

Resilient Stratford South End Strategy: Accommodate



In partnership with:



Case Study 1

Crescent Affordable Housing Developments Atlantic City, NJ



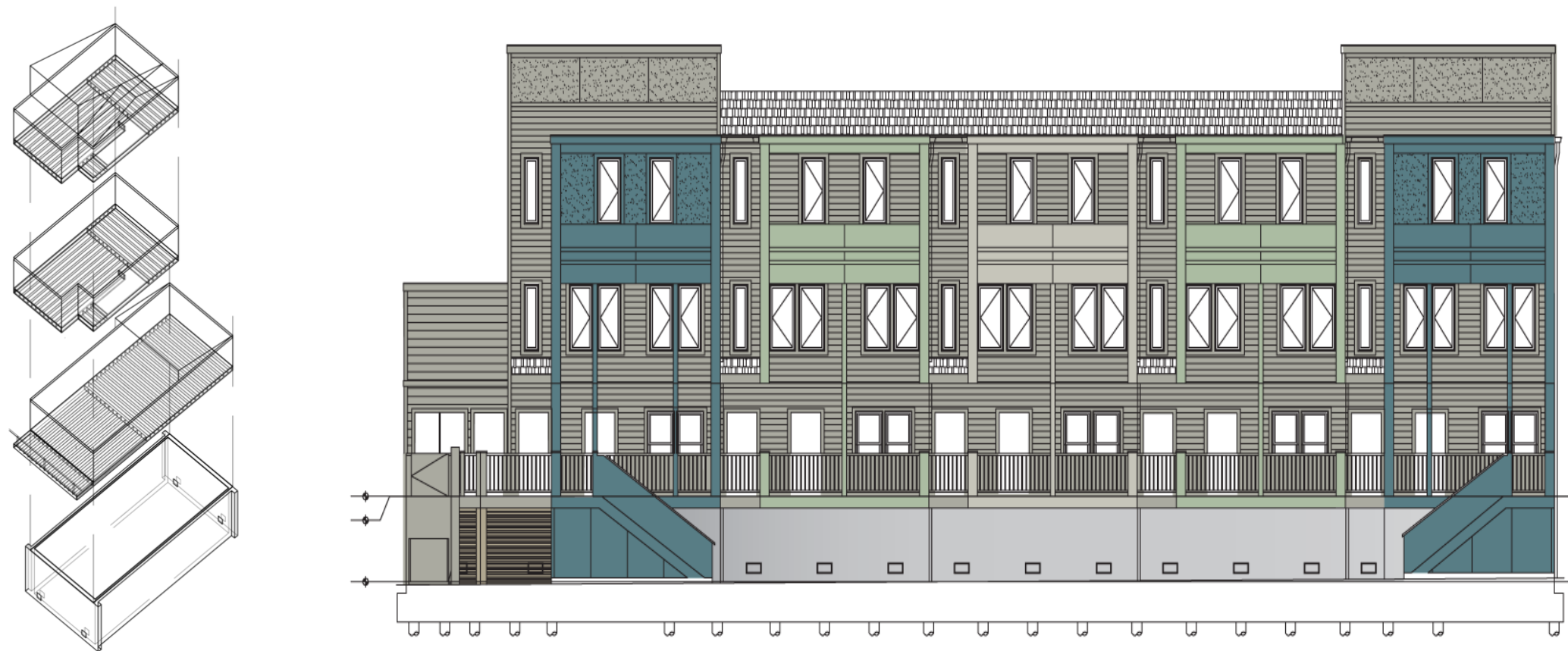
Problem

Post-Sandy New Jersey state law requires stricter building codes with increased flood protections for developments in the 100-year flood zone, presenting a hardship for lower-income households

Strategy

Using Community Development Block Grant Disaster Recovery funds, Community Investment Strategies rebuilt 9 multifamily buildings providing 89 low-income rental units with flood-resistant adaptations:

- Elevate residential areas to 8 ft above grade, or 2-3 ft above the Base Flood Elevation (BFE)
- Add ADA-compliant wheelchair lifts to first-floor units
- Provide wet floodproofing to all areas below the BFE: flood vents, reinforced foundations, and waterproof materials



Sources: Enterprise Green Communities (No date); Farewell Architects (No date)

Case Study 2

Stratford Reef Balls Stratford, CT



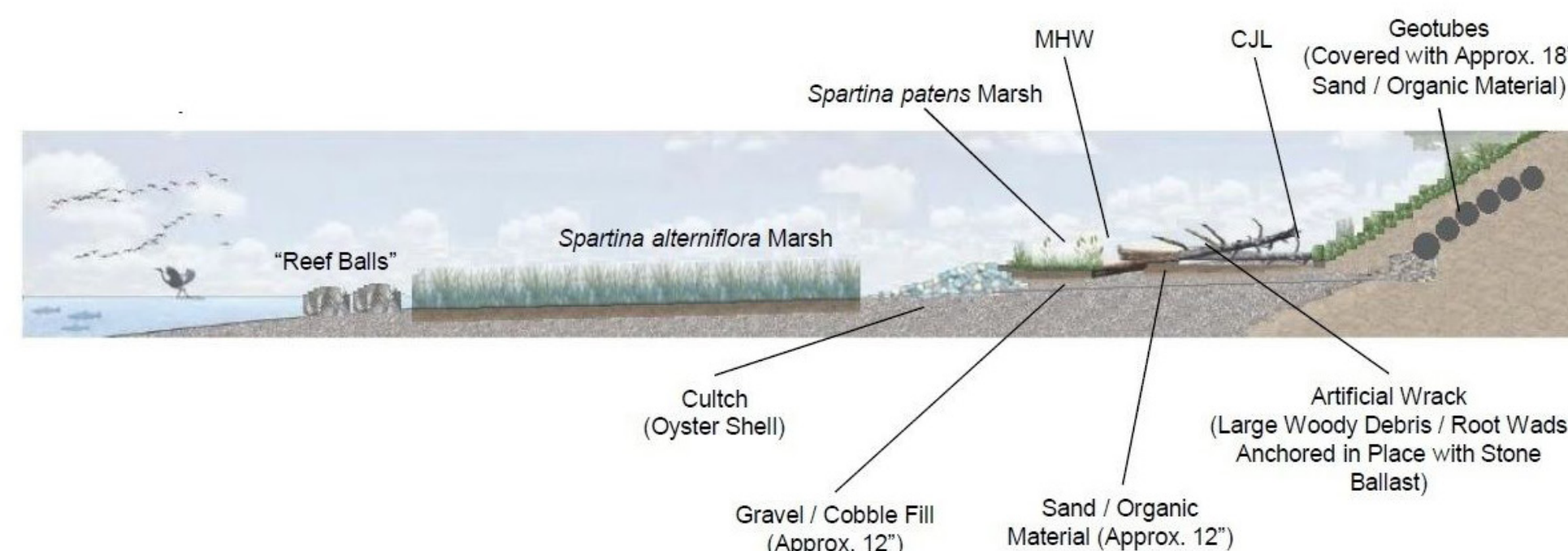
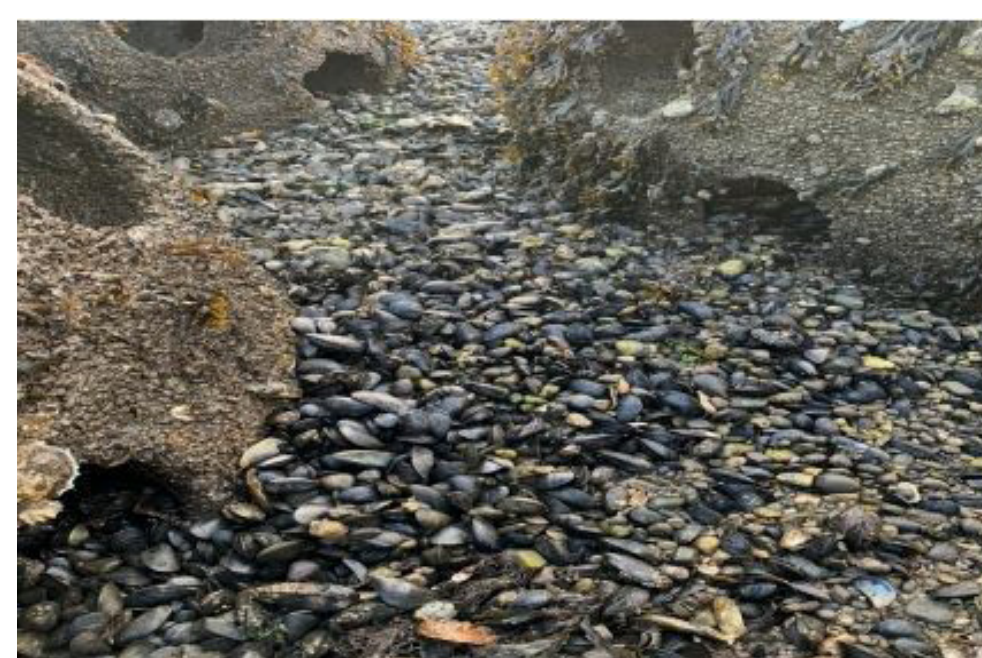
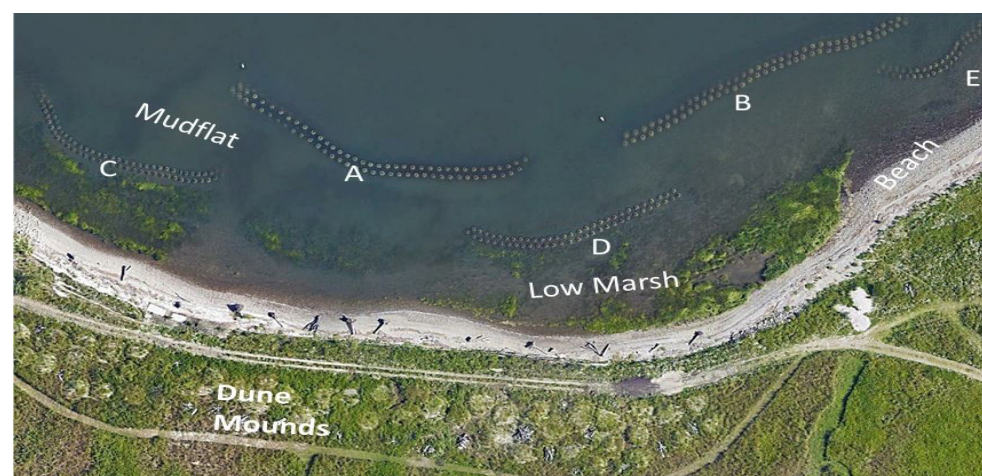
Problem

Loss of saltmarsh due to development, pollution, and climate change has worsened shoreline erosion, intensified by sea level rise and stronger storms

Strategy

Over 300 concrete “reef balls” placed between low- and high-tide act as a natural reef. The reef balls reduce wave action, increase sedimentation, and provide habitat for tidal plants and animals. Since 2014, project outcomes include:

- 60 cm of increased sedimentation
- Re-establishment of populations of oysters, mussels, horseshoe crabs, fish, shorebirds, and other animals
- More mixed results for re-stabilization of sand dunes

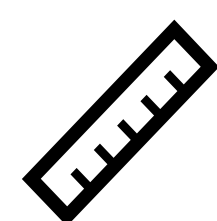


Sources: CT DEEP Living Shorelines Story Map (2022); Mattei (2017)

What does it mean?

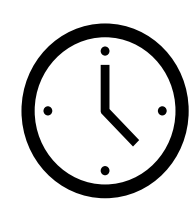


Interventions that allow flooding to occur, but protect property, infrastructure, and natural resources through both interim and permanent measures



Scale

Neighborhoods or individual properties



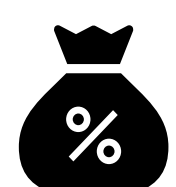
Timeframe

Short-term or long-term



Cost

Multiple short-term expenses that add up long-term



Funding

Individual property-owners, with town, state, or federal assistance



Type of Projects

Physical infrastructure; plans & regulations

Examples

Living Shorelines

Stone sills and dune restoration in Fenwick, CT



Left: Chris Zajac / CT DEEP; Right: Katie Lund / CIRCA



Green Infrastructure

Permeable paving



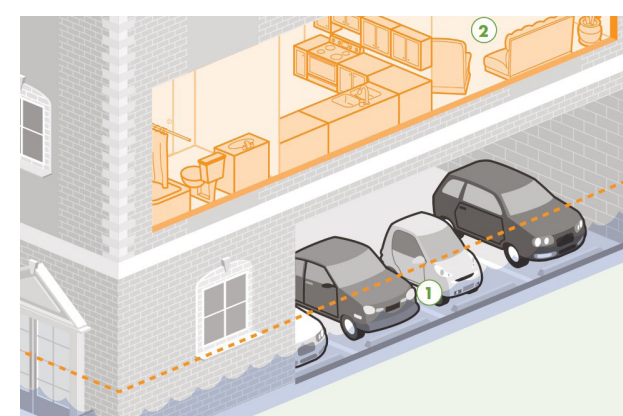
Left & Right: GZA / Stratford Community Resiliency Plan (2016)

Bioswale & rain garden



Property Adaptations

Repurposing the ground floor



Dry floodproofing: entry flood gate



Elevating buildings



Dry floodproofing: water barrier



Elevating equipment



Wet floodproofing: water vent



Top left: Colin Hayes, Enterprise Green Communities; Top center: NAVA & DVIDS Public Domain Archive; Top right: FEMA / Liz Roll
Bottom left: Services for the Underserved; Bottom center: MAP Architects, New York Engineers; Bottom right: yourfloodrisk.com, Enterprise Green Communities

Plans & Regulations

Town of Stratford
Coastal Community Resiliency Plan
December 2016

Town of Stratford, CT / The Code / Part II, General Legislation
Chapter 102 Flood Damage Prevention