

Eastwick Public Land Strategy

Steering the Future, Today

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NEXT STEPS

- **90-DAY PUBLIC COMMENT PERIOD**
View presentation: www.tinyurl.com/eastwickpublicland
Send comments: ashley@interface-studio.com
- **DRAFT FEASIBILITY STUDY**
- **FINAL FEASIBILITY STUDY**

Lower Eastwick Public Land Strategy - July 26, 2018 Final Public Meeting Recommendations. Powerpoint.

- Is it in Eastwick's best interest to develop in a special flood hazard area?
- Are the right land uses proposed for the right places?
- Who benefits and who pays the costs in the proposed strategy?

Consider context. Review recommendations. What do YOU think?

Eastwick, Then and Now

Environmental (In)Justice Community



- Community was disenfranchised by ill-conceived urban renewal of the 1950's that displaced 8,000+ residents and 50 churches, resulted in sub-standard homes built on dredge spoil.
- Eastwick endures disproportionate environmental hardships – two superfund site landfills; pollution from nearby airport and mega-highways.

Eastwick, Then and Now



1930
Boat taking Mrs. Elizabeth Beiunincer and her daughter, Betty, from their home at 2512 S. 80th st.



1933



1934

"RAIN, RAIN, GO AWAY AND NEVER COME BACK' CHANT RESIDENTS OF EASTWICK SECTION"



1934

Rain, rain, go away and never come back' chant residents of Eastwick section

"NEWS SPLASH: IT'S EASTWICK AGAIN"



1940

Heavy thunderstorms brings water to the 2ft level on Eastwick Ave at 83rd Street

Lower Eastwick Public Land Strategy – September 27, 2017 Public Meeting Presentation slides.

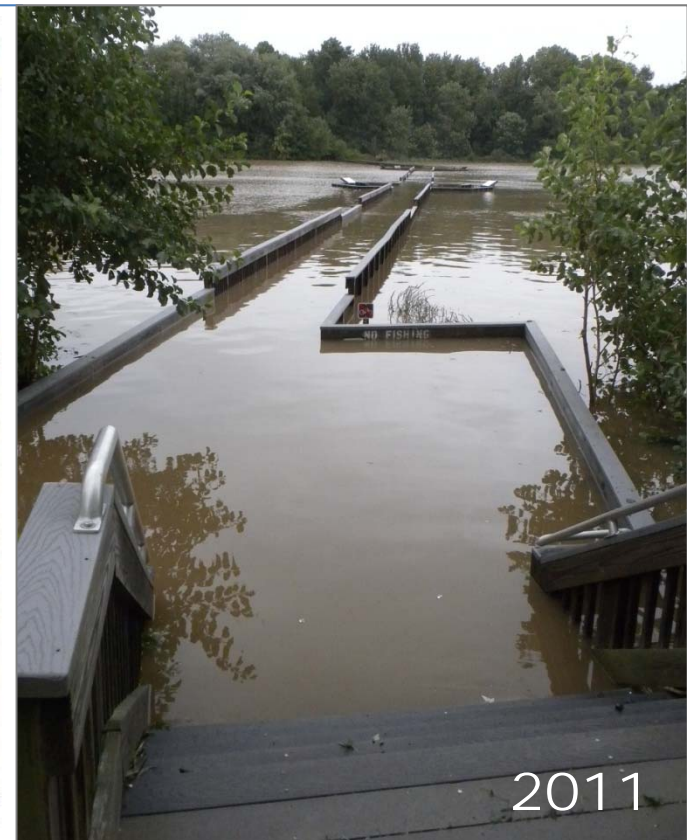
Flooding
#1 Issue for
decades

Eastwick, Then and Now

Hurricanes ravage Eastwick



Lower Eastwick Public Land Strategy – September 27, 2017 Public Meeting Presentation slide.



John Heinz National Wildlife Refuge,
Pedestrian boardwalk under water.
Hurricane Irene, August 2011.

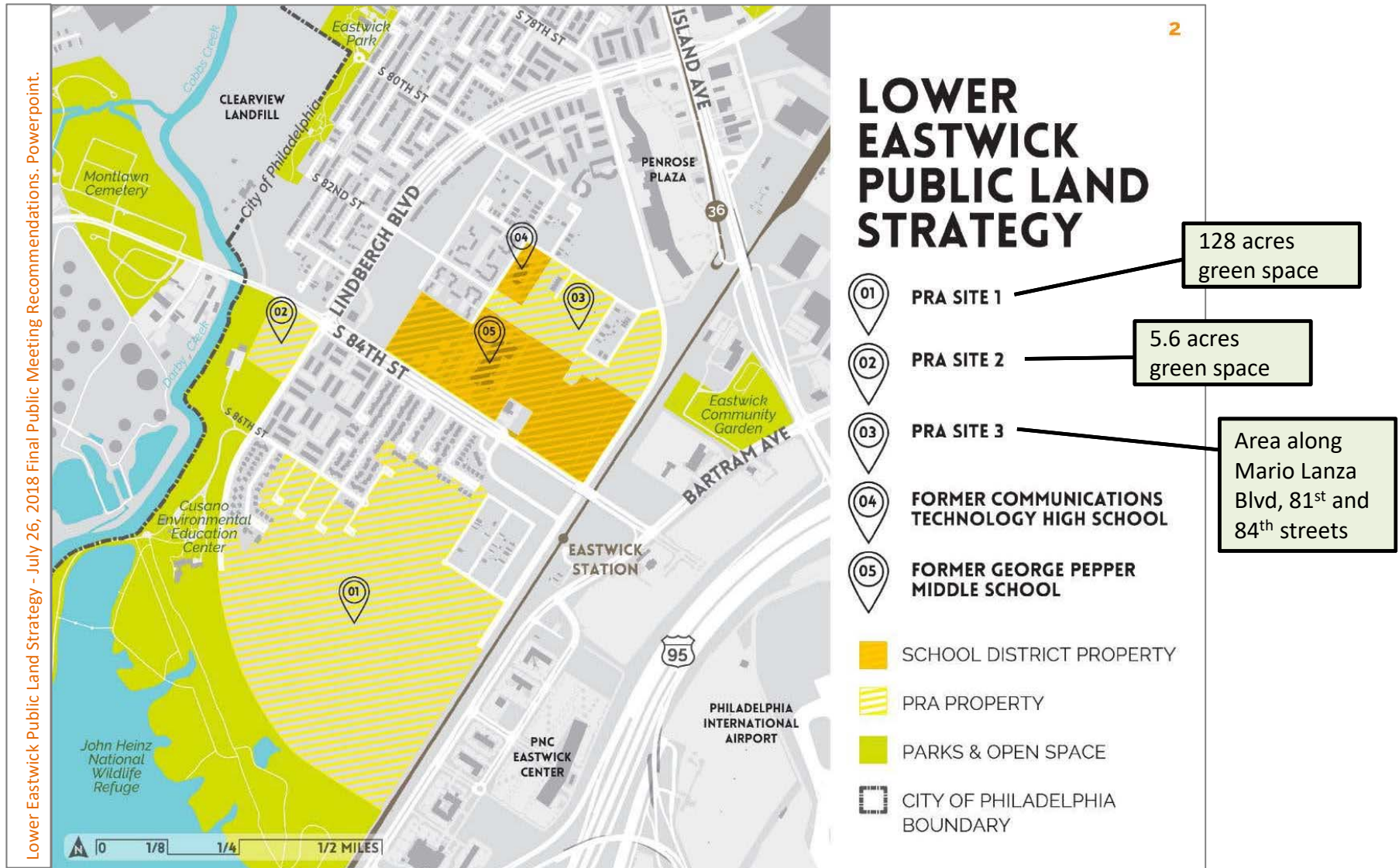
Eastwick Public Land Strategy

Study Commences 2016



Eastwick Public Land Strategy

Five (5) PRA sites examined



Eastwick Public Land Strategy

What is this plan for?

WHAT IS THIS PLAN FOR?

- This is a land use **feasibility and vision** plan. It is the **first step** in determining the future of publicly owned, vacant sites in Eastwick.
 - **Our task – A feasibility analysis looking at:**
 - What can the market support?
 - What are the environmental constraints?
 - What are the community's goals?
- The final deliverable is a **research document** so that the City **with** the community can make thoughtful decisions in public land development moving forward.

Eastwick Public Land Strategy

What are we trying to Accomplish?

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SO WHAT ARE WE TRYING TO ACCOMPLISH? IN THE COMMUNITY'S WORDS...

Proposals for future development in Eastwick should:

- > Honor Eastwick's **rich and complex history**
- > Involve the community and **respect its neighbors**
- > Cultivate a **safe, stable, and healthy neighborhood**
- > Work to heal the environment (and **not make any of the issues worse**)
- > Celebrate **Eastwick's natural setting**
- > Provide sustainable **access to opportunity** and **nurture our youth**
- > Build **community ties** and foster **diversity**

Lower Eastwick Public Land Strategy - July 26, 2018 Final Public Meeting Recommendations. Powerpoint.

Eastwick Public Land Strategy

Economic Opportunity and Environmental Sustainability – not a zero sum game.

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BALANCING DEVELOPMENT AND ENVIRONMENTAL CONCERNS

[CAN'T WE DO BOTH?]

A. BASELINE: Don't make any of the flooding issues worse

B. PRESERVE THE OPPORTUNITY for flood mitigation in low lying areas

C. USE DEVELOPMENT to improve existing conditions where it's appropriate

HOW, YOU ASK?

- Limit new residential development in the 100- year floodplain
- Balance cut + fill
- Mitigate impervious cover with green stormwater infrastructure
- Study potential use for flood mitigation
- Encourage green building best practices

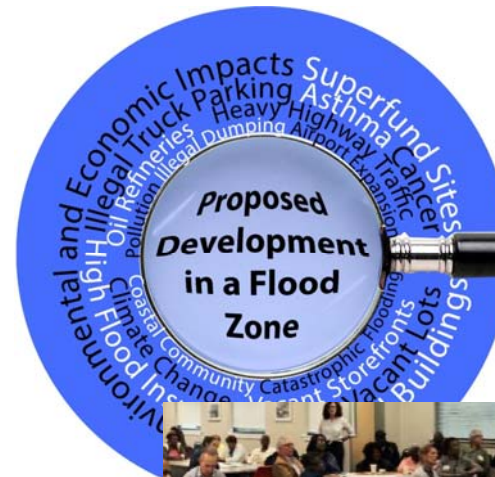
Lower Eastwick Public Land Strategy - July 26, 2018 Final Public Meeting Recommendations.
Powerpoint.

Eastwick Public Land Strategy

Assessment, Roundtables, and Recommendations

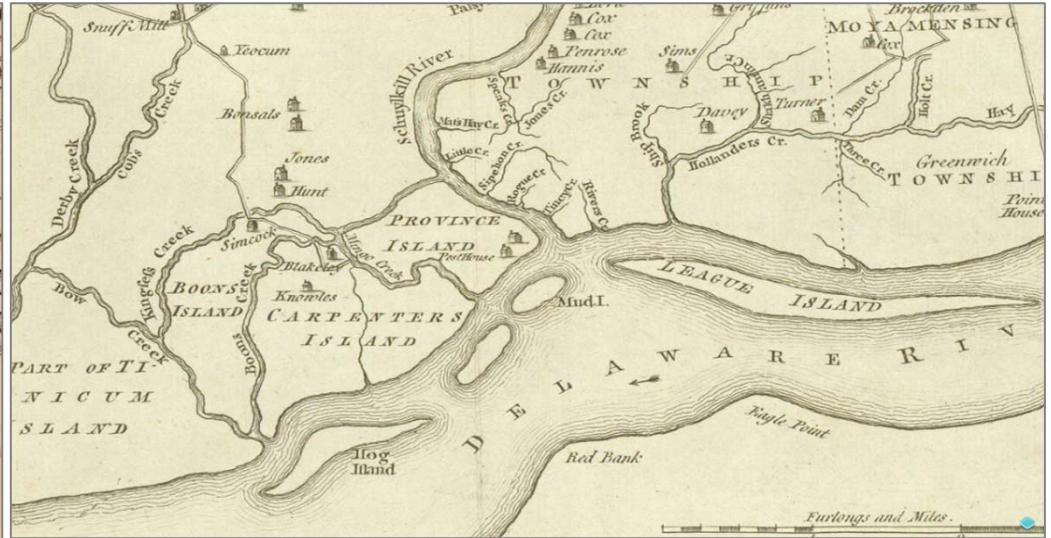
Points of Agreement

- No increase in flood hazard risk;
- No net loss of flood storage;
- No change in flood elevations;
- No change in local flooding;
- No adverse impacts on adjoining communities including the John Heinz National Wildlife Refuge at Tinicum (the Refuge).



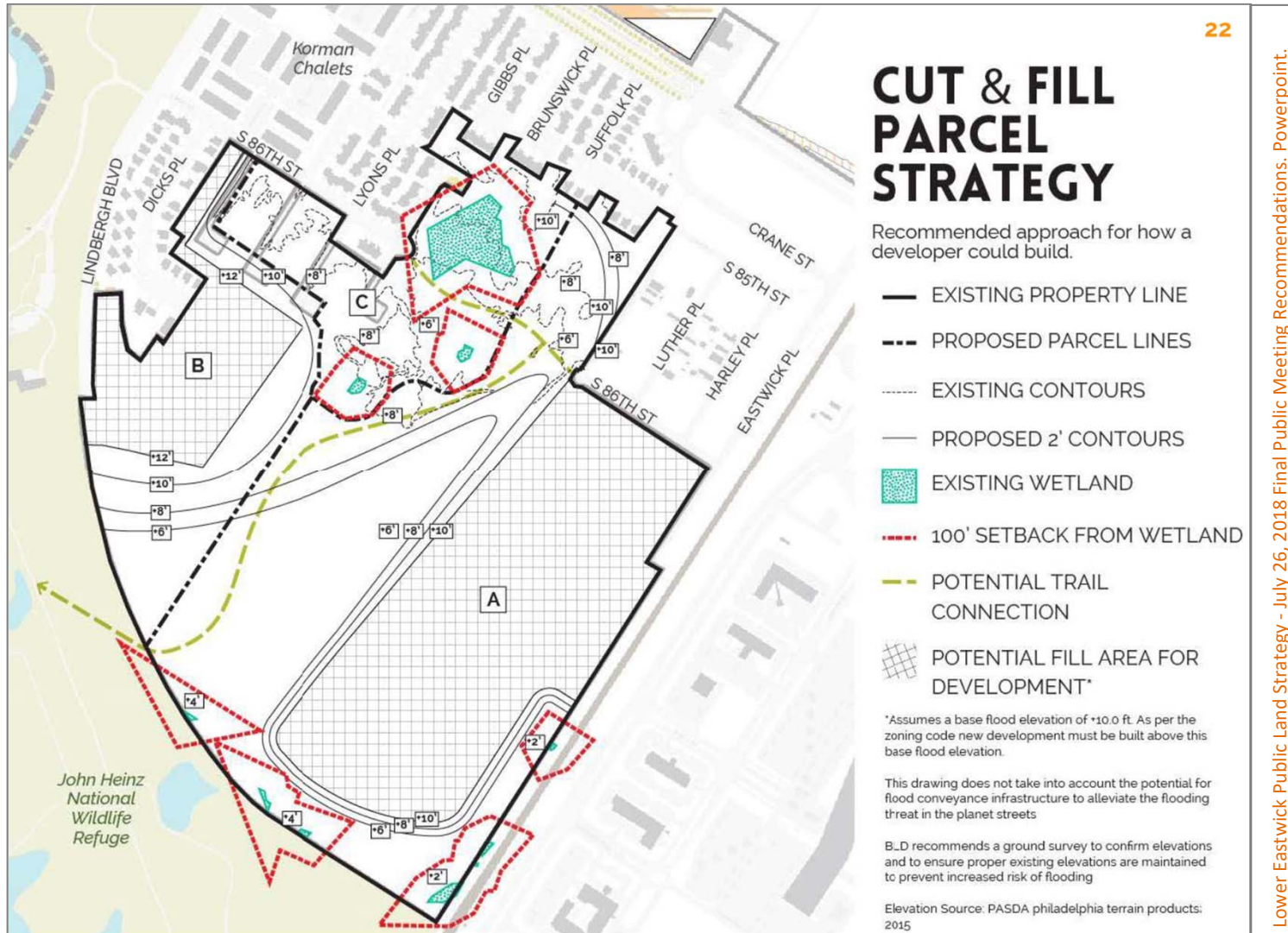
Water Always Wins

A legacy of filling wetlands and floodplains



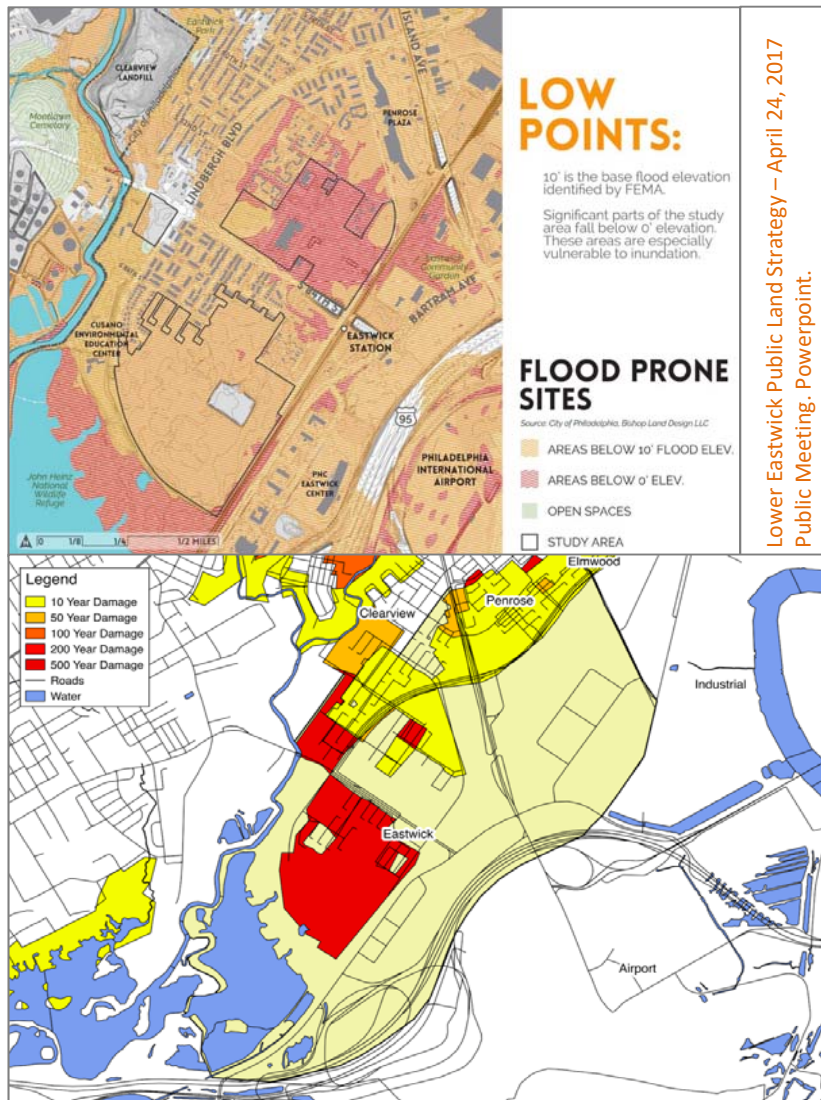
Water Always Wins

The Filling Legacy Must Not Continue

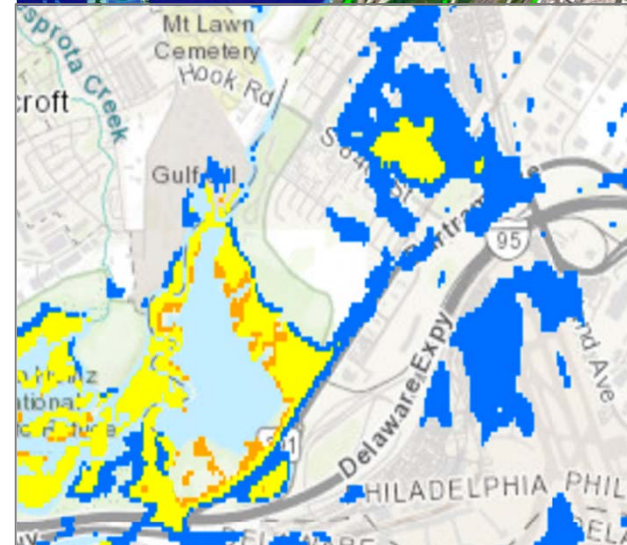


Water Always Wins

FILL, FLOODING, (Eastwick's #1 Issue), FUTURE
Reduce the severity of future flooding in Eastwick



Lower Eastwick Public Land Strategy – April 24, 2017
Public Meeting. Powerpoint.



Water Always Wins

Stormwater versus Floodwater

Comparing apples and oranges...What gives?

- ‘Leaving the site undeveloped will not alleviate flooding issues in this community. Development of the parcels can only improve the situation.’

Rina Cutler, Deputy Mayor -Testimony to City Council on October 9, 2012
- ‘Our friends at the Water Department have assured us that development on this site will improve the stormwater situation in the area.’

Greg Heller, Philadelphia Redevelopment Authority -Opening remarks at the Lower Eastwick Public Lands Strategy Presentation, July 26, 2018.
- ‘So we've been trying to be very honest with those officials about a plan like this. One can certainly not address catastrophic flooding. You have hundred-year storms. Our systems are going to flood. There's really not a whole lot you can do about that...’

Philadelphia Water Dept., Darby And Cobbs Creeks Watershed Act 167 Stormwater Management Plan

Water Always Wins

Stormwater versus Floodwater



- **STORMWATER** refers to all precipitation that falls on the ground and runs off into ponds, lakes, streams, rivers, or the ocean.
- In Philadelphia, stormwater runs into the storm sewer system.



- **FLOODWATER** refers to water that exceeds the capacity of watercourses such as streams and rivers to handle the flow from catastrophic rain or tidal surge events.

Water Always Wins

Stormwater Management

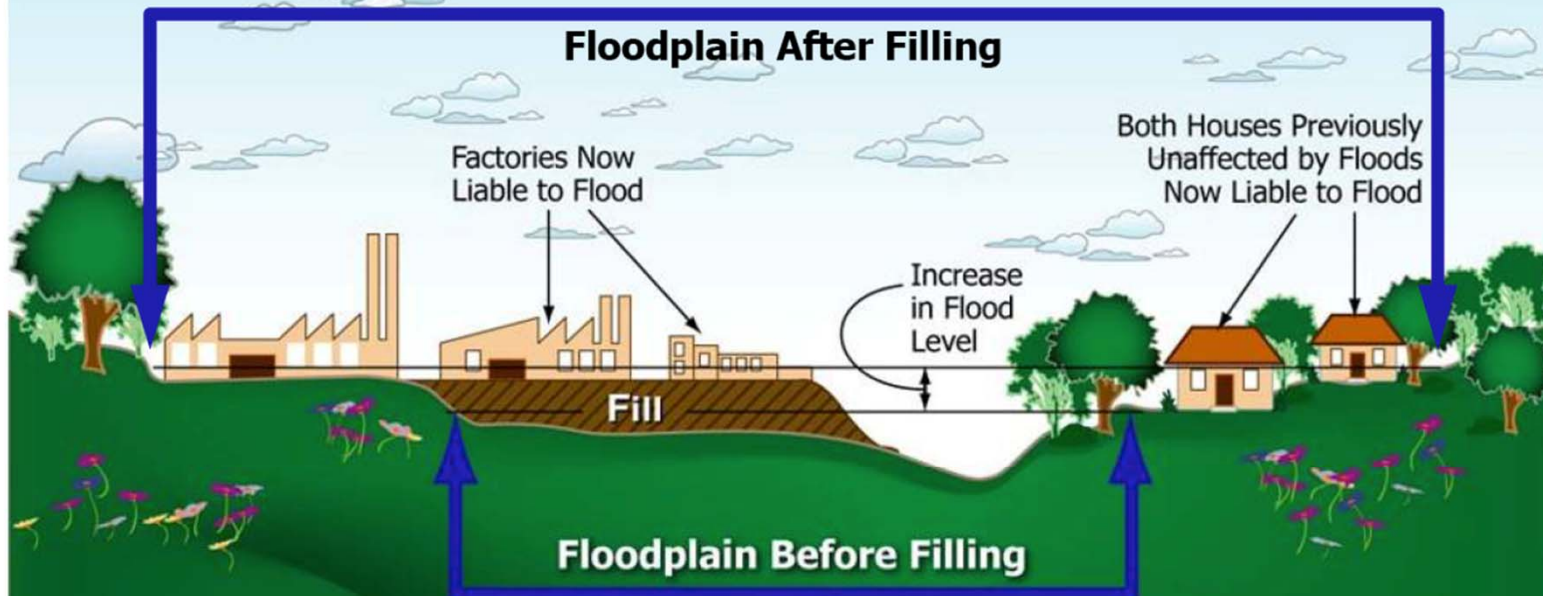


- PWD’s toolbox addresses stormwater; they acknowledge they can’t manage floodwater — **BUT they’re bringing those tools anyway —**
- **If all you have is a hammer, everything looks like a nail**
- Goal: to capture the first 1.5” of runoff from the proposed Light Industrial and Residential sites
- Eastwick’s stormwater system is designed to accommodate the 3-5 year design storm

Water Always Wins

Flood Storage: Protect the Floodplain

Today's Floodplain
Is Not Necessarily Tomorrow's Floodplain



If large areas of the floodplain are filled, then there will be an increase in the land area needed to store flood waters. This means your home or business may be impacted.

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Water Always Wins

Room for Water



- Water spreads out during a flood
- Increase flood storage
- “Nearly all floodplain filling activities create negative consequences to adjacent areas. The ‘bottom line’ is, if you fill in floodplain and reduce the flood storage area, you will likely cause more flooding and other problems in the homes and properties adjacent to it.”

Association of State Flood Plain Managers

Water Always Wins

Eastwick's experience tells us the smart thing is NOT to build there, even if the regulations allow for it.

An OUNCE of Prevention Is Worth a TON of Cure



Add Fred's DRAFT PPT (slides 16-end)

