

Central Arlington Heights Open Space Use Plan

Final 3/21/2023

The Open Space Use Plan was developed to satisfy the design review requirements outlined in the April 14, 2020, Section 106 Review Consultation- Adverse Effects Treatment Measures letter from FEMA and in compliance with the FEMA Hazard Mitigation Assistance Guidance Addendum (Feb. 2015) (Guidance). The letter specifically called for the creation of an Open Space Use Plan (Plan) for the two properties (2209/2211 Western Ave. & 2217/2219 Western Ave.) proposed for voluntary acquisition and structural demolition under the FEMA Flood Mitigation Assistance Grant (referred to as the “Properties” below).

As part of FEMA’s Hazard Mitigation program, feedback from the Arlington Heights Neighborhood Association community was considered and incorporated into the Plan during its development. This feedback focused around creating a space that was not to become a community gathering area but designed as basic greenspace that could potentially be used and maintained by future residents living on either side of it. Since safety was a prominent concern from the community, the concept leaves only the remaining trees that are able to be saved after demolition to provide clear, unobstructed views into the property from the street to deter unauthorized use of the property.

The concept illustrates the future open space condition where the two duplexes and any associated structures will be removed and the adjacent City owned properties are redeveloped with homes elevated two (2) feet above flood risk. Residential structures on the two Properties will be removed as well as existing pavement and gravel, and drive approaches will be converted into curbs. After demolition, sprinklers and turf grass will be added for site stabilization purposes. To prevent adverse flood risk impacts from the removal of the homes, back and side fencing will be constructed and/or will remain on parcels neighboring the Properties. The City will water, mow and maintain the Properties as appropriate for a residential neighborhood.

The City is currently working on a Notice of Sale (NOS) to sell 9 City owned parcels for redevelopment, of which several are adjacent to the Properties. If the adjacent parcels are redeveloped, the City will reach out to the future owners and see if they are interested in using and maintaining either of the two Properties for additional yard space. Maintenance responsibilities would be discussed and documented. Use of the Properties must comply with FEMA Guidance which outlines the allowable uses of open space which could include gardening, outdoor furniture, and play space.

If the NOS is not successful and the City does not sell the adjacent parcels, the City will use the 9 city owned parcels and two Properties to create a stormwater detention greenspace that benefits the downstream residents. If the stormwater detention greenspace option moves forward, the City will work with the Arlington Heights Neighborhood Association leadership and residents on the blocks of Western and Carleton between Bryce and El Campo to gather feedback to assist with the creation of a concept plan that complies with FEMA Guidance.



NOTES:

1. The image above is a conceptual rendering to illustrate the future open space condition where two duplexes (2209/2211 Western Ave. & 2217/2219 Western Ave.) will be removed.
2. Grass and existing trees would remain in the two open space lots, alongside neighboring homes that are expected to be redeveloped and flood-proofed by raising the home elevations.
3. To prevent adverse flood risk impacts from the removal of the homes, back and side fencing will be constructed and/or will remain on properties neighboring the open space lots.
4. Homes shown above are for display purposes only. Future home styles and finishes may vary from what is shown above.
5. The open space use plan was developed in compliance with the FEMA Hazard Mitigation Assistance Guidance Addendum (Feb. 2015) and considered past feedback from Arlington Heights Neighborhood Association residents.



2209 & 2211
Western Avenue

2213
Western Avenue

2217 & 2219
Western Avenue

NOTES:

1. Existing condition as of January 19, 2022.