Flood Resilience
Zoning Text Update +
Resilient Industry

West Shore Business Improvement District
October 12, 2017
FEMA Flood Map
Staten Island

100 Year Floodplain
FEMA 2015 PFIRM

- Population
- Buildings

Staten Island: 30,845
CB1: 12,043, 2,280
CB2: 20,588, 7,329
CB3: 7,977, 3,563
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
2013 Citywide Flood Text
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 and lessons learned in six key areas.

3. Begin to promote new development + proactive retrofitting to high resiliency standards.

4. Encourage good resilient construction that enhances the character of coastal communities.

Zoning Resolution (DCP)
Flood Text II – Commercial and Industrial Buildings
Fix and improve provisions based on lessons learned

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

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

3. **Improve Streetscape**
   Mitigate the effects of elevated buildings on neighborhood character
Cellar Relocation

- New construction cannot have active space below the DFE, including sub-grade cellars or basements, unless dry floodproofed.
- Existing subgrade accessory uses, such as storage basements, offices, and mechanical rooms may need to be relocated to a roof or a rear yard.
Cellar Relocation

- In some cases, relocating accessory space to a rear or side yard may cause zoning conflicts related to yard restrictions or floor area caps.
- In order to keep businesses viable year-round, DCP is exploring strategies to support retrofits.
2nd-story Commercial uses

- Because commercial floor area is often capped and dry floodproofing is expensive, relocating lost commercial space can be difficult.
• Zoning updates could allow for a second story of commercial space to recapture space and offset dry flood proofing costs
• An alternative could permit additional residential density to support floodproofing.
Mezzanine Flexibility

• Small mezzanines and second story additions can provide protected space for industrial and commercial operations

• Zoning should provide flexibility to ensure that existing buildings are not prevented from making these resiliency improvements
Flood Text Update
Outreach

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

DCP plans a robust public engagement process:

* Schedule is tentative and subject to change