

Flood Resilience Zoning Text Update + Resilient Industry

West Shore Business Improvement District

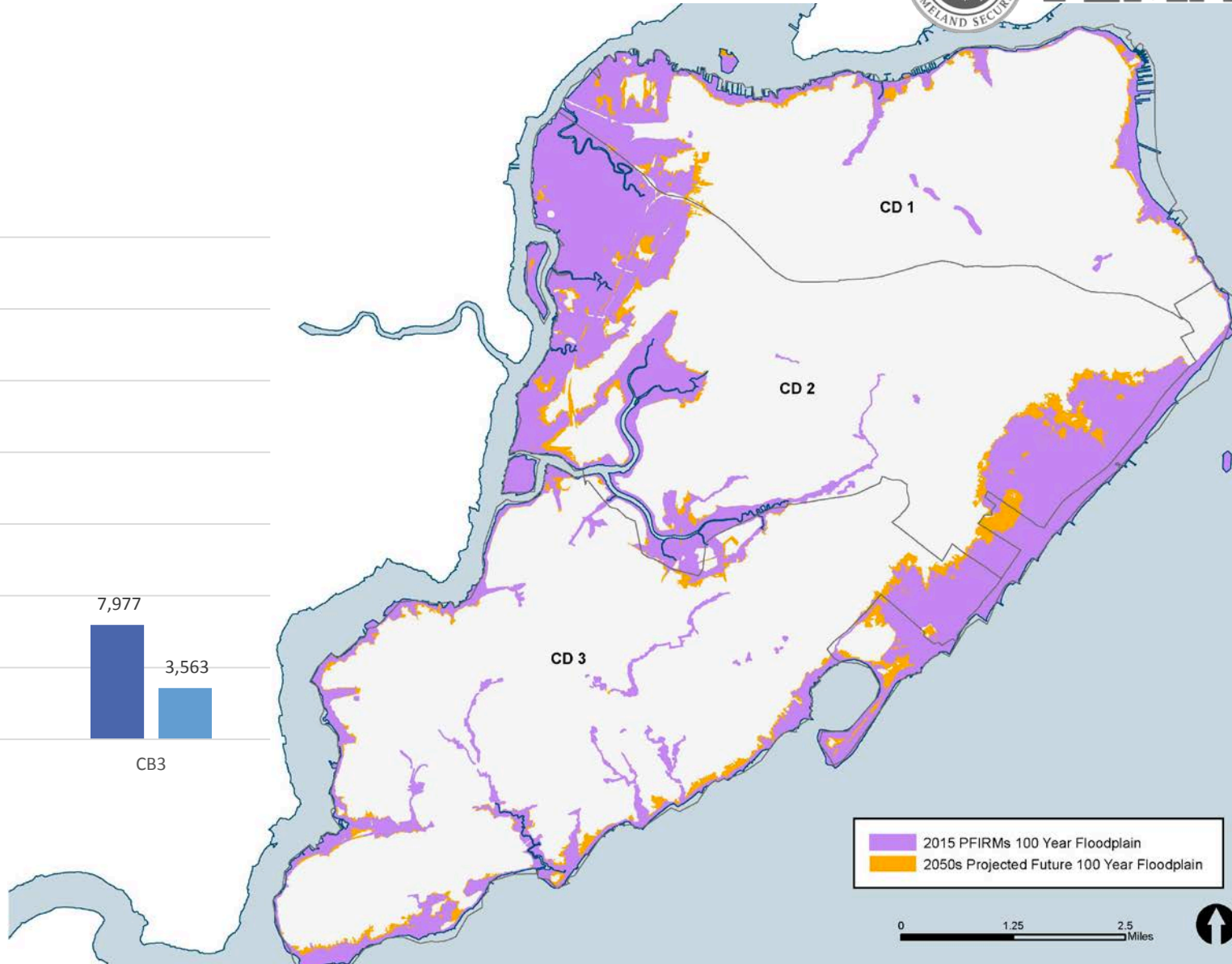
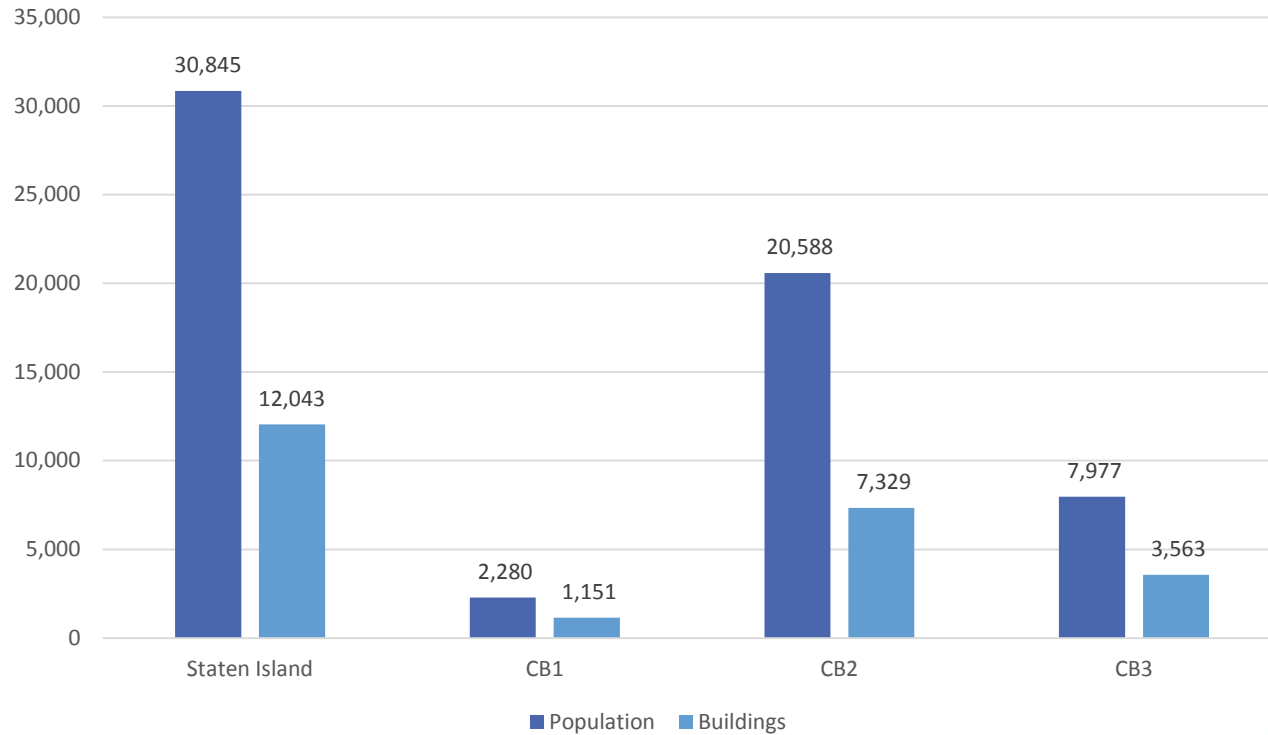
October 12, 2017



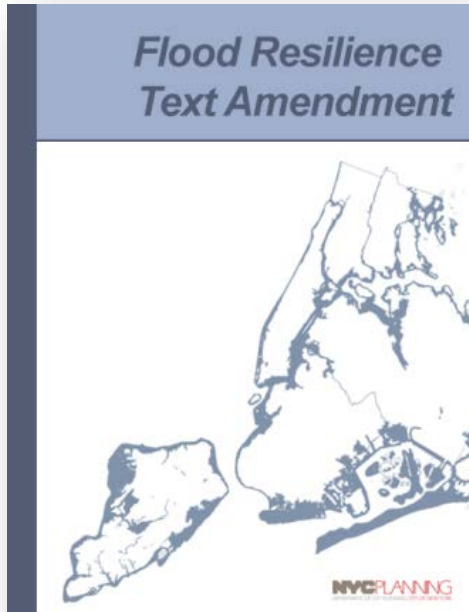
FEMA Flood Map Staten Island



100 Year Floodplain
FEMA 2015 PFIRM



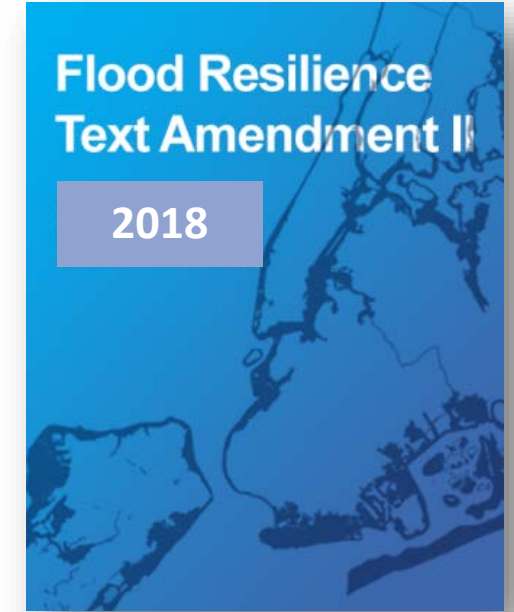
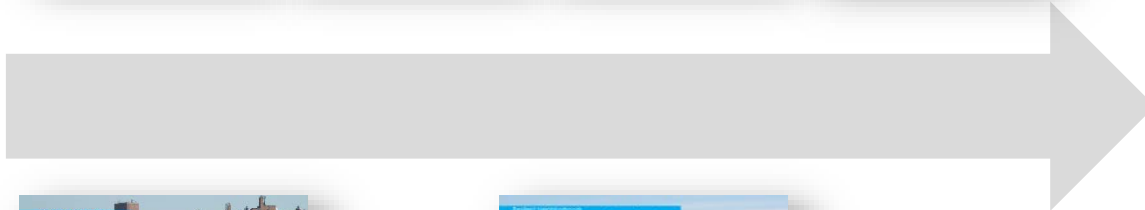
Flood Resilience Zoning Projects at DCP



2013

“Flood Text”

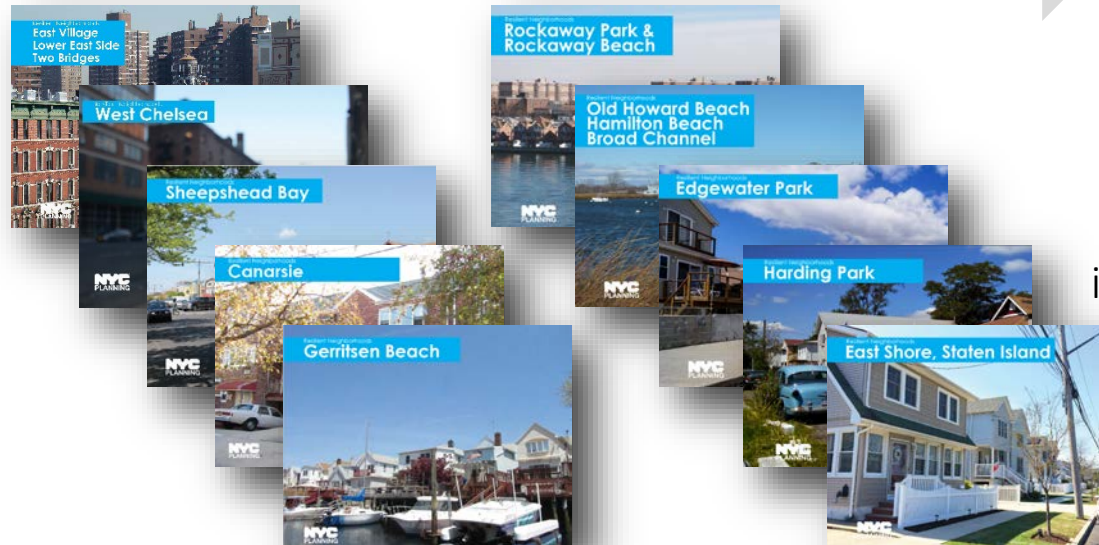
initial temporary regulations to facilitate recovery



2018

“Flood Text Update”

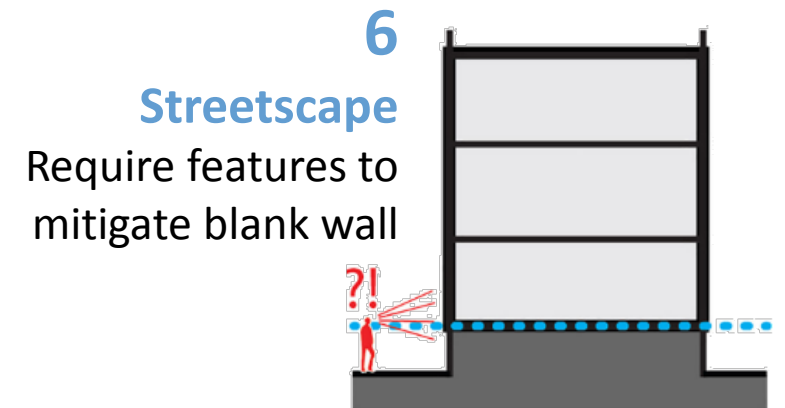
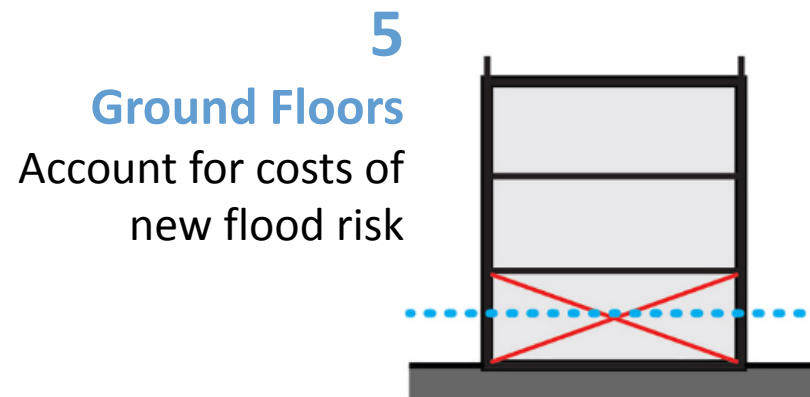
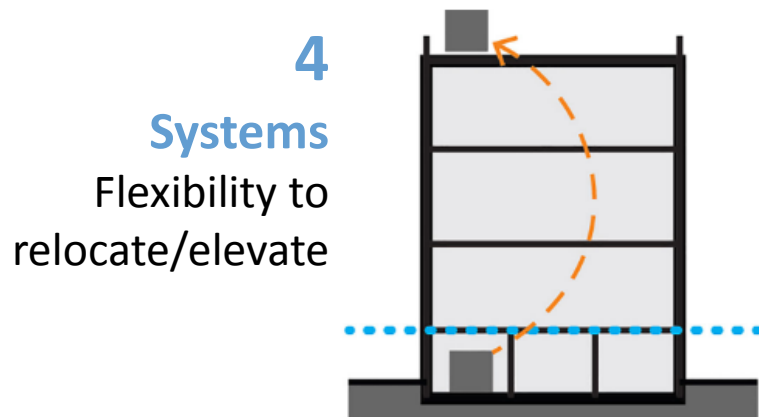
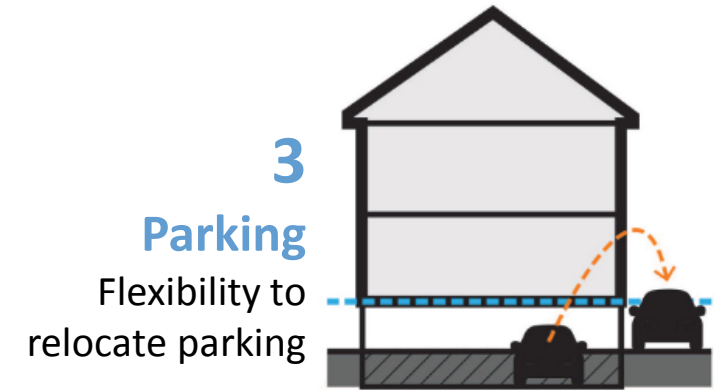
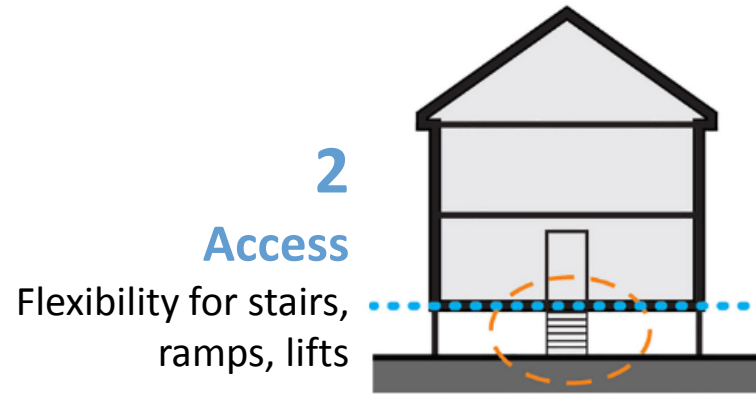
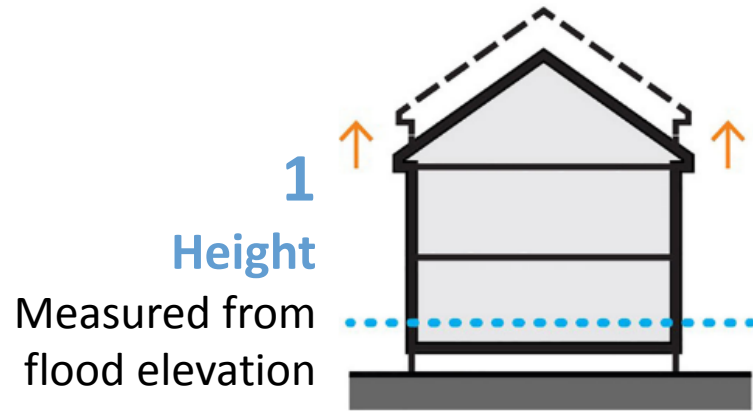
improve upon, and make permanent, the Flood Text



2013 Citywide Flood Text

Amended zoning in six key areas

Zoning Resolution
(DCP)



Flood Text II

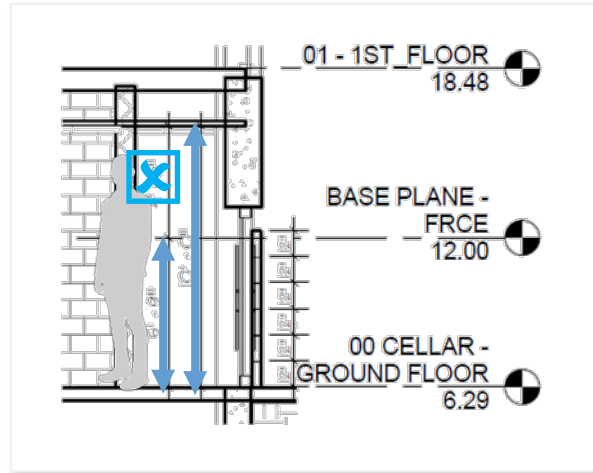
Need for a new citywide text amendment:

Zoning Resolution
(DCP)



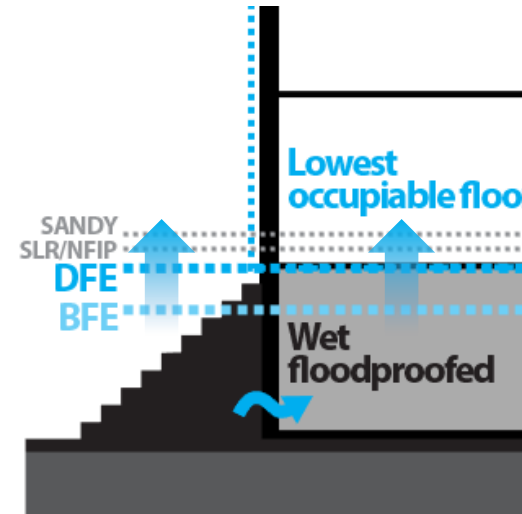
1

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



2

Fix and **improve** provisions based on studies and lessons learned in six key areas



3

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



4

Encourage good resilient construction that enhances the character of coastal communities

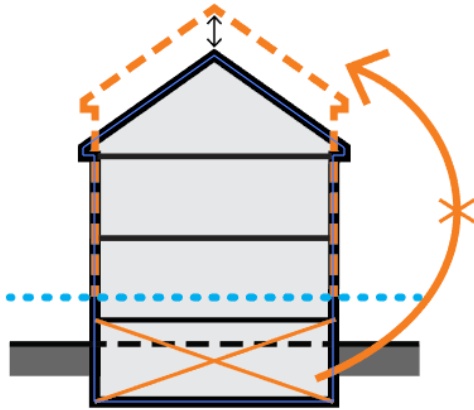
Flood Text II – Commercial and Industrial Buildings

Fix and improve provisions based on lessons learned

1

Height

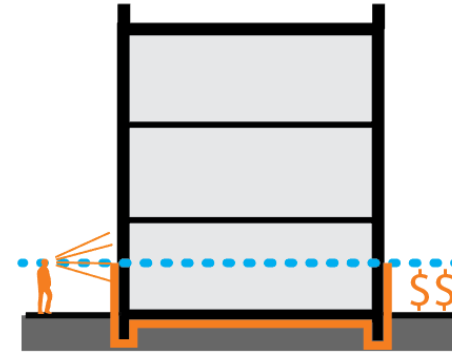
Businesses may face the loss of subgrade spaces when retrofitting



2

Ground Floors

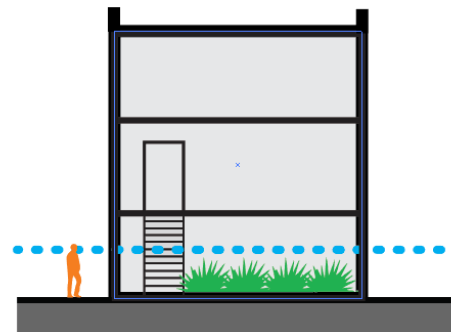
Current incentives to keep active ground floors may not be enough



3

Improve Streetscape

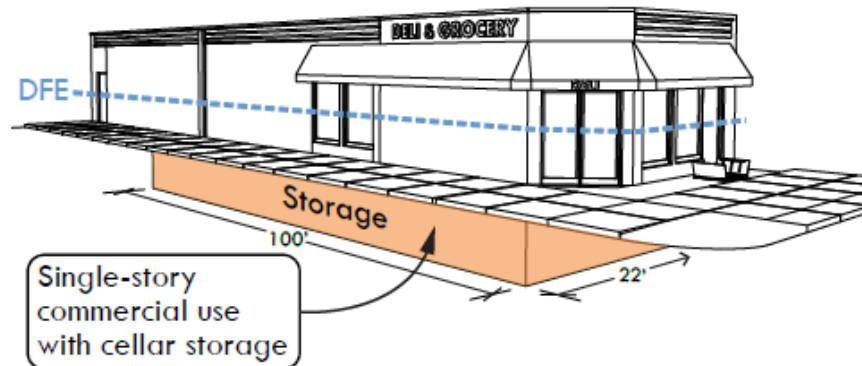
Mitigate the effects of elevated buildings on neighborhood character



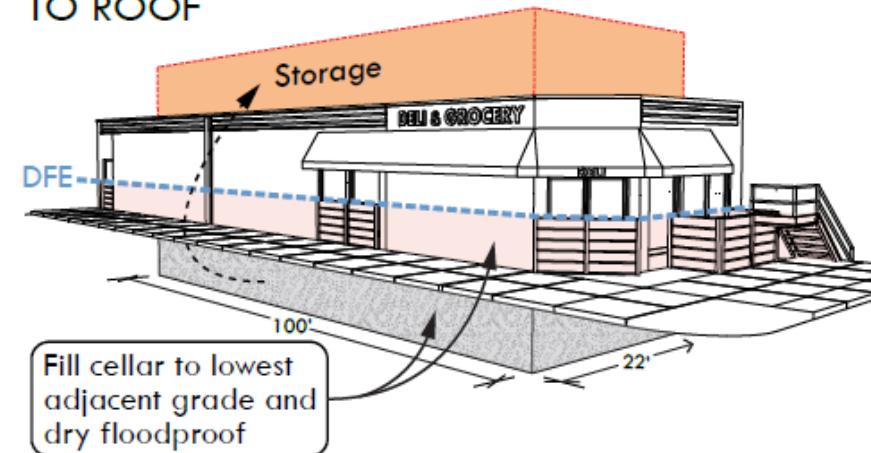
Cellar Relocation

- New construction cannot have active space below the DFE, including sub-grade cellars or basements, unless dry floodproofed.
- Existing subgrade accessory uses, such as storage basements, offices, and mechanical rooms may need to be relocated to a roof or a rear yard.

EXISTING CONDITION

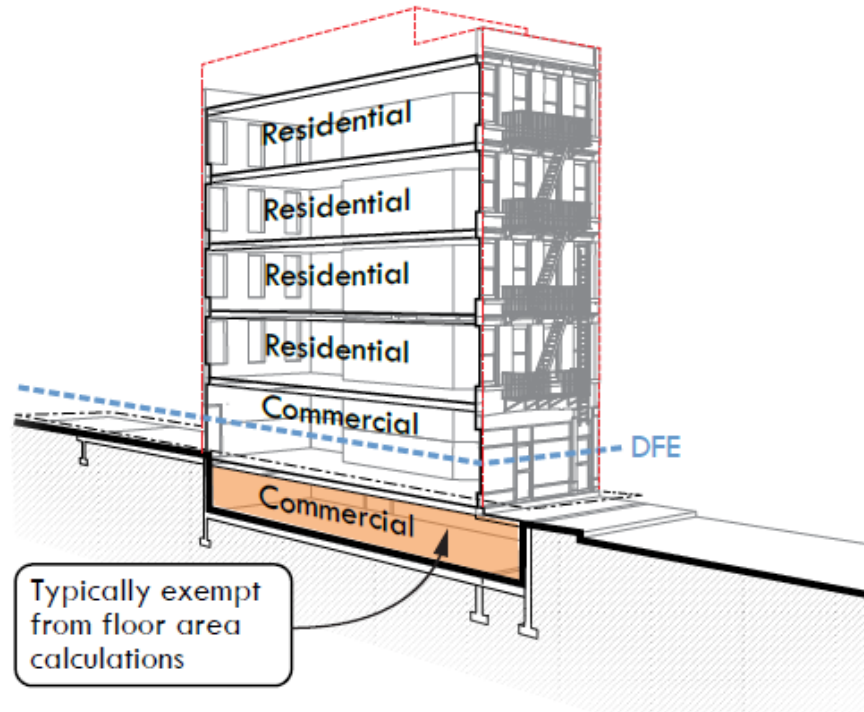


ACCESSORY USE RELOCATED TO ROOF

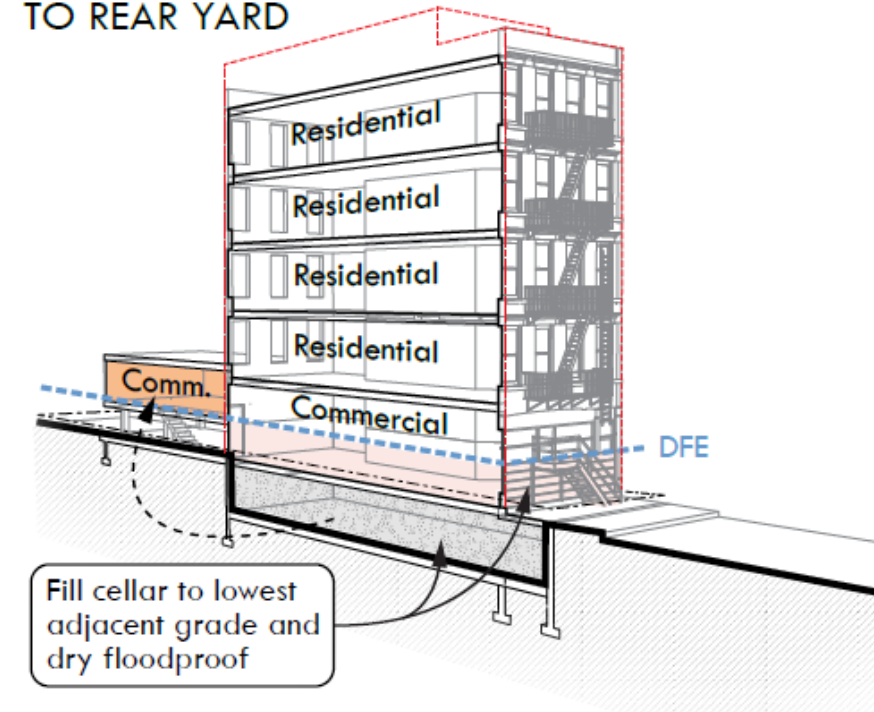


Cellar Relocation

EXISTING CONDITION



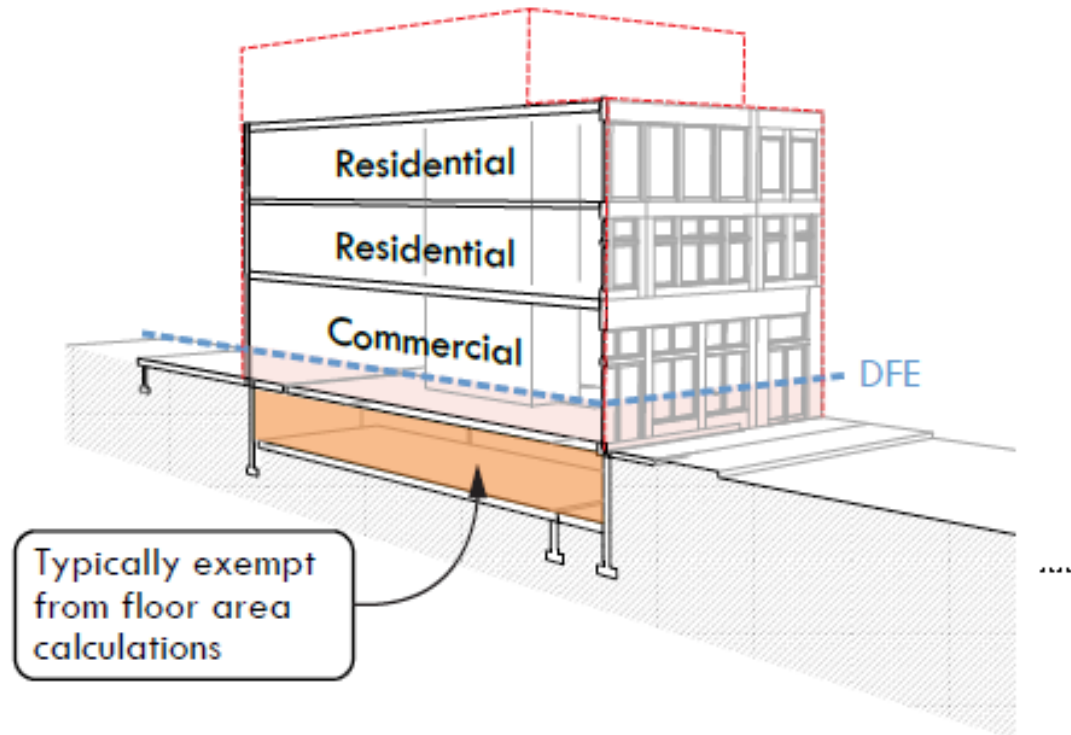
ACCESSORY USE RELOCATED TO REAR YARD



- In some cases, relocating accessory space to a rear or side yard may cause zoning conflicts related to yard restrictions or floor area caps
- In order to keep businesses viable year-round, DCP is exploring strategies to support retrofits.

2nd-story Commercial uses

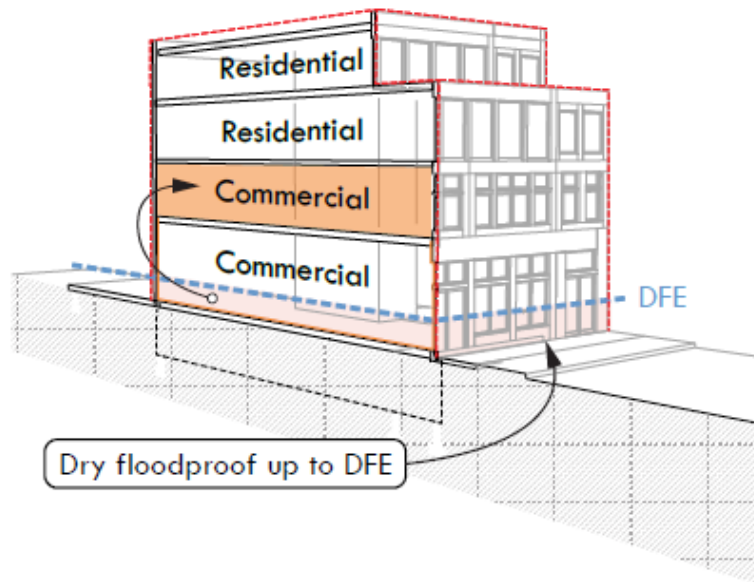
- Because commercial floor area is often capped and dry floodproofing is expensive, relocating lost commercial space can be difficult



EXISTING ZONING ALLOWANCE (New Construction)

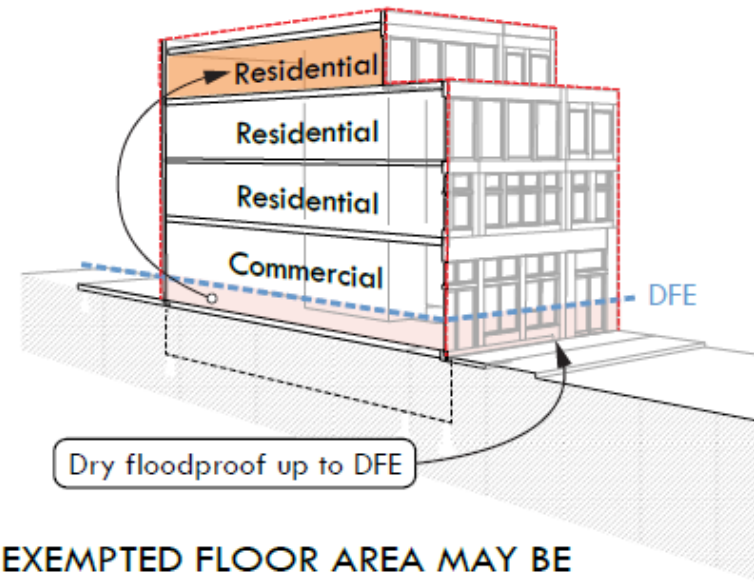
Any below-grade space in a newly constructed building in the floodplain must be dry floodproofed.

2nd-story Commercial uses



EXEMPTED FLOOR AREA MAY BE USED FOR 2ND-STORY RETAIL

Floor space lost as a result of floodplain construction standards may be recaptured by allowing second story commercial uses.



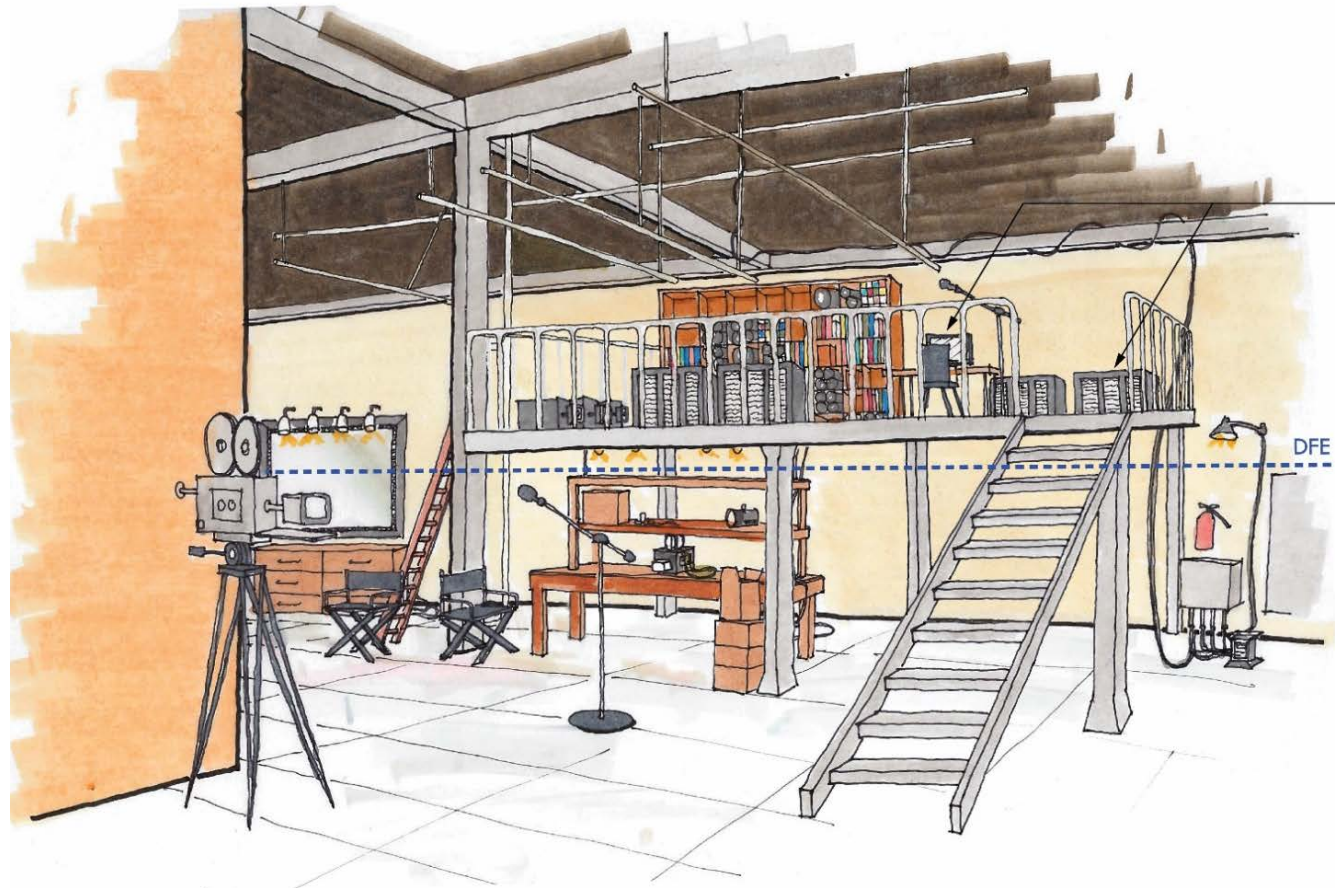
EXEMPTED FLOOR AREA MAY BE USED TO CREATE ADDITIONAL RESIDENTIAL SPACE

Alternatively, the lost below-grade space can be constructed as an additional story of residential area.

- Zoning updates could allow for a second story of commercial space to recapture space and offset dry flood proofing costs
- An alternative could permit additional residential density to support floodproofing.

Mezzanine Flexibility

- Small mezzanines and second story additions can provide protected space for industrial and commercial operations
- Zoning should provide flexibility to ensure that existing buildings are not prevented from making these resiliency improvements

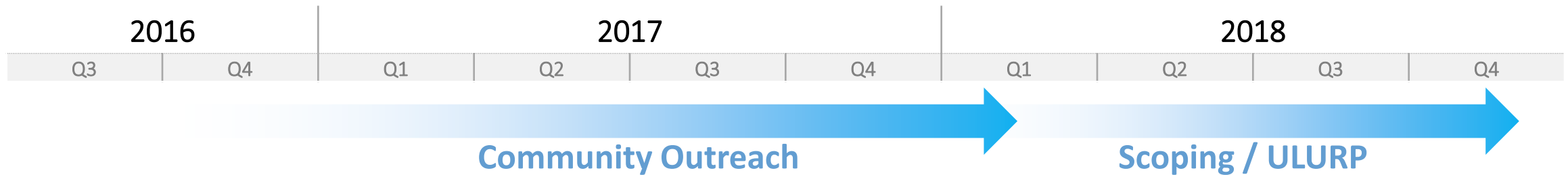


Mezzanines can be used for office space and protected storage to allow for temporary or permanent relocation of valuable equipment

DFE

Flood Text Update Outreach

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