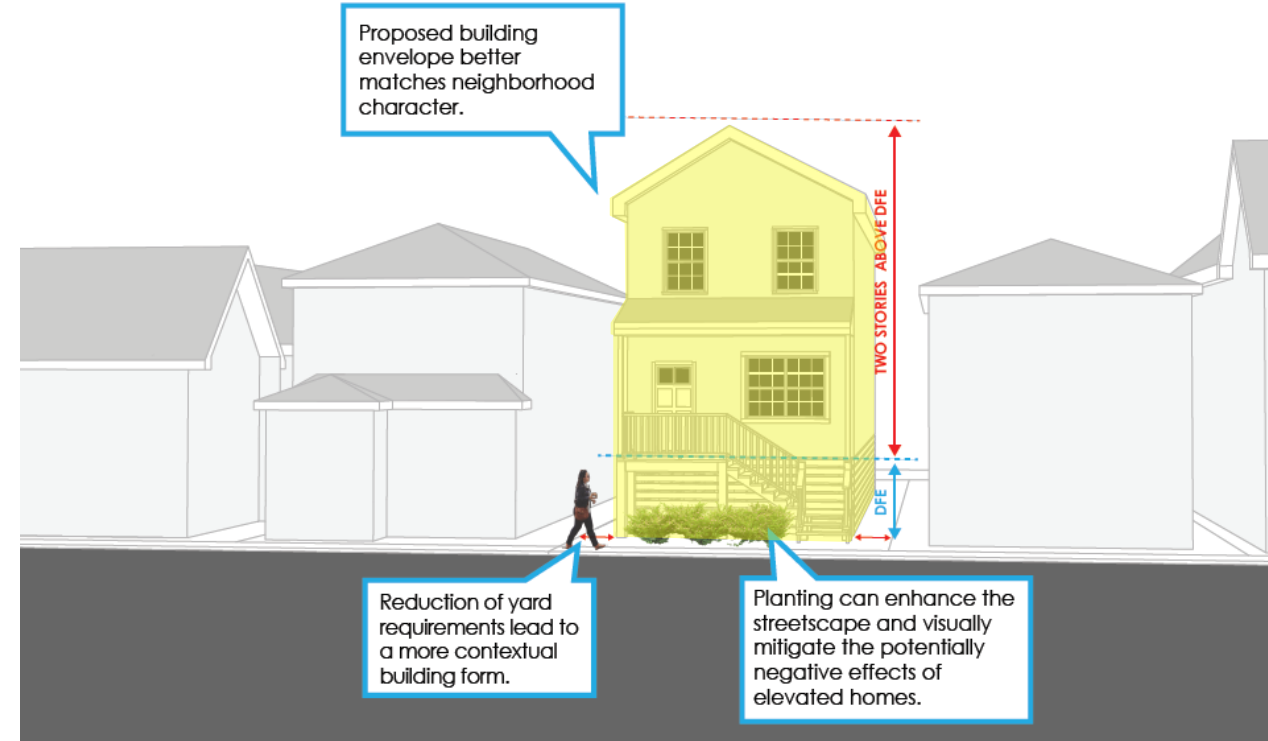
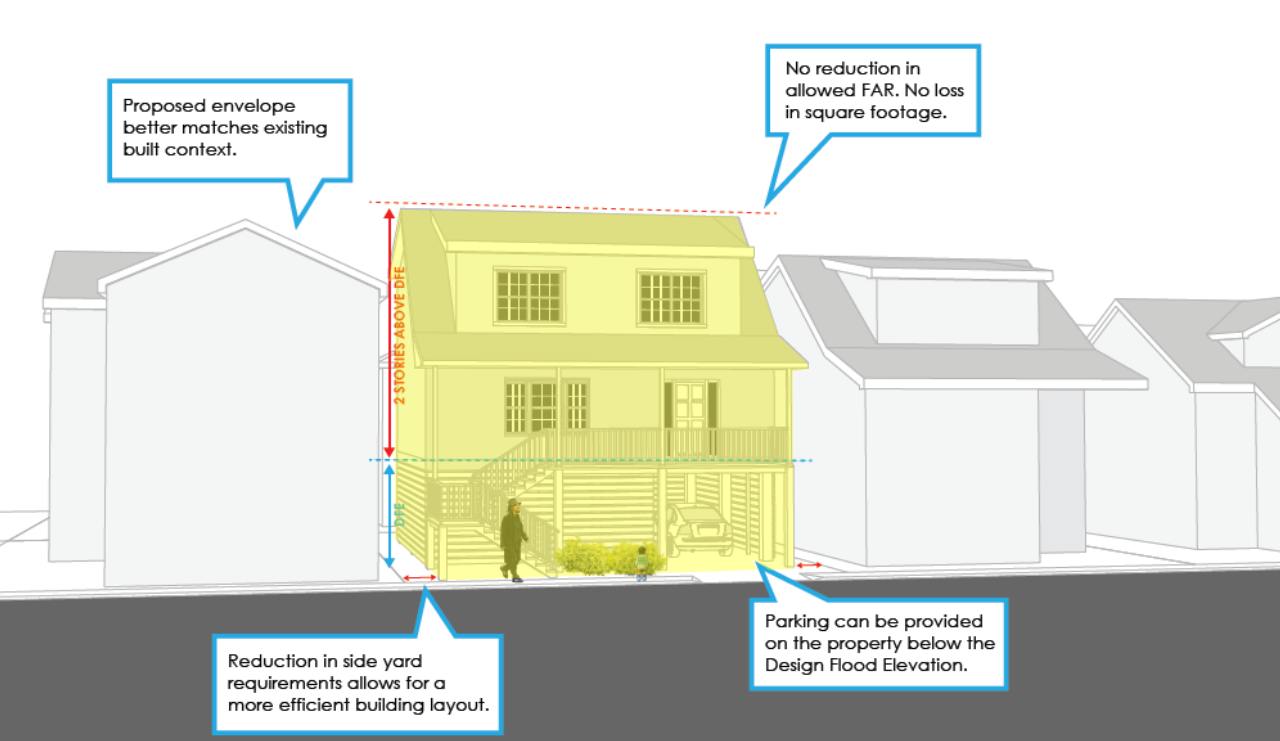


Gerritsen Beach Residential Core Existing R4 Zoning



- Allows for multi-family buildings
- Max building height 35ft above DFE (already 6-8ft above street level)
- Inefficient footprint due to zoning requirements
- Max building height 2 to 3 stories
- Often do not comply with side yard regulations

Gerritsen Beach Residential Core Proposed Zoning Strategies



- **Rezone** from multi-family R4 to one and two family R4-1 to prevent out of context development
- **Reduce side yard requirements** to allow for a better building layout
- **Limit height at 25 feet** or two (2) stories to match existing built character
- **Further limit new development** to one-family homes for lots < 3,000 sf in line with existing infrastructure capacity
- **No change in allowable FAR**

Gerritsen Beach Waterfront Proposed Zoning Strategies



 Subject to Wave Risk (LiMWA)

 C3 Zoning District

- On lots not directly fronting the water, **rezone** from multi-family C3 to **one and two family R4-1** to prevent out of context development
- Limit development in areas at higher risk along the waterfront to commercial uses only

Gerritsen Avenue Proposed Zoning Strategies



- Expand C2-2 designation along existing commercial uses
- Allow for a **wider range of uses** to serve the local community



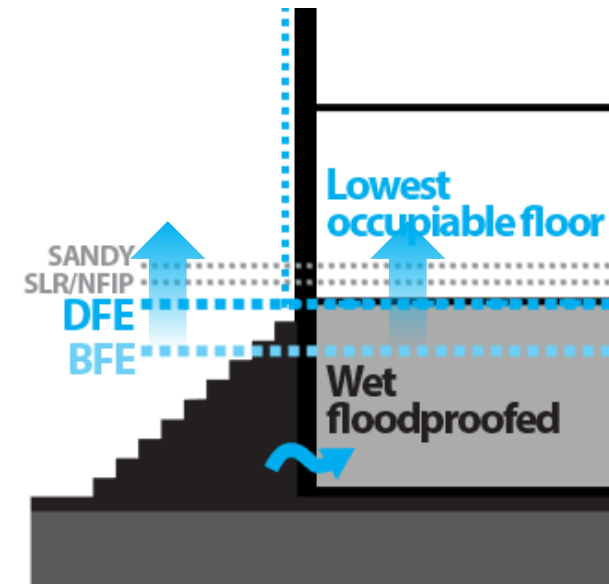
1

Make the provisions of the current, temporary 2013 Flood Text **permanent**



2

Fix and improve provisions based on lessons learned from Resilient Neighborhood Studies and other areas in the floodplain



3

Begin to **promote** new development + proactive retrofitting to high resiliency standards



Given the difficult issues involved, DCP plans a robust public engagement process:



As part of this outreach process, DCP will:

- **Partner with stakeholders** to educate and promote awareness of flood risk and resiliency issues
- **Explain how zoning tools** relate to resiliency
- **Explore unique neighborhood issues** through in-depth public presentations and workshops
- Develop a proposal through an **iterative process** that is shaped by feedback

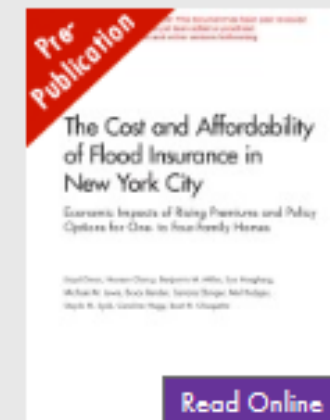
* Schedule is tentative and subject to change

The Cost and Affordability of Flood Insurance in New York City

Economic Impacts of Rising Premiums and Policy Options for One- to Four-Family Homes

by Lloyd Dixon, Noreen Clancy, Benjamin M. Miller, Sue Hoegberg, Michael M. Lewis, Bruce Bender, Samara Ebinger, Mel Hodges, [Gayle M. Syck](#), Caroline Nagy, Scott R. Choquette

Related Topics: [Community Resilience](#), [Flooding](#), [Insurance](#), [New York City](#), [Residential Housing](#)



Key Findings/Next Steps

- Many neighborhoods will be especially hard hit when risk increases and rates move toward actuarial rates. Rates could reach up to \$4000 a year.
- City is advocating that FEMA explore more cost-effective retrofitting strategies.



- Report release in May
- 2017-2018 outreach on Flood Text II
- Proposed local zoning actions will travel with Flood Text II

Flood risk information and address lookup
floodhelpny.org

For more information and updates visit our website:
www.nyc.gov/resilientneighborhoods

or email us:
ResilientNeighborhoods@planning.nyc.gov