

NYC PLANNING

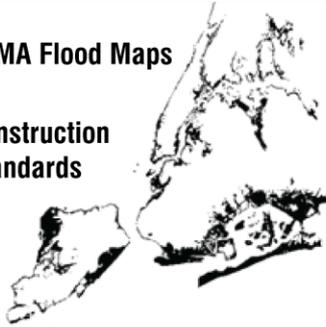
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Resilient Neighborhoods | West Chelsea

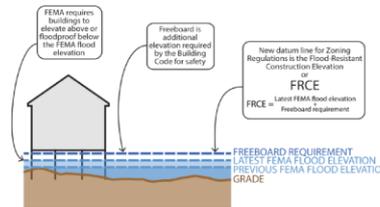


FEMA

FEMA Flood Maps
+
Construction
Standards



NYC DOB Regulations must meet FEMA Standards and New York State Building Code Standards



Appendix G complies with FEMA Requirements



The Zoning Resolution, which regulates building size, location, and use, must accommodate buildings that meet the standards established in the Building Code.



FLOOD RESILIENCE TEXT AMENDMENT

Issue: Zoning often hindered construction and retrofitting to new flood protection standards.

Response: Enable new and existing buildings to comply with latest FEMA flood elevations and remove other zoning impediments, while alleviating the potential for negative effects on the streetscape.

Timing: Initial changes adopted Oct. 2013; permanent changes to follow



RETROFITTING URBAN BUILDINGS

Issue: Little existing guidance for effective strategies for retrofitting and reconstruction of a wide range of existing NYC building types

Response: Compile best practices guide

Timing: Initial guide for retrofit options anticipated in fall 2014; further analysis to inform ongoing efforts on rebuilding and insurance



RESILIENT RETAIL

Issue: Flood risks threaten pedestrian-oriented retail corridors, where elevation and dry flood proofing are often impractical or cost-prohibitive.

Response: Identify physically and market-feasible resilience strategies.

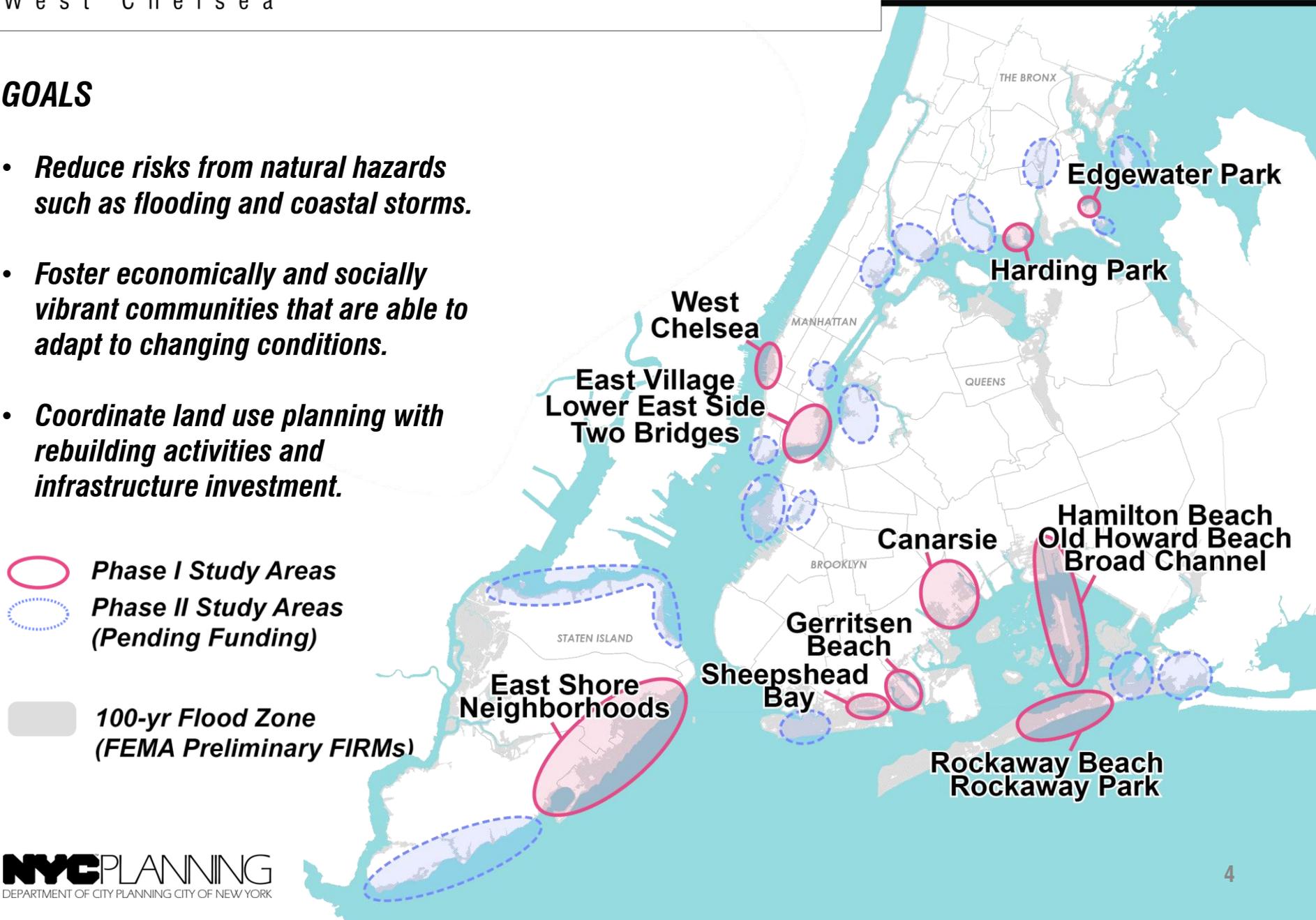
Timing: Policy recommendations anticipated by end of 2014; coordination ongoing with Resilient Neighborhoods study areas

GOALS

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

- Phase I Study Areas
- Phase II Study Areas (Pending Funding)

■ 100-yr Flood Zone (FEMA Preliminary FIRMs)



Resilient Neighborhoods

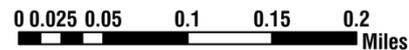
West Chelsea

Sandy surge depths



Legend

Surge Depths



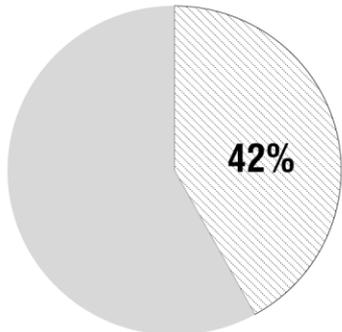
Resilient Neighborhoods

West Chelsea

Study Area Extent

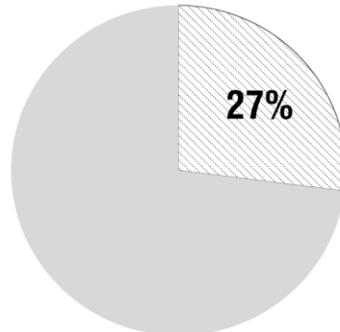


Area in Special District



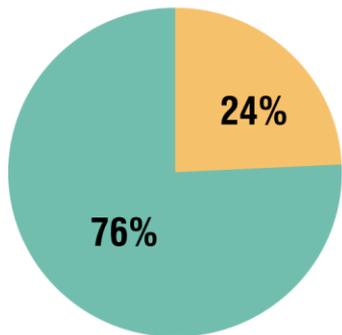
West Chelsea Special District

Area in Historic Districts



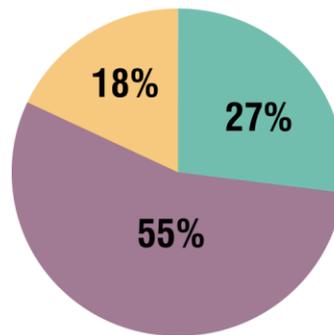
Historic Districts

Floor Area by Use



Residential
Commercial

Lot Area by Zoning District



Residential
Commercial
Manufacturing

286* Active Galleries

79*
Upper

137*
Ground

98 Individual Tenant Buildings

28 Multiple Tenant Buildings (153 Galleries)

20*
GF Owned

88*
GF Leased

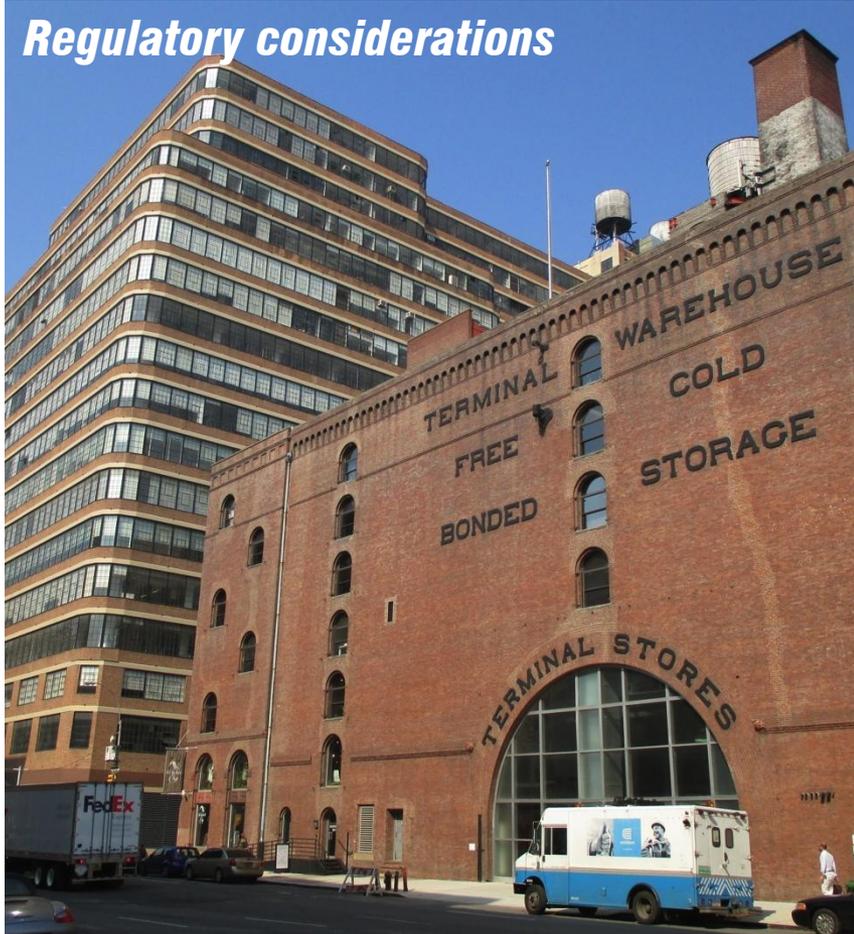
29*
GF Non Art

There have been 661 galleries in the West Chelsea district between 1986 and 2014, each open an average 6 years.

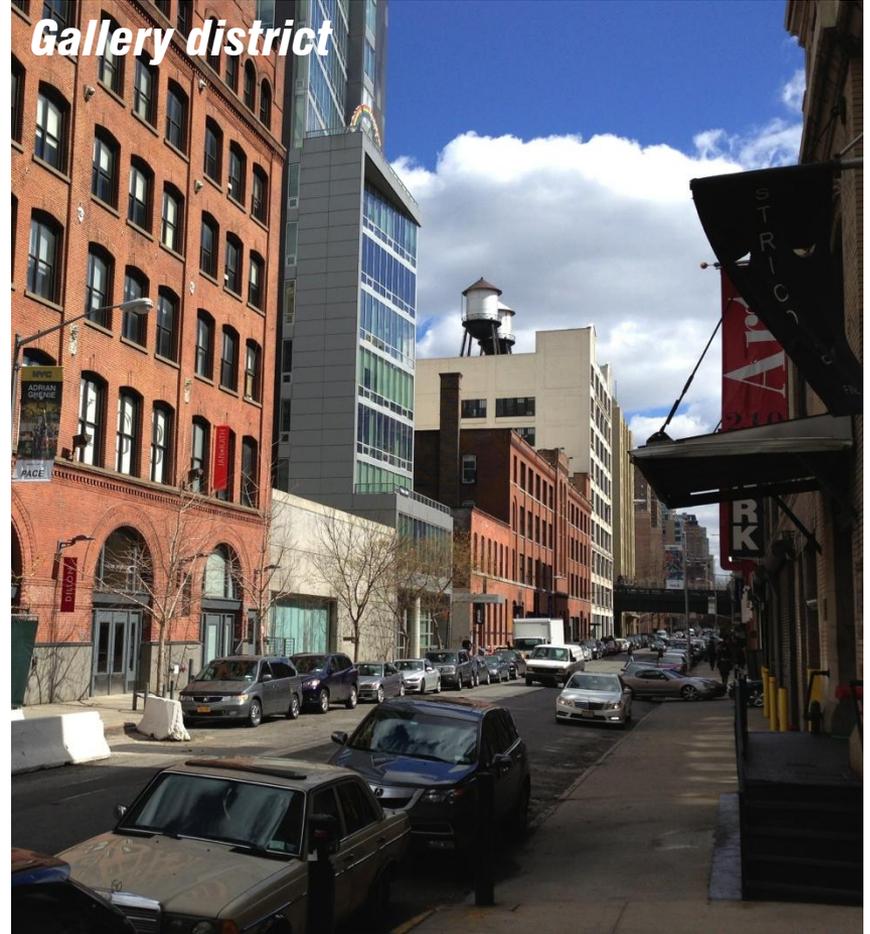
Resilient Neighborhoods

West Chelsea

Regulatory considerations



Gallery district



Resilient Neighborhoods

West Chelsea

THEME 1 :

Regulatory benefits and limitations of Special West Chelsea District and landmark designation

OPPORTUNITY :

Review/revisit special district regulations to address resilience with regard to bulk, streetscape and incentive provisions



Resilient Neighborhoods

West Chelsea

Special West Chelsea District



Legend

- Study Area
- Special Purpose District
- Flood Zones**
- A
- Shaded X
- V

0 0.025 0.05 0.1 0.15 0.2 Miles

Data Sources: NYC DCP, DOITT, FEMA

Resilient Neighborhoods

West Chelsea

THEME 1:

Regulatory benefits and limitations of Special West Chelsea District and landmark designation

OPPORTUNITY :

Take stock of new construction flood-proofing measures



Resilient Neighborhoods

West Chelsea

New development



Legend

- Study Area
- Tax Lots
- NB Permits since 2000
- In development

Flood Zones

- A
- Shaded X
- V

Resilient Neighborhoods

West Chelsea

THEME 1:

Regulatory benefits and limitations of Special West Chelsea District and landmark designation

OPPORTUNITY :

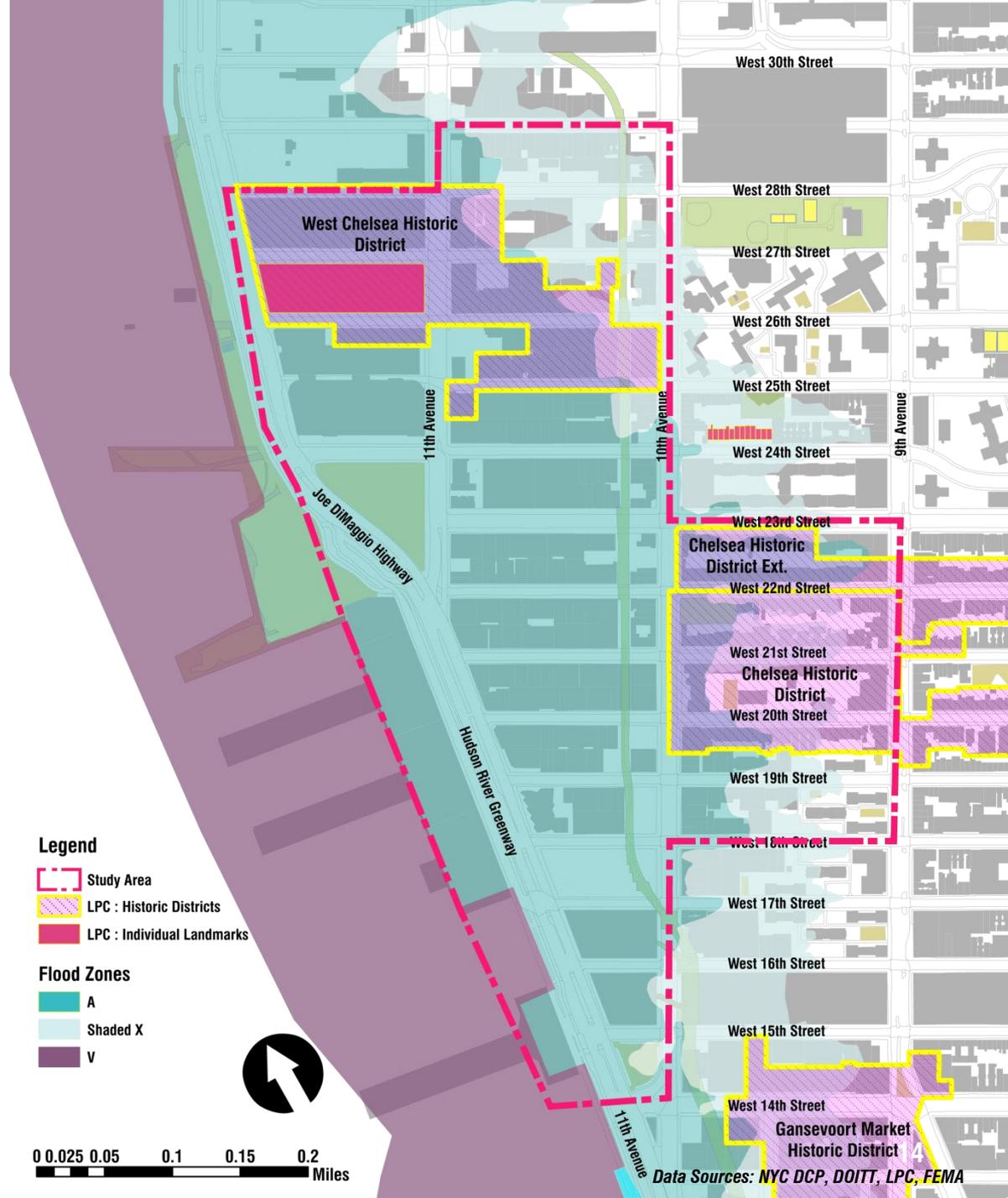
Collaborate with LPC to help to identify retrofitting tools that safeguard historic integrity



Resilient Neighborhoods

West Chelsea

Historic Districts



Legend

- Study Area
- LPC : Historic Districts
- LPC : Individual Landmarks

Flood Zones

- A
- Shaded X
- V

0 0.025 0.05 0.1 0.15 0.2 Miles

Data Sources: NYC DCP, DOITT, LPC, FEMA

Resilient Neighborhoods

West Chelsea

Gallery district

THEME 2 :

Impacts to and long-term resilience of gallery and arts district

OPPORTUNITY :

Understand the cultural and economic value of this creative center to West Chelsea and New York City



- Legend**
- Study Area
 - Galleries
 - Flood Zones**
 - A
 - Shaded X
 - V

Resilient Neighborhoods

West Chelsea

THEME 2 :

Impacts to and long-term resilience of gallery and arts district

OPPORTUNITY :

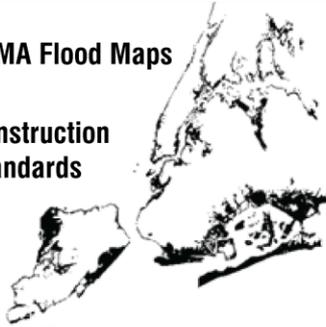
Identify zoning and urban design tools to support gallery operations, enhance West Chelsea's streetscape and promote flood resilience



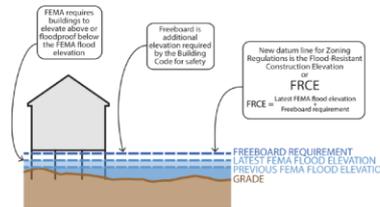


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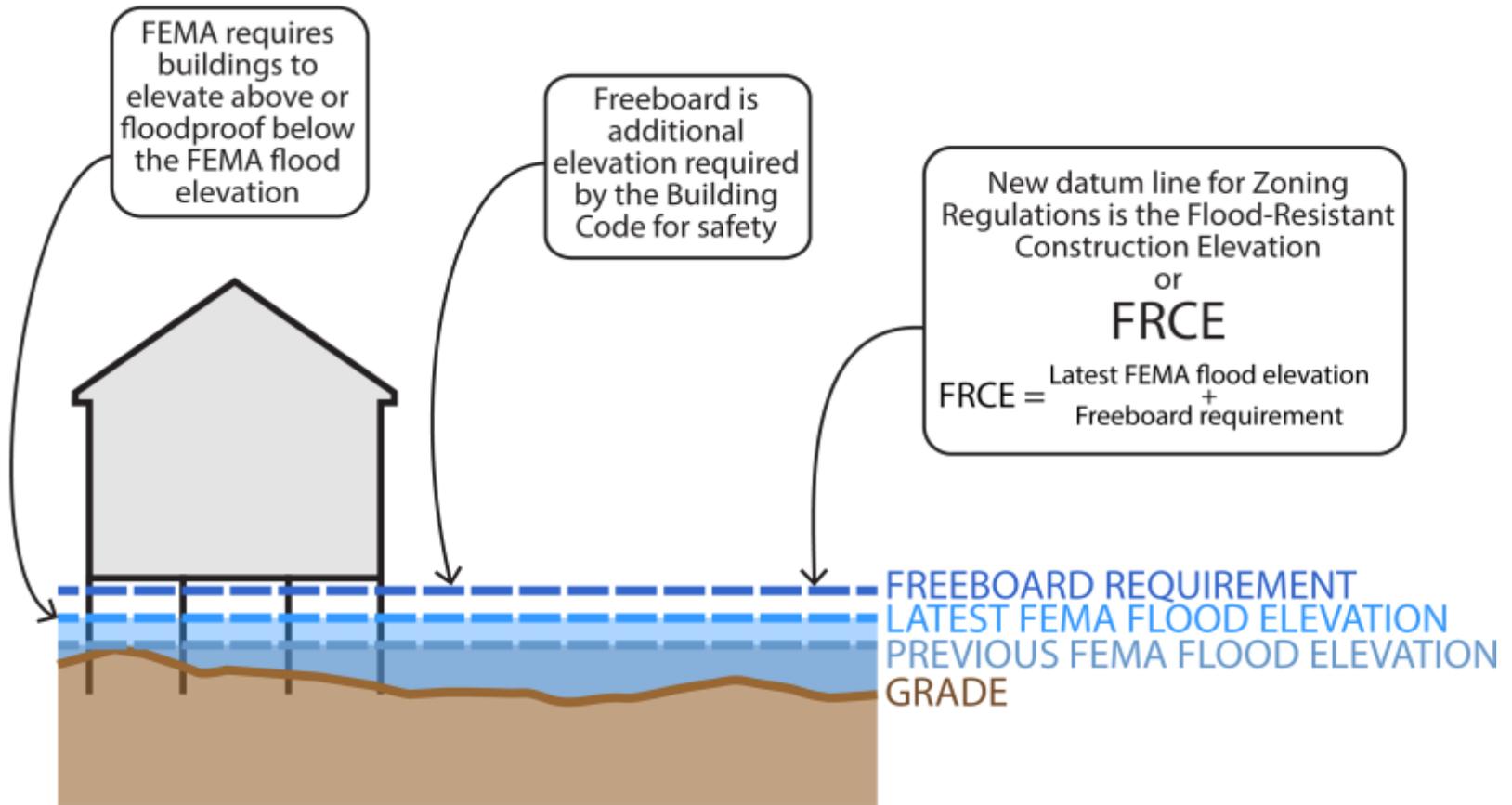
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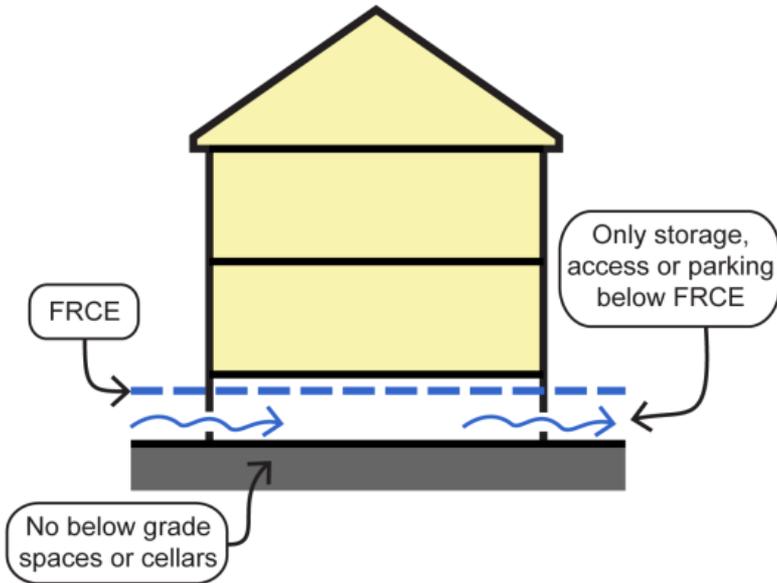


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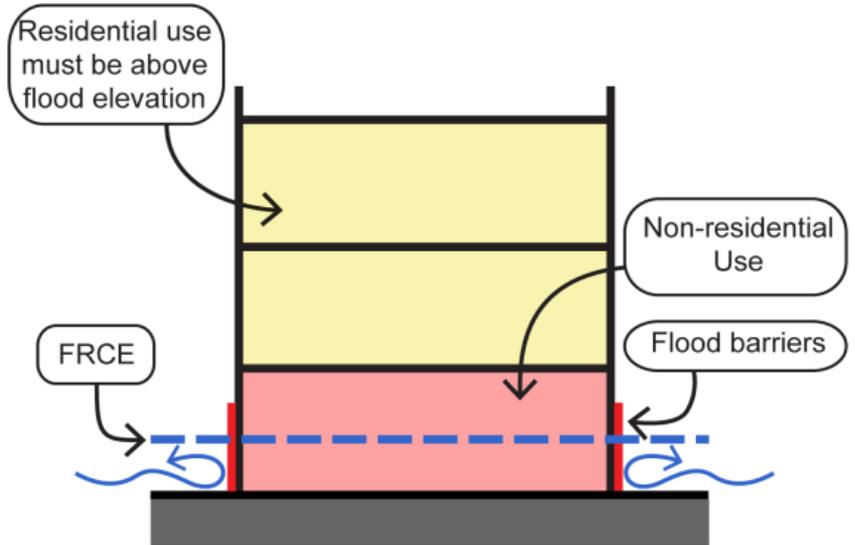


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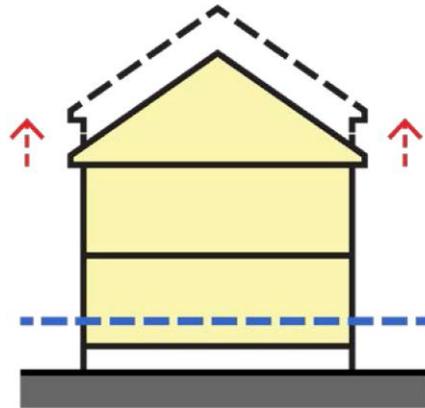




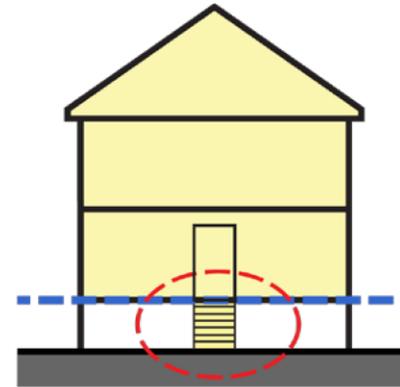
Wet Flood Proofing



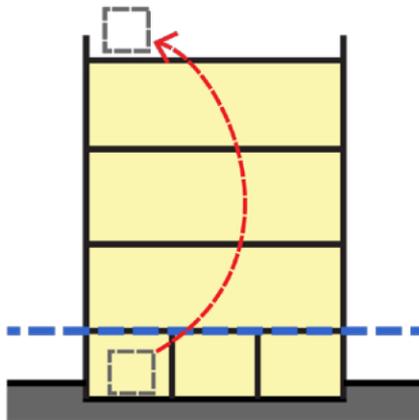
Dry Flood Proofing



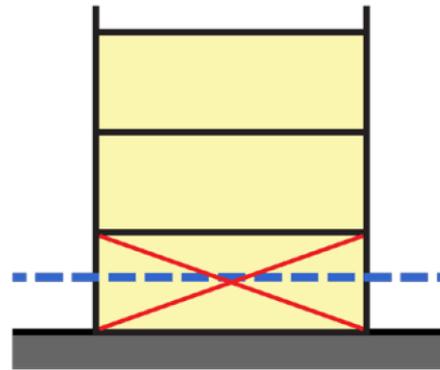
HEIGHT
must recognize elevation requirements in flood zones



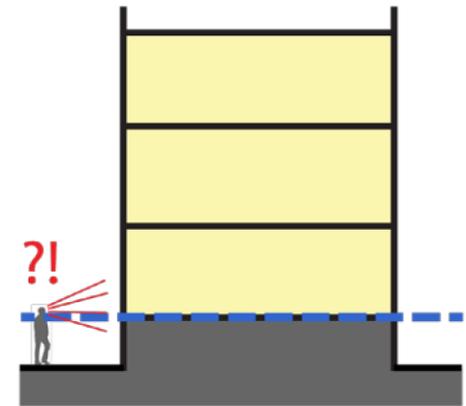
ACCESS
need for stairs or ramps requires imaginative solutions



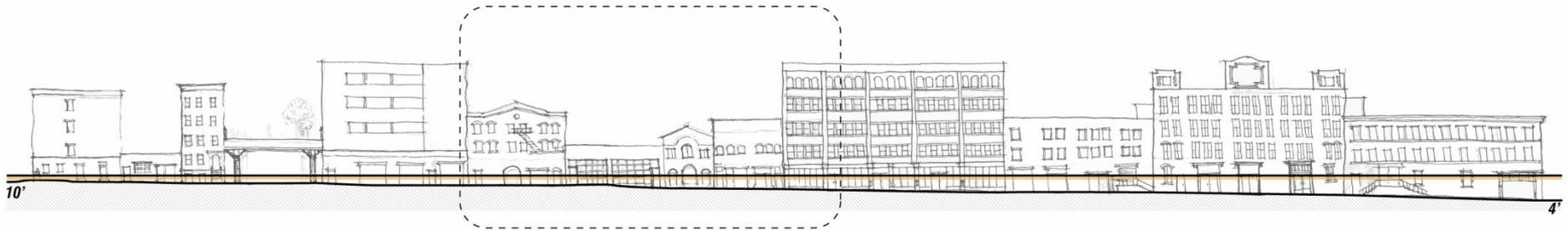
MECHANICAL SYSTEMS
must allow relocation out of flood-prone areas



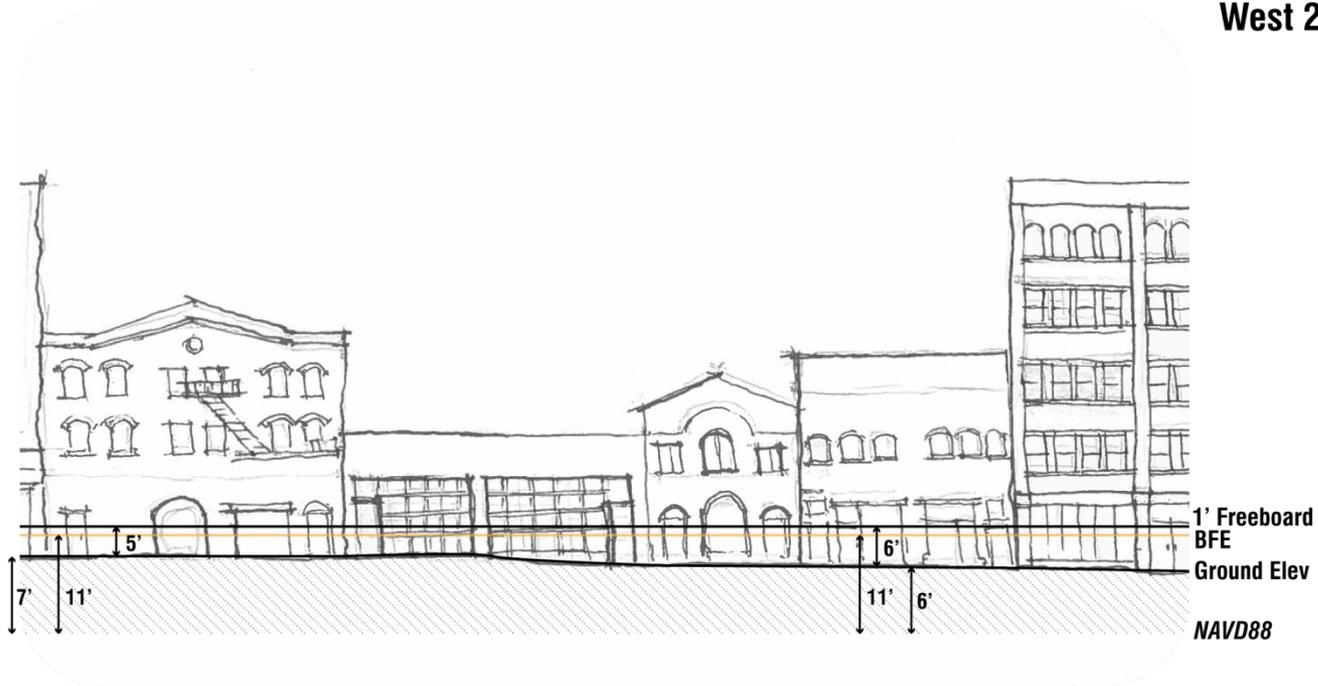
GROUND FLOOR USE
buildings may be allowed only limited use of ground floors

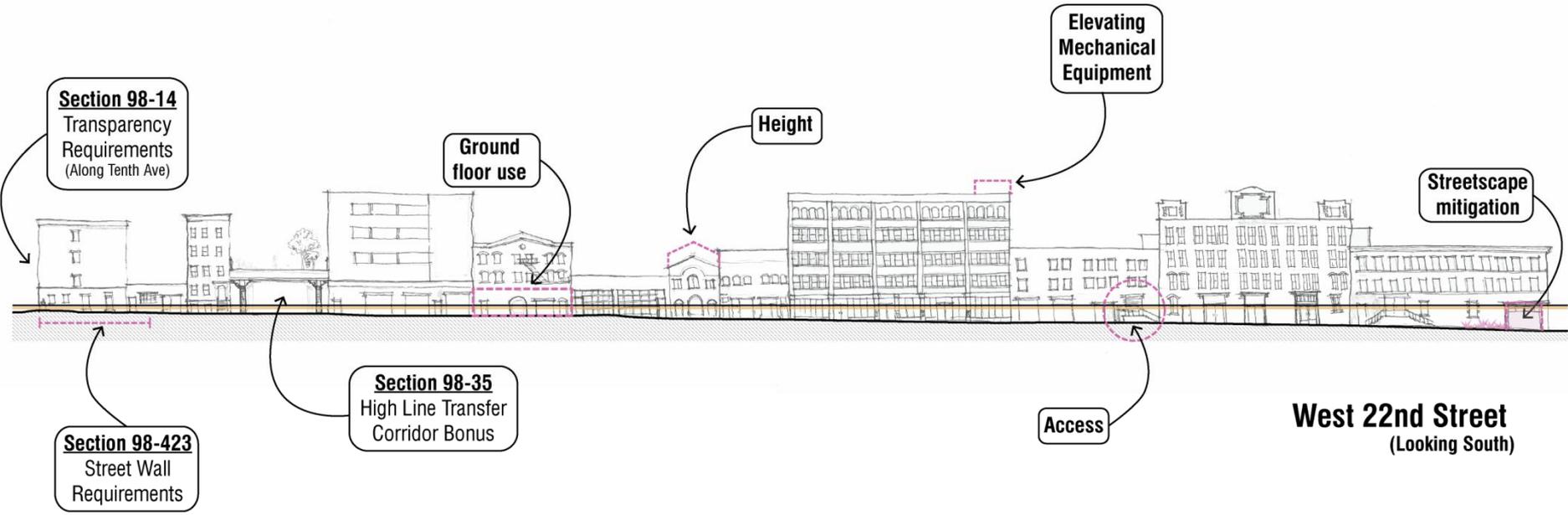


STREETScape
limit negative effect of blank walls on streetscape

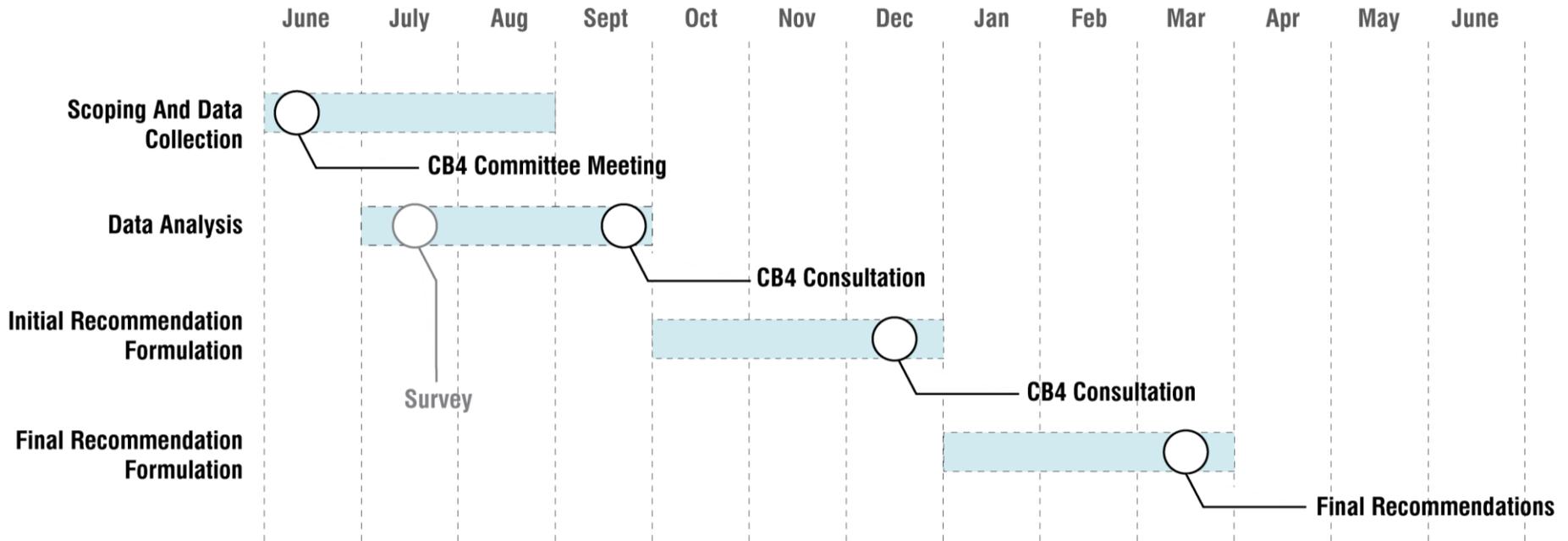


West 22nd Street
(Looking South)





West 22nd Street
(Looking South)



DELIVERABLES :

- Urban design framework → Zoning text amendment
- Resilience guide for galleries
- Catalog of new construction best practices
- Coordination with LPC