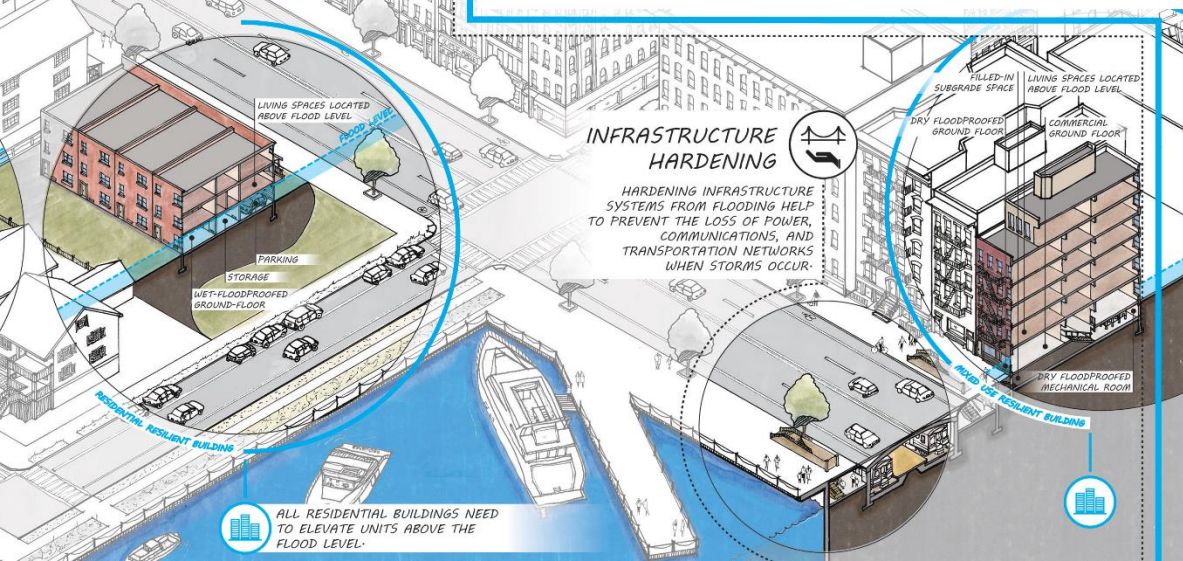




Old Howard Beach Resiliency Rezoning





City Planning Commission

October 19, 2020

Context Map

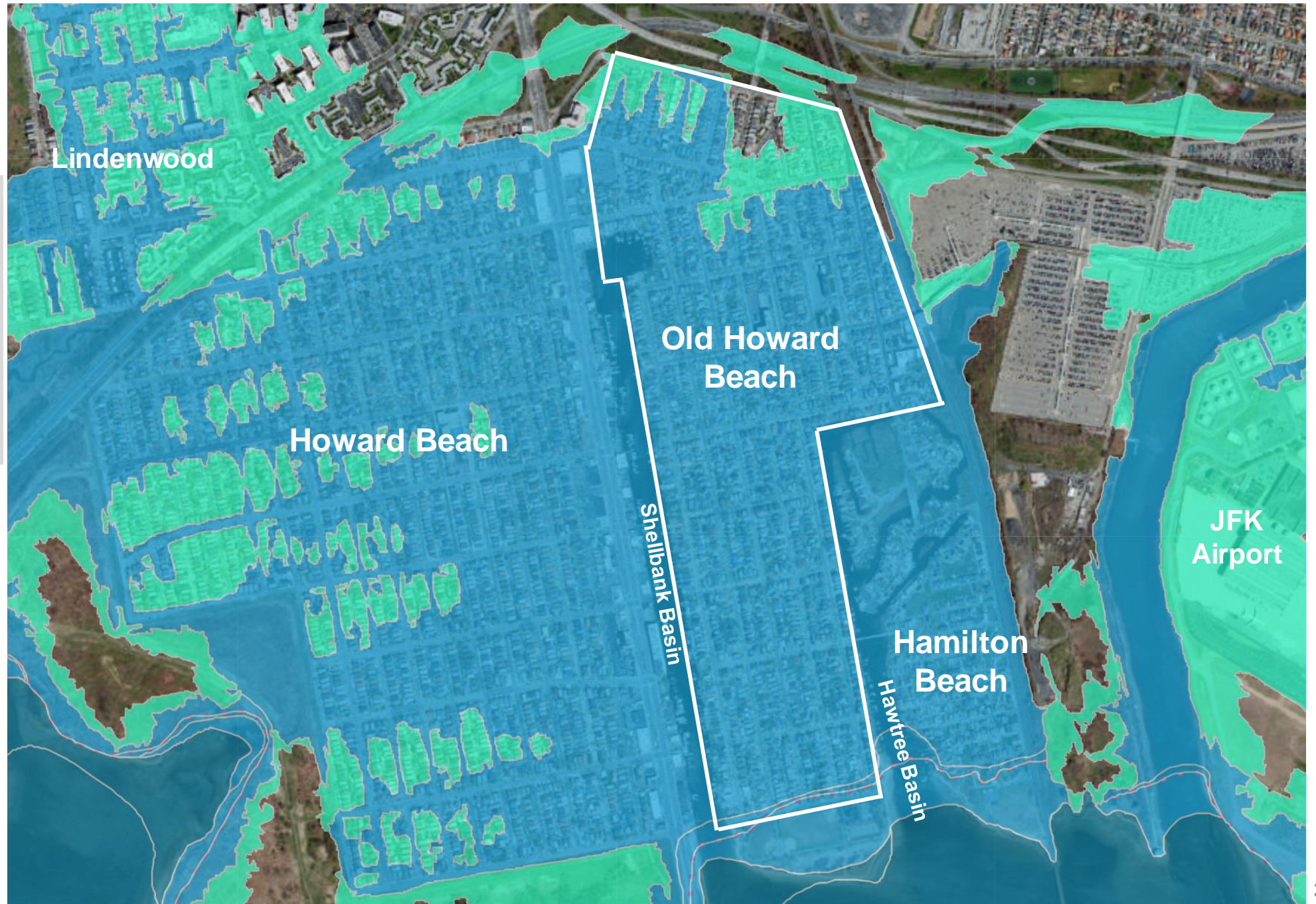
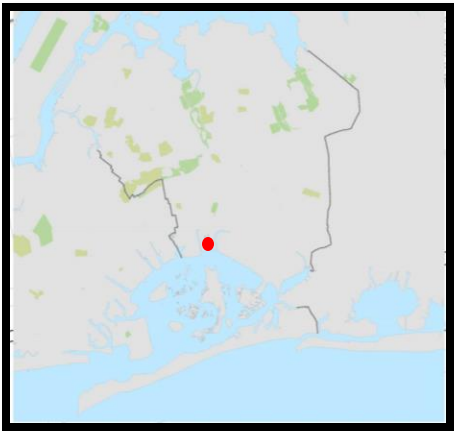
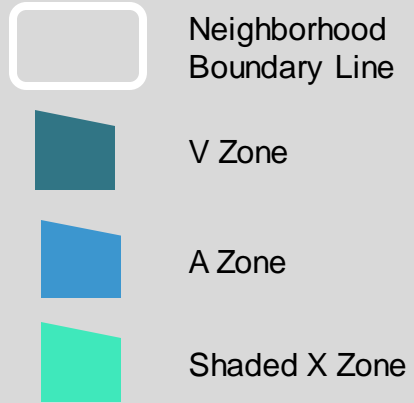
Legend

-  Neighborhood Boundary Line
-  Howard Beach – JFK Airport Station



Flood Map

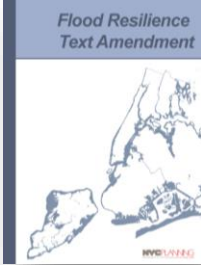
Legend



Post-Hurricane Sandy (2012) Policy Timeline



**Executive Order
(2012)**



**Flood Text
(2013)**

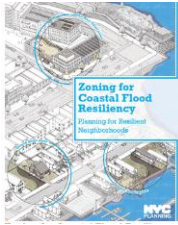


**Recovery Text
(2015)**



**Citywide & Neighborhood
Studies + Outreach
(2014-2019)**

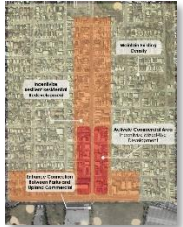
Recommended
citywide and
local zoning
changes



**Zoning for Coastal
Flood Resiliency
(2020)**



**Special Coastal Risk
Districts (2017)**



**Additional Local
Actions (2020)**

Existing Land Use and Zoning

Legend

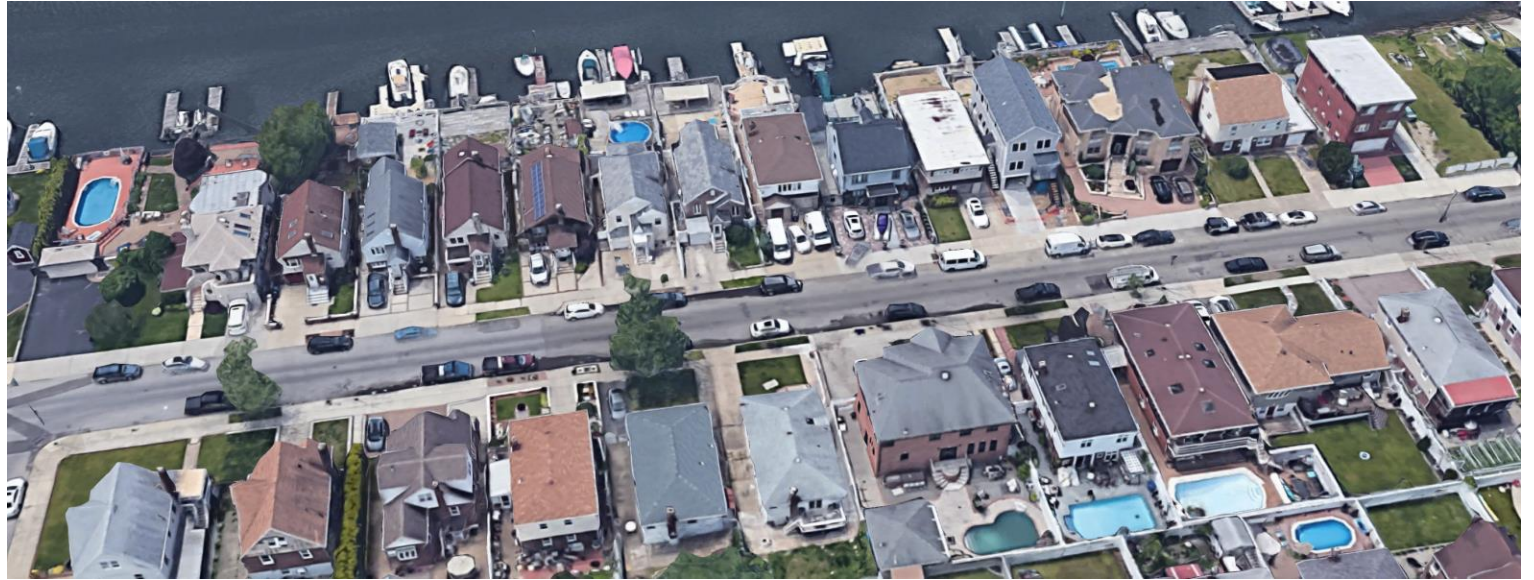
- Old Howard Beach Rezoning Area
- Cross Bay Boulevard Commercial Strip
- Hamilton Beach Special Coastal Risk District
- One- and Two-Family Buildings
- Multifamily Walkup Buildings
- Multifamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Transportation/Utility
- Public Facilities/Institutions
- Open Space
- Parking Facilities
- Vacant Land



Existing Conditions

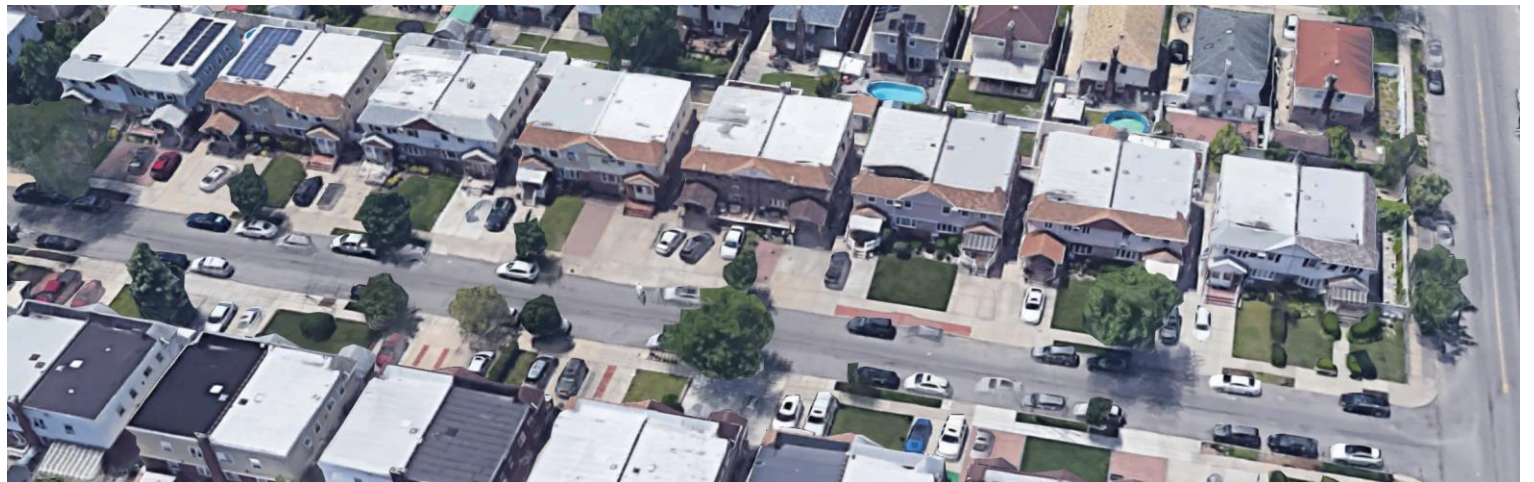
R3-1

- Detached single- and two-family homes
- Some homes have already been elevated



R3-2

- Semi-detached single- and two-family homes
- Limited ability to retrofit






Proposed Actions

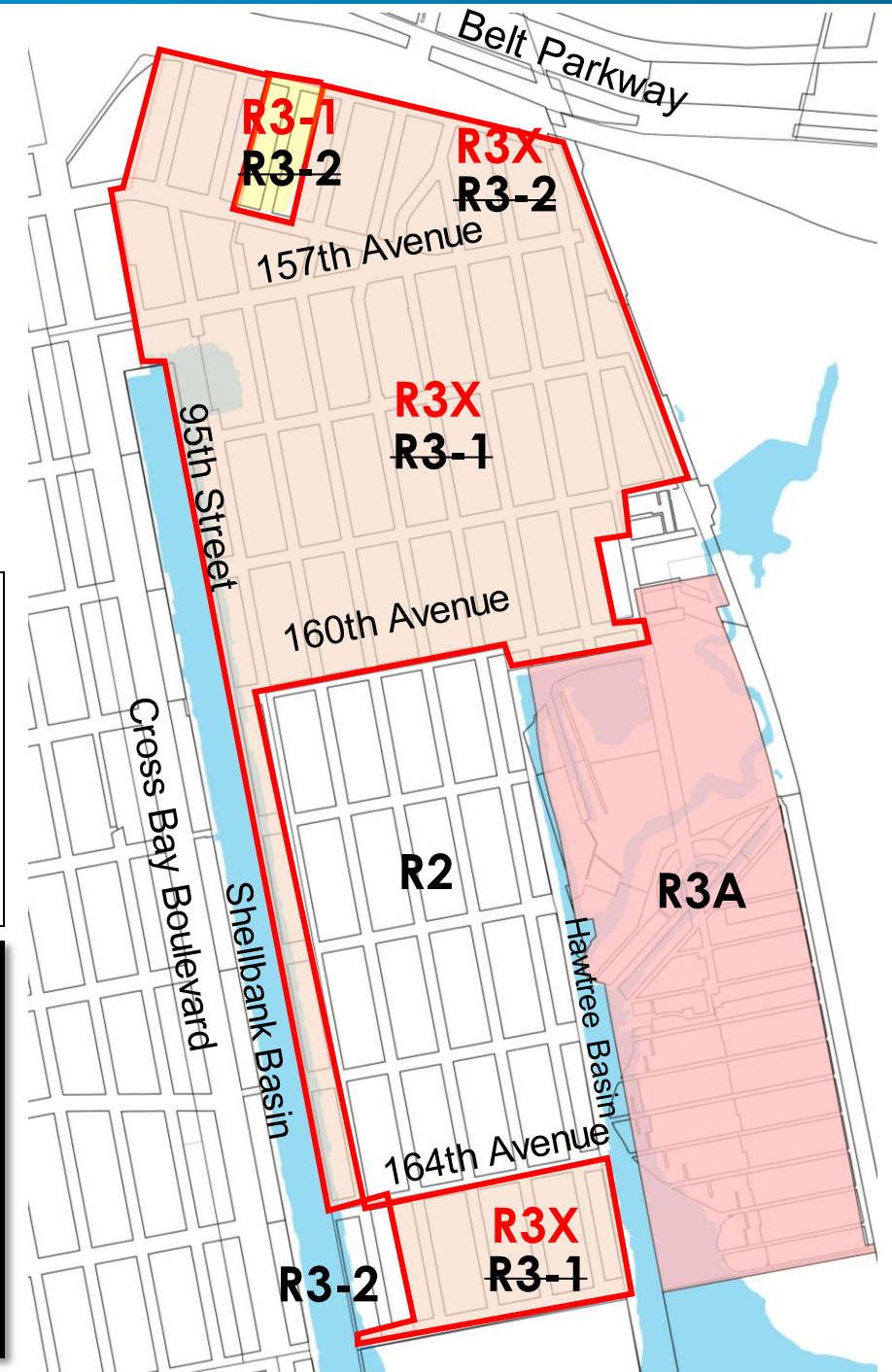
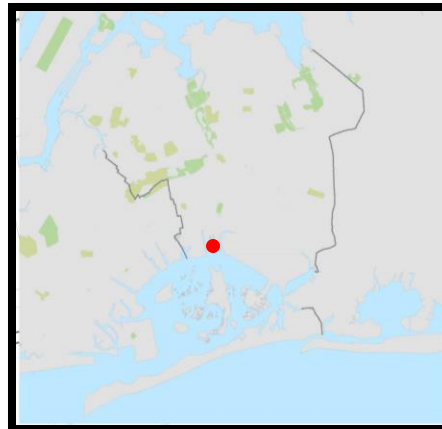
Goal: Promote resilient development by aligning zoning with established neighborhood character

Zoning Map Amendment

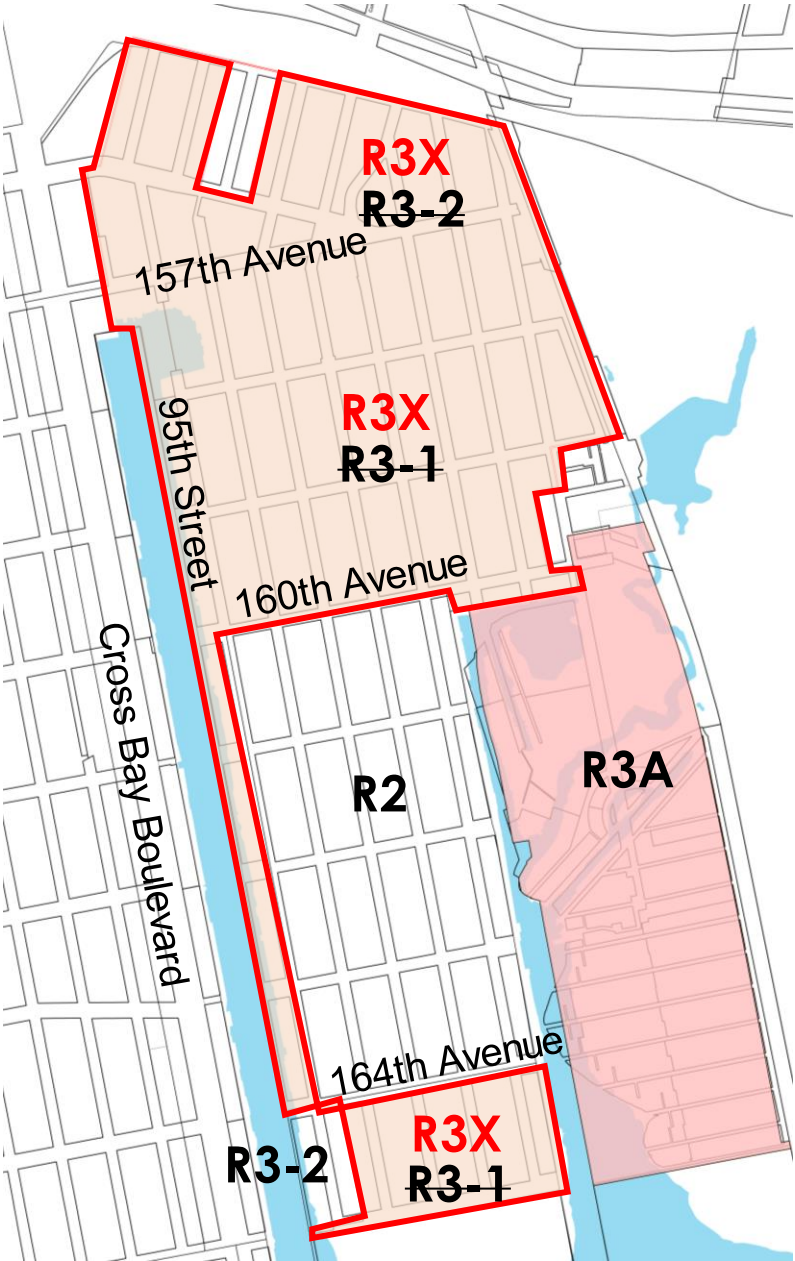
- a) R3-1 and R3-2 to R3X
- b) R3-2 to R3-1 along Huron Street between Belt Parkway and 156th Avenue

Legend

	Proposed R3X District
	Proposed R3-1 District
	Hamilton Beach Special Coastal Risk District



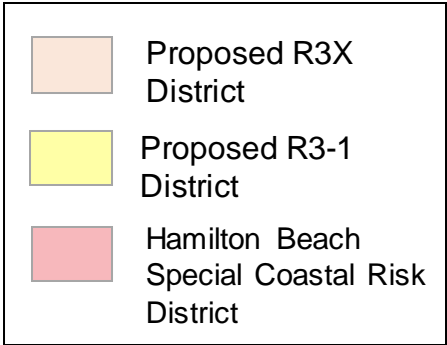
Proposed Actions: Old Howard Beach



R3-1 and R3-2 → R3X

	R3-1	R3-2	R3X
Residential FAR	0.6*	0.6*	0.6*
Maximum Height	35 feet	35 feet	35 feet
Required Parking	1 per DU	1 per DU/ 50% of IRHU	1 per DU
Building Typology	Semi-Detached, Detached	Attached, Semi-Detached, Detached	Detached

**With a 20% attic allowance.*

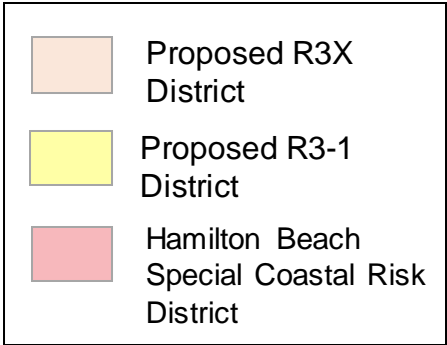
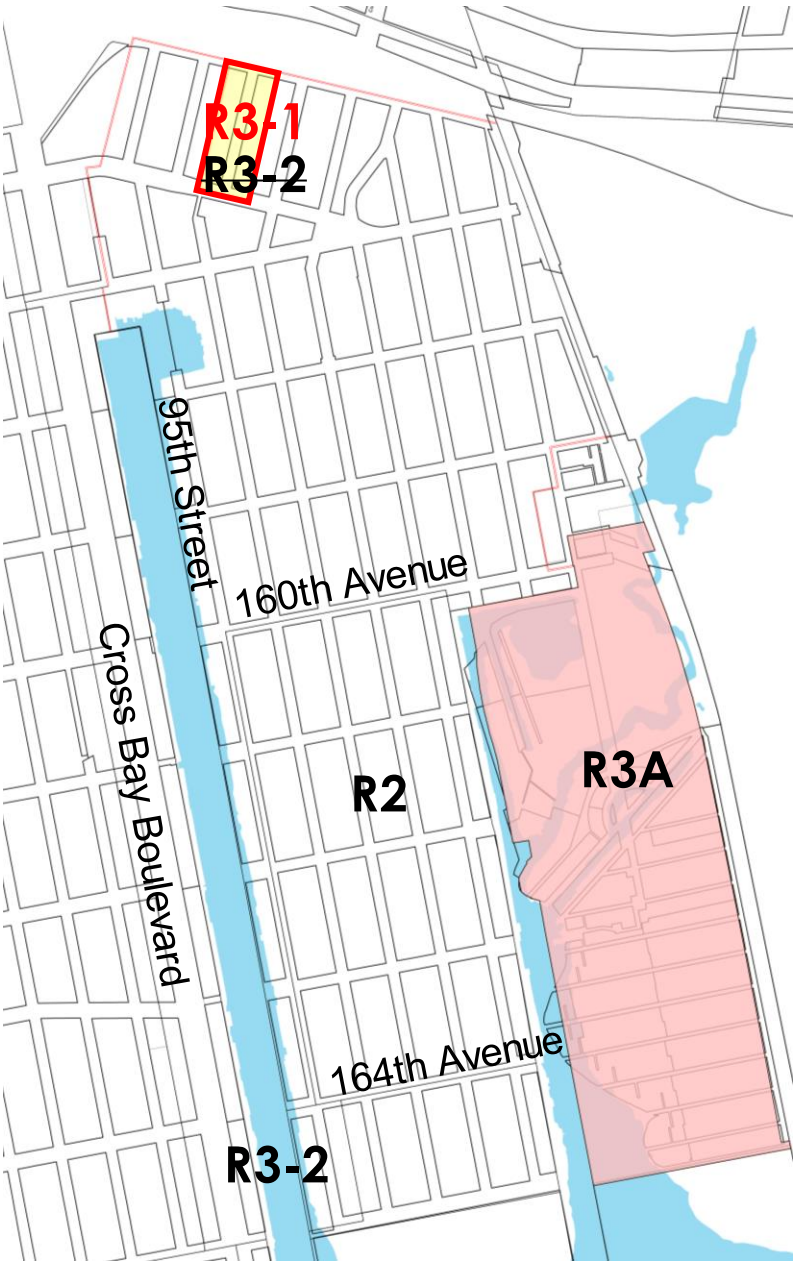


Proposed Actions: Old Howard Beach (Huron Street)

R3-2 → R3-1

	R3-2	R3-1
Residential FAR	0.6*	0.6*
Maximum Height	35 feet	35 feet
Required Parking	1 per DU/ 50% of IRHU	1 per DU
Building Typology	Attached, Semi-Detached, Detached	Semi-Detached, Detached

**With a 20% attic allowance.*



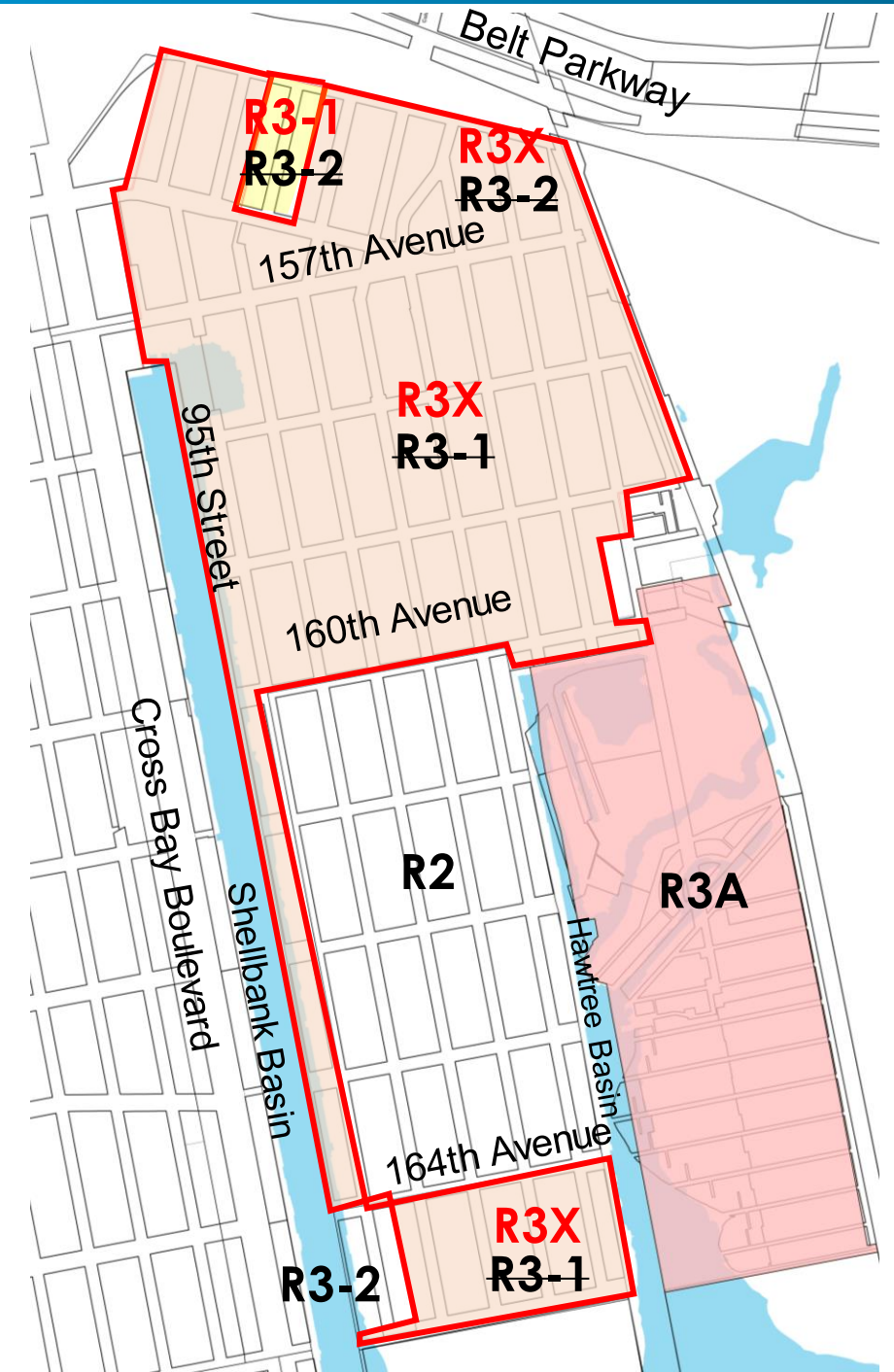
Summary

- Old Howard Beach is **vulnerable** to storm surges and flooding.
- The proposed rezoning achieves two goals:
 - Works alongside ZCFR to permit housing typologies that are easier to **retrofit and elevate**
 - Reinforces existing **neighborhood character**

Proposed Actions

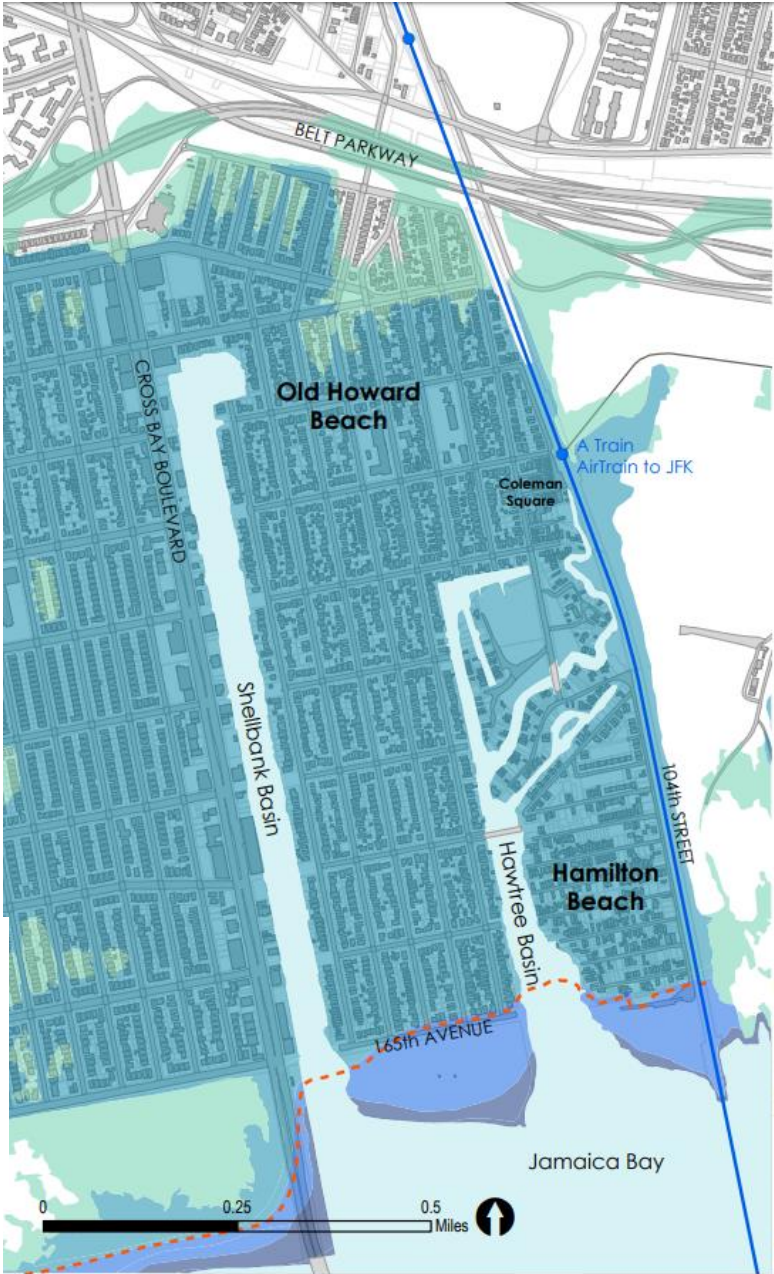
Zoning Map Amendment

- R3-1 and R3-2 → R3X
- R3-2 → R3-1



Appendix

Flood Risk and Sea Level Rise



Extent of flooding based on 2015 FEMA Preliminary Flood Insurance Rate Maps



Extent of future daily tidal flooding based on sea level rise projections for 2050