

# Downtown Regeneration

A C.L.E.A.R. Vision

Karington Allen and Riley Dibble

Camp Hill Resilience Plan

## Our Team

Karington Allen

Riley Dibble



Photo Credit: Cas Shattler

## Agenda

- Background Context and Analysis
- Community Engagement
- Vision and Goals
- Implementation Guide
- Closing Remarks

## Background Context

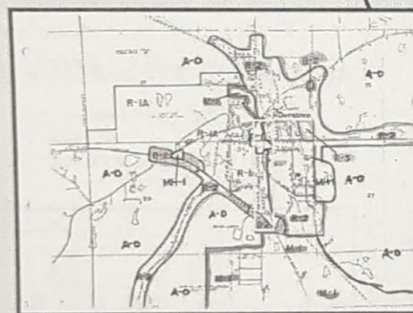
Specific to the Downtown Corridor

## Zoning

There are currently four zoning districts.

- B-1 (Local Business District)
- B-2 (Neighborhood Business District)
- R-1A (Residential Single Family)
- R-2 (Residential Single Family and Duplex)

Nonconforming uses are present.



(Town of Camp Hill Zoning Board, 2018, p. 46)

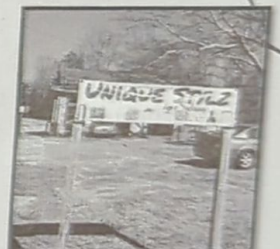
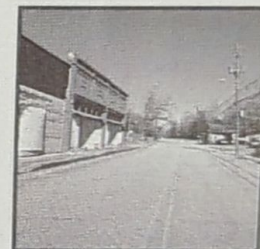
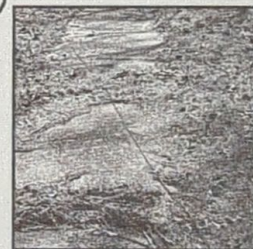


Photo Credit: Downtown Team

## Conditions

Infrastructure is in varying conditions  
Ongoing renovations  
Some businesses

## Community Engagement

February 28, 2024

## February 28 Event

### Three Activities

Survey  
Design Boards  
Mapping

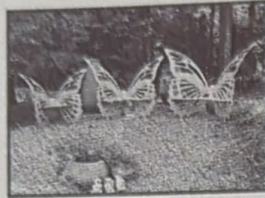


Photo Credit: Dr. Megan Heim LaPrombois



## What Did We Learn from the people?

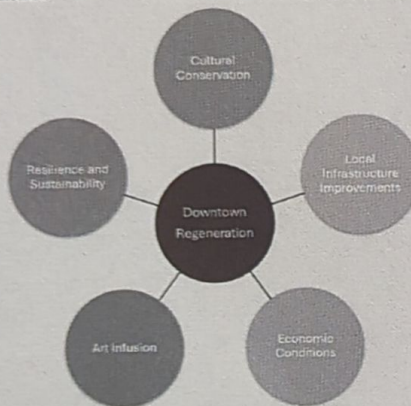
- Multimodal transportation
- More art
- Create third places
- Historic character
- More things to do



## Vision and Goals

Camp Hill's historic downtown corridor will be revitalized to become a vibrant, resilient hub that fosters economic growth, community well-being, and sustainability while preserving the old-town feel.

## A.C.L.E.A.R. Vision

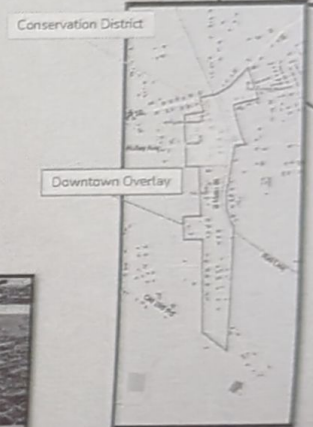
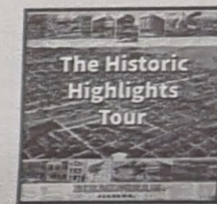


## Cultural Conservation

Preserve and celebrate the downtown's historical and cultural heritage while embracing innovation and modernization

### Strategies

1. Inventory of Significant Landmarks
2. Cultural Heritage tourism
3. Preservation Zoning and Conservation Districts  
Opelika, AL and Seattle, WA



## Local Infrastructure Improvements

Upgrade and restore pedestrian and other forms of infrastructure to enhance accessibility, mobility, safety, and efficiency for residents, businesses, and visitors

### Strategies

1. Zoning  
Multiple overlays, should decide which to implement
1. Development Standards for Pedestrian/Cyclist Infrastructure  
Inspired by Prattville, Camp Hill should explore value capture and developmental agreements

Downtown Overlay

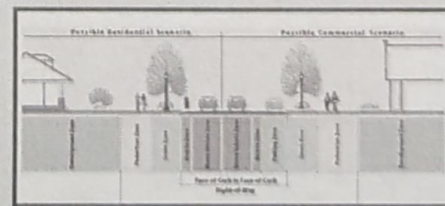


## Local Infrastructure Improvements

Upgrade and restore pedestrian and other forms of infrastructure to enhance accessibility, mobility, safety, and efficiency for residents, businesses, and visitors

### Strategies

3. Open/Green Space Requirements  
Open Space Ratios, Recreation Space Ratios (Huntsville)
4. Establish Streetscape or Landscape Design Standards  
Complete Streets concept



[City of Charlotte, 2007, p. 76]



Photo Credit: Downtown Team

## Local Infrastructure Improvements

Upgrade and restore pedestrian and other forms of infrastructure to enhance accessibility, mobility, safety, and efficiency for residents, businesses, and visitors

### Strategies

5. Improve Pedestrian Infrastructure
6. Improve Multi-modality Transportation



(Under Street Photo: n.d.)



(Bike & Bus Lane Solutions: n.d.)



Photo Credit: Downtown Team

## Economic Conditions

Prime downtown Camp Hill for sustainable economic development while prioritizing local businesses and residents in effort to limit displacement

### Strategies

1. Promote Mixed-Use Development
2. Address Social Vulnerabilities in the Face of Gentrification
3. Encourage Adaptive Reuse



Photo Credit: Downtown Team



Integrate a variety of public art forms from local artists to enrich and activate downtown spaces

1. Art and Culture Uses in Zoning
2. Expand the Amount of Public Art
3. Public Private Relationships
4. Art Festivals



Photo Credit: Downtown Team



(Labrecqz 2017)

Implement sustainable practices to mitigate climate change impacts while enhancing Camp Hill's environmental, economic, and equitable resilience capabilities

1. Disaster Preparedness Workshops
2. Update Building Codes  
Wind-resistance, impact-resistant roofing, energy efficiency, etc.
3. Improve Social Capital  
Citizen advisory councils, online weblogs



(Kanda Reef, n.d.)

Name	Funding Type	Source	Goal(s)	Link
State Revolving Fund	Loan	Alabama Department of Environment Management	Resilience and Sustainability	<a href="https://adem.alabama.gov/programs/srfa/index.cfm">https://adem.alabama.gov/programs/srfa/index.cfm</a>
Emergency Management Performance Grant	Grant(s)	Federal Emergency Management Agency	Resilience and Sustainability	<a href="https://www.fema.gov/articles/press-releases/emergency-management-performance">https://www.fema.gov/articles/press-releases/emergency-management-performance</a>
Environmental Literacy Program	Grant(s)	National Oceanic and Atmospheric Administration	Resilience and Sustainability	<a href="https://www.noaa.gov/office-education/el/grants">https://www.noaa.gov/office-education/el/grants</a>
Strengthen Alabama Homes	Grant(s)	Alabama Department of Insurance	Resilience and Sustainability	<a href="https://strengthenalabamahomes.com/">https://strengthenalabamahomes.com/</a>

\*Refer to plan for full funding resource table.

Nearly 50 funding sources of varying types were identified!

A guide to implement the strategies

Goal	Strategy	Timeline	Priority
Cultural Conservation	Preservation Zoning and Conservation Districts	Long Term	High
Local Infrastructure Improvements	Downtown Overlay District	Long Term	Medium
Economic Conditions	Prohibit Short-term Rentals/AirNBs	Long Term	Low
Art Infusion	Art Festivals	Mid Term	Low
Resiliency and Sustainability	Update Building Codes	Long Term	High

- The complete guide also includes general requirements and stakeholders

\*Refer to plan for full implementation schedule.

Please reach out to us if you have any comments!

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## Vision

Nurture prosperity by fostering resilience through innovation and investment, empower growth for all, and safeguard our community's assets and resources.

## Important Factors of Economic Development

- **Purpose** – Economic Development
- **People** – Citizens, Local Officials, and Businesses
- **Place** – Downtown, Homes, Parks, etc.
- **Programs and Services** – food pantry, health, entrepreneurship, and home improvement
- **Promotions** – the importance of messages conveyed and perceived

## Strengths and Opportunities

**S**

- Camp Hill's proximity to HWY 280 and Highway 50: Accessibility, Community Connectivity, Economic Development, and Tourism
- Camp Hill owns land adjacent to HWY 280
- Camp Hill Core Collective (CHCC)

**O**

- Downtown revitalization
- Tourism development
- Public-private partnerships
- Entrepreneurial ecosystem



## Goals

Increase Workforce Development

Addressing Missing Community Needs

Safeguard and Amplify Local Assets

Generate Sustainable Revenue Streams

Increase Household Wealth

## Goal 1: Increase Adult Workforce Development

### POTENTIAL INDUSTRIES FOR CAMP HILL, AL

#### TOURISM AND HOSPITALITY



Pop up art studios, artist workshops and classes, artisanal markets and craft fairs, festivals, and outdoor theatrical performances.

#### RETAIL AND SERVICES



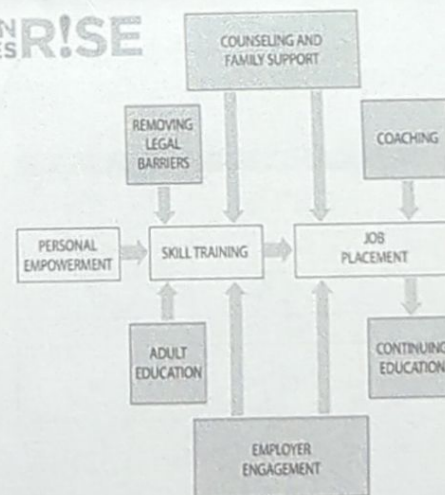
Hardware store, auto repair and service station, laundromat and dry cleaning service, small satellite bank, family owned restaurant/cafe shop.

#### EDUCATION



Establish a childcare center, preschool, or early learning program to meet the needs of families with young children.

TWIN CITIES RISE



- 8-week career training program
- Personal development – resume building, interviewing, health wellness
- Financial Development – financial literacy, asset building program and financial counseling
- 21st-century skills – critical thinking, communication, collaboration, adaptability, and leadership
- Career Coach – skills assessment, goal setting, professional networking, and career placement
- Program cost per participant \$9,000 per 8 weeks

## Addressing Missing Community Needs

### Community/Home Gardens & Community Grocery Store



- Volunteer-run & community stocked co-op
- Downtown location to promote accessibility
- 147 S Main St
- Post 60 Market, Emerson, NE



- Community Garden located in Public Park
- Produce from garden used to stock Grocery Store
- Volunteer Program for park maintenance
- Windy Van Hooten Teaching Gardens Gadsden, AL



## Addressing Missing Community Needs

### Transportation



- Bike share program
- Bicycle lanes and routes
- Signage
- Fee for service



- Enhanced Mobility of Seniors & Individuals with Disabilities
- Fee for service program
- Extend routes to Opelika and Auburn





Update Public Parks

- Build a playground from recycled materials
  - Splash pad for children during the summer
  - Water fountains/public restroom
- 
- Youth and adult sports leagues
  - Fee-based program
  - Promote health and wellness and community building



## Safeguard and Amplify Local Assets

### Local Businesses and Art

- Retail: restaurants/cafes, laundromats/cleaners, clothing store, gas station, and mechanic shops
  - Services: daycare, senior center, pool, and library
- 
- Public art by local artists to highlight the rich history in Camp Hill
  - Integration of Local Art in Business



## Generate Sustainable Revenue Streams

- Entrepreneur Hub: event spaces, shared kitchen space, classrooms, and co-working
  - Taxes from businesses
  - Establish businesses on property off HWY 280
- 
- Establish and collaborate with sister cities
  - Expand health and wellness services: fitness centers and wellness retreats



## Increase Household Wealth

- Lee County Literacy Coalition
  - GED Preparation
  - 1 on 1 Tutoring
  - Family/Health/Financial Literacy
  - Digital/Workplace Literacy
- 
- Skill development and training
  - Homebased businesses
  - Rural Tourism and hospitality art, food, and history



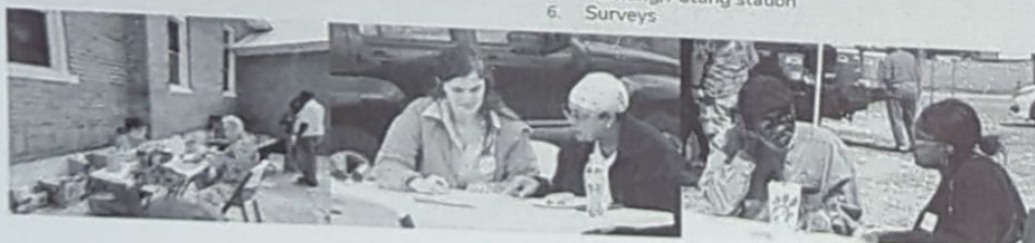
## Community Event

#### Participating Organizations:

- Participating Organizations:
- Alabama Rural Ministry
- O-Grow
- Circle K International at Auburn University
- Alabama Arise
- Lee County Literacy Coalition
- Women in Nonprofit Foundation

**Event Features:**

- Event Features:**
1. Food was available, including hotdogs, hamburgers, and soft drinks. Additionally, a charcuterie board provided by Grazer Co.
  2. Raffle
  3. Toy Giveaway
  4. Handmade dog toy station
  5. Planting/Potting station
  6. Surveys

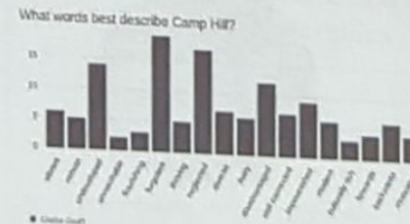


## Survey Findings

What other resources or services (that are not on this list) are important to Camp Hill's economic development?

What other words (ones that are not on this list) best describe Caine Hill?

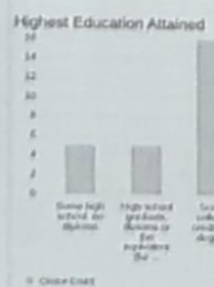
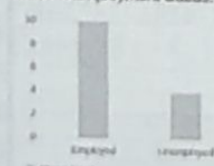
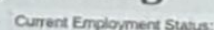
What would you like Camp Hill to look like in the future?



- **Angels**, well-regarded, but according to the executives in this community, unproven results, (private) equity, and over-investment.
- **Equity client**
- **Chase**, RE success not tied to Group will be, while this, would like to be a successful place in the real estate
- **Marketing**
- **Advised also to be**
- **Mark John**
- **Michael A. Li**
- **Modern, more affordable housing options, and jobs**
- **Somehow proved to not my future**
- **Spoke enthusiastically of new and emerging**
- **Development**

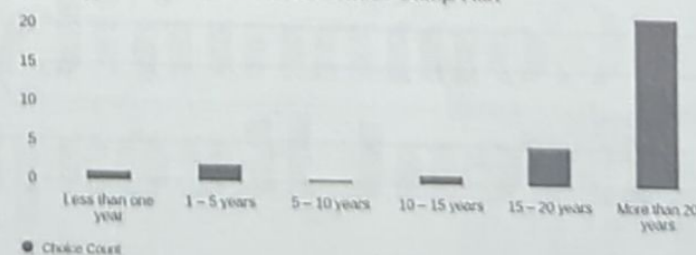
## Survey Findings

It seems to me, you without, around, about me, under my, sitting over, with you, together with, together with, and, with you, my performance, saying that all long the president there is here.



## Survey Findings

How long have you been a resident of Camp Hill?





Thank you Camp Hill,  
Alabama for this AUsome  
partnership!

# Camp Hill Resiliency Plan: Housing

Alyssa Albrecht, Kayla Chase, and Cas Shetter

// SPRING 2024 - CPLN7610

## AGENDA

- INVENTORY & ASSESSMENT
- COMMUNITY EVENT RECAP
- GAPS & OPPORTUNITIES
- VISION & GOALS
- IMPLEMENTATION
- CLOSING REMARKS

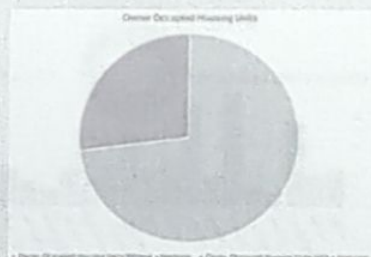


Residents walk the streets of downtown Camp Hill. Source: Alex City Outback, CPH Election

## Inventory & Assessment

### Housing Inventory

- Housing needs are currently trumped by need for repairs and accessibility, with particular care for elderly community members
- Approximately 438 households
- Mostly single-unit structures
- Mostly owner-occupied without a mortgage
  - Higher than national average!



### Vulnerabilities, Conditions, and Assets

- Vulnerabilities
  - Mold
  - Inaccessible homes and streets
  - Slow population growth
  - Heirs' Property
- Conditions
  - Affordable land
  - Affordable homes
- Assets
  - Slow population growth
  - Projected increase in land and home value

## Community Event Recap

Mount Lovely Baptist Church  
Camp Hill, Alabama

### Housing Community Event

- Held on Saturday 2/10/2024
- Housing surveys & discussions
- Background on current housing situation
- Pamphlets for supplemental housing information were distributed



MCP students at the housing community event. Source: MCP Program at Auburn University



## Survey Feedback Insights

What can Camp Hill do to be better prepared for the next storm?

- "(The) Camp Hill community (could) be better prepared for the next storm if the residents had insurance."
- "Storm proof current housing, build community networks of support."
- "Early warning (more resources)"



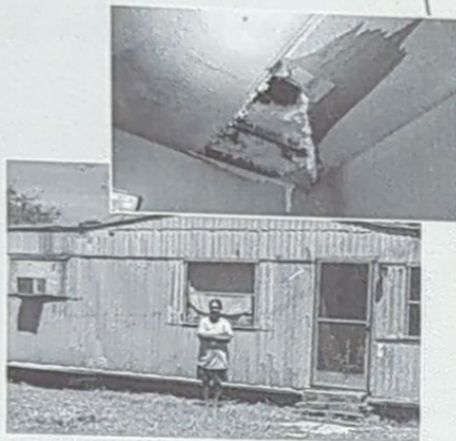
Camp Hill friends and residents in discussion with MCP students. Source: MCP Program at Auburn University

## Gaps & Opportunities

As a collective, we identified housing gaps and opportunities that are most significant and relevant to the people of Camp Hill given the scope of a resilience plan. Our experiences talking to residents, community partners, and friends of the town during all three community events helped us solidify these ideas.

### Housing Gaps

- Vulnerability to storms
- Lack of home insurance
- Unsafe & Inaccessible Housing
- Heir property issues
- Town water service issues
- Energy Burden



Damage inside a Camp Hill Home. Source: Treadlyder.com (Lee Hedgepeth)  
A Camp Hill Mother in Front of Her Home. Source: Treadlyder.com (Lee Hedgepeth)

### Housing Opportunities

- Affordable housing programs
- Affordable single-family homes
- Community events for feedback
- Educational Programs
- Resilience hub implementation
- Geographical location



Camp Hill water tower over targeted roof of Camp Hill Baptist Church. Source: Alabama Belltower (Steve Miley)

## Vision & Goals

### Vision

By transforming and revitalizing Camp Hill's housing stock with climate change and historical context in mind, Camp Hill will keep affordable, realistic, and attainable community-centered development prioritized in order to build back resilient

### 1) Make Houses Resilient & Resistant to Climate Change

There needs to be a strong focus on providing weatherization of housing in Camp Hill.

- Housing Rehabilitation Programs
  - ADECA
  - CARPDC
- Urban Design Principles
  - Resiliency
- Identification of grants and workshops
  - Community Services Block Grants



Targeted Houses Across Camp Hill. Source: Treadlyder.com (Lee Hedgepeth)

### 2) Ensure Safety & Security in Housing Communities

- Build a permanent recreational or community center that will also act as a resiliency hub.
  - High capital project that is worth the investment
- Implement effective and consistent radio communication for emergency, weather, and local news.
  - Lack of technology
  - 103.9 FM OBS Radio



Camp Hill Resiliency Hub. Source: City Renewables.org



### 3) Care & Consideration for the Elderly in Housing

- Implement accessible building design
  - Universal Design
- Review zoning and land use policies
- Is there potential for age friendly and accessible communities.
  - Accessory Dwelling Units (ADUs) for generational families
  - Age Restricted Affordable Housing



### 4) Foster Residential Growth

- Strategy: Auburn University Rural Studio, 20k home project
  - Promotes affordable housing, collaboration, and economic development.
  - Boost residential growth
  - Vibrant and resilient future in Camp Hill

### 5) Create Plan for Housing Developments

- Strategy: Build relationships with housing relief organization (Habitat for Humanity)
  - Provides expertise, resources, and community engagement.
  - Addresses housing challenges
  - Promotes resilience
  - Affordable and sustainable housing options
- Strategy #2: Fortified Homes Program (IBHS)
  - Enhances durability
  - Safer and resilient neighborhoods
  - Prioritizes resident well-being and security

### 5) Create Plan for Housing Developments

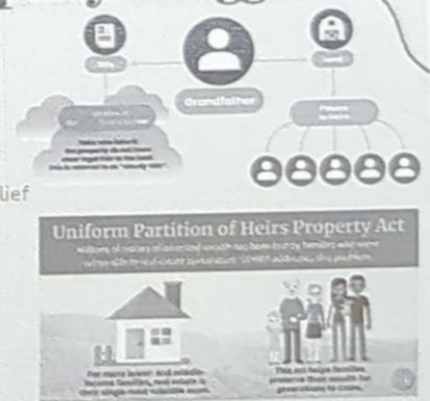
- Affordable housing tax credits (Low Income Housing Tax Credits (LIHTC))
  - Encourages the development of affordable rental housing
  - Promotes stability and affordability for low-income households
  - Promote inclusive growth for its residents.

### 6) Prevent Residential Displacement

- Co-op development recommendation instead of for-profit/ private developments
  - The Alabama Council on Human Relations Inc. (ACHR) helps Camp Hill empower residents to maintain stable housing.
    - Promotes community resilience
    - Equitable access to safe, affordable homes for everyone.

### 7) Alleviate Heirs' Property Struggles

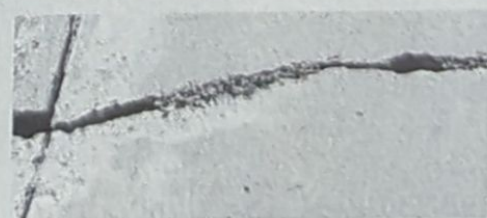
- Making a game plan:
  - Identifying heirs
  - Tenants in common and partition law
- Connect community with heirs' property relief organizations
  - Many organizations are there to help
    - AL State Association of Cooperatives
    - See plan for full list



- Heirs' Property Relending Program workshops and applications
  - Provides loans to individuals
  - Heirs apply directly to lenders
- Heirs resolve title issues with funds given to them
  - Can also be used to consolidate property
  - Heirs obtain legal title
    - Once the legal title is obtained, the heirs can apply for USDA-specific loans, programs, services, and grants. With a legal title, assistance from other government resources such as FEMA can be applied for
- Investing in the land
  - Long term investments instead of short term investments
  - Increasing property value, not just using property value

### 8) Promote an Accessible Community

- ADA and Zoning
  - Local governments are obligated to modify procedures and policies
- Accessibility in housing through ADA compliance
  - "Accessible" focuses on creating spaces that cater to diverse range of needs, not just legal obligations
- Zoning reformation to promote and encourage ADA compliance





# Implementation Schedule

## Time Frame

Implementation time frame descriptions range from 1 year to 10+ years depending on the amount of resources and support needed to complete the task at hand.

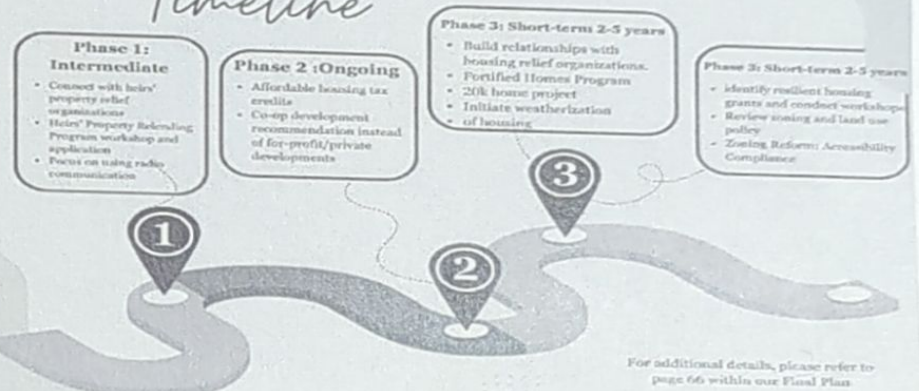
- Immediate: Begin within a year
- Ongoing: Continual action
- Short-term: 2-5 years
- Mid-term: 6-10 years
- Long-term: 10+ years

## Resource Impact

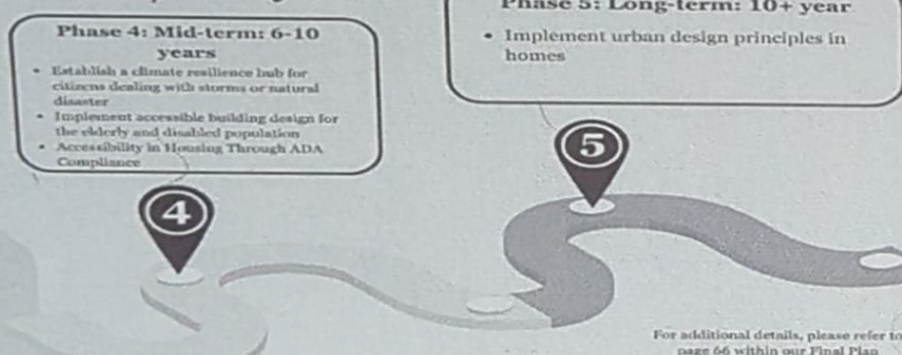
The impact these strategies and tasks have on community funds and resources range from little to no cost to major financial investments.

- Minimal: Can be completed with policy and/or staff at little to no cost
- Low: \$0 - \$25,000
- Medium: \$25,000 - \$50,000
- High: \$50,000 +
- Capital: \$250,000 +

## IMPLEMENTATION Timeline



## IMPLEMENTATION Timeline



## Immediate Implementations

- Focus on using radio communication for emergencies, weather alerts, and local news
  - Minimal resource impact
- Heirs' Property Relending Program workshops and application
  - Minimal resource impact
- Initiate weatherization of housing
  - Currently in the news!

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