

Comprehensive Civic Area Flood Analysis

Key Findings:

- Recent flood analysis has helped answer the question of whether new facilities **could** be developed
- Redevelopment consistent with flood regulations is technically feasible
- Careful consideration will be needed to evaluate alternatives
- High Hazard Zone limits the opportunities for improvement or redevelopment in the area
- The risk associated with flood is different on the west bookend than the east bookend
- On the west end, the area north of the creek poses a higher risk in comparison to the area south of the creek.

This is a preliminary architectural “test-fit” to explore technical feasibility of potential buildings at the west bookend in a manner consistent with flood regulations.

Any proposed redevelopment would require a broad community conversation as well as careful consideration to evaluate potential alternatives and their relative costs, appropriateness, impact on historic resources, and ability to mitigate life safety risks above and beyond minimum standards.



Preliminary Architectural “Test-fit” by re:Architecture

Next Steps:

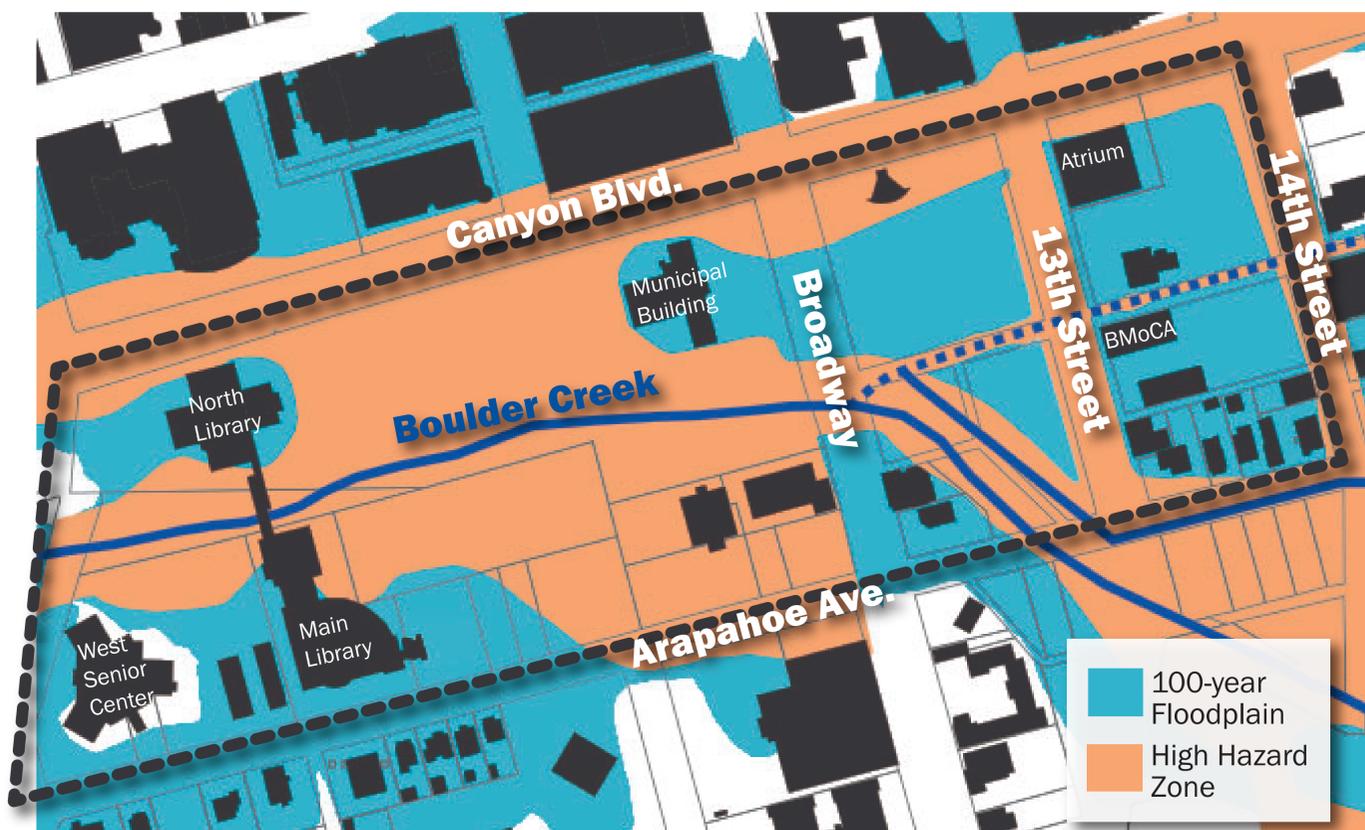
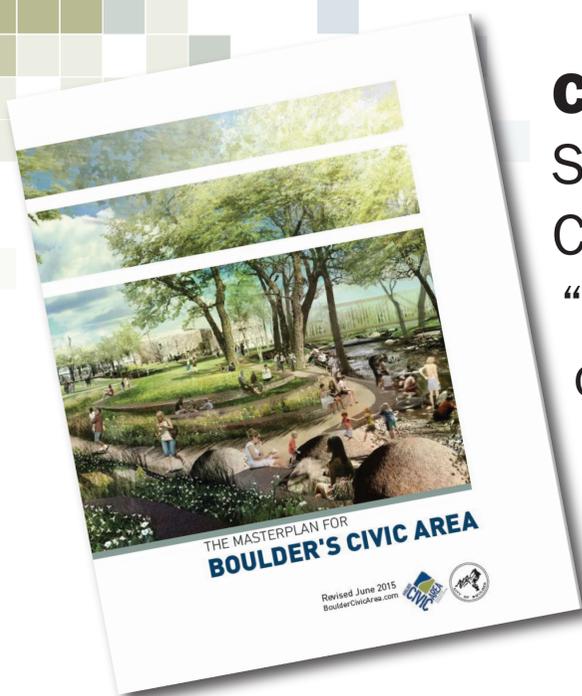
- Engage key stakeholders & community
- Evaluate program needs, test program & facility feasibility
- Determine costs & tradeoffs of alternative approaches
- Consider impacts & alternatives related to historic resources
- Develop preferred proposal for what **should** be developed for each bookend



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Civic Area Master Plan describes Life & Property Safety as one of seven guiding principles for the Civic Area.

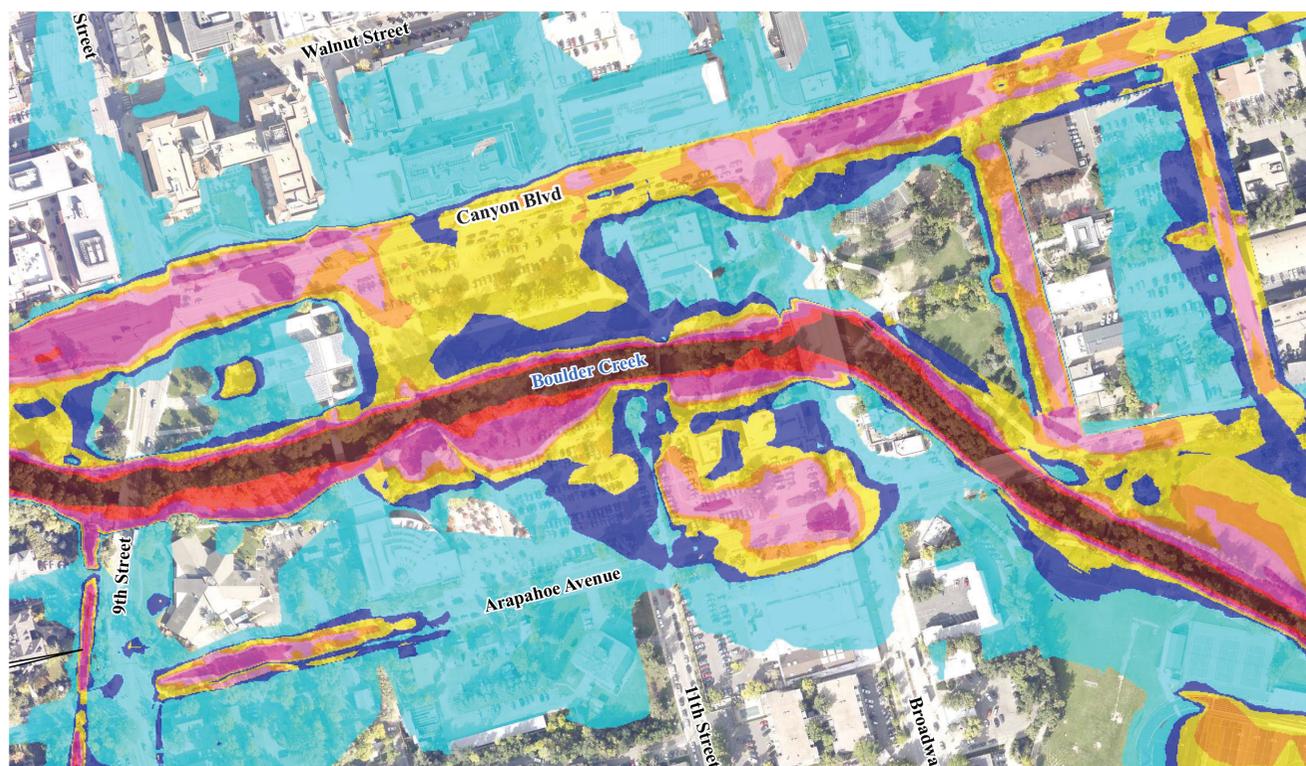
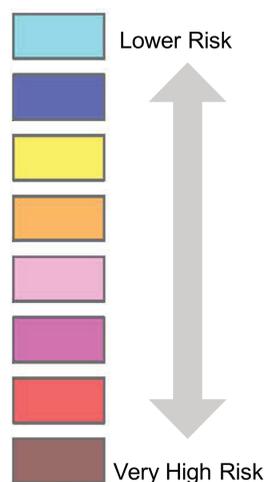
“Future transformation of the area as a vibrant civic park complemented by new and existing uses with increased activation is a desirable goal. Any new development will enhance public safety, and meet or exceed the city’s flood regulations”



2016 Floodplain Mapping

100-Year Floodplain — area susceptible to being inundated by a flood event that has a one percent chance of occurring in any year. Structures built in this area are required to either be elevated above the flood protection elevation or floodproofed.

High Hazard Zone — portion of the floodplain where an unacceptably high hazard to human safety exists (where flow depths equal or exceed four feet).



2016 Velocity x Depth Flow Mapping

