





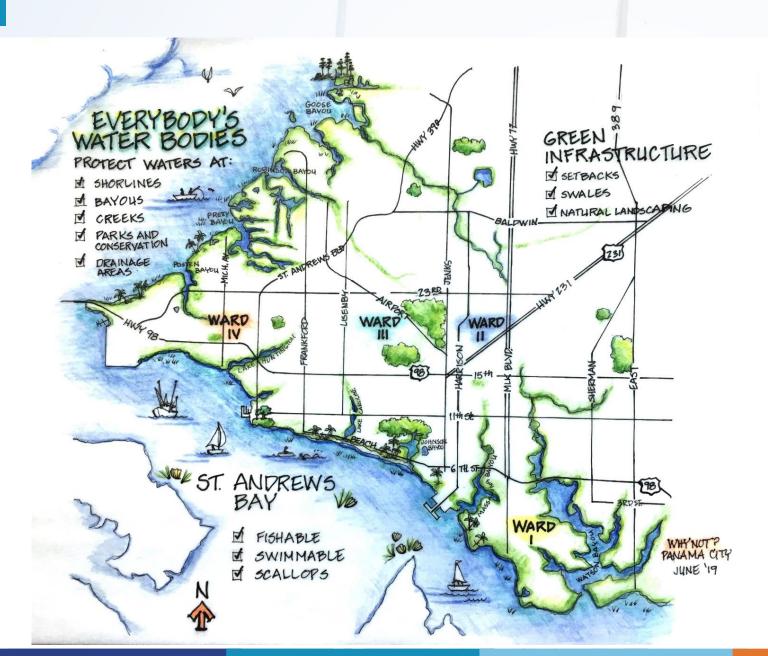
Charrette Closing

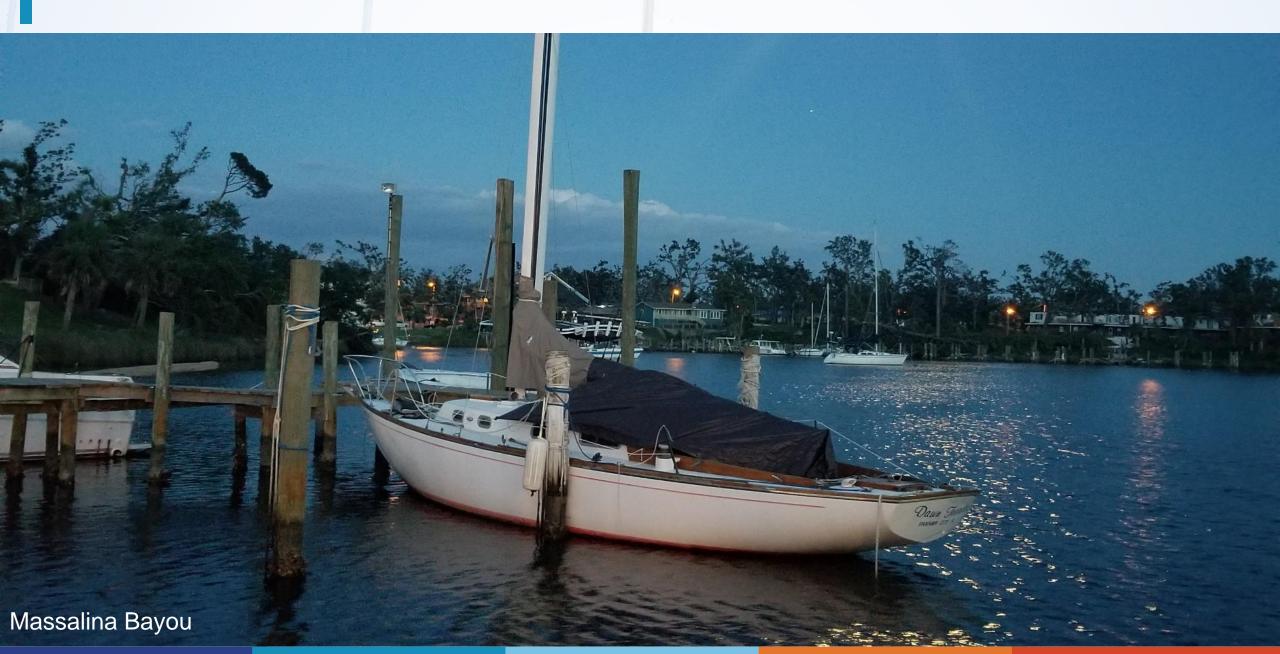
City of Panama City Long Term Recovery Planning Project

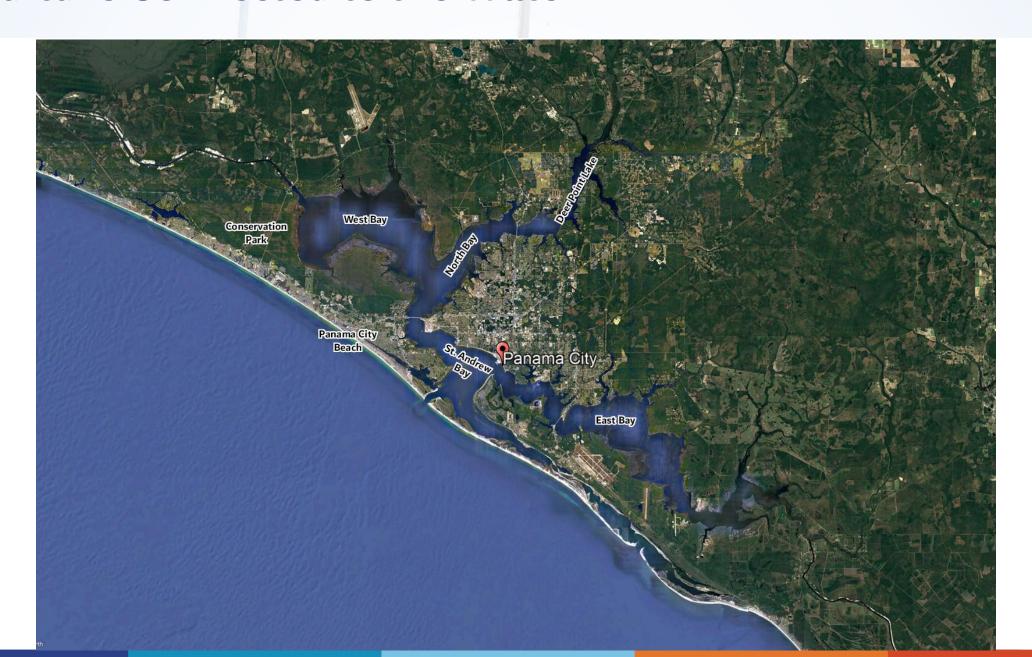


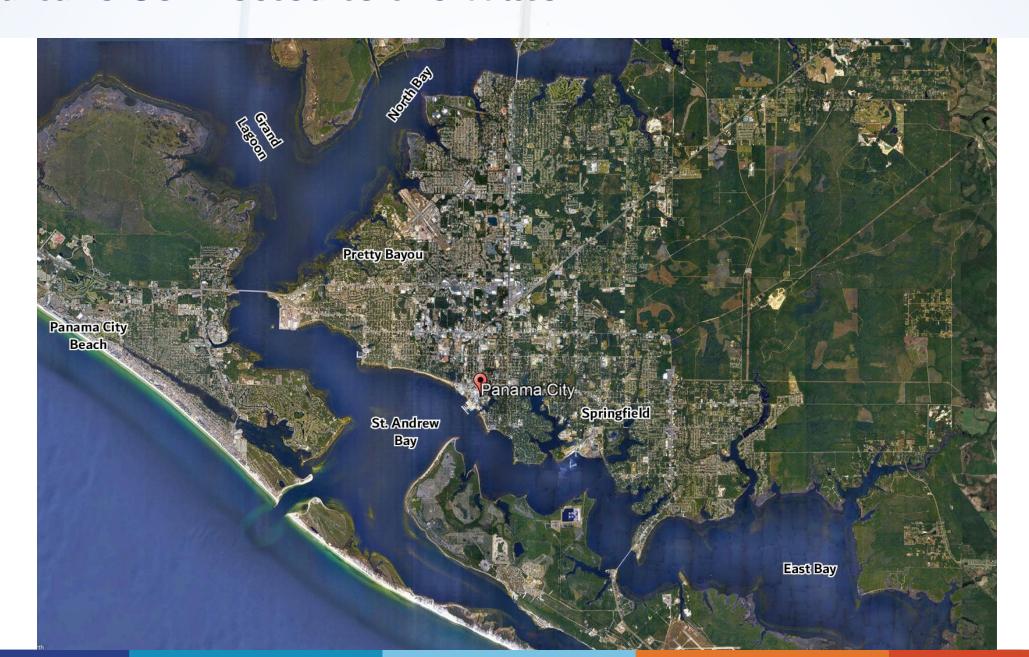
June 21, 2019



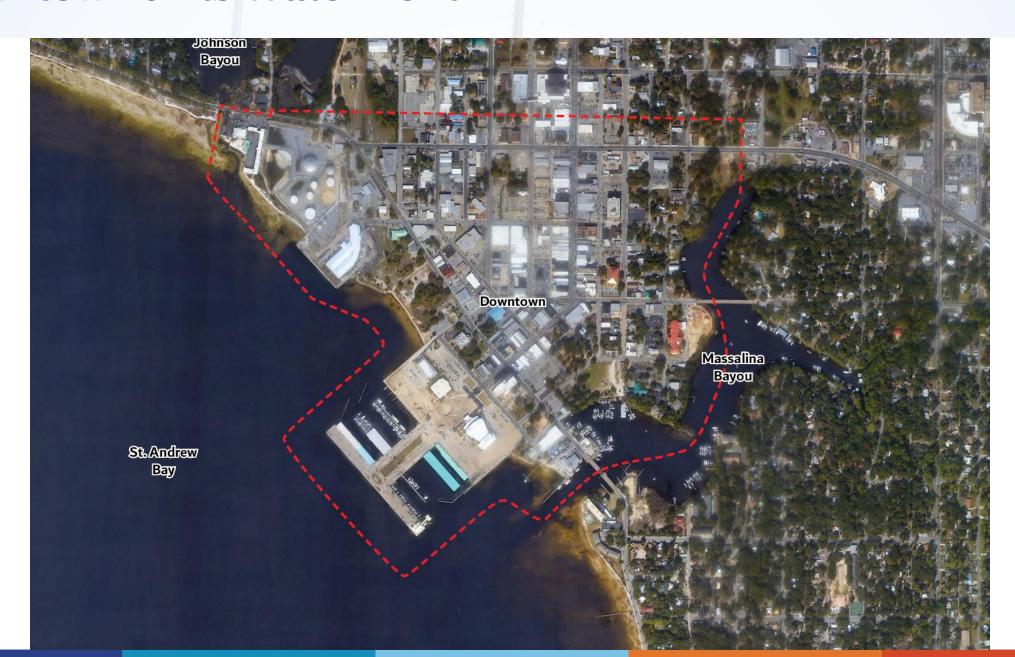








Downtown & Its Waterfront



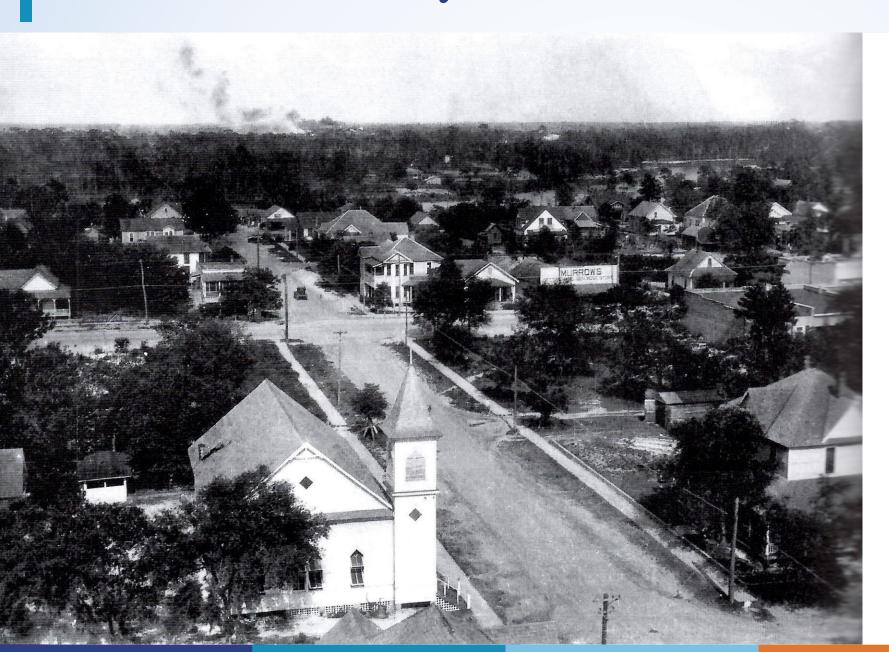


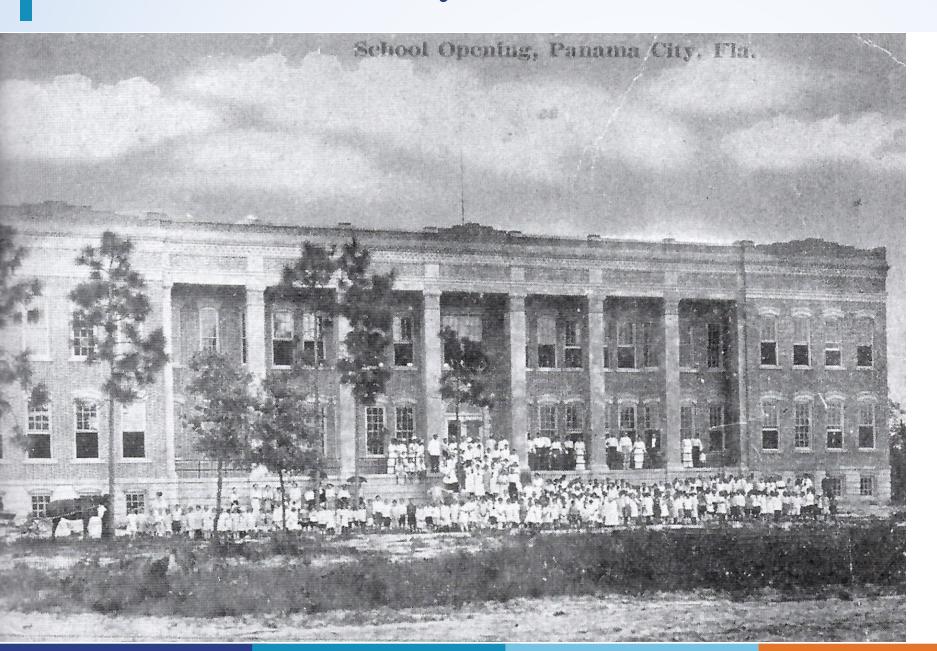


Downtown Panama City (1917)

(courtesy Robert Hurst, Historical Society of Bay County)

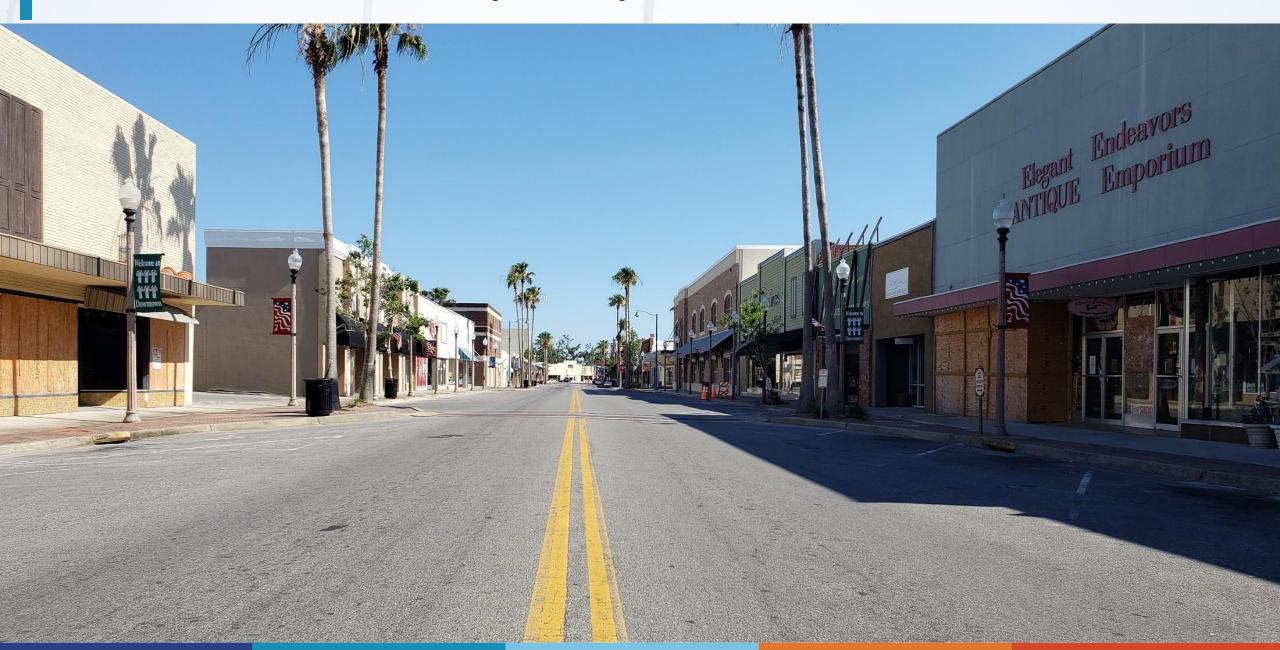








Downtown Panama City Today

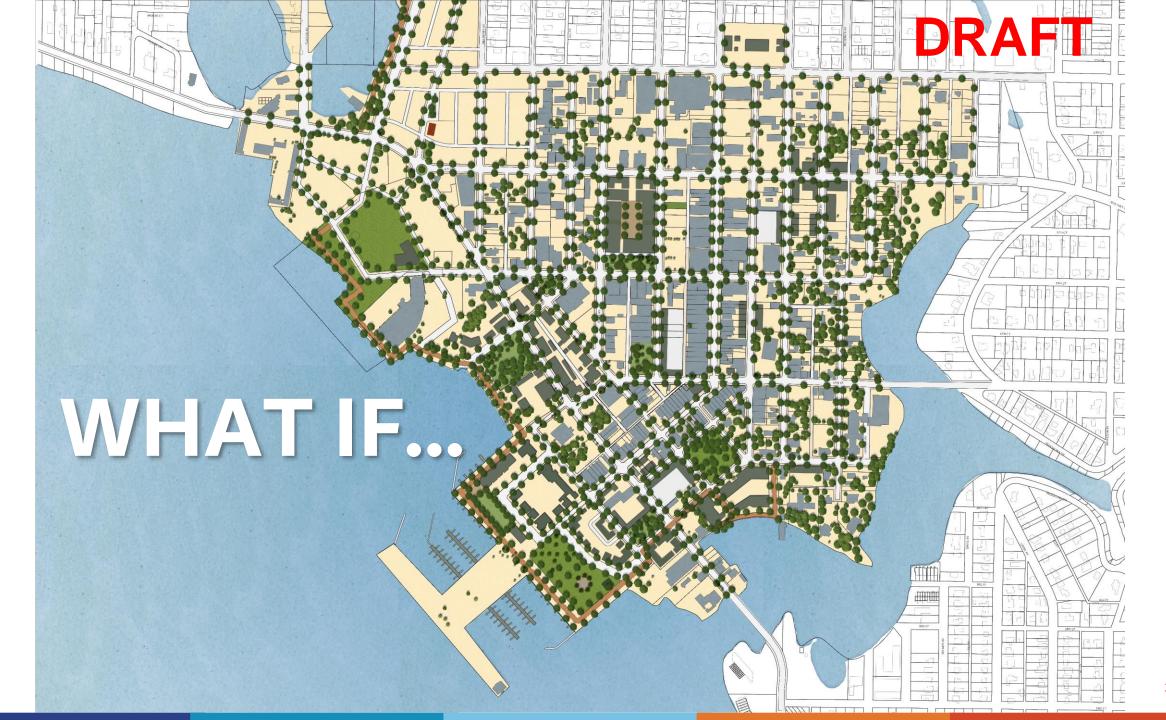














Recap: This Week





Hours Total Of On-site Community Events
(Including Kickoffs, Town Halls, Focus Groups, Bus Tour,
Downtown Master Planning Events, And Design Studio)





Commissioner /
Public Officials
Meeting



Town Halls



Ward Meetings



Down Town

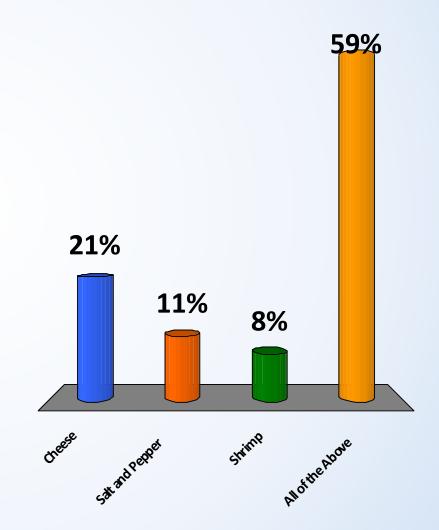
Master Plan Events

quick poll



WHAT DO YOU PUT ON YOUR GRITS?

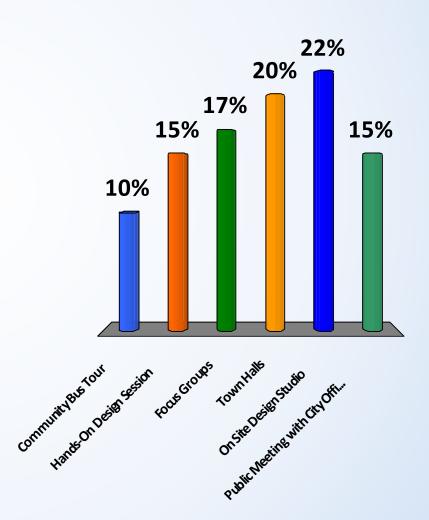
- 1. Cheese
- 2. Salt and Pepper
- 3. Shrimp
- 4. All of the Above



WERE YOU ABLE TO ATTEND ANY OTHER CHARRETTE EVENTS THIS WEEK?

(SELECT ALL THAT APPLY)

- 1. Community Bus Tour
- 2. Hands-On Design Session
- 3. Focus Groups
- 4. Town Halls
- 5. On Site Design Studio
- 6. Public Meeting with City Officials



In the News

Citizens tour Downtown Panama City as part of city's initiative to rebuild the area



Hands-on design session helps gather public input for Panama City's long term recovery planning

City's housing

Housing Recovery



RECOVERY DESIGN SESSION





Residents share their vision for future of Panama





Posted: Mon 5:40 PM, Jun 17, 2019 | Updated: Mon 6:58 PM, Jun 17, 2019

Panama City to show ideas so far for the future of downtown

Bus/Walking Tour June 17, 2019



Bus/Walking Tour

June 17, 2019



Bus/Walking Tour June 17, 2019





Hands-on Design Session

June 17, 2019





Hands-on Design Session

June 17, 2019





Examples of community drawings



Focus Group Meetings, Ward Meetings, & On-Site Studio

June 18 - 20, 2019

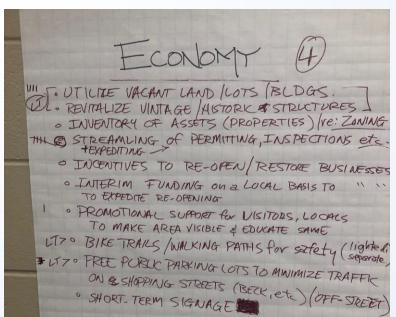


Focus Group Meetings, Ward Meetings, & On-Site Studio

June 18 - 20, 2019













For Further On-Going Engagement, Post-Event Surveys, & Event Photos!



Line of Effort Take Aways



Safety & Security

Short-Term

- Lighting
- Debris clearance
- Reduced blight
- Prioritization of delivery of mental health services

Long-Term

- Housing security
- Increased accessibility
- Restoration of healthcare facilities
- Code enforcement
- Lighting in new locations

Safety & Security, Cont.



City / Government Driven

- Debris management plan
- Housing-related resource list

Community Driven

- Clean-up campaigns
- Neighborhood Watch

Public Private Partnership Driven

- Intermediate housing
- Affordable / workforce housing

Resilient and Sustainable City of Panama City

Infrastructure

Short-Term

- Design standards complement existing features and "hometown feel"
- Address potholes
- Park restoration/improvement

Long-Term

- Effective and resilient stormwater management
- Harden infrastructure
- Reduced but accessible parking
- Expanded public transit footprint

Infrastructure, Cont.



City / Government Driven

Implement/uphold building code and design requirements

Community Driven

Adopt a Stormwater Drain

Public Private Partnership Driven

Relocate utilities or critical infrastructure

Resilient and Sustainable City of Panama City



Short-Term

- Streamlined permitting and inspections
- "Open for business" marketing
- Partnerships for beautification (especially downtown)

Long-Term

- Housing security
- Affordable / workforce housing
- Incentivize return of existing and attract new business
- Arts and outdoors tourism destination

Economy, Cont.

City / Government Driven

Streamline permitting and inspections

Community Driven

Event and festival planning

Public Private Partnership

Driven

Create arts district to attract tourists

Resilient and Sustainable City of Panama City

Quality of Life

Short-Term

- Restoration of community
 anchors (e.g., churches, marinas)
- Attractive to families
- Clean-up and preservation of natural resources

Long-Term

- Increased walkability of waterfronts
- Improved access to water
- Enhanced community fabric
- Improved connectivity to surrounding areas

Quality of Life, Cont.

City / Government Driven

Increase access to waterfront

Community Driven

Interfaith Task Force

Public Private Partnership
Driven

 Sponsored public recreational features in parks Resilient and Sustainable City of Panama City



Ward Priorities



Safety & Security

- Generators in schools
- Hurricane shelters that will withstand
 Category 5 hurricanes

Infrastructure

- Generators for pumping stations
- Alley maintenance

Economy

- Incentivize STEM related jobs
- Attract skilled workforce with schools and services

- Code enforcement
- Scenic and spacious marina

Safety & Security

- Secure vacant houses / property
- More street lighting / signage

Infrastructure

- Accessible sidewalks & public transportation
- Green spaces, parks, aquatic centers

Economy

- Help small businesses rebuild
- Attract new, more diverse businesses
- Enhance financial literacy

- Repair and rebuild damaged housing
- MLK corridor revitalization
- Childcare facilities

Safety & Security

- Attract and retain City police and fire
- Security cameras

Infrastructure

- Bus connectivity and stops/ shelters
- Multi-modal transportation and transit-oriented development

Economy

- Incentivize small businesses
- Workforce housing to attract and retain trained employees

- Mental health services
- Mixed income housing solutions

Safety & Security

- Repair and enhance lighting
- Improve water quality

Infrastructure

- Enforce code requirements
- Restore the bay

Economy

- Streamline the inspection processes
- Revitalize vintage architecture

- Community-focused events
- Enhance accessibility (sidewalks, trolley)



Downtown Vision



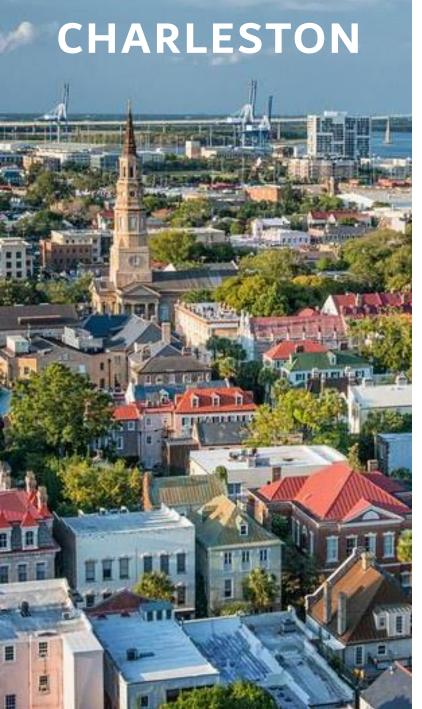
10 BIG IDEAS

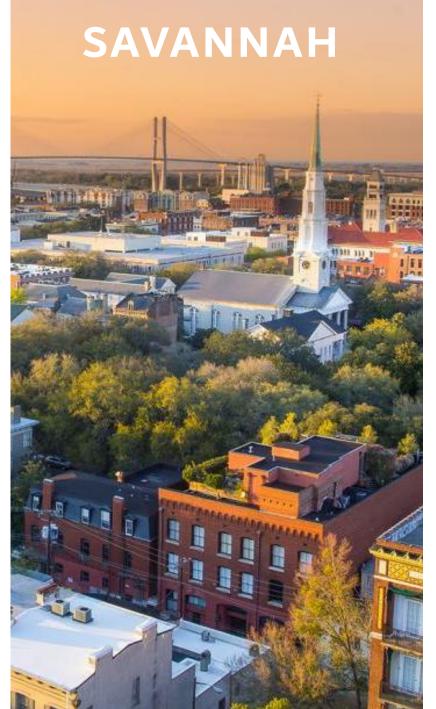
- 1. WATERFRONT ACCESS
- 2. DOWNTOWN ACTIVITY
- 3. DOWNTOWN LIVING
- 4. SAFETY & SECURITY
- 5. REBUILD SUSTAINABLY

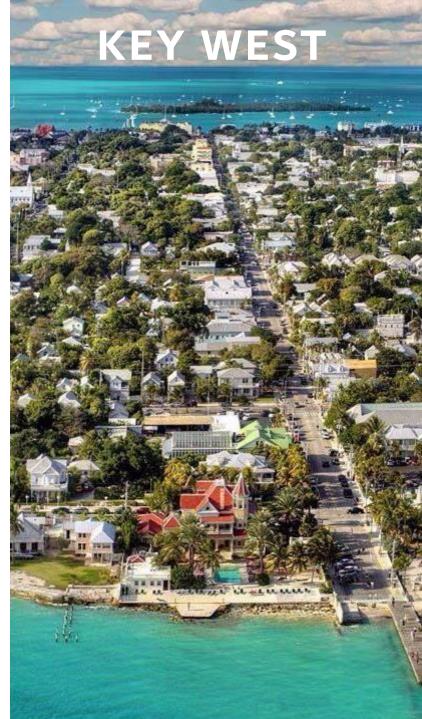
- 6. RESILIENT INFRASTRUCTURE
- 7. CONNECTED
- 8. PLACEMAKING
- 9. GATHERING SPACES
- **10.UPDATE THE STANDARDS**











10 BIG IDEAS

1. WATERFRONT ACCESS

- Public access to the waterfront with a public promenade.
- The public waterfront includes open spaces and recreational access (exercise, swings, kayak launch).
- The marina can be a working waterfront (fishing boats, sports fishing, fish/farmers market, sailing clubs).
- Water taxi to/from St Andrews.

Historic Panama City



Panama City









Existing Conditions



Esplanade / Initial Uses Public Spaces



Commercial Cottages
Food Trucks



Mixed-Use Shaping the Park



More Complete Over Time



Alternate Hotel Layout

More Complete Over Time



Existing Conditions



Esplanade /
Shore Refurbishment



Incremental Neighborhood Infill



Incremental Neighborhood Infill



Incremental Neighborhood Infill



Adjusting for Additional Public Space

10 BIG IDEAS

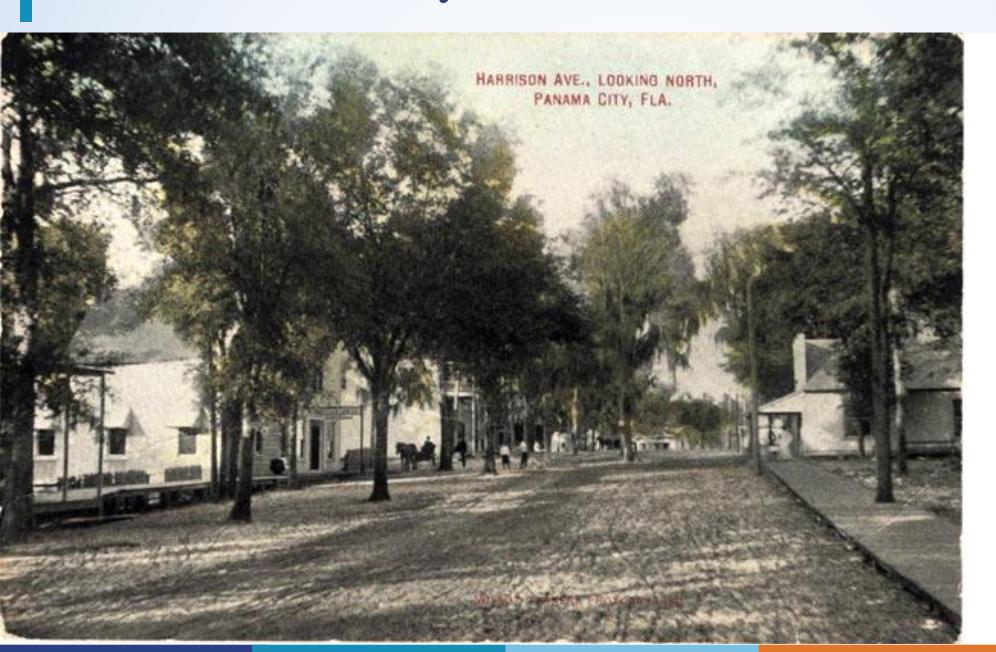
2. DOWNTOWN ACTIVITY

- Create an active and livable Downtown
- Focus on Harrison Ave and the marina/waterfront as the active center
- A mix of uses throughout downtown includes: retail, restaurants, offices/jobs, arts and culture destinations, university/higher learning sites.

Historic Panama City



Historic Panama City



Panama City, change over time











Historic Panama City

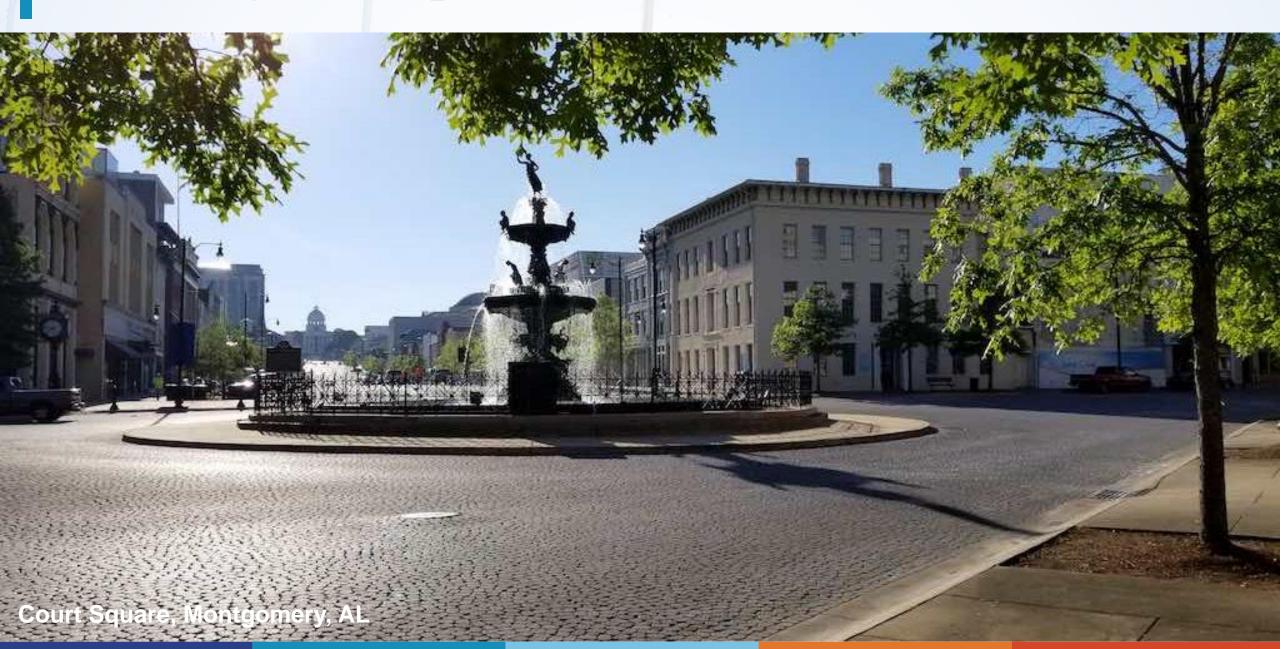








Rethinking Public Spaces









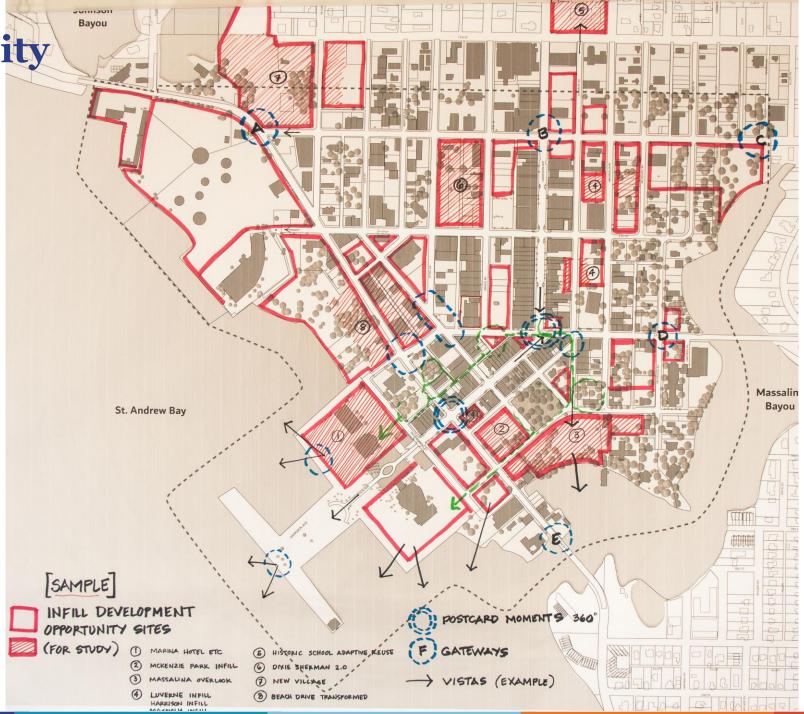


10 BIG IDEAS

3. DOWNTOWN LIVING

- The active downtown has a mix of uses that draws and supports a residential community.
- Students, seniors, all ages, in many types of housing (apartments, accessory units, cottages, townhouse).
- Investigate potential for uses that support residents: a grocery, pharmacy, etc.

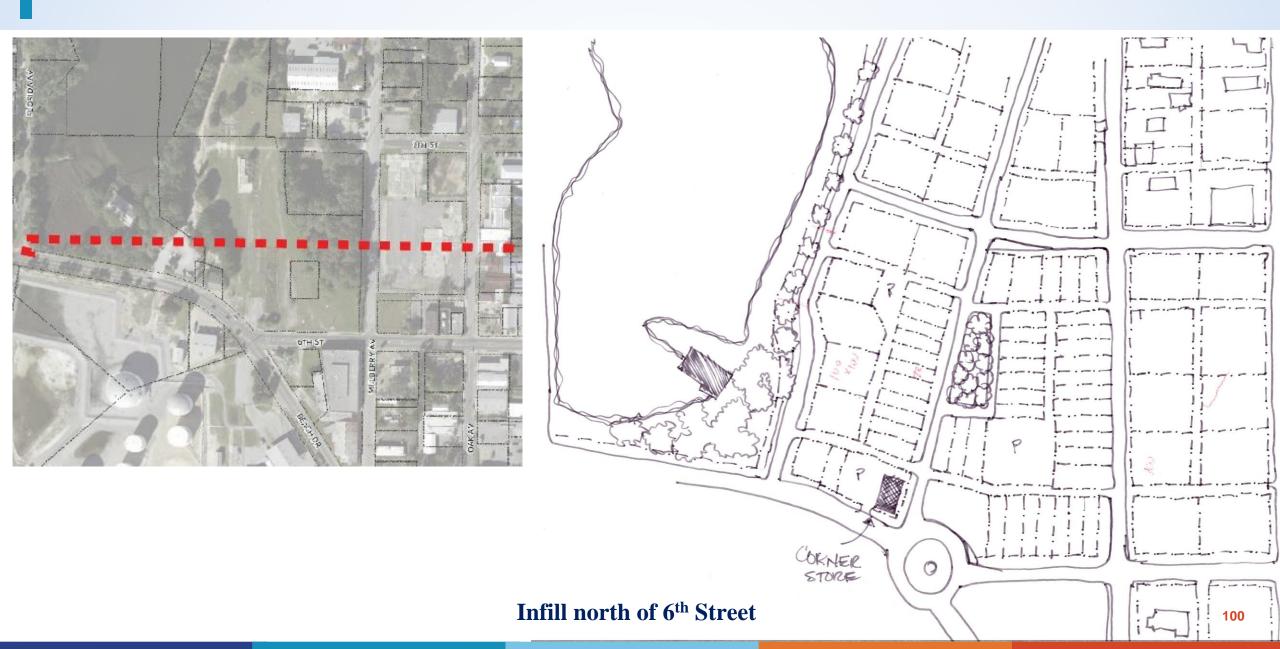
Opportunity Sites



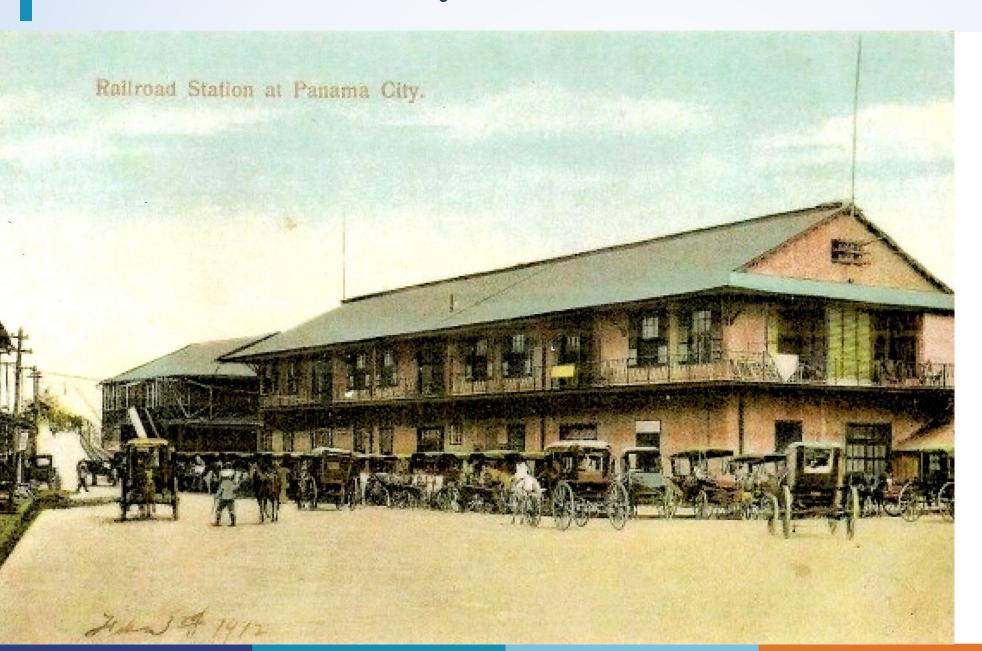
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Preliminary Sketches at the Studio



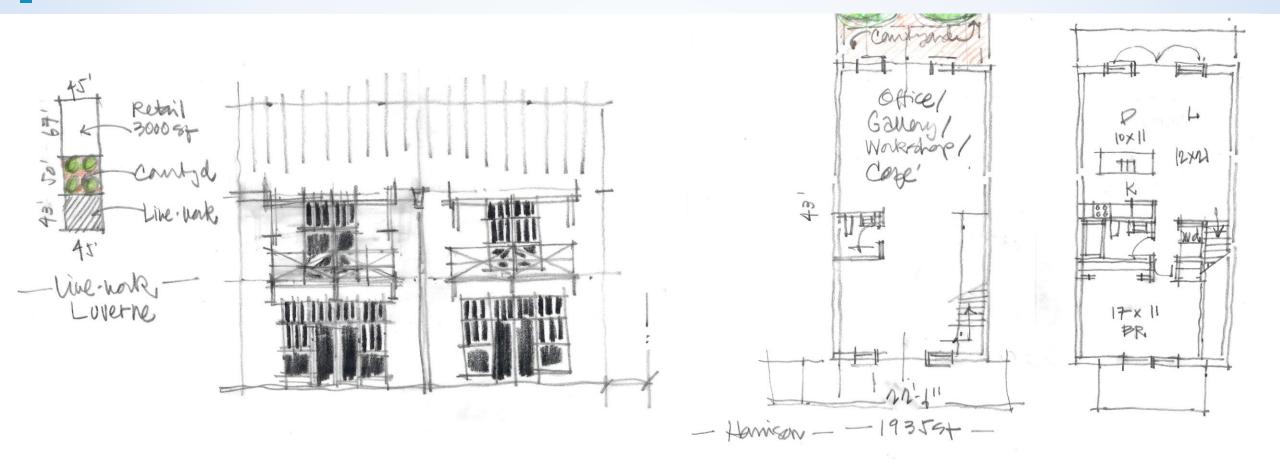


Historic Panama City



Downtown Building Studies





Live/Work Buildings

10 BIG IDEAS

4. SAFETY & SECURITY

- More activity, enhanced lighting promotes feelings of safety and security.
- Secure and clean up buildings in disrepair, enforce codes.

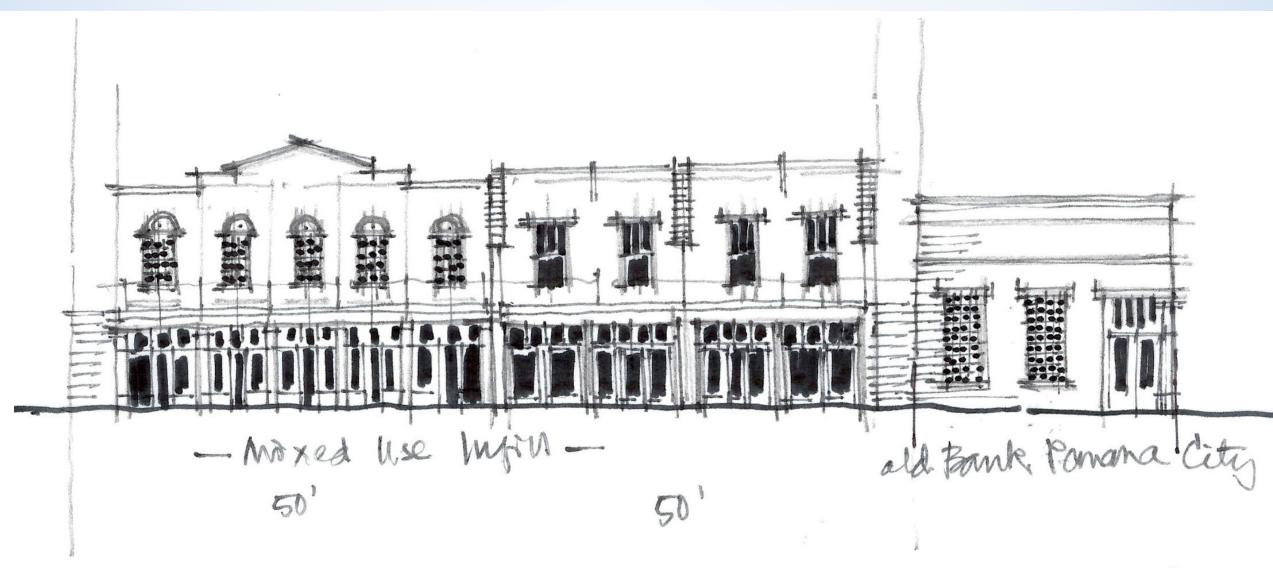
10 BIG IDEAS

5. REBUILD SUSTAINABLY

- A mix of building types, including housing of many types.
- Architecture that follows green building best practices and coastal design traditions.

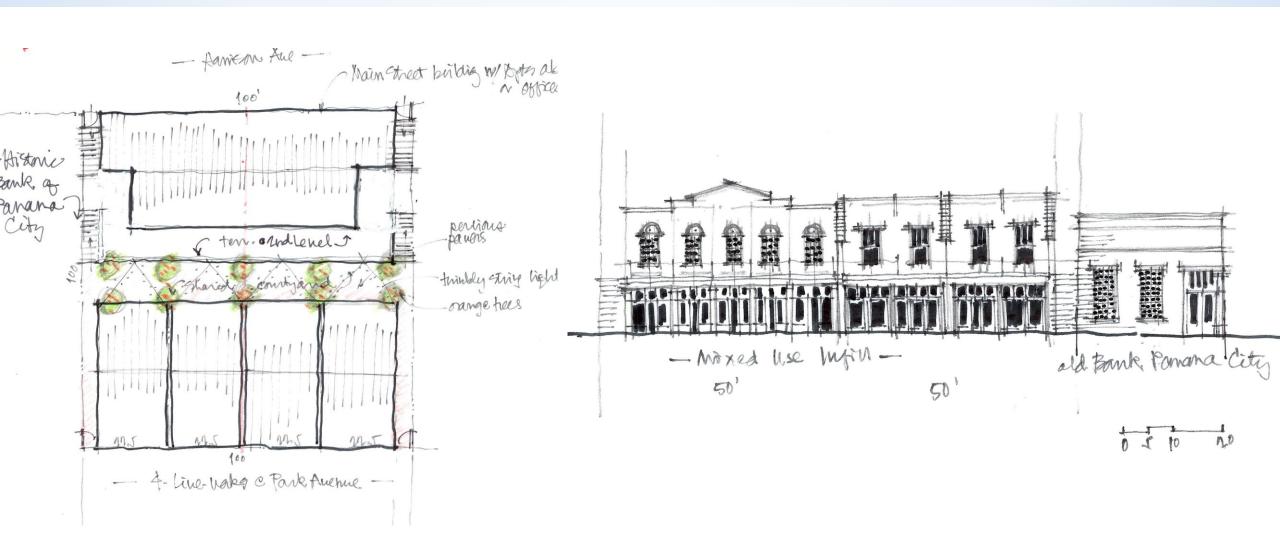
Downtown Building Studies





Downtown Building Studies



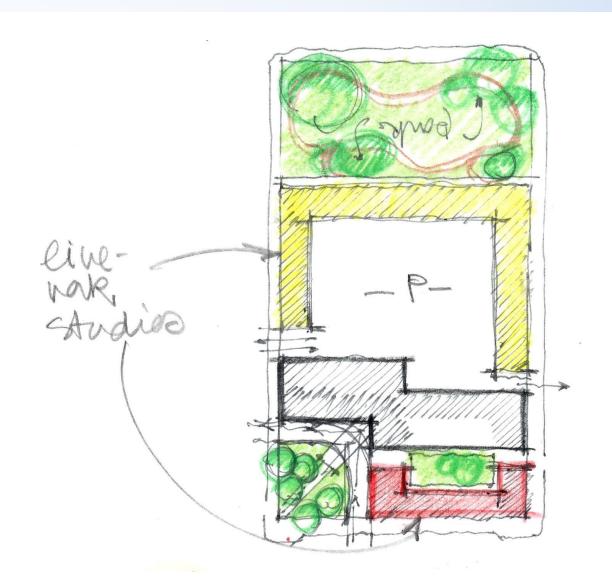


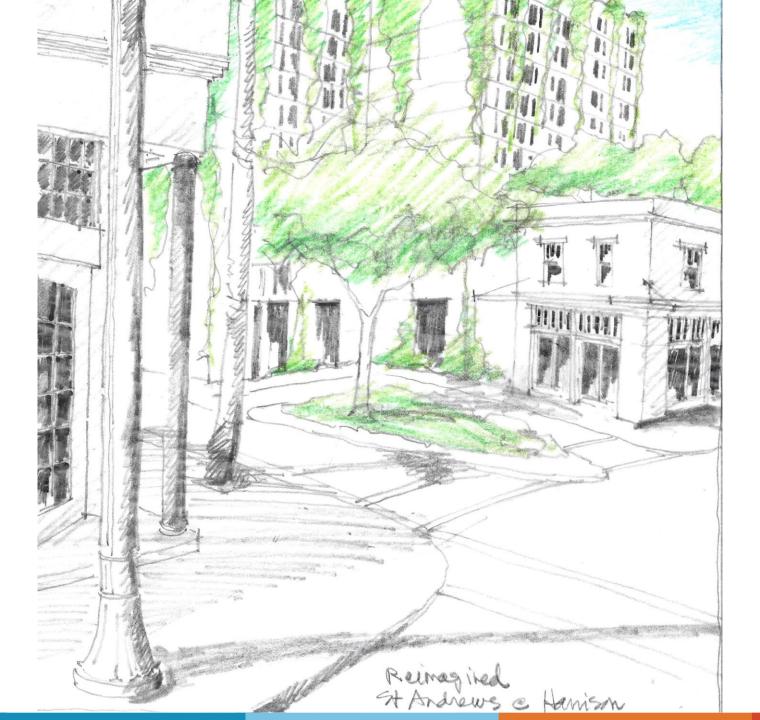
Downtown Building Studies





Greening of St Andrews tower

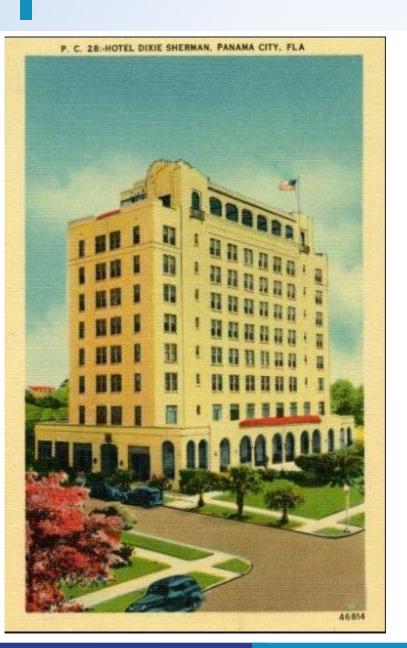




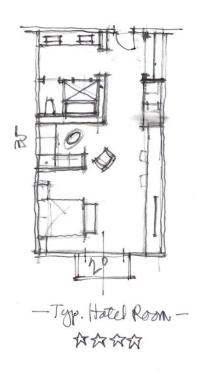
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Downtown Building Studies









Downtown Hotel Study

10 BIG IDEAS

6. RESILIENT INFRASTRUCTURE

- Upgrades needed before the storm, now more urgent.
- "Downtown" stormwater solutions: green infrastructure, strategies for small and large lots, places for stormwater parks, street trees.
- Underground power lines.

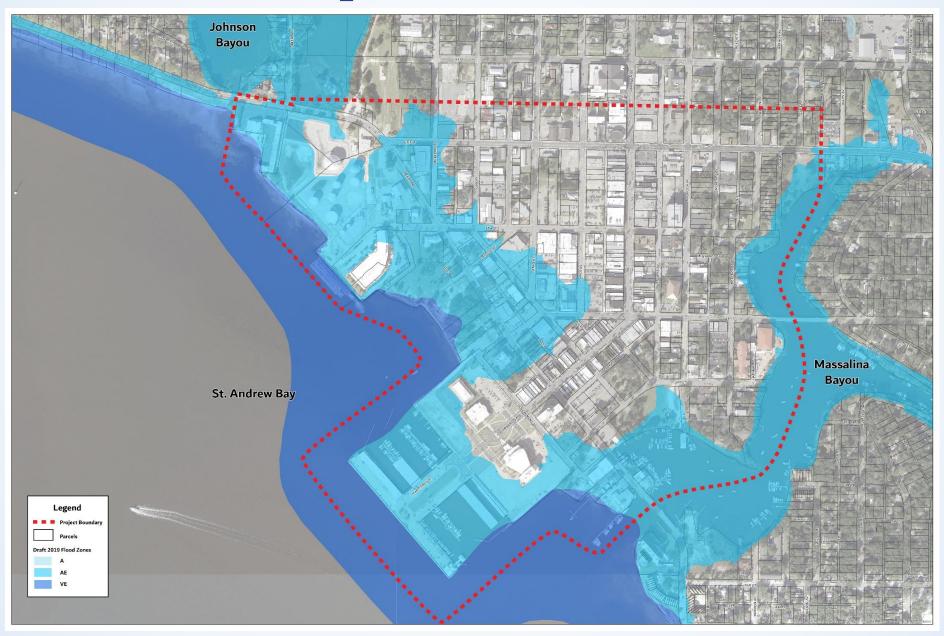
Downtown Conditions

- High impervious cover
- High/variable water table
- Challenging regulations for incremental/infill redevelopment
- Coastal impacts, sea level rise
- Funding & maintenance capacity

Downtown Solutions

- Shared solutions
 - Water smart parks
 - Green street retrofit
 - Wetlands & coastal buffers / living shorelines
- Remove barriers to redevelopment
 - Site scale GI tools
 - Regulatory audit (stormwater)
 - Eliminate unnecessary parking
 - Downtown-specific initiatives

2019 Draft FEMA Floodplain



Downtown Shared Solutions





Green Infrastructure Toolkit

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Green Infrastructure TOOLKIT

Bioswales

Bioswales are linear landscape elements designed to convey runoff. Typically bioswales are vegetated and provide water quality treatment. Bioswales designed with pretreatment facilities will perform higher filtering function and will require less maintenance over time.

Bioretention Basins

Bioretention basins are depressions in the landscape designed to collect and filter stormwater. A more highly engineered rain garden, bioretention basins typically have pretreatment forebays, perforated pipe underdrains, and special soils that help filter and enhance infiltration.

Tree Filter Pits

Tree filter pits use stormwater runoff for irrigation. Primarily a water quality practice, runoff enters the systems from a deep sump inlet structure as a form of pretreatment. Stormwater is stored in the gravel resevoir below ground which allows the tree roots to soak up runoff.

Stormwater Planters

Raised planters are ideal stormwater solutions for projects with space constraints adjacent to buildings. Roof runoff is diverted via downspouts into above-ground planters where microbes in the soil and around plant roots help to filter runoff before overflow into the storm system.

Porous Pavement

A range of free-draining alternatives to typical impervious bituminous pavement and concrete are available, such as pervious concrete, porous asphalt, pervious pavers, and structured grass. Proper design of the system base and review of the existing subbase for infiltration capacity is required.

Revert Pavement to Green Space

Often the simplest and most cost-effective green infrastructure retrofit, "grey to green" interventions replace extraeneous pavement with planted landscape, including tree planting if possible.

Constructed Wetlands

Constructed wetlands mimic natural wetland function. Systems are designed for water at all times, either in saturated soil or as standing water. They are often designed with engineered soils and can include small islands and pools. Typically they are constructed as part of larger projects or systems.





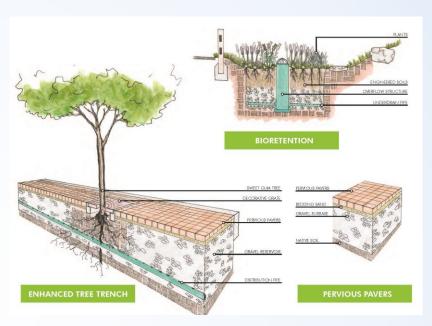














Resilient Shorelines

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Adaptation TOOLKIT

Dry Floodproofing

Water tighting structures using external coating or internal membranes can prevent flood waters from entering. On-going maintenance is required and dry floodproofing may not always be the most aesthetically pleasing. As a first step, flood shields for windows and doors may protect vulnerable openings.

Wet Floodproofing

Building modifications such as breakaway walls designed to break free when subjected to flood forces can safely allow flood waters to enter and leave the lower level. Elevating utilities above the base flood elevation is critical. Often requires repair costs by the owner after flood events.

Raise Finish Floor Elevation

The most common form of adaptation is to elevate the entire first floor elevation above the base flood elevation. This can be accomplished on piles or earth fill. This technique can create accessibility issues depending on the site's surroundings, and can sometimes be difficult to retrofit into historic neighborhoods.

Fortify Edges

Seawalls, bulkheads, berms, and levees are common techniques to repel flood waters at the edges of sites or neighborhoods. An important role for the hard edge is to dissipate the velocity of flood forces from direct storm surge. Over time, scouring from constant wave energy can undermine the structural integrity of the structure from underneath. Requires periodic inspections to ensure stability.

Expand Floodplains

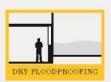
Development in West Ashley often hugs the coastline, infringing upon the riparian buffer/edge. Development along the coastal bank replaces a natural healthy riparian edge with manicured lawns, roads, and docks. Healing the riparian edge in balance with reasonable human uses and access to the water will expand floodplains by recreating a natural living shoreline.

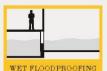
Reforestation

Transforming forests into pavement results in more runoff, higher pollutant loads, and erosive concentrated flows. Savannah Highway, commercial development along the Sam Rittenberg corridor, and the Citadel Mall are prime examples of highly impervious areas that have tremendous opportunity for tree canopy cover improvements - also adding to land value and public health.

Restore Wetlands

Wetlands are extremely productive living ecosystems, and also attenuate wave velocity, provide water quality treatment, and act as a natural buffer between the built environment and water resources. Restoring degraded wetland systems by enforcing and regulating buffer protection zones is critical to sustain West Ashley's healthy relationship with water.













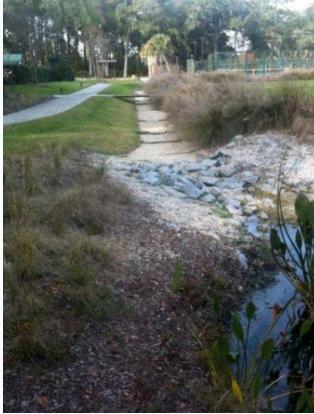






Water Smart Parks







Brownfield Parks







Bayfront Eco-Park

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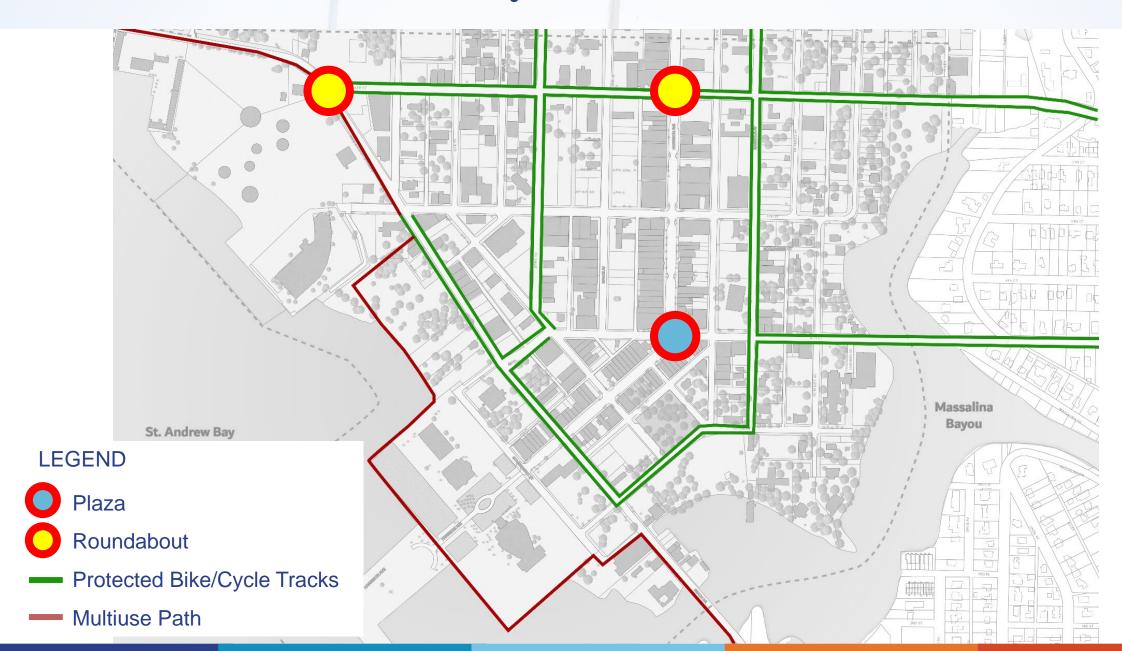
LAUNCH

10 BIG IDEAS

7. CONNECTED

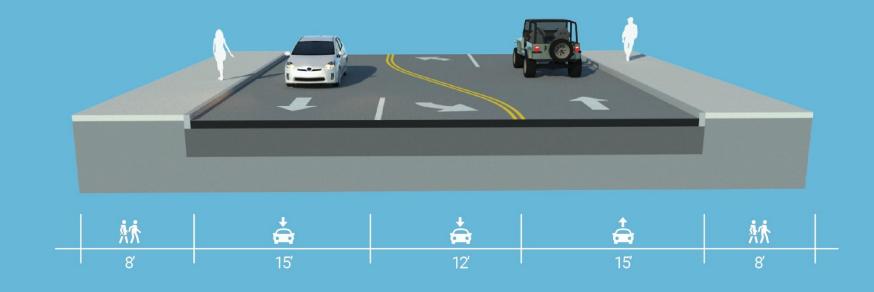
- A network of streets, sidewalks, and trails located and designed to increase pedestrian and bike comfort and safety.
- Accessible/ADA design.
- Other ways to get downtown: water taxi, circulator shuttles.
- Extend the trail from the Cove to St Andrews.

New Pedestrian & Bikeway Infrastructure



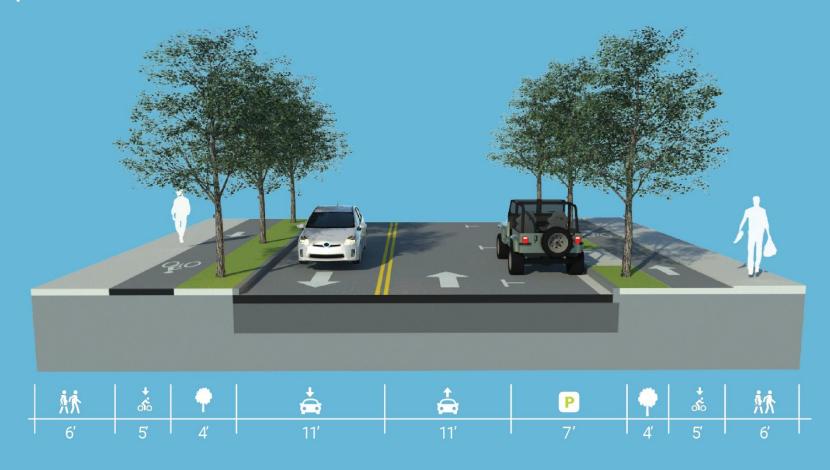


6th Street Existing



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6th Street Proposed



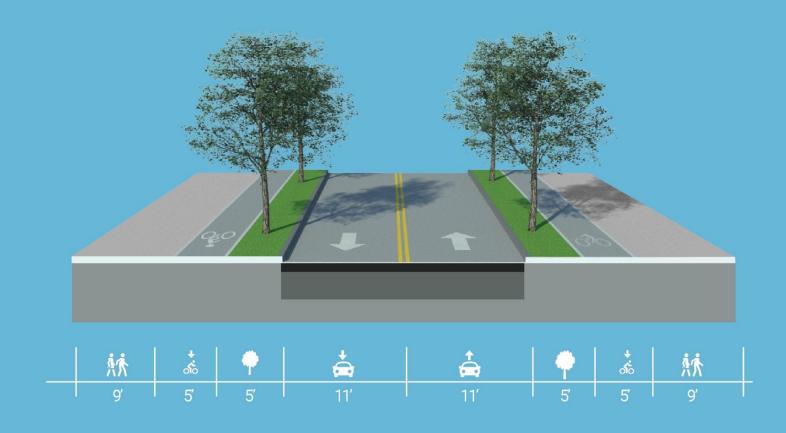
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Jenks Avenue Existing

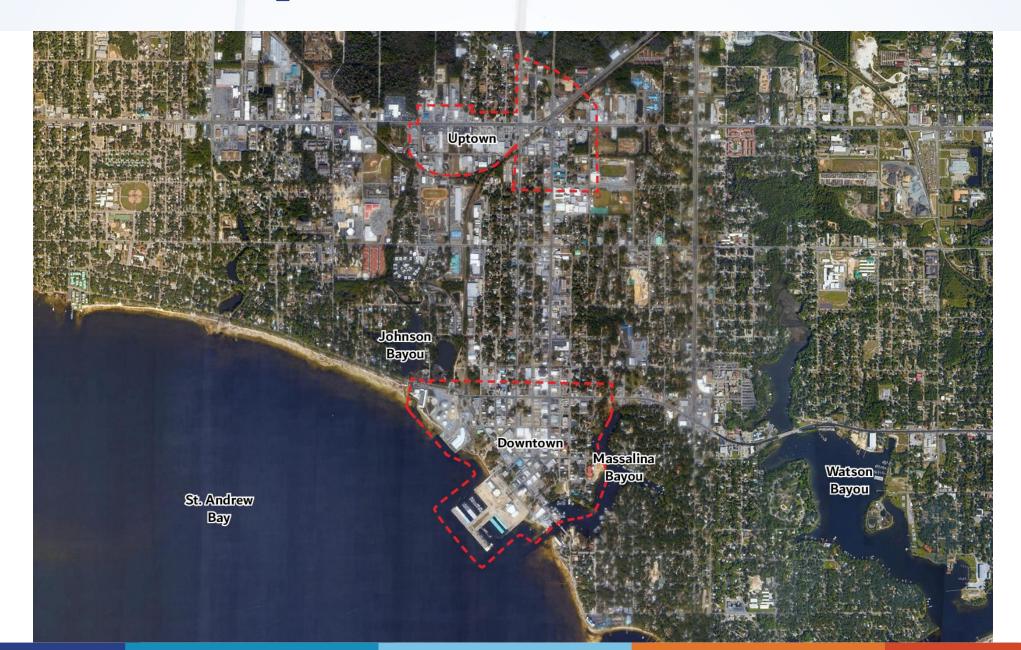


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Jenks Avenue Proposed

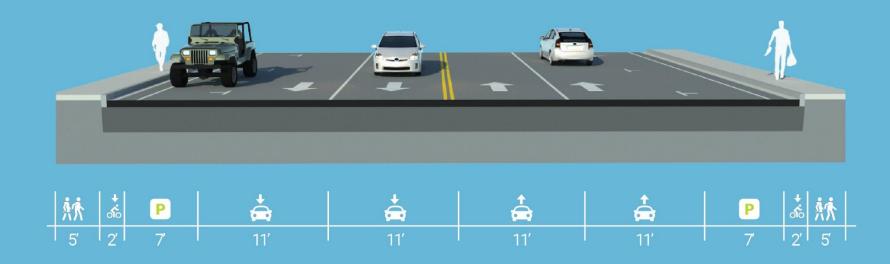


Downtown and "Uptown"



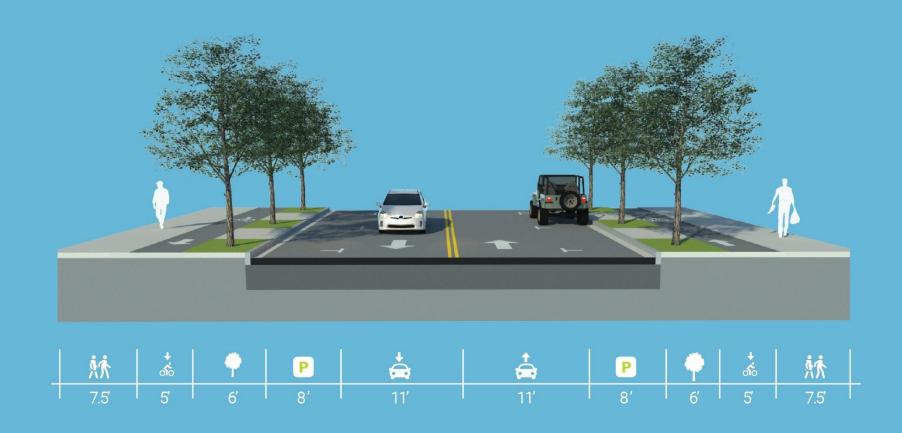


Harrison Avenue, north of 7th Street, Existing

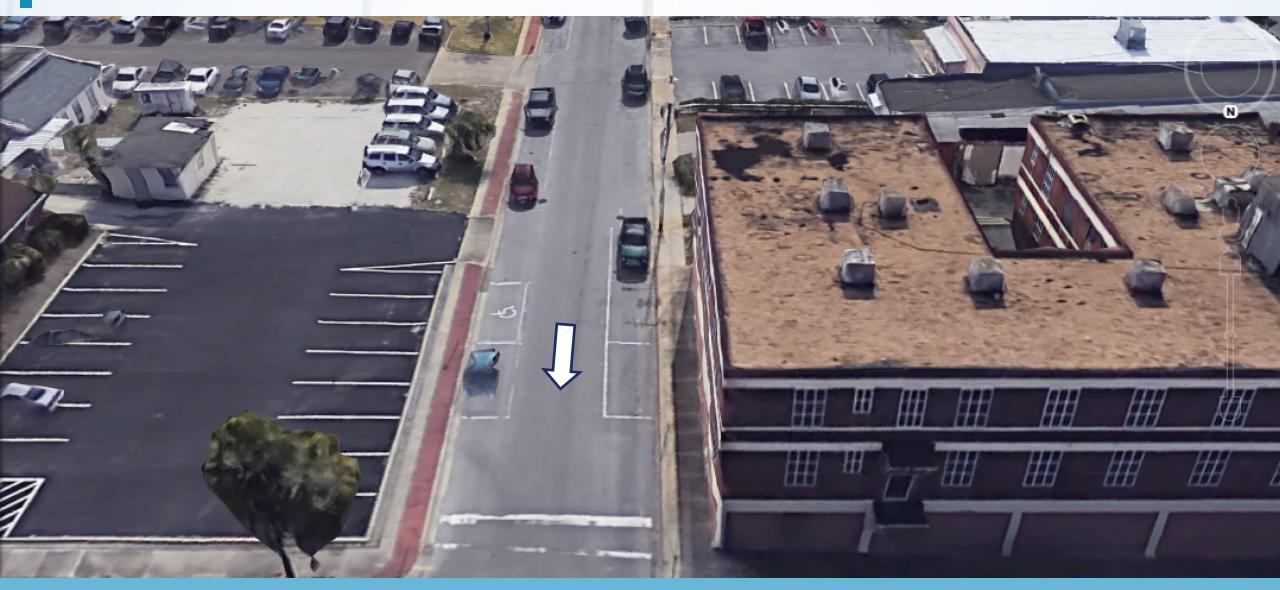


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Harrison Avenue, north of 7th Street, Proposed

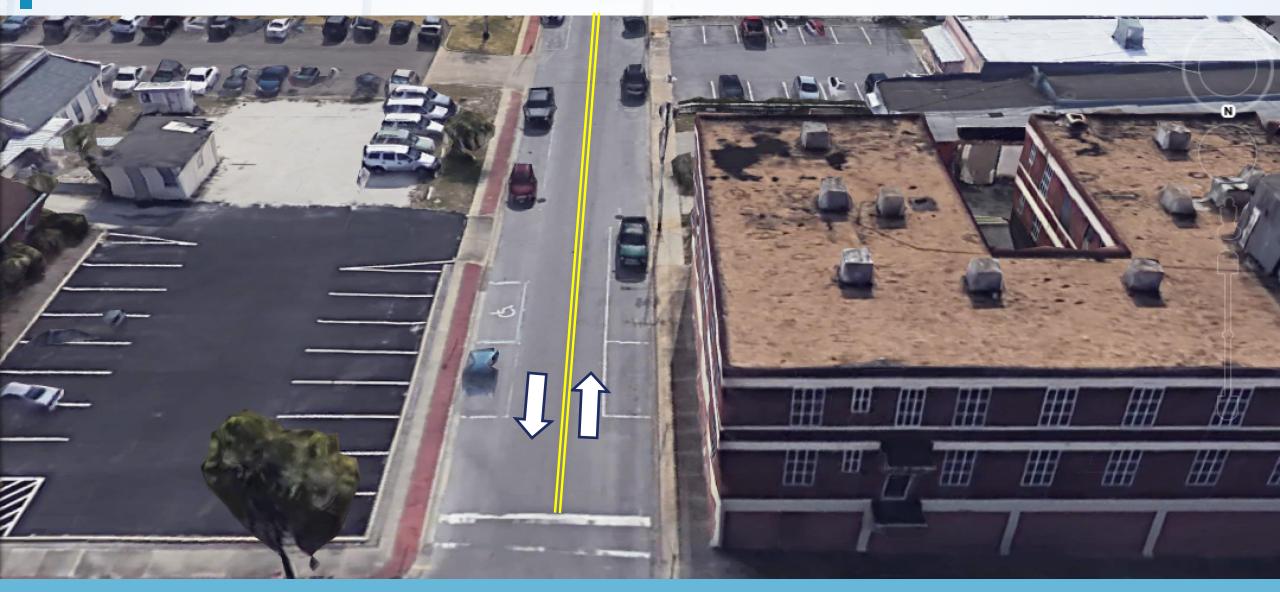






Luverne Ave, Existing Conditions. One-Way. Park = 8 feet. Lane = 16' feet.





Luverne Ave, Potential Retrofit. Two-Way. Park = 7 feet. Lane = 9' feet.

10 BIG IDEAS

8. PLACEMAKING

- Art and artists in streets and public spaces (murals, music, festivals)
- Reinforce the unique "brand" of the historic downtown waterfront.
- Space for arts/artists throughout downtown.

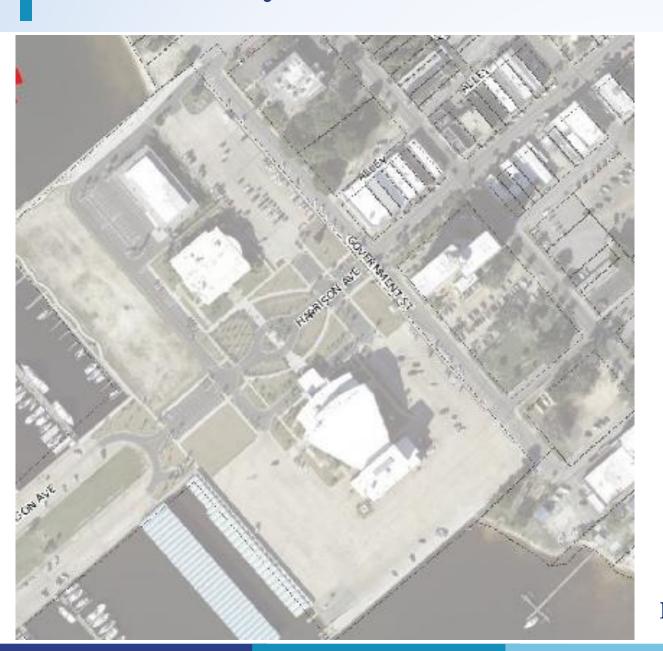
10 BIG IDEAS

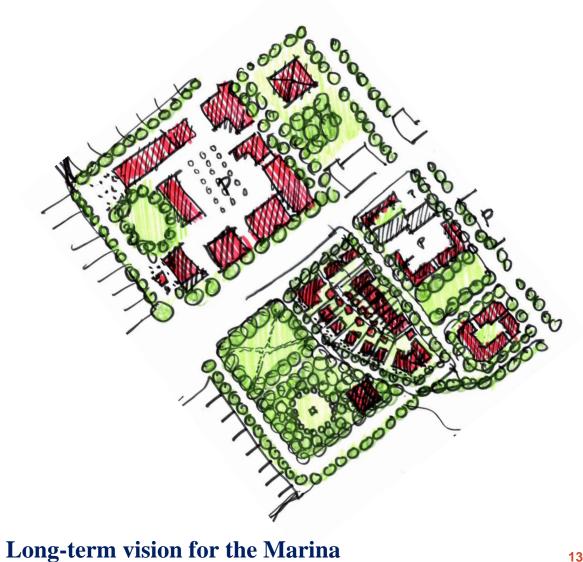
9. GATHERING SPACES

- Spaces for community gatherings and events, and kid-friendly destinations at the waterfront and Downtown.
- Parks and open spaces, amphitheater, maritime and science museums, splash pad, pool, YMCA.

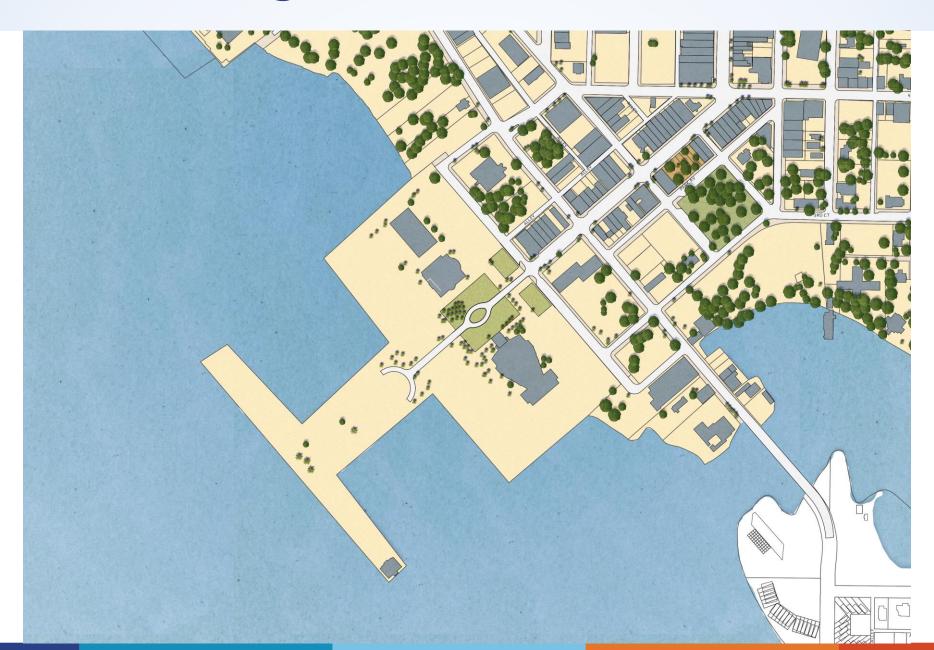
Preliminary Sketches at the Studio



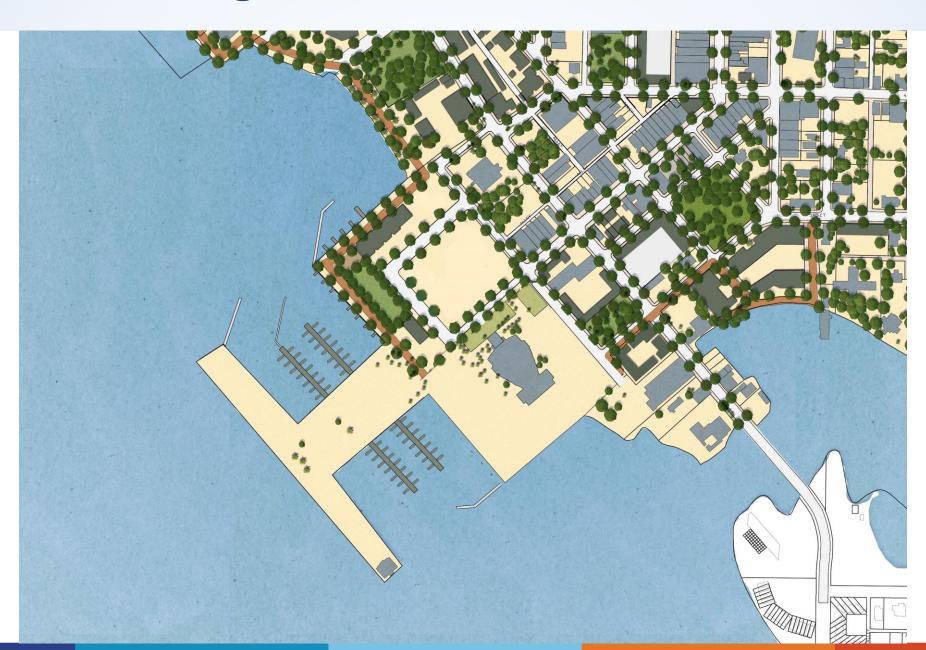




Marina Area: existing conditions



















10 BIG IDEAS

10.UPDATE THE STANDARDS

- Update regulations and codes to implement the vision
- Make historic building reuse easy; create a style/pattern book of Panhandle architecture for historic rehab
- Building: pre-approved designs for infill buildings, including ADUs;
 address heights, parking, stormwater
- Streamline events permitting

quick poll

WHAT DO YOU THINK OF THIS IDEA FOR A WATERFRONT PROMENADE?



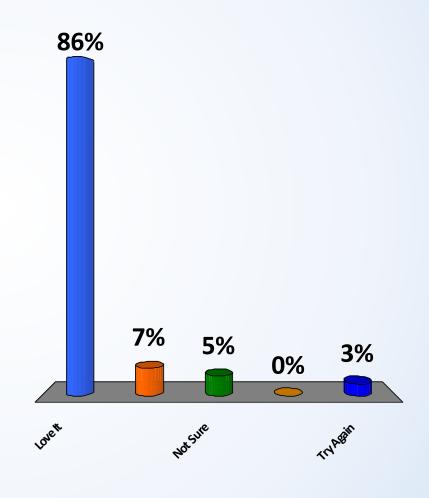
1. Love It

2.

3. Not Sure

4

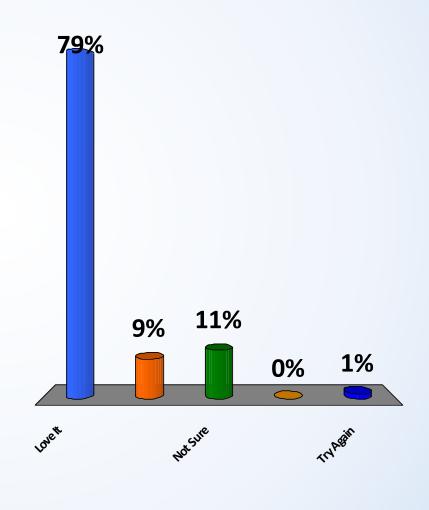
5. Try Again



WHAT DO YOU THINK OF THIS IDEA FOR HARRISON AVENUE?



- 1. Love It
- 2.
- 3. Not Sure
- 4
- 5. Try Again



WHAT DO YOU THINK OF THIS IDEA FOR HARRISON PLAZA?



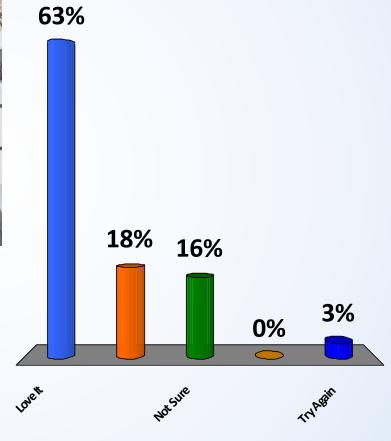
1. Love It

2

3. Not Sure

4.

5. Try Again



WHAT DO YOU THINK OF THIS IDEA FOR A BAYFRONT ECO PARK?



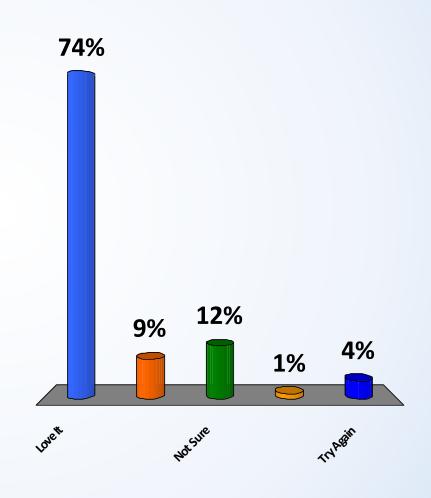
1. Love It

2

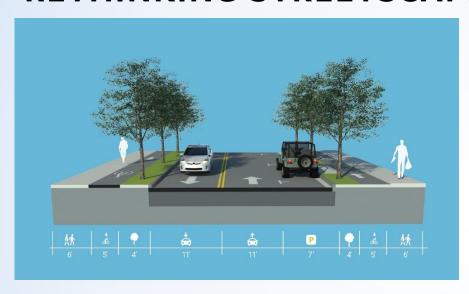
3. Not Sure

4

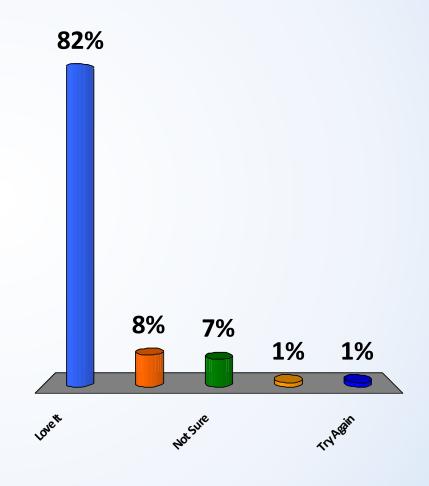
5. Try Again



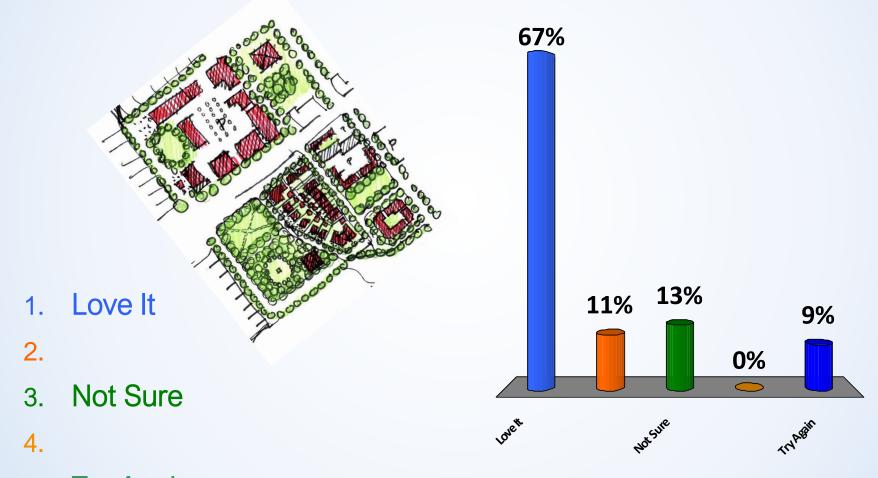
WHAT DO YOU THINK OF THE IDEAS FOR RETHINKING STREETSCAPES?



- 1. Love It
- 2
- 3. Not Sure
- 4
- 5. Try Again



WHAT DO YOU THINK OF THE IDEA FOR A GATHERING SPACE ON THE MARINA?



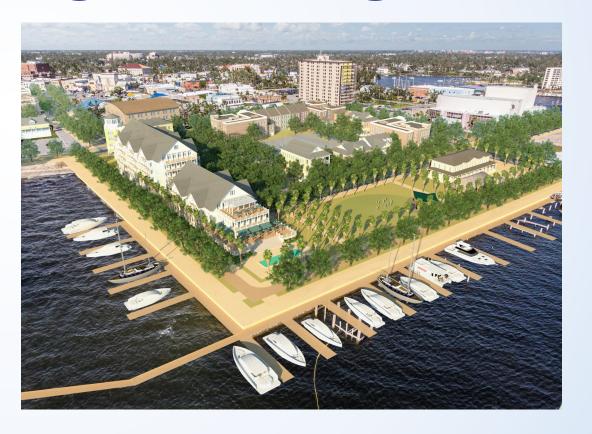
5. Try Again

PRIORITY INVESTMENTS



KEY PUBLIC INVESTMENTS

- Waterfront Promenade
- Pier Improvements
- Harrison Avenue & Plaza
- Multi-Purpose Events Center
- FSU Arts Campus
- Tank Farm Relocation & Park



IMMEDIATE ACTIONS

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CLEAN IT UP!

- Enforce the codes
- Demolish buildings that can't be salvaged
- Small investments in beauty

IMMEDIATE ACTIONS



BRING BACK THE PEOPLE

- Brand and market the downtown
- Organize a major family-oriented event for 2020
- Target at least one downtown event quarterly
- Organize merchants for late hours one evening per week
- Bring back marina activity





GET THE BASICS RIGHT

- Fix the zoning and building codes
- Instill a "Customer Service" ethic among City staff
- Work together toward a clear goal of facilitating investment and activity
- Suspend the three-bid requirement for DIB loans, grants
- Streamline events permitting
- Adopt and map street context codes to guide transportation decisions

IMPLEMENTATION

PAY FOR IT

- Hurricane recovery funds
- Triumph Gulf Coast
- Stormwater District fees
- Philanthropy, fundraising
- Special assessments
- Private investment

Triumph Gulf Coast, Inc. MyFloridaTriumph.com

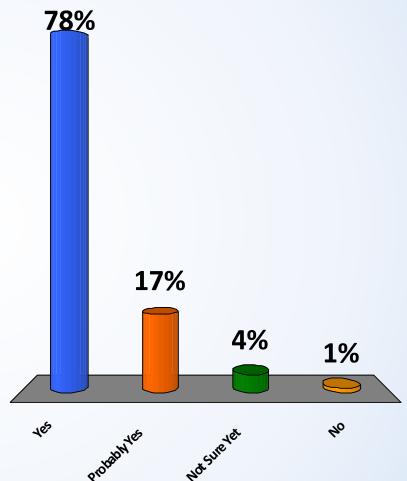




quick poll

DO YOU THINK THE IDEAS YOU'VE SEEN TONIGHT ARE GENERALLY ON THE RIGHT TRACK?

- 1. Yes
- 2. Probably Yes
- 3. Not Sure Yet
- 4. No





Next Steps



Next Steps:

- Fill out a comment card
- Questions to: rebuildpc@pcgov.org
- Check for updates and online surveys:
 - rebuildpc.org
- Draft report for review in August



For Further On-Going Engagement, Post-Event Surveys, & Event Photos!