

Resilient Neighborhoods

East Shore | Staten Island



Introduction

Goals

Methodology

Outreach Process

Recommendations

Invest to Reduce Flood Risk

Advance Resilient Building

Strengthen Key Waterfront Destinations

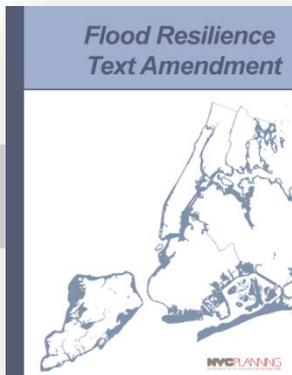
Preserve Natural Environments

Next Steps

Q&A

Introduction

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



SRNR (2015) provides additional zoning relief to expedite recovery



Neighborhood Study (2014-2017) inform local text and rezonings



Local Rezoning Phase I (2017) In vulnerable areas of Staten Island



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

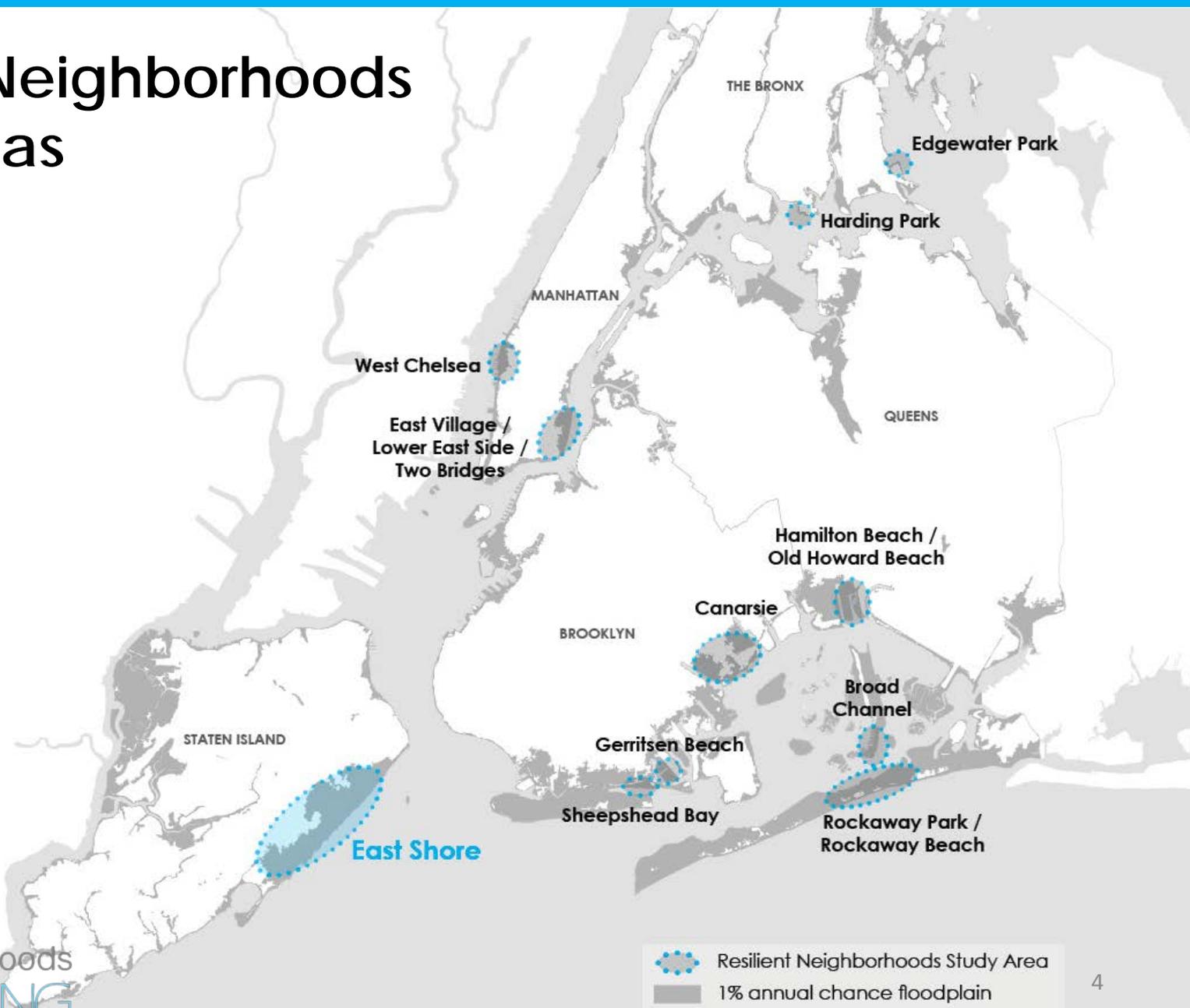


Local Rezoning Phase II (2018) Supporting commercial corridors and resilient residential construction

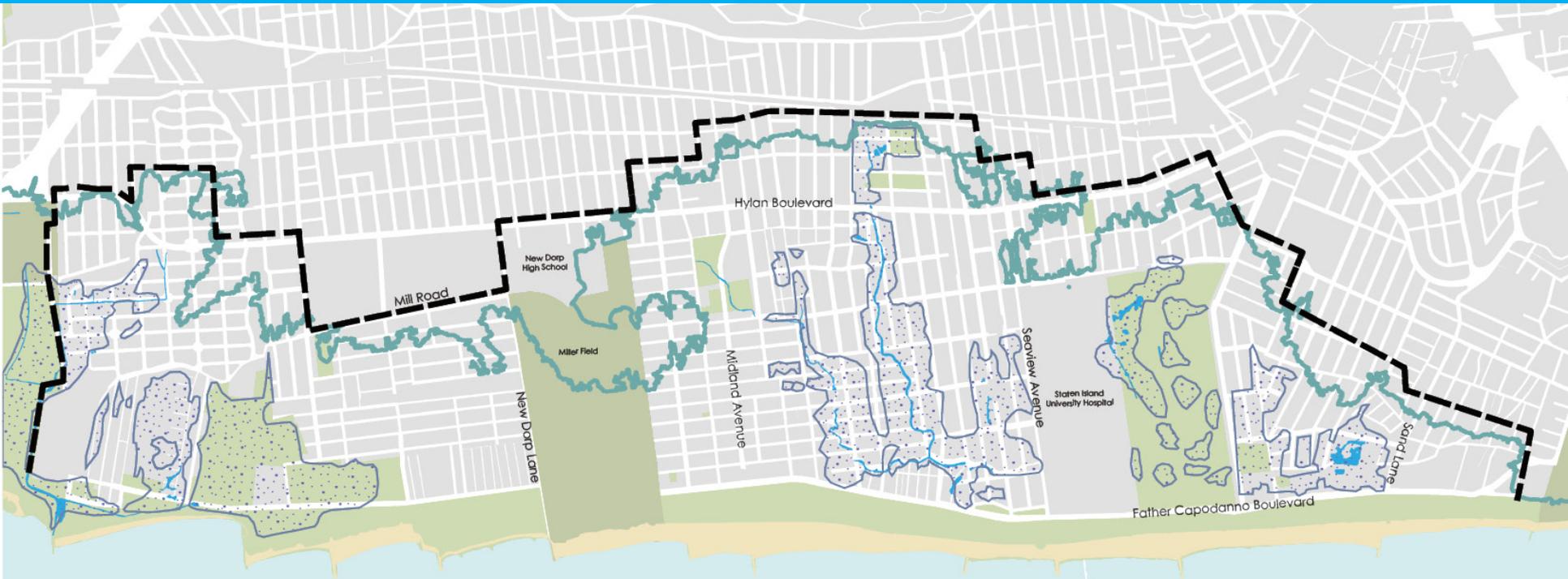


East Shore Report released April 2017.

Resilient Neighborhoods Study Areas



Introduction - East Shore Study Area



- Study Area Boundary
- State Designated Wetlands
- NYC Parks
- National Parks
- Sandy Surge Extents
- Waterways

Reducing flood risk

DCP aims to facilitate resilient residential investment that aligns with neighborhood character. This would be accomplished by relaxing zoning requirements to make rebuilding and retrofitting existing buildings feasible. It also entails creating a contextual district in the New Dorp Beach Bungalow Colony and amending zoning provisions near freshwater wetlands to better balance ecological protection, and development while leveraging recreational opportunities.

Planning for adaptation over time

DCP is working to support and advance programs and capital projects at the Federal, State, and local level to address flooding including the proposed Line of Protection, Mid-Island Bluebelt, and New York State Enhanced Buyout Areas of Oakwood Beach, Ocean Breeze, and Graham Beach.

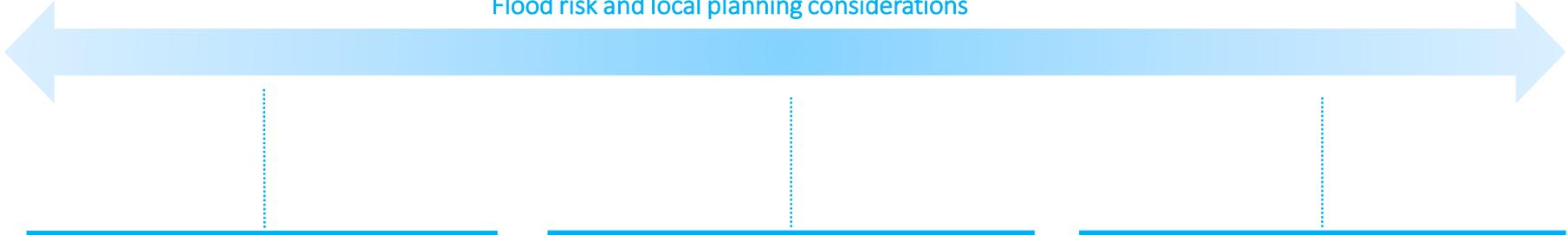
Creating resilient, vibrant neighborhoods

The community has emphasized that the East Shore should again be a waterfront destination that is lively, safe, and accessible. This is accomplished by removing zoning impediments and instituting design controls to spur resilient mixed-use development that aligns with community desires, leverages Parks improvements, and is matched with the necessary supporting infrastructure.

Where flood risk is exceptional, including places identified as buyout areas.

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.

Outreach Process

Community Advisory Committee



Interagency Coordination



Borough President's Sandy Task Force

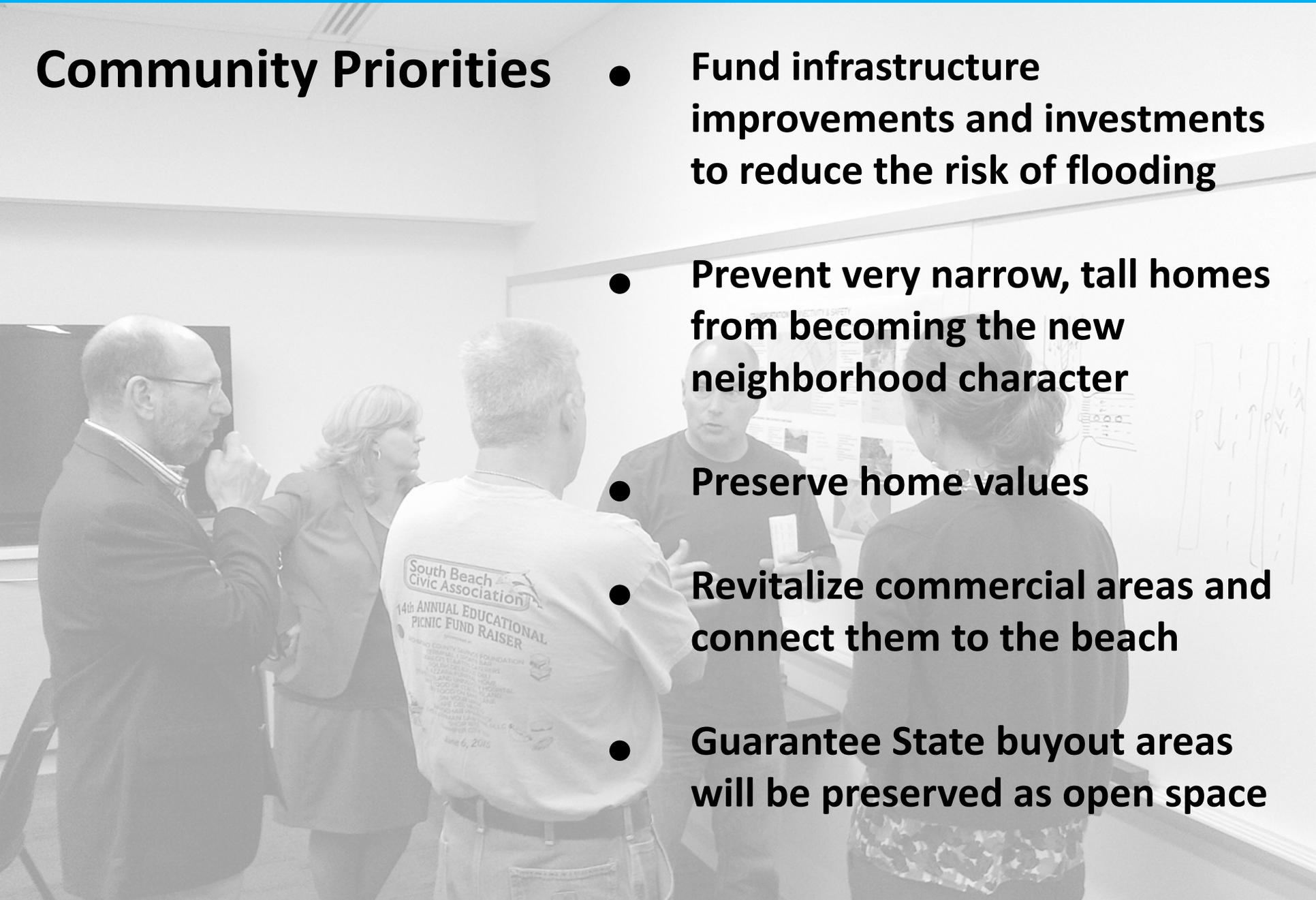


Business Community



Community Priorities

- Fund infrastructure improvements and investments to reduce the risk of flooding
- Prevent very narrow, tall homes from becoming the new neighborhood character
- Preserve home values
- Revitalize commercial areas and connect them to the beach
- Guarantee State buyout areas will be preserved as open space



Summary of Resiliency Challenges

1 Flood Risk

Due to the topography and proximity to the ocean, there is substantial risk of flooding both from rain and coastal events.

2 Encroachment of Development on Freshwater Wetlands

Development in and around wetlands places residents at increased risk, diminishes wetlands' ability to aid the natural drainage network, and degrades these ecologically sensitive areas.

3 Resiliency Challenges for Homes on Small Lots

Current side yard requirements make retrofitting of existing homes and rebuilding of new homes on small lots difficult and create living spaces that are dysfunctional. This disincentive prevents residents from making investments to keep themselves, their homes, and neighborhoods safe during storms.

4 Commercial Disinvestment

Limited building envelopes, floodproofing requirements, and unrealized potential to leverage beachfront amenities to create a unique destination are all barriers to achieving thriving commercial corridors and enhancing local livability.

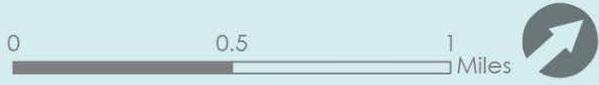
5 Inadequate Motorized and Non-Motorized Transportation Network

The lack of functional redundancy and the infrastructure to support a range of transportation modes hinders daily users and residents in the event of a network disruption such as street flooding.

Resiliency Framework



Reduce Flood Risk	Encourage Low Density Resilient Buildings		Strengthen Key Waterfront Destinations	Preserve Natural Environments
Line of Protection	Cottage Envelope <i>Accommodate</i>	New Dorp Beach <i>Accommodate</i>	Midland Avenue & Sand Lane <i>Encourage</i>	Limit Density in NYS Enhanced Buyout Areas <i>Limit</i>
Local Land-Use Action	Citywide Flood Text	Local Zoning Action	Local Zoning Action	Local Zoning Action
ULURP in process	ULURP anticipated 2018			In Public Review



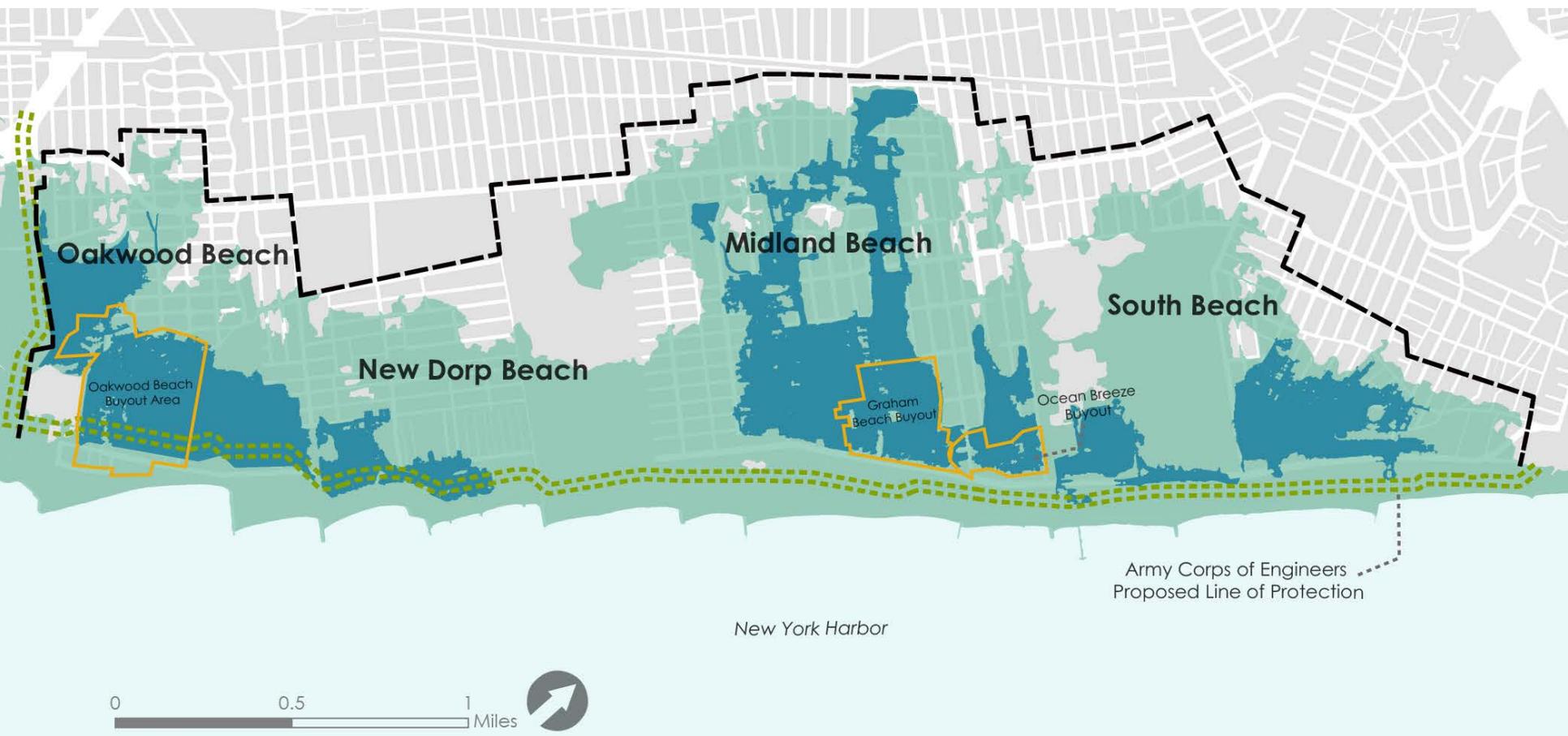
INVEST TO REDUCE FLOOD RISK

Advance programs and capital projects at the
Federal, State, and local level to address flooding



Invest to Reduce Flood Risk

Post-Line of Protection Flood Zone



- Recommendations**
- **Work to expedite related Line of Protection-related ULURP actions**
 - **Mandate flood resistant construction standards for new development in areas behind coastal protection**
 - **Support construction of the Mid-Island Bluebelt**
 - **Align zoning to limit future density in State Buyout Areas**

ADVANCE RESILIENT BUILDING

Facilitate resilient residential investment that aligns
with neighborhood character

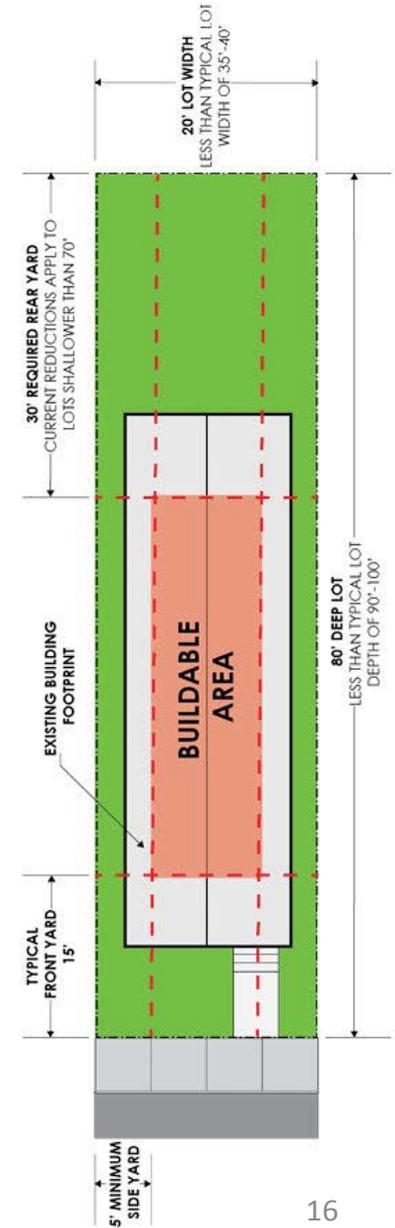
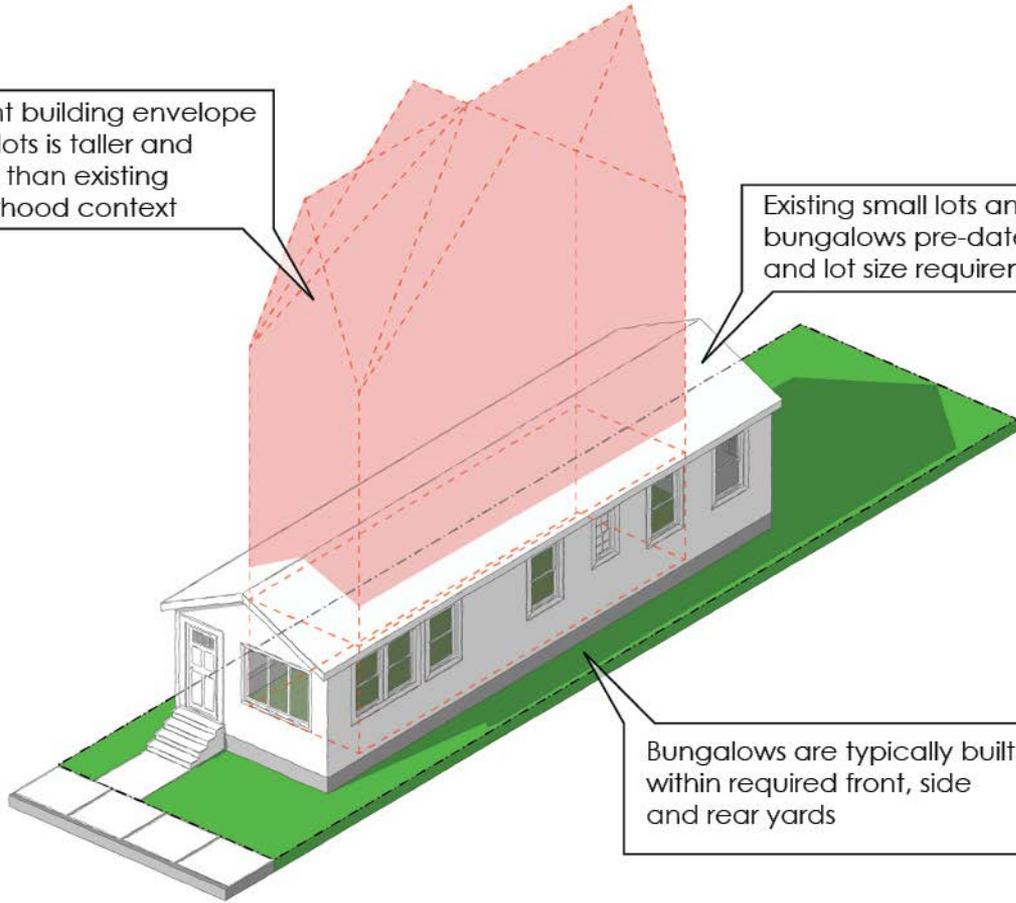


Advance Resilient Building

As-of-right building envelope for small lots is taller and narrower than existing neighborhood context

Existing small lots and bungalows pre-date yard and lot size requirements

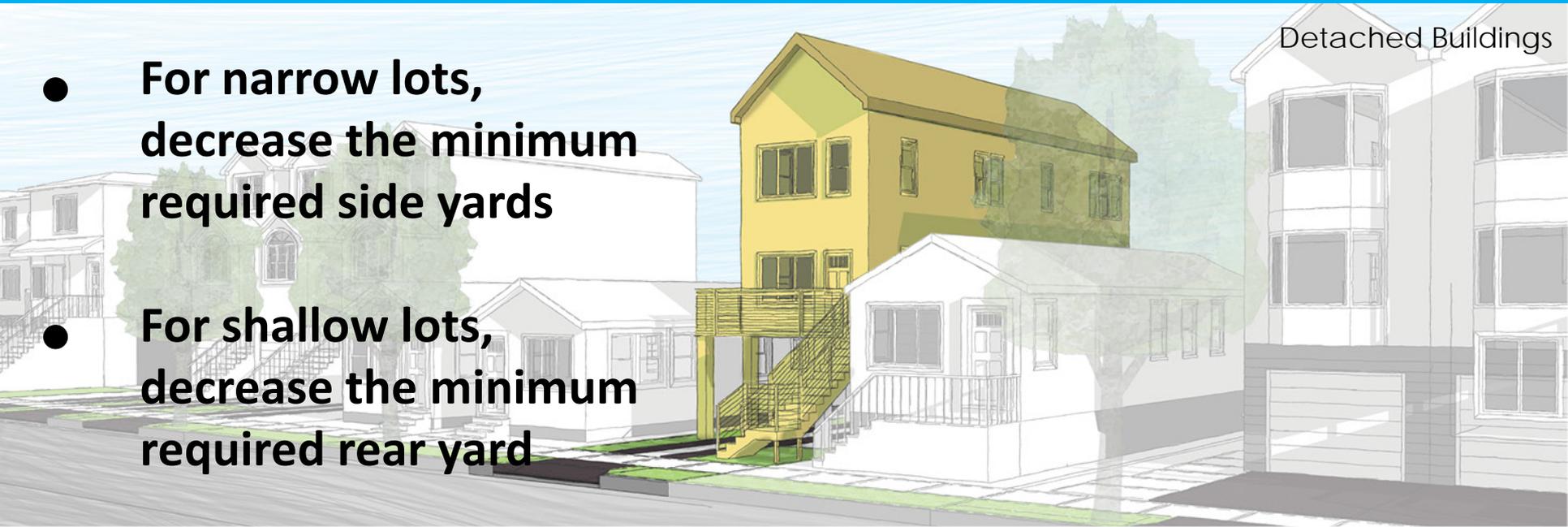
Bungalows are typically built within required front, side and rear yards



Advance Resilient Building

- For narrow lots, decrease the minimum required side yards
- For shallow lots, decrease the minimum required rear yard

Detached Buildings



- With reduced yards, impose height restrictions to maintain appropriate building proportions and align with character

Semi-Detached Buildings



Advance Resilient Building



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New Dorp Beach Bungalow Area

- Limit all two-family development by increasing necessary minimum lot size
- Restrict building heights to 25 feet above the DFE

STRENGTHEN KEY WATERFRONT DESTINATIONS

Make the East Shore a waterfront destination that is lively, safe, and accessible

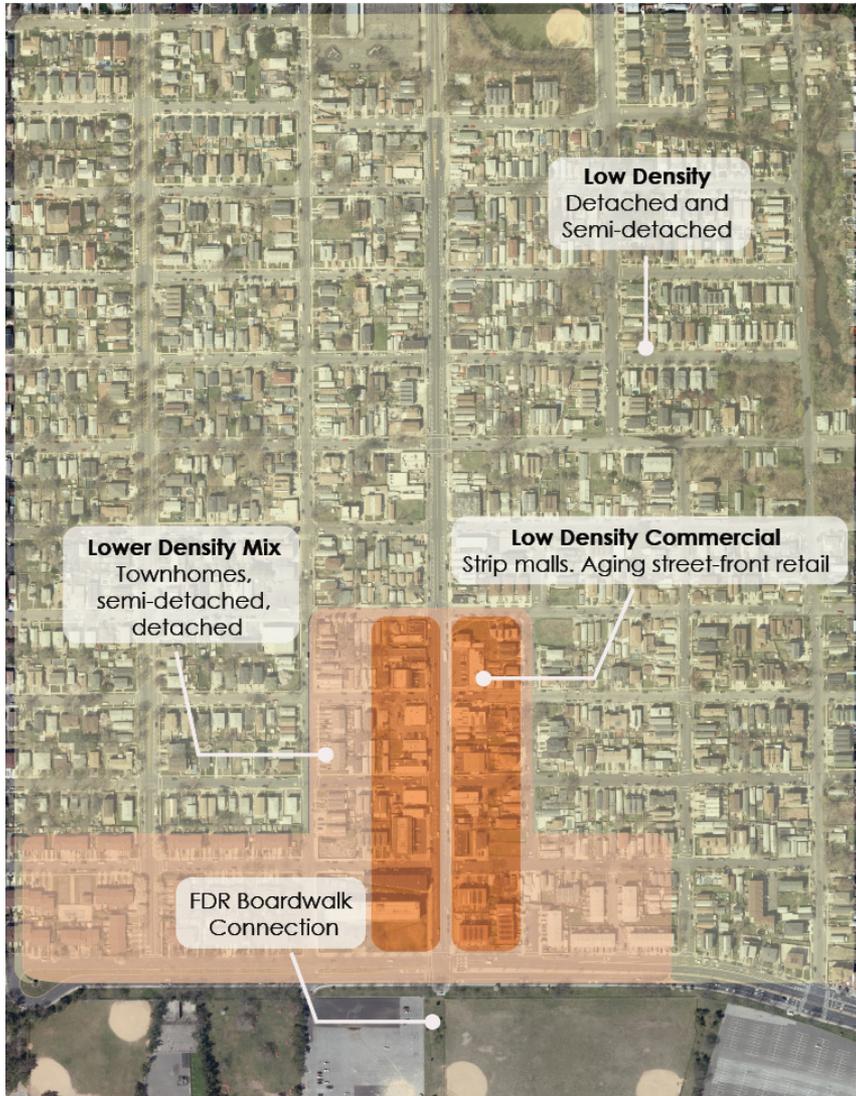


Strengthen Key Waterfront Destinations

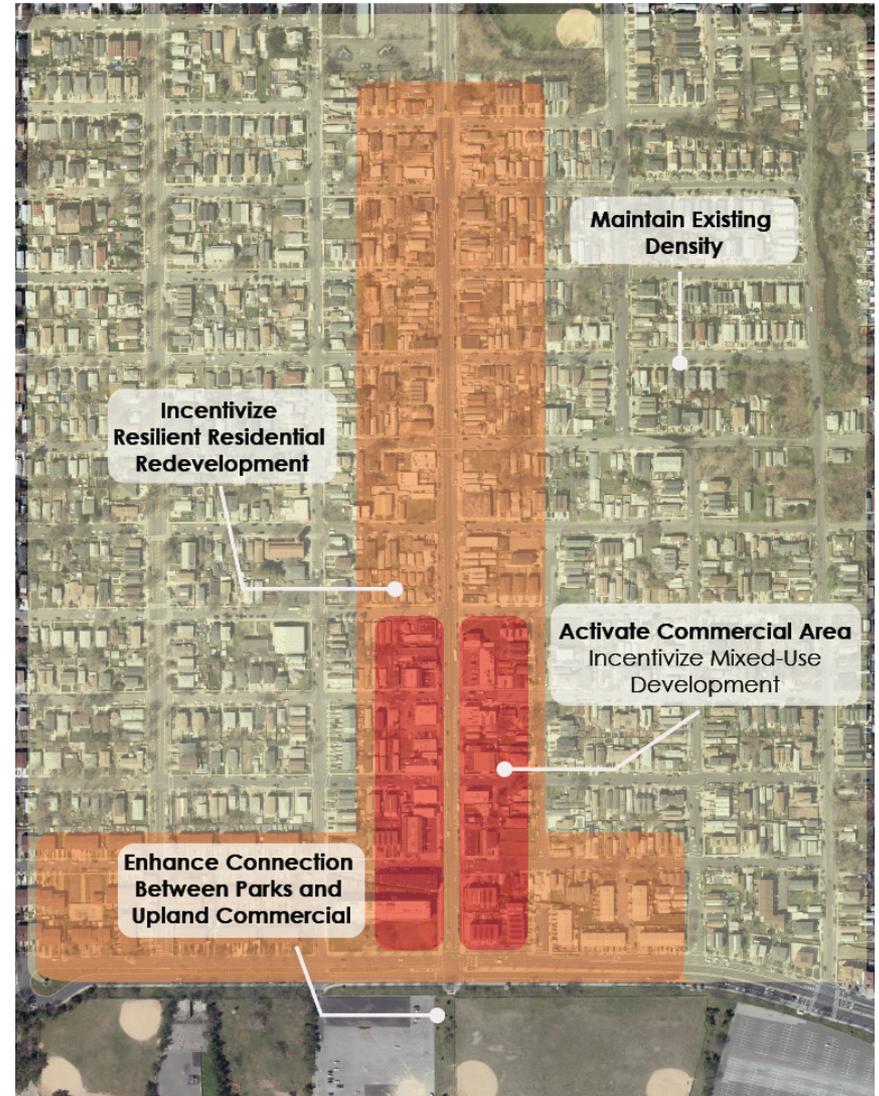


Sand Lane Commercial Corridor

Strengthen Key Waterfront Destinations

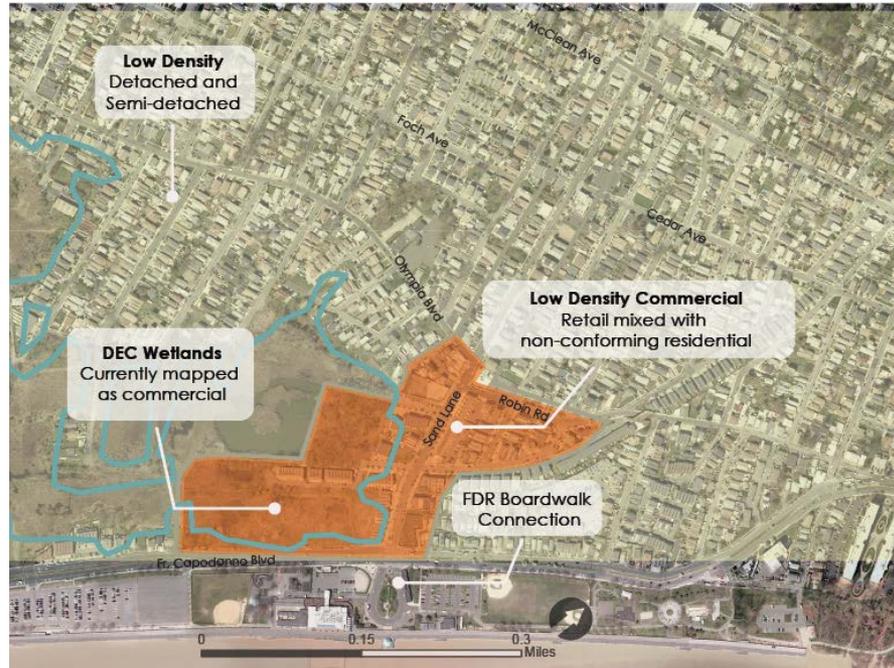


Midland Ave – Existing

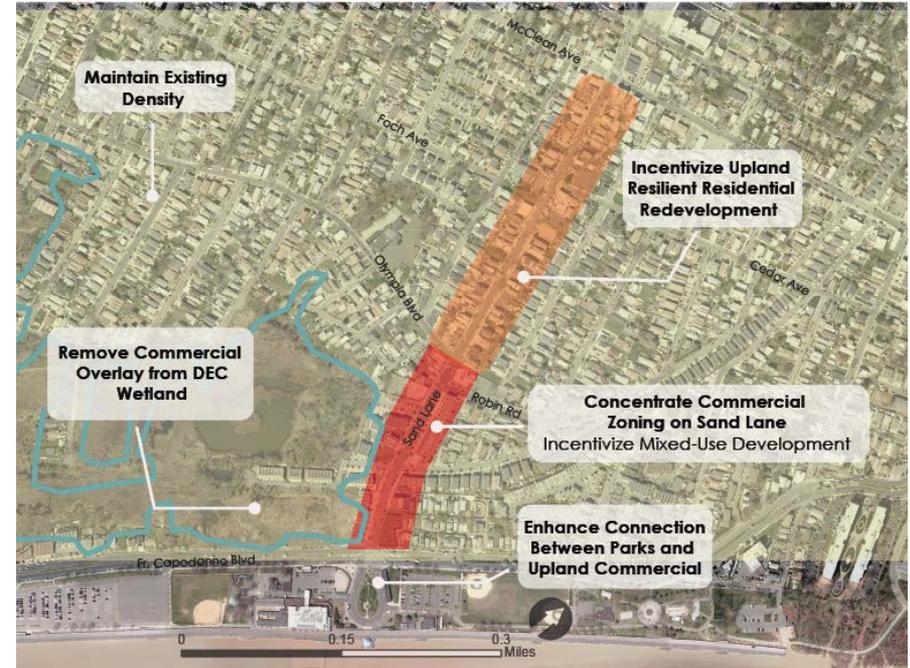


Midland Ave – Proposed

Strengthen Key Waterfront Destinations



Sand Lane – Existing



Sand Lane – Proposed

Strengthen Key Waterfront Destinations

Urban Design + Streetscape Guidelines



Upper Story Setback:
Allows Envelope to Accomodate
FAR Bonus For Mixed Use Buildings

Facade Articulation

**Relax Dormer
Regulations**

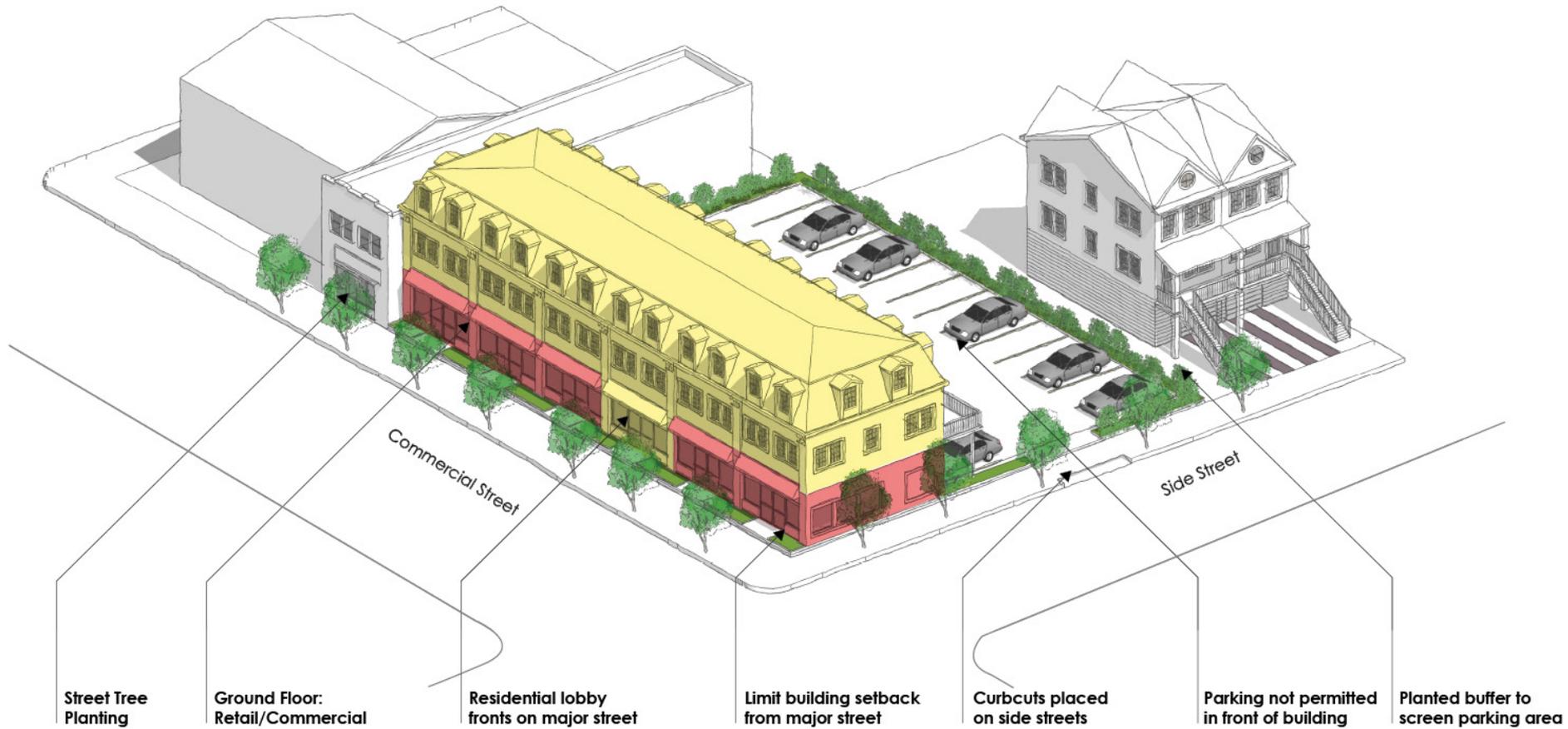
Setback for Resiliency:
Allow limited building setback
with planting requirement

**Ground Floor Transparency
for Commercial Uses**

**Rear Parking Screening
Limit Curbcuts on Corridor**

Strengthen Key Waterfront Destinations

Proposed – Bulk + Parking



Strengthen Key Waterfront Destinations

Partial Elevation

Raise windows closer to the DFE to limit need for costly flood barriers

Exterior walls below the DFE will require waterproof membrane

Integrate planting with ramps and stairs to first floor elevation



Elevate the first floor commercial use several feet above ground level to mitigate the area requiring floodproofing barriers

Wet floodproof residential lobbies

Full Elevation with Seating Area

Provide full height windows to increase visibility to the street

Activate the ground floor through use of seating areas and planting



Elevate the commercial use above the DFE

Use front setback to provide stairs and lifts the first floor commercial area

Wet floodproof residential lobbies

Enhanced Connections to the Waterfront & Placemaking Strategies

- Create inviting gateways to the boardwalk
- Directional signage encouraging beachgoers to upland commercial areas
- Improve connections from existing retail corridors to the waterfront.
- Create safe pedestrian and cycling connections from neighborhoods to the waterfront

PRESERVE NATURAL ENVIRONMENTS AND OPEN SPACE



Balance ecological protection with habitation and leveraging recreational opportunities

Preserve Natural Environments & Open Space

Oakwood Beach Buyout Area



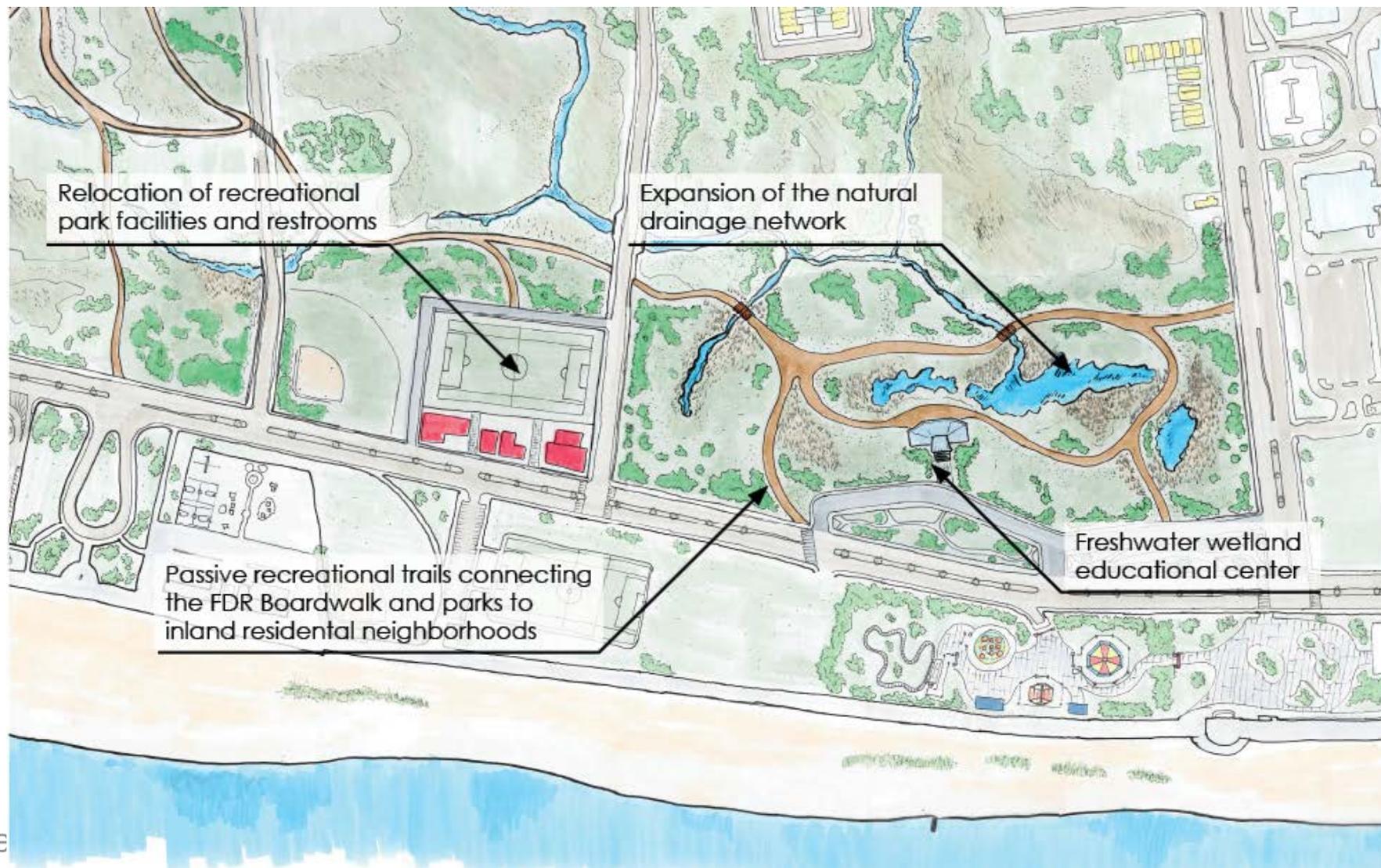
Graham Beach & Ocean Breeze Buyout Areas



New York State Buyout Areas:

- **Limit all new development to permit only single-family detached homes**
- **Ensure sufficient review of new developments to minimize adverse effects on local drainage, flood protection, and environmentally sensitive areas**
- **Allow modifications to bulk rules to provide for additional buffering from nearby freshwater wetlands**
- **Adjust commercial zoning boundaries to reflect areas with existing commercial development**

Planning for an Open Space Network



Next Steps



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