

Central Arlington Heights

Flood Mitigation Initiative Update

May 19, 2022 Public Meeting

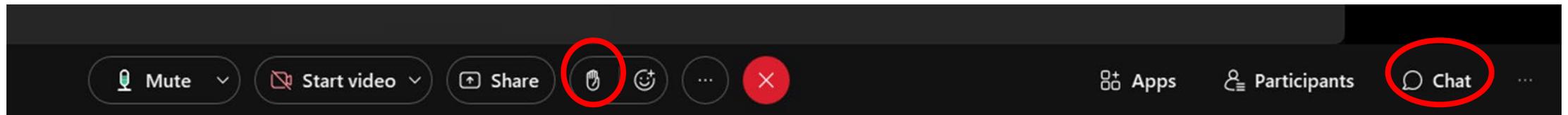
Greg Simmons, *Assistant Director Stormwater & Right of Way*

Jennifer Dyke, *Stormwater Program Manager*

Transportation Public Works Department

Good Evening!
**The presentation will
begin at 6:05.**

- During the presentation, everyone except the presenters will be muted
- We will answer questions at the end of the meeting
- If you have a question, please post it in the chat using the chat button OR use the hand button to be called on to ask your question verbally
- The presentation will be recorded and shared after the meeting. Thank you!



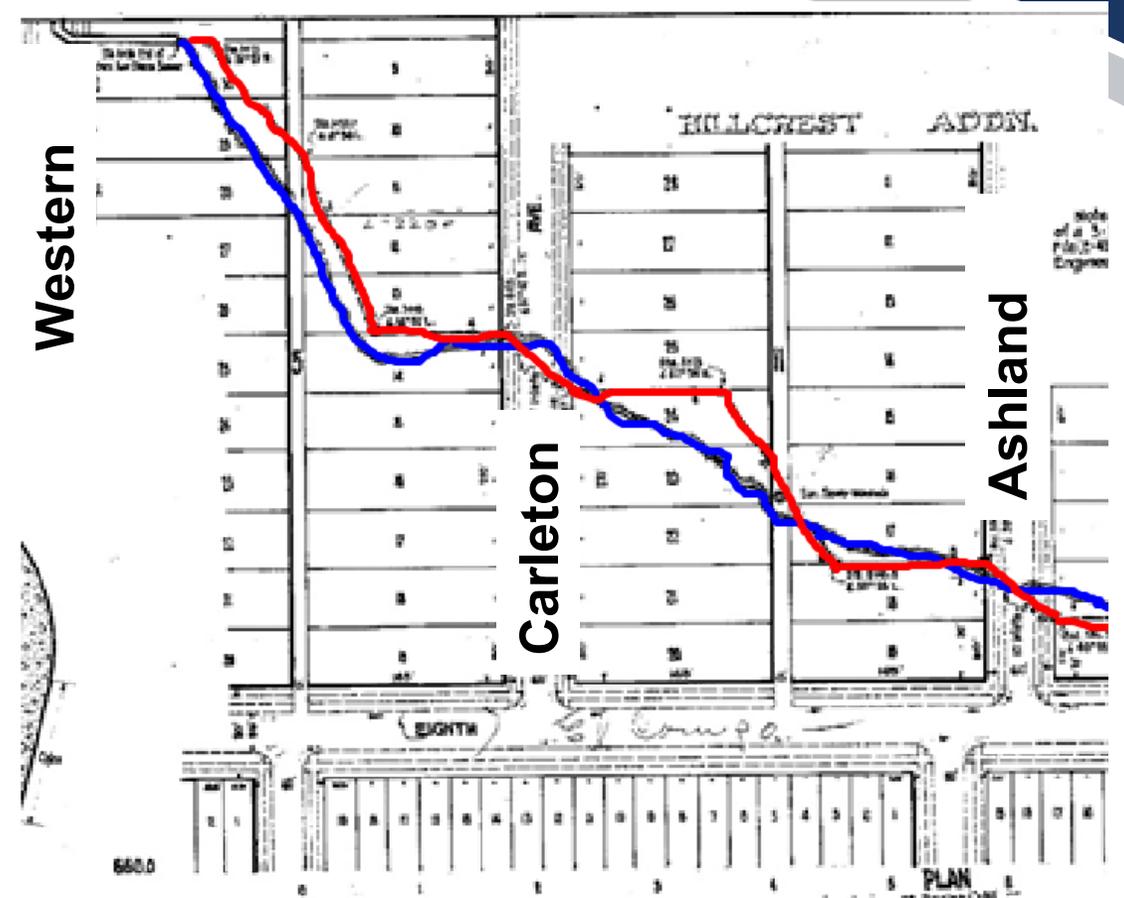
Agenda

- Background
- Property Acquisition Status
- Notice of Sale
- Open Space Use Plan for FEMA properties
- Questions/Discussion

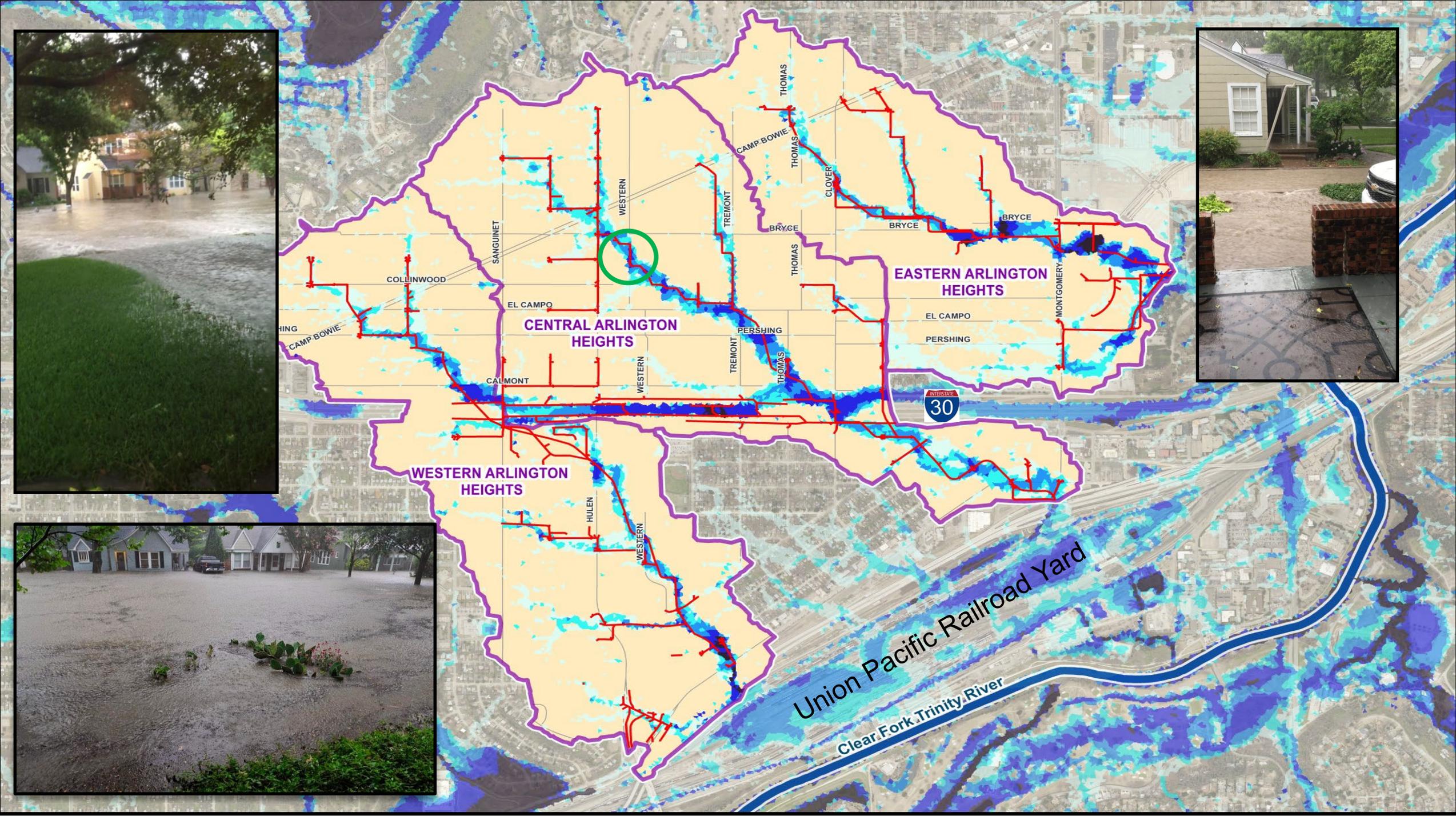
Background

What is behind the drainage problem?
 Same as in many older neighborhoods:

- Storm drain pipes built in early 1900s along creekbeds/flowpaths
- Neighborhoods built around & on top of lines
- System can't handle large storms
 - Standards/expectations were different?
 - Did not anticipate future development?
 - Lifestyles weren't so vulnerable to flood damage?
 - Climate change?
- Problem identified in City's 1967 Drainage Master Plan

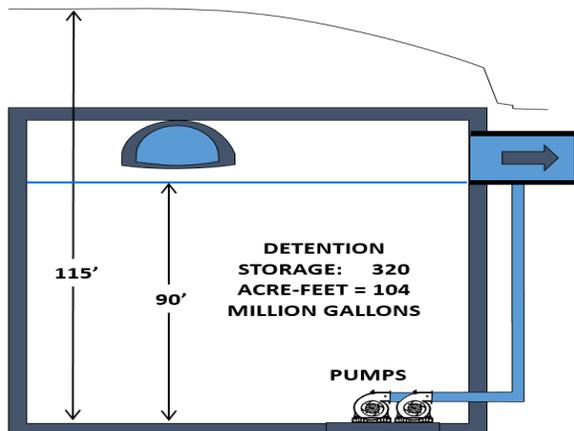


1924 Plan - Extension of Western Ave.
 Storm Drain

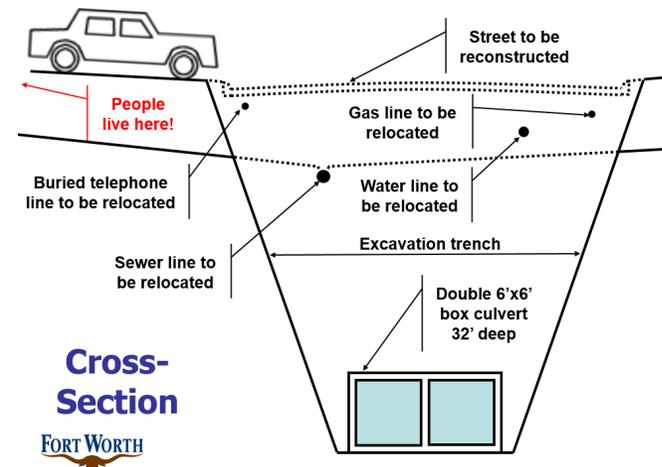


Background

- What has been done?
 - 2004-2016: Multiple engineering assessments (> \$1 million)
 - City staff and various consulting firms
 - Benchmarking with other cities
 - Multiple public meetings and community working group
 - Goal: Identify measures that are **effective**, **affordable**, and **acceptable** to the community
 - NOTE: Must avoid pushing flooding somewhere else
 - **Affordable** measures identified only provide some relief in the most frequent events



Deep detention reservoir under 3.5 acres



Open Cut Storm Drain Alternative

Background

- What has been done?
 - 2012-2016: Design and construct (> \$ 8 million)
 - Acquire commercial properties and construct detention at Hulen/Bryce
 - Under street detention on Bryce, Western, and Ashland
 - Only provides a measure of relief in the most frequent events

Basin storage
capacity: 2 acre-feet

Underground
detention storage
capacity: 3.5 acre-feet



Background

- Still significant flooding when the above projects in place

June 27, 2016

- 3.1" in 1 hour
- ~ 4% chance/25yr storm



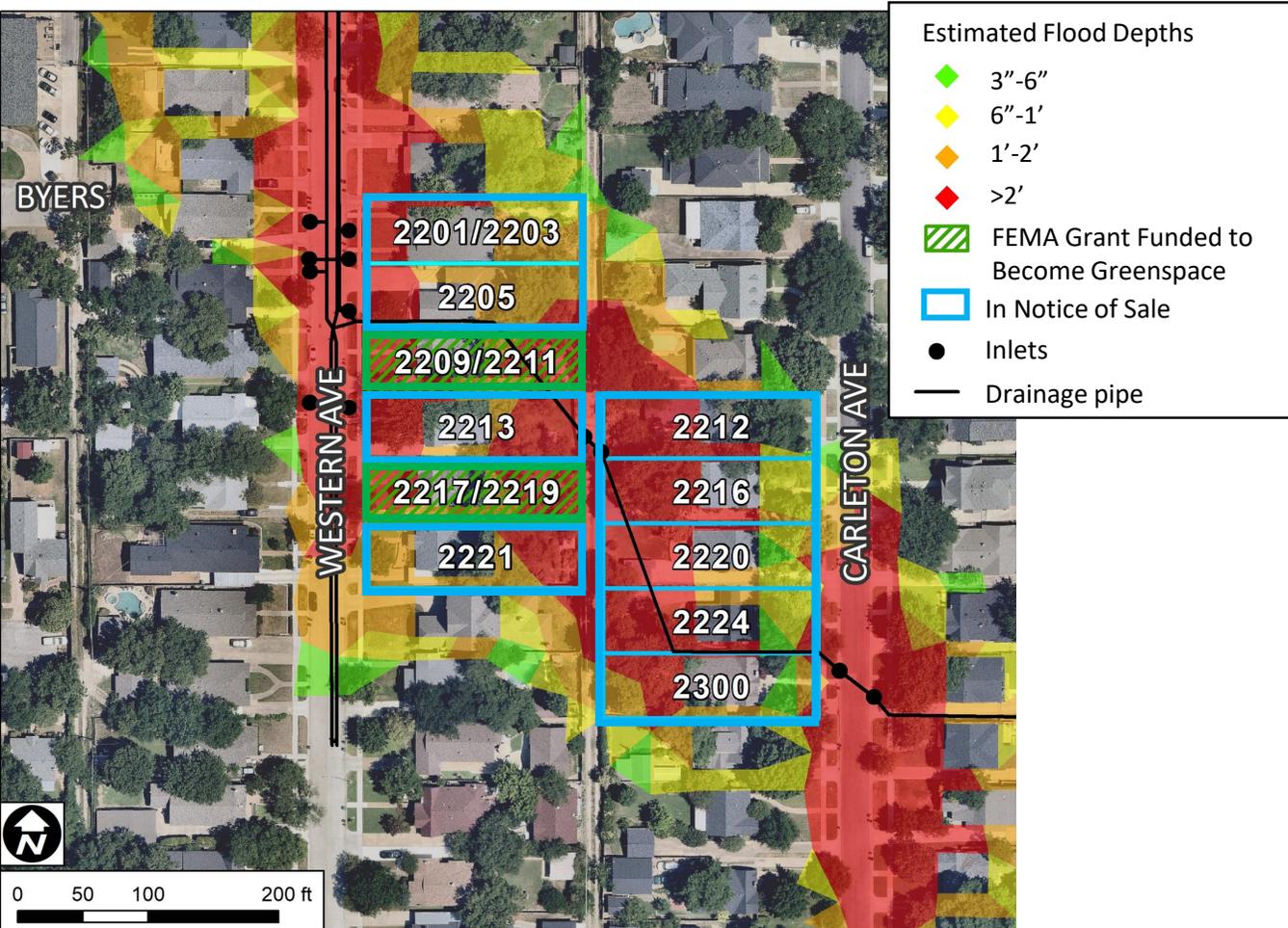
2209/2211 Western & 2213 Western

Background

City conclusion from 12+ years of intensive consideration:

- No solution that is effective, affordable, and acceptable
- Voluntary property acquisition for greenspace
 - Only effective & affordable solution
 - Community consensus on acceptability not achievable
 - Providing relief to those at risk is urgent enough of a need to move forward with voluntary property acquisition without consensus
 - 100% flood mitigation for properties voluntarily acquired and potential for:
 - Flood risk reduction for downstream homes through stormwater detention
 - Community amenity
- Due to resident concerns expressed during the Oct. 2018, public meeting, the City is pursuing selling properties for redevelopment before creating a greenspace and detention basin

Property Acquisition Status



Estimated Flood Depths for a 100-Year Event

A 100 year event has a 26% chance of occurring over a 30 year mortgage

- Oct. 2018 – Public meeting on voluntary acquisition project
- 9 acquired with City only funding between Summer 2019 to Summer 2020
 - \$3.8 Million total cost
- May 24, 2022: 2 FEMA properties to City Council
 - \$667k total cost
 - Grant covered \$550k
 - Will be greenspace in perpetuity per grant
- Jul/Aug 2022: Close on 2 FEMA properties
 - Demolish within 90 days of closing

Notice of Sale

- Timeline

- June '22: Appraisal and finalize Notice of Sale
- Jul/Aug '22: Issue Notice of Sale for 60 days
- Fall '22: Complete evaluation of bids & determine if there is a viable bidder
- End of '22: Complete sale of properties if a viable bidder is identified

NOTE: If no viable bids are received we would revert back to the green space and detention concept

Notice of Sale Key Features

- Must buy all 9 properties
- Grant funded properties will stay green and City-owned
 - Could be incorporated into yards of adjacent properties/maintained by those owners
- Best value selection
- Stipulates minimum acceptable bid price
 - Appraisal will take into account the restrictions being imposed
 - Reduced profitability to prospective bidders
- Must complete all redevelopment within 30 months of closing
 - If developer fails to meet conditions City has option to buy properties back
- New or elevated homes must be 2' above flood level & comply with other Stormwater regulations
 - Will be ~3' to 4.5' higher than current finished floors
- Ultimate purchasers must sign a statement acknowledging the remaining flood risk
- Must *protect* downstream and adjacent properties during redevelopment



2300 Carleton



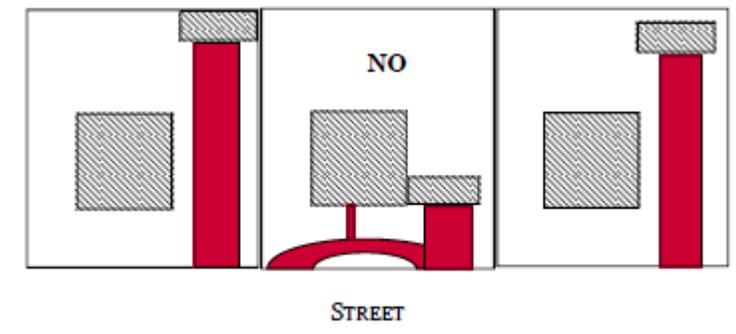
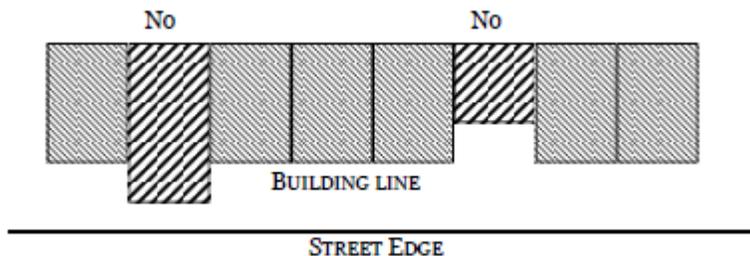
2220 Carleton



Example elevated home

Notice of Sale Redevelopment Guidelines

- Modeled after Fairmount guidelines
 - New structure should harmonize with existing structures
 - Guidelines for height and width, setbacks, building form, site configuration, materials, etc.
- Incorporates Arlington Heights resident input received
- Developer's plans will be reviewed for compliance with guidelines prior to issuance of a building permit



Consideration of Adjacent/Downstream Properties

- Will have to demonstrate they aren't aggravating existing flood risk
- Ultimate & *interim* development plans will be required and reviewed
- Maintain existing fencing
- Maintain flow paths around the homes
- Maintain or offset new impervious cover
- No significant change to grading
- Adding detention or larger pipes under these properties won't significantly help

Notice of Sale Selection Process

- “Best Value” selection
 - I.e., other factors besides price are considered
 - “Best value” bidder is the one who gets the most pts.
- 100 point system
 - 70 points for highest bid with a sliding scale from there
 - Up to 20 points for home elevations
 - 4 points each for the 4 high priority homes (*see photos*)
 - 1 point each for 4 other homes
 - No points for 2205 Western (recent build)
 - Up to 10 points for degree to which the bid addresses other community preferences
 - Considers proposed tree preservation, bioswales, permeable pavement, rain barrels, elevation, and if elevation follows Secretary of the Interior standards
 - Community group assigns qualitative score for each bid (“Poor” to “Exceptional”)
 - City assigns points based on community group input
 - The majority of members of the community group should live on the block where the project will occur



2212 Carleton



2224 Carleton



2300 Carleton



2213 Western

Open Space Use Plan

- FEMA historic mitigation requirement for the 2 grant purchased properties
- Arlington Heights resident feedback considered
 - Not a community gathering area
 - Doesn't attract unwanted uses
 - Potential future use by adjacent residents
- Resident feedback requested and considered
- Historic consultation process including:
 - Historic Fort Worth
 - Steven & Susan Kline
 - Arlington Heights Neighborhood Association- Christina Patoski
 - Tarrant County
 - Texas Water Development Board
 - Texas Historic Commission
 - FEMA



2209/2211 Western



2217/2219 Western

Open Space Use Plan- Current



2209 & 2211
Western Avenue

2213
Western Avenue

2217 & 2219
Western Avenue

Open Space Use Plan- Proposed Future



Next Steps

- **May 24, 2022-** Request Council approve purchase of 2 properties with FEMA grant funding and demolish within 90 days of closing
- **Summer 2022-** Begin historic consultation by providing FEMA with community feedback on the Open Space Use Plan
- **July/August 2022-** Issue Notice of Sale

Questions/Discussion

A link to tonight's meeting recording and the draft Notice of Sale documents will be emailed out tomorrow.

If we don't get to them tonight, please send questions/feedback after the meeting to Jennifer.Dyke@FortWorthTexas.Gov **by Friday May 27th**