

# RESILIENT NEIGHBORHOODS:

Broad Channel Resiliency Rezoning

*170256 ZMQ, N 170257 ZRQ*

February 21, 2017



- 1. DCP's Climate Resiliency Initiatives**
- 2. The Old Howard Beach, Hamilton Beach, and Broad Channel Resilient Neighborhoods Study**
- 3. Broad Channel Overview**
- 4. Broad Channel Resiliency Rezoning**
  - Zoning Map Amendment
    - Proposed R3A (from R3-2)
    - Proposed C3A (from R3-2)
    - Proposed C1-3 (from C1-2)
  - Zoning Text Amendment
    - Special Coastal Risk District – Broad Channel Subdistrict

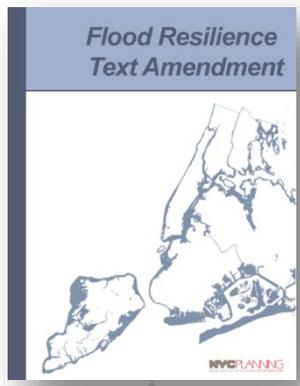
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A young boy with blonde hair, wearing a white t-shirt and dark shorts with a yellow pattern, is running barefoot on a lush green lawn. He is smiling and looking to his left. In the background, a dense line of trees separates the park from a city skyline with several tall buildings under a bright, slightly cloudy sky. Other people are visible in the distance, some sitting on the grass. The overall scene is bright and sunny, suggesting a pleasant day in a park.

**One New York:  
The Plan for a  
Strong and Just City**

# DCP Climate Resiliency Initiatives

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



**SRNR (2015)** provides additional zoning relief to expedite recovery



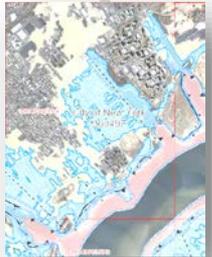
**Local Rezoning (2017)** In vulnerable areas of Queens and Staten Island



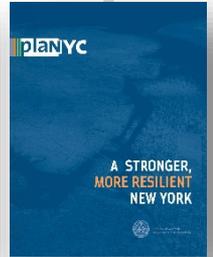
**Flood Text II (2018)** to be updated and made permanent



**Executive Order 230 (2012)** mayoral override of zoning



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



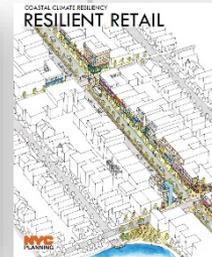
**SIRR Report (2013)** long-term, citywide resiliency framework



**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

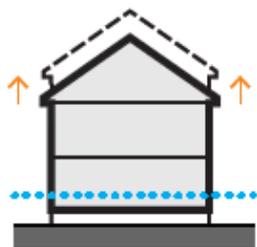


**One New York (2015)** moves from recovery to future resiliency

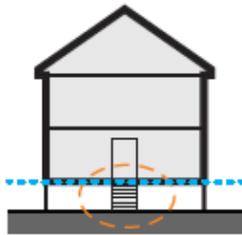
# 2013 Citywide Flood Resilience Text Amendment

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

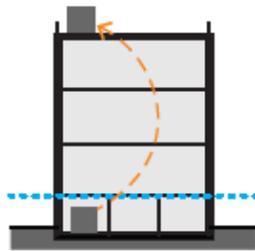
- **Height:** increases the height limit of all buildings in the floodplain by allowing height to be measured from the Design Flood Elevation (DFE), and in some cases, a higher reference point
- **Floor area:** allows discounting of floor space when lost in order to come into compliance with the latest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



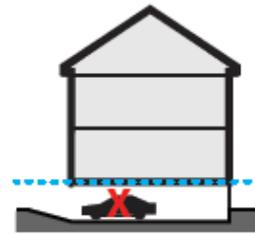
**Height**  
must recognize elevation requirements in flood zones



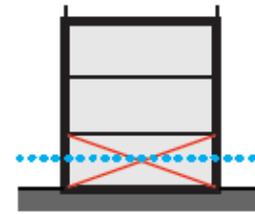
**Access**  
need for stairs/ramps requires imaginative solutions



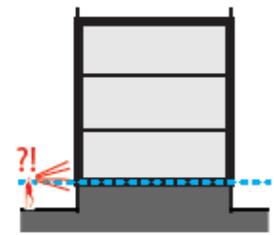
**Mechanical Systems**  
must allow relocation out of flood-prone areas



**Parking**  
may not be possible below ground



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



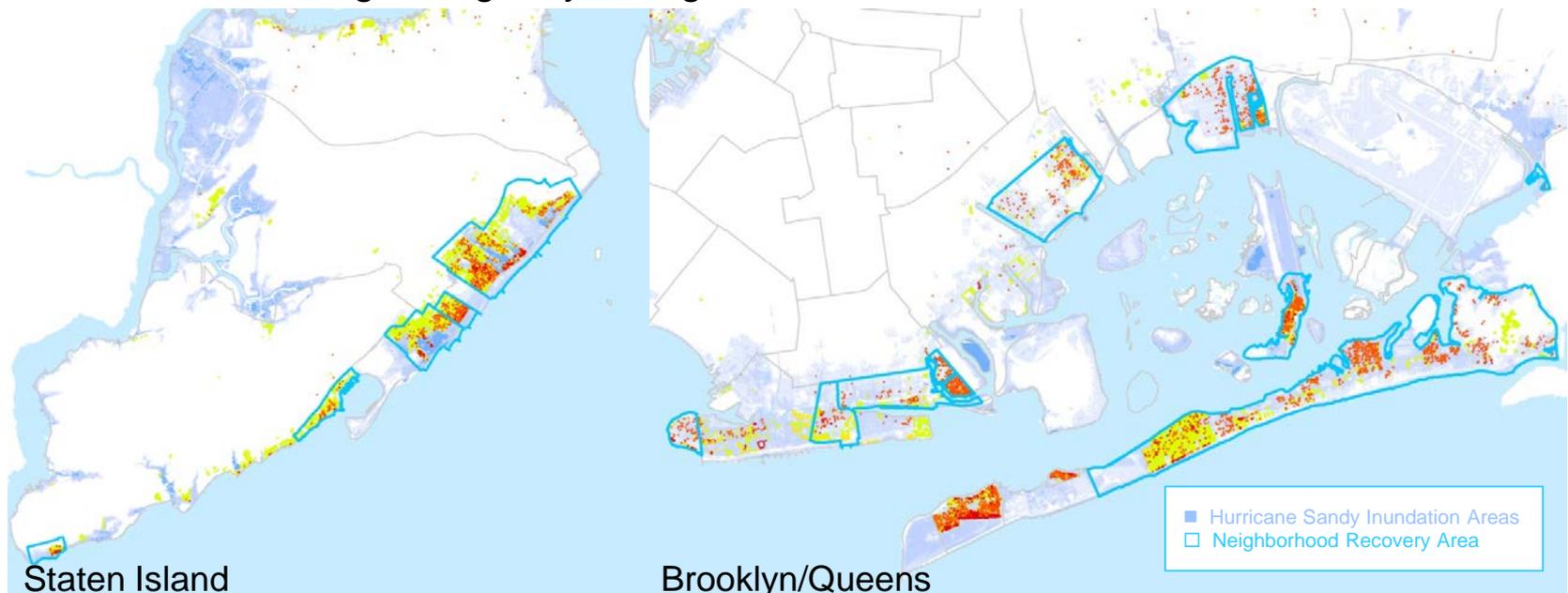
**Streetscape**  
limit negative effect of blank walls on streetscape

# 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.

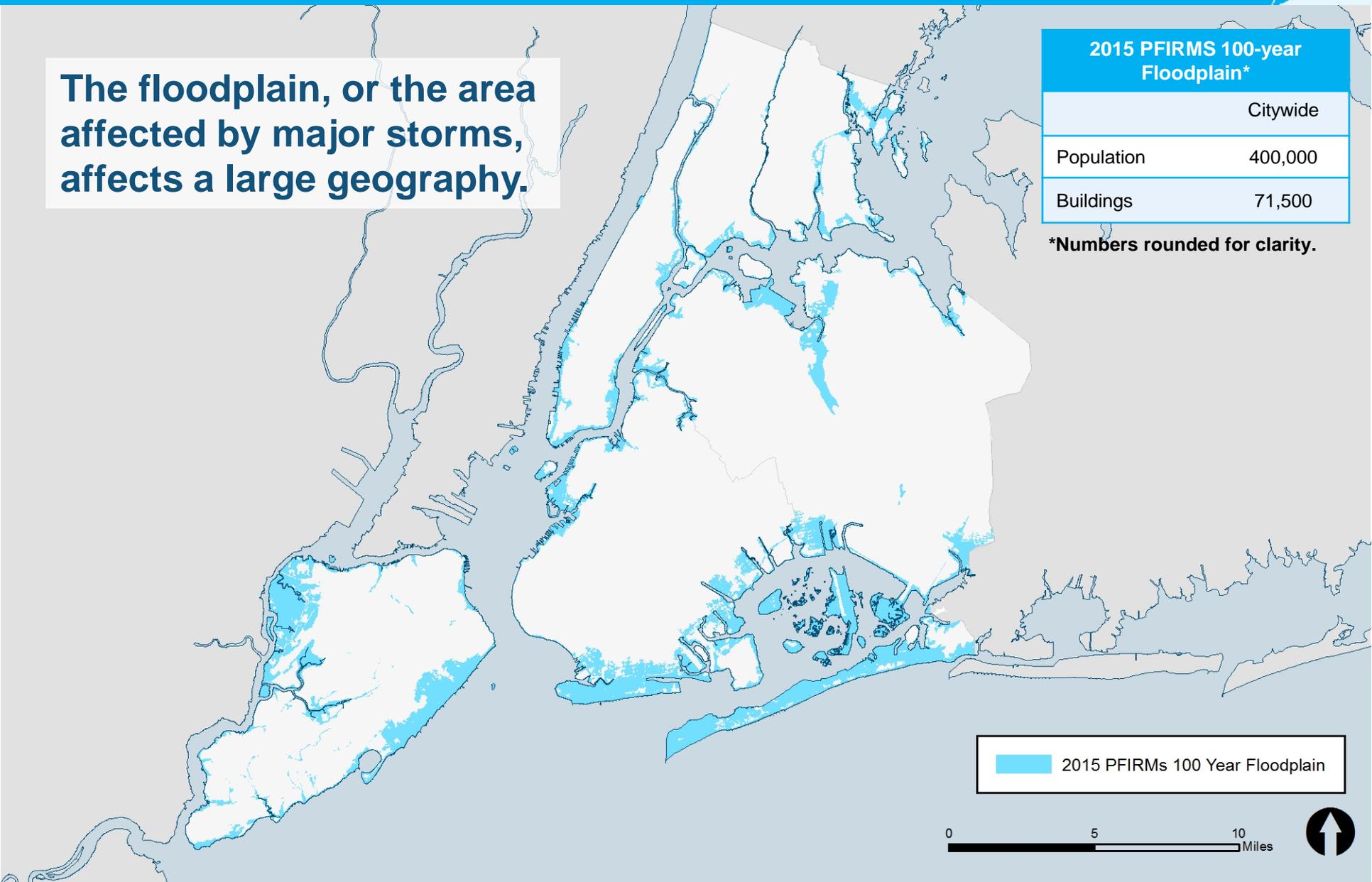


# Flood Risk in NYC

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

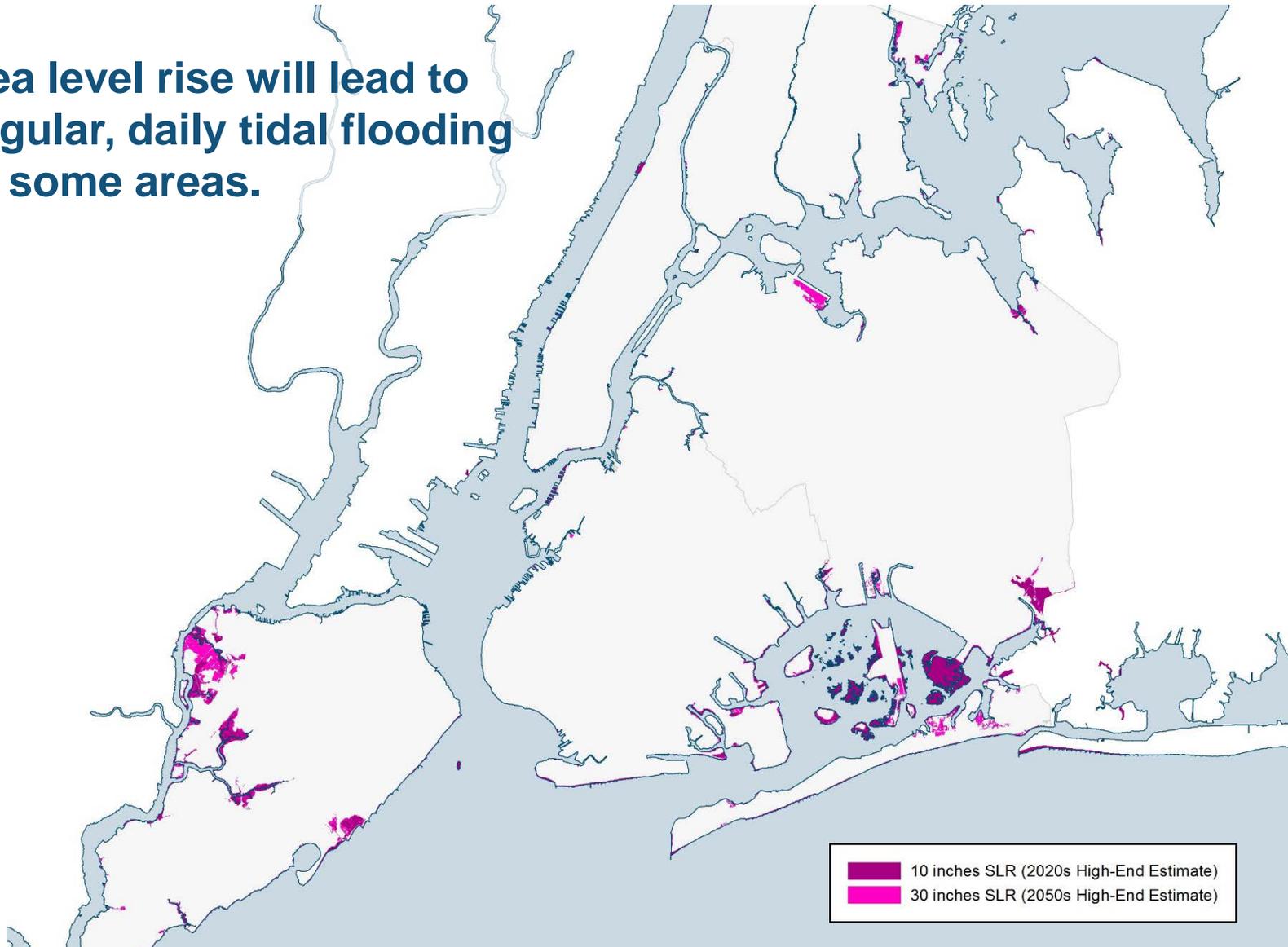
2015 PFIRMS 100-year Floodplain*	
	Citywide
Population	400,000
Buildings	71,500

\*Numbers rounded for clarity.



# Risks from Sea Level Rise

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

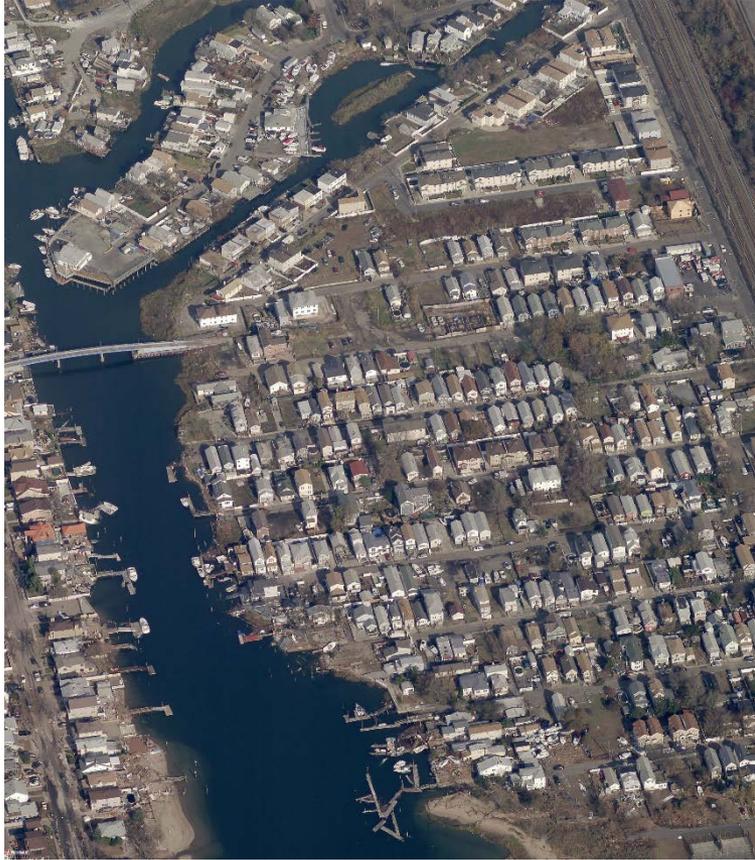


# Risks from Sea Level Rise

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



# Shoreline Conditions



**Hamilton Beach**



**Broad Channel**

# 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.

# Approach to future zoning + land use strategies



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Flood risk and local planning considerations

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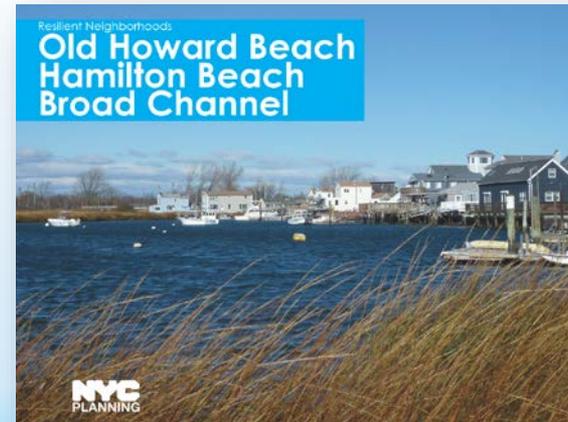
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## Community Advisory Committee:

- Appointed by Councilmember Eric Ulrich and included representatives from:
  - Community Boards 10 and 14
  - Broad Channel Civic Association
  - New Hamilton Beach Civic Association
  - Howard Beach-Lindenwood Civic Association
  - Local business owners

## Public Outreach Summary:

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

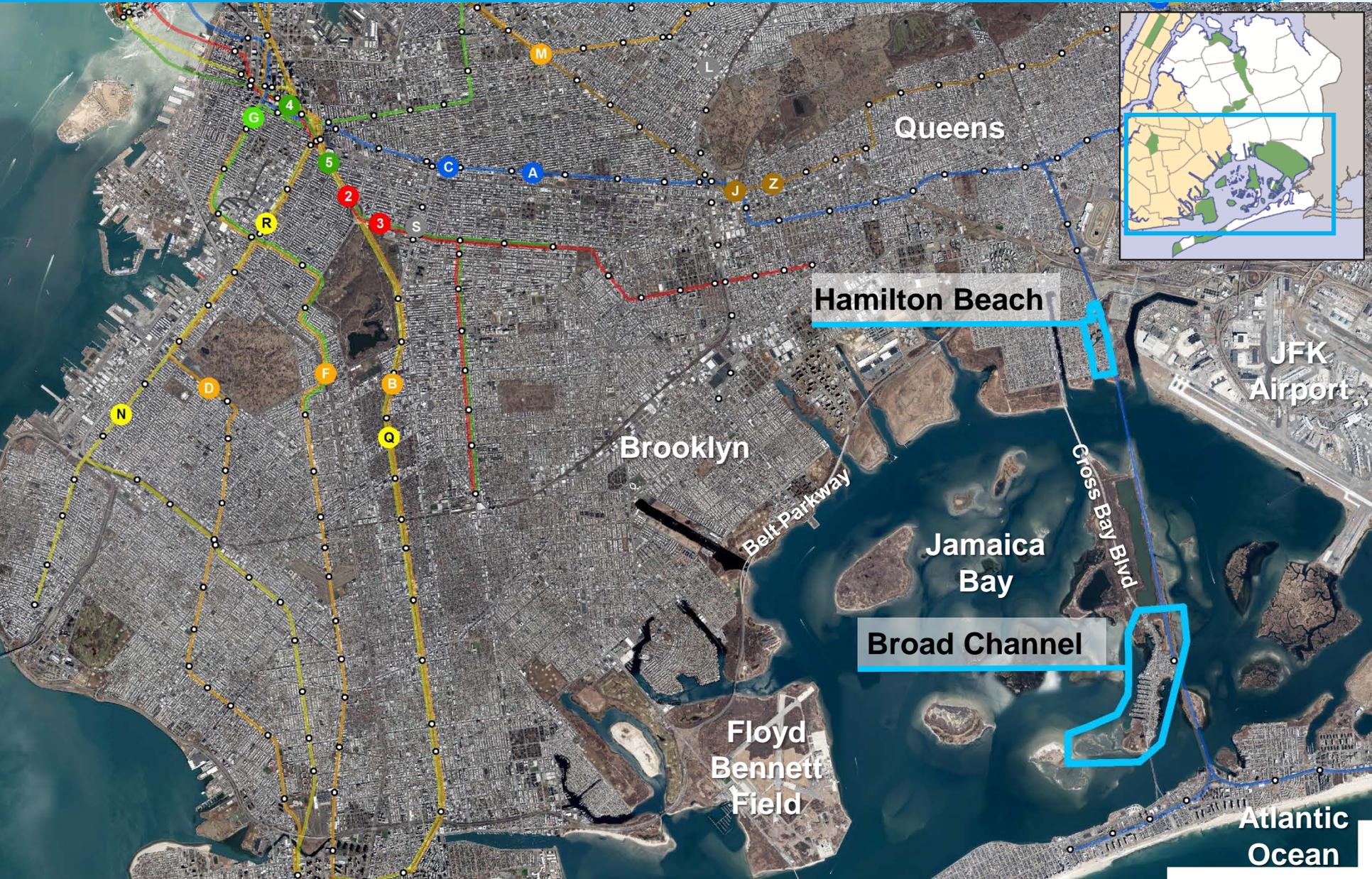


## Recommendations:

- 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

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# Area Context



# Area Context

## Broad Channel



# Historical Context

**Late 1800s:** Area developed with small houses built on stilts as a summer getaway

**1914:** Formally settled by Broad Channel Development Corporation (BCDC)

**1930s:** Cross Bay Boulevard constructed

**1939:** BCDC declared bankruptcy; City became owner

**1982:** Agreement reached for residents to purchase property from City

**1988:** First sanitary sewers constructed

**2012:** Hurricane Sandy

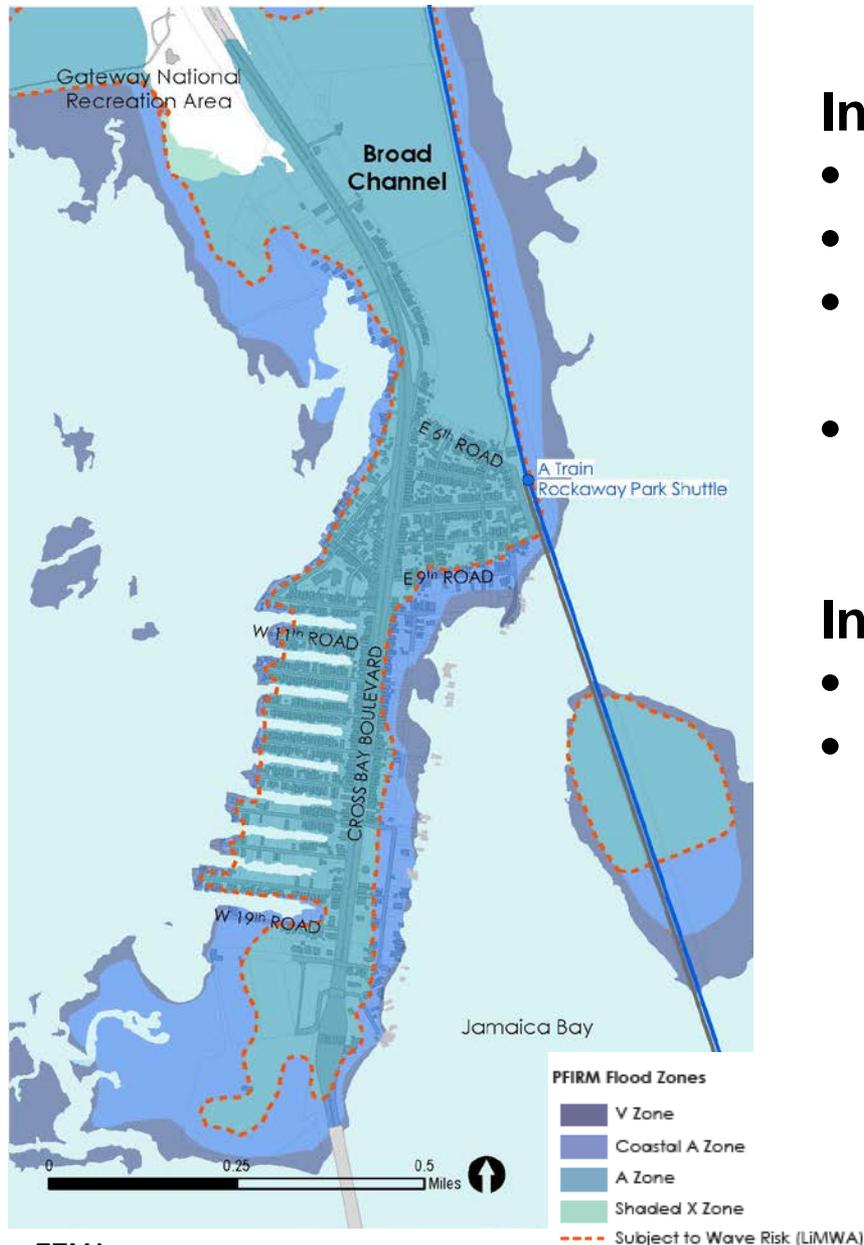


1924



2012

# Area Demographics



## In Broad Channel:

- **2,500** Residents
- **1,000** Buildings
- **\$68,900** Local Median Household Income (Queens \$57,210)
- **78%** of Housing Units are Owner-Occupied (Queens 44%)

## In the floodplain:

- **2,500** Residents
- **1,000** Buildings

# 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)
- 21' max. perimeter wall height
- 35' max. building height
- 15' required front yard
- 5' min. side yard width (D)
- 1 parking space required per unit
- 1.0 FAR for community facilities

## C1-2 Overlays

- Max. commercial FAR is 1.0 when mapped in R3-2
- 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

# Flood Risk and Sea Level Rise Projections



## Broad Channel: 2050s Sea Level Rise Projections

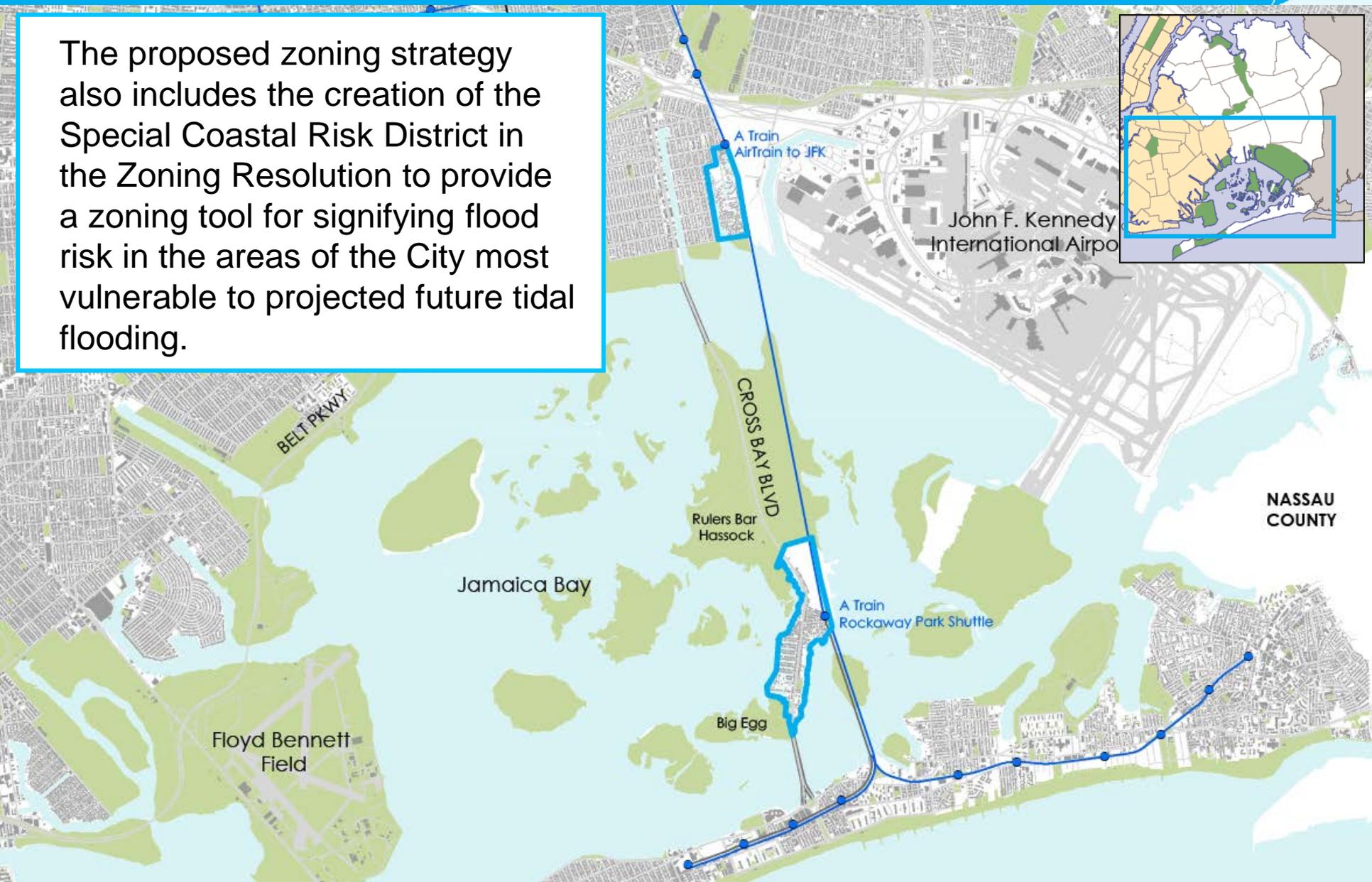
<b>226 Buildings</b>
MHHW + 11" (25 <sup>th</sup> percentile projection)
<b>368 Buildings</b>
MHHW + 21" (75 <sup>th</sup> percentile projection)
<b>744 Buildings</b>
MHHW + 30" (90 <sup>th</sup> percentile projection)



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# Zoning Text Amendment – Special Coastal Risk District

The proposed zoning strategy also includes the creation of the Special Coastal Risk District in the Zoning Resolution to provide a zoning tool for signifying flood risk in the areas of the City most vulnerable to projected future tidal flooding.



NASSAU COUNTY

# Special Coastal Risk District – Broad Channel Subdistrict



A Broad Channel Subdistrict would be created to reflect this neighborhood's exceptional flood risk and established low-density building patterns.

The Broad Channel Subdistrict would modify the underlying regulations of the proposed R3A and C3A districts to limit future residential development to single-family detached houses only.

In addition, community facilities with sleeping or overnight accommodations would be prohibited.

# Proposed R3A



R3A is proposed for the majority of the rezoning area.

R3A districts permit one- and two-family detached residential buildings\*

- 0.6 FAR (includes 0.1 attic allowance)
- 25' min. lot width
- 21' max. perimeter wall height
- 35' max. building height
- 10' required front yard
- 4' min. side yard width
- 1 parking space required per unit
- 1.0 FAR for community facilities

\*Modified by proposed Broad Channel Subdistrict of the Special Coastal Risk District

# Proposed C3A



C3A is proposed on Broad Channel's southeast shore

C3A would more closely reflect the mix of single-family detached residences and water-dependent uses, including marinas and boat storage facilities in this area

Commercial uses are permitted a maximum FAR of 1.0

C3A districts have a residential equivalent of R3A\*

\*Modified by proposed Broad Channel Subdistrict of the Special Coastal Risk District

# Proposed C1-3 Overlay



A rezoning of Broad Channel’s commercial node from C1-2 to C1-3 is proposed to slightly reduce the off-street parking requirement.

C1-2 generally require space one per 300 sq ft of commercial floor area; C1-3 generally require one space per 400 sq ft of commercial floor area

A high off-street parking requirement could present an impediment to property owners should they need to reconstruct a damaged or destroyed commercial building on a small lot

C1-2 and C1-3 permit the same range of commercial uses to serve local shopping needs and have the same maximum 1.0 FAR for commercial uses

# RESILIENT NEIGHBORHOODS:

Hamilton Beach Resiliency Rezoning

*170255 ZMQ, N 170267 ZRQ*

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## 1. Hamilton Beach Overview

## 2. Hamilton Beach Resiliency Rezoning

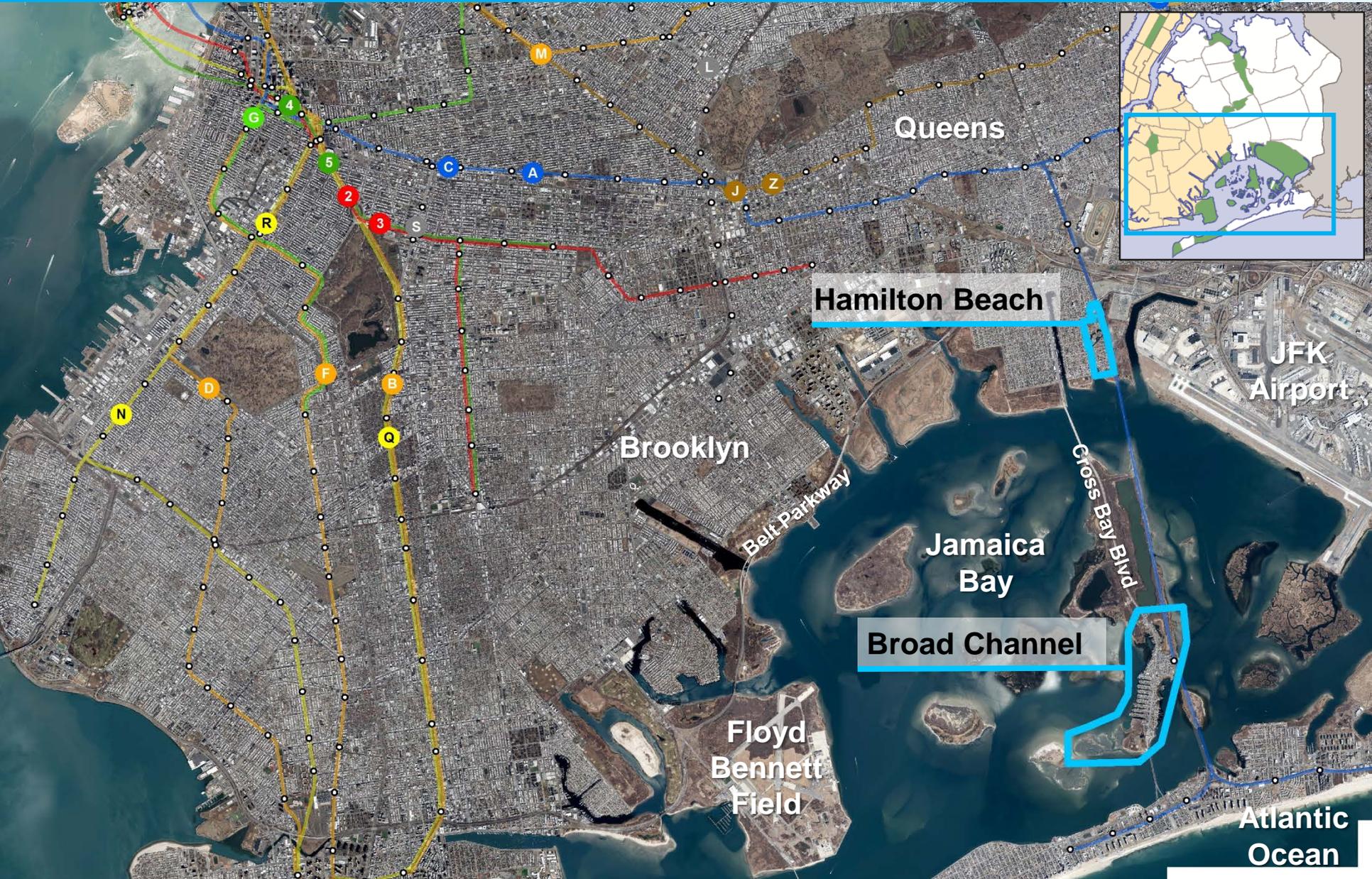
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  - Proposed C1-3 Overlay (from C1-2)

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## 2. Hamilton Beach Resiliency Rezoning

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# Area Context

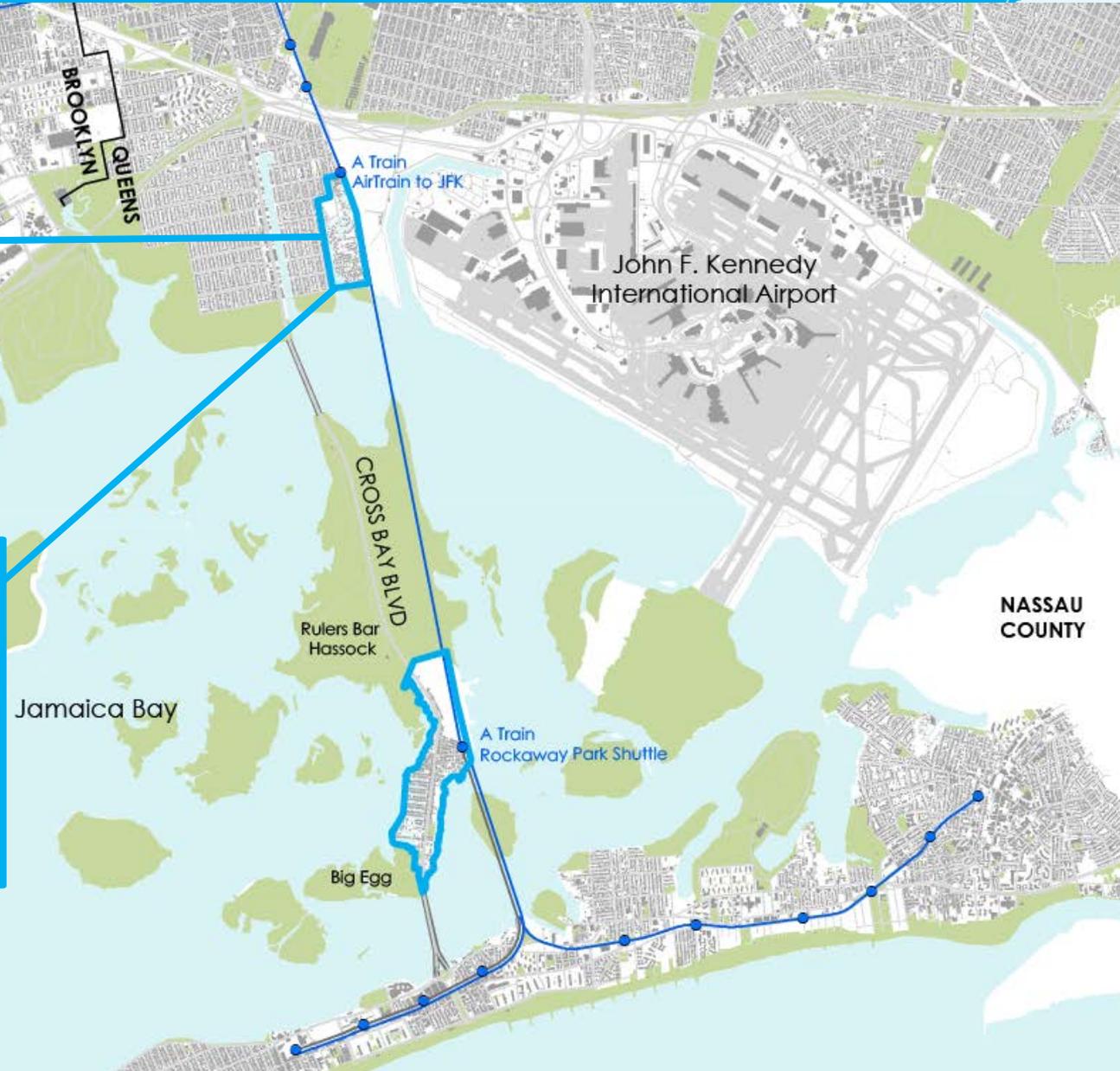


# Area Context

## Hamilton Beach



Floyd Bennett Field



# Historical Context

**1880s:** Area originally developed with fishermen's shacks on Hawtree Creek

**1890s:** LIRR station opened, supporting the establishment of a year-round community

**1900s:** Hawtree Basin was dredged to fill in land for additional development

**1995:** City first expanded the sewer system to Hamilton Beach

**2012:** Hurricane Sandy



# Area Demographics



## In Hamilton Beach:

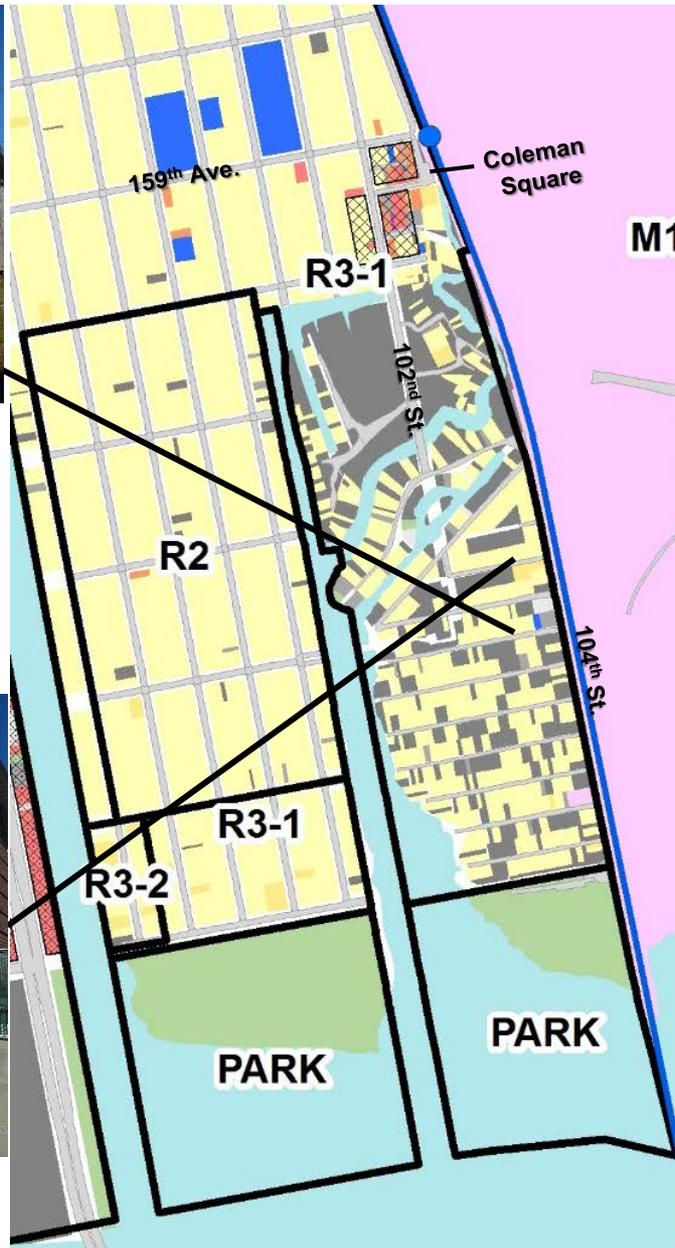
- **1,400** Residents
- **400** Buildings
- **\$71,400** Median Household Income\* (Queens \$57,210)
- **75%** of Housing Units are Owner-Occupied\* (Queens 44%)

## In Hamilton Beach's floodplain:

- **1,400** Residents
- **400** Buildings

\*Combines data for Old Howard Beach and 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)
- 21' max. perimeter wall height
- 35' max. building height
- 15' required front yard
- 5' min. side yard width (D)
- 1 parking space required per unit
- 1.0 FAR for community facilities

### C1-2 Overlays

- Max. commercial FAR is 1.0 when mapped in R3-2
- 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

# Flood Risk and Sea Level Rise Projections



## Hamilton Beach: 2050s Sea Level Rise Projections

<b>65 Buildings</b>
MHHW + 11" (25 <sup>th</sup> percentile projection)
<b>178 Buildings</b>
MHHW + 21" (75 <sup>th</sup> percentile projection)
<b>310 Buildings</b>
MHHW + 30" (90 <sup>th</sup> percentile projection)



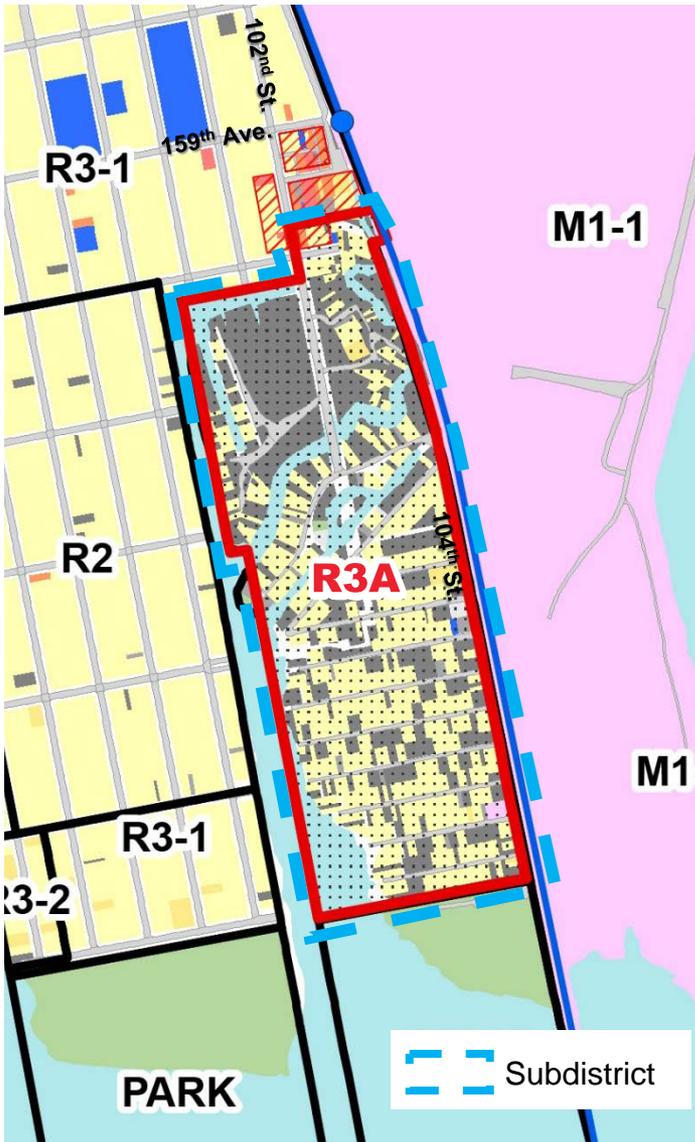
NPCC2 SLR Projections, NOAA

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- Zoning Map Amendment
  - Proposed R3A (from R3-1)
  - Proposed C1-3 Overlay (from C1-2)

# Special Coastal Risk District – Hamilton Beach Subdistrict



The proposed zoning strategy would establish the Hamilton Beach Subdistrict in the Zoning Resolution as part of the newly created Special Coastal Risk District.

The Hamilton Beach Subdistrict would modify the underlying regulations of the proposed R3A district to limit new development to single-family detached residences, except on lots at least 40 feet wide where two-family detached residences would be permitted.

This modification would limit future development in an area vulnerable to projected future tidal flooding while recognizing the range of lot widths in the neighborhood.

In addition, community facilities with sleeping or overnight accommodations would be prohibited.

# Proposed R3A



R3A is proposed for the majority of the rezoning area.

R3A districts permit one- and two-family detached residential buildings\*

- 0.6 FAR (includes 0.1 attic allowance)
- 2,375 sq ft minimum required lot area
- 25' minimum lot width
- 21' maximum perimeter wall height
- 35' maximum building height
- 10' required front yard
- 8' required total side yards
- 1 parking space required per unit
- 1.0 FAR for community facilities

\*Modified by proposed Hamilton Beach Subdistrict of the Special Coastal Risk District

# Proposed C1-3 Overlay



A rezoning of the Coleman Square commercial node from C1-2 to C1-3 is proposed to match existing commercial uses and development patterns

C1-2 generally require one space per 300 sq ft of commercial floor area; C1-3 generally require one space per 400 sq ft of commercial floor area

In addition, the high off-street parking requirement could present a zoning impediment to property owners should they need to reconstruct a damaged or destroyed building on a small lot

C1-2 and C1-3 permit the same range of commercial uses to serve local shopping needs and have the same maximum 1.0 FAR for commercial uses