

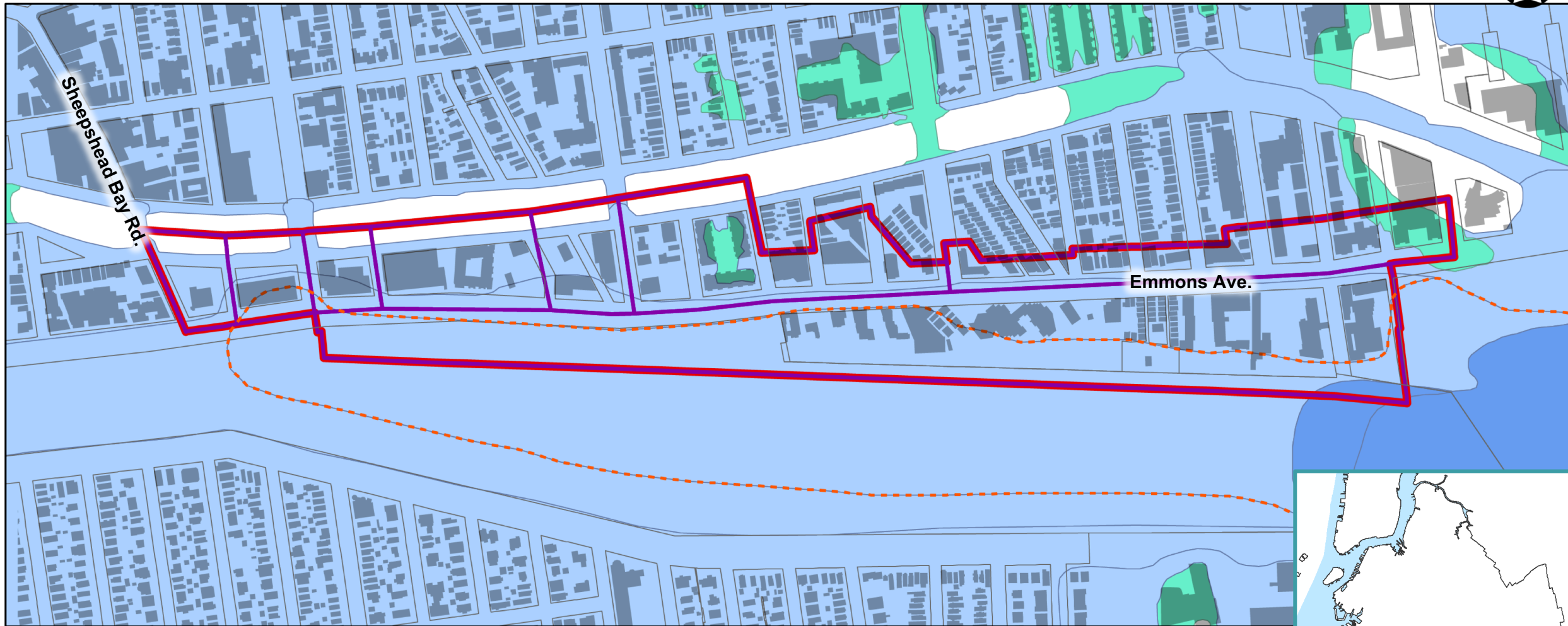
Resilient Neighborhoods: Sheepshead Bay



N210132 ZRK
Review Session
October 19, 2020

Sheepshead Bay Area Context

0 500 1,000 2,000 Feet



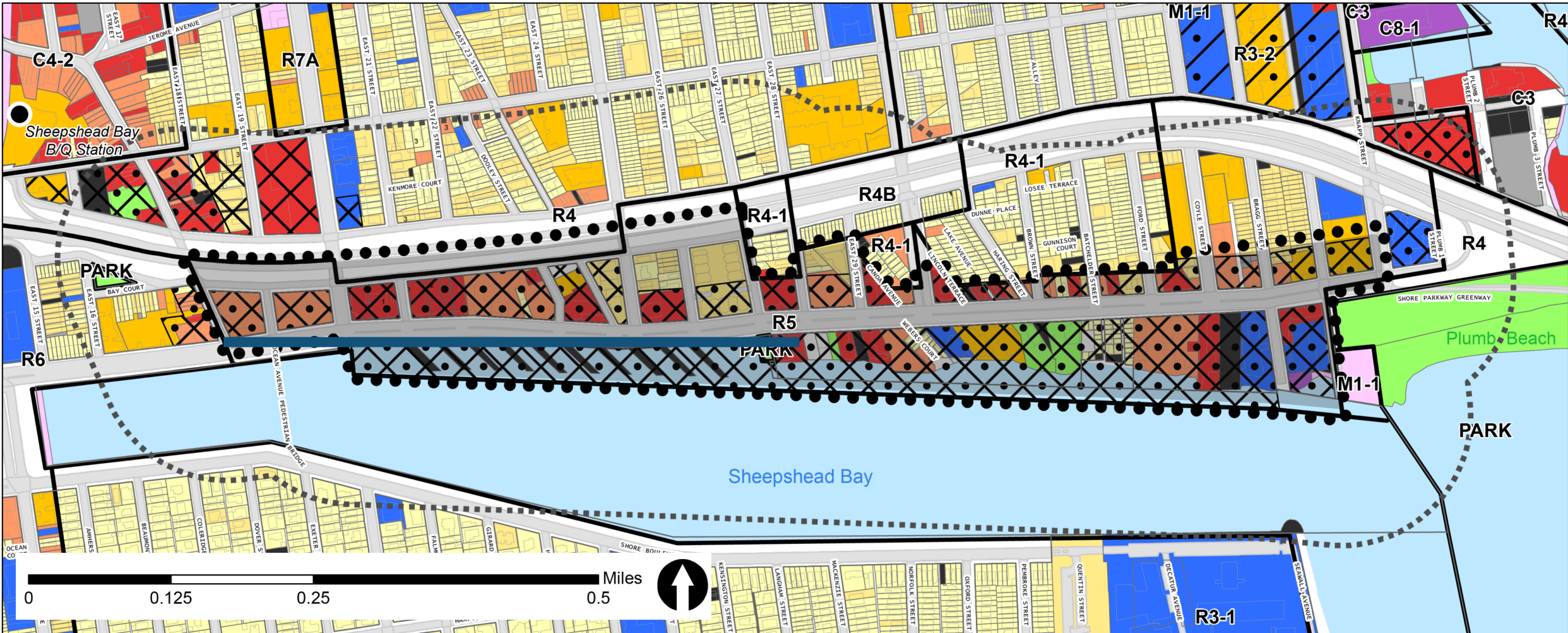
- Tax Block
- Special Sheepshead Bay District
- Special Sheepshead Bay District Subareas

PFIRM (2015) Flood Hazard Zone Areas:

- Shaded X Zone
- A Zone
- V Zone
- Limit of Moderate Wave Action



Sheepshead Bay Land Use and Zoning



<ul style="list-style-type: none"> Project Area 600 Foot Radius Special Sheepshead Bay Dist. Zoning Districts 	<ul style="list-style-type: none"> Commercial Overlays C1-2 C2-1 C2-2 	<ul style="list-style-type: none"> One & Two Family Buildings MultiFamily Walkup Buildings MultiFamily Elevator Buildings Mixed Commercial/Residential Buildings Commercial/Office Buildings Industrial/Manufacturing 	<ul style="list-style-type: none"> Transportation/Utility Public Facilities & Institutions Open Space Parking Facilities Vacant Land All Others or No Data
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Special Sheephead Bay District



Restaurants and cafes on western end of Emmons



Public plaza



Seven-story apartment building on eastern end



Below grade retail space in cellar



Attached buildings

Uses in SSBD

- | | |
|---|---|
| Local retail | Bungalow courts |
| Restaurant/cafe | 1-2 Family homes |
| Hotel | Multi-family homes |
| Maritime uses | Health/social services |
| | Senior housing and services |

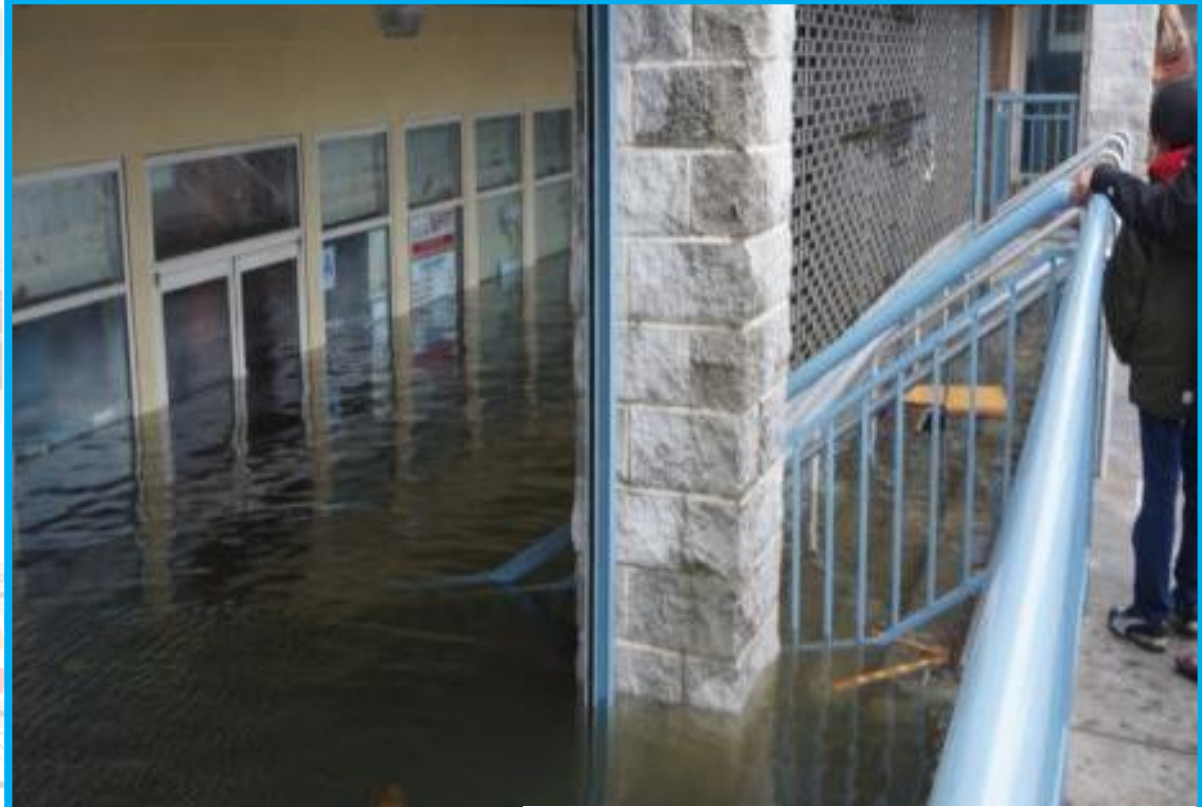
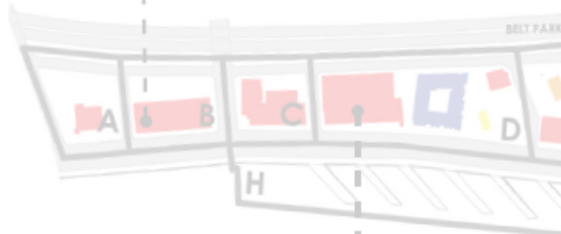
SSBD was created in 1973 to promote water-related uses and encourage the creation of new public open space.

- Special District does not have any guidance on resiliency.
- Public open space requirements are not aligned with modern design standards.
- Plazas may be sunken below grade, which creates flood risk and safety hazard.

Special Sheepshead Bay District



Restaurants and cafes on western end of Emmons



Loehmann's property after Sandy

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



Below grade retail space in cellar



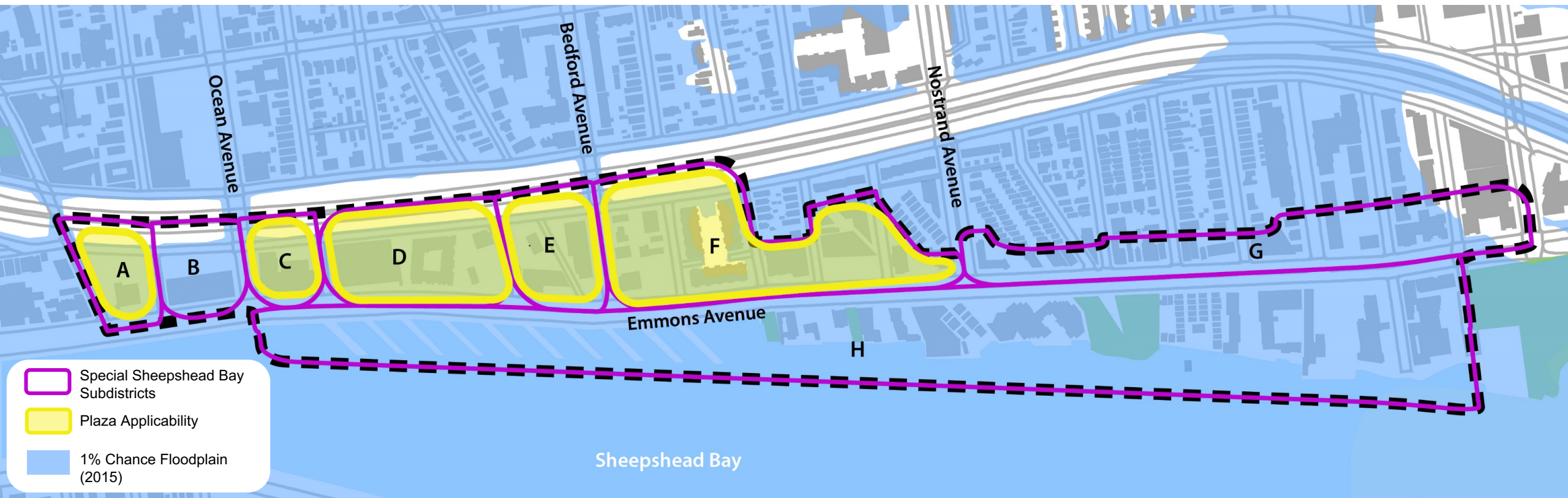
Attached buildings

Current Uses in Special Sheepshead Bay District by Subarea

 Local Retail	 Bungalow Courts
 Restaurants, cafe,	 1-2 Family Homes
 Hotels	 Multi-family Buildings
 Maritime Uses Yacht/Social Clubs	 Health/Social Services
	 Senior Housing Adult Day Care

Special Sheepshead Bay District

Plaza/Open Space Requirement or Bonus Applicability



Proposed Text Amendment

Update SSBD regulations to encourage flood-resilient and active public realm design

Proposed changes include:

- Remove allowance for below-grade plazas (94-072)
- Consolidate “plaza bonus” and “open space bonus” (94-081)
- Eliminate bonus for arcade spaces (94-082)
- Set requirements for plazas including:
 - Access and circulation,
 - Kiosks and open air cafes,
 - Seating,
 - Planting and trees,
 - Litter receptacles,
 - Bicycle parking,
 - Drinking fountains,
 - Signs,
 - Maintenance (new 94-20)



Illustrative only

Existing Conditions



Proposed Regulations






Proposed conditions are illustrative only

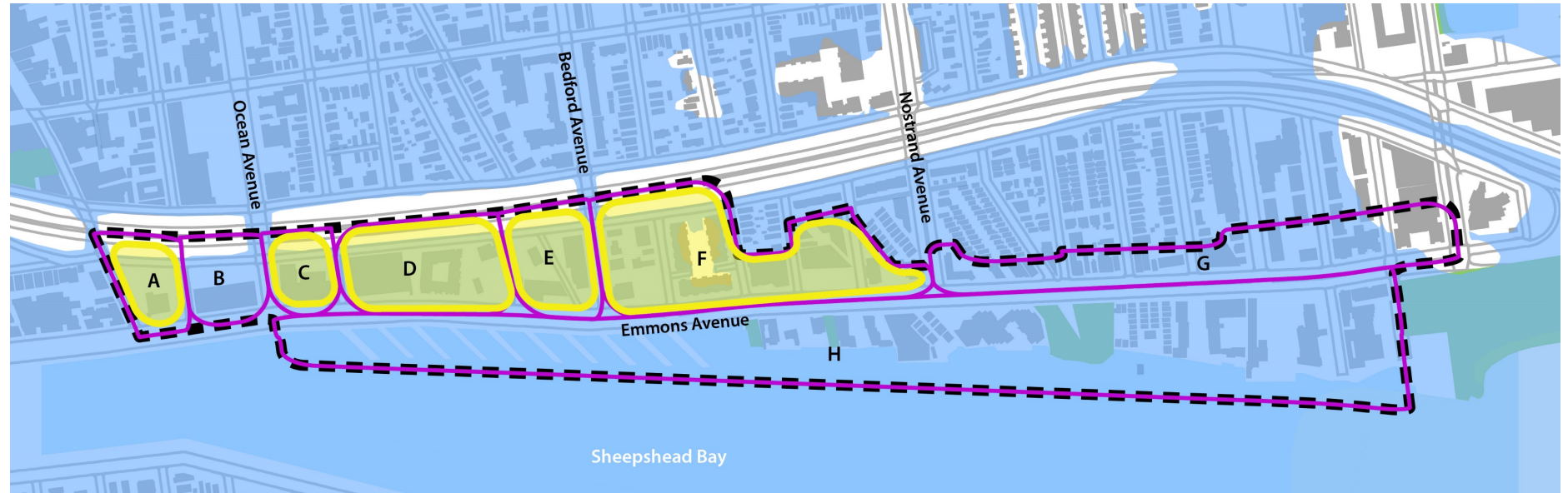
*Resilient Neighborhoods:
Sheepshead Bay seeks to
encourage resilient design, inviting
streetscapes, and accessibility in
Special Sheepshead Bay District
public open spaces.*



Appendix

Proposed Changes by Subarea

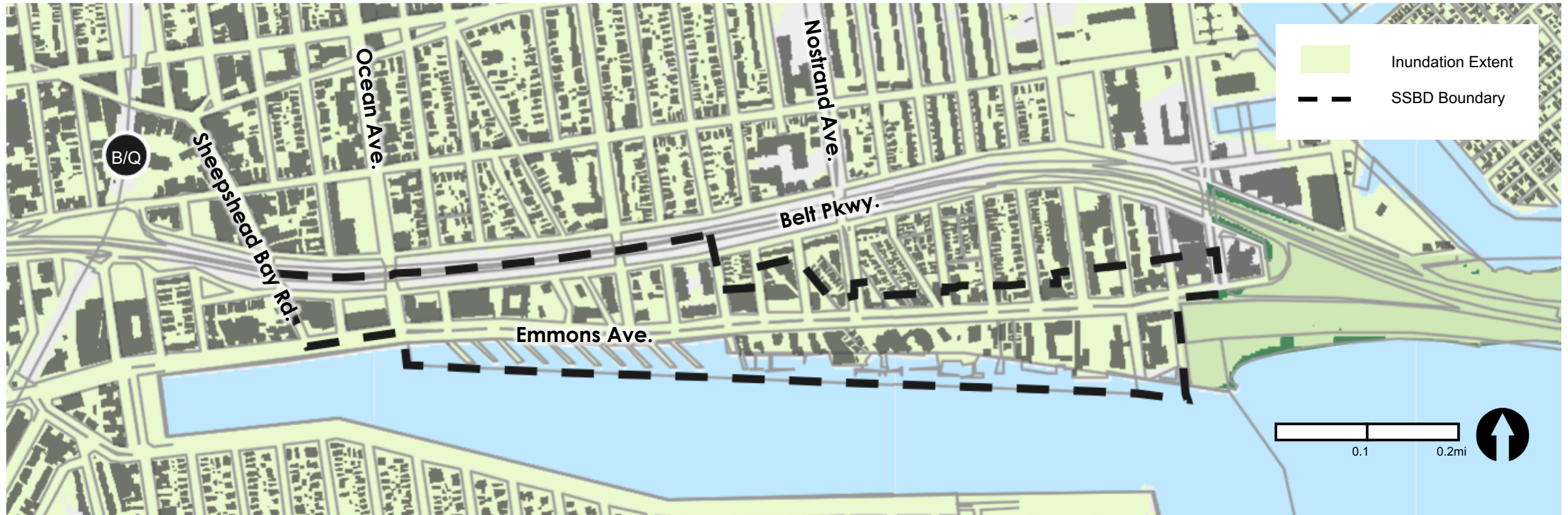
-  Special Sheepshead Bay Subdistricts
-  Plaza Bonus Applicability
-  1% Chance Floodplain (2015)



Subarea:	A	B	C	D	E	F	G	H
Max. Bonus FAR: (for lots >20,000sf)	60%	N/A	60%	60%	60%	20%	N/A	N/A
Bonuses Available:	- Plaza* - Arcade	N/A	- Plaza* - Arcade - Parking	- Plaza* - Arcade - Parking	- Plaza* - Arcade - Parking	- Open Space - Plaza*	N/A	N/A

* Design requirements for Plazas apply

Hurricane Sandy Inundation



Daily Tidal Flooding Projections

