



Property Protection Program



City of Centralia Property Protection Program





Property Protection Program

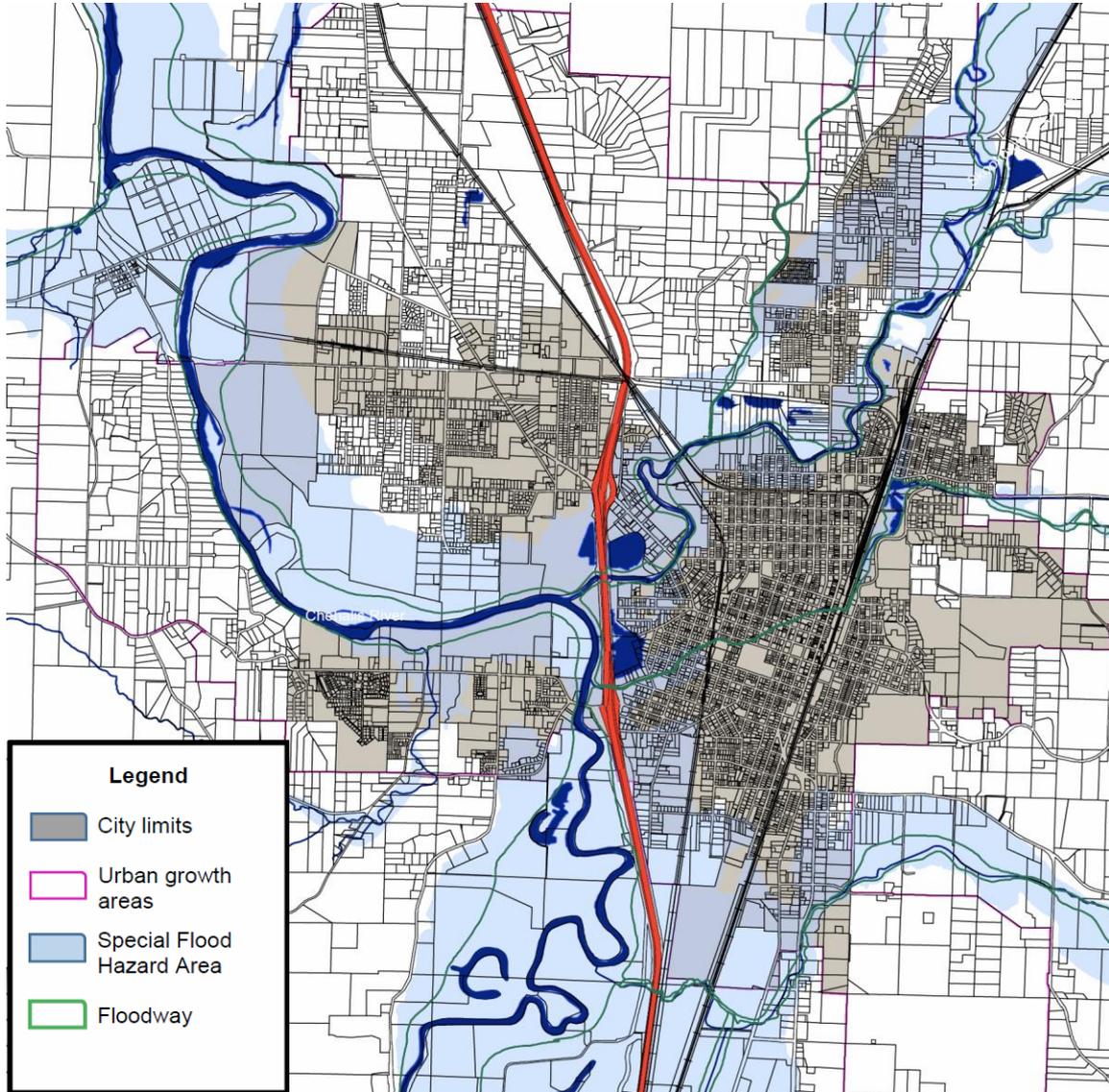


Centralia Area Property Protection Program Report

- ✓ Reviews the City's flood problem
- ✓ Reviews property protection measures
- ✓ Inventories floodplain properties
- ✓ Recommends which measures to use and where
- ✓ Proposes a program of technical and financial assistance for property owners
- ✓ Needs funding support
- ✓ Details being worked out



Property Protection Program



100-year Flood
> 1,300 buildings
\$67 million in damage to structures
\$100 million in damage to contents and inventory



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Table 1. Building Types by Area

Single-Family Homes							Other	Total All Buildings
Elevated Foundation			Slab	Base-ment	Mobile Home	Total		
1' – 2'	3' – 4'	5'+						
620	127	26	66	9	84	932	201	1,133

“Other” includes commercial, public, and multi-family properties.
 Vacant and abandoned buildings and accessory structures are not included in the counts.
 Data from Table B-2 in Appendix B, page 20.

82% single family homes

83% of them are on elevated foundations

13% are already elevated above a flood level



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Property Protection

Six approaches reviewed:

- Acquisition
- Elevation
- Barriers
- Dry Floodproofing
- Wet floodproofing
- Utility Protection



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Acquisition



- ✓ Vacant, dilapidated buildings
- ✓ Deep and/or high velocity flood hazard
- ✓ Site needed for another purpose



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Elevation



- ✓ Buildings on crawlspaces, elevated foundations
- ✓ Flood depths \leq 8 feet, lower velocities



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Barriers



- ✓ Flood depths \leq 3 feet, lower velocities
- ✓ Adequate warning to close openings



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Dry Floodproofing



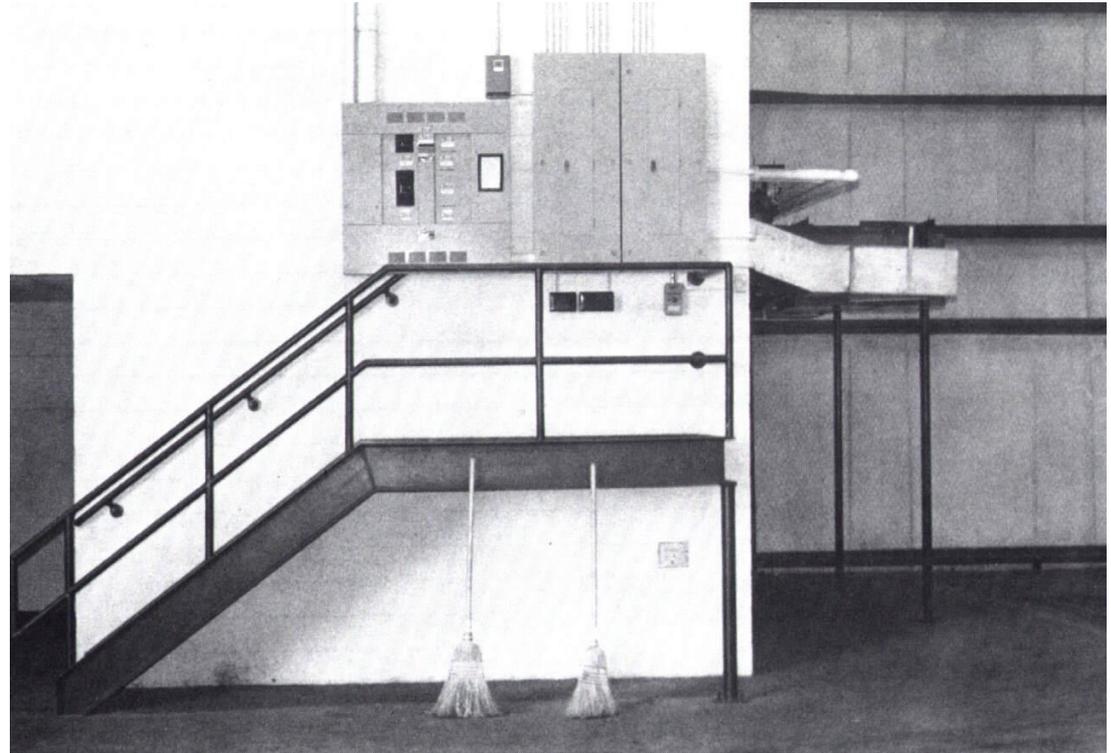
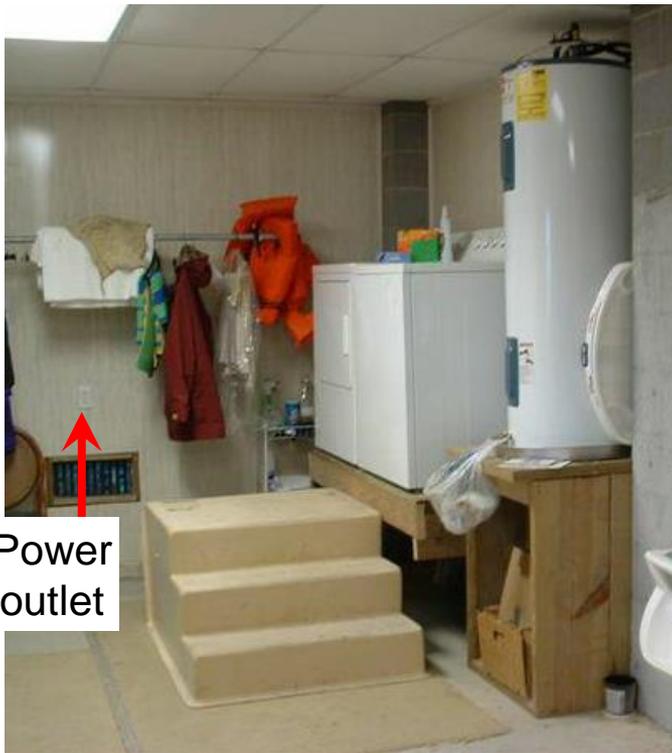
- ✓ Buildings on slab foundation
- ✓ Flood depths \leq 2 feet, lower velocities
- ✓ Adequate warning to close openings



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Wet Floodproofing



- ✓ Garages, floodable areas
- ✓ Lower velocities



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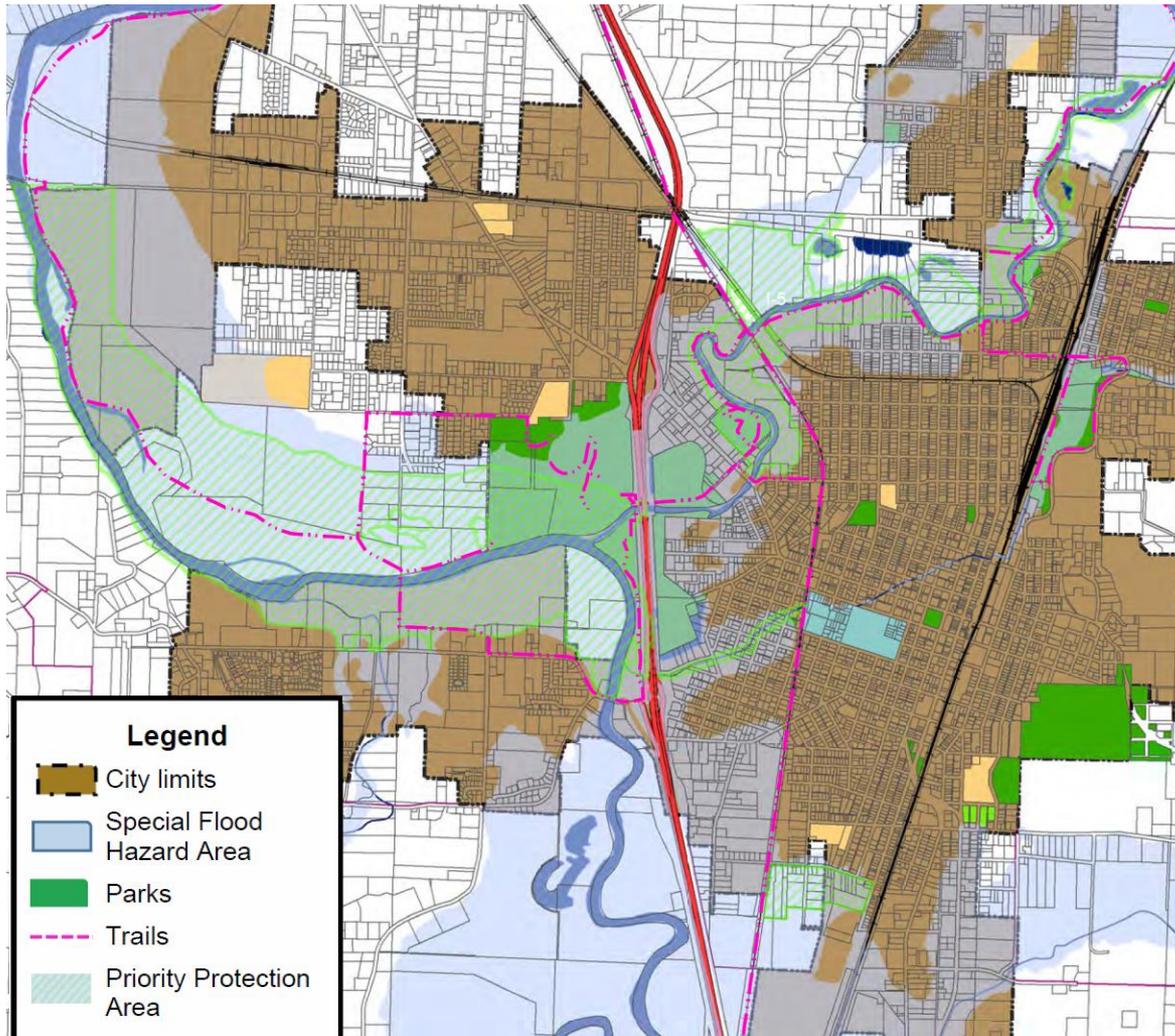
Utility Protection



- ✓ Outdoor fixtures
- ✓ Crawlspace



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Priority Protection Area

- ✓ Regulatory floodway
- ✓ Shoreline buffer areas
- ✓ Not zoned for redevelopment
- ✓ Adjacent to parks, trails
- ✓ Environmentally sensitive areas

Preferred for acquisition, open space preservation



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Questions?

