



“Embracing our Heritage, Advancing our Future”

August 11, 2023

Southeastern Arizona Governments Organization
Attn: Chris Vertrees, Transportation Program Administrator
1403 West Highway 92
Bisbee, AZ 85603

Dear Mr. Vertrees:

I am pleased to present the City of Douglas application for the Surface Transportation Block Grant Program for consideration of our project “Douglas Downtown Revitalization Streetscape”. The City is poised and committed to investing in our historic downtown, a vital aspect of our community that bridges our rich past with a promising future.

Beyond beautification, this project encapsulates an overarching goal to bolster economic prospects, enhance pedestrian safety, and cultivate a more inclusive, vibrant community. By rejuvenating the heart and soul of Douglas, we are not only fostering local enterprise but instilling renewed community pride.

Our collaborative efforts with J2 Design since 2019, underpinned by methodical planning phases, and the City’s commitment of \$1.3 million towards this project, attest to our commitment and strategic foresight. Anticipating the 30% design by late September 2023, the STBG funding's allocation will be crucial to sustain the project's momentum.

The Douglas Downtown Revitalization Streetscape Phase I Project is not just a project; it is a promise to the future generations of Douglas. We trust the Surface Transportation Block Grant Program will see the profound impact of this endeavor, and we humbly request your support in turning this vision into a tangible reality.

Thank you for your consideration of our project, a beacon of economic resurgence and community enhancement for Douglas. For any questions you may contact me at ana.urquijo@douglasaz.gov.

Sincerely,

A handwritten signature in blue ink that reads "Ana Urquijo". The signature is fluid and cursive, with a large loop at the end.

Ana Urquijo, ICMA-CM
City Manager

Cc: Donald C. Huish, Mayor

DOWNTOWN REVITALIZATION STREETScape

MINI DESIGN CONCEPT REPORT

Surface Transportation Block Grant Program

August 8, 2023

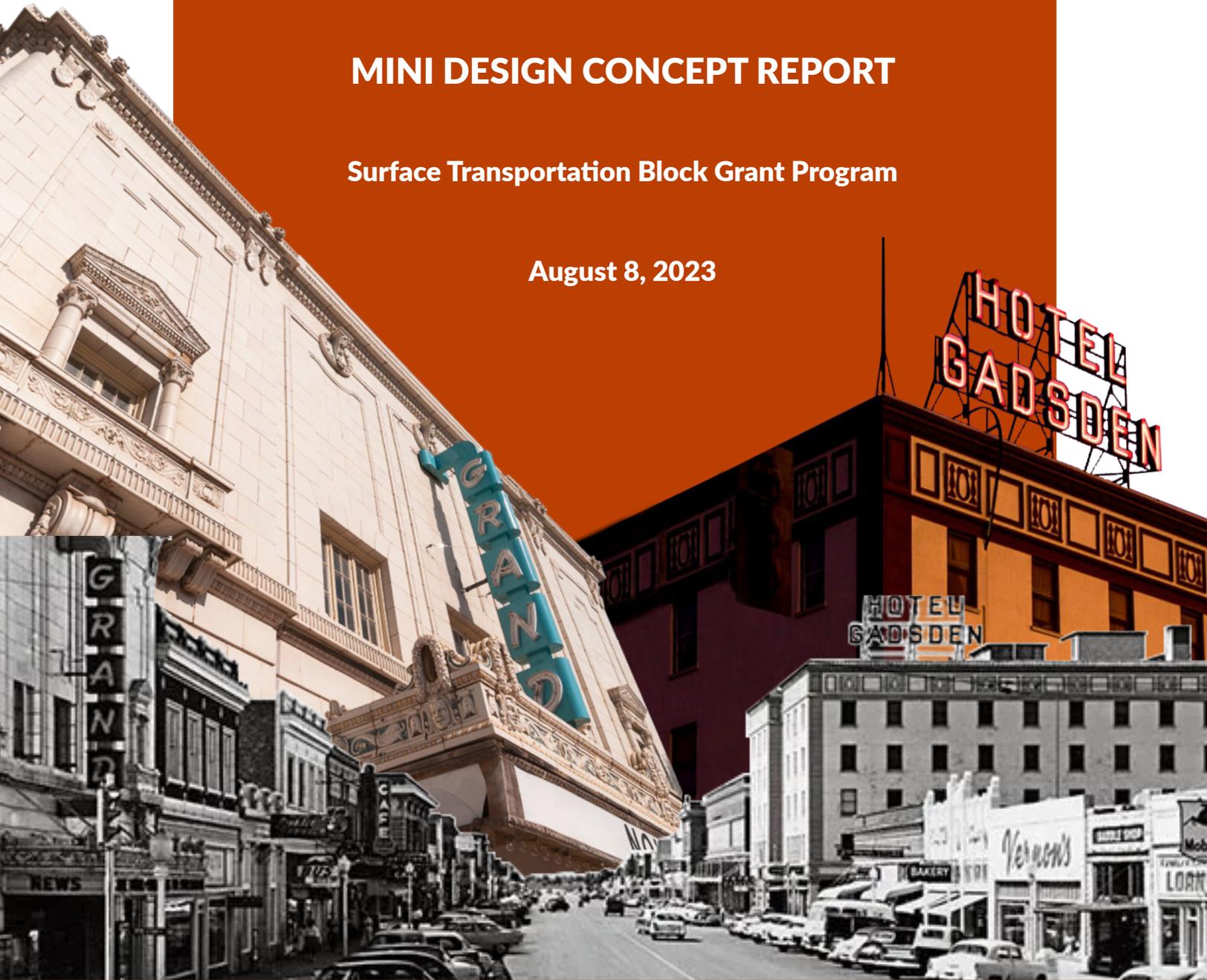


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INTRODUCTION

The Douglas Downtown Revitalization Streetscape Project is a conceptual design and placemaking effort that focuses on developing a revitalized G Avenue, our main street corridor in the City of Douglas. In view of budget considerations, the City has strategically opted for a phased implementation plan. The project will be transformational for economic development for Douglas.

The intent of the project is to expand pedestrian sidewalks, implement traffic calming elements such as bulb outs intended to improve pedestrian safety, mill and pave the street, upgrade and improve underground utilities, install irrigation for vegetation, enhance ADA accessibility, and add considerations for decorative elements to beautify downtown. The project could entail drainage improvements to existing underground culverts, but this will be later defined through the detailed design phase. The Douglas Revitalization Streetscape Project aims to improve access for the community, increase safety for pedestrians and cyclists, improve surface transportation conditions, encourage healthier lifestyles, revitalize the downtown area, and support businesses and job growth.

Since November 2019, the City of Douglas has been collaborating with J2 Design, an architecture firm, to develop both conceptual and schematic designs for a forthcoming project. The finalization of the 30% design, to be determined by the Mayor and Council, is scheduled for early September 2023, setting the stage for J2 Design to wrap up the 30% schematic design by late September 2023.

Upon receipt of the 30% design, the City of Douglas will proceed in October 2023 with the next phase of detail design of a comprehensive streetscape initiative.

The estimated timeline suggests that the awarding of the contract for engineering could occur around mid-November 2023. Following this, it is projected that the surveying of the project area will reach completion in December 2023. Ultimately, the engineering and construction documents, symbolizing a crucial step in the realization of this project, are anticipated to be delivered in February 2024. Once engineering is completed and construction documents are received, the City will bid out construction with the anticipation that construction will commence around June of 2024. Construction is expected to take 9-12 months depending on final design recommendation and construction schedules.

DOWNTOWN REVITALIZATION STREETScape PROJECT TIMELINE



The Douglas Downtown Revitalization Streetscape Project represents a significant commitment to economic development, community enhancement, safety enhancement, and aesthetic improvement in Douglas. The Mayor and Council budgeted \$1.3 million towards this project and are seeking grant support to help realize the potential of this endeavor and provide the following overview of its benefits:

- **Economic Development:** The Downtown Revitalization Streetscape Project aims to be a catalyst for economic growth in Douglas. By improving the aesthetics and functionality of G Avenue, the streetscape will enhance the value of the City’s Historical Downtown. Consequently, this will attract new businesses, support existing establishments, and incentivize the creation of new job opportunities. This enhanced commercial vibrancy will, in turn, increase the city’s tax base and provide long-term financial stability from these commercial sectors.
- **Community Accessibility and Safety:** A cornerstone of the Douglas Downtown Revitalization Streetscape Project is its emphasis on increasing accessibility and safety. By expanding pedestrian sidewalks, constructing bulb-outs, implementing road diets to slow traffic, and repaving the street, the project is making a concerted effort to enhance pedestrian safety. These measures are not only designed to calm traffic and make the streets safer for pedestrians and cyclists, but also contribute to making downtown Douglas a more walkable, livable, and enjoyable environment. A vital aspect of this effort is bringing the facility up to current ADA standards, ensuring that accessibility is not just improved but inclusive, meeting the needs of all citizens. This focus on comprehensive accessibility and safety is a defining feature of the project and represents a significant step towards a more inclusive and vibrant urban community.



- **Health and Lifestyle Encouragement:** By promoting a pedestrian-friendly streetscape, the project encourages healthier lifestyles through walking and cycling. By slowing traffic and enhancing pedestrian pathways, residents and visitors will feel more inclined to explore the area on foot or by bike, contributing to overall community well-being.
- **Aesthetic Enhancement and Cultural Connection:** Adding decorative elements such as vegetation and site furniture to beautify downtown is an integral part of the project. The addition of electrical pedestals allows for festivals and special events to provide attractive venues to the downtown. These enhancements will create a more visually appealing environment and foster a sense of pride and connection to the cultural heritage of Douglas.
- **Strategic Implementation and Timeline:** With a phased implementation plan that takes budget considerations into account, the project demonstrates fiscal responsibility and forward-thinking planning. From the finalization of the 30% design in September 2023 to the anticipated commencement of construction in June of 2024, the project adheres to a clear, efficient, and attainable timeline.
- **Collaborative Effort:** This project represents a strong collaborative effort between the City of Douglas, J2 Design, downtown business owners and members of the community. The City has hosted two open houses, performed online, paper and in person surveys, and held public meetings to seek community input. This synergy ensures a well-rounded approach, reflecting the needs, values, and aspirations of the community.
- **Sustainability and Environmental Consideration:** The project's focus on pedestrian and cyclist accessibility aligns with broader sustainability goals. The enhanced streetscape design can reduce vehicle dependence, lower emissions, and contribute to a greener, more sustainable urban environment.

The Douglas Downtown Revitalization Streetscape Project offers multifaceted benefits that align with key community priorities, including economic growth, accessibility, safety, health promotion, aesthetic improvement, and cultural connection. The projected future benefit of this project, to include the upgraded infrastructure, expanded sidewalks, bulb outs, and road improvements, are expected to be at least 30 years.



 **Douglas, AZ - Historic Downtown**

425 E 10th St Douglas, AZ 85607 | www.douglasaz.gov



BACKGROUND DATA

The project, located in Downtown G Avenue, is part of the National Historic Douglas Downtown District. The project area has been used as a downtown corridor for over 100 years. The last significant infrastructure work that was done on G Avenue was in 2006. The previous project added some decorative lighting, stamped concrete pedestrian crosswalks, and shade trees. Today the section contains 15 feet wide right of way from façade to end of curb on both sides, curbing, street lighting, traffic lights, underground culverts, A/C pavement and surrounded by beautiful historic buildings to include the famous Gadsden Hotel. Currently, the street has angled parking on each side of the street, two travel lanes, and a center turn lane. There are ramps located at the intersections. There are 21 ADA-designated angled parking spots with 3 spots having ramps throughout G Avenue. Drainage is managed through the corridor with surface flow along the curb lines to corner drainage catch basins. The intersections of 10th and 11th Streets are signalized within the project area. There are no rail lines within the project area. Sewer lines are located within the alley and a main water line runs north to south on the east side of G Avenue.

The Average Daily Traffic Count for the study area is 3,812 vehicles, as of 2022. With the construction of a new commercial port of entry, which will reduce truck traffic through downtown, but also allow the remodeling and expansion of the existing Raul H. Castro Port of Entry, traffic is expected to increase. These improvements should draw more people downtown with the goal of increasing walkability, therefore greater foot traffic. Vehicular traffic should also increase with more processing capacity at Raul H. Castro port of entry and expected growth as a result of this investment. Based on a similar port project in San Luis, Arizona and their experience, the City expects to double its population within 10-15 years. Visitors and tourists are also expected to increase; therefore, vehicle traffic is expected to double for the Downtown as well. With this streetscape having multimodal capabilities, and safety features for better walkability, we expect that these enhancements will safely mitigate the additional expected traffic within the next 10-15 years.



PROJECT SCOPE

The Douglas Downtown Revitalization Streetscape Project encompasses G Avenue from 2nd Street to 14th Street, with project limits extending from the east building face to the west building face within the Right-of-Way of the study area.

Initial phases will mostly focus on a specific corridor within G Avenue from 9th Street to 12th Street. The three blocks are approximately 1,100 feet long and about 100 feet wide from façade to façade. The scope of this transformational project is multifaceted, involving the careful evaluation, conceptualization, and construction of street and sidewalk infrastructure within these limits. The scope of work includes detail design and engineering, demolition, pavement and sidewalk improvements, water and electric utilities upgrades, telecommunication upgrades, landscape and irrigation, and decorative site amenities. As detailed design gets completed, recommendations on addressing existing underground drainage culverts will be considered. It is important to address underground infrastructure for water and electrical needs before any surface improvements. Pavement and sidewalk improvements include sidewalk extensions and bulb outs that will reduce pavement footprint and thus calm vehicle traffic and additional bulb outs for ADA-compliant pedestrian ramps. Once the final design and costs are determined for initial phases, the project may be able to accommodate a larger scope of streetscape within the 2nd and 14th Street project area. Final design will take into consideration optimizing opportunities to expand resources to cover the full project area.

These efforts collectively aim to create a more accessible, safe, and vibrant downtown area, reflecting the unique identity of Douglas and fostering new opportunities for economic growth and community engagement. By emphasizing both functionality and beauty, the project encapsulates a holistic vision that will redefine the urban landscape and serve as a beacon of revitalization for the city.



Douglas G Avenue From 9th-12th Streets

NON-CONSTRUCTION SCOPE OF WORK G AVENUE: 9TH ST TO 12TH ST

SCHEMATIC DESIGN	Hardscape plan sheets, landscape plan sheets, irrigation plan sheets
ENGINEERING	Utility Mapping, Geotech, roadway design, drainage design, traffic design, utility coordination, construction documents, 100% Final Design submittal

CONSTRUCTION SCOPE OF WORK G AVENUE: 9TH ST TO 12TH ST

PRE- CONSTRUCTION	CONSTRUCTION
<ul style="list-style-type: none"> Mobilization Construction survey, layout, and as-builts Traffic control Street sweeping/dust control/permitting Contractor bond and insurance 	<ul style="list-style-type: none"> Removals & hardscape demolition Roadway paving & pedestrian hardscape Utility relocation and upgrades Landscaping Irrigation installation Electrical upgrades Site amenities installation

ENVIRONMENTAL PROJECT DEVELOPMENT CONSIDERATIONS

- **Potential Hazardous Waste sites** – This project is scoped within the existing right of way. The footprint of the project does not encroach on any known or potential Hazardous Waste sites.
- **404 Permit requirements** – The scoped project area does not encroach or disturb soil in areas that might be considered jurisdictional waters under the Clean Water Act. The project area is on an existing developed street corridor. It is not anticipated that there will be any 404 permit requirements.
- **Section 4(f) lands** – This project will not cause any use or harm to areas that are currently designated as publicly owned parks, recreational areas, wildlife and waterfowl refuges, or public and private historical sites.
- **Flood plain encroachment**- This project area is located on FIRM map 04003C panel 2881 and is not located in a FEMA designated Special Flood Hazard Area. (see Appendix A)
- **Wetlands**- The project footprint will not encroach on any areas that would be considered wetlands. The area is currently utilized as a right of way for pedestrian and vehicular traffic.
- **Scenic or Historic Route** - The G Avenue corridor is not listed on the ADOT website as being designated as a Scenic or Historic Route. The corridor is part of the Douglas Historic District recognized under the U.S. National Register of Historic Places.
- **Archaeological clearance**- At this time, the project does not include excavation below the established roadbed and infrastructure. It is not anticipated that an archaeological clearance will be needed.
- **Social or Economic impacts**- The downtown corridor is primarily used for business and some apartment use. This project will enhance facilities for pedestrians and vehicle traffic in the area. The goal of the project is to enhance economic development opportunities and improve the well-being of the community users. During construction, street closures will be warranted. Temporary utility disruptions may be possible due to the upgrades in the project. The City will work with its contractors to minimize disruption to local businesses and provide advanced notice to mitigate potential access issues and business disruption.



ESTIMATED COST

Estimated costs provided below are provided as probable engineer's estimates as part of the 30% design. These costs include final design, mobilization, demolition, and construction costs. Engineers included a 20% contingency due to the existing volatility in pricing and for any other issues to address such as potential drainage improvements.

Project Phase/Type of Work	Estimated Cost
Preliminary Engineering-Design (Include ADOT Review Fees)	\$255,000
Right-of-Way	-
Utility Relocation	\$250,000
Other	-
Construction	\$5,789,603
Administration & Contingency	\$1,255,201
Total Project Cost*	\$7,549,804

ITEMIZED ESTIMATE

Engineering & Design	Estimated Cost
Engineering & Design & Clearances	\$255,000
Pre-Construction (mobilization, construction water supply, construction survey, layout, as-builts, field office & yard, quality control & materials testing, SWPPP, utility potholing, stakeholder outreach, street sweeping/dust control/permitting, bond and insurances, temporary business signage, traffic & pedestrian control)	\$977,000
Removals/Hardscape Demolition	\$160,019
Utility Relocatoin	\$250,000
Roadway Paving & Pedestrian Hardscape	\$2,138,934
Utilities	\$70,000
Landscaping	\$62,050
Irrigation	\$88,000
Electrical	\$1,322,000
Site Amenities	\$971,600
Contingency	\$1,255,201
Total Project Cost*	\$7,549,804

LOCAL MATCH

The City of Douglas has so far expended \$80,035.22 toward the 30% design of this project. The engineers await the Mayor and Council's direction in selecting the final concept and finalize the 30%. In the FY 23/24 Budget, the City set aside \$1.3 million from its General Fund toward this project. The City will commit this amount as a match for the implementation of the Downtown Revitalization Streetscape Project.

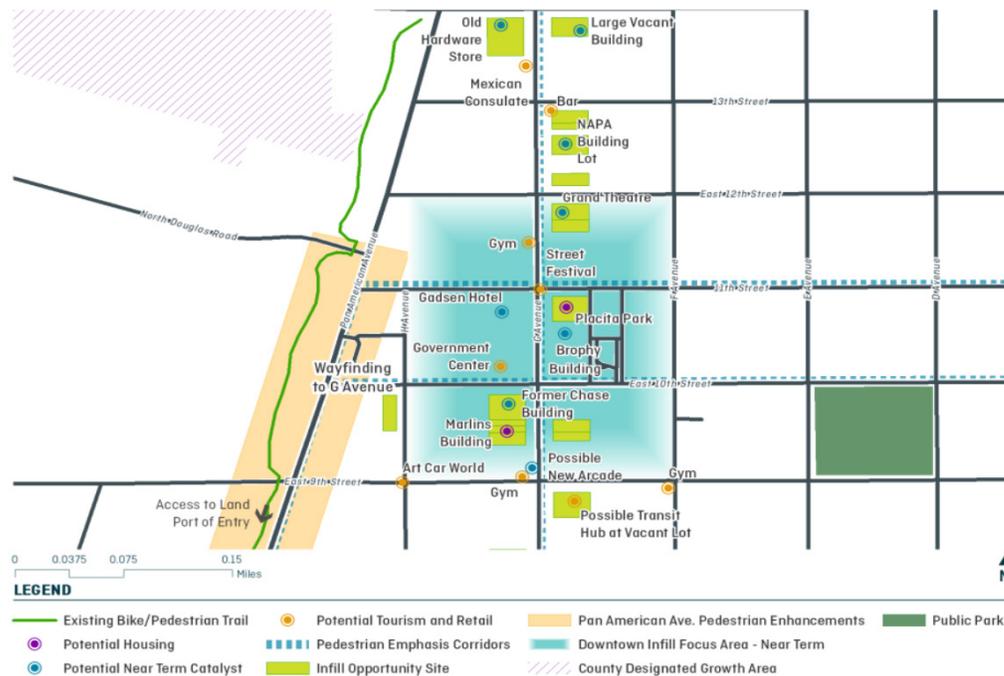
VICINITY MAP



Downtown Douglas Streetscape Phase I Focus Area

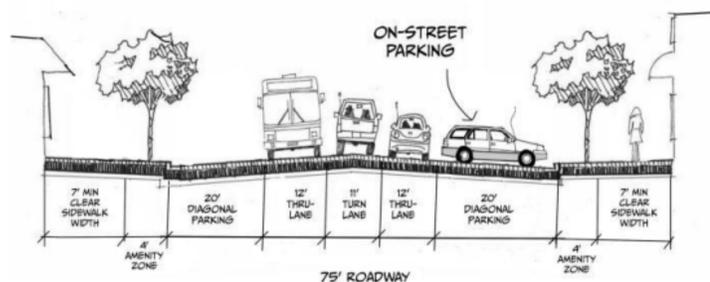
This map shows the potential infill opportunities provided within the 2021 Urban Design Planning Study within the focus area of 9th and 12th Streets on G Avenue.

Downtown Infill Development Opportunities



TYPICAL SECTION SKETCH

Although the pavement section has not been designed yet, it is anticipated that the work would consist of a mill and overlay, with sections of decorative concrete. The road base in most of the corridor was previously the location of a trolley rail line and has a concrete subgrade section. In most cases, the hope is not to disturb that subgrade as the City works to improve the corridor. There will be money in the construction budget to work on known utility issues, and contingency budget for unforeseen issues.



Although the downtown drainage system currently handles both the onsite drainage and a significant offsite flow the City is also working to find ways to detain and route the offsite flow around the downtown corridor. This should allow for a more modest drainage design with curb inlets and small catchments to support the enhanced trees and landscaping. This is a way to store the local runoff on site and not use construction money for expensive below grade piping.

SAFETY

The Douglas Downtown Revitalization Streetscape Phase I Project is located in an area where safety has emerged as a consistent concern over many years. A careful analysis of crash data spanning the last five years illustrates the ongoing challenges faced by both motorists and pedestrians in the area.

In 2020, G Avenue saw the highest number of traffic incidents, with one particularly distressing accident inflicting injuries on five individuals. Another poignant data point from 2022 reveals that of the five accidents on G Avenue that year, one tragically led to the death of a cyclist due to obstructed views. In addition, the Douglas Police Department has reported various complaints regarding pedestrian near misses on G Avenue, especially at the 10th Street and G Avenue intersection.

Considering this data, the Douglas Downtown Revitalization Streetscape Phase I Project holds significant promise for mitigating these safety concerns. Strategic enhancements such as expanded sidewalks and road diets designed to moderate traffic flow could substantially reduce accidents and near misses.

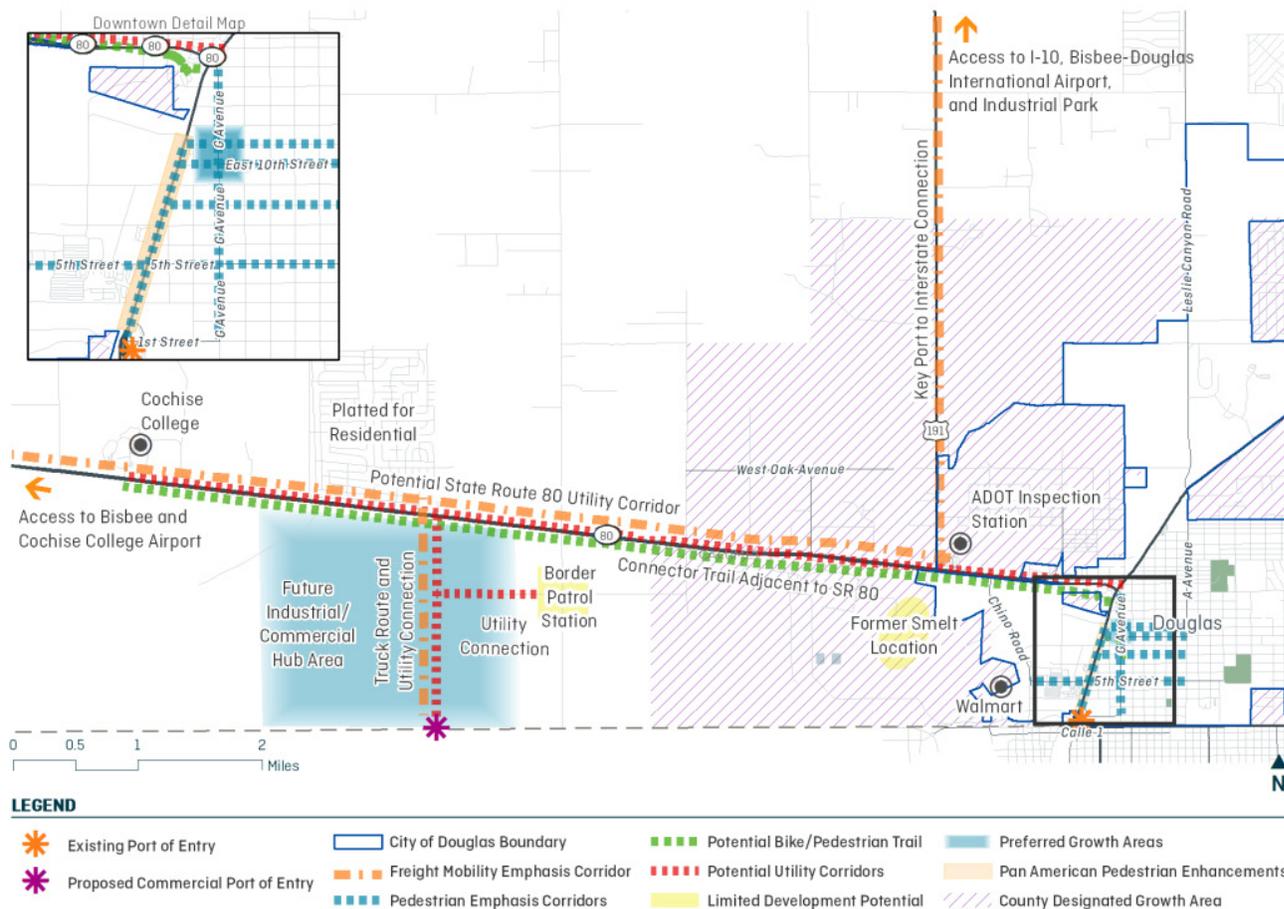
Moreover, improved signage and clearer demarcations for pedestrian crossings and bulb outs, at the corners of intersections to shorten crosswalks, can improve the issues faced by pedestrians, especially at problematic intersections like 10th Street & G Avenue. These bulb outs offer an additional layer of safety, ensuring that stop signs align with the edge of parking stalls, thus eliminating view obstructions for drivers. Furthermore, bringing the facility up to current ADA standards will enhance the pedestrian experience, ensuring that the streetscape becomes more inclusive and safer for all.

While the past five years have showcased recurring safety concerns, the proposed project is geared towards significantly increasing safety for pedestrians, cyclists, and motorists.

DOWNTOWN DOUGLAS G AVE 5 YEAR CRASH DATA	Total
2019	3
2020	13
2021	6
2022	5
2023 (JAN 1 - JULY 31)	1

FREIGHT MOVEMENT/ECONOMIC VITALITY

The Douglas Downtown Revitalization Streetscape Project, focused on the transformation of the G Avenue corridor, plays a pivotal role in enhancing economic vitality and improving freight movement within the City of Douglas. Through a 2021 Urban Design Planning Study conducted on the Douglas Infill and Downtown Revitalization Strategy mainly based on the construction of a new commercial port of entry and expansion of the existing port, it was recommended that a Streetscape in G Avenue would increase the foot traffic and vitality in the Downtown.



The project addresses economic vitality and freight movement as follows:

1) Provides Access to Existing/New Economic Opportunities:

- **Supporting Local Businesses:** Creating more public space by expanding pedestrian sidewalks, slowing traffic, and beautifying the downtown area, the project fosters an environment that is inviting to commerce. This will enhance the visibility and accessibility of existing businesses and create inviting spaces for greater foot and vehicle traffic for businesses. The project provides a more attractive venue for developers looking to invest in the infill areas of the project as identified by the map above.
- **Attracting Investment:** The revitalized streetscape serves as an appealing gateway for further investment in the region, potentially drawing in new industries, retailers, hotels, and services that will contribute to the broader economic growth of Douglas. A revitalized downtown is the heart of any city to increase vitality for both its residents and visitors.

2) Improves Connection of Employment and Activity Centers to Population Centers:

- **Enhanced Mobility:** The expansion of pedestrian pathways and road improvements will facilitate easier access to employment and businesses. Residents will find it more convenient to access essential services and participate in local activities. The Historic Downtown has various buildings with apartment space on the top floor and business space at the bottom. The City of Douglas recently passed deregulation within its planning and zoning code to allow mixed use in the Downtown Historic District. With a more vibrant Downtown, enhanced by the streetscape, living and working in the downtown is more possible. For both downtown residents and visitors, ease of connection to the Downtown area is crucial. It's imperative to design pathways with appropriate amenities with clear wayfinding, ensuring that walking and biking remain viable options.

3) Improves Movement of Goods Efficiently Through the Regional Transportation Network:

- **Streamlining Traffic Flow:** The implementation of road diets to slow traffic on G Avenue is designed with both safety and efficiency in mind. Wider sidewalks and bulb outs provide greater pedestrian safety and allows for commerce to safely display or serve their customers within the right of way. The construction of the new commercial port of entry slated for 2028 will deviate truck traffic away from downtown, creating opportune timing for a streetscape that further increases pedestrian and bike safety.
- **Facilitating Local Commerce:** The improved streetscape supports the regional transportation network, in tandem with the shifting of commercial traffic to the new commercial port of entry site 4.5 miles west of the Downtown, by creating a more navigable main street. This eases the movement of people and goods within the city, benefiting local retailers, suppliers, and consumers.

The Douglas Downtown Revitalization Streetscape Project is a strategic approach to enhancing the Historic Downtown and overall economic vitality of the City of Douglas. By providing improved access to economic opportunities through an enhanced public space, improving connections between employment and population centers with residential/business (mix-use) capabilities in the Downtown and connectivity pathways, and ensuring efficient movement of people and goods, this initiative lays the groundwork for much needed economic growth and a more prosperous future for the community.



SYSTEM PRESERVATION AND IMPROVEMENT

The Downtown Revitalization Streetscape Project enhances multimodal opportunities within a historic downtown, preserving its unique character while promoting private investment. With designs incorporating wider sidewalks and pedestrian-friendly intersections, this initiative introduces infrastructure for special street events and an overarching beautification strategy. It's tailored to facilitate both pedestrian and cyclist movement, simultaneously calming vehicular traffic. Given that the Downtown lacks expansive parking areas like more contemporary business districts, it's imperative to create a streetscape that effortlessly attracts foot, bike, and vehicular traffic necessary for its vitality. With allowed business and residential mixed uses, the downtown area is poised for consistent pedestrian activity. Its revitalization hinges on community backing for a meticulously planned infrastructure initiative that will spark private sector investment.

The project seeks to enhance and preserve existing facilities in its Historic Downtown. The planned improvements promise heightened multimodal capabilities, bolstered safety measures, and economic resurgence. Additionally, they form a pivotal part of a larger transport strategy, which includes redirecting heavy commercial truck traffic away from the downtown core.

Simultaneously, the City is pursuing the rejuvenation and historic preservation of its buildings through a pending Certified Local Government Designation (CLG) with the State Office of Historic Preservation Office. The City also has initiatives such as the "City of Douglas Façade Improvement Grant Program" for eligible merchants and is in the process of developing a "Historic Preservation Program" to allocate funds for the restoration of historic buildings that are structurally vulnerable.

The Historic Downtown is adorned with buildings in architectural styles from Queen Anne, Bungalow and Period Revival. All the buildings in the historic downtown were constructed in the early 1900s with iconic structures like the Gadsden Hotel, Brophy Building, and Grand Theatre anchoring the downtown and complemented by other beautiful historic structures. The streetscape's amenities will be in harmony with this rich architectural heritage, with both architectural and engineering experts ensuring a fitting aesthetic alignment.

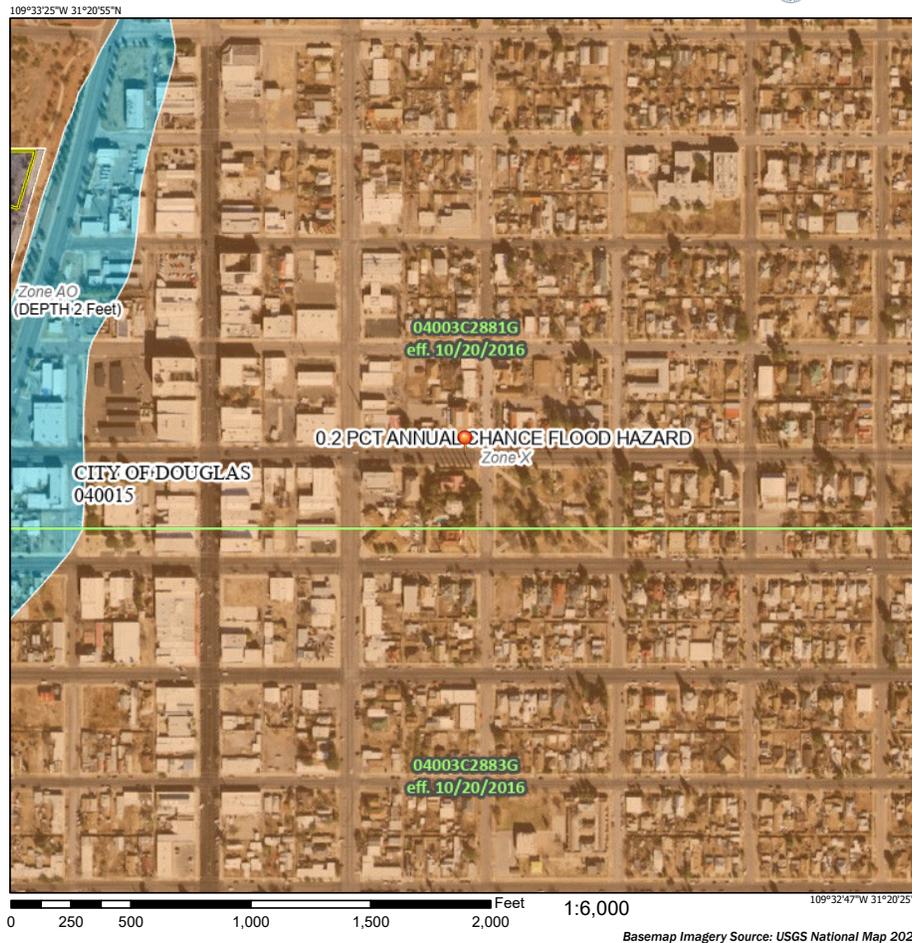
Maintenance of this renewed streetscape will be overseen by city personnel. At present, the City dedicates one half-time employee to G Avenue for tasks like pruning, cleaning, and waste management. As the streetscape evolves, the City may need to enhance its workforce for the ongoing maintenance of the new streetscape and amenities to ensure the space is kept clean and functional.

RECOMMENDATION

The City of Douglas is committed to its Downtown Revitalization from a Mayor and Council strategic planning initiative as well as committing financial resources of \$1.3 million towards this project. The City has committed to completing a 30% design this October thereafter move directly to a detail final design phase. The City is seeking to complete the Downtown Revitalization Streetscape Project with a cost of \$7,549,803 committing City General Fund proceeds of \$1.3 million. **The City of Douglas is requesting grant funding totaling \$6,249,803 to complete Fthe Douglas Downtown Revitalization Streetscape Project.**

APPENDIX A

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2023 at 10:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

