

# City of Tuscaloosa

Building Back. Stronger. Safer. Smarter

# April 27, 2011

A large, dark, swirling tornado cloud formation is visible over a cityscape. The sky is filled with heavy, dark clouds, and the tornado appears as a massive, dark, funnel-shaped structure descending from the sky. The city below is visible in the distance, with buildings and greenery. The overall scene is dramatic and ominous.

- EF4/5 tornado
- Destroyed 12 percent of the City
- 7,000 people became unemployed
- 53 citizens killed
- Businesses damaged/destroyed: 350+
- Residences damaged/destroyed: 5,000+
- Enough storm debris to fill stadium 5x

# Housing Strategy



# Displaced Residents vs. Emergency Construction Workers

- Realizing the difference – Local displaced residents were assisted as much as possible
- Meeting of local Hotels, Rental Property owners, Churches, etc.
- City of Tuscaloosa is a “College Town”



# ADA Accessibility Guidelines

- All applicable laws and regulations were reviewed and governed accordingly in housing renovation and/or construction

# HUD Waivers – Fair Housing Regulations

- All applicable laws and regulations were reviewed and governed accordingly in housing renovation and/or construction
- Presidential Disaster Declaration does provide for necessary waivers as it relates to administration side of preparing action plans, public hearings, citizen comments on proposals, etc.



# Temporary Housing Strategy

- Daily Interactions with Real Estate Companies
- Public Hearings with Local Leaders & Citizens
- Meeting with Housing Associations and Housing Authority , The Salvation Army, Red Cross, etc.
- CoC groups—meeting to create database, create planning policy for meeting housing needs
- Creation of Housing Database
  - # of units, bedrooms, area, etc.
- Temporary Housing Placement:
  - Best/practical solution: triage and assess housing on an emergency basis and transition out from there
  - Safety is important in regard to where people are placed



# Storm Impact Housing Stock—Pre & Post Disaster

- Pre-disaster:
  - 46% owner occupied
  - 54% renter-occupied
- Post-disaster:
  - 39% were owner-occupied
  - 61% was renter occupied
- Housing Need Assessment Overall

# Assistance, Resources for Homeowners

- Providing information about “shady’ contractors
- Roles of Insurance Companies and Claims
- FEMA Inspectors
- Duplication of Benefits (DOB)



# FEMA

# Planning Strategy



# RAPID DAMAGE ASSESSMENT





**CONTRACTOR  
REGISTRATION  
PROGRAM**



**EXPEDITED PERMIT  
PROCESS**

**ADVISED CITY COUNCIL ON  
ANTICIPATED  
POLICY ISSUES**



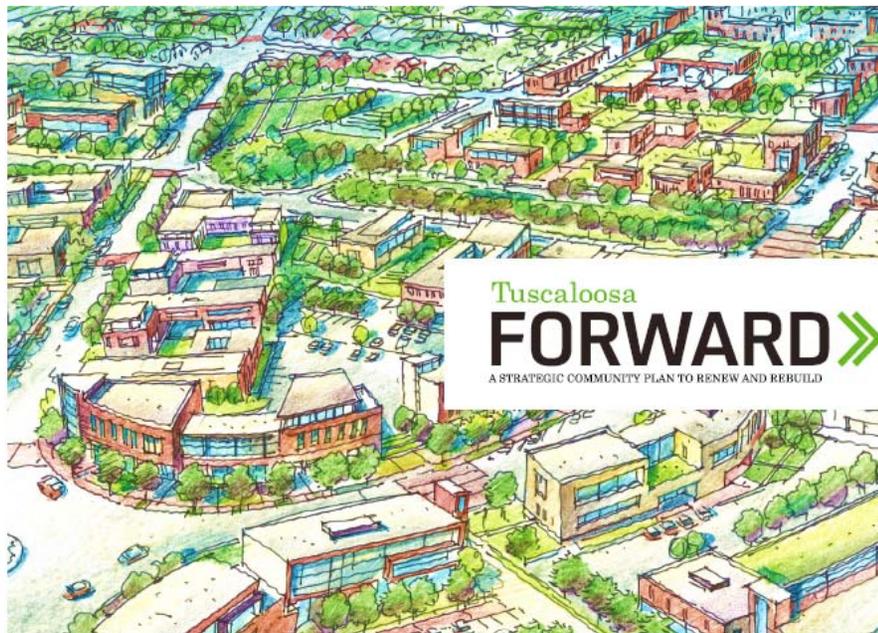


The screenshot shows the 'Tuscaloosa Forward' MindMixer website. The header includes the 'mindmixer' logo and navigation links for 'About MindMixer' and 'How It Works'. A prominent orange button says 'SIGN UP NOW' with 'GET 50 POINTS' below it. The main heading is 'Tuscaloosa Forward' with a welcome message: 'Welcome to the Tuscaloosa Forward MindMixer. Think of this site as an online town hall meeting. We're looking for practical, creative and resourceful ideas that will help rebuild this community.' Below this is a 'JOIN THE MIX' button and social media icons for Facebook, Twitter, and Email. A 'LATEST IDEAS' section lists 'Green Thinking is The Life For Me!' and 'Every school a magnet school'. The 'TOPICS' section is sorted by 'RANDOM' and lists four categories: 'One Transformative Project' (14 ideas), 'Vision' (62 ideas), 'Land Use and Urban Design' (70 ideas), and 'Housing and Neighborhoods' (52 ideas). A 'LEADERBOARD' section shows the top three users: 'chau t' with 1614 points, 'Bama P' with 1472 points, and 'Steven D' with 1424 points.



# The Planning Process

# The Plan



20 July 2011 | Draft

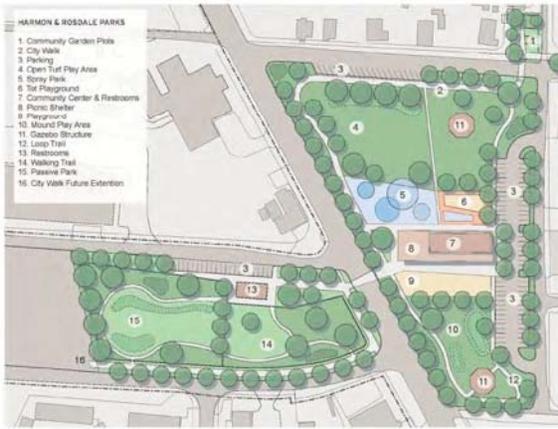
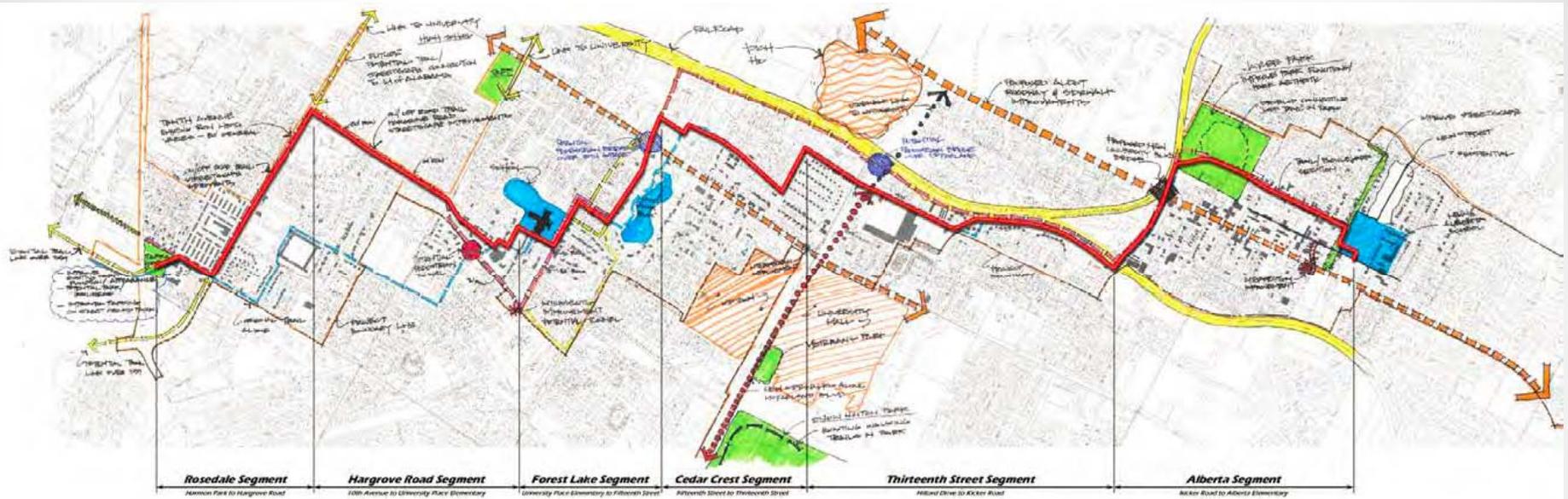




# Implementation



# The Generational Plan



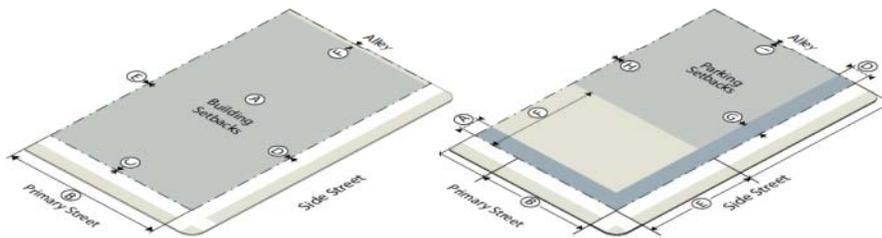
# Modern Zoning Ordinance

## Graphic-oriented regulations

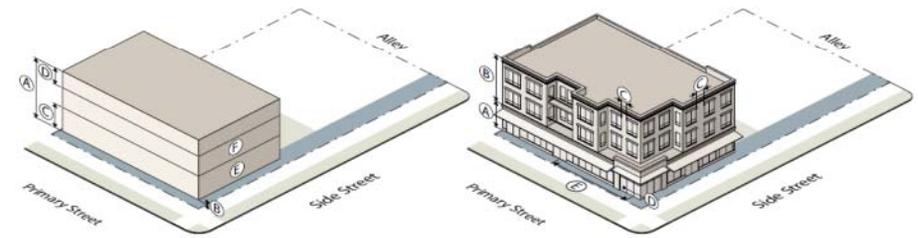
DRAFT Recovery Area Mixed Use Districts

### Building Types

Sec. 24-287. - Mixed Use Building



Recovery Area Mixed Use Districts DRAFT



#### 1. Lot Standards

Lot Dimensions	
A Lot area (min)	3,000 sf
B Lot width (min)	30'
Building Setbacks	
C Primary street (min)	5'
D Side street (min)	5'
E Side interior (min)	0' or 5'
F Side interior, abutting protected area (min)	15'
G Rear (min)	0' or 5'
H Rear, abutting protected area (min)	20'
I Rear, alley (min)	5'
Open Space	
J % of usable open space (min)	15%

#### 2. Building Placement

Build-to Zone (BTZ)	
A Primary street (min/max)	5' / 10'
B % of building in primary street BTZ (min)	70%
C Side street (min/max)	5' / 10'
D % of building in side street BTZ (min)	35%
Parking Setbacks	
E Primary street (min)	30'
F Side street (min)	10'
G Side interior (min)	0' or 5'
H Side interior, abutting protected area (min)	10'
I Rear (min)	0' or 5'
J Rear, abutting protected area (min)	10'
K Rear, alley (min)	5'

#### 3. Height

Building Height	
A Building height (max)	
MX-8 (max)	8 stories / 100'
MX-5 (max)	5 stories / 75'
MX-3 (max)	3 stories / 50'
MX-8, MX-5 (min)	2 stories / 25'
Story Height	
B Ground floor elevation (min)	0'
C Ground story height, floor to ceiling (min)	13'
D Upper story height, floor to ceiling (min)	9'

#### 4. Facade Activation

Transparency	
A Ground story (min)	50%
B Upper story (min)	20%
C Blank wall area (max)	30%
Pedestrian Access	
D Street-facing entrance	Required
E Entrance spacing (max)	100'
Allowed Building Elements	
Porch	No
Stoop	No
Balcony	Yes
Gallery	Yes
Awning	Yes
Forecourt	Yes





# Challenges

A photograph showing the aftermath of a disaster, likely a hurricane or tornado. The scene is filled with debris, including wooden planks, metal sheets, and twisted metal. In the background, several buildings are severely damaged, with their roofs missing and structural frames exposed. A person in a red shirt is visible in the distance, standing near one of the damaged structures. The overall atmosphere is one of devastation and the scale of the destruction.

- **Impaired Communication**
- **Limited Resources**
- **Time**

# LESSONS LEARNED:



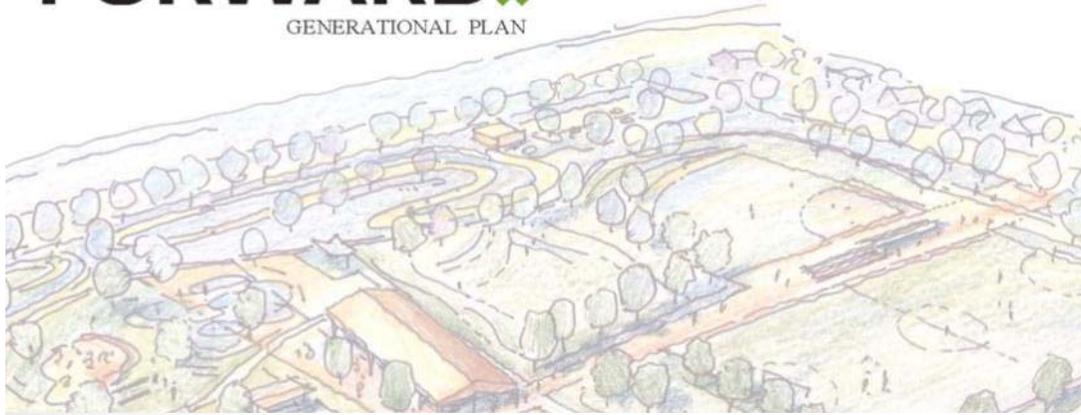
- Keep all Plans and Maps up to Date
- Know Your Community Partners
- Have a Plan to Expedite Services
- Communication is Key

# Recovery Strategy





Tuscaloosa  
**FORWARD**   
GENERATIONAL PLAN





# TAVRC

## Tuscaloosa Area Volunteer Reception Center

Home
Register to Volunteer
Request Assistance
Report Hours
Meet Our Staff

Welcome

The TAVRC seeks to help volunteers find their place in the area's long term recovery efforts and to continuously match the unmet needs of storm victims to resources offered by volunteer groups.

Use this site to register as a volunteer, first recovery-related assistance, report volunteer hours and make donations to Tuscaloosa's recovery fund.

**Volunteer Opportunities**

TAVRC Open House/Community Clean Up  
October 5, 2011 (To participate please contact the VRC)

All For 1 Community Day 1 (Alberta City)  
October 23, 2011 (Contact John Lambert of the VRC to participate)

**Tuscaloosa Forward**

Tuscaloosa Forward Plan passes unanimously by the City of Tuscaloosa City Council

Look for the Tuscaloosa Forward tent on the quest September 24, 2011



Visit Tuscaloosa Forward.com



## Tuscaloosa is Building Back *Smarter*

Richard A. Curry Environmental Services Facility



## Tuscaloosa is Building Back *Safer*

East Police Precinct, Fire Station #4, 25th Avenue Realignment



## Tuscaloosa is Building Back *Stronger*

Forest Lake



## Tuscaloosa is Building Back *Smarter*

Alberta School for Performing Arts



CONNECTIVITY



TECHNOLOGY



HEALTHCARE



INFRASTRUCTURE



FINANCING

