FLOOD RESILIENCE
ZONING TEXT UPDATE

Community Board Q11
May 1st, 2017
A more resilient New York City

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 risk in CB 11

Sources: MapPLUTO; FEMA 2015 Preliminary Flood Insurance Rate Map
Overview - Regulatory Framework

**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

Sources: MapPLUTO; FEMA 2013 Preliminary Flood Insurance Rate Map
Flood-resilient construction standards require certain buildings to elevate the lowest floor, as well as mechanical equipment, above the design flood elevation (DFE).
Flood insurance rates
Set by FEMA

Raising or retrofitting your 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
2013 Citywide Flood Resilience Text Amendment

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

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
Need for a new citywide flood text update

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
Flood Text II: fix and improved 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. **Highly Vulnerable Areas**
   Density may need to be limited in highly vulnerable areas.
Citywide Resiliency Outreach

DCP plans a robust public engagement process:

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- **Community Outreach**
- **Scoping / ULURP**

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

[Link to NYC Flood Hazard Mapper]

Info briefs on Flood Resilience Zoning, Flood Risk, Flood Resilient Construction, and Flood Insurance

[Link to Info briefs on Flood Resilience]
Thank you!

For more information, and to stay involved, email resilientneighborhoods@planning.nyc.gov