Flood Resilience
Zoning Text Update

Brooklyn CB 1 Land Use Committee
October 3, 2017
A more resilient NYC is one where neighborhoods, buildings and infrastructure can withstand and recover quickly from flooding and climate events.

Coastal defenses are strengthened as first line of defense against flooding and sea level rise.

Buildings are designed to withstand and recover from flooding.

Infrastructure is protected from climate hazards.

Residents and businesses are prepared.
Flood Resilience Zoning
Projects at DCP

2013
“Flood Text”
initial temporary regulations to facilitate recovery

2018
“Flood Text Update”
improve upon, and make permanent, the Flood Text
NYC’s flood risk is high.

The floodplain affects a large geography and most community and council districts.

**100 Year Floodplain**

FEMA 2015 PFIRM

Population: **400,000**
Buildings: **71,500**

50 of 59 Community Boards
45 of 51 Council Districts

Buildings:
- 80% 1-4 units
- 7% 5+ units
- 13% nonresidential

Residential Units:
- 30% 1-4 units
- 70% 5+ units
Future Flood Map
Flood Risk in BK CB 1

1% Chance Flood Today | Projected 2050s
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Residential units in floodplain | 4,150 | 18,250 |
Buildings in floodplain | 815 | 3,750 |

150%
360%
How are buildings in the floodplain regulated?

Flood Insurance Rate Maps (FIRMs)
- Determine **where floodplain regulations apply**

National Flood Insurance Program
- **Set up Insurance Rates** depending on building elevation and other requirements

Construction Standards (ASCE 24)
- **Design minimum construction requirements** for flood hazard areas

Building Code (DOB)
- **Requires** new buildings and substantial improvements to meet FEMA standards

Zoning Resolution (DCP)
- **Zoning accommodates** these regulations and improves neighborhood character
Flood resilient construction
Required by DOB

**Required** for all **new** buildings

**Not required** for **existing** buildings
(unless substantially damaged or improved)
Flood insurance rates
Set by FEMA

Raising or retrofitting your building or home will reduce costs

FEMA’s flood insurance premiums are lowest when the lowest inhabited floor (any area not used solely for storage, access or parking) is elevated above the Base Flood Elevation (BFE).

- **4 FEET OR MORE BELOW BFE**
  - Annual premium: ~$9,000

- **AT BFE**
  - Annual premium: ~$1,400

- **3 FEET OR MORE ABOVE BFE**
  - Annual premium: ~$450
Flood resilient construction standards require certain buildings to elevate the lowest floor, as well as mechanical equipment, above the Design Flood Elevation (DFE).

**Base Flood Elevation (BFE)**
is the expected height of flooding from the 1% annual chance flood

**Design Flood Elevation (DFE)** is the BFE + *freeboard* of 1-2 feet for additional margin of safety

Use below DFE is restricted to parking, storage or access

Living spaces are elevated above DFE

Site is filled to lowest adjacent grade

Mechanical systems are elevated above DFE

WET FLOODPROOF (Water comes in and out)
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2013 Citywide Flood Text – Current
Amended zoning in six key areas

1. Height
   Measured from flood elevation

2. Access
   Flexibility for stairs, ramps, lifts

3. Parking
   Flexibility to relocate parking

4. Systems
   Flexibility to relocate/elevate

5. Ground Floors
   Account for costs of new flood risk

6. Streetscape
   Require features to mitigate blank wall
Flood Text II
Need for a new citywide text amendment

1. Make the provisions of the current, temporary 2013 Flood Text permanent.
2. Fix and improve provisions based on studies, lessons learned, and outreach.
3. Begin to promote new development + proactive retrofitting to high resiliency standards.
4. Encourage good resilient construction that enhances the character of coastal communities.
Flood Text II
Fix and improve provisions based on lessons learned

1. **Height**
   Homeowners may face the loss of subgrade spaces when retrofitting.

2. **Height**
   Property owners may want to address future risk by over-elevating.

3. **Ground Floors**
   Current incentives to keep active ground floors may not be enough.

4. **Homes in M Districts**
   Existing homes in M. Districts, if damaged, may not be able to rebuild.

5. **Old Homes in Small Lots**
   Old homes on small lots may need more flexibility to rebuild in the future.

6. **Improve Streetscape**
   Mitigate the effects of elevated buildings on neighborhood character.
As part of this outreach process, DCP will:

- **Partner with stakeholders** to educate and promote awareness of flood risk and resiliency issues
- **Explain how zoning tools** relate to resiliency
- **Explore unique neighborhood issues** through in-depth public presentations and workshops
- Develop a proposal through an **iterative process** that is shaped by feedback

* Schedule is tentative and subject to change
NYC Flood Hazard Mapper
www.nyc.gov/floodhazardmapper

Info briefs on Flood Resilience Zoning, Flood Risk, Flood Resilient Construction, and Flood Insurance
www.nyc.gov/resilientneighborhoods
Thank you!

For more information, and to stay involved, email resilientneighborhoods@planning.nyc.gov
**Flood Text II**

**Zoning and 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 and infrastructure and context support growth.

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**Limit**
Zoning and other tools should limit exposure to damage and disruption by limiting the density of 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.

*stakeholder input factored into zoning and land-use strategy throughout*