Resilient Neighborhoods

East Shore | Staten Island
Overview

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Recommendations
  - Invest to Reduce Flood Risk
  - Advance Resilient Building
  - Strengthen Key Waterfront Destinations
  - Preserve Natural Environments
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Introduction

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

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

**Neighborhood Study** (2014-2017) inform local text and rezonings

**Local Rezonings Phase I** (2017) In vulnerable areas of Staten Island

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

**Local Rezonings Phase II** (2018) Supporting commercial corridors and resilient residential construction
Resilient Neighborhoods
Study Areas
Introduction - East Shore Study Area
**Goals**

**Reducing flood risk**

DCP aims to facilitate resilient residential investment that aligns with neighborhood character. This would be accomplished by relaxing zoning requirements to make rebuilding and retrofitting existing buildings feasible. It also entails creating a contextual district in the New Dorp Beach Bungalow Colony and amending zoning provisions near freshwater wetlands to better balance ecological protection, and development while leveraging recreational opportunities.

**Planning for adaptation over time**

DCP is working to support and advance programs and capital projects at the Federal, State, and local level to address flooding including the proposed Line of Protection, Mid-Island Bluebelt, and New York State Enhanced Buyout Areas of Oakwood Beach, Ocean Breeze, and Graham Beach.

**Creating resilient, vibrant neighborhoods**

The community has emphasized that the East Shore should again be a waterfront destination that is lively, safe, and accessible. This is accomplished by removing zoning impediments and instituting design controls to spur resilient mixed-use development that aligns with community desires, leverages Parks improvements, and is matched with the necessary supporting infrastructure.
Methodology

Where flood risk is exceptional, including places identified as buyout areas.

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.

Where risk from extreme events can be managed through infrastructure and context can support growth.
Outreach Process

Community Advisory Committee

Interagency Coordination

Borough President’s Sandy Task Force

Business Community
Outreach Process

Community Priorities

• Fund infrastructure improvements and investments to reduce the risk of flooding
• Prevent very narrow, tall homes from becoming the new neighborhood character
• Preserve home values
• Revitalize commercial areas and connect them to the beach
• Guarantee State buyout areas will be preserved as open space
Summary of Resiliency Challenges

1. **Flood Risk**
   Due to the topography and proximity to the ocean, there is substantial risk of flooding both from rain and coastal events.

2. **Encroachment of Development on Freshwater Wetlands**
   Development in and around wetlands places residents at increased risk, diminishes wetlands’ ability to aid the natural drainage network, and degrades these ecologically sensitive areas.

3. **Resiliency Challenges for Homes on Small Lots**
   Current side yard requirements make retrofitting of existing homes and rebuilding of new homes on small lots difficult and create living spaces that are dysfunctional. This disincentive prevents residents from making investments to keep themselves, their homes, and neighborhoods safe during storms.

4. **Commercial Disinvestment**
   Limited building envelopes, floodproofing requirements, and unrealized potential to leverage beachfront amenities to create a unique destination are all barriers to achieving thriving commercial corridors and enhancing local livability.

5. **Inadequate Motorized and Non-Motorized Transportation Network**
   The lack of functional redundancy and the infrastructure to support a range of transportation modes hinders daily users and residents in the event of a network disruption such as street flooding.
## Resiliency Framework

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- **Oakwood Beach Buyout Area**
- **New Dorp Beach Bungalow Colony**
- **New Dorp Beach**
- **Midland Beach**
- **South Beach**
INVEST TO REDUCE FLOOD RISK

Advance programs and capital projects at the Federal, State, and local level to address flooding.
Invest to Reduce Flood Risk

Recommendations

• Work to expedite related Line of Protection-related ULURP actions

  • Mandate flood resistant construction standards for new development in areas behind coastal protection

  • Support construction of the Mid-Island Bluebelt

  • Align zoning to limit future density in State Buyout Areas
ADVANCE RESILIENT BUILDING

Facilitate resilient residential investment that aligns with neighborhood character
Advance Resilient Building

As-of-right building envelope for small lots is taller and narrower than existing neighborhood context.

Existing small lots and bungalows pre-date yard and lot size requirements.

Bungalows are typically built within required front, side and rear yards.
Advance Resilient Building

- For narrow lots, decrease the minimum required side yards
- For shallow lots, decrease the minimum required rear yard
- With reduced yards, impose height restrictions to maintain appropriate building proportions and align with character
Advance Resilient Building

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New Dorp Beach Bungalow Area

- Limit all two-family development by increasing necessary minimum lot size
- Restrict building heights to 25 feet above the DFE
STRENGTHEN KEY WATERFRONT DESTINATIONS

Make the East Shore a waterfront destination that is lively, safe, and accessible.
Strengthen Key Waterfront Destinations

Sand Lane Commercial Corridor
Strengthen Key Waterfront Destinations

Midland Ave – Existing

- Low Density
  - Detached and Semi-detached
- Lower Density Mix
  - Townhomes, semi-detached, detached
- Low Density Commercial
  - Strip malls, aging street-front retail
- FDR Boardwalk Connection

Midland Ave – Proposed

- Maintain Existing Density
- Incentivize Resilient Residential Redevelopment
- Activate Commercial Area
  - Incentivize Mixed-Use Development
- Enhance Connection Between Parks and Upland Commercial

resilient neighborhoods

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Strengthen Key Waterfront Destinations

Sand Lane – Existing

Sand Lane – Proposed

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Strengthen Key Waterfront Destinations

Urban Design + Streetscape Guidelines

Upper Story Setback: Allows envelope to accommodate FAR bonus for mixed-use buildings

Relax Dormer Regulations

Setback for Resiliency: Allow limited building setback with planting requirement

Facade Articulation

Ground Floor Transparency for Commercial Uses

Rear Parking Screening Limit Curbcuts on Corridor
Strengthen Key Waterfront Destinations

Proposed – Bulk + Parking
Strengthen Key Waterfront Destinations

Partial Elevation

- Raise windows closer to the DFE to limit need for costly flood barriers
- Exterior walls below the DFE will require waterproof membrane
- Integrate planting with ramps and stairs to first floor elevation

Full Elevation with Seating Area

- Provide full height windows to increase visibility to the street
- Activate the ground floor through use of seating areas and planting
- Elevate the first floor commercial use several feet above ground level to mitigate the area requiring floodproofing barriers
- Wet floodproof residential lobbies
- Elevate the commercial use above the DFE
- Use front setback to provide stairs and lifts the first floor commercial area
- Wet floodproof residential lobbies
Strengthen Key Waterfront Destinations

Enhanced Connections to the Waterfront & Placemaking Strategies

- Create inviting gateways to the boardwalk
- Directional signage encouraging beach-goers to upland commercial areas
- Improve connections from existing retail corridors to the waterfront.
- Create safe pedestrian and cycling connections from neighborhoods to the waterfront
PRESERVE NATURAL ENVIRONMENTS AND OPEN SPACE

Balance ecological protection with habitation and leveraging recreational opportunities
Preserve Natural Environments & Open Space

Oakwood Beach Buyout Area

Graham Beach & Ocean Breeze Buyout Areas

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New York State Buyout Areas:

- Limit all new development to permit only single-family detached homes
- Ensure sufficient review of new developments to minimize adverse effects on local drainage, flood protection, and environmentally sensitive areas
- Allow modifications to bulk rules to provide for additional buffering from nearby freshwater wetlands
- Adjust commercial zoning boundaries to reflect areas with existing commercial development
Planning for an Open Space Network

- Relocation of recreational park facilities and restrooms
- Expansion of the natural drainage network
- Passive recreational trails connecting the FDR Boardwalk and parks to inland residential neighborhoods
- Freshwater wetland educational center
### Next Steps

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