

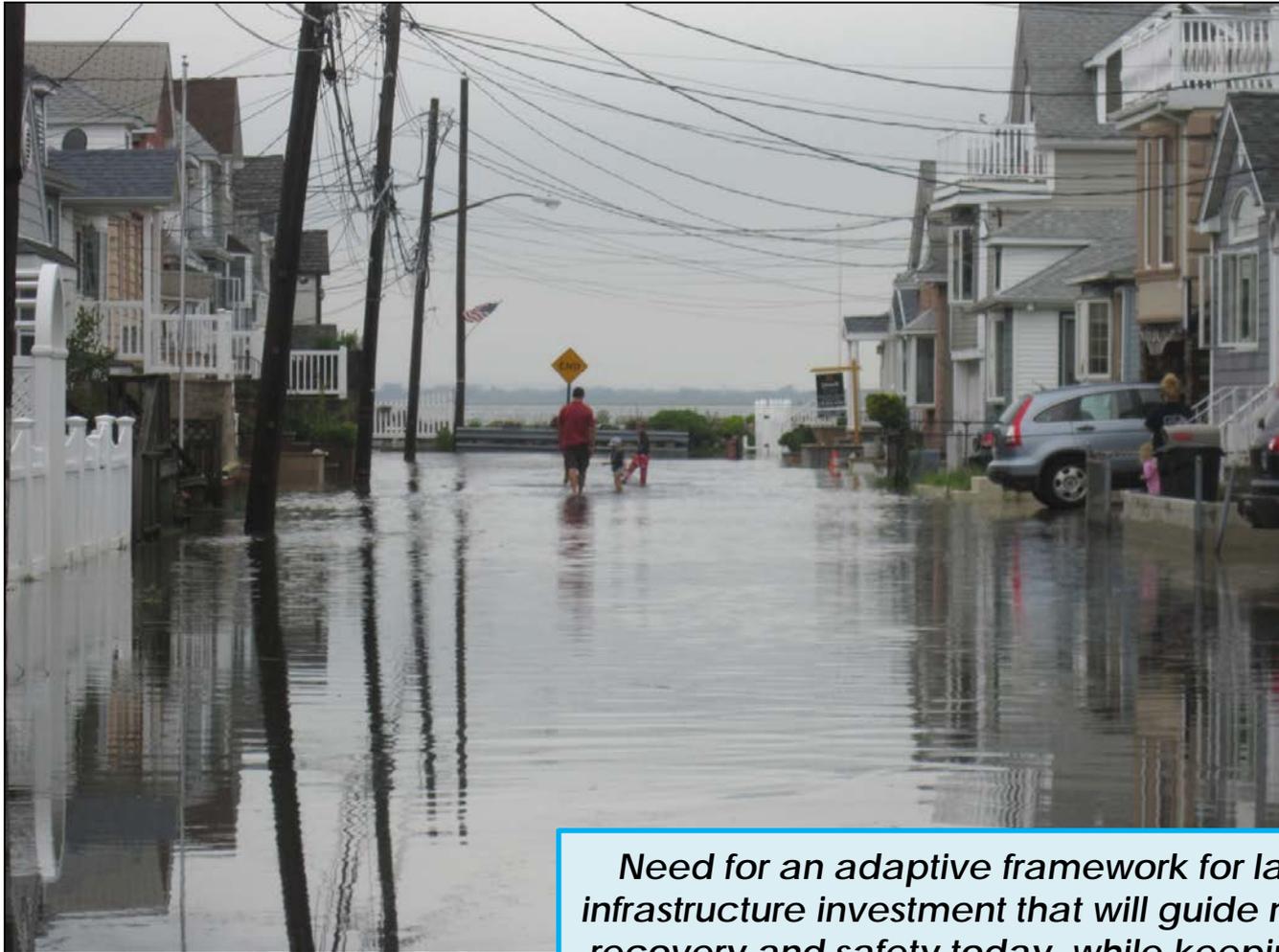
Resilient Neighborhoods: Old Howard Beach, Hamilton Beach, and Broad Channel

May 2015

Outline

- I. Issues
- II. Zoning Resiliency Framework
- III. Non-Zoning Resiliency Framework
- IV. DCP Resiliency
- V. City-Wide Resiliency
- VI. Outreach Strategy

Tidal flooding occurs today and these conditions are only expected to worsen with projected sea level rise



Broad Channel, Queens – after a rain event and during a Supermoon high tide

Need for an adaptive framework for land use and infrastructure investment that will guide neighborhood recovery and safety today, while keeping a range of long-term resiliency options available.



Broad Channel

Neighborhood Overview

- 2,438 residents
- 998 buildings
- 976 residential units
- 637 Build it Back registrants

MHHW + 11" (2050s 25th percentile projection)

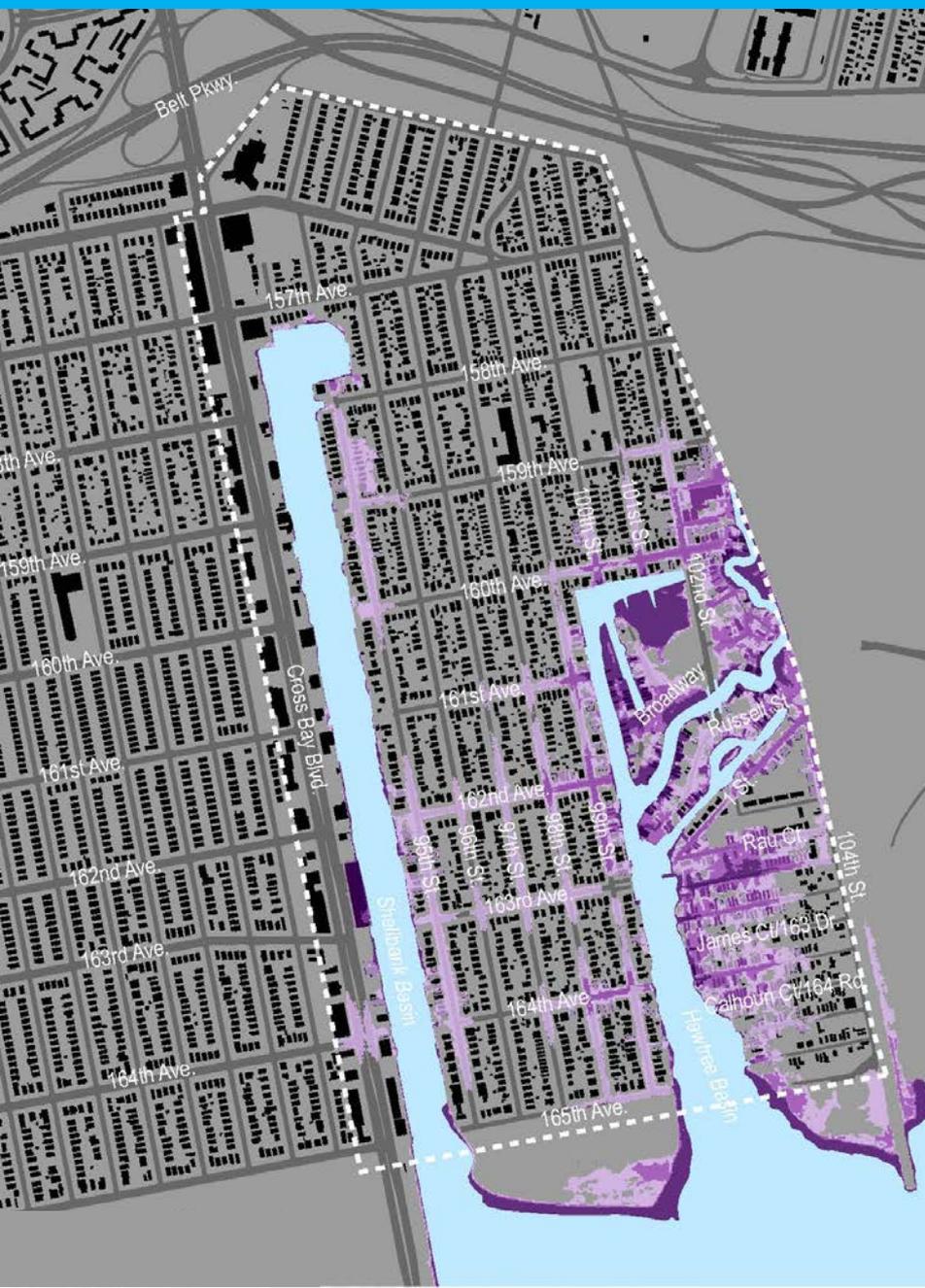
Residential Units	Buildings
464	522

MHHW + 21" (2050s 75th percentile projection)

Residential Units	Buildings
556	633

MHHW + 30" (2050s 90th percentile projection)

Residential Units	Buildings
799	937



Old Howard and Hamilton Beach

Neighborhood Overview

- 7,335 residents
- 2,285 buildings
- 2,914 residential units
- 904 Build it Back registrants

MHHW + 11" (2050s 25th percentile projection)

Residential Units	Buildings
355	370

MHHW + 21" (2050s 75th percentile projection)

Residential Units	Buildings
566	562

MHHW + 30" (2050s 90th percentile projection)

Residential Units	Buildings
1,019	1,039

Existing zoning is a challenge in Hamilton and Broad Channel because 40' lot width requirements cause retrofitting challenges for a majority of structures, which are single family detached on narrow lots



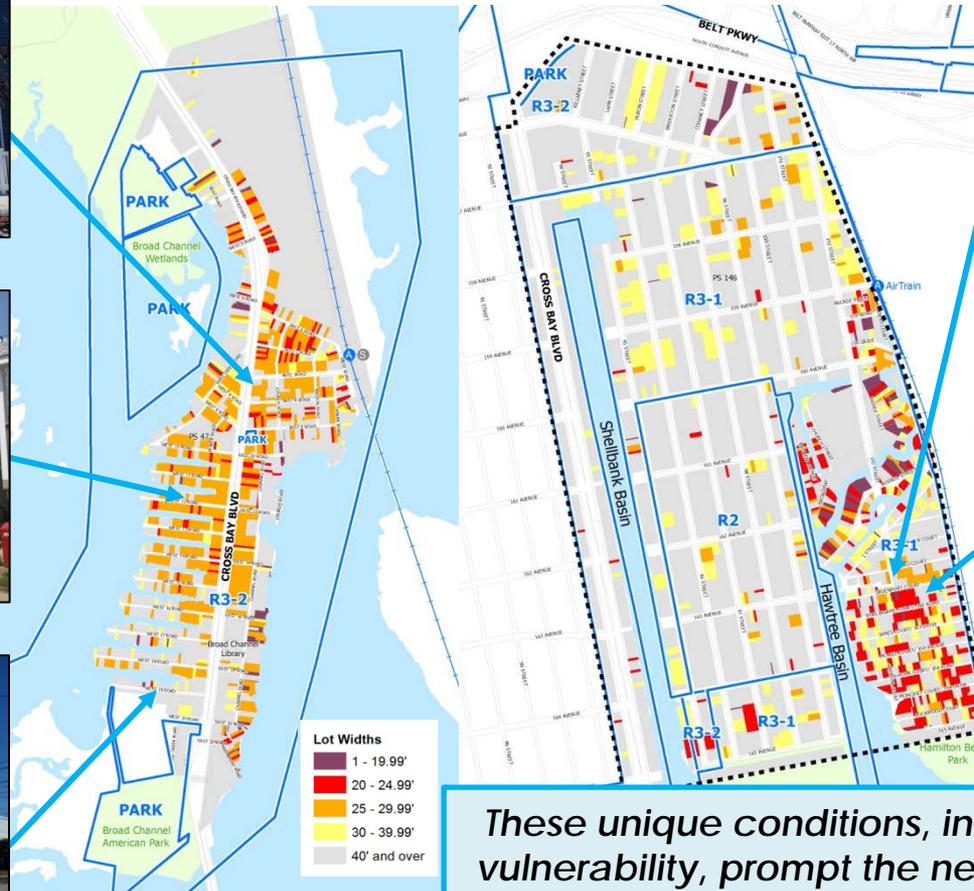
2-Story homes with 0.6 FAR



25 foot wide lots



Semi-detached buildings



24 foot wide lots



Narrow street

These unique conditions, in addition to long-term vulnerability, prompt the need for a zoning district that makes it easier for property owners to make resiliency investments while limiting future growth.

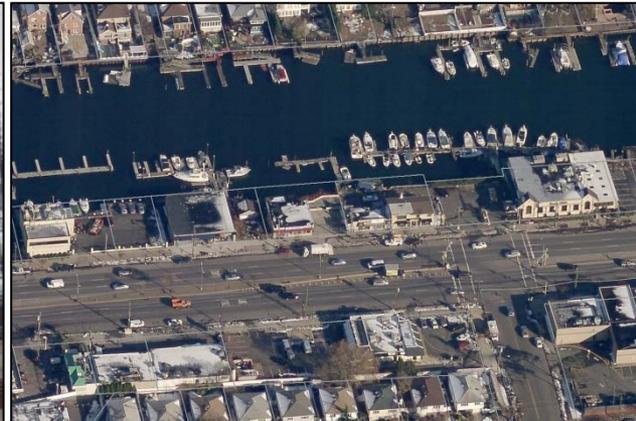
High flood elevations present physical and economic challenges to commercial corridors

*Cross Bay Boulevard
West Side*



- 3' BFE minus ground elevation
- retrofitting options available

*Cross Bay Boulevard
East / Basin Side*



- 4' BFE minus ground elevation
- challenged by WPA and waterfront yard requirements

Coleman Square



- 5' BFE minus ground elevation
- flooding during spring high tide
- limited options

Reexamining zoning requirements on Cross Bay would allow property owners to make necessary resilient retrofits, while a capacity-building effort would benefit Coleman Square businesses.

Resilient Neighborhoods: Goals

1. Reduce risks from natural hazards such as flooding and coastal storms.
2. Foster economically and socially vibrant communities that are able to adapt to changing conditions.
3. Coordinate land use planning with rebuilding activities and infrastructure investment.



Broad Channel

New narrow lot, single-family detached rezoning

In areas vulnerable to future sea level rise and regular tidal and storm-related flooding, create a new narrow lot, single-family detached zoning treatment that promotes contextually appropriate retrofits while limiting investments that would increase density.

Water-dependent uses and single-family detached rezoning

Reflect existing water-dependent uses and create a transitional land use strategy to preserve property values on the southeast shore through a rezoning.

Select commercial rezoning

Reflect existing uses and promote new, resilient commercial uses in select locations through a rezoning.



Old Howard Beach and Hamilton Beach

New narrow lot, single-family detached rezoning

In areas vulnerable to future sea level rise and regular tidal and storm-related flooding, create a new narrow lot, single-family detached zoning treatment that promotes contextually appropriate retrofits while limiting investments that would increase density.

Commercial zoning requirements

Reexamining zoning requirements could provide more flexibility to properties on Cross Bay Boulevard looking to make resilient retrofits.

Commercial rezoning

Update the commercial zoning in Coleman Square to reduce the parking requirement, as existing property owners cannot accommodate off-street accessory parking.

Detached rezoning

Update zoning to enable area to maintain a housing type that is most adaptable for resiliency retrofits.

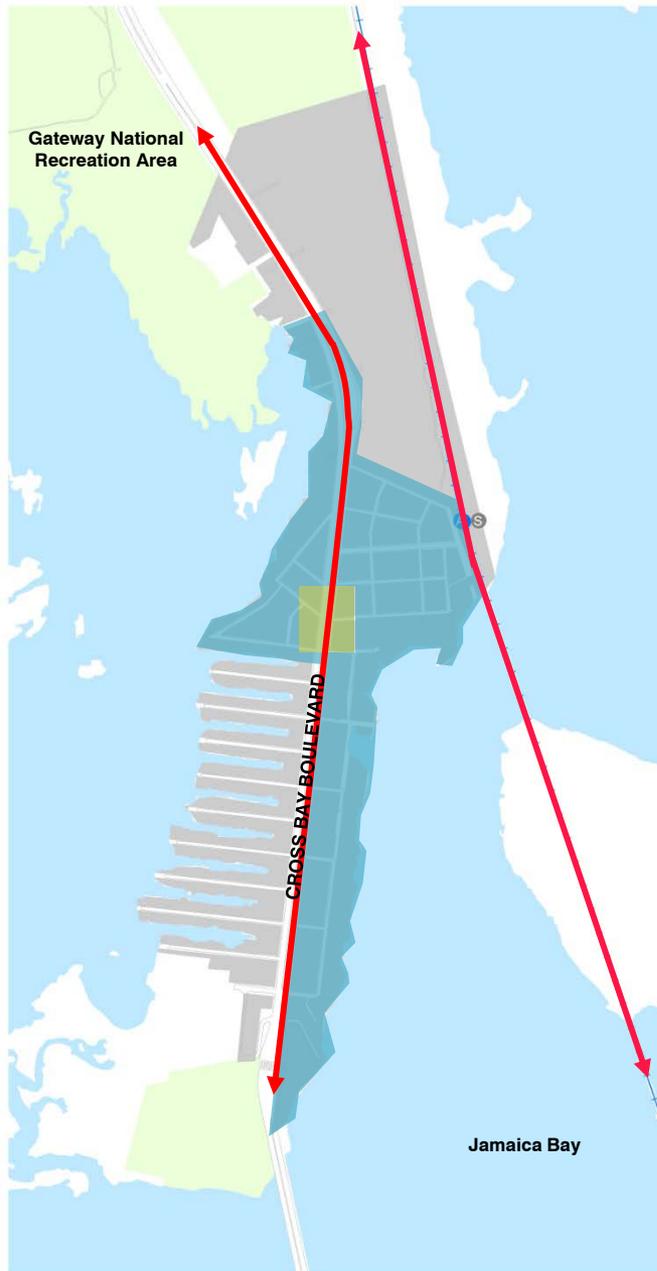
R3-1

Rezone from R3-2 to R3-1 to reflect semi-detached character.

R2

R3-2

Maintain existing R2 and R3-2 districts to reflect built character.



Broad Channel

Vulnerable streets

Narrow, low-lying streets in Broad Channel have been repaved but are not slated for reconstruction, storm sewer or bulkhead installation, making these streets more vulnerable than West 11th through 19th Roads.

Community flood response

Support a capacity-building effort for use of deployable flood barriers in Broad Channel’s commercial area, where zoning cannot offer a solution.

Regional connectivity

Cross Bay Boulevard, a regional evacuation route, and the A-Train and Shuttle to the Rockaways are important assets and should be prioritized for long-term investments.



Old Howard Beach and Hamilton Beach

Highly vulnerable streets

Narrow, low-lying streets in Hamilton Beach have been repaved but most are not slated for reconstruction, storm sewer or bulkhead installation, making these streets more vulnerable.

Bulkheads

Certain streets in Old Howard Beach should be targeted for street-end bulkhead improvements because of vulnerability to 21" of sea level rise.

Local and regional connectivity

Cross Bay Boulevard is an important regional evacuation route and should be prioritized for long-term investments. In Hamilton Beach, 104th Street provides the only vehicular access to the neighborhood, while the Pedestrian Path and Access Bridge provide alternative evacuation routes. Future capital projects should explore opportunities for long term access options for Hamilton Beach.

Community flood response

Support a capacity-building effort for use of deployable flood barriers in Coleman Square, where zoning cannot offer a solution.

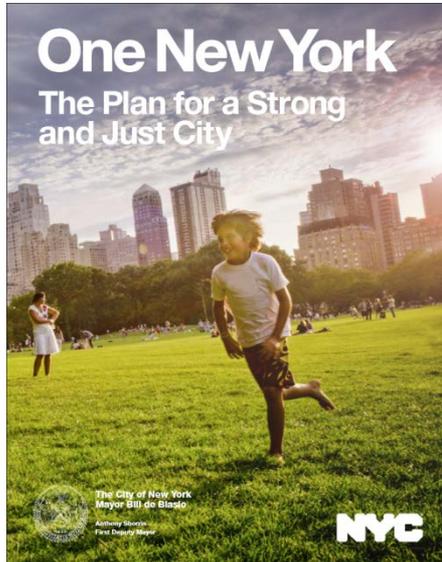
Resilient Neighborhoods: Anticipated Outcomes

Community-based plans providing a **collective vision** for strengthening these neighborhoods and making them more resilient over the short and long-term.

Including....

- Recommendations for local **zoning and land use changes**
- Coordination of public investments in **infrastructure** and other facilities
- Recommendations to address both **short-term needs** and **long-term challenges**
- Case studies to support citywide **policy agenda** (such as changes to the National Flood Insurance Program)
- **Information sharing** on practical measures to build resilience

One NYC's 13 Resiliency Initiatives Include...



Strengthen community, social, and economic resiliency

- Support small businesses and local commercial corridors

Upgrade buildings

- Adopt zoning and building code policies to support building upgrades
- Work to reform FEMA's National Flood Insurance Program

Adapt infrastructure systems to maintain service

- Adopt policies to support infrastructure adaptation

Increase coastal defenses

- Attract new funds for vital coastal protection projects
- Adopt policies to support coastal protection

“Our neighborhoods, economy, and public services will be ready to withstand and emerge stronger from the impacts of climate change and other 21st century threats.”

Vision 4

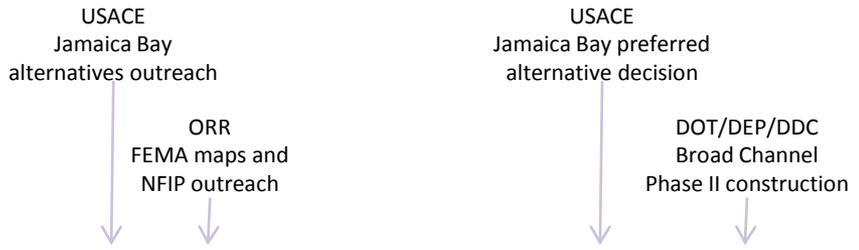
Our Resilient City

Our neighborhoods, economy, and public services will be ready to withstand and emerge stronger from the impacts of climate change and other 21st century threats

New York City will...

- ✓ Eliminate disaster-related long-term displacement more than one year of New Yorkers from homes by 2050
- ✓ Reduce the Social Vulnerability Index for neighborhoods across the city
- ✓ Reduce average annual economic losses resulting from climate-related events

Related Initiatives



Jan Feb	Mar Apr	May Jun	July Aug	Sept Oct	Nov Dec	Jan Feb	Mar Apr	May Jun	July Aug	Sept Oct	Nov Dec	Jan Feb
2014						2015						2016
Identify and refine issues and opportunities				Zoning analysis		Preliminary draft recommendations			Final draft	Prep environmental and land use review materials		ULURP
Ongoing: interagency coordination; updating elected officials, Community Board, and Borough President												

Outreach Meetings

<p>Initial outreach</p> <p>5/13 Ulrich 6/5 CB10 Goldfeder 6/10 CB14 Addabbo 6/16 CB Leaders</p>	<p>Issues and opportunities</p> <p>10/6 CAC: kick-off meeting 12/4 CB: update on CAC work</p>	<p>Draft recommendations</p> <p>5/4 CAC: discuss draft rec's and resilient retail 5/7 CB: discuss draft rec's June CB/BP Task Force: Share rec's</p>	<p>Final recommendations</p> <p>August Draft report for internal review and CAC review September Report released to public</p>	<p>Public hearings</p> <p>CB, BP, CPC, CC Public Hearings</p>
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