



Charrette Recap

City of Panama City Long Term Recovery Planning Project

June 22, 2019

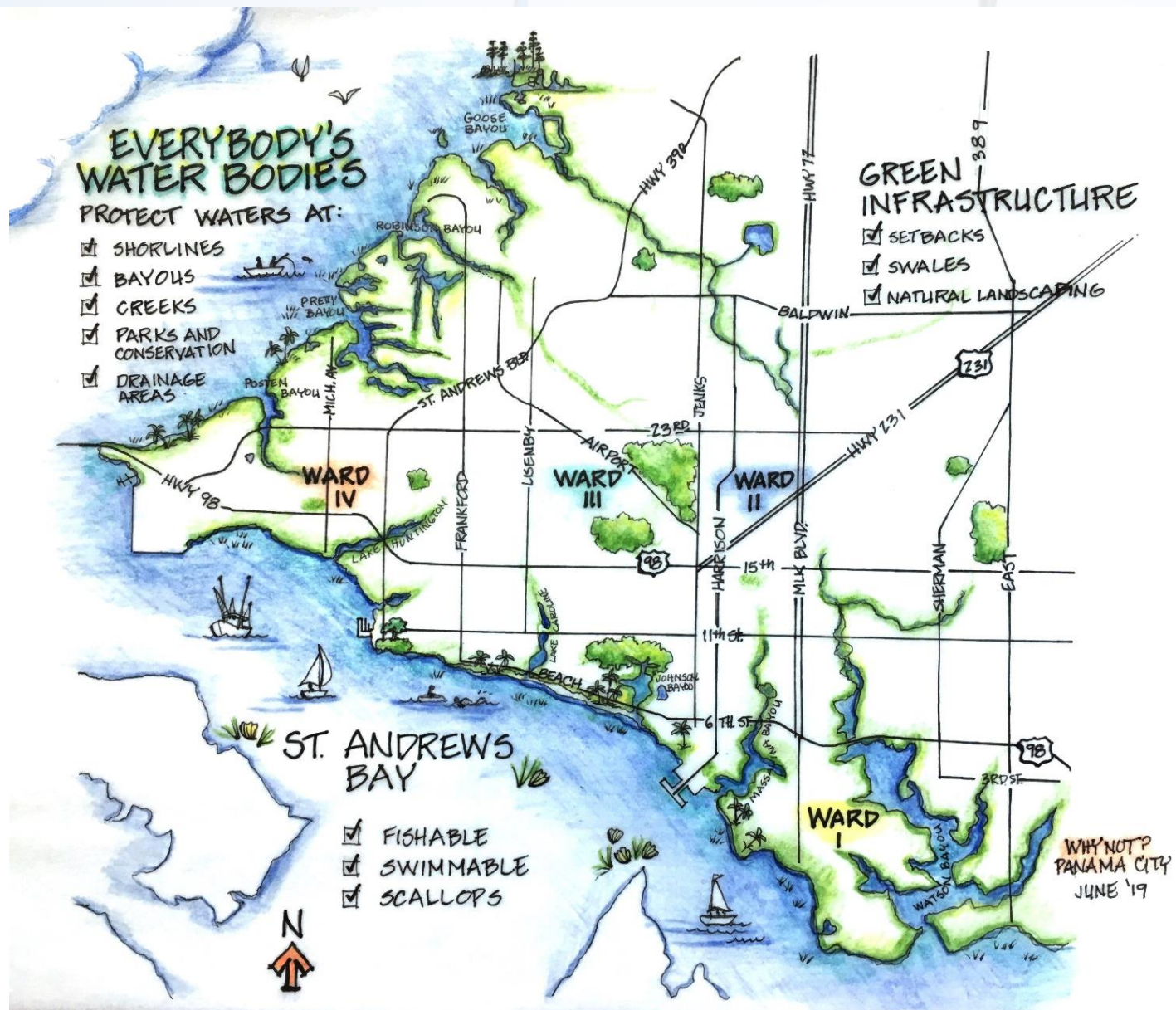


Today's Agenda:

- welcome
- recap: events this week
- long term recovery
- the vision for downtown
- next steps

MET PRESENTS
VINTAGE HITCHCOCK
A LIVE RADIO PLAY
OCT 21-29 730PM

A Culture Connected to the Water



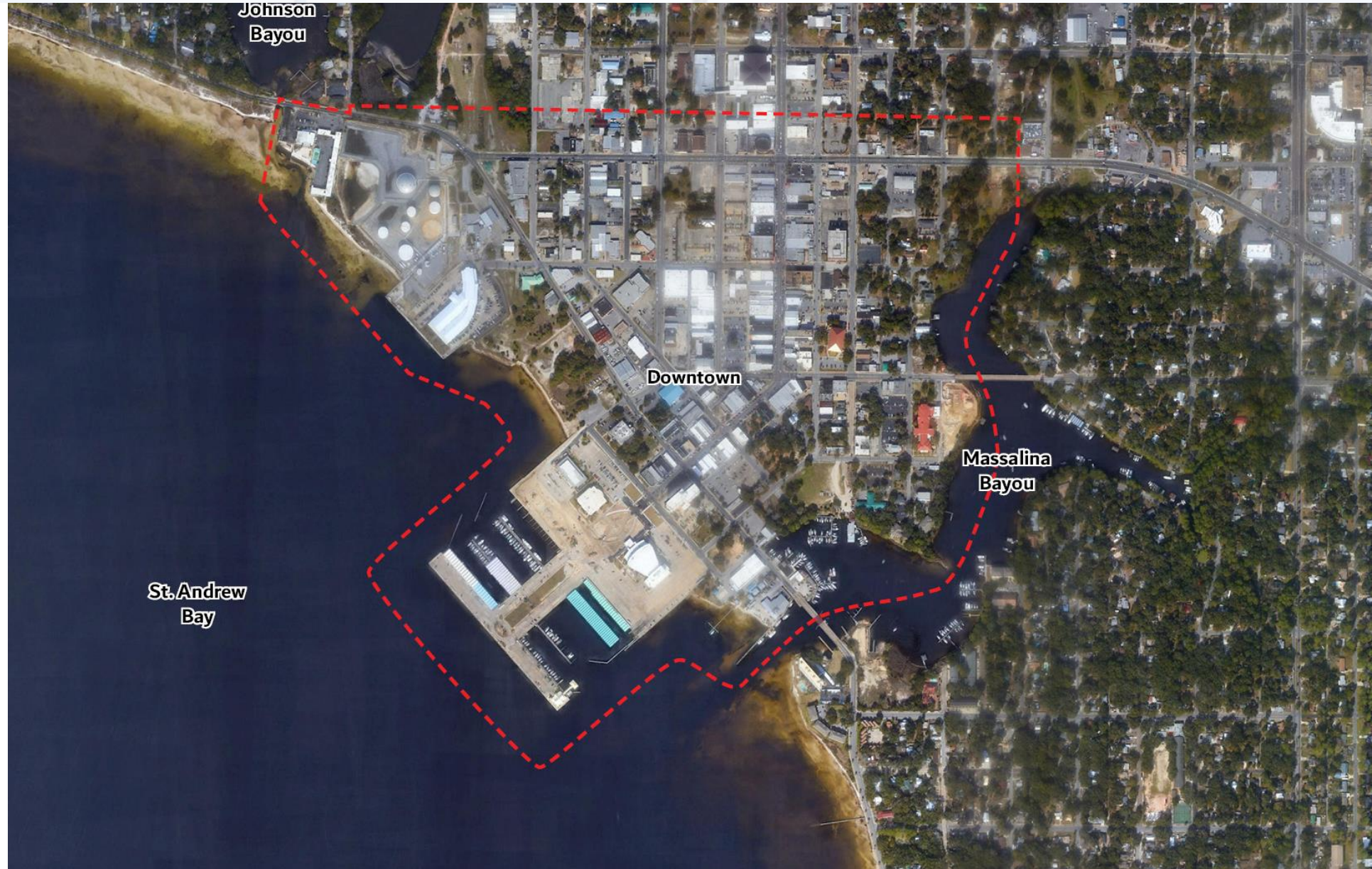
Sketch by Jane Perry

A Culture Connected to the Water



Massalina Bayou

Downtown & Its Waterfront



A Culture Connected to the Water



Downtown Marina Area

Historic Panama City



Downtown Panama City (1917)

(courtesy Robert Hurst,
Historical Society of Bay
County)

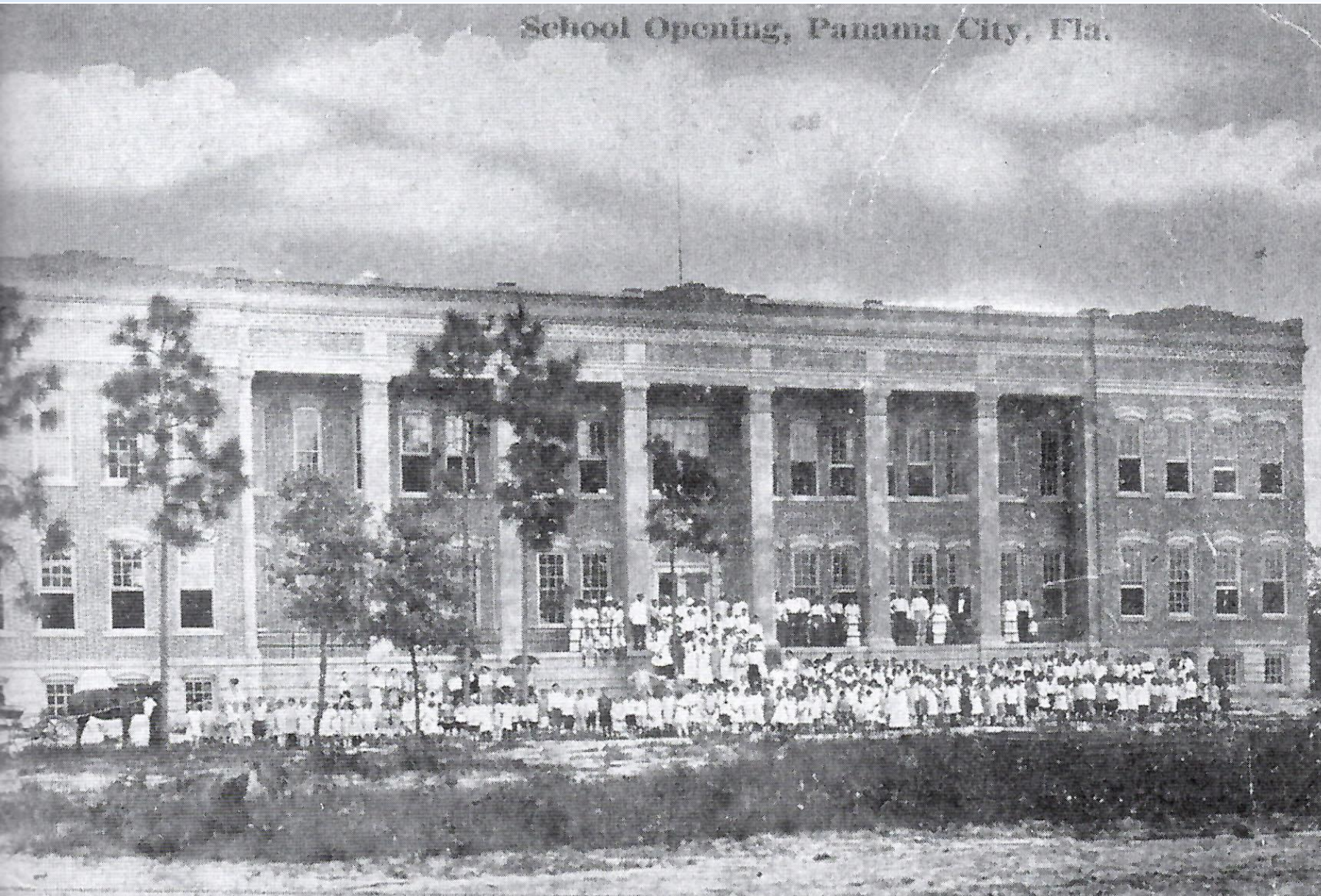
Historic Panama City



Historic Panama City



Historic Panama City



Panama City, change over time



Downtown Panama City Today



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WHAT IF...



New plaza at Harrison and 4th Street

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WHAT IF...



New plaza at Harrison and 4th Street

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WHAT IF...



Waterfront Esplanade



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WHAT IF...



Recap: This Week





75

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



17

Focus Groups



1

**Commissioner /
Public Officials
Meeting**



3

Town Halls



4

Ward Meetings



5

**Down Town
Master Plan Events**

In the News

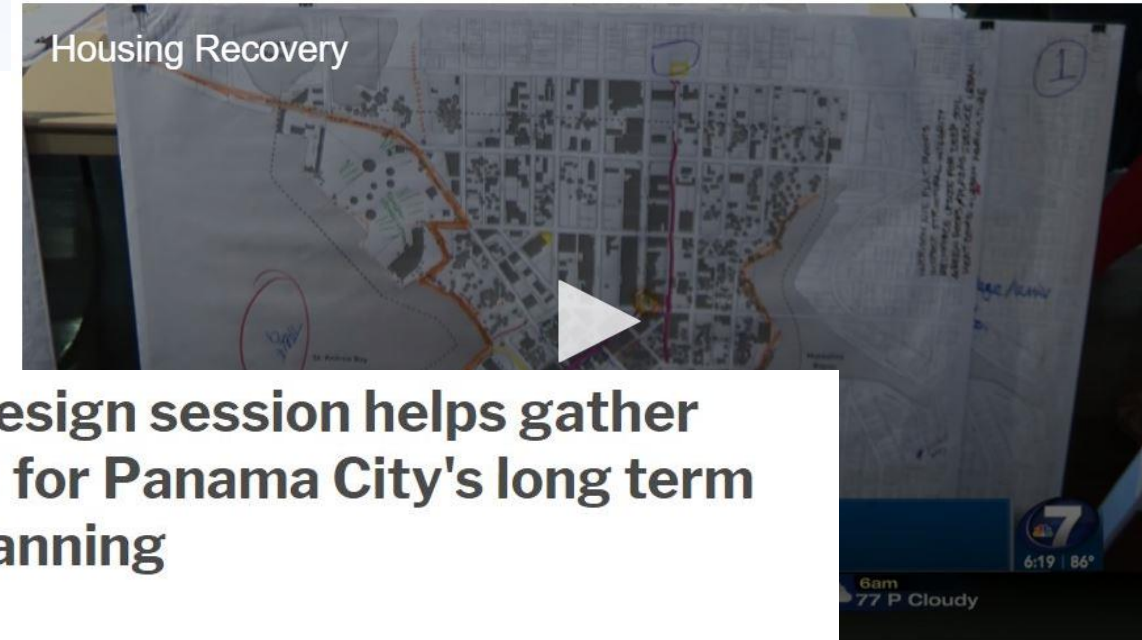
Citizens tour Downtown Panama City as part of city's initiative to rebuild the area



By Katie Griffiths | 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

Residents share their vision for future of Panama City's housing



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

Posted: Jun 17, 2019 11:11 PM EDT
Updated: Jun 17, 2019 11:11 PM EDT



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

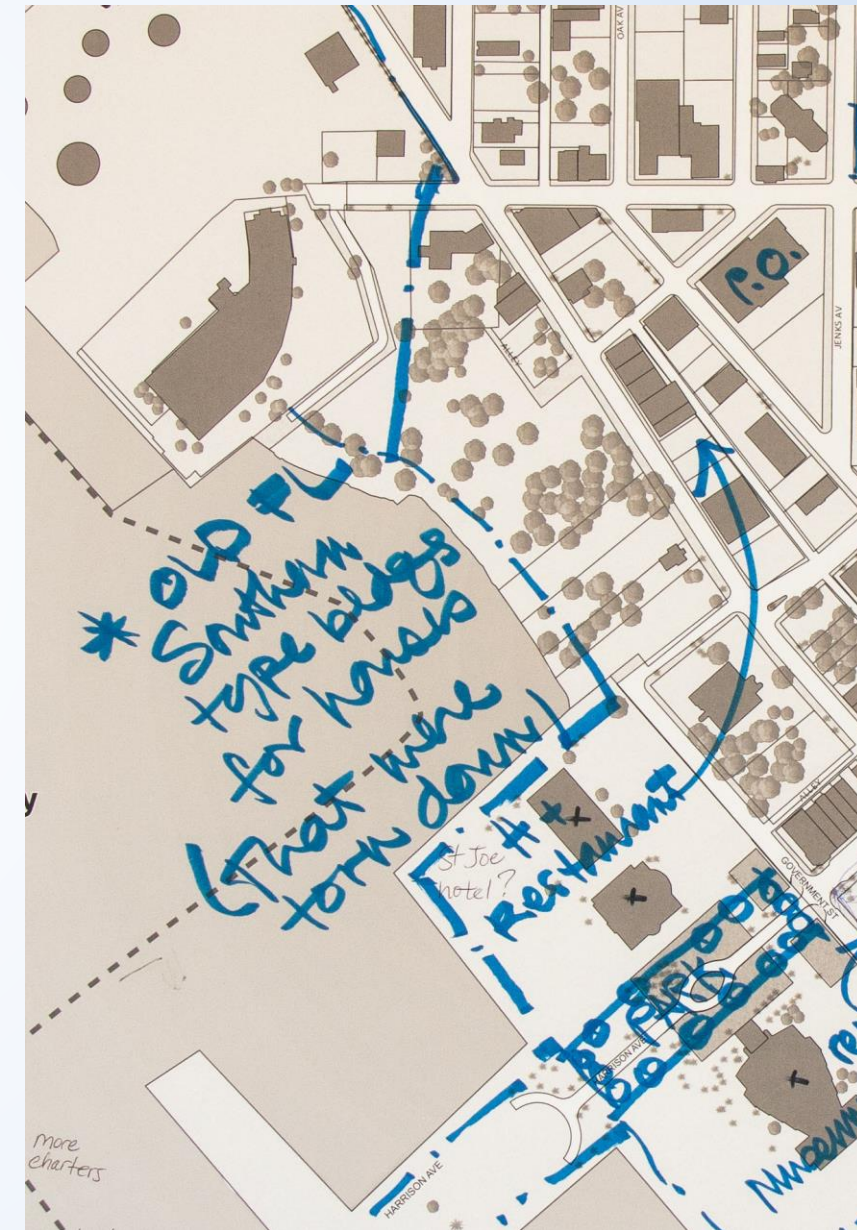
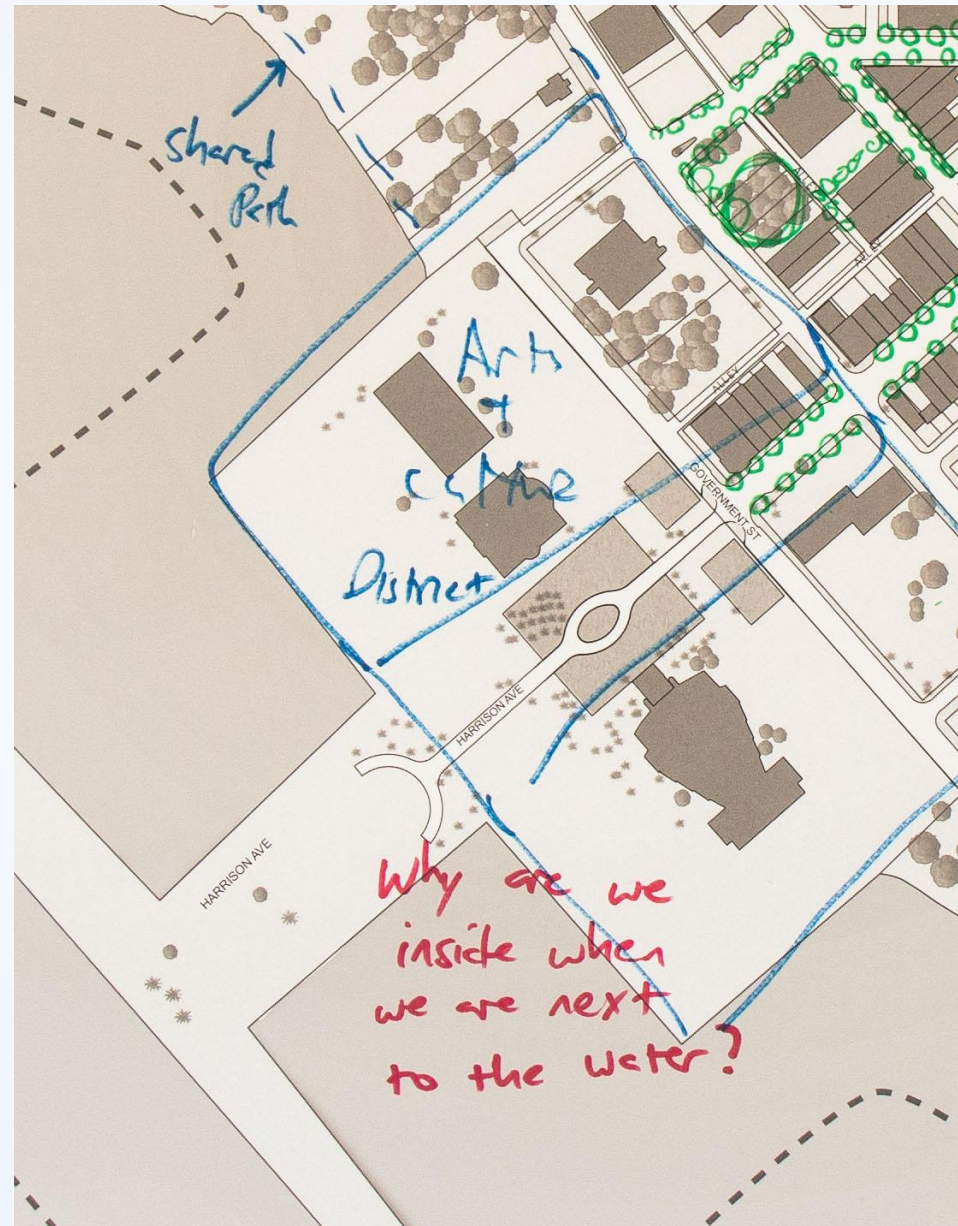
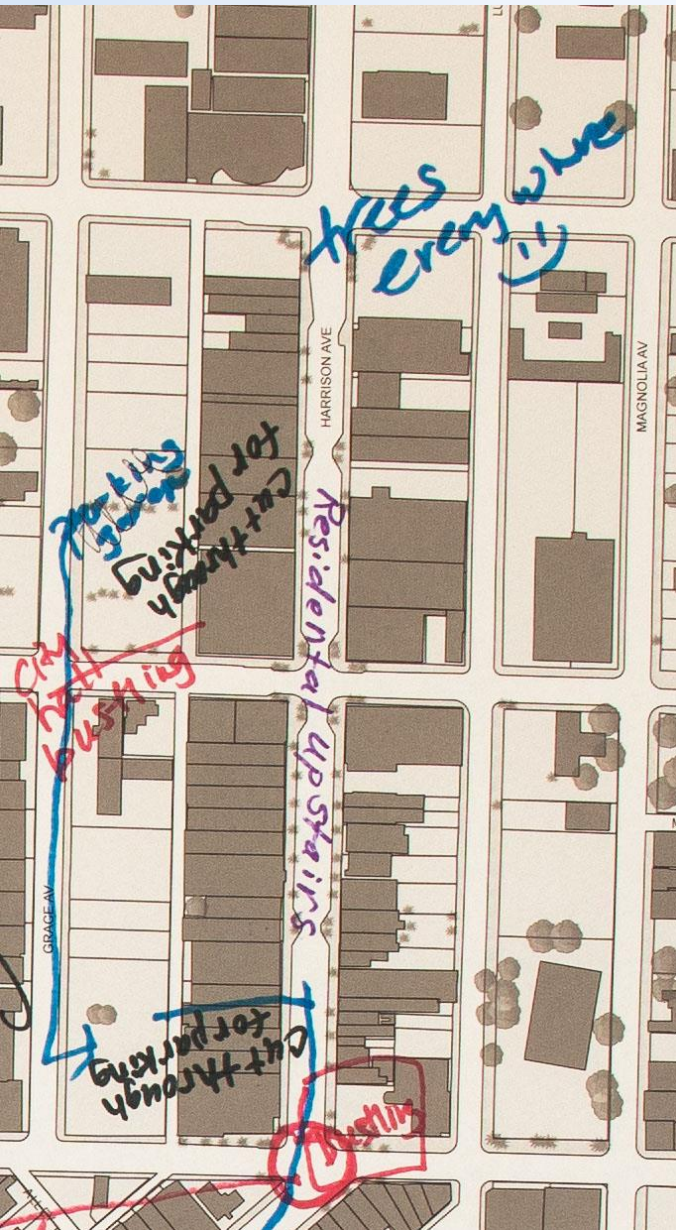


Hands-on Design Session

June 17, 2019



Examples of community drawings



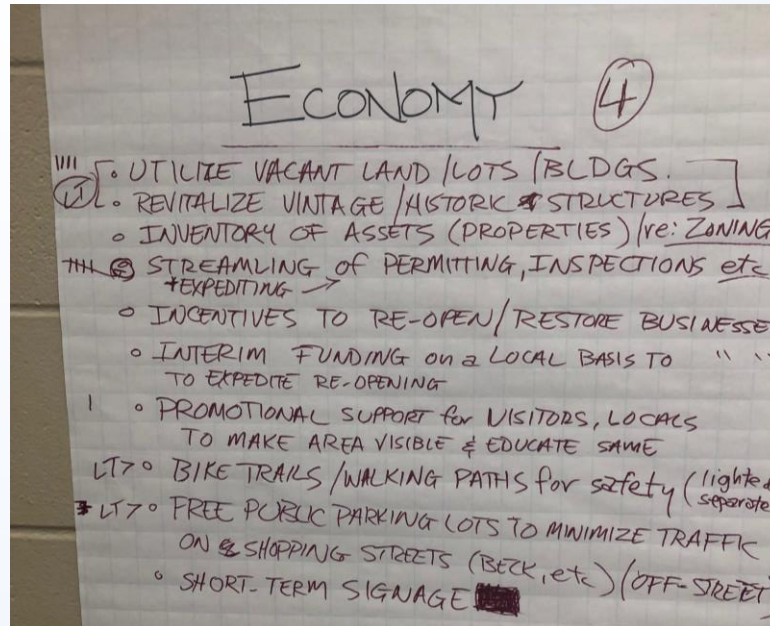
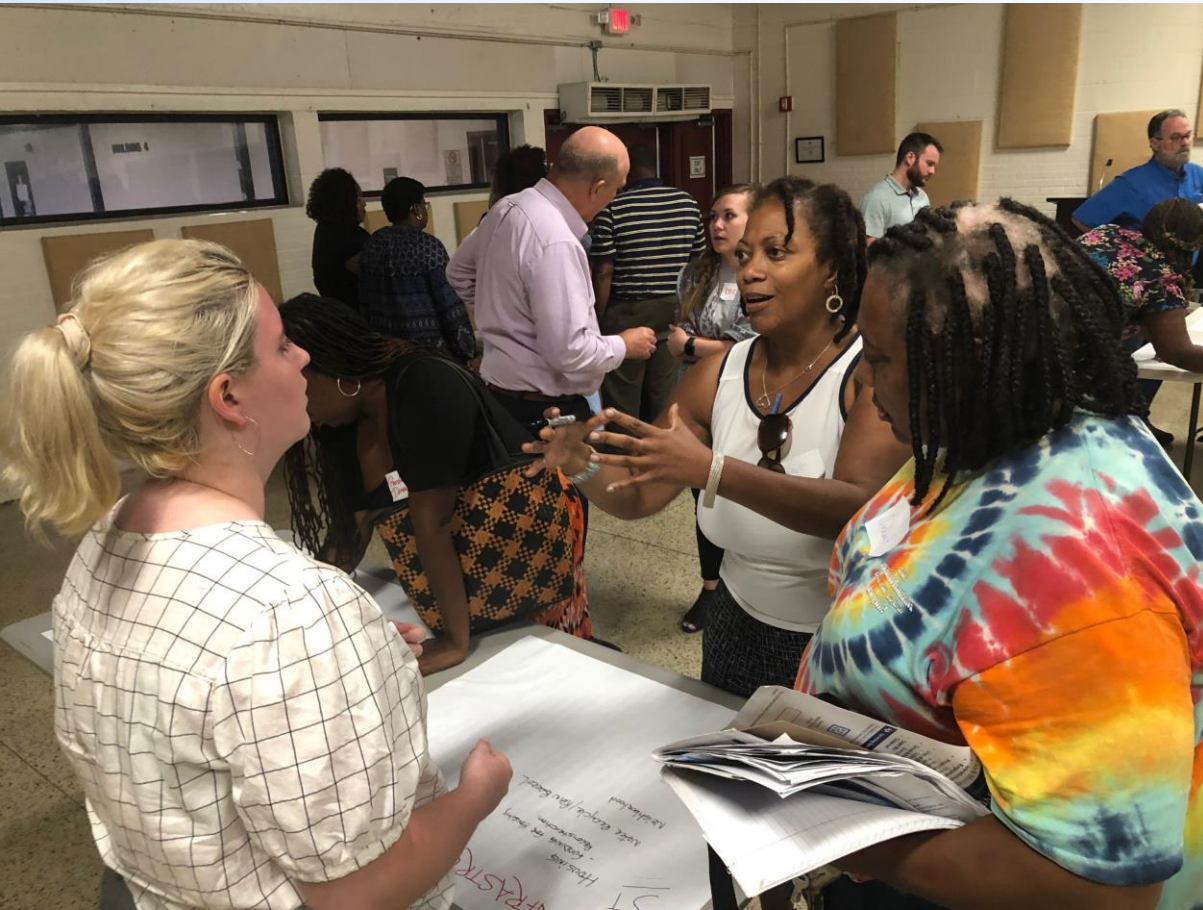
Focus Group Meetings, Ward Meetings, & On-Site Studio

June 18 - 20, 2019



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

June 18 - 20, 2019





Please Visit
RebuildPC.org

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

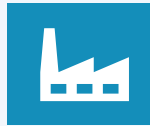
Community Driven

- Clean-up campaigns
- Neighborhood Watch

Public Private Partnership Driven

- Intermediate housing
- Affordable / workforce housing

***Resilient and
Sustainable City of
Panama City***



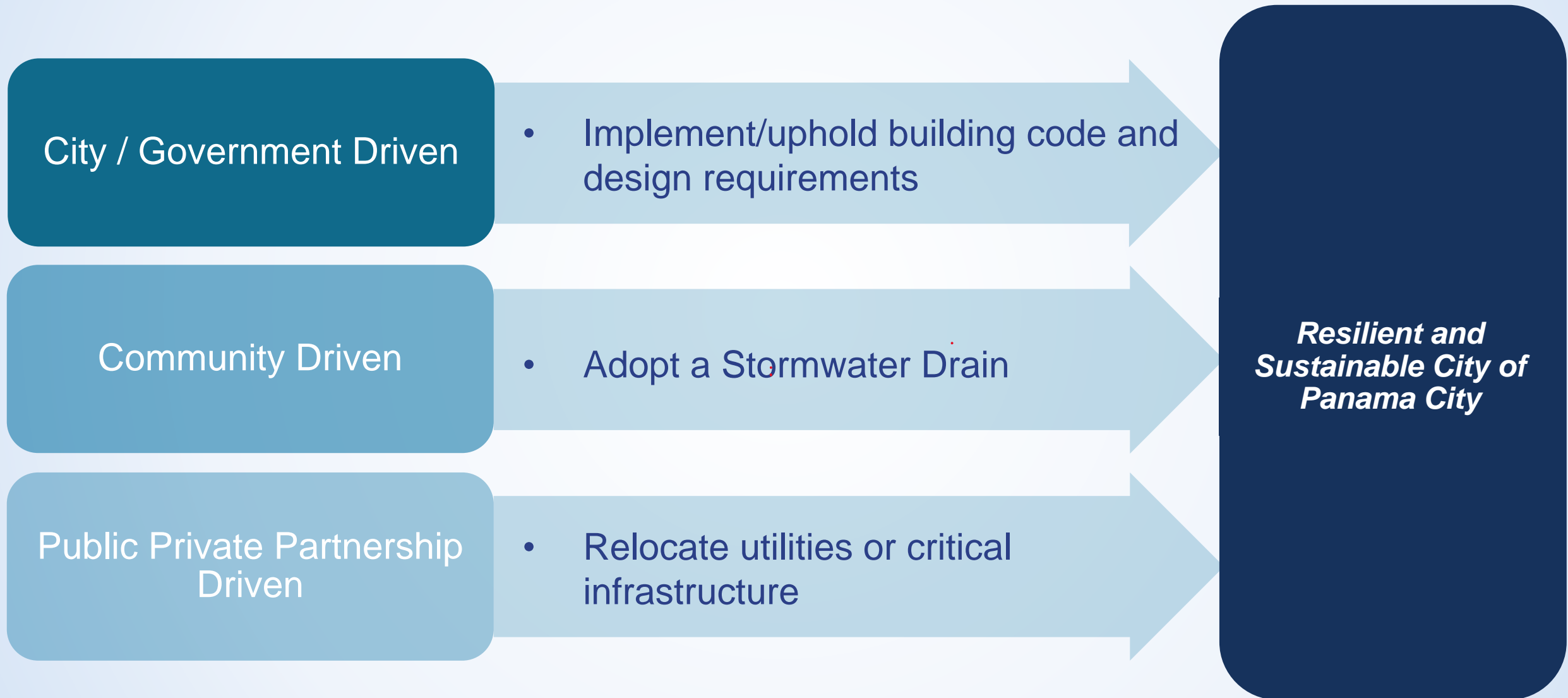
Short-Term

- 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.





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

Quality of Life

- Code enforcement
- Scenic and spacious marina

Ward 2

Safety & Security

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

Economy

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

Infrastructure

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

Quality of Life

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

Ward 3

Safety & Security

- Attract and retain City police and fire
- Security cameras

Economy

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

Infrastructure

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

Quality of Life

- Mental health services
- Mixed income housing solutions

Ward 4

Safety & Security

- Repair and enhance lighting
- Improve water quality

Economy

- Streamline the inspection processes
- Revitalize vintage architecture

Infrastructure

- Enforce code requirements
- Restore the bay

Quality of Life

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



Downtown Vision



draft

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

Illustrative Plan: Existing Conditions



Illustrative
Plan:
Future
Conditions

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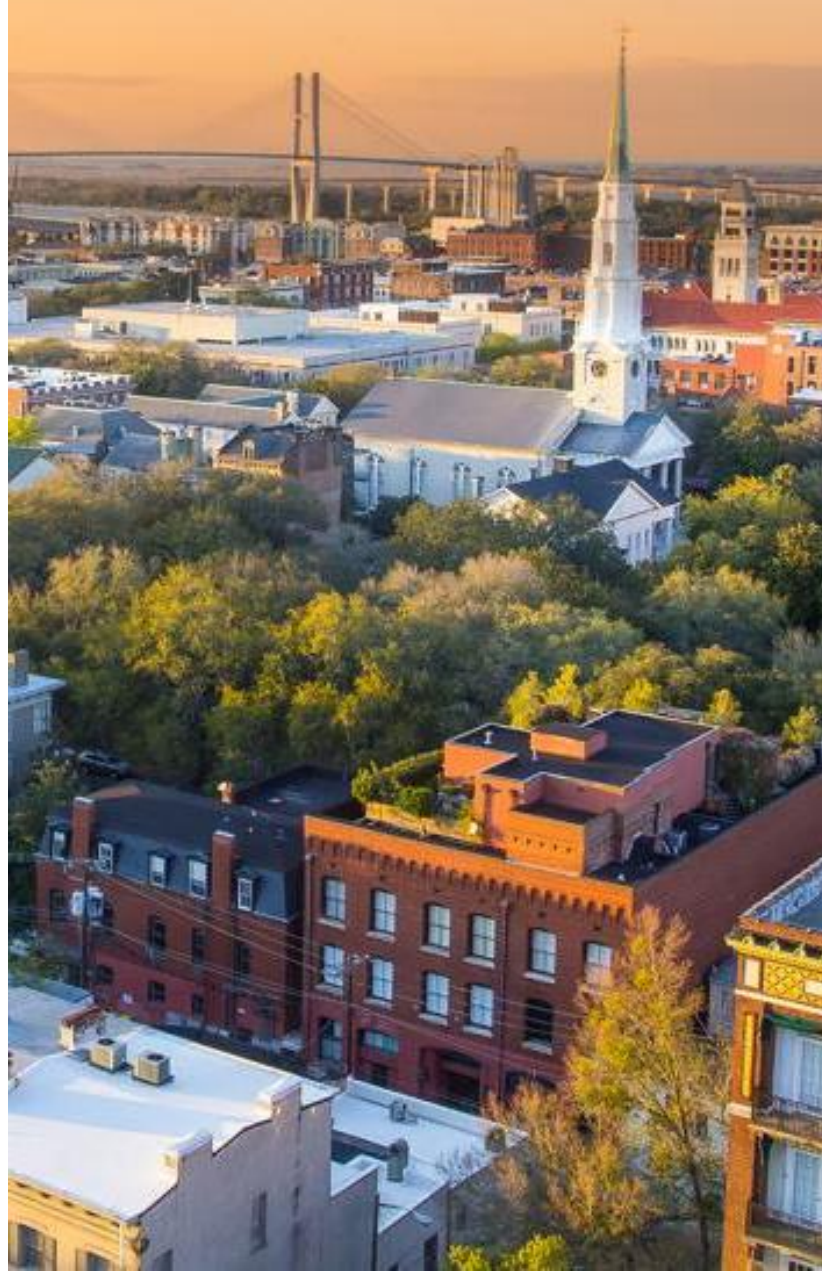
Illustrative
Plan:
Future
Conditions

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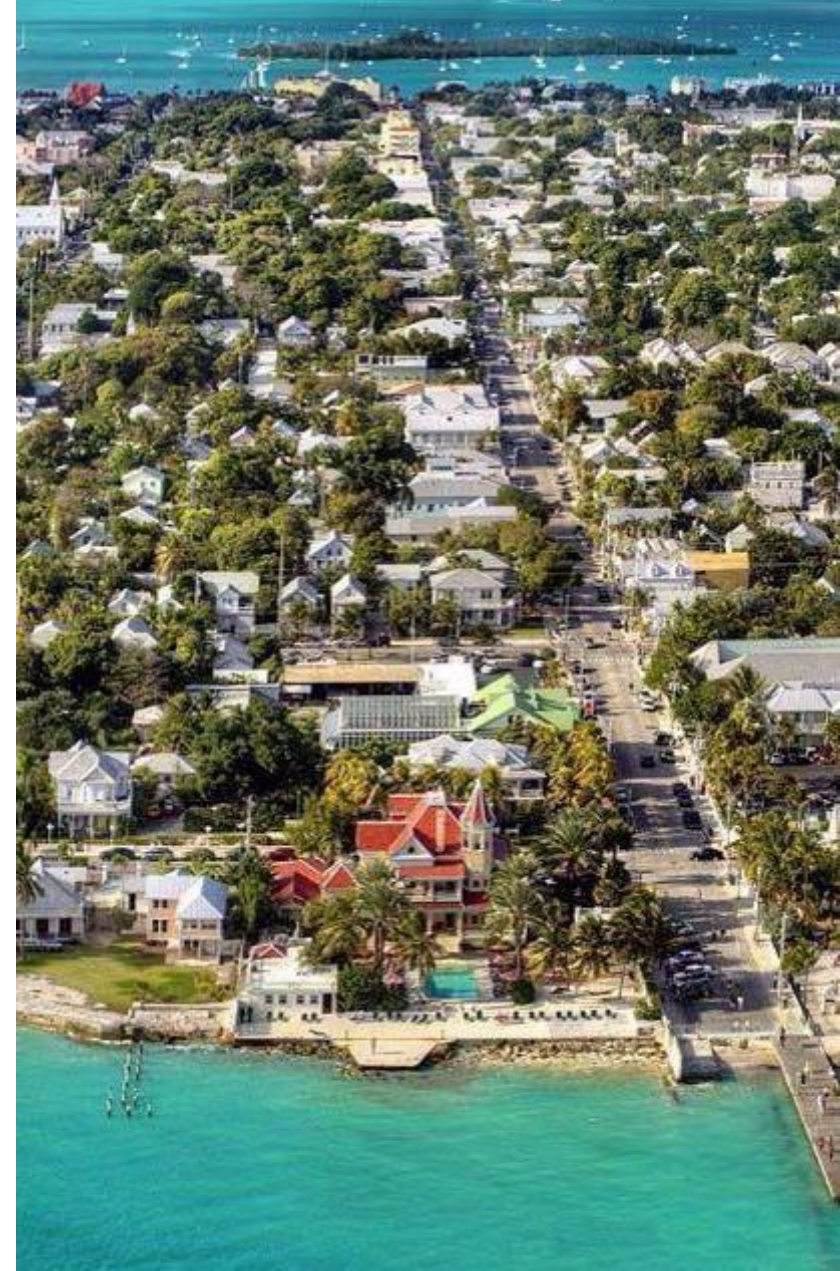
CHARLESTON



SAVANNAH



KEY WEST



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



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WHAT IF...



Waterfront Esplanade

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Waterfront Esplanade

Existing Conditions



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**Esplanade / Initial
Uses
Public Spaces**

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Commercial Cottages
Food Trucks

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**Mixed-Use Shaping
the Park**

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**More Complete
Over Time**

DRAFT



**Alternate Hotel
Layout**

**More Complete
Over Time**

Existing Conditions



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**Esplanade /
Shore Refurbishment**

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**Incremental
Neighborhood
Infill**

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**Incremental
Neighborhood
Infill**

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**Incremental
Neighborhood
Infill**

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**Adjusting for Additional
Public Space**

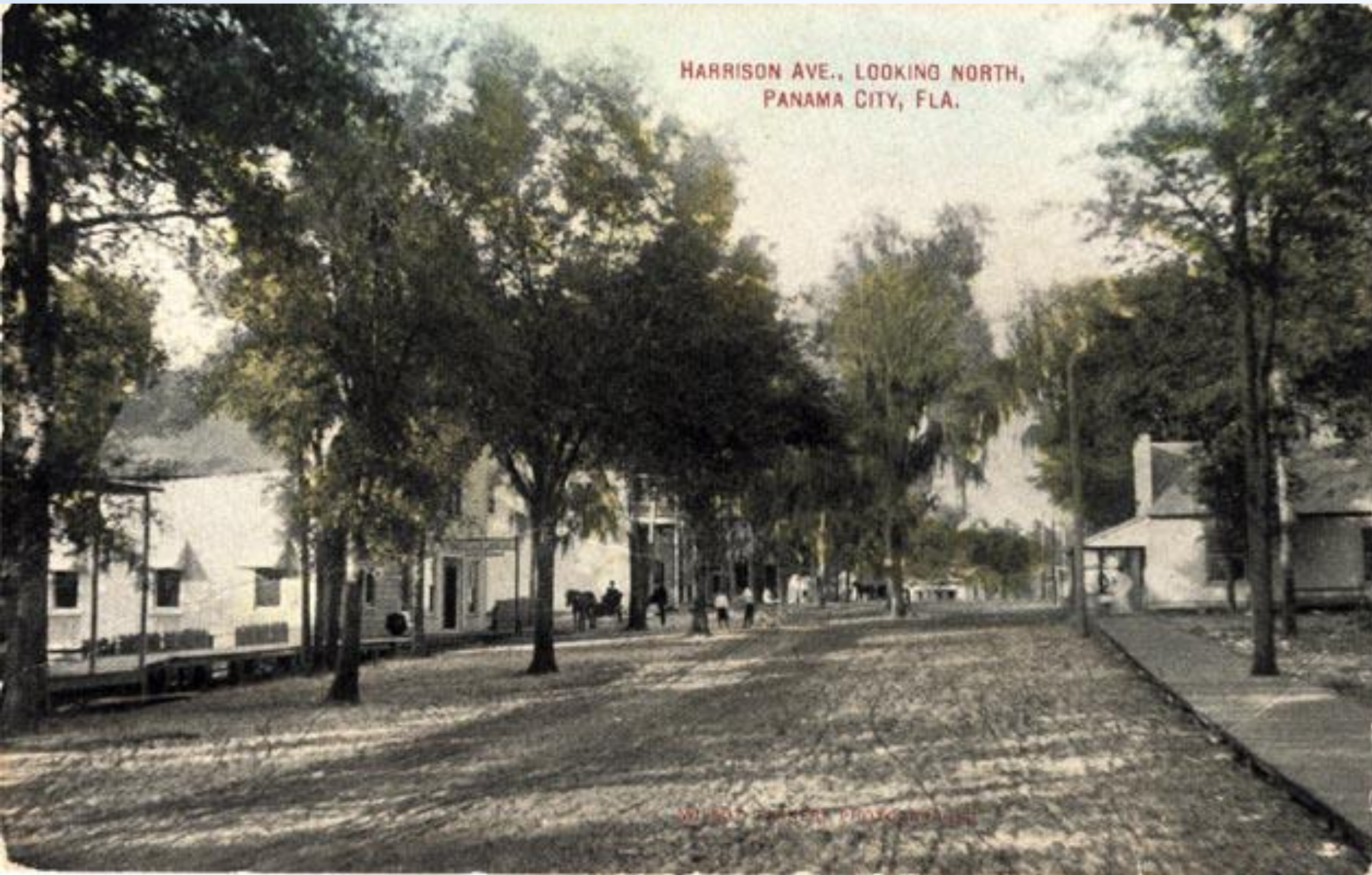
2. DOWNTOWN ACTIVITY

- 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



Harrison Avenue



Harrison Avenue

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Narrow street with parallel parking, shade trees, and wide sidewalks

Harrison Avenue



Harrison Avenue

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New plaza at Harrison and 4th Street

Historic Panama City



Harrison Avenue

DRAFT



New plaza at Harrison and 4th Street





Rethinking Public Spaces



Court Square, Montgomery, AL

Harrison Avenue



Harrison Avenue



New building/addition: Doors & Windows facing public space

Harrison Avenue

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New plaza at Harrison and 4th Street

Harrison Avenue

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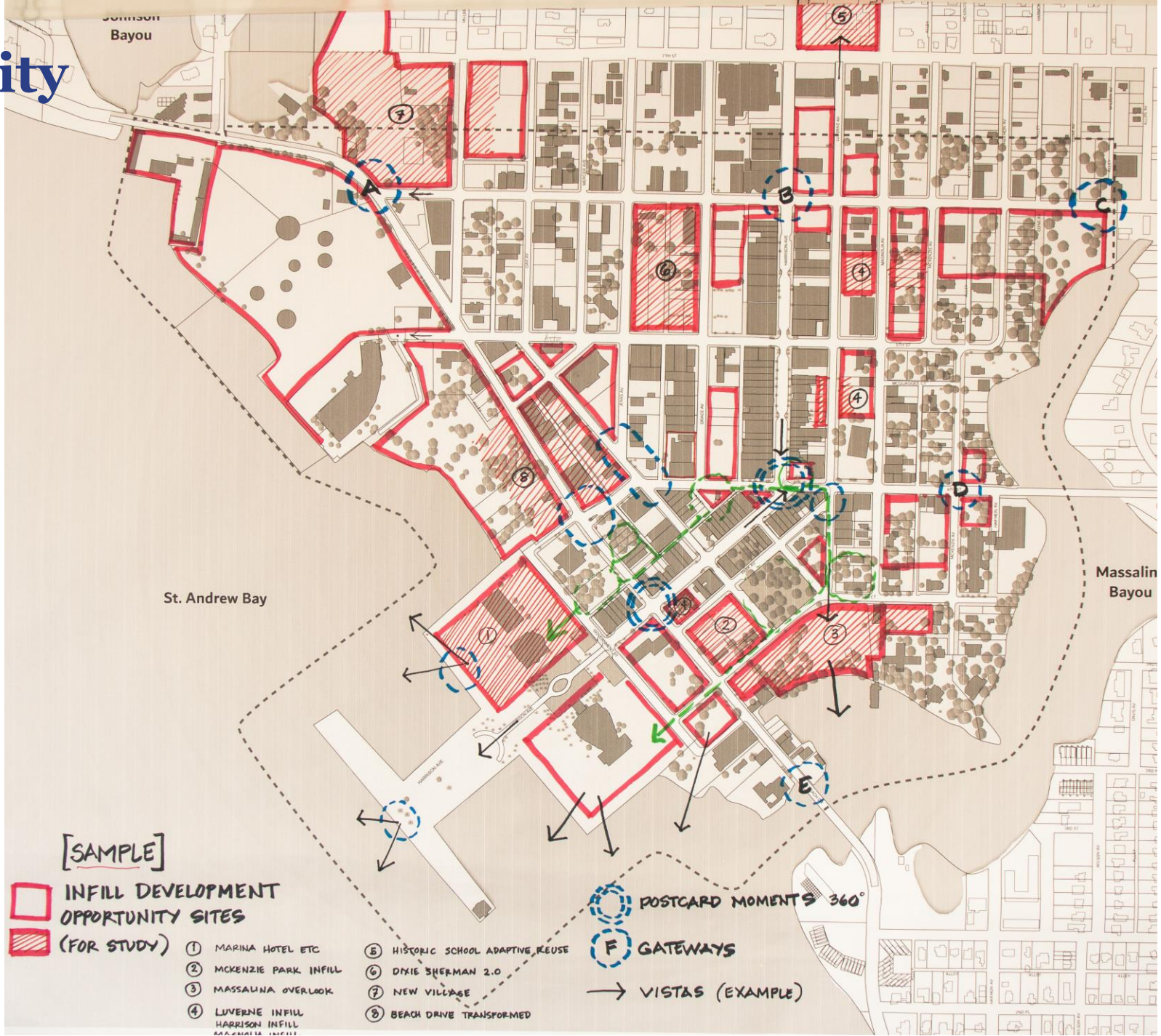
New plaza at Harrison and 4th Street

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.

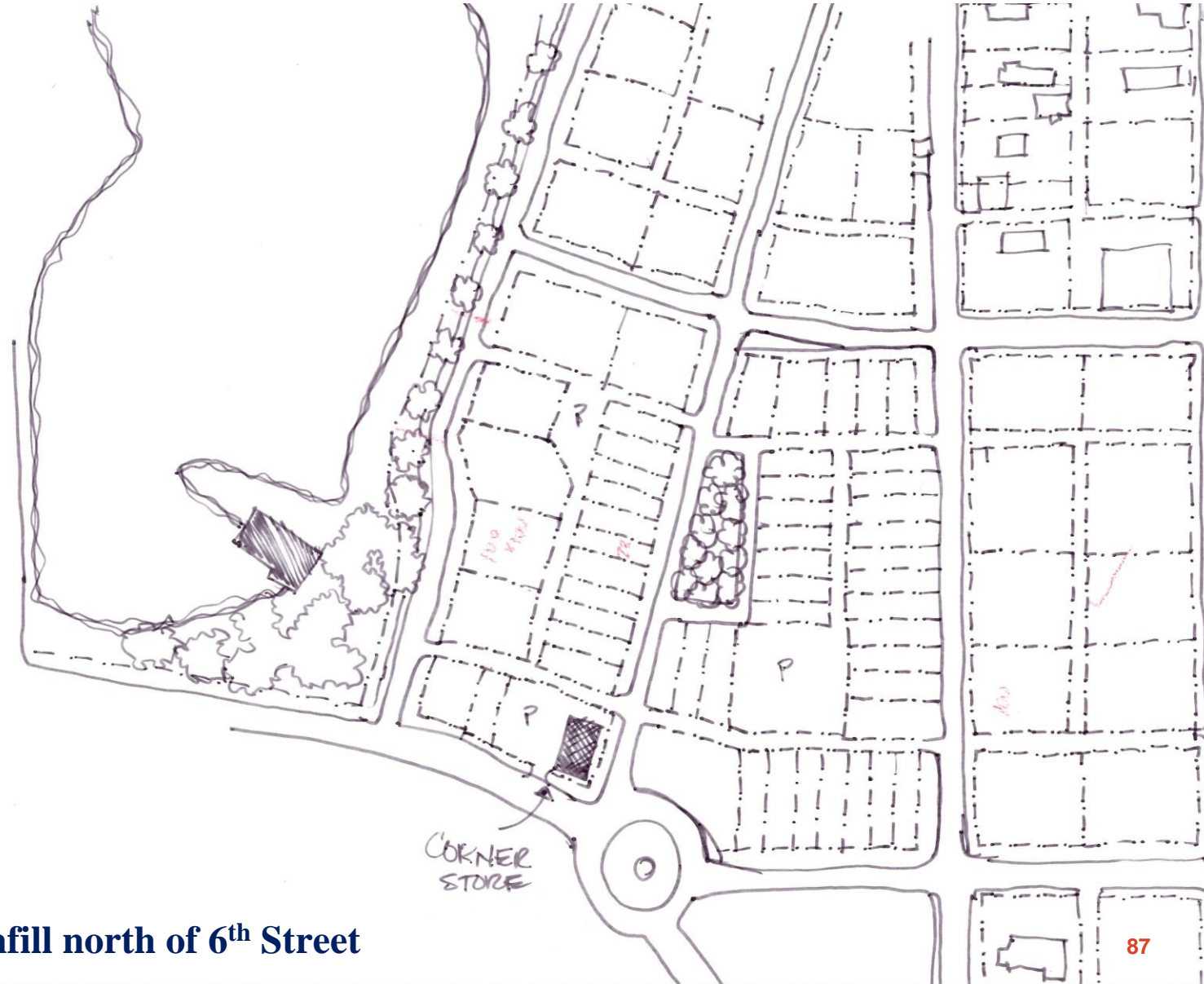
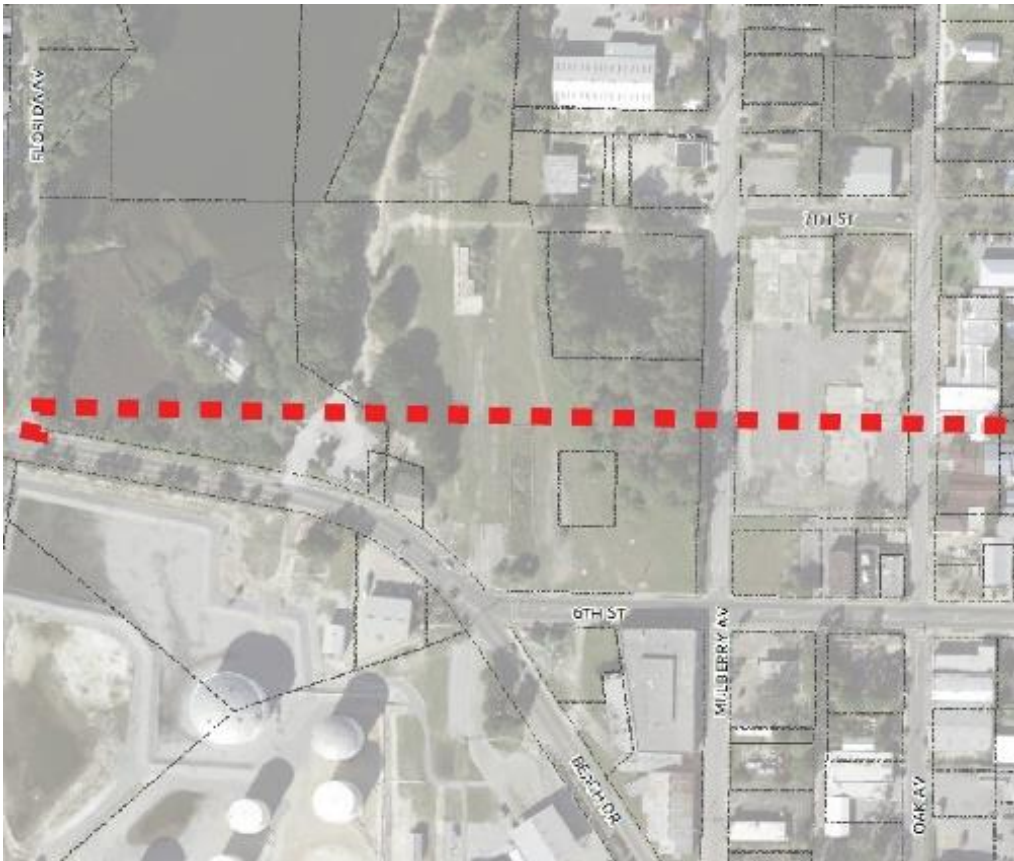
Opportunity Sites

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Preliminary Sketches at the Studio

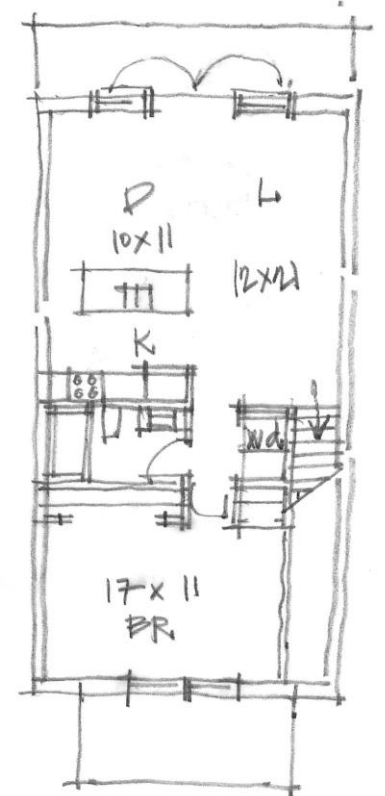
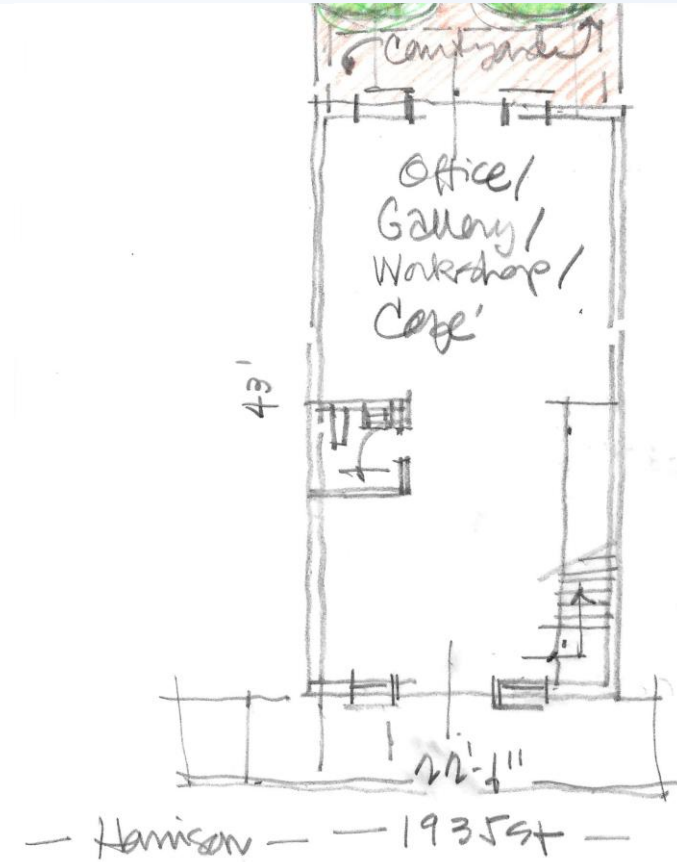
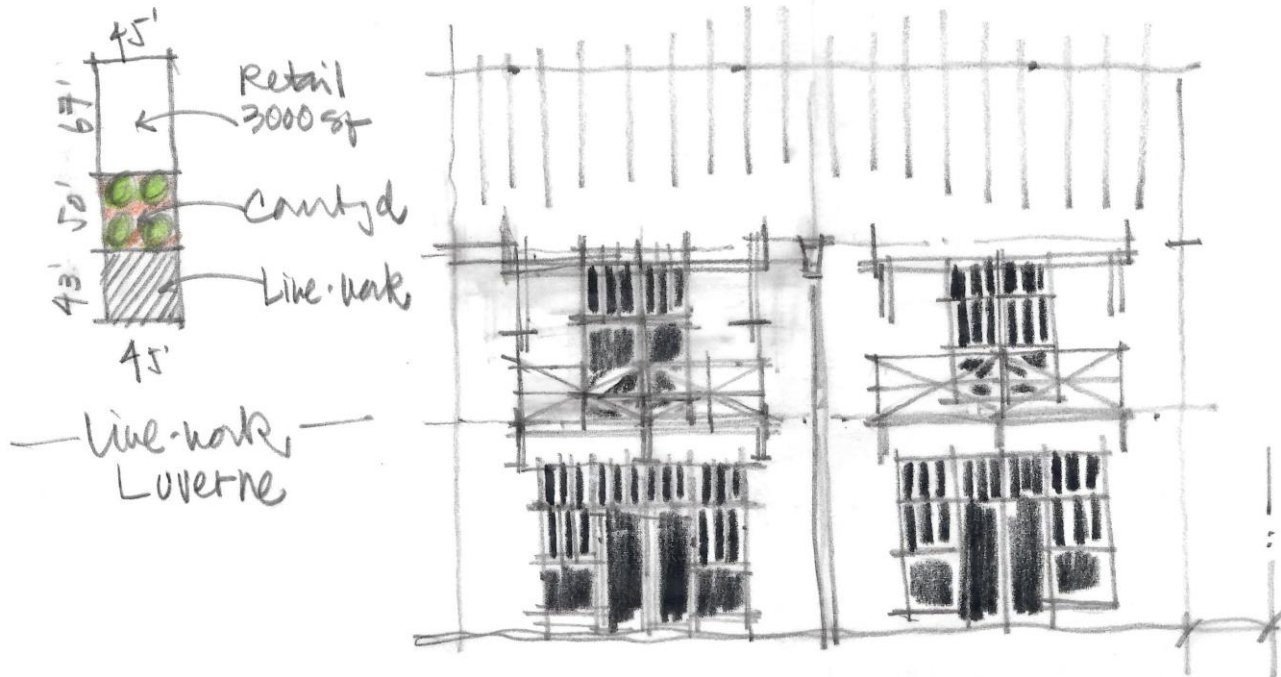
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Infill north of 6th Street

Historic Panama City



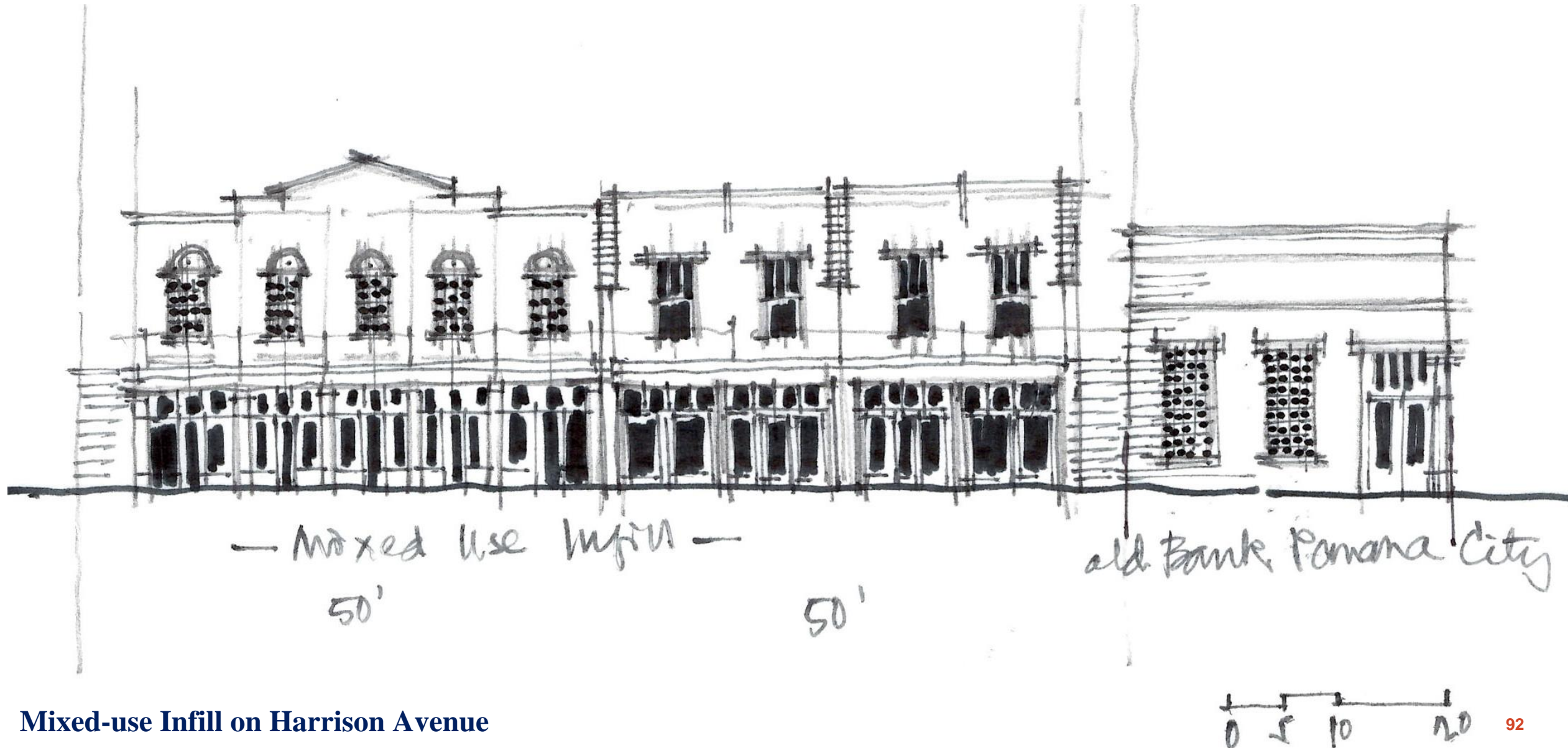


4. SAFETY & SECURITY

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

5. REBUILD SUSTAINABLY

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

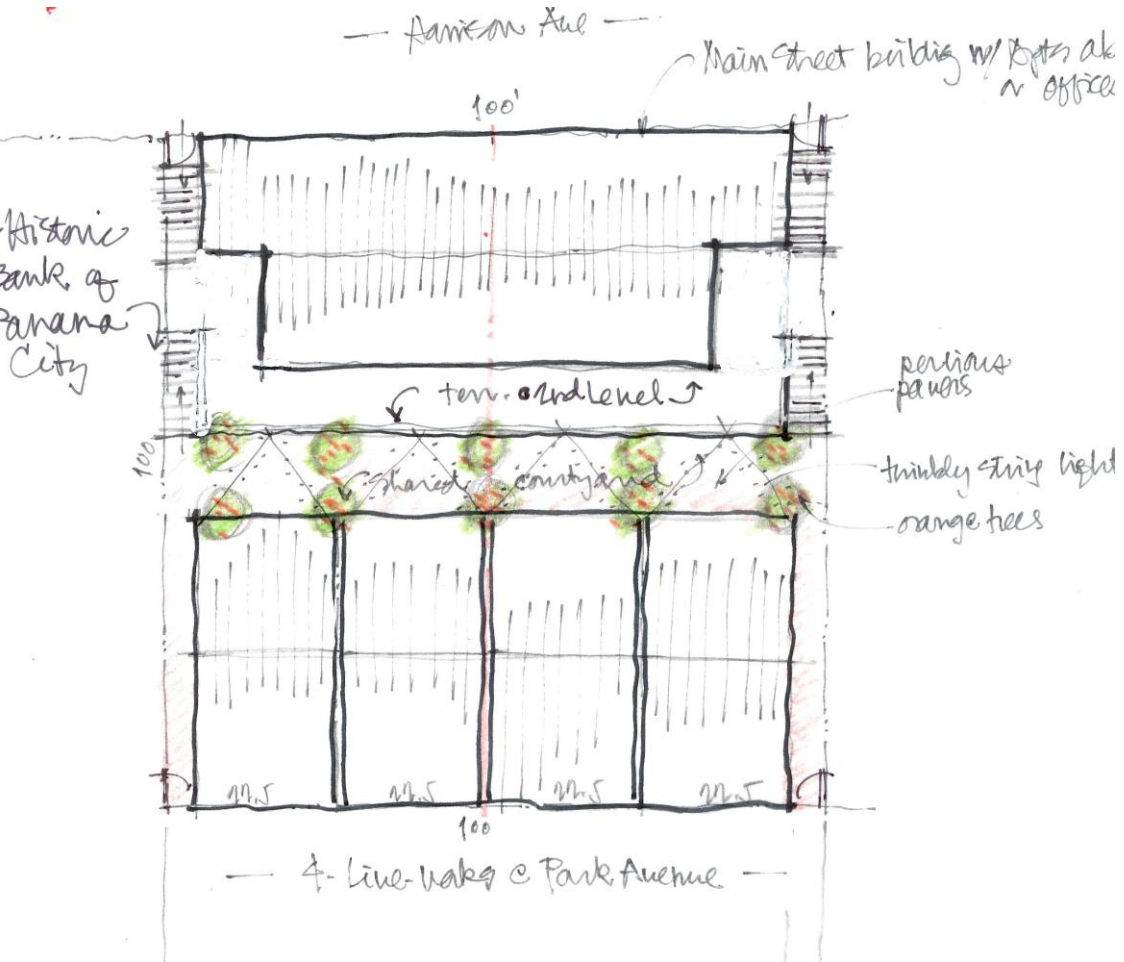


Downtown Building Studies

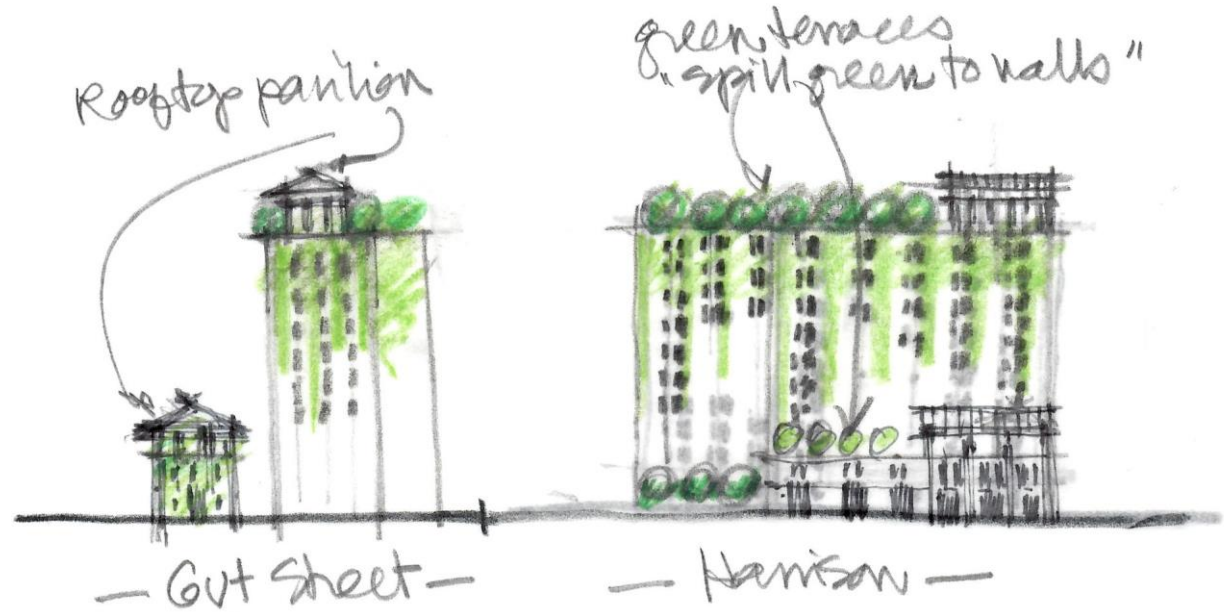
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Downtown Building Studies

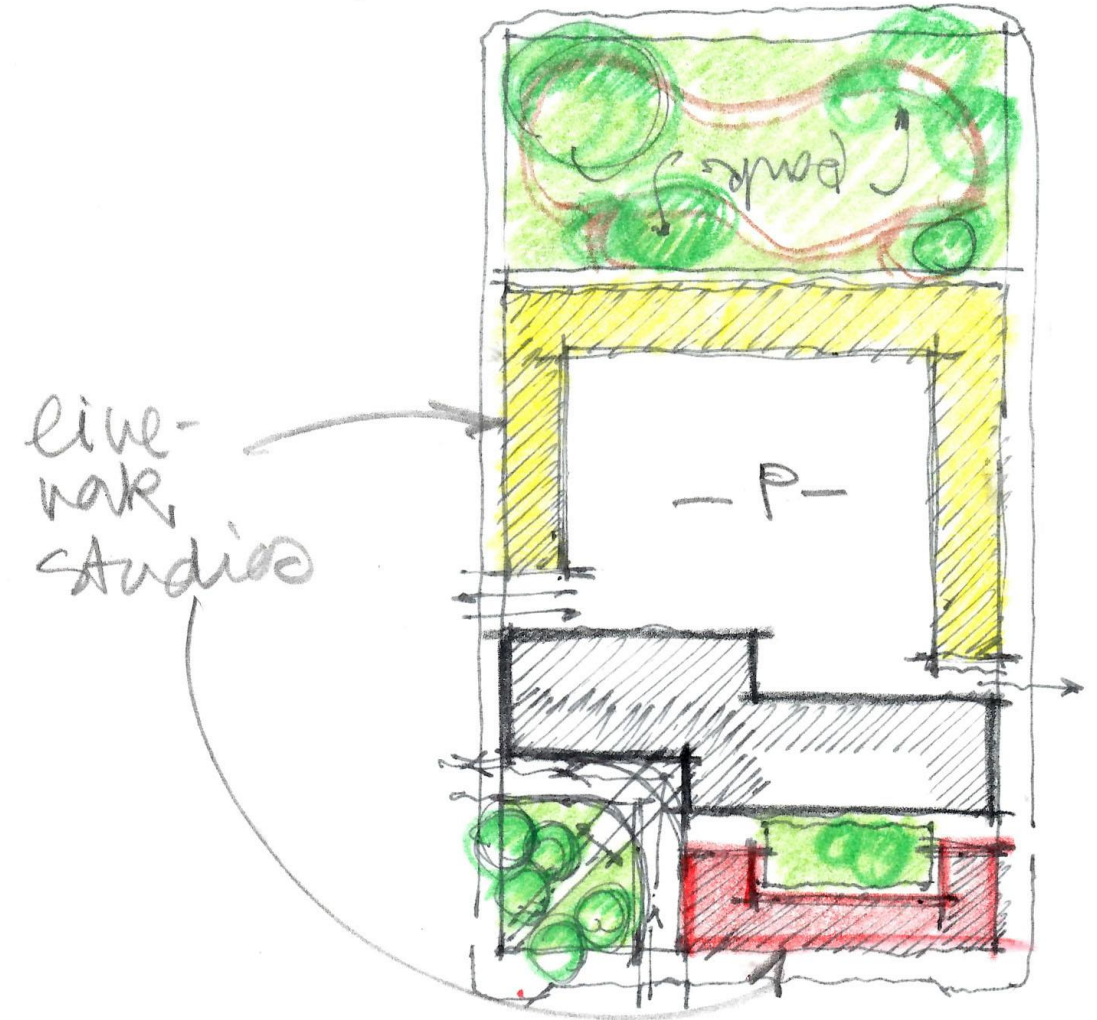
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Mixed-use Infill on Harrison Avenue



Greening of St Andrews tower

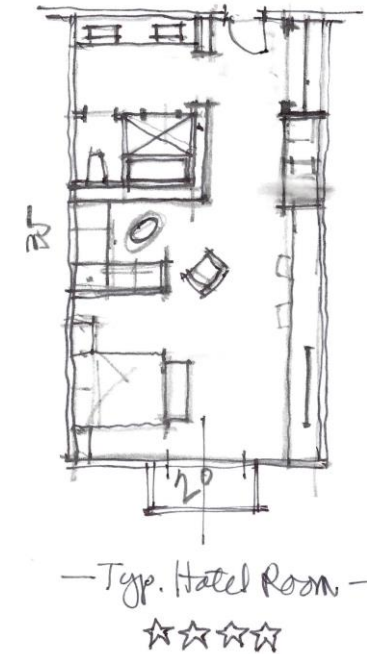
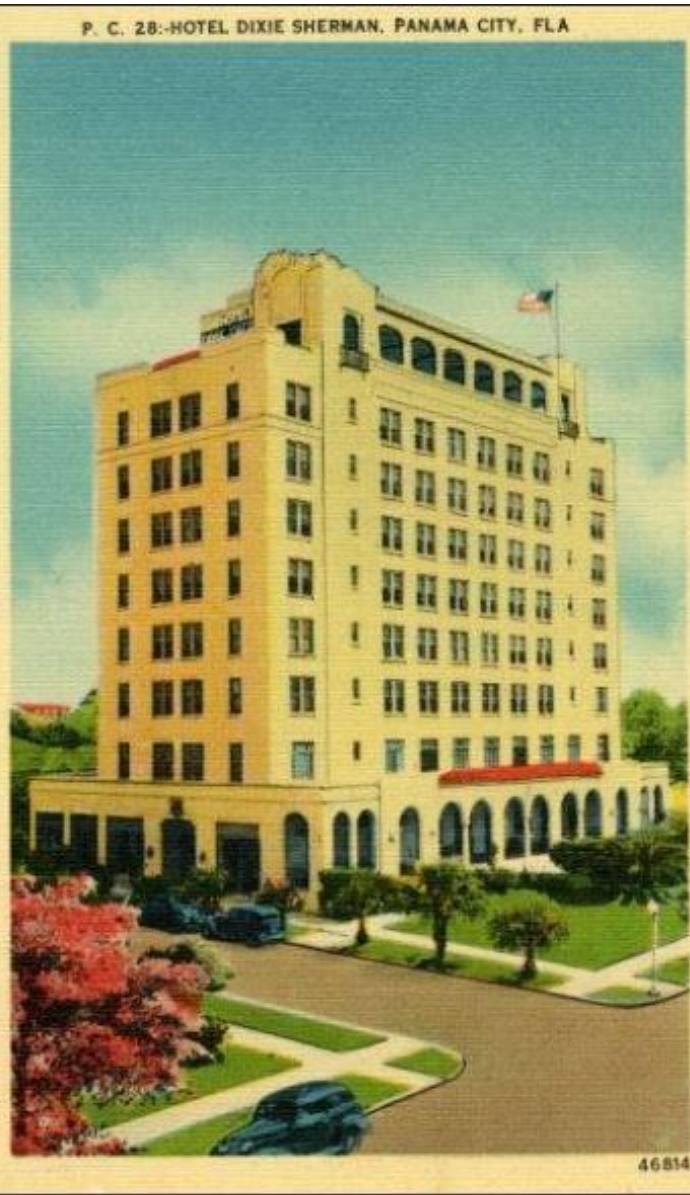


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**Harrison Avenue at
Beach Drive**

Reimagined
St Andrews @ Harrison



Downtown Hotel Study

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.

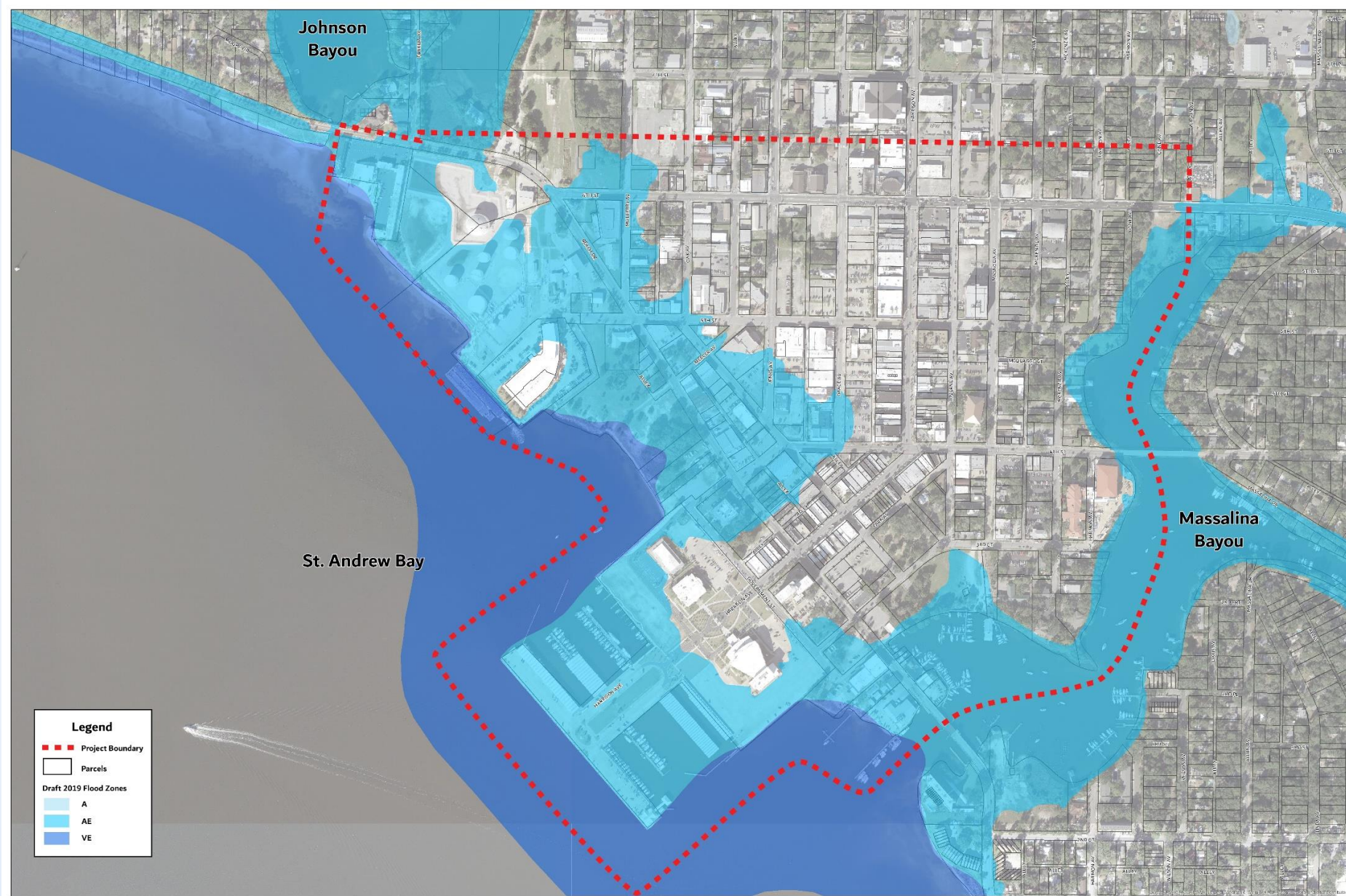
Downtown Conditions

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

Downtown Solutions

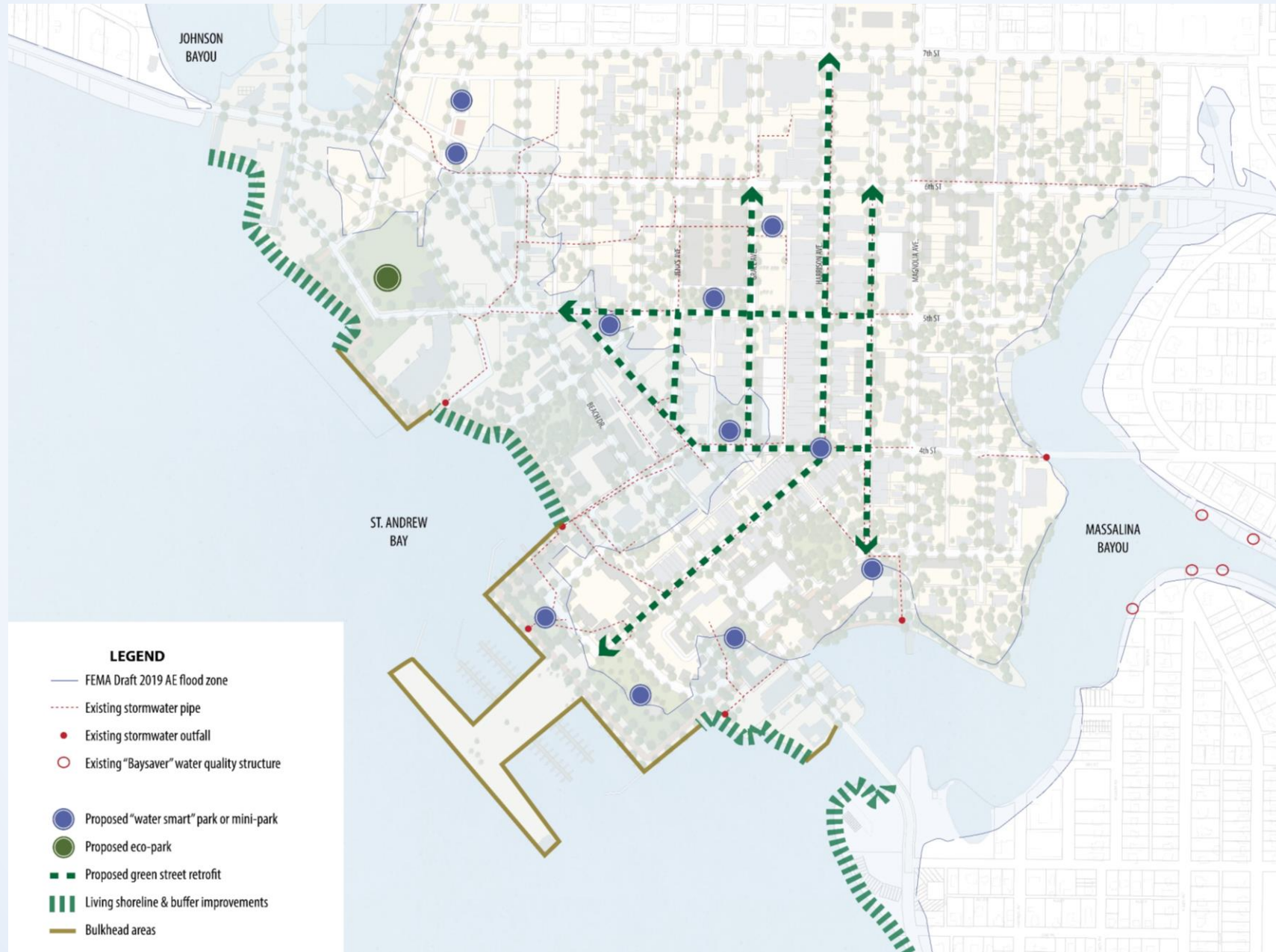
- **Shared solutions**
 - **Water smart parks**
 - **Green street retrofit**
 - **Wetlands & coastal buffers / living shorelines**
- **Remove barriers to redevelopment**
 - **Site scale GI tools**
 - **Regulatory audit (stormwater)**
 - **Eliminate unnecessary parking**
 - **Downtown-specific initiatives**

2019 Draft FEMA Floodplain



Downtown Shared Solutions

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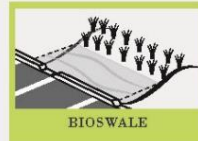
Green Infrastructure Toolkit

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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.



BIOSWALE

Bioretention Basins

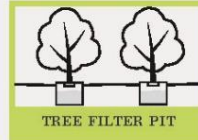
Bioretention basins are depressions in the landscape designed to collect and filter stormwater. A more highly engineered rain garden, bioretention basins typically have pretreatment forebays, perforated pipe underdrains, and special soils that help filter and enhance infiltration.



BIORETENTION BASIN

Tree Filter Pits

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



TREE FILTER PIT

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.



RAISED PLANTER

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.



POROUS PAVEMENT

Revert Pavement to Green Space

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



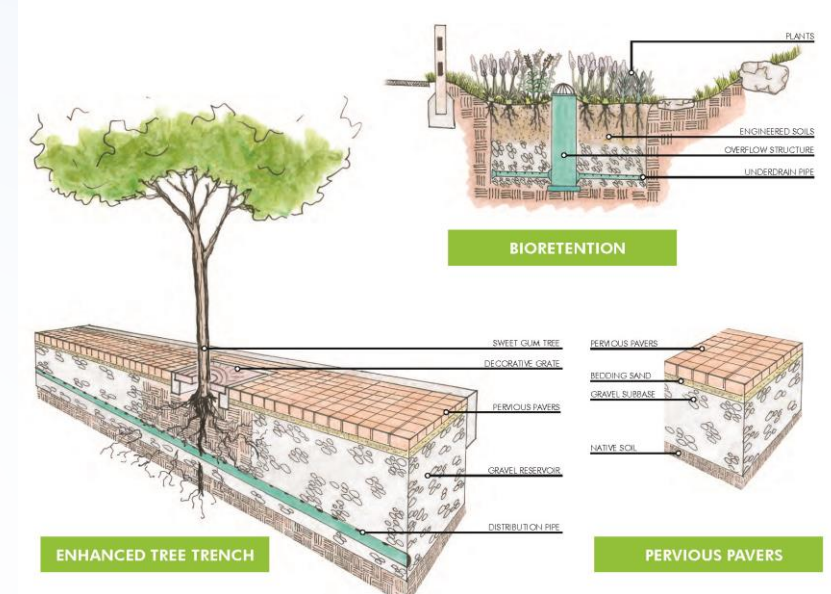
REVERT PAVEMENT

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.



CREATE WETLANDS



ENHANCED TREE TRENCH

PERVIOUS PAVERS



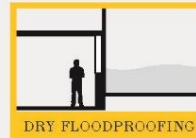
Resilient Shorelines

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Adaptation TOOLKIT

Dry Floodproofing

Water tightening 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.



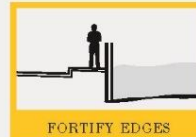
Raise Finish Floor Elevation

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.



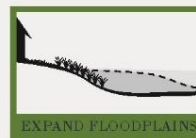
Fortify Edges

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.

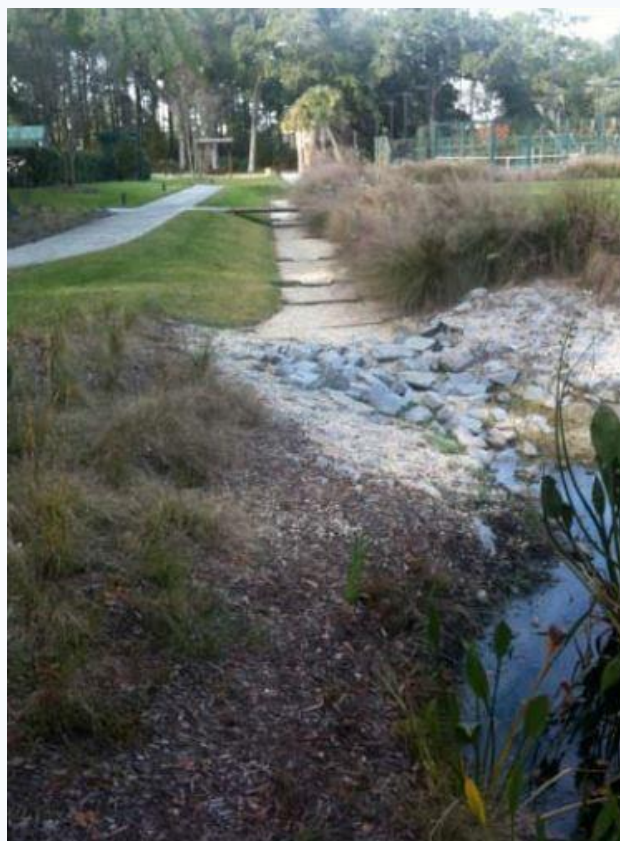
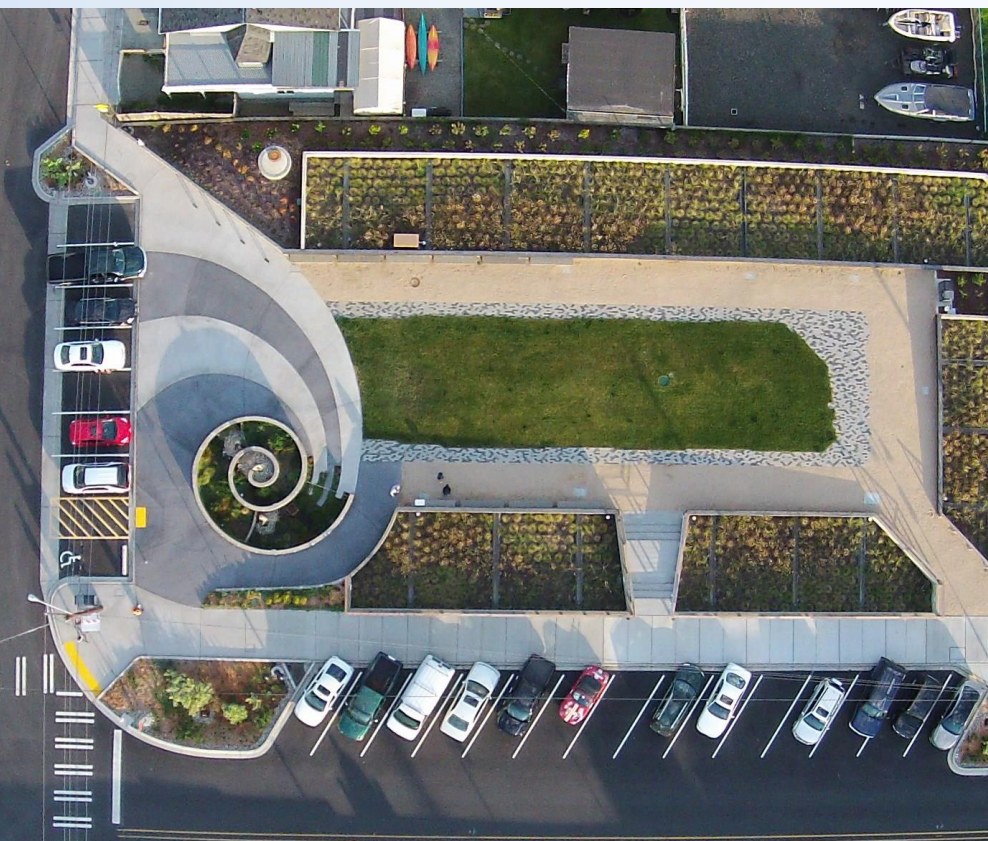


Restore Wetlands

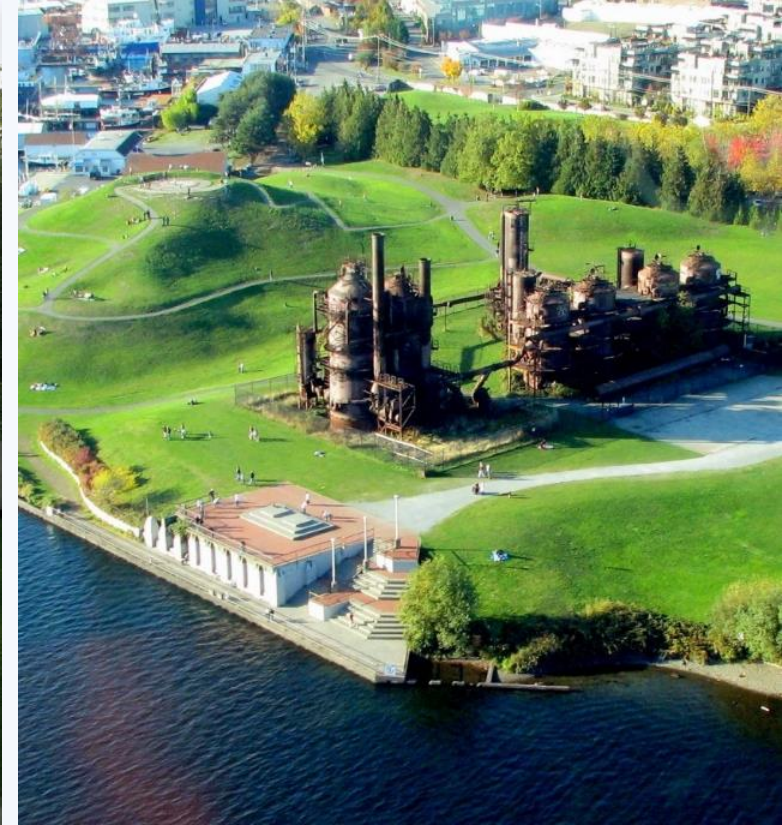
Wetlands are extremely productive living ecosystems, and also attenuate wave velocity, provide water quality treatment, and act as a natural buffer between the built environment and water resources. Restoring degraded wetland systems by enforcing and regulating buffer protection zones is critical to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



Water Smart Parks

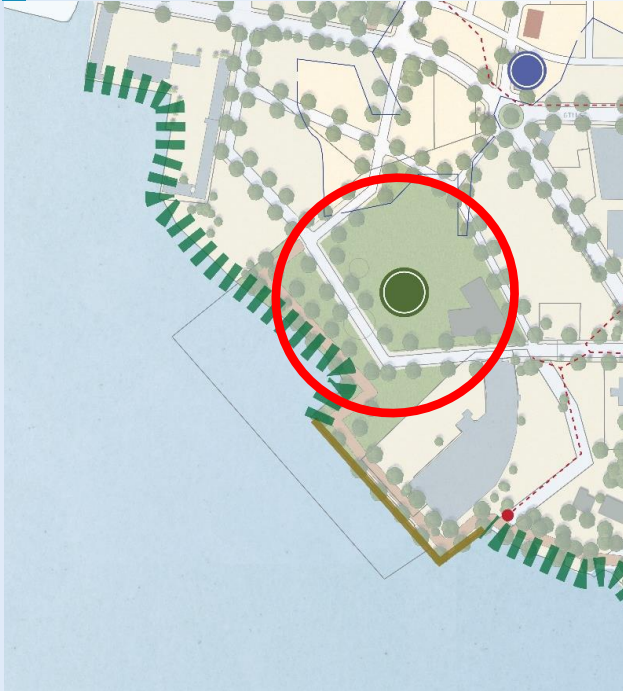


Brownfield Parks



Bayfront Eco-Park

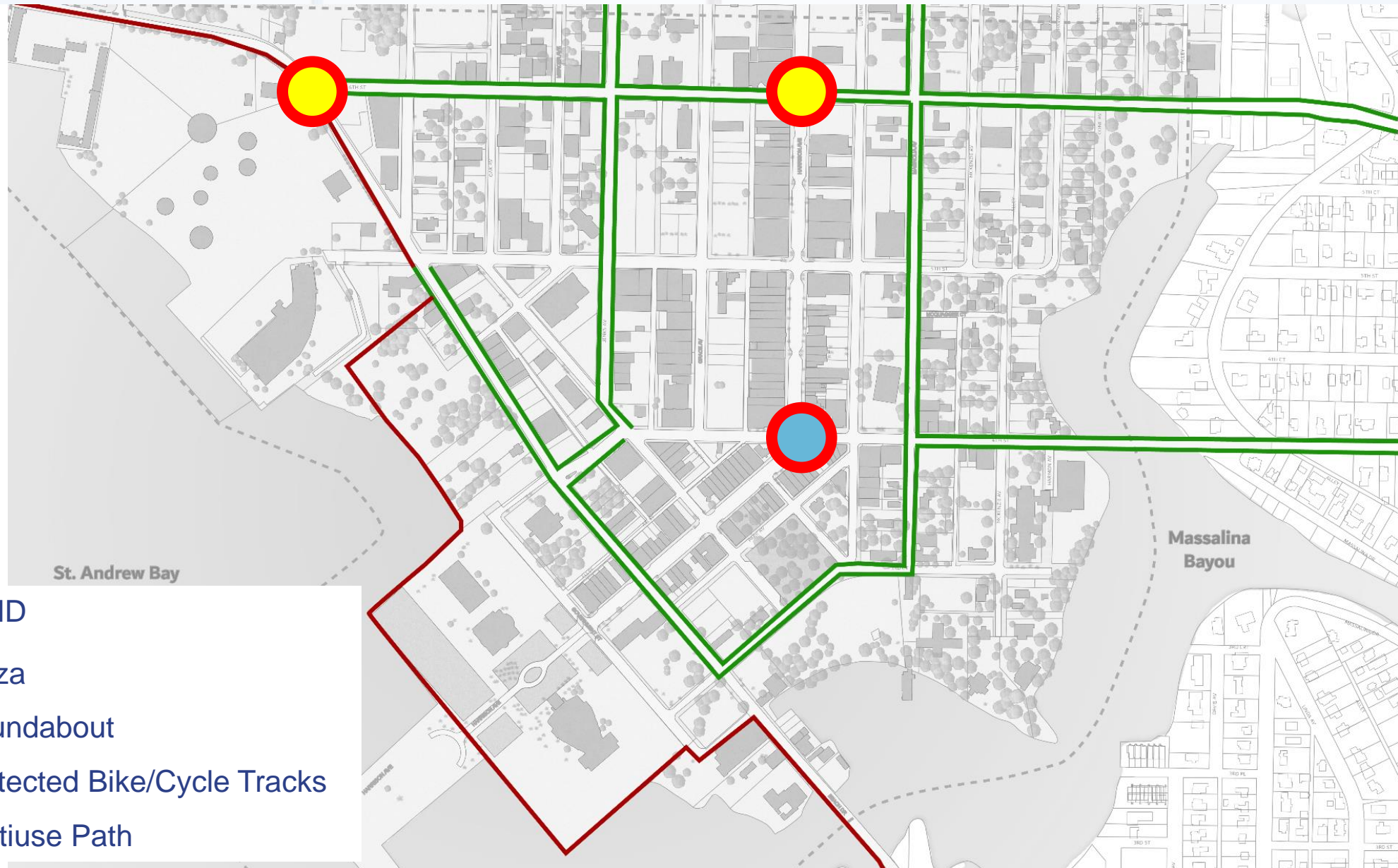
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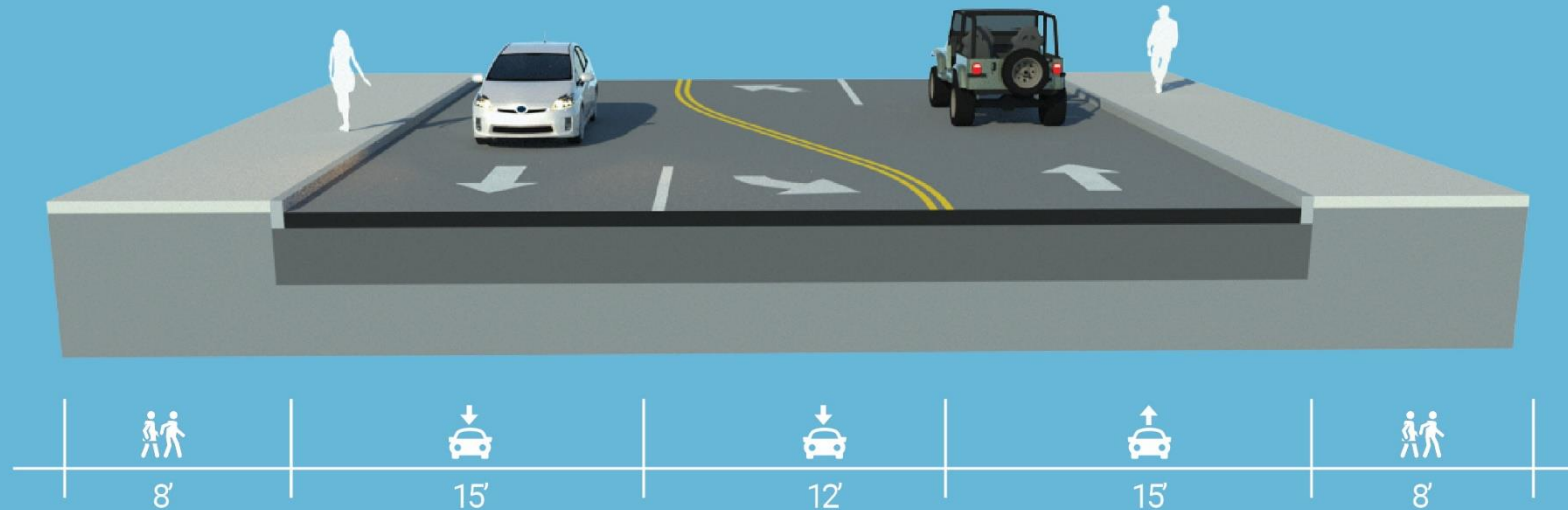
7. CONNECTED

- 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.

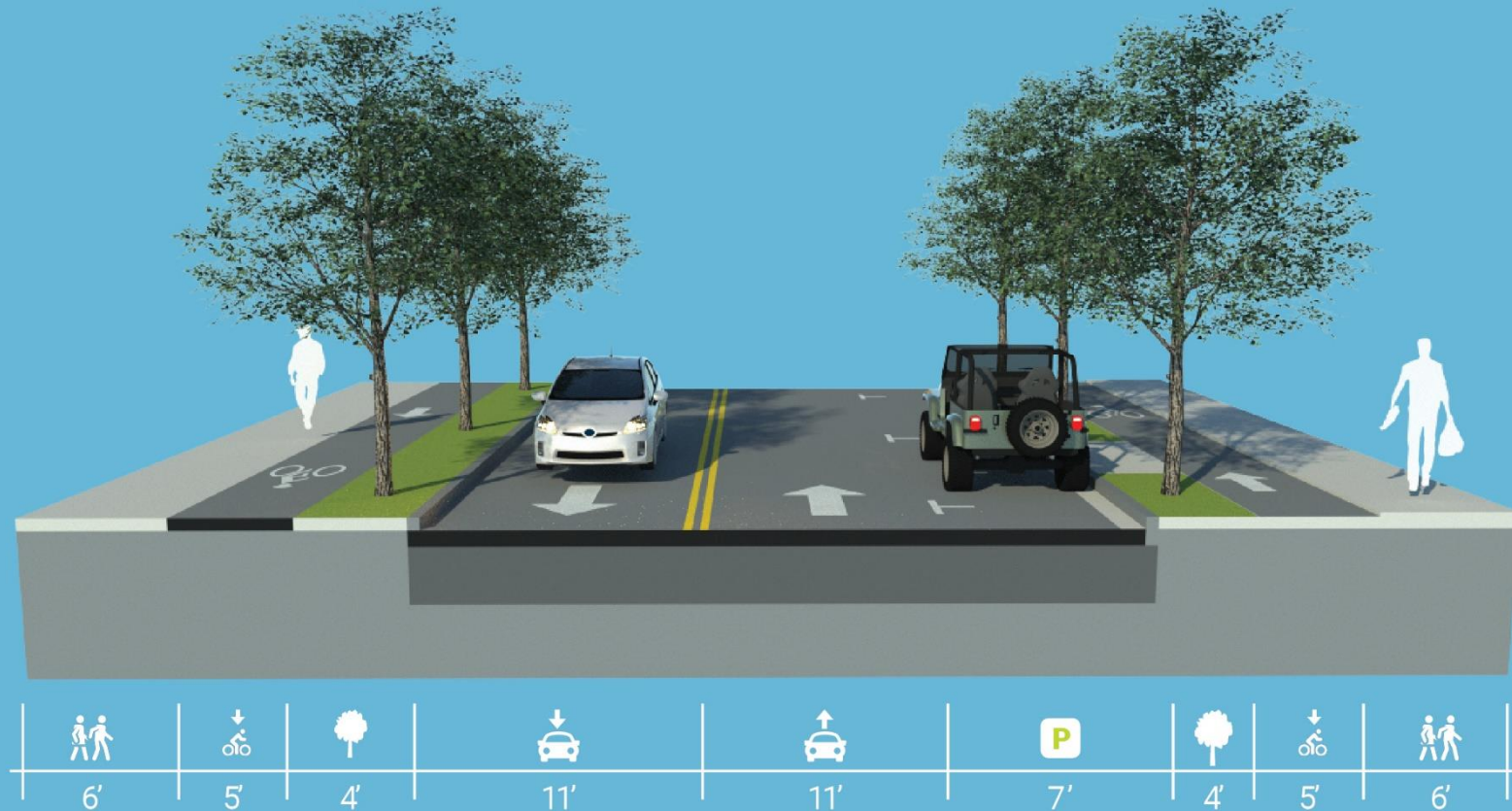
New Pedestrian & Bikeway Infrastructure



6th Street Existing



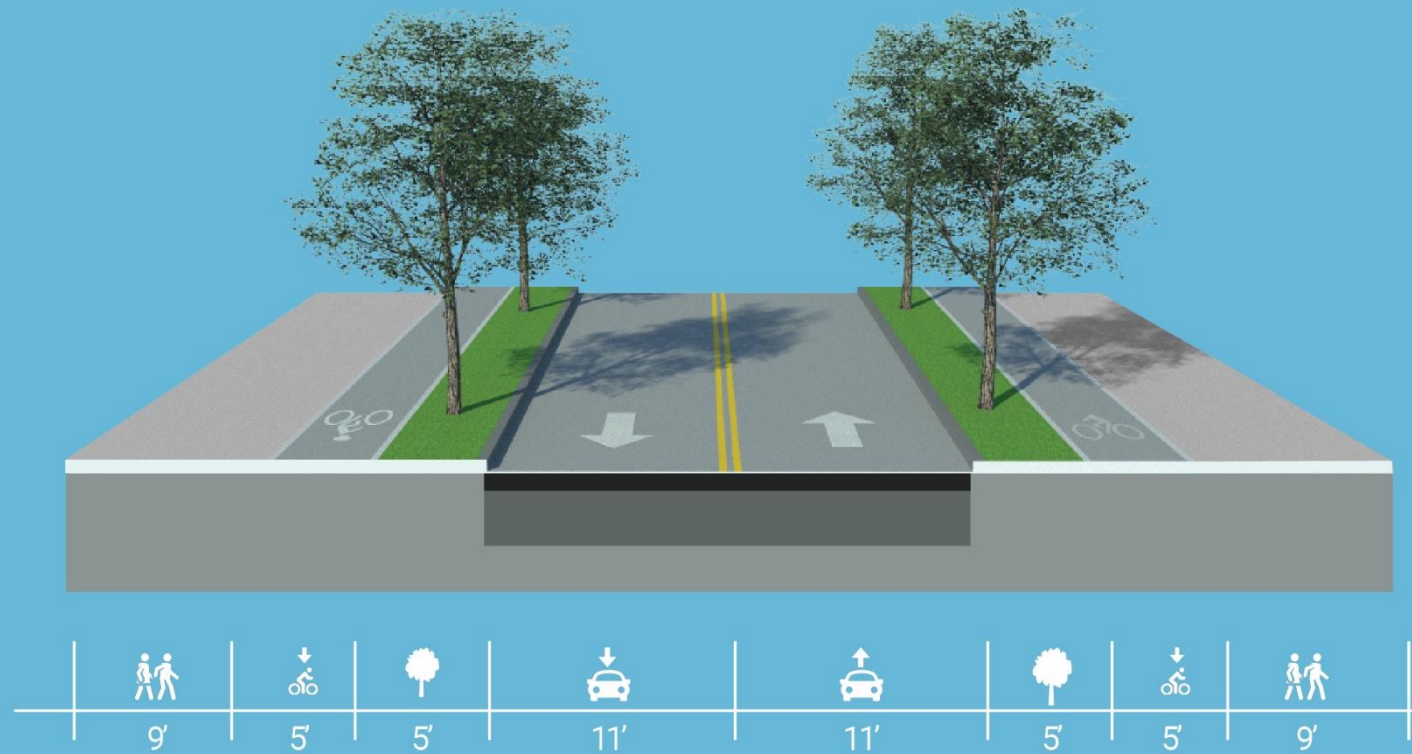
6th Street Proposed



Jenks Avenue Existing



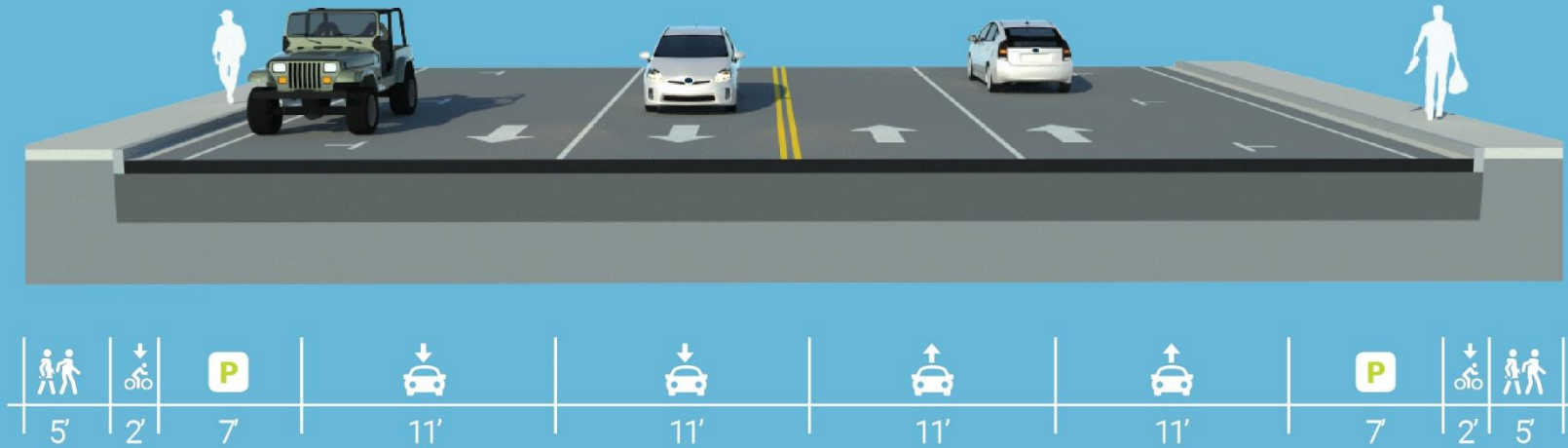
Jenks Avenue Proposed



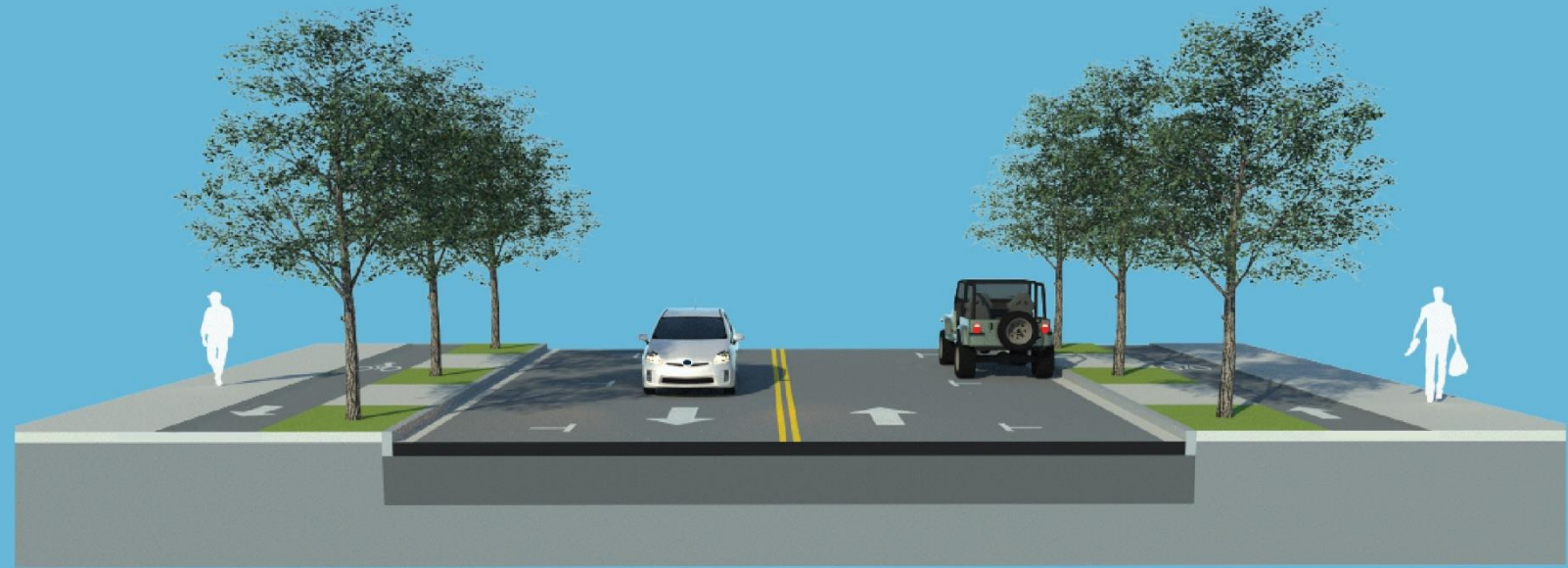
Downtown and “Uptown”



Harrison Avenue, north of 7th Street, Existing



Harrison Avenue, north of 7th Street, Proposed





Rethinking Streetscape

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

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.

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

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Long-term vision for the Marina

Precedents



Marina Area: existing conditions



Marina Area: change-over-time

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Marina Area: change-over-time

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Marina Area: change-over-time

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Marina Area: change-over-time

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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

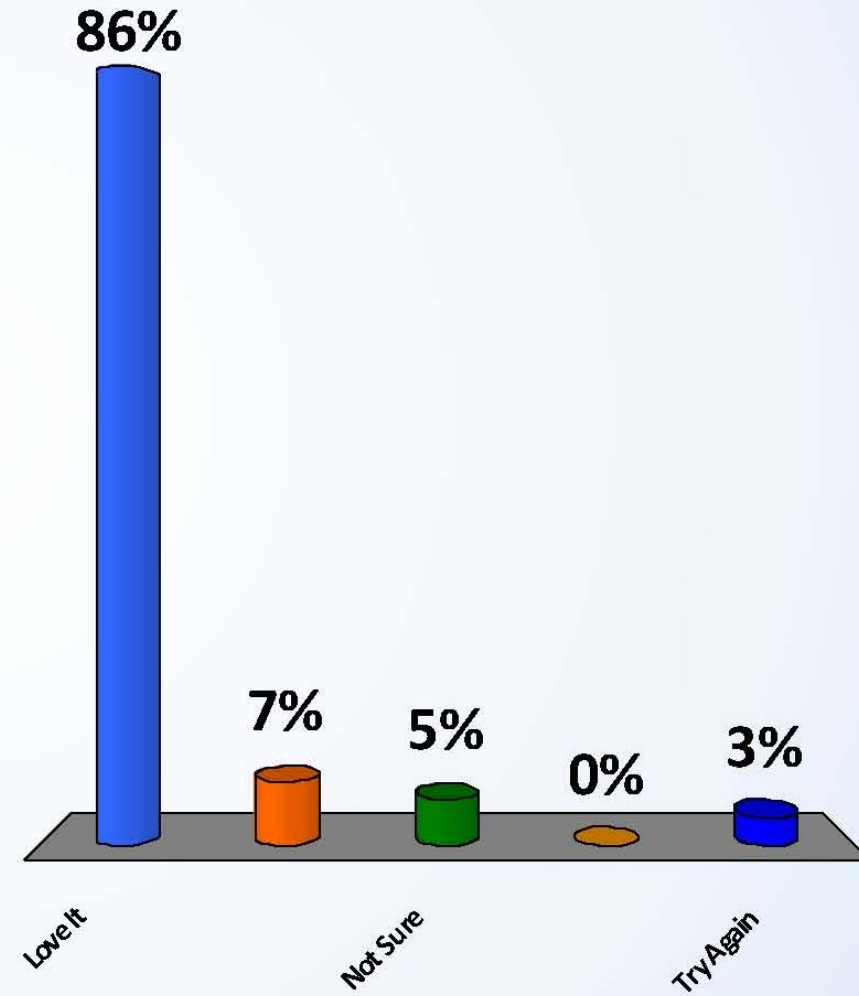
quick poll



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



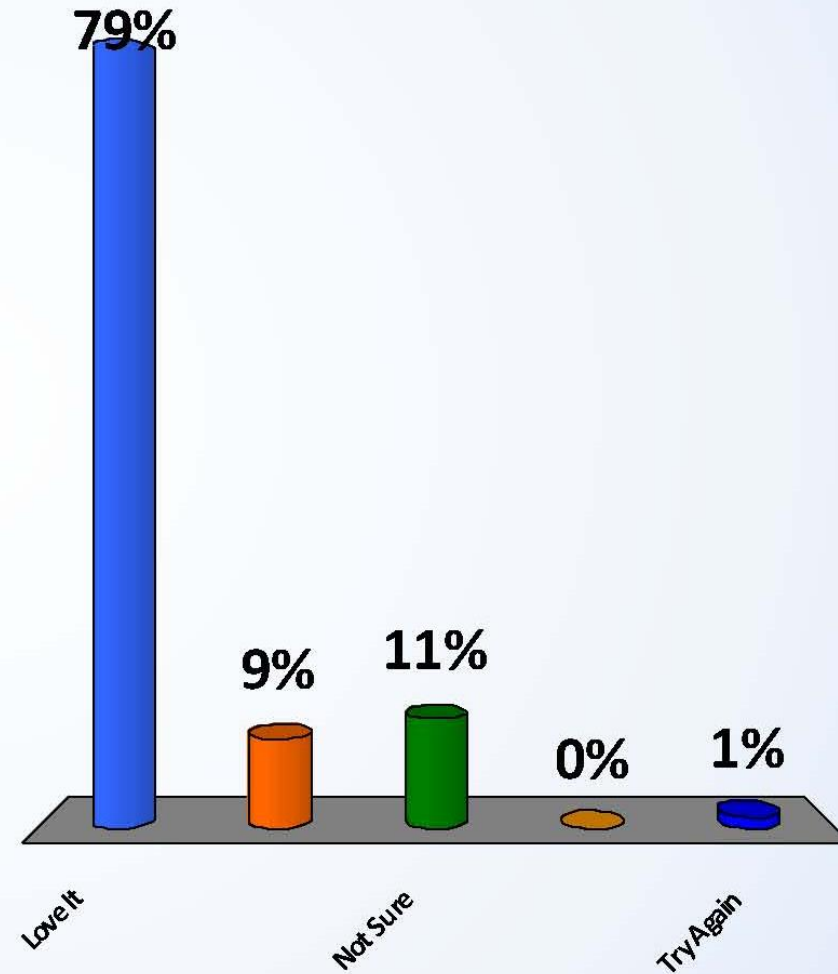
1. Love It
- 2.
3. Not Sure
- 4.
5. Try Again



WHAT DO YOU THINK OF THIS IDEA FOR HARRISON AVENUE?



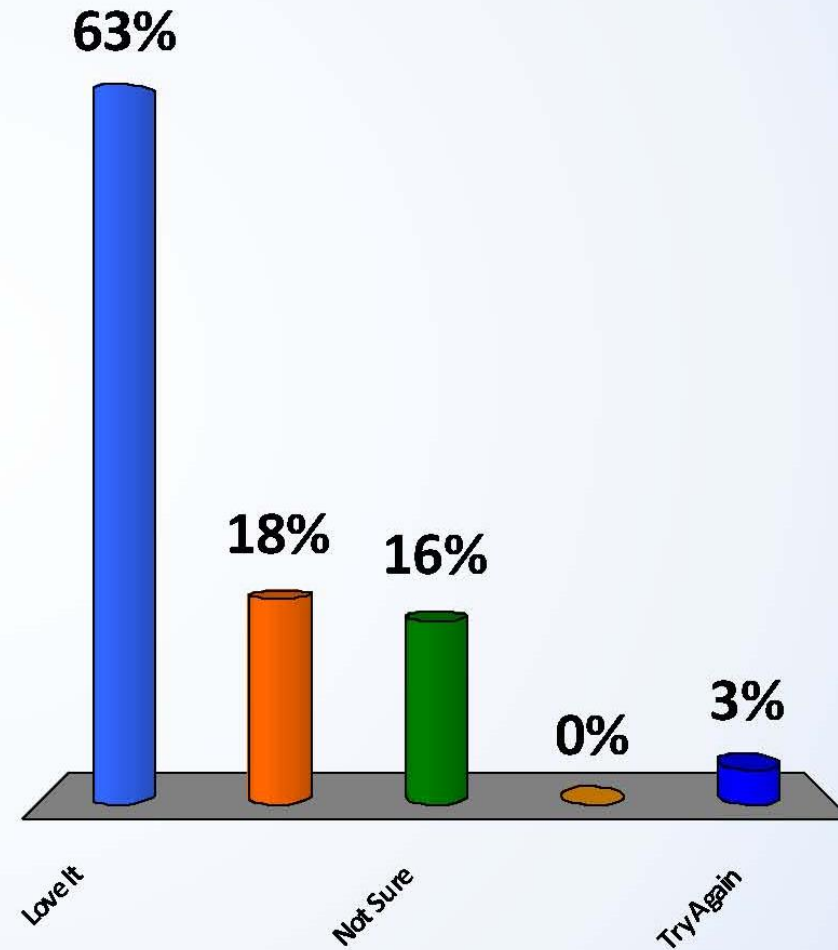
1. Love It
- 2.
3. Not Sure
- 4.
5. Try Again



WHAT DO YOU THINK OF THIS IDEA FOR HARRISON PLAZA?



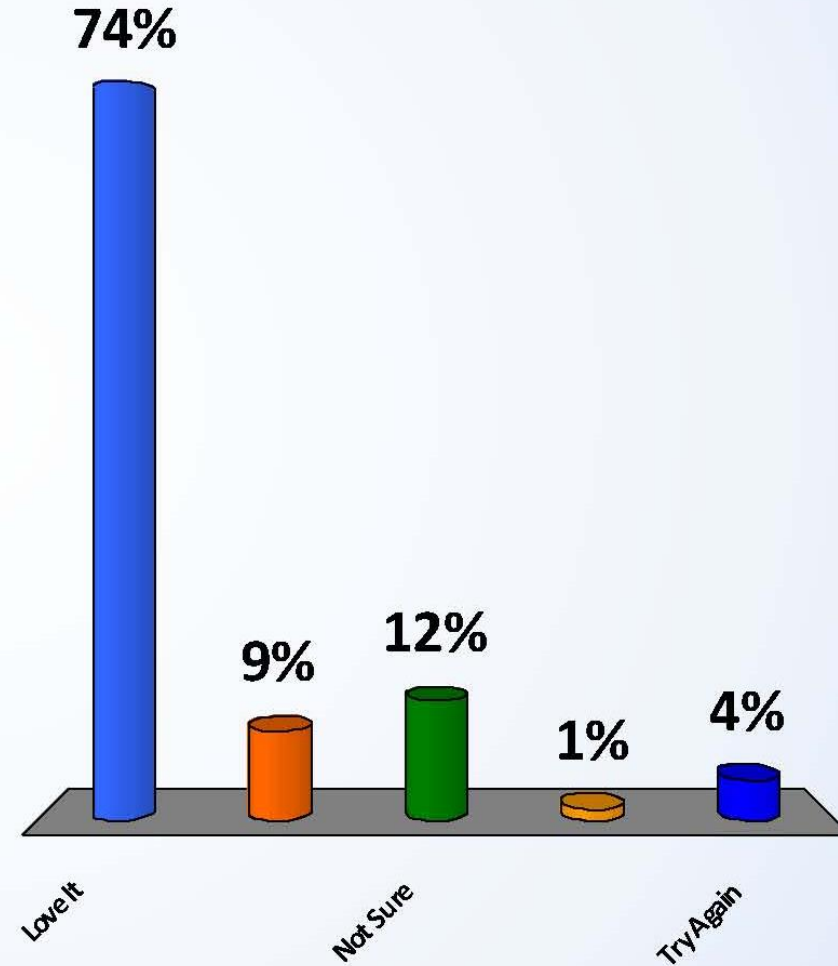
1. Love It
- 2.
3. Not Sure
- 4.
5. Try Again



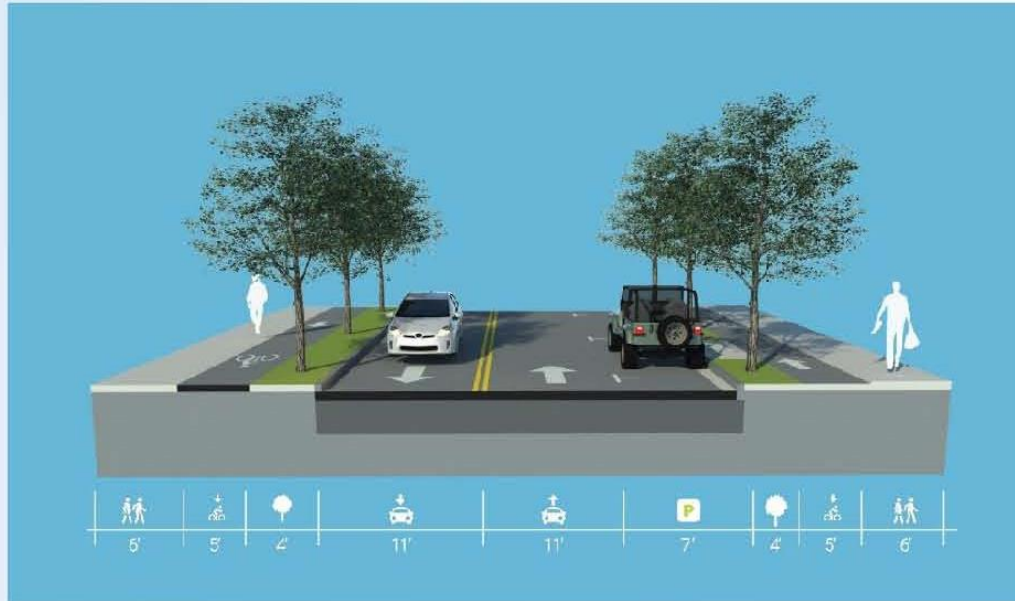
WHAT DO YOU THINK OF THIS IDEA FOR A BAYFRONT ECO PARK?



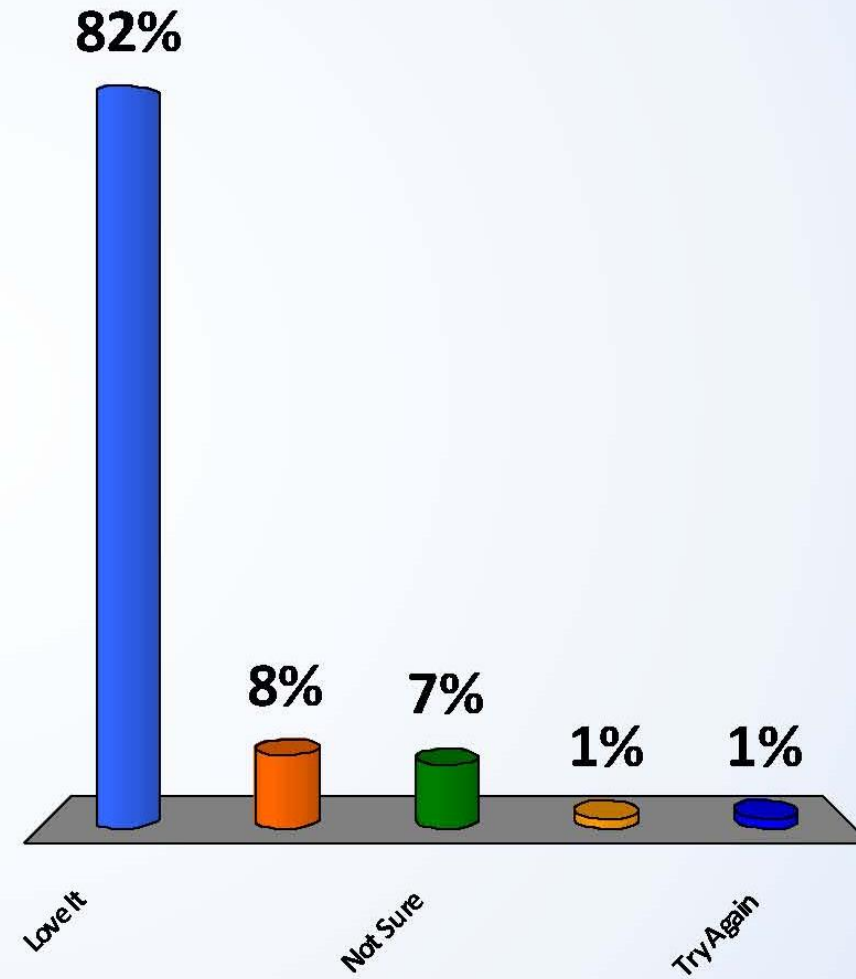
1. Love It
- 2.
3. Not Sure
- 4.
5. Try Again



WHAT DO YOU THINK OF THE IDEAS FOR RETHINKING STREETSCAPES?



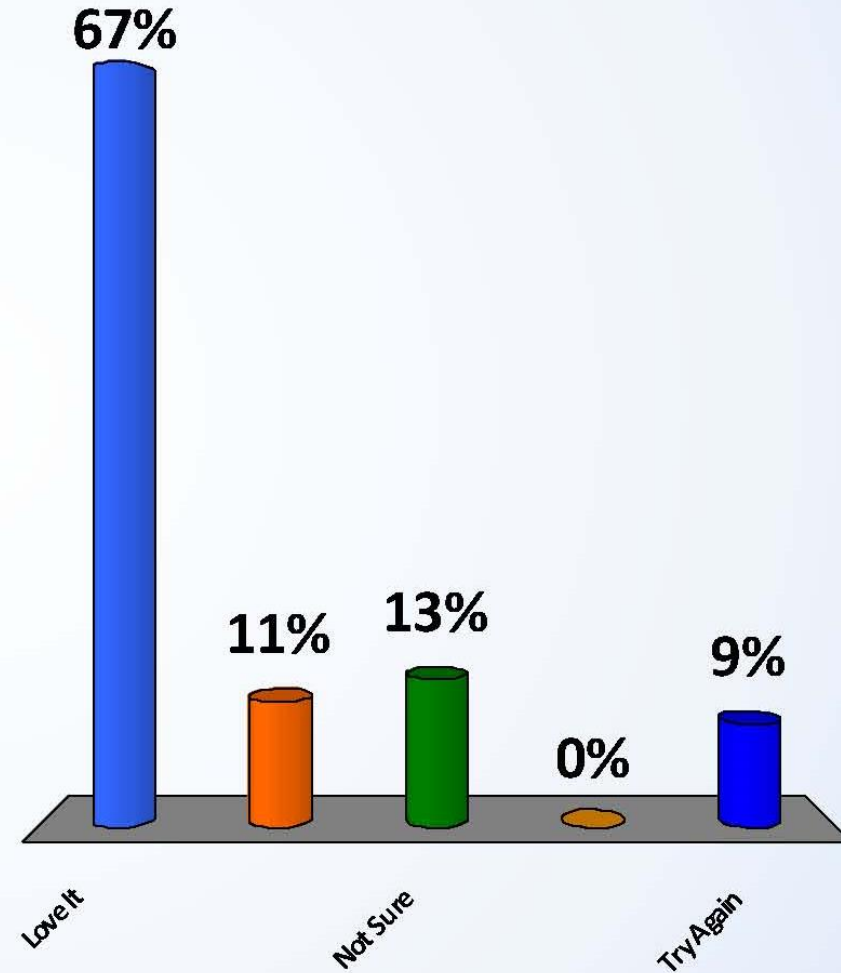
1. Love It
- 2.
3. Not Sure
- 4.
5. Try Again



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



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



KEY PUBLIC INVESTMENTS

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



CLEAN IT UP!

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

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

DRAFT

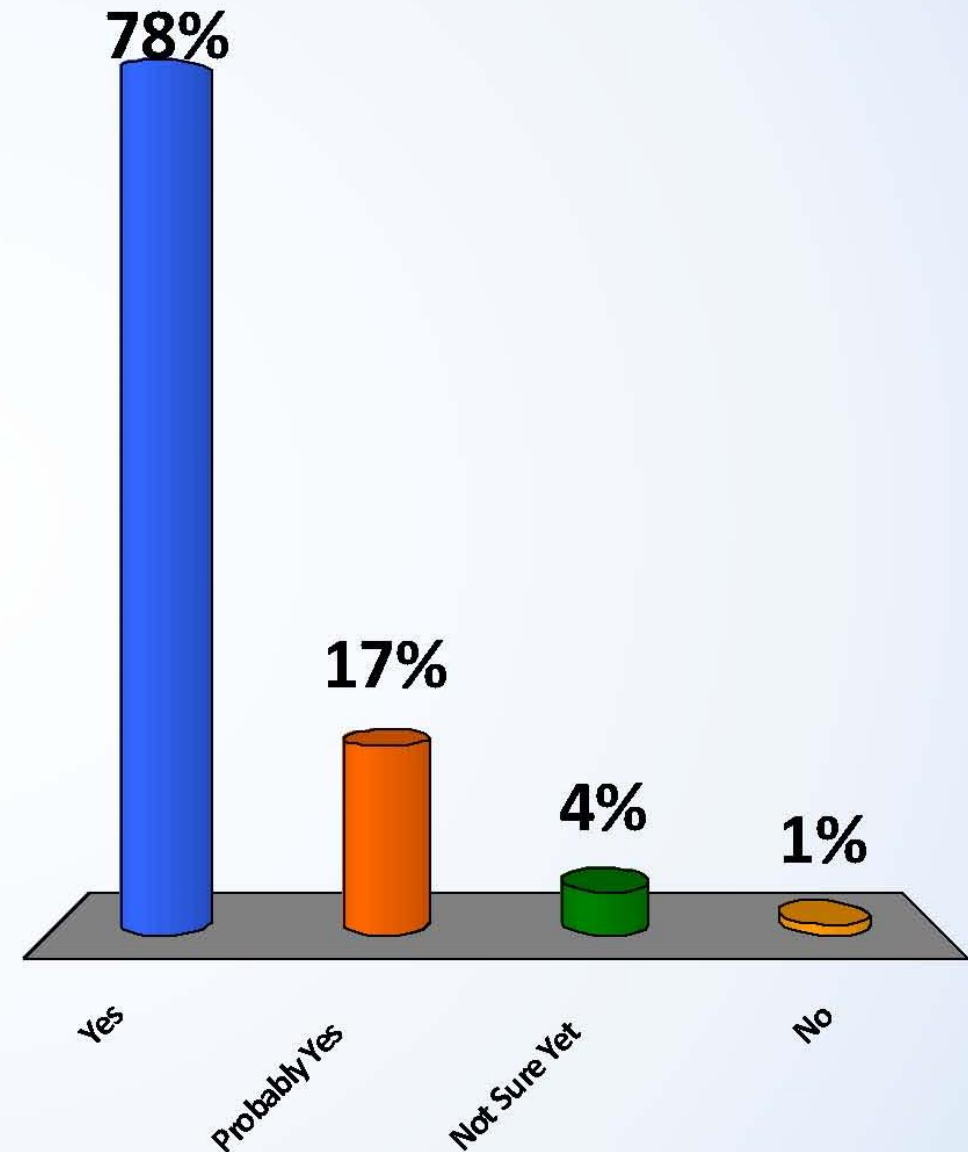
PAY FOR IT

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



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



Please Visit
RebuildPC.org

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