



FEMA

Safe Growth Audit: Integrating Hazard Mitigation into Comprehensive Plans

Hazard Mitigation & Downtown's Vital Role in a Thriving Community

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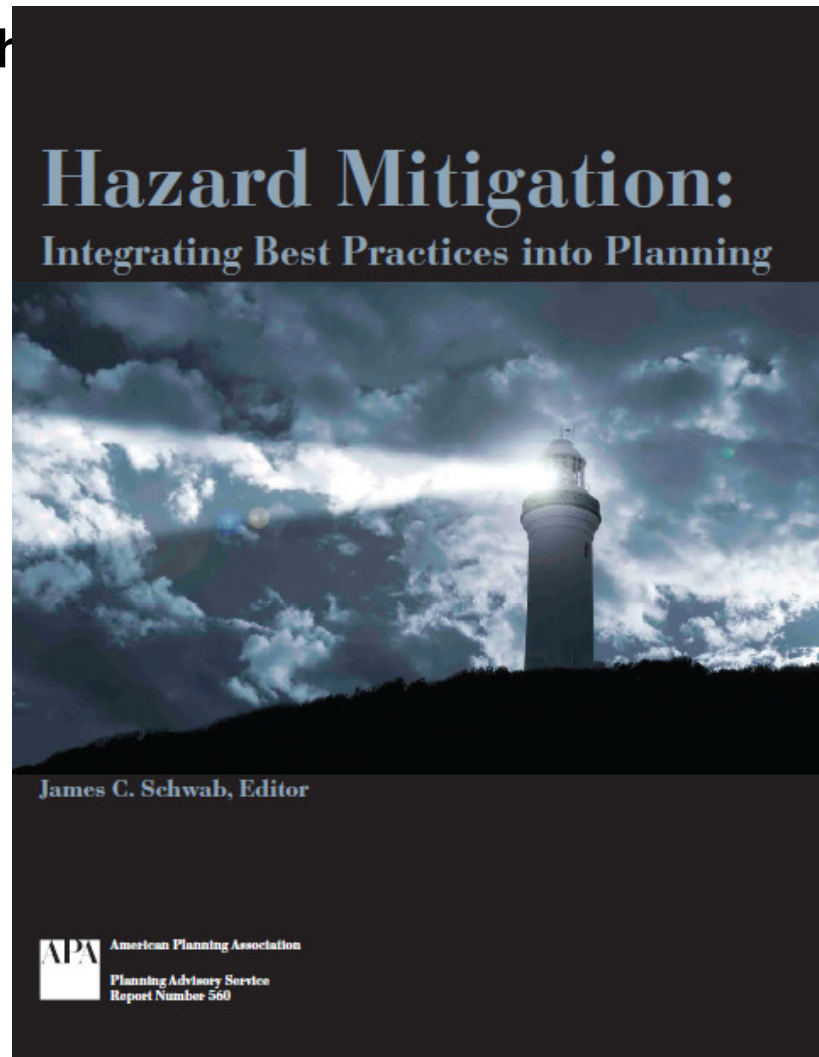
RiskMAP

Increasing Resilience Together



Overview

- Guiding Principles of Safe Growth
- Basic Safe Growth Audit



Guiding Principles of Safe Growth

- **Create a Safe Growth Vision**
- **Guide Growth Away from High Risk Locations**
- **Locate Critical Facilities Outside High-Risk Zones**
- **Preserve Protective Features of the Natural Environment**
- **Retrofit Buildings and Facilities at Risk in Redeveloping Areas**
- **Develop Knowledgeable Community Leaders and Networks**
- **Monitor and Update Safe Growth Programs and Plans**

Source: Beatley, 2009

Basic Safe Growth Audit

COMPREHENSIVE PLAN

▪ *Land Use*

- Does the future land-use map clearly identify natural-hazard areas?
- Do the land-use policies discourage development or redevelopment within natural-hazard areas?
- Does the plan provide adequate space for expected future growth in areas located outside of natural-hazard areas?

▪ *Transportation*

- Does the transportation plan limit access to hazard areas?
- Is transportation policy used to guide growth to safe locations?
- Are movement systems designed to function under disaster conditions (e.g., evacuation)?

Source: Godschalk 2009

Basic Safe Growth Audit

COMPREHENSIVE PLAN

▪ *Environmental Management*

- Are environmental systems that protect development from hazards identified and mapped?
- Do environmental policies maintain and restore protective ecosystems?
- Do environmental policies provide incentives to development that is located outside of protective ecosystems?

▪ *Public Safety*

- Are the goals and policies of the comprehensive plan related to those of the FEMA Hazard Mitigation Plan?
- Is safety explicitly included in the plan's growth and development policies?
- Does the monitoring and implementation section of the plan cover safe-growth objectives?

Basic Safe Growth Audit

ZONING ORDINANCE

- Does the zoning ordinance conform to the comprehensive plan in terms of discouraging development or redevelopment within natural hazard areas?
- Does the ordinance contain natural-hazard overlay zones that set conditions for land use within such zones?
- Do rezoning procedures recognize natural hazard areas as limits on zoning changes that allow greater intensity or density of use?
- Does the ordinance prohibit development within, or filling of, wetlands, floodways, and floodplains?

Source: Godschalk 2009

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SUBDIVISION REGULATIONS

- Do the subdivision regulations restrict the subdivision of land within or adjacent to natural hazard areas?
- Do the regulations provide for conservation subdivisions or cluster subdivisions in order to conserve environmental resources?
- Do the regulations allow density transfers where hazard areas exist?

CAPITAL IMPROVEMENT PROGRAM AND INFRASTRUCTURE POLICIES

- Does the capital improvement program limit expenditures on projects that would encourage development in areas vulnerable to natural hazards?
- Do infrastructure policies limit extension of existing facilities and services that would encourage development in areas vulnerable to natural hazards?
- Does the capital improvement program provide funding for hazard mitigation projects identified in the FEMA Mitigation Plan?

Basic Safe Growth Audit

OTHER

- Do small area or corridor plans recognize the need to avoid or mitigate natural hazards?
- Does the building code contain provisions to strengthen or elevate construction to withstand hazard forces?
- Do economic development or redevelopment strategies include provisions for mitigating natural hazards?
- Is there an adopted evacuation and shelter plan to deal with emergencies from natural hazards?

Source: Godschalk 2009

Best Practices

- Charlotte / Mecklenberg County, North Carolina
- Roseville, California
- Luzerne & Lackawanna Counties, Pennsylvania
- Greensburg, Kansas



Safe Growth is Smart Growth

- **FEMA-EPA
Memorandum of
Agreement (2010)**

- <http://www.fema.gov/plan/mitplanning/index.shtm>

