The seven high-priority projects agreed upon by the CAT are described in more detail in the tables below. Generally, these projects were understood by the CAT to have broad community-wide risk-reduction benefits or to benefit vulnerable populations, to be feasible, to align with the town's long-term resilience goals, to build upon other plans, and to link to efforts already underway.

Figure 8. CAT members discuss potential projects at the February public meeting.

All other projects considered by the CAT are documented in Appendix G. Some of the other projects considered were not prioritized because they had been completed or were already in progress since being identified in previous planning efforts. Others were very localized and not perceived by the CAT to have sufficient benefit to the community at large to be considered high priority. Others would not substantially contribute to reducing coastal hazard risks or were considered infeasible by the CAT for any of the reasons noted in the criteria above, and so were not prioritized.

7.3 High Priority Projects

The following eight projects were identified as high priority by the Windsor CAT. Projects are *not* listed in order of priority; they are all high priority projects. Click the links below to jump to more details for each project:

7.3.1 Downtown Master Plan

Project Description	Evaluate and develop a comprehensive plan for the way the Historic downtown is integrated into the residential community. With amenities like the Freeman Hotel/Community Building constantly flooding and the loss of commercially zoned properties due to buyout, the downtown needs re-development outside of the floodplain and potentially utilizing the Granville St/Sterlingworth/King St corridors as well as giving more flexibility to the adjacent residential properties. Potential strategies or elements of the plan to be considered include: • Dry or wet flood proofing of buildings at locations noted in the Downtown Flood Retrofit Report • Downtown floodproof zone - Use a floodproof "curtain" and sewer backflow valves to isolate core downtown area from flood waters (see Flood Retrofit Report) • Relocation and/or retrofitting of commercial buildings, hotel, bank, post office, and utilities building • Redevelop a new "downtown" area outside the floodplain • Conduct ecological restoration of flood-prone building sites where structures are demolished to increase flood attenuation capacity and reduce maintenance needs on these properties. Specific properties that may be good candidates for this include the warehouse properties on King St, the utilities property on York St, and the former attorney office on Dundee St.
Location	Flood-prone buildings on Stokes Drive, and the Housing Authority offices at 104 White Street
Source	Downtown Flood Retrofit Report, Public meeting input, Discussion with CAT members
Scoping Questions	Should relocation include only the three southernmost buildings on Stokes Drive that are most clearly at risk, or should it include the whole complex? [NOTE: this may depend on funding source and quantity of available funds] Would elevation be a more effective strategy than relocation for either site?
Hazard(s) Addressed by Project	Precipitation-based flooding, storm surge, sea level rise
FEMA Community Lifelines	Safety and Security
Type of Solution	Non-regulatory Programs, Structure and Infrastructure, Nature-based Solutions
Project Estimated Timeline	To be determined
Responsible Entity	Town of Windsor with a contractor
Potential Partners	
Existing Funding	None identified by CAT
Potential Funding Sources	Building Resilient Infrastructure and Communities (BRIC)
Project Estimated Cost	Low – $40,000
Anticipated Benefit	High – Action would have a significant impact on risk reduction. .
Priority Rating	High

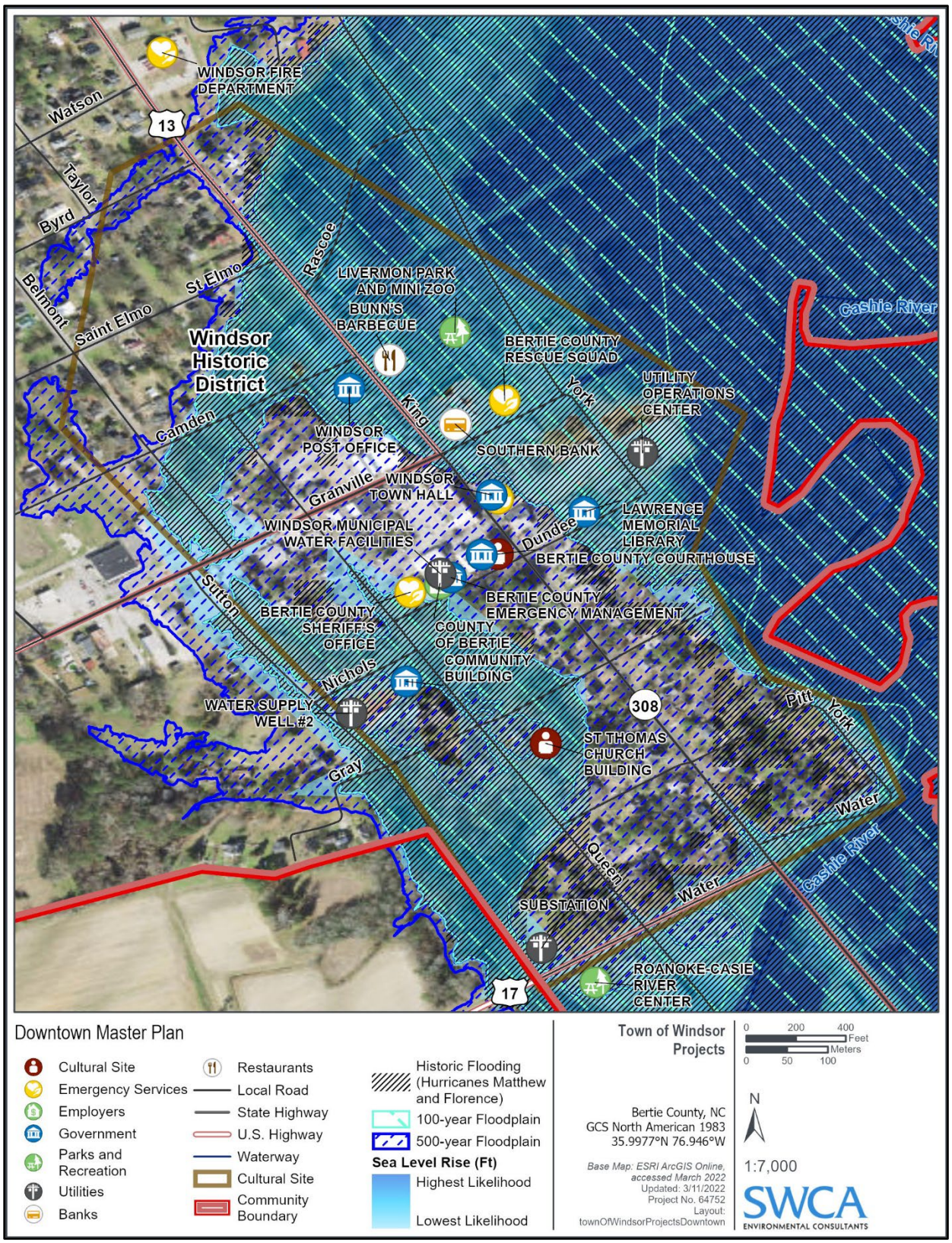

Figure 9. Location of Downtown Master Plan Area, showing assets and historic district location within historically flooded areas, the 100-year and 500-year floodplains, and at risk from sea level rise.

7.3.2 Relocate Freeman Hotel

Project Description	This project involves moving the existing historic Freeman Hotel building to a less flood-prone location.
Location	Relocate to 308 West Camden St
Source	Public Meeting Input
Scoping Questions	Can this be integrated into the Downtown Master Plan to maximize economic development benefit of this project?
Hazard(s) Addressed by Project	Precipitation-based flooding, storm surge, sea level rise
FEMA Community Lifelines	Safety and Security
Type of Solution	Structure and Infrastructure
Project Estimated Timeline	2 years
Responsible Entity	Town of Windsor
Potential Partners	
Existing Funding	The Town is awaiting response to an application for funding to support this project.
Potential Funding Sources	Florence funding may support this
Project Estimated Cost	Medium – $239,225 This includes the set-up at the new site and the clearance of the old site and any professional services needed.
Anticipated Benefit	Medium – Action would have an impact on risk reduction
Priority Rating	High

7.3.3 Relocate Windsor Utility Operations Center

Project Description	Develop a new facility for the Windsor Utility Operations Center at a new location to maintain water, sewer, power, and sanitation. Assists the Town of Windsor in adequately responding to utility calls and quickly providing a response. County has identified a suitable location for a new facility. The former site would then be restored to a more natural state to help attenuate flooding in this area and reduce long-term maintenance costs for the site.
Location	New location to be determined
Source	Hurricane Matthew Resilient Redevelopment Plan
Scoping Questions	Are there any known contaminants stored on the existing site? Could prevent restoration or make it significantly more expensive
Hazard(s) Addressed by Project	Precipitation-based flooding, Storm Surge, Sea Level Rise
FEMA Community Lifelines	Safety and Security; Food, Water, Shelter; Energy; Communications
Type of Solution	Structure and Infrastructure, Nature Based Solutions
Project Estimated Timeline	2 years
Responsible Entity	Town of Windsor
Potential Partners	
Existing Funding	None identified by CAT
Potential Funding Sources	NFWF, for design and implementation of the nature-based elements, Building Resilient Infrastructure and Communities (BRIC), Hazard Mitigation Grant Program (HMGP)
Project Estimated Cost	Medium – $251,000–$500,000 (from Hurricane Matthew Resilient Redevelopment Plan)
Anticipated Benefit	High – Action would have a significant impact on risk reduction. .
Priority Rating	High

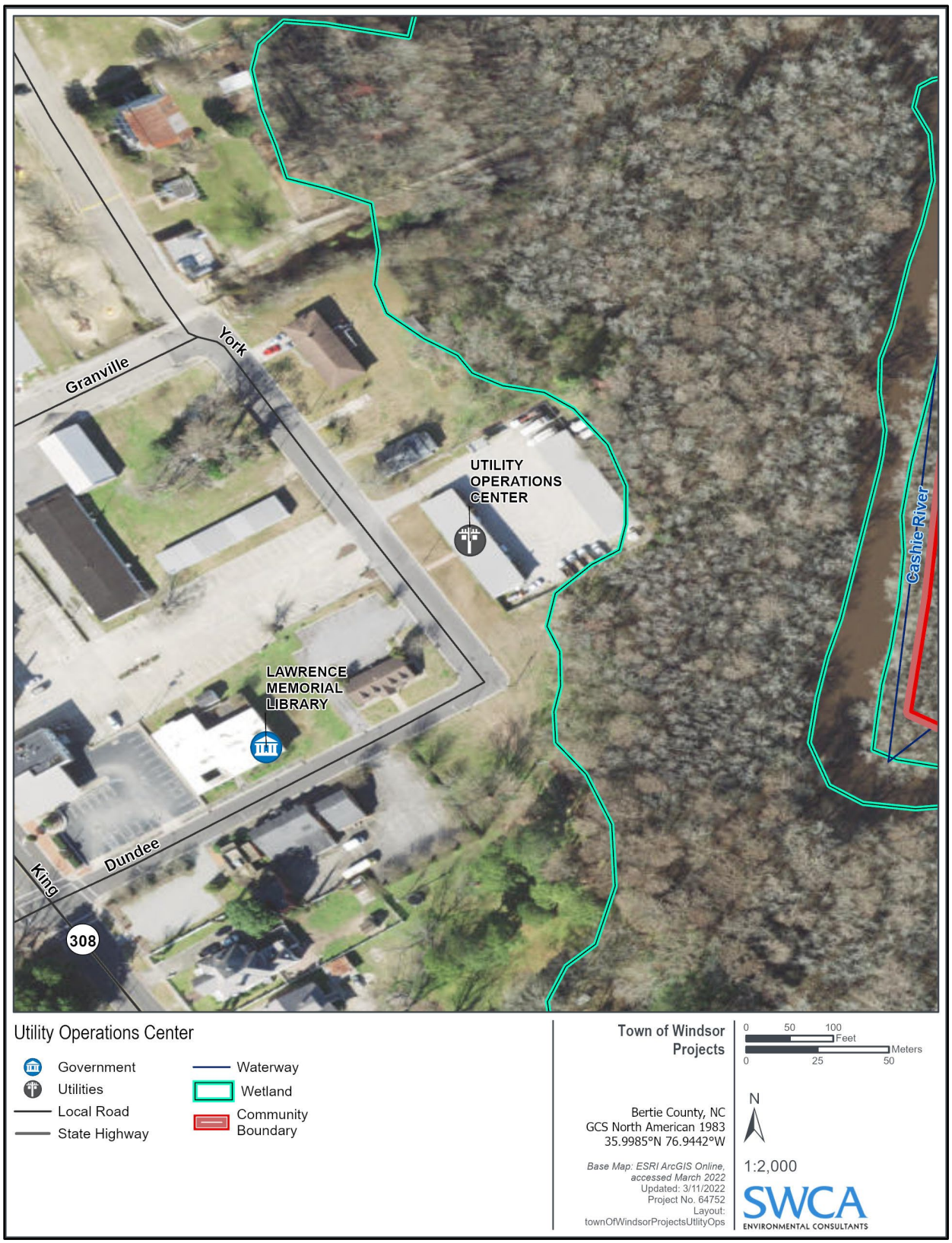

Figure 10. Location of Utility Operations Center immediately adjacent to Cashie River wetland areas that regularly flood.

7.3.4 Relocate or Retrofit the Community Building

Project Description	This long-standing meeting space is an affordable location for residents to hold private events and is also used for public events such as voting. It floods frequently and would benefit from relocation or retrofits to reduce the extent and cost of recovery after flood events.
Location	201 S Queen St
Source	Community Action Team
Scoping Questions	Need to evaluate best options for protecting this facility or whether to relocate it
Hazard(s) Addressed by Project	Precipitation-based flooding, storm surge, sea level rise, runoff
FEMA Community Lifelines	Safety and Security
Type of Solution	Structure and infrastructure
Project Estimated Timeline	2–5 years depending on approach
Responsible Entity	Town of Windsor
Potential Partners	
Existing Funding	None identified by CAT
Potential Funding Sources	Building Resilient Infrastructure and Communities (BRIC), Hazard Mitigation Grant Program (HMGP)
Project Estimated Cost	Medium – TBD depending on methods to be used. Retrofit could be somewhat cheaper than relocation.
Anticipated Benefit	Medium – Action would have an impact on risk reduction.
Priority Rating	High

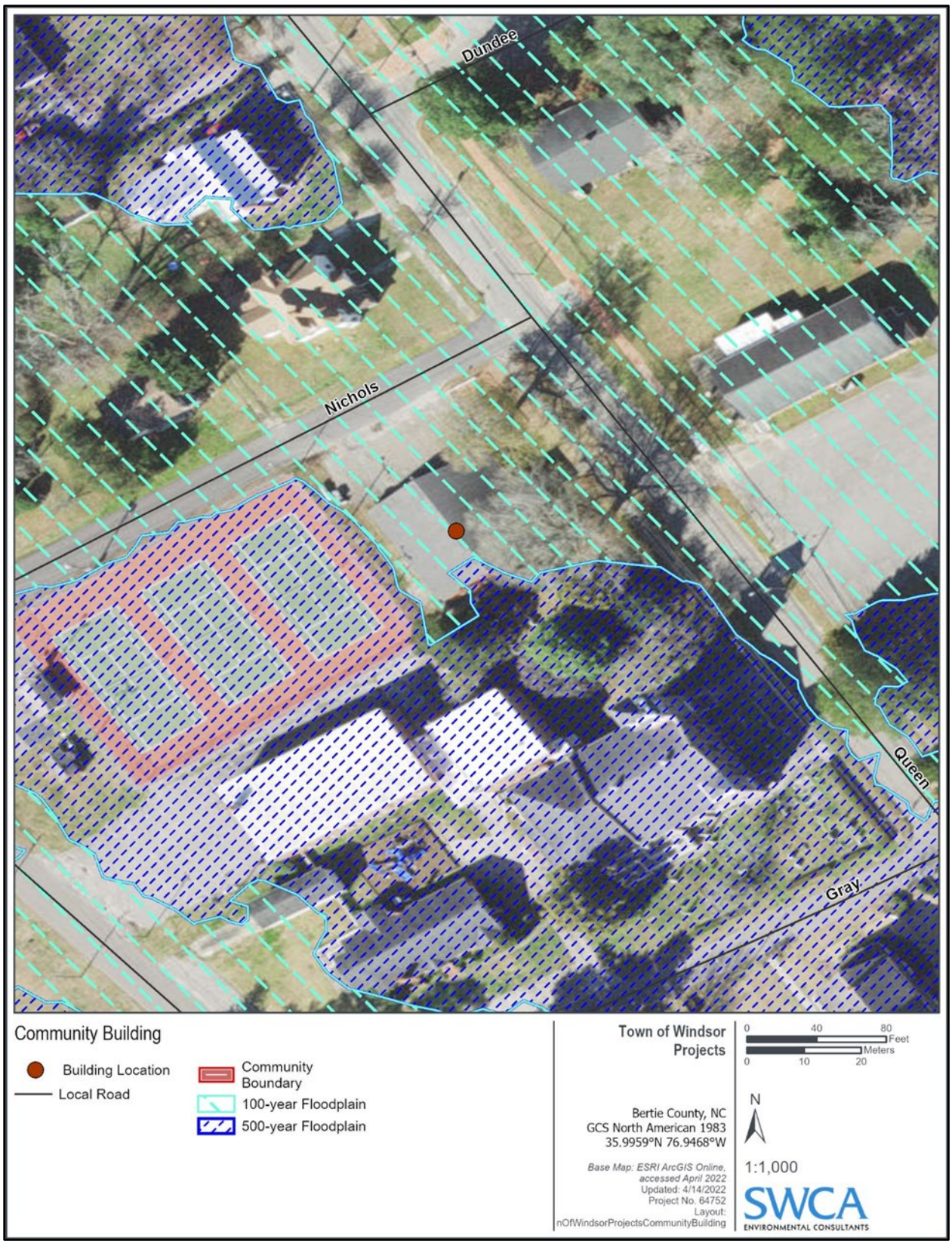

Figure 11. Location of Windsor Community building within the 100-year and 500-year floodplains.

7.3.5 School Road Bridge (with Bertie County)

Project Description	School Road washed out and stranded many people and the High School (emergency shelter) was cut off. This Cashie River swamp area floods regularly. The project involves construction of a higher bridge over the swamp area to maintain better access, and development of a water control process according to findings from the Windsor Flood Reduction Feasibility Study and/or the planned Bertie County Frequently Flooded Roadways Feasibility Study to reduce peak flows downstream that affect flooding in Windsor.
Location	School Road between Sand Pit Rd. and Route 13 (See map below)
Source	Hurricane Matthew Resilient Redevelopment Plan - Bertie County
Scoping Questions	
Hazard(s) Addressed by Project	Precipitation-based flooding
FEMA Community Lifelines	Safety and Security; Transportation
Type of Solution	Structure and Infrastructure
Project Estimated Timeline	2–5 years
Responsible Entity	Bertie County
Potential Partners	NCDOT, Town of Windsor
Existing Funding	None identified by CAT
Potential Funding Sources	Building Resilient Infrastructure and Communities (BRIC), Hazard Mitigation Grant Program (HMGP)
Project Estimated Cost	High – $1 million +
Anticipated Benefit	High – Action would have a significant impact on risk reduction.
Priority Rating	High

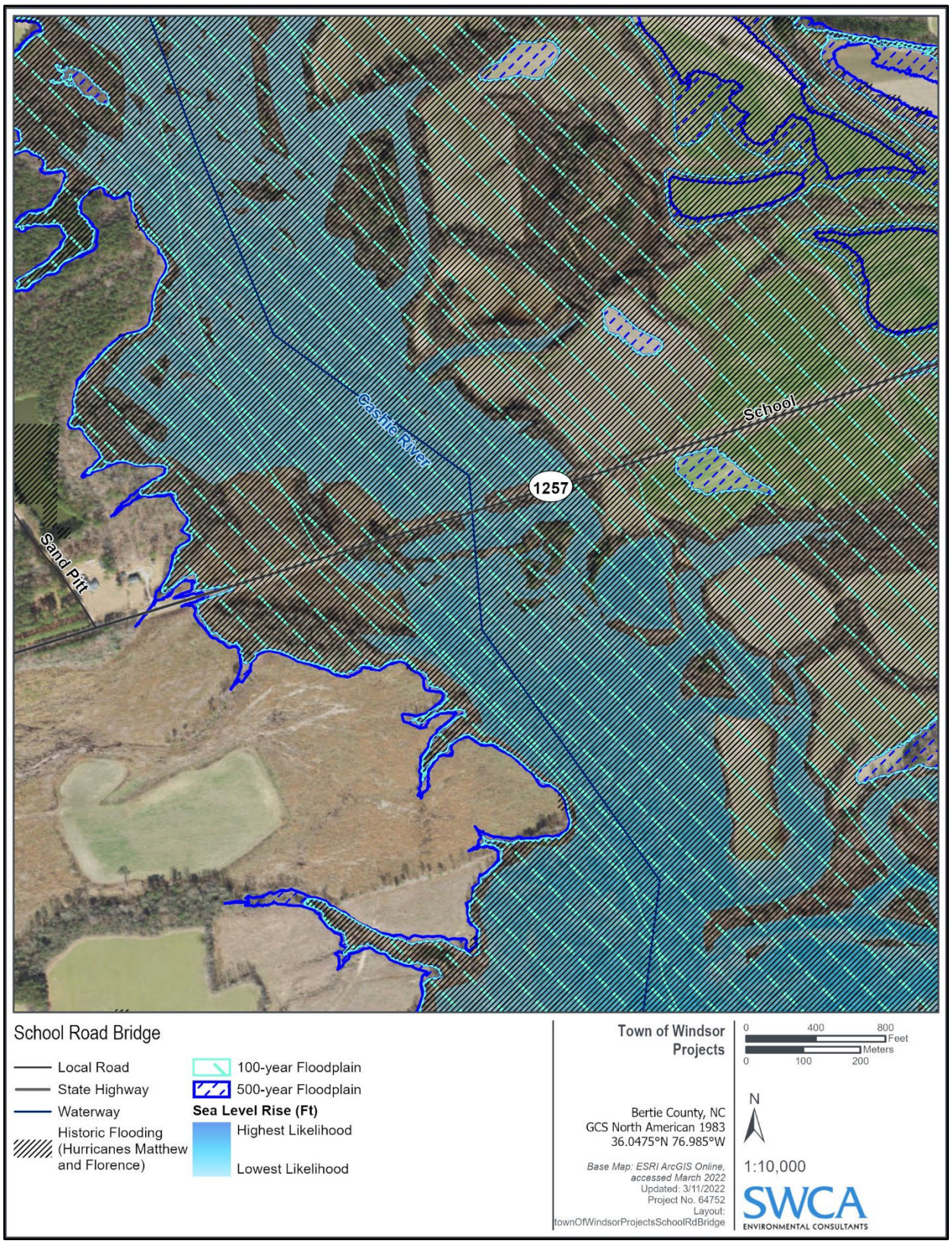

Figure 12. School Road bridge location within historically flooded areas, the 100-year and 500-year floodplains, and at risk from sea level rise.

7.3.6 Sterlingworth/Gatling Stormwater Improvements

Project Description	Continuation of successful stormwater management improvements from the Ghent/Gatling area into the Sterlingworth/Gatling area.
Locations	Pipe crossing in the vicinity of 606 Sterlingworth St
Source	Discussion with CAT
Scoping Questions	
Hazard(s) Addressed by Project	Runoff, Precipitation-based flooding
Type of Solution	Safety and Security
FEMA Community Lifelines	Structure and Infrastructure, Nature Based Solutions
Project Estimated Timeline	
Responsible Entity	NCDOT
Potential Partners	Town of Windsor
Existing Funding	None identified by CAT
Potential Funding Sources	Clean Water State Revolving Fund, NCDEQ Water Resources Development Grant
Project Estimated Cost	Medium – $350,000 depending on exact nature of improvements to be made
Anticipated Benefit	High – Action would have a significant impact on risk reduction.
Priority Rating	High

Figure 13. Location of Sterlingworth and Gatling stormwater improvements.

7.3.7 Hoggard Mill Water Storage

Project Description	There is an opportunity through an existing dam structure to impound approximately 3-5 miles of water and reduce downstream impacts on developed areas, including Windsor. The project involves redevelopment of the existing dam structure and fortification of the levee wall according to findings from the Windsor Flood Reduction Feasibility Study. The potential downstream water reduction from this project alone is roughly 30%. 1.Repair the existing Hoggard Mill embankment and spillway 2.Construct new Hoggard Mill lower embankment and spillway 3.Construct new Hoggard Mill lower and upper embankments and spillways 4.Construct new Hoggard Mill lower embankment and spillway plus embankment and reservoir on the mainstem of the Cashie River 5.Construct new Hoggard Mill lower and upper embankment and spillway plus a third embankment and reservoir on the mainstem of the Cashie River
Location	Near intersection of Hoggard Mill Road and Greens Cross Road
Source	Hurricane Matthew Resilient Redevelopment Plan – Bertie County, Windsor Flood Mitigation Study
Scoping Questions	Will have to show multiple benefits/uses for the project, not just flood control.
Hazard(s) Addressed by Project	Precipitation-based flooding
Type of Solution	Safety and Security
FEMA Community Lifelines	Structure and Infrastructure
Project Estimated Timeline	3 years
Responsible Entity	Town of Windsor
Potential Partners	Bertie County
Existing Funding	Funding has been received for previous phases of this project, including land acquisition.
Potential Funding Sources	Building Resilient Infrastructure and Communities (BRIC)
Project Estimated Cost	High – $1 million +
Anticipated Benefit	Medium – Action would have an impact on risk reduction.
Priority Rating	High

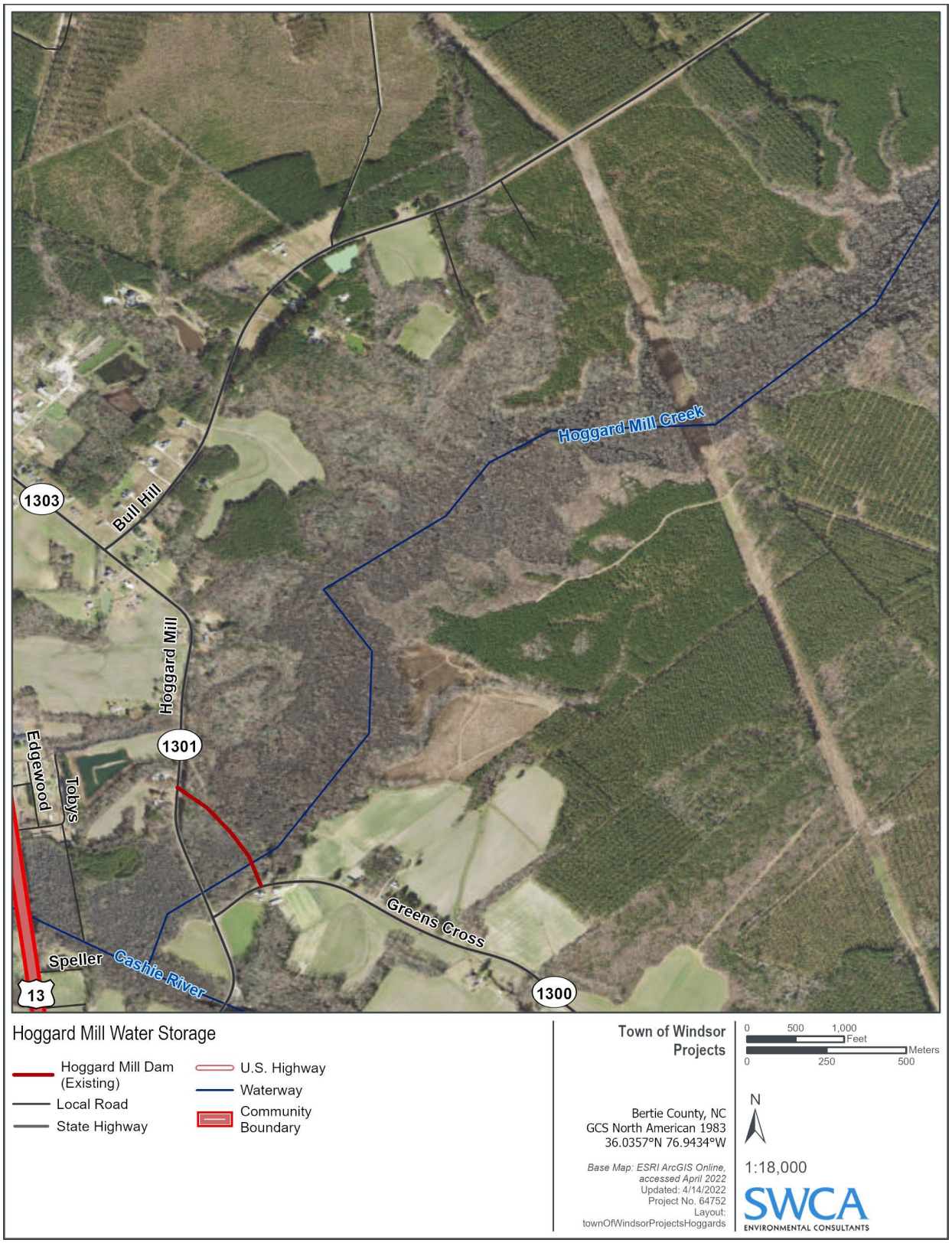

Figure 14. Location of Hoggard Mill water storage.

7.3.8 Phased Water Infrastructure Upgrades

Project Description	Elm Street Pump Station (highest priority) – Install wheeled generator that can be moved as needed to avoid damage. Elevate control panels. Water Street Pump Station – Install wheeled generator that can be moved as needed to avoid damage. Elevate control panels. Sutton Drive Well House (lowest priority) – Elevate the entire pump station to withstand future storm events.
Location	See Figure 15 below
Scoping Questions	Hurricane Matthew Resilient Redevelopment Plan – Bertie County
Hazard(s) Addressed by Project	Precipitation-based flooding, Storm surge, sea level rise
FEMA Community Lifelines	Safety and Security
Type of Solution	Structure and Infrastructure
Project Estimated Timeline	5-7 years
Responsible Entity	Town of Windsor
Potential Partners	
Existing Funding	None identified by CAT
Potential Funding Sources	Goldenleaf Grants (the town has used these previously to fund retrofit/elevation of a pump station), Clean Water State Revolving Fund, NCDEQ Water Resources Development Grant
Project Estimated Cost	Medium – $150,000–$250,000 (based on estimates provided in Hurricane Matthew Resilient Redevelopment Plan)
Anticipated Benefit	High – Action would have a significant impact on risk reduction.
Priority Rating	High

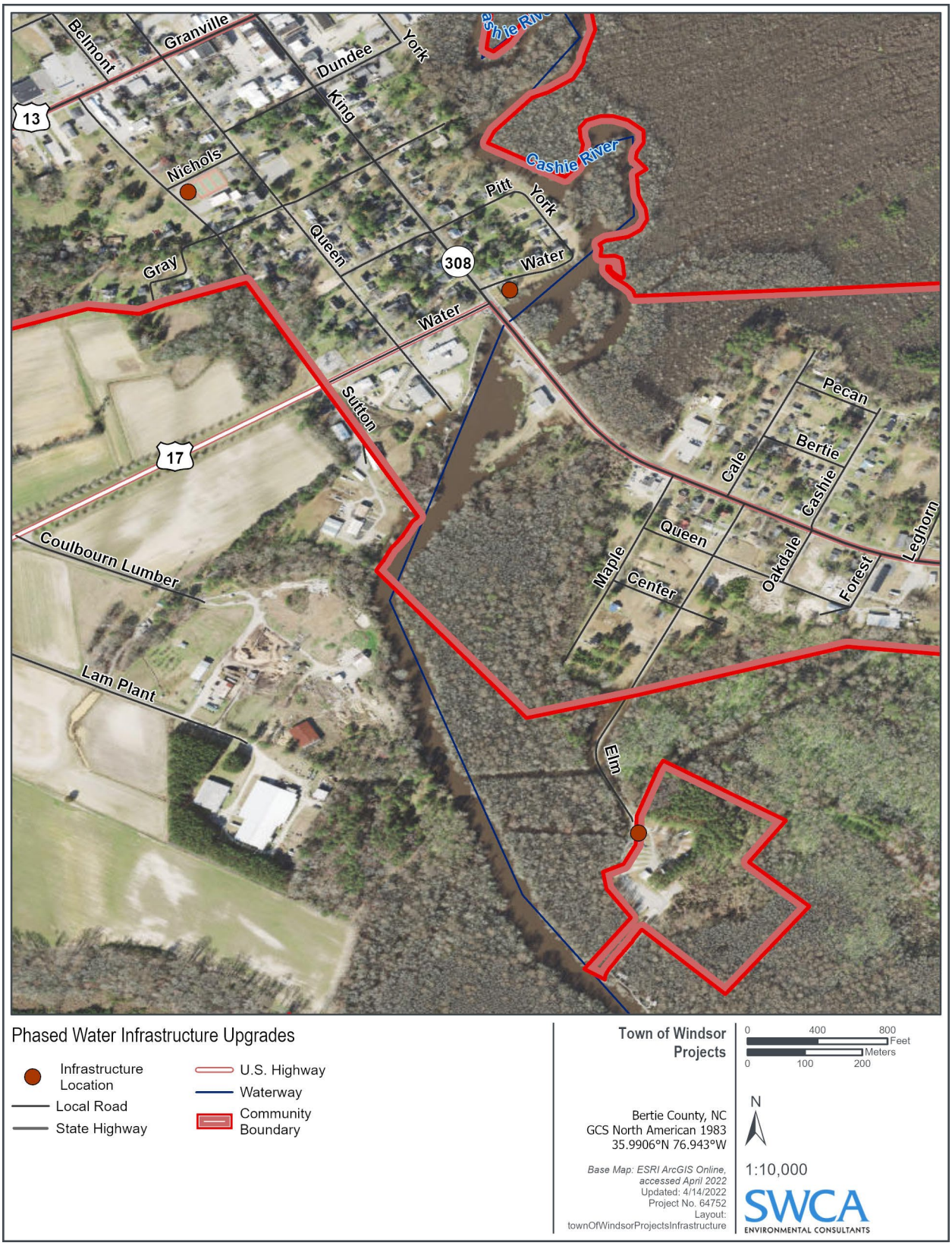

Figure 15. Locations of water infrastructure upgrades.