

MULTIPLE USE CONCEPTS IN FLOODPLAIN MANAGEMENT

William G. DeGroot, L. Scott Tucker, Mark R. Hunter
Urban Drainage and Flood Control District

Introduction

A complete floodplain management program must include all activities necessary to reduce future flood hazards (preventive) while correcting past mistakes (remedial). These actions include land use controls; and the planning, design, construction and maintenance of flood control facilities.

Local governments, which are the agencies usually responsible for providing remedial flood control facilities, are being increasingly squeezed between revenues and the demand for services. The public wants relief from flooding problems while also looking for more amenities, including recreational facilities. It therefore makes sense to combine public uses whenever feasible. Flood control facilities, while necessary and useful, are dry most of the time; and are therefore available for other public uses (such as recreation and open space) which are compatible with the flood hazard.

Land developers also face multiple requirements when subdividing or building. These can include floodplain regulation requirements, park and school land dedication requirements, stormwater detention facilities, open space or landscaping requirements and marketing considerations. These requirements can break a project - or make it.

Both public agencies and private developers should look to the concept of multiple use to provide needed facilities and desirable amenities which improve the quality of life. Shared land, shared facilities, and shared construction and maintenance responsibilities can all help meet the needs of society at reasonable cost. Good planning can assure multiple use. Bad planning results in loss of opportunity for multiple use and higher costs to the public.