

Drain 27 Flood Risk Management Project (40th Avenue South to I-29) City of Fargo - Project #6229

Public Informational Meeting
November 4, 2013



Overview / Why Are We Here?

- Review of Past Meeting/Alternatives Considered
- Overview of Public Responses
- Revised Alternatives (Partial Area)
- Path Forward / Project Schedule
- Acquisition Process Overview
- Questions

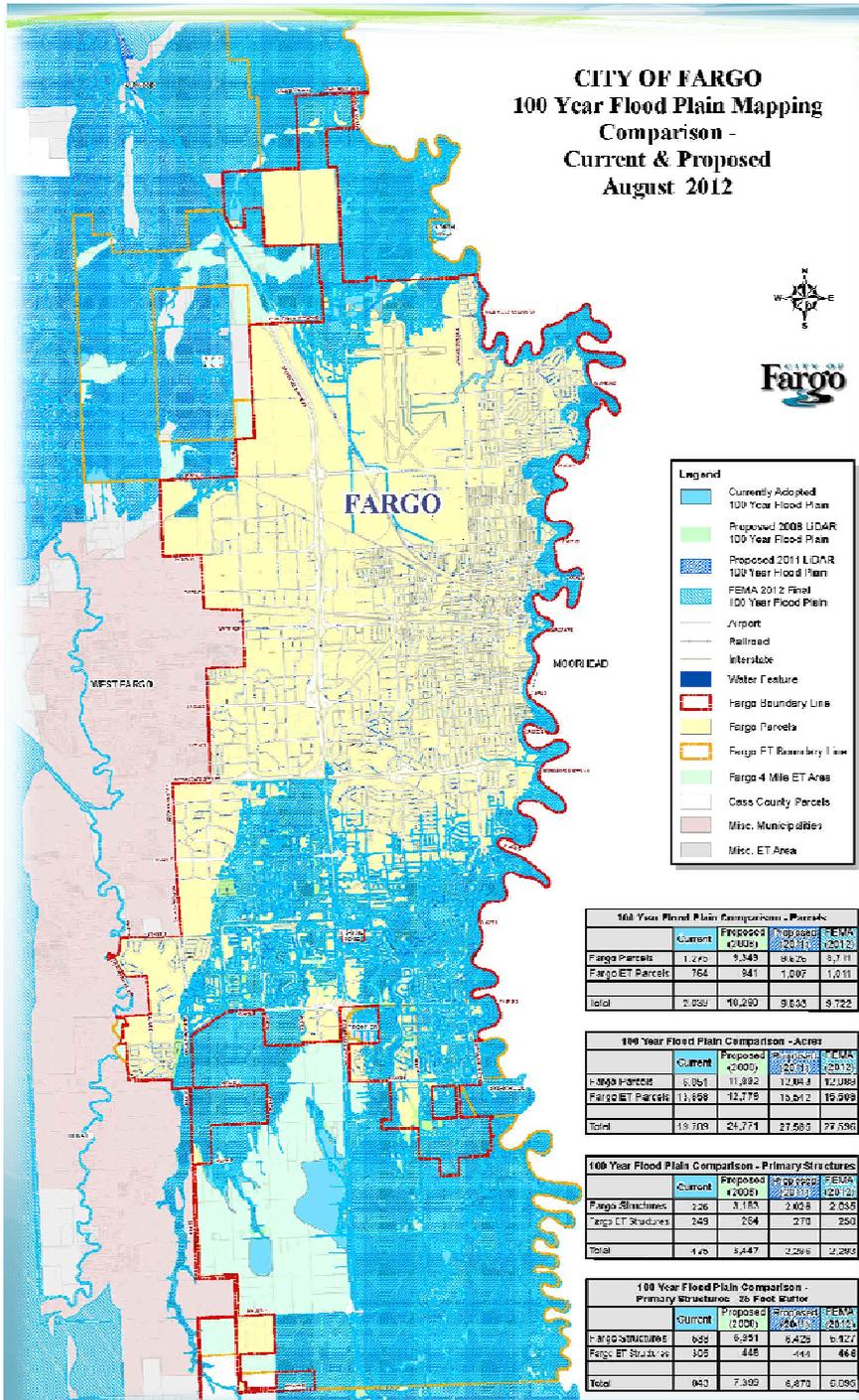


Defining the Risk

- Current Floodplain
 - 38.5 Feet River Gage (29,300 cfs)
 - 475 Impacted Structures
 - 19,700 Acres Impacted
- Preliminary Floodplain
 - 39.4 Feet River Gage (29,300 cfs)
 - Approx. 2,300 Impacted Structures
 - 27,600 Acres Impacted
- Flood of Record
 - 40.8 Feet River Gage
- Future of the Floodplain
 - USACE 41.1 River Gage (34,700 cfs)
 - Approx. 19,400 Impacted Structures
 - 36,430 Acres Impacted



Map Process



- Anticipated Adoption Summer 2014
 - Appeal Period-Done
 - City submitted 32 Appeals
 - Including 221 property surveys
 - Map is being updated
 - Letter of Final Determination 2014
 - Newly mapped properties Likely to face substantially higher premiums due to Biggert Waters

BW-12: What's Changing

- **Subsidies to be phased out**

- Non-primary residences
- Business properties
- Severe repetitive loss properties (1-4 residences), and properties where claims payments exceed fair market value

- **New policies to be issued at full-risk rates**

- After the sale/purchase of a property
- After a lapse in insurance coverage
- After substantial damage/improvement
- For properties uninsured as of BW-12 enactment

- **Grandfathered rates planned to be phased out over 5 years**

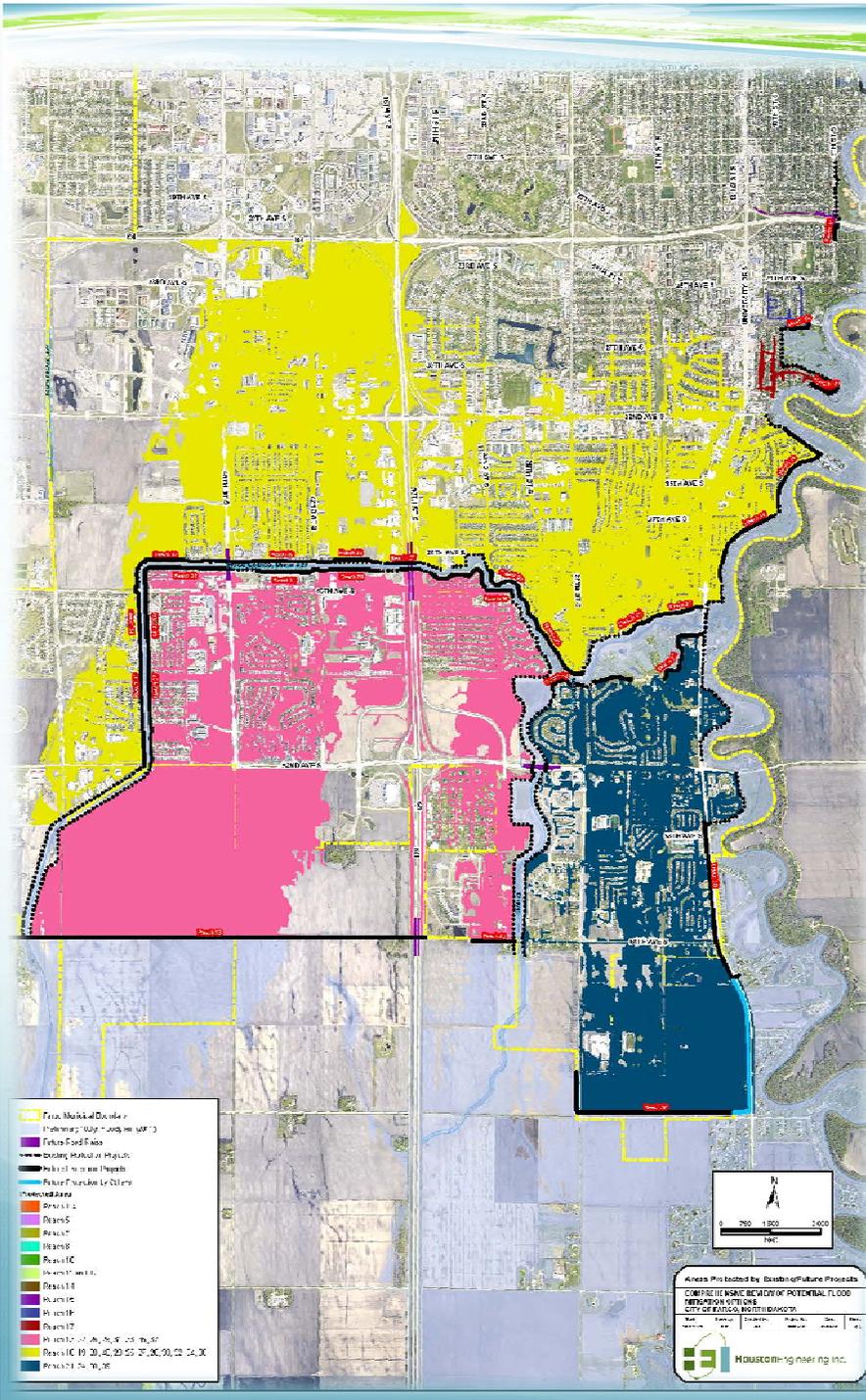
Pending FEMA Floodplain Impacts

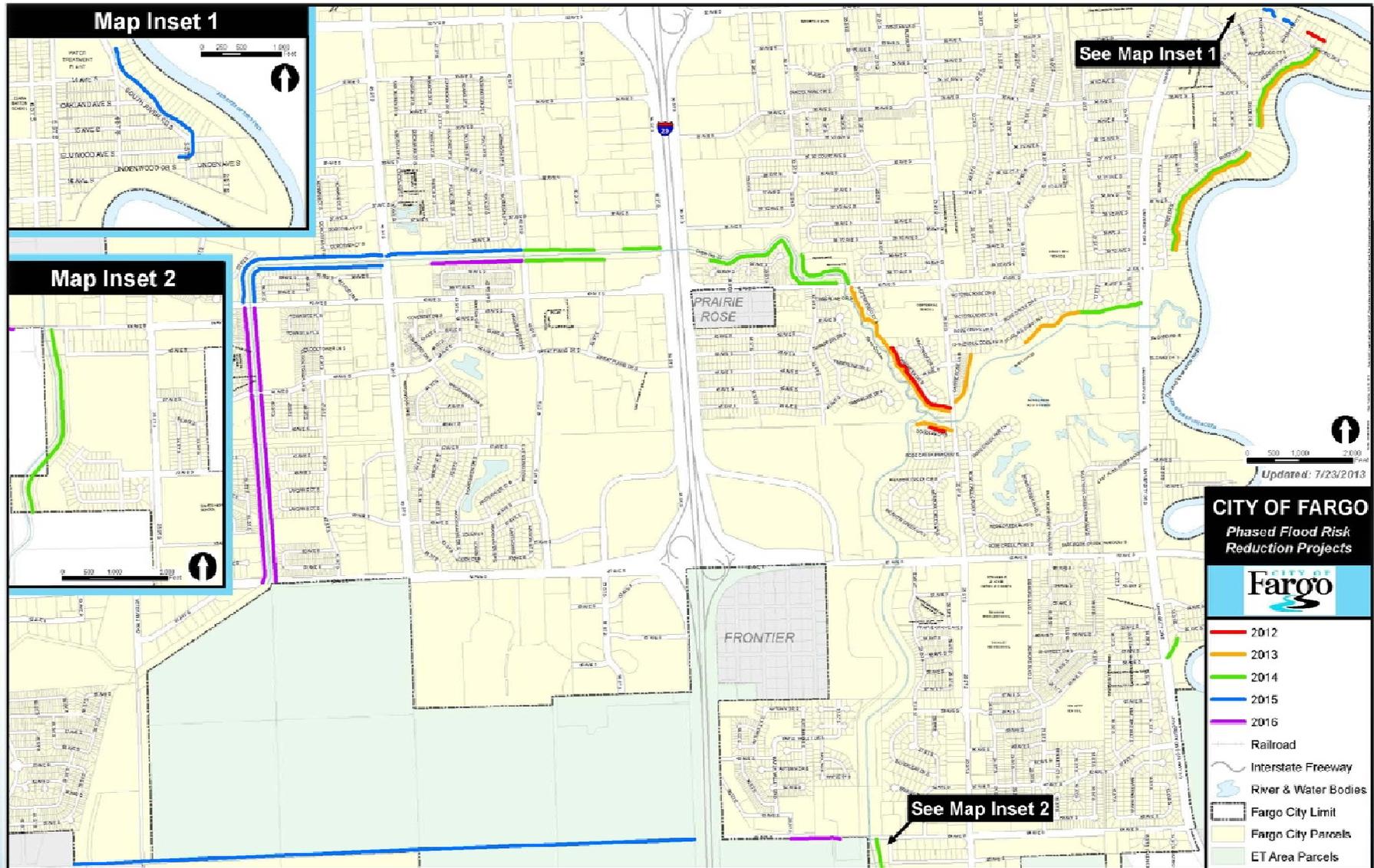
Preliminary FEMA 100yr - RS 39.4'



Comprehensive Plan

- Area South of I-94 was identified as having a greater area at risk
- Yellow area has approx 1,500 structures in floodplain
- Recognizing funding limitations staff sought to prioritize potential projects





Past Flood Fight Strategy

(i.e. 2009,2010,...)



Options Presented at September Meeting

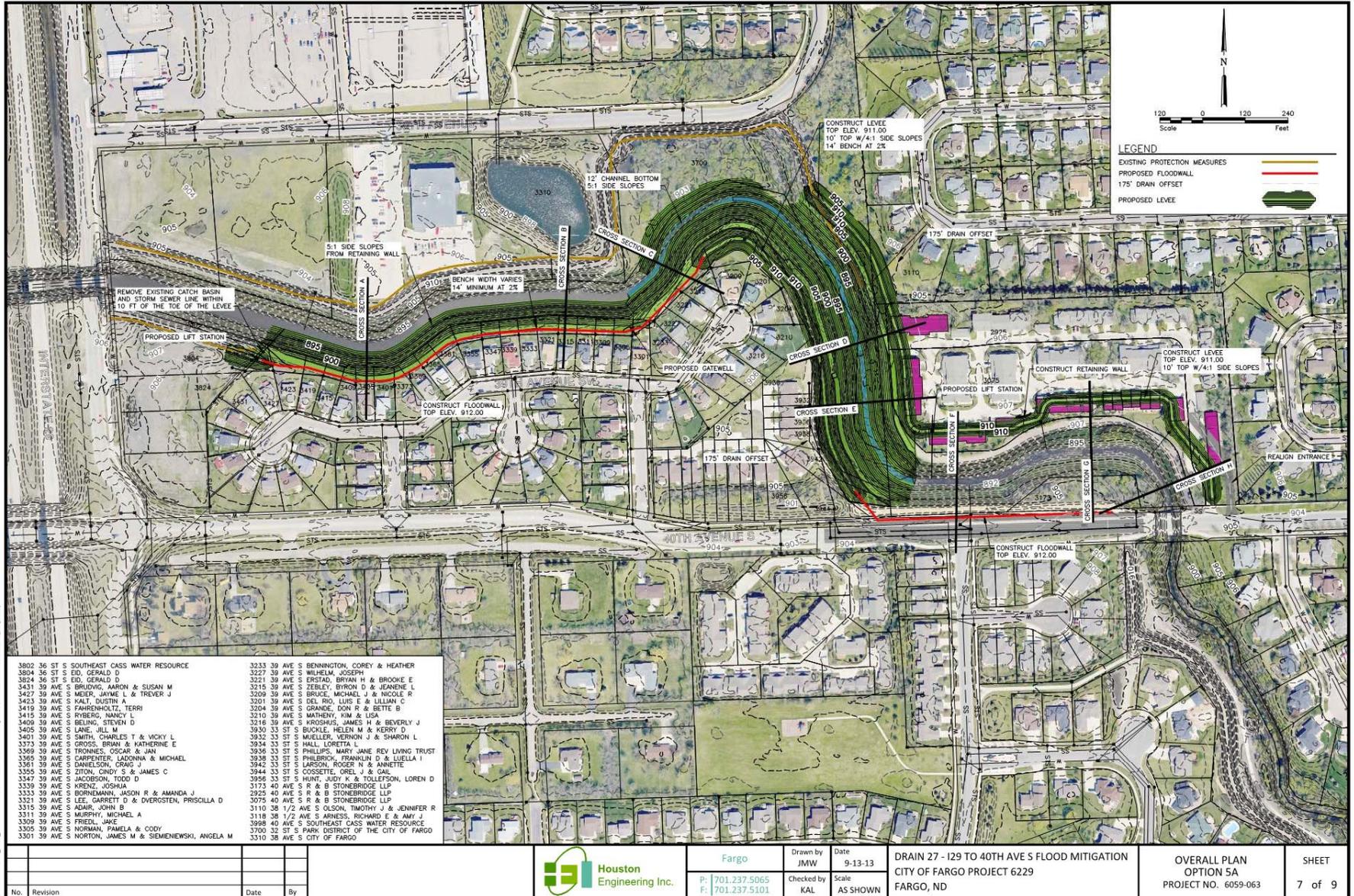
- Option 1A – Primary Levee Option
 - Estimated Cost = \$21.2M
 - 36 Residential Acquisitions
 - 7 Commercial/Rental Acquisitions

- Option 3A – Combination Channel Modification/Levee/ Floodwall Option
 - Estimated Cost = \$18.5M
 - 21 Residential Acquisitions
 - 7 Commercial/Rental Acquisitions

- Option 5A – Primary Floodwall Option
 - Estimated Cost = \$16.5M
 - 0 Residential Acquisitions
 - 7 Commercial/Rental Acquisitions

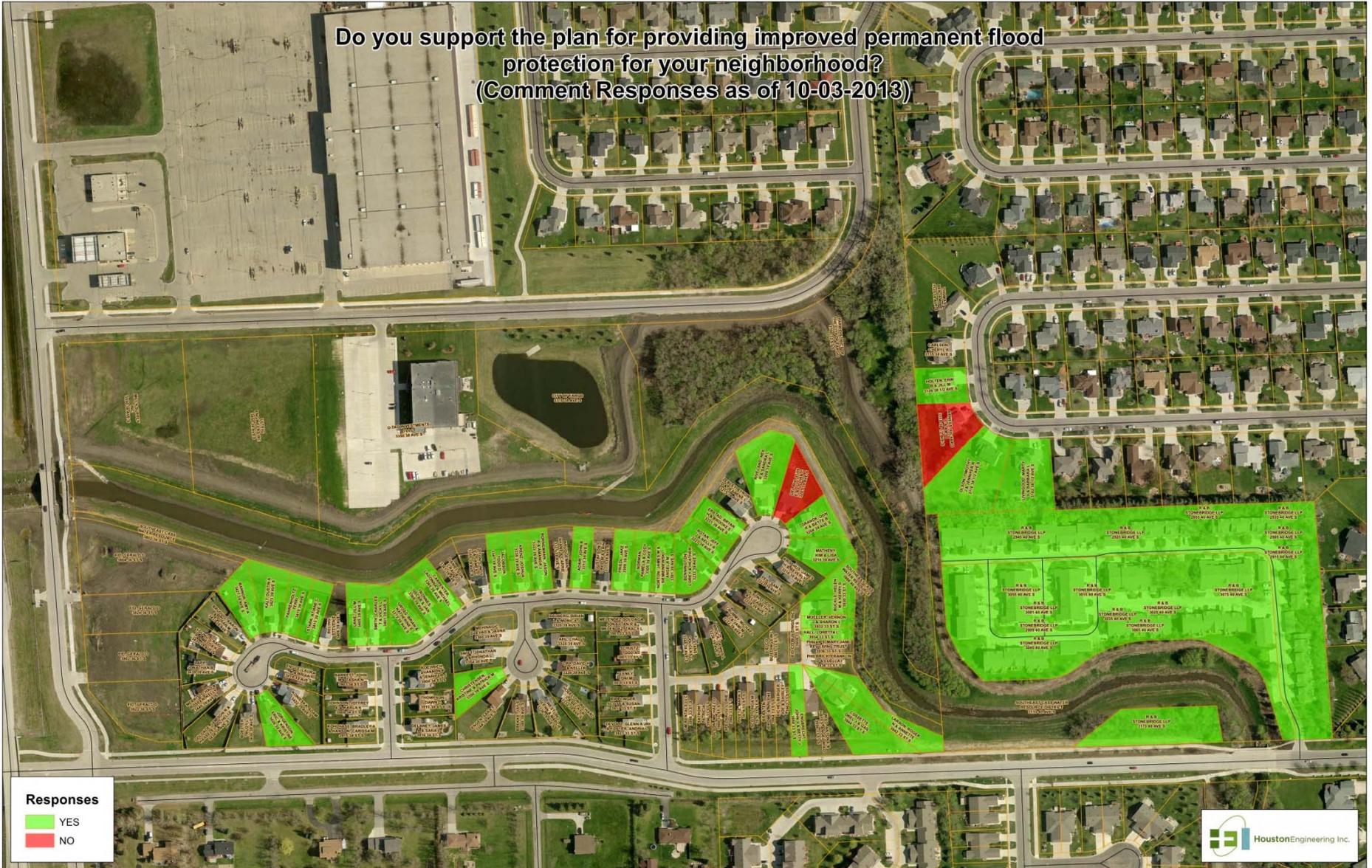


Option 5A – Primary Floodwall Option



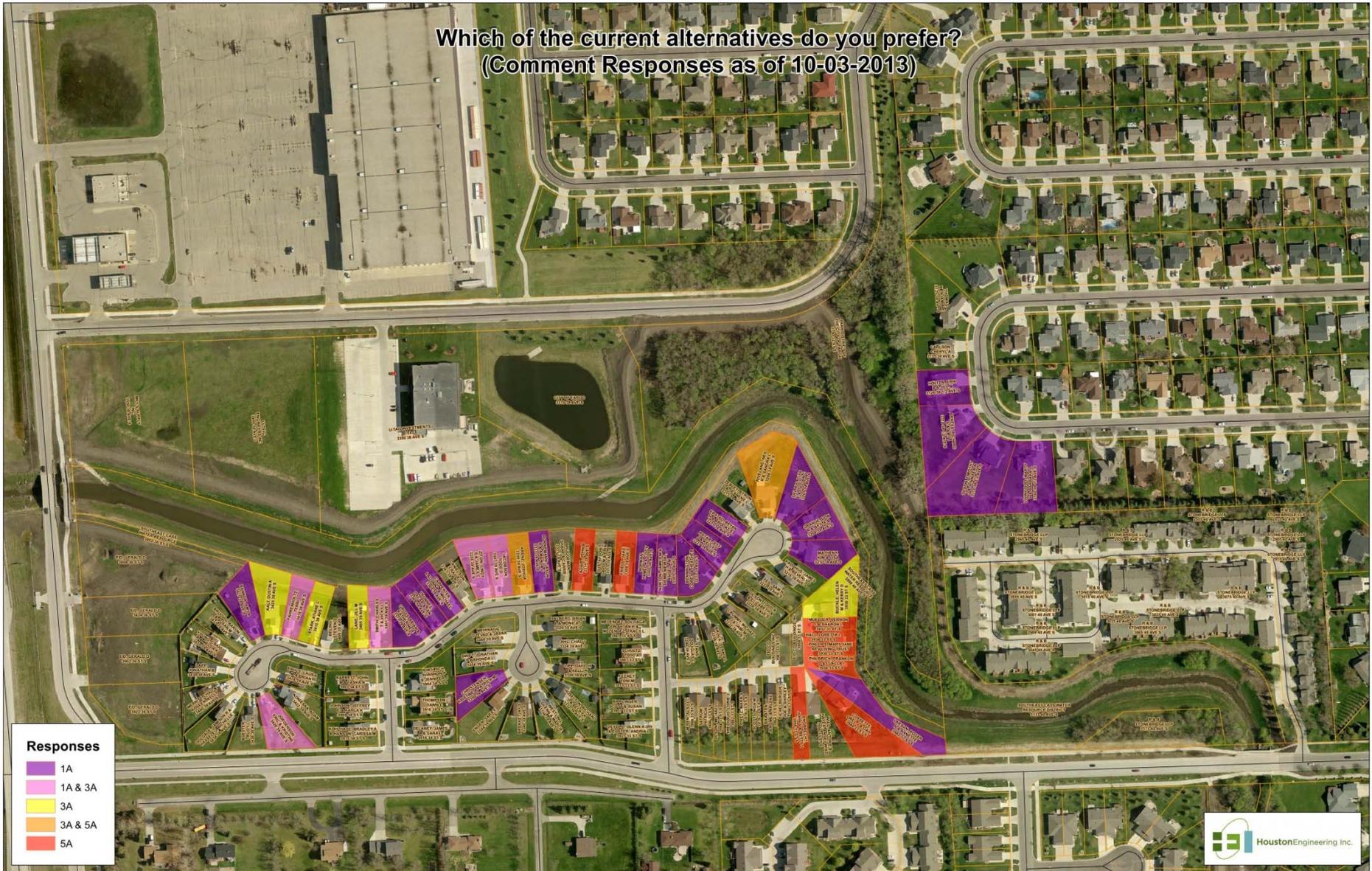
Public Comments – Support Protection?

Do you support the plan for providing improved permanent flood protection for your neighborhood?
(Comment Responses as of 10-03-2013)



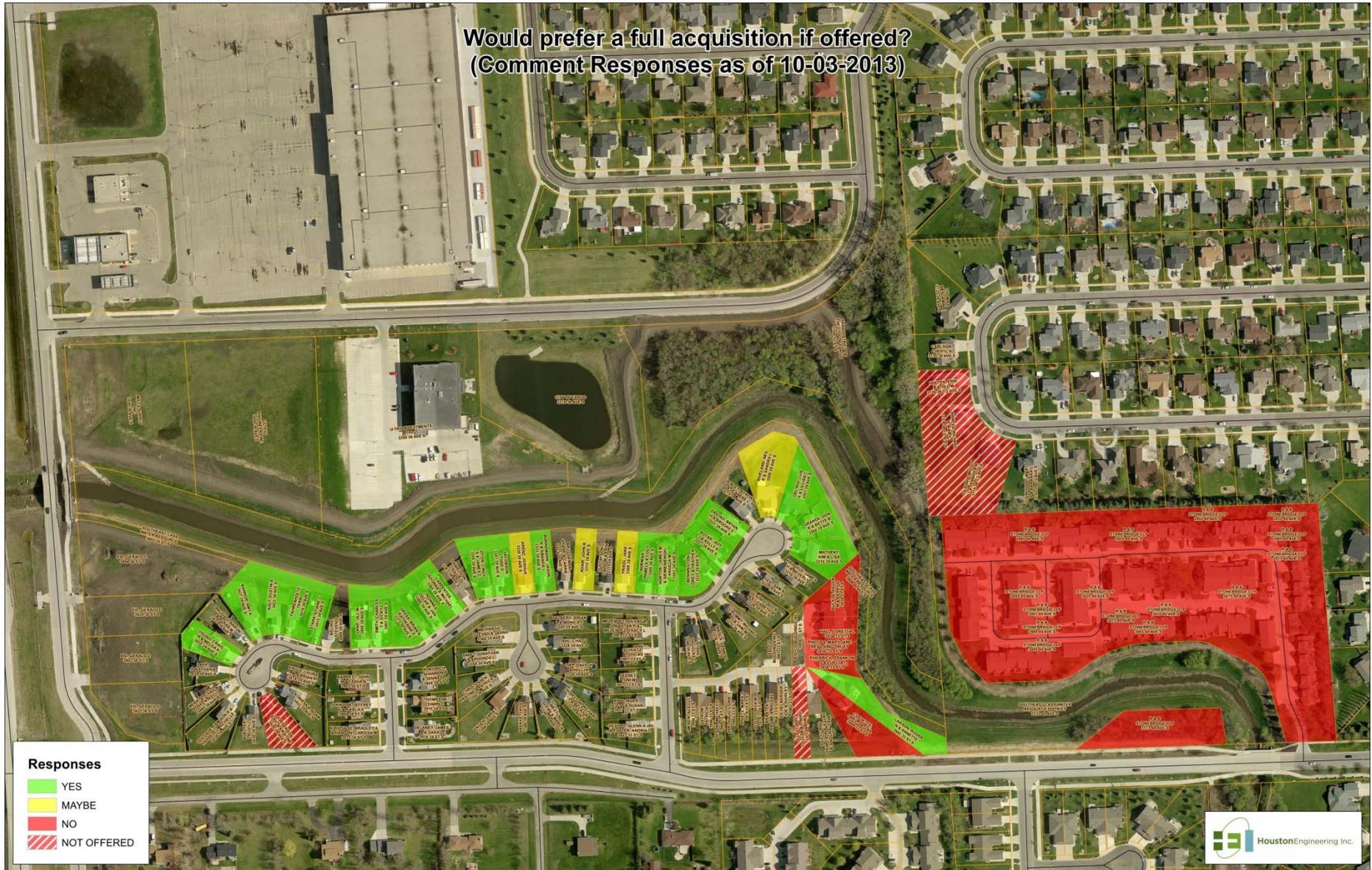
Public Comments – Which Alternative?

Which of the current alternatives do you prefer?
(Comment Responses as of 10-03-2013)



Public Comments – Prefer Acquisition?

Would prefer a full acquisition if offered?
(Comment Responses as of 10-03-2013)



Revised Alternatives (Partial Area)

- Option 1A – Primary Levee Option (Partial)
- Option 1B – Primary Levee Option with Mistwood Protection
- Option 3B – Reduced Channel Modification/Levee Option



***3 Updated Options -
Based on the Review of Public Input and
Technical Issues***

Option 1A – Partial



Option 1A – Primary Levee Option (Partial)

- 26 Residential Acquisitions (+<10 Future)
- 0 Commercial/Rental Acquisitions (+<7 Future)



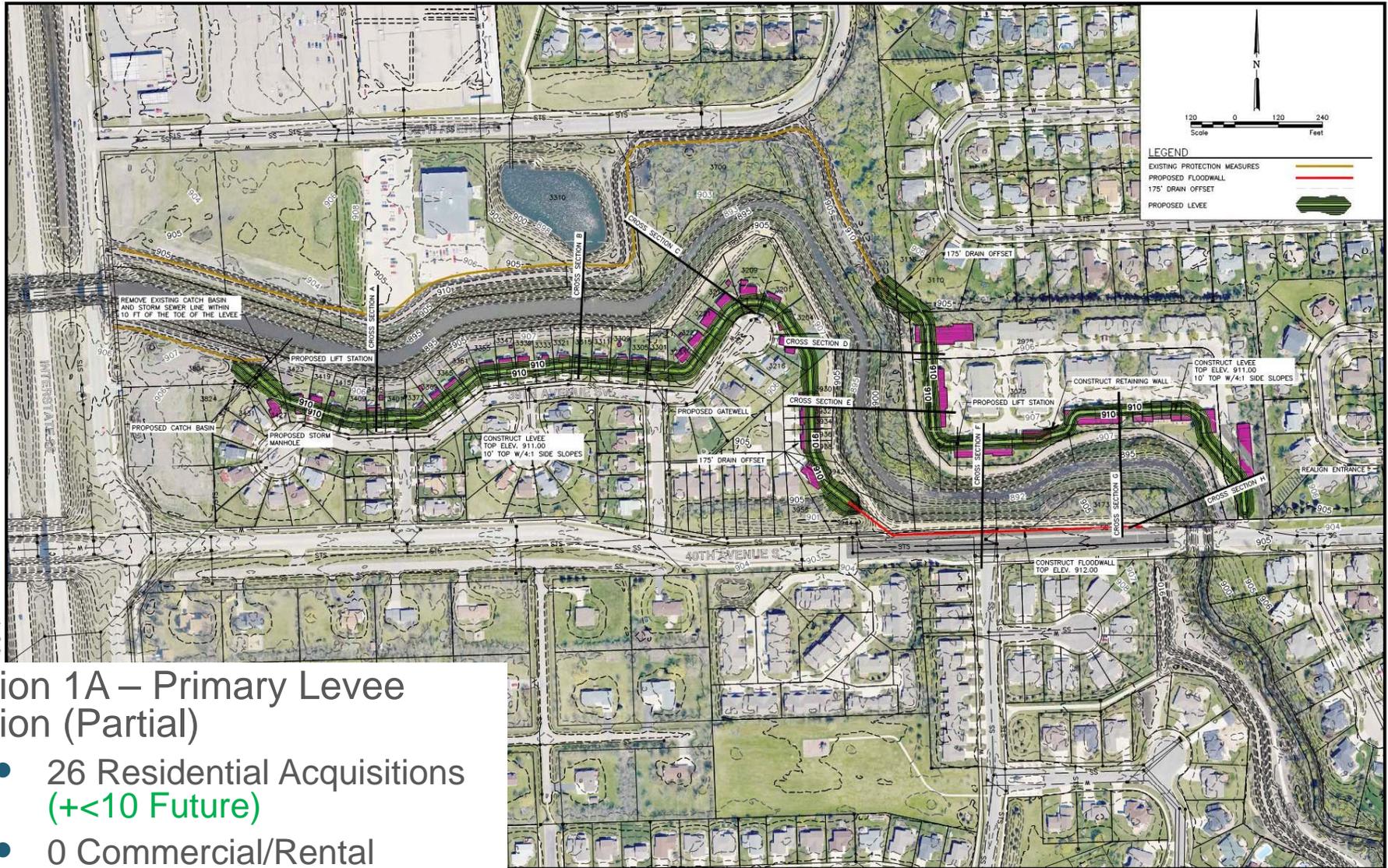
Fargo
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 F: 701.237.5101
 Drawn by JMW
 Checked by KAL
 Date 10-29-13
 Scale AS SHOWN

DRAIN 27 - 129 TO 40TH AVE S FLOOD MITIGATION
 CITY OF FARGO PROJECT 6229
 FARGO, ND

OVERALL PLAN
 OPTION 1A PARTIAL
 PROJECT NO. 6059-063

SHEET
 1 of 3

Option 1A – Primary Levee Option



Option 1A – Primary Levee Option (Partial)

- 26 Residential Acquisitions (+<10 Future)
- 0 Commercial/Rental Acquisitions (+<7 Future)



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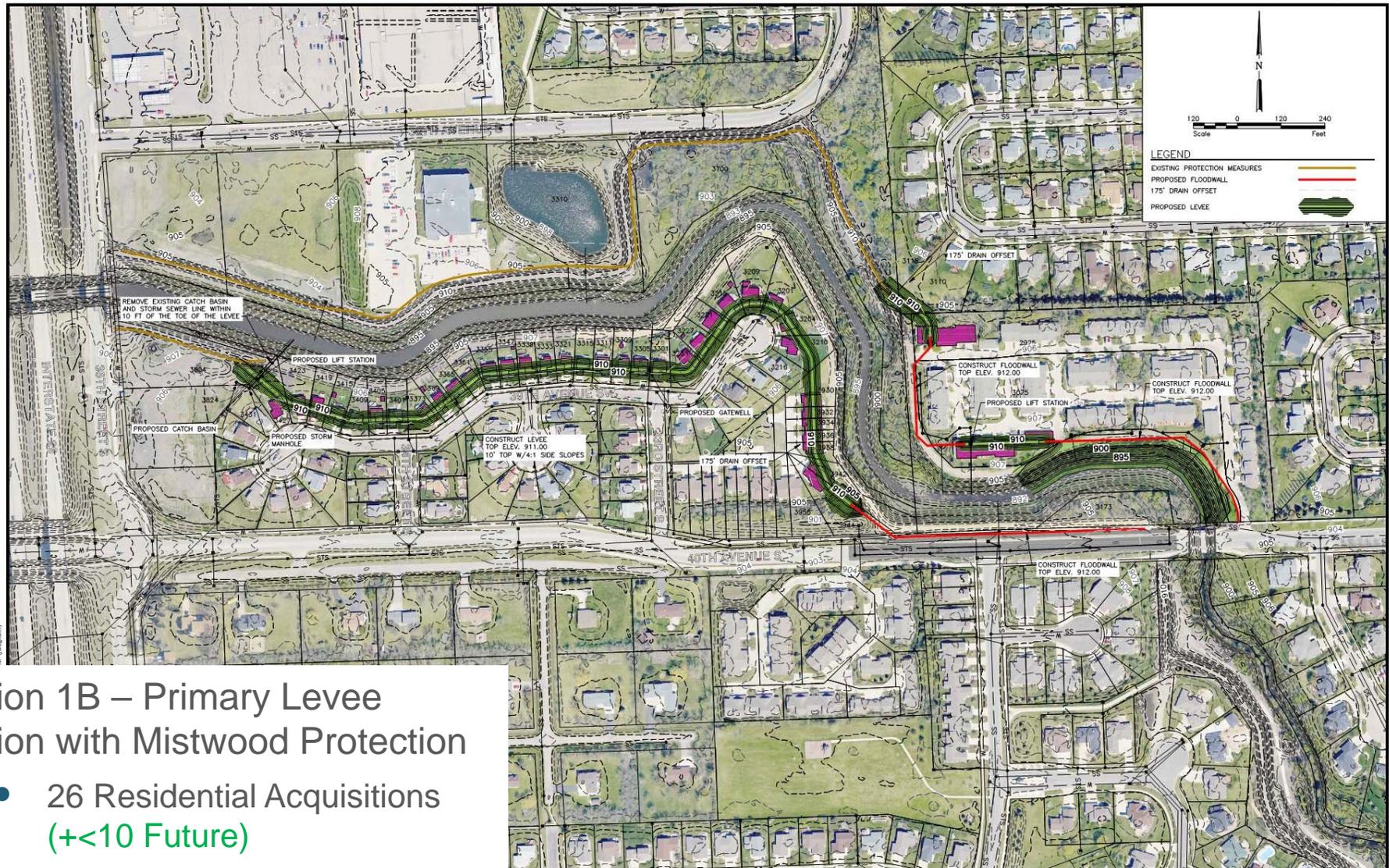
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 CITY OF FARGO PROJECT 6229
 FARGO, ND

OVERALL PLAN
 OPTION 1A
 PROJECT NO. 6059-063

SHEET
 1 of 9

Option 1B – Primary Levee Option with Mistwood Protection

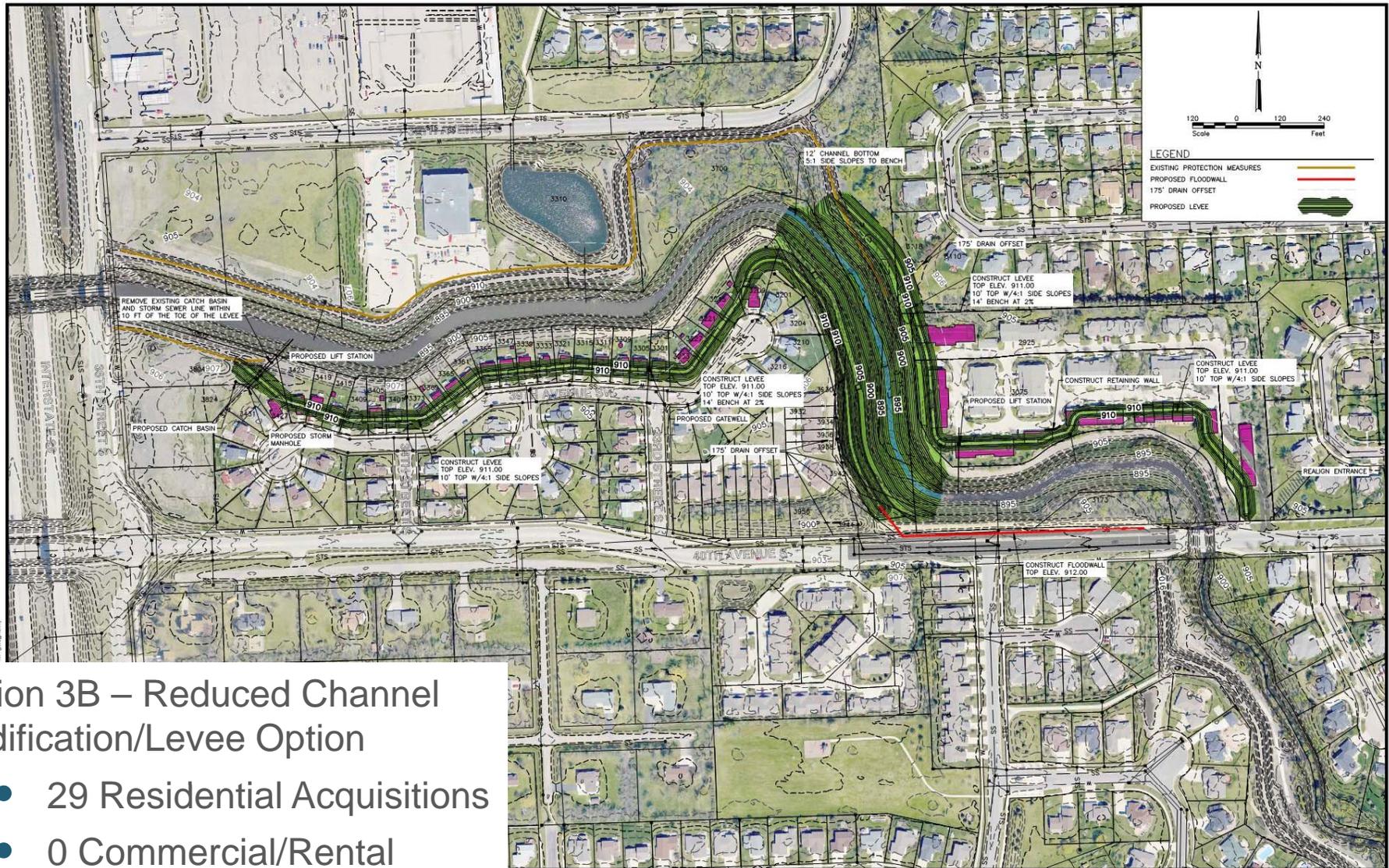


Option 1B – Primary Levee Option with Mistwood Protection

- 26 Residential Acquisitions (+<10 Future)
- 3 Commercial/Rental Acquisitions

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Option 3B - Reduced Channel Modification/Levee Option



Option 3B – Reduced Channel Modification/Levee Option

- 29 Residential Acquisitions
- 0 Commercial/Rental Acquisitions (+<7 Future)

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Option 1A – Partial



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OVERALL PLAN
 OPTION 1A PARTIAL
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SHEET
 1 of 3

No.	Revision	Date	By

Path Forward / Schedule

- Proceed with Acquisitions that are common to all 3 alternatives
 - Option 1A – Partial
 - 26 Residential Acquisitions (+<10 Future)
 - 0 Commercial/Rental Acquisitions (+<7 Future)
- Continue to Evaluate Options on East Side of Development
 - Mistwood Townhome Area (Option 1B, 3B,...)
- Project Schedule
 - Acquisition Approval Request to Commission – November 12th
 - Begin Acquisition Process - Winter 2013/ Early 2014
 - Decision on East Area Options
 - Follow-up with Public (Winter/Spring 2014)
 - Construction on Available Areas – Summer 2014 – Phase 1
 - Provided property possession complete – June 30th
 - Future Phases of Construction - TBD

Acquisition Process Overview

- General R/W Acquisition Information
 - Residential 110% Assessed Value
 - + \$15,000 Special Assessment Credit
 - + \$5,000 Relocation Costs

