



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: December 4, 2017

Re: Public Hearing – Storm Water Management Basin Project for the area bounded by Garth Avenue, Sexton Road, Oak Street and Lynn Street (Lynn St Cottages Storm Water Management Basin)

Executive Summary

Public hearing for the construction of a storm water management project on the south side of Sexton Road just east of Garth Avenue in conjunction with the Lynn Street Cottages project. This project will provide storm water management for most of the City Block bounded by Garth Avenue, Sexton, Oak, and Lynn Streets including the Lynn Street Cottages, a Columbia Community Land Trust project. This project will be funded by a Community Development Block Grant and is estimated to cost approximately \$105,000.

Discussion

Community Development and Storm Water Utility staff have been working together regarding storm water management for the Lynn Street Cottages re-development project for approximately two years. The storm water goals are to improve the water quality of the storm water runoff and to reduce flood flows to areas with known flooding problems at Garth Avenue and Sexton Road and further downstream near Providence Road.

New development projects are required to provide storm water management to control both quantity and quality of storm water runoff for the entire site being developed. Re-development projects are only required to provide this level of storm water management for a portion of the site. Due to known flooding issues downstream, storm water management for the entire site as would be required for new development is proposed. The proposed storm water management facilities will be located within the City's regulated floodplain which is typically not desirable. However, the location will not increase the 100-year flood elevation and in this redevelopment situation, the storm water basin will provide improved flood storage and an improved flow path for large runoff events.

Community Development staff conducted neighborhood meetings for the Lynn Street Cottages Development. Citizen comments from those neighborhood meetings provided some of the design parameters for this project. The storm water management basin will be located along a WPA-era storm water conveyance box at the rear of City-owned lots along Sexton. (See attached location drawing.) The neighborhood asked that part of the basin be useable as open space/play area when dry, and that no permanent structures such as tables and benches or shelters be erected on the site.

The Storm Water Utility has been coordinating this project with the Garth at Oak Tower Storm Box Replacement project, the North Garth Sanitary Sewer Replacement project and the



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Public Works Lynn-Oak-Sexton Sidewalk project. An Interested Parties (IP) meeting was held to discuss these projects on November 15, 2016. Six people attended this meeting and seemed generally supportive of the storm water management basin as well as the infrastructure replacement projects.

Another IP meeting was held at the site of the proposed basin on August 23, 2017, to focus on the storm water management basin and to address potential concerns of the residents who live adjacent or directly across the street from the site. Two nearby residents attended the meeting and were generally supportive of the plan. A project log is attached which shows the contacts with interested parties.

The project cost estimate is \$105,000 and the project will be funded by a Community Development Block Grant administered through Community Development. The grant requires this project to be complete by September 2018 or the grant funding will not be available to complete the project.

Fiscal Impact

Short-Term Impact: Construction costs are estimated at \$105,000.

Long-Term Impact: Annual maintenance cost for basin is estimated to be \$3,000.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Infrastructure, Tertiary Impact: Social Equity

Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
11/06/2017	Resolutions setting a Public Hearing
08/23/2017	IP meeting for Lynn Street Cottages Storm Water Management
07/03/2017	Approved Final Plat of Lynn Street Cottages.
11/15/2016	IP meeting for Lynn Street Cottages Storm Water Management, Garth at Oak Towers Storm Box Replacement, North Garth Sanitary Sewer Replacement and Lynn-Oak-Sexton Sidewalk projects
12/08/2015	Approved rezoning PUD 4.3 to PUD6.0, and approved the PUD



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	Plan for "Lynn Street Cottages."
01/03/2011	Approved final plat of Lynn Street Subdivision, Plat 2.
01/03/2011	Approved rezoning from C-P to PUD 4.3.

Suggested Council Action

Following the public hearing and Council discussion, direct staff to proceed with the Lynn Street Cottages Storm Water Management Basin project.