

WATER & LAND ANALYSIS FEEDBACK SESSION NOTES

Q&A Discussion:

1. **How many people in Charleston participated in the survey**
 - a. Over 2500
2. **Is the powerpoint going to be shared? This “Reader’s Digest Version” makes the technical report more understanding. Desire to have the condensed version available to share with others.**
 - a. *Presentation will be shared in follow-up email.*
3. **The Dutch Dialogues recommended a full “Water Plan” Will this encompass that plan?**
 - a. *No, a full water plan would require analysis and recommendations at the engineering level. This analysis gives a baseline understanding of our landscape to inform the Comprehensive Planning Process and land use recommendations.*
4. **Did the analysis compare the impact of water to future housing construction?**
 - a. *Land use recommendations will guide future development, which will have implications for future housing construction. The city has not yet overlapped the housing data with the water data but can and plan to now that we have access to all of the data. Recommendations for the Comprehensive Plan is bringing the two together in general.*
5. **What would be a “higher ground location on the Peninsula” where might we see it?**
 - a. *There is some indicated on the maps looking at those areas to see more mixed uses.*
6. **Understand that Dominion is trying to discourage solar panels how are you handling?**
 - a. *Comprehensive Plan is a high level document, plan may say that “we’d love to see more solar use” but we aren’t going to be saying this is where we agree or disagree with Dominion. More specifics of solar panels and other renewable energy solutions will be addressed in the Climate Action Plan.*
7. **What is the timeline?**
 - a. *Expect to present a final draft to Planning Commission and City Council by May with a state mandate that a new plan be adopted by the end of the year. Hope to have the plan adopted early this summer.*
8. **Will the BAR allow solar panels on downtown roofs?**
 - a. *See above answer to #6. The City Plan can make recommendations but does not include specific policies.*
9. **Peninsula got an asterisk - City is going to make an assumption that the City is going to be covered by barrier protection?**
 - a. *Yes, the current assumption is that the peninsula will have some version of barrier protection, currently under study by the Army Corps of Engineers. (Clarified later: However, we are not assuming that this will be sufficient to address all flooding challenges on the peninsula. Other current and planned infrastructure projects are critical as well. If the forecast for the peninsula barrier protection changes, then the plans for the peninsula would need to be adapted accordingly).*
10. **General question about the process? I was involved in the input process in the Fall and am wondering where we are now? Is this for more feedback or message testing?**
 - a. *We have the bones of the plan and want to get input on those plans before considering them to be final. We are asking for your feedback even before we finish the plan. What do you think,*

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what is missing, do you have concerns, etc? We will make revisions based on feedback before we take a final draft to council.

11. Concerned about using upper Meeting Street area for growth without rebuilding African American neighborhoods - Fishburne Street has a flooding problem. Concerned that eliminating people has been a problem and people should be considered more than businesses or buildings.

- a. *Make certain new development is more resilient so it can adapt to water challenges and stay in place. If surge wall is built there may be less need for these adaptations but you may still want to consider them. See the 'adaptation' planning strategy.*

12. Question about where the water wall stops and how that impacts neighborhoods

- a. *The current design is still under study. Christopher will follow up directly to address specific concerns.*

13. Desire to hear what is being communicated to her because many people care about the things she cares about.

14. Desire not to limit consideration of what is on the Peninsula and would like to reknit neighborhoods.

15. How Does this relate to the corps of engineers study? Does it depend on corps study?

- a. *Implementing barrier protection will allow some development lower lying areas not appropriate in other areas of the city.*

16. Would your team adjust if the city did not move forward with barrier protection?

- a. *Yes, we'd have to plan for the peninsula in the same way as the other areas of the city, where low ground is adapted/defended and higher ground available for higher density.*

17. Is the planning team engaged in the planning for the barrier protection law?

- a. *Yes*

18. Plan as it stands assumes a perimeter wall around the peninsula but we don't know if that will happen and when it could happen. If it does happen it could be a long way off. What happens in the interim?

- a. *The area of the City seeing major redevelopment aren't really in the marsh migration area, we can show marsh migration but most of that land is already built upon. No land that is less than 12 feet will be recommended for dense development.*

19. We are seeing growth in some of these marsh migration areas such as Sargent Jasper.

What is going to happen now. Very concerned about storm water problems now.

- a. *This plan is primarily focused on recommendations for future development and land use and will not directly address stormwater infrastructure solutions; however the Stormwater Department is already in the process of investing in major stormwater infrastructure projects throughout the peninsula.*

20. Any consideration given to limiting the population?

- a. *No, this is not something the plan nor city policy could accomplish. We can only manage growth; trying to find where density can go responsibly, especially affordable housing. Elevation based zoning is happening in other places such as Norfolk.*

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21. There does seem to be a lot of construction around the West Edge that seem to be pre-approved. Will any effort be done to slow down that development?

a. *Laurel Island and Westedge has been designed to add some height - both of these are built on landfills and have had a lot of studies done. Did note that Gadsden Creek has generated conversation.*

22. Concern about elevation where new buildings are going but not a lot of conversations about what happens to the land next door which are impacted.

a. *See other responses about ongoing investments in stormwater infrastructure.*

23. Worried about some assumptions about marsh migration having more time than there may be (pace of sea level rise).

a. *Will follow up with science behind marsh migration assumptions.*