

Community Revitalization Guidelines

Commercial–Neighborhood Area Enhancement and Flood Mitigation Strategies

Primary Study Area: Bow Creek Area

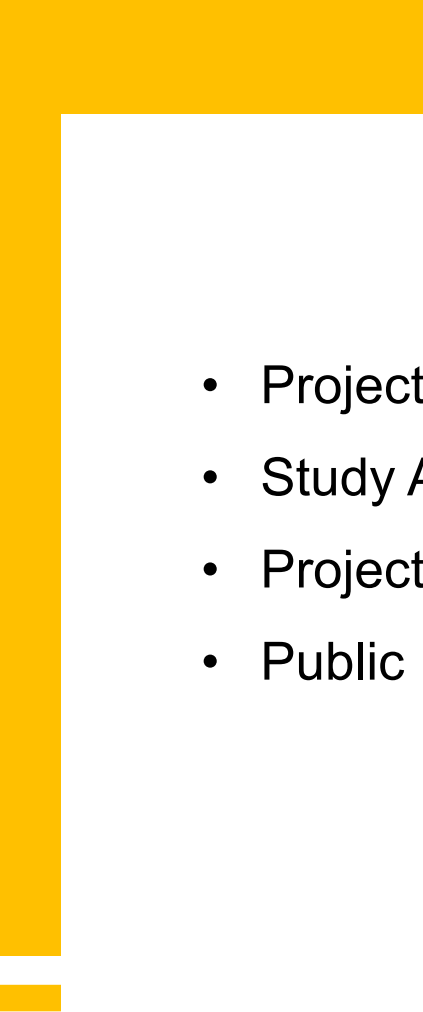
Thalia Civic League Briefing

January 17, 2022

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Comprehensive Planning Coordinator
Planning and Community Development Department



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- Project Overview
 - Study Area Maps
 - Project Scope
 - Public Engagement Schedule

Presentation Overview

Project Overview

- The City received a **Flood Mitigation Assistance Grant from the Federal Emergency Management Agency (FEMA) in 2018 for the Bow Creek Study.** Approximately 50% of the project cost is funded through this grant and local funding funds the remaining.
- The Grant was originally approved to develop primarily natural floodplain solutions for the Bow Creek area. The scope of work was altered to **develop adaptable/applicable commercial revitalization guidelines and neighborhood planning recommendations City-wide, while simultaneously exploring affordable housing opportunities and flood mitigation strategies.**

Project Overview (continued)

- The Bow Creek Area (primary study area) will provide the fundamentals of addressing flood mitigation, affordable housing, and commercial/neighborhood area enhancements City-wide.
- Form community focus groups representing the following areas:
 - Bow Creek Area
 - Commercial Areas Within and Directly Adjacent to SGAs
 - Regional- and Neighborhood – Serving Suburban Commercial Areas
- Work Program Architects (WPA) will provide the consultant services to implement the project scope.

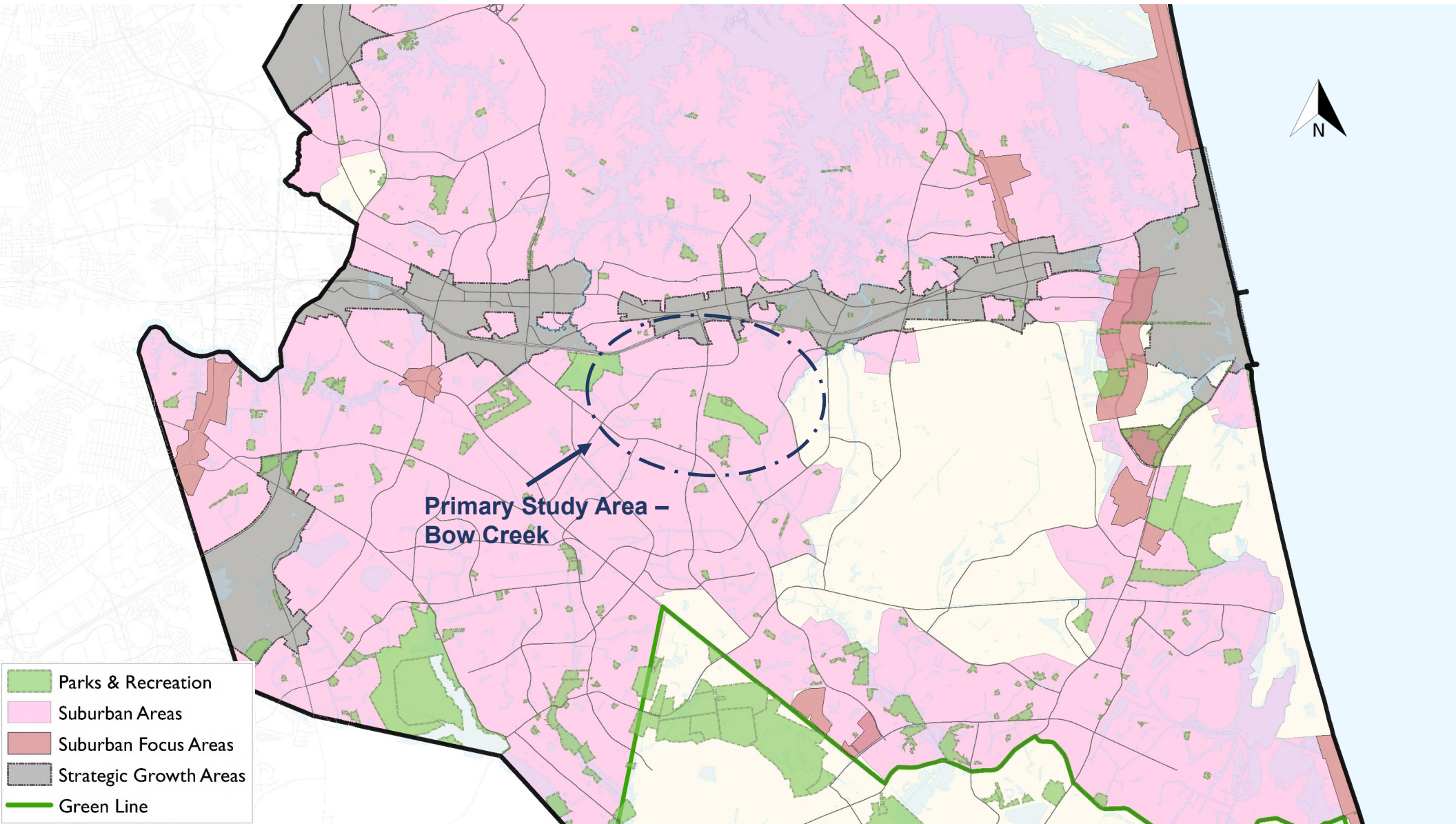
Project Overview: Values and Priorities

Social Equity

- Supporting high-quality and diverse lifestyles
- Enhancing opportunities to live, work, and play
- Improving multimodal and connectivity

Community Resiliency

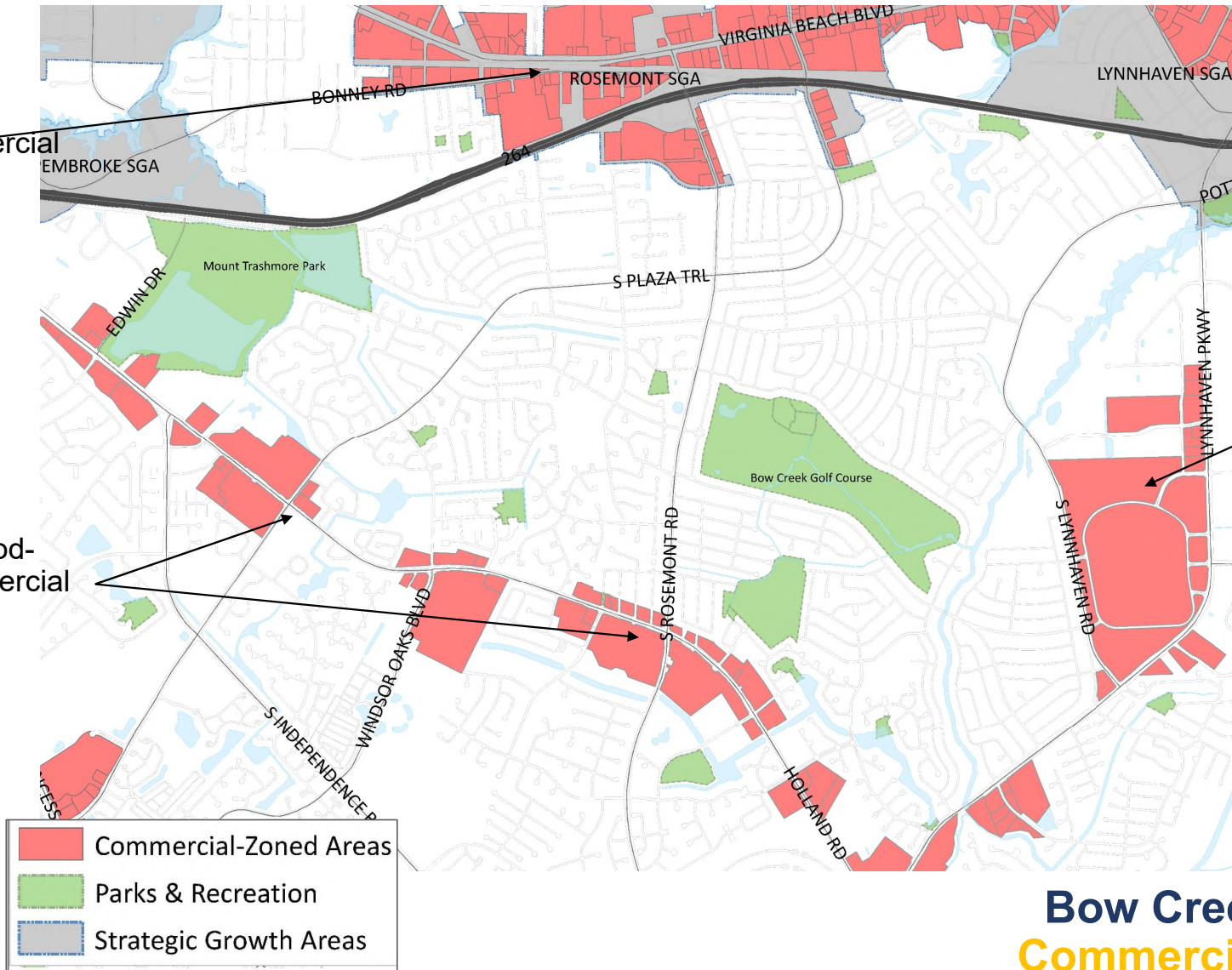
- Adapting to changing environment
- Supporting environmental sustainability
- Improving the overall health, safety, and welfare of the community



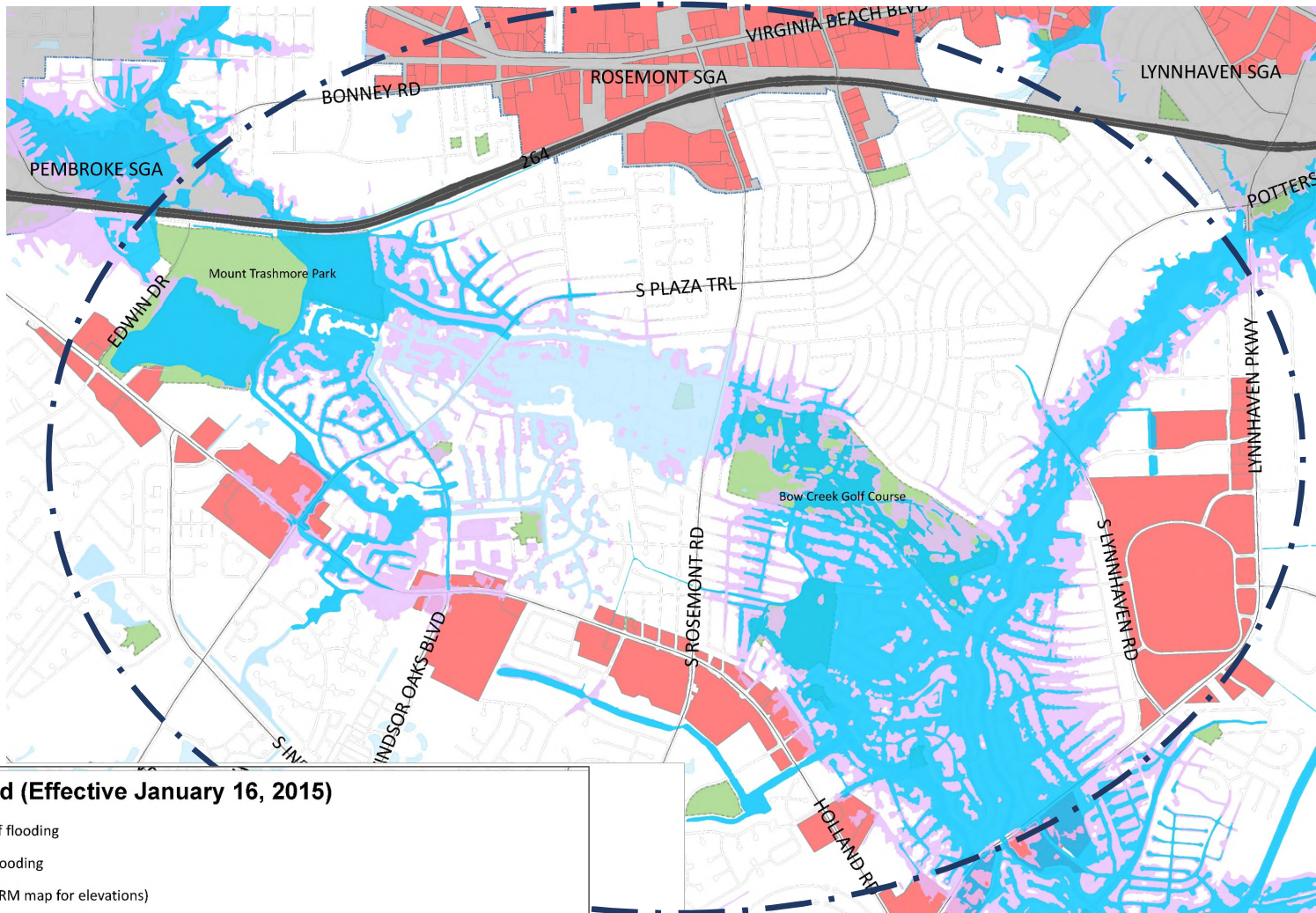
1. SGA Commercial Area

2. Neighborhood-serving commercial area

3. Regional-serving commercial area



Bow Creek Study Area Commercial Area Types

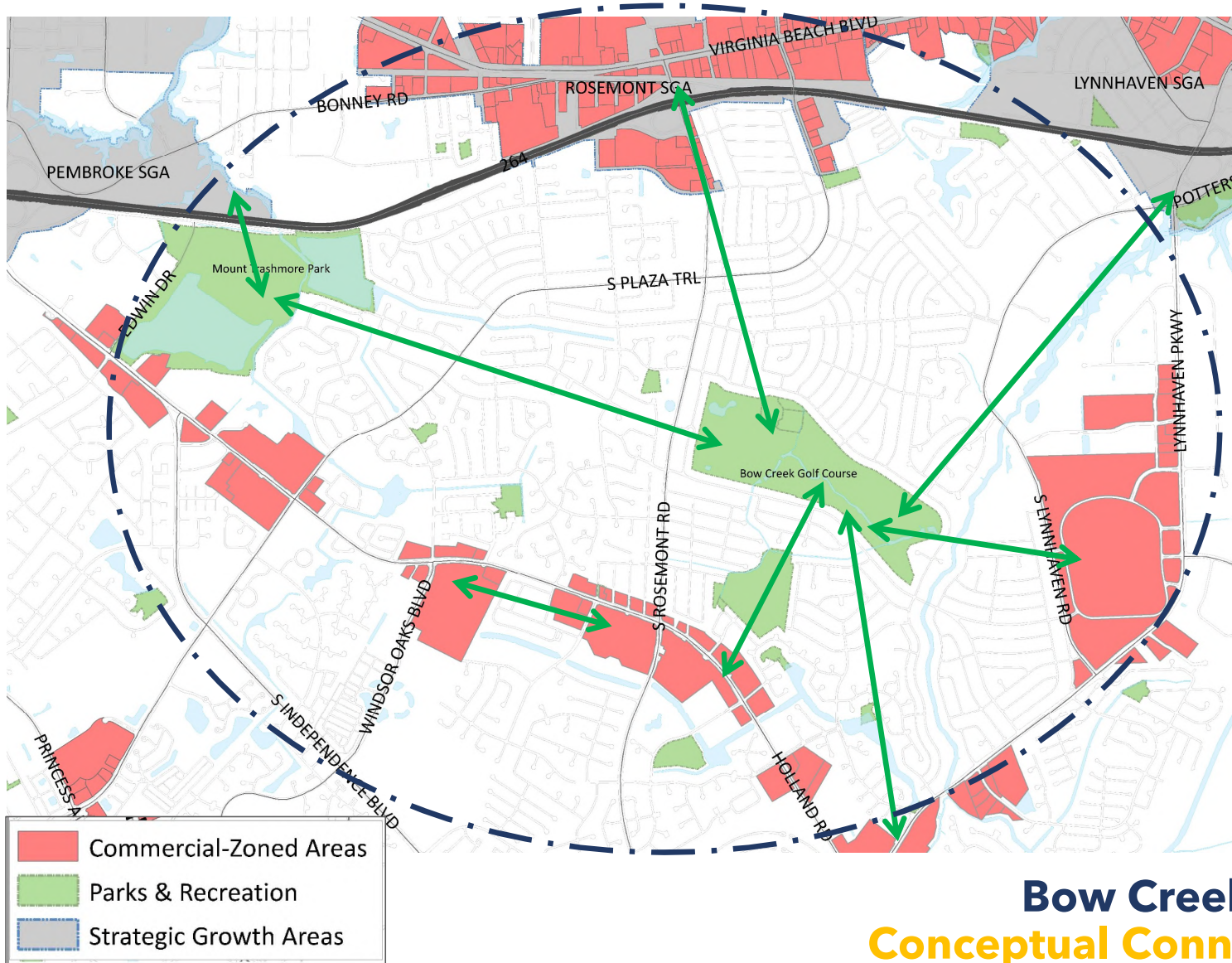


FEMA Flood Zoned (Effective January 16, 2015)

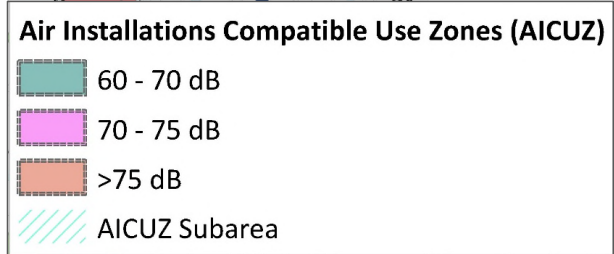
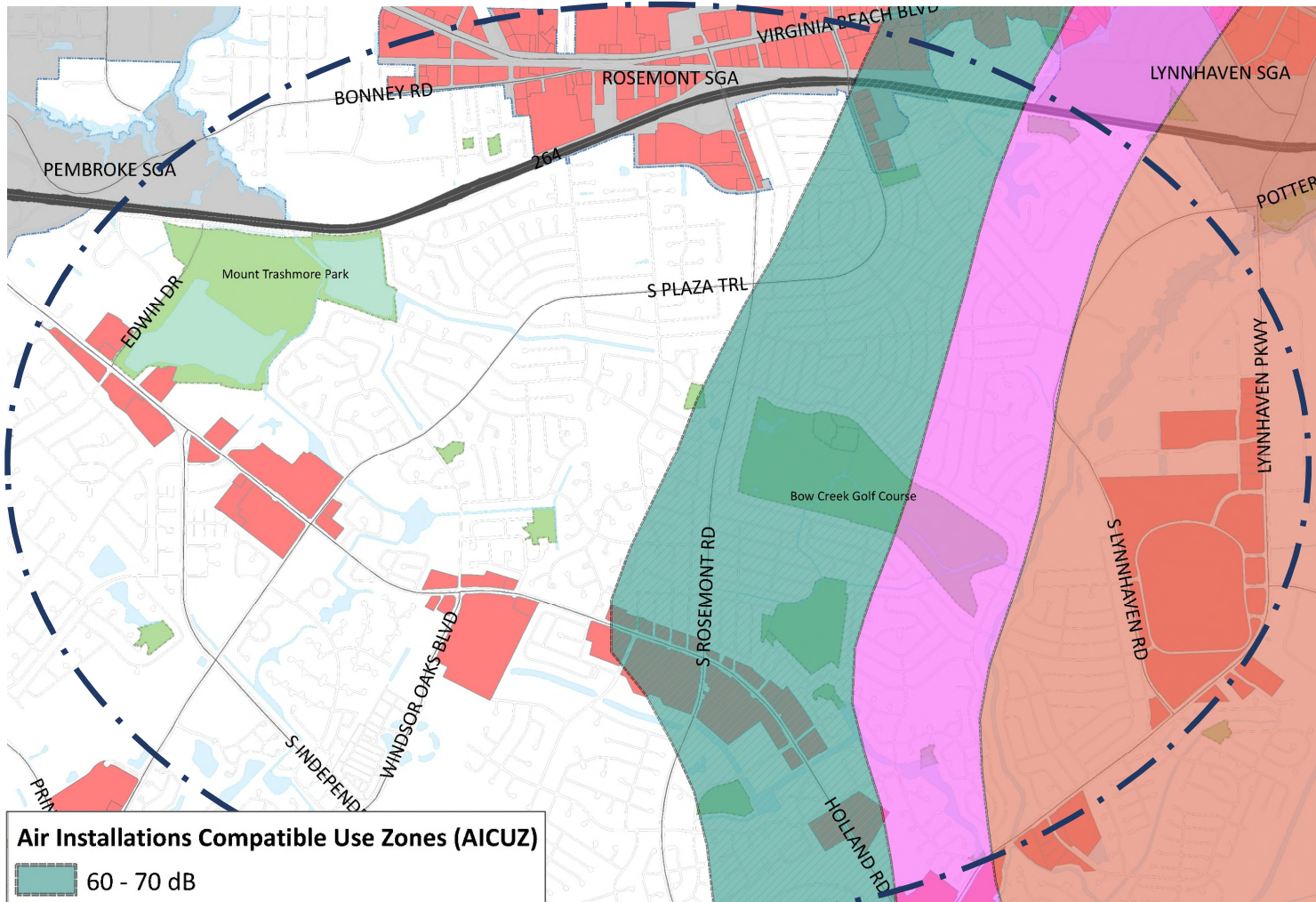
- 0.2 % annual chance of flooding
- 1% annual chance of flooding
- Base floodplain (see FIRM map for elevations)
- 1% annual chance of shallow flooding usually from a pond, avg 1'-3'
- 1% or greater chance of shallow flooding from river or streams, avg 1'-3'
- High Risk Coastal Areas with 1% or greater chance of flooding and additional hazards associated with storm waves



**Bow Creek Study Area
FEMA Flood Zone Map**

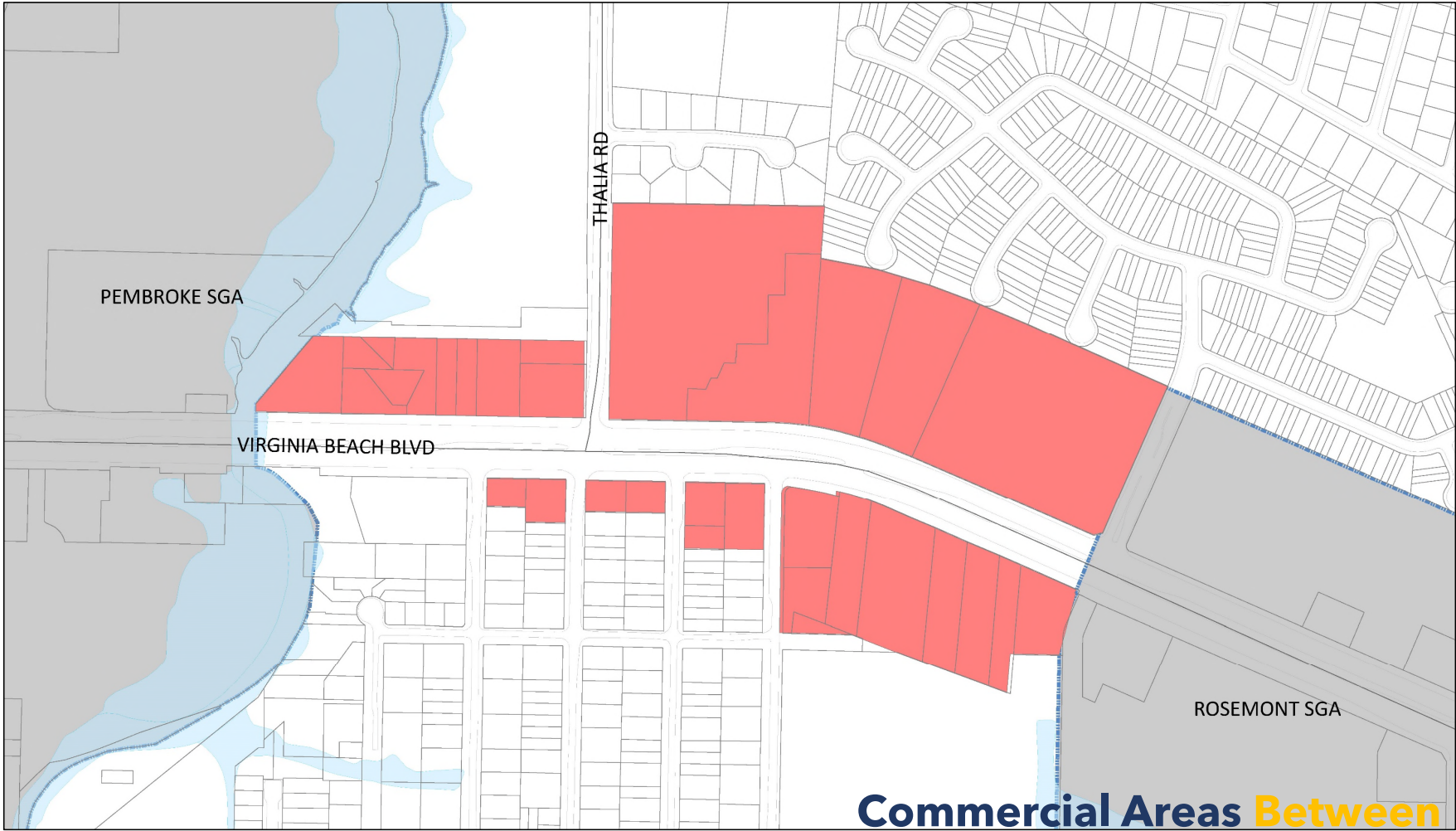


Bow Creek Study Area Conceptual Connectivity Map



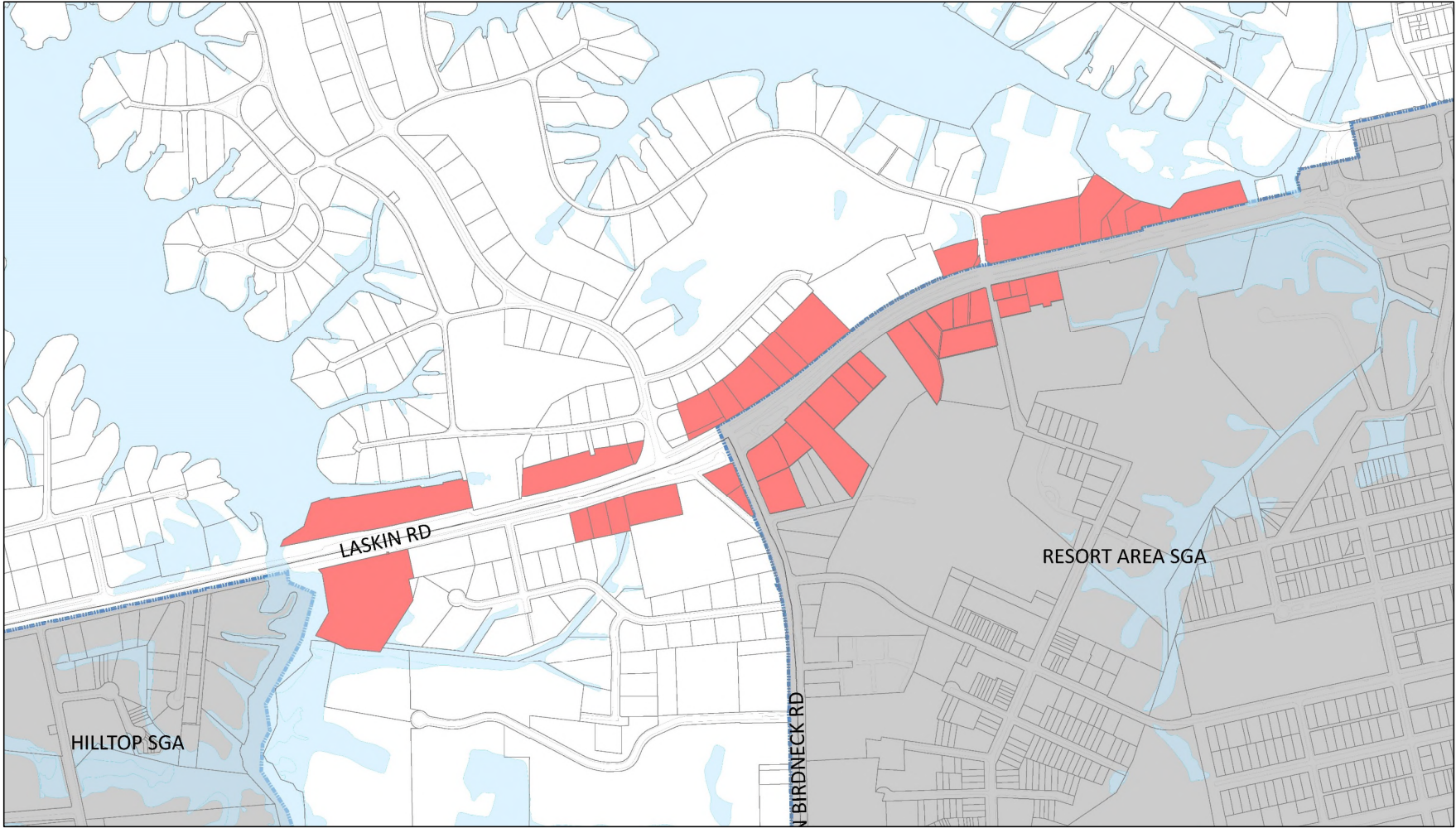
Bow Creek Study Area

AICUZ Overlay



**Commercial Areas Between
Pembroke SGA and Rosemont
SGA**

January 11, 2022



January 11, 2022

Commercial Areas Between Hilltop SGA and Resort SGA

Project Scope

Context Analysis

Assess Baseline Conditions:

- Bow Creek Area commercial areas and adjacent community site assessment (flooding conditions and physical attributes)
- Site assessment of other commercial areas City-wide

Conduct Market Studies:

- Retail/Office/Housing and Mixed Use (to include Affordable/Workforce Affordable Housing provisions)

Project Scope Concepts/Guidelines

- **Provide and illustrate commercial area revitalization design concepts/guidelines** based on market trend and community vision (both in adaptive reuse and new developments)
- **Provide flood resiliency strategies/best practices** for existing homes in Bow Creek and similar neighborhoods
- **Identify neighborhood protection/compatibility strategies** during and after revitalization of commercial areas.
- **Illustrate streetscape design concepts** that supports and enhances multi-modal transportation, green stormwater management, and public amenities
- **Draft typical illustrations for improving pedestrian connectivity and accessibility** between commercial and residential areas

Project Scope Concepts/Guidelines (continued)

- **Explore placemaking elements** (signage, public arts, wayfinding, etc.)
- **Identify opportunities for integrating stormwater management facilities** while simultaneously addressing flood mitigation, passive/active recreation, beautification, neighborhood accessibility, and connectivity.
- **Illustrate step-by-step guide and implementation strategies** to site redevelopment for phased demolition and construction that includes public outreach.
- **Recommend appropriate regulatory approaches** to commercial redevelopment implementation.

Meeting 1: February 2022

(In-person/Virtual)

City-wide community input through virtual/in-person meetings and online survey

Meetings 2, 3, & 4: February to March 2022

(In-person/Virtual)

Individual focus group meetings

Meeting 5: April to Early May 2022

(In-person/Virtual)

Combined meeting with focus groups to present Draft Report

Meeting 6: Late June 2022

(Ideally In-Person)

Community presentation of final Draft



Public Engagement Schedule

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