

**Iowa Flood Mitigation Program (FMP)
Flood Mitigation Project Application**

I. Applicant Information

| | | | | |
|--|-------------------------------|--|--|--------------------|
| A. Applicant/Community Name | B. Address | | City, State, Zip Code | |
| City of Cedar Falls | 220 Clay Street | | Cedar Falls, IA 50613 | |
| C. Point of Contact (POC) Name for Project | POC Title | POC Agency | POC Email | |
| Barb Hugi | Planning Technician | City of Cedar Falls | barb.hugi@cedarfalls.com | |
| POC PO Box and Zip Code | POC Street Address | POC City, State, Zip Code | POC Phone | |
| | 220 Clay Street | Cedar Falls, IA 50613 | 319-273-8606 | |
| Alternate POC Name or Authorized Representative | Alt POC Title | Alt POC Agency | Alternate POC Email | |
| Ron Gaines | Dir. of Dev. Services | City of Cedar Falls | ron.gaines@cedarfalls.com | |
| Alt POC PO Box and Zip Code | Alt POC Street Address | Alt POC City, State, Zip Code | Alt POC Phone | |
| | 220 Clay Street | Cedar Falls, IA 50613 | 319-268-5171 | |
| D. Federal Tax ID # / FEIN | E. County Name | F. US Congressional District(s) | State Legislative Districts | |
| [REDACTED] | Black Hawk | 1 | Senate 10 | House 19 |
| G. Is the Applicant/Community participating in the National Flood Insurance Program (NFIP)? | | Community's CID Number | | |
| yes | | 19 0017 | | |

III. Project Plan Summary

A. Provide a brief description of the project. Identify separately each component of construction or reconstruction included in the project. This is a summary of Tab B - Project Plan. Code of Iowa section 418.4, subsection 2

After the historic flooding that occurred in June of 2008, the City of Cedar Falls decided that increasing the protection level of the downtown flood levee and floodwall system was one of the highest priorities for the City. The 2008 flood event exceeded the design event for the existing levee system, and even with the assistance of emergency flood fighting procedures the levee was overtopped, flooding the Cedar Falls Utilities. The intent of this project is to increase the level of protection for the City to the 0.2 percent annual chance exceedance (500-year) level of protection. Increasing the flood protection levels for the City will require additional levee and/or floodwall extensions, modifications to existing storm sewer gatewells, modifications to closure structures (pedestrian and street openings), and modifications to areas with sandbag closure plans. A technical memorandum has been submitted to the US Army Corps of Engineers (COE) which summarizes the existing conditions, recommends improvements to the system, and requests COE approval to initiate final planning and design for improvement to the downtown Cedar Falls flood protection system. The entire Technical Memorandum is attached as Attachment 2 to our Project Plan.

B. How will the project mitigate future flooding of property that has sustained significant flood damage and is likely to sustain significant flood damage in the future? Code of Iowa, section 418.9, subsection 10, 2a Explain:

Properties in the downtown area received significant damages in flood events prior to the construction of the existing flood levee. In the 1993 flood event, downtown businesses experienced street and basement flooding and the wastewater treatment plant was also damaged. The Cedar Falls Utilities (CFU) suffered millions of dollars in damages in the combined 1993, 1999 and 2008 floods events. CFU has since raised the level of the flood levee that protects their facility, but the effectiveness of the improved protection level at the CFU location is dependent upon increasing the flood protection level of the downtown levee. The levee improvement project will increase protection levels to the 0.2 percent, or 500-year, flood level. This increased level of protection will encourage continued investment in our downtown, as well as safeguarding the City's critical wastewater treatment and utility plants.

C. How does the project address the impact of flooding both upstream and downstream from the project area? Code of Iowa, section 418.9, subsection 10, 2b Explain:

The proposed improvements to the flood protection system were reviewed to determine possible impacts to the existing hydraulic characteristics of the river, both upstream and downstream. Hydraulic studies concluded that the proposed changes to the flood control system would create no increases in water surface elevations on the Cedar River for the regulatory (100-year) event.

D. Describe how the project conforms to any applicable floodplain ordinance and identify the ordinance. Code of Iowa, section 418.9, subsection 10, 2b

The Cedar Falls Code of Ordinances, Section 29-34 "Floodplain development permit" requires that a floodplain permit be issued by the City's zoning administrator for any floodplain development. Such a permit will be issued for the levee improvement project prior to construction. Permits must also be issued by the Iowa Department of Natural Resources and by the COE prior to construction. As of July 2011, the Cedar Falls Code of Ordinances, Section 29-156 "F-F floodway fringe overlay district", stipulates that the floodway fringe district now incorporates the 500-year (0.2%) flood boundaries and as such all new or substantially improved structures be constructed to 1 foot above the 500-year flood level.

E. Describe how the project is sufficiently valuable to the economic viability of the state or is of sufficient historic value. Code of Iowa, section 418.9, subsection 10, 2c

The property protected by the downtown levee is valued at \$209 million, including the City's wastewater treatment plant and the Cedar Falls Utilities. The wastewater treatment plant recently underwent a \$19 million improvement project that included a new biosolids handling building with two belt filter presses, polymer feed equipment and odor control system, conversion of a storage tank to a covered gravity thickener with odor control equipment, a new final clarification distribution structure, a new million gallon clarifier and a new ultraviolet disinfection system housed within a new building. The wastewater treatment plant is now valued at \$40 million and the CFU facility is valued at \$136 million. The loss of those two critical facilities would affect every citizen of Cedar Falls. In addition, the downtown area is a vital retail area and home to 192 businesses including Village Pump Inc. which employs approximately 200 people. These businesses are valued at \$25 million in commercial residential

F. How is this project essential to meet the necessary expenses or serious needs of the governmental entity related to the flood mitigation? Code of Iowa, section 418.9, subsection 10, 2h Explain:

Without funding from the Iowa Flood Mitigation Program, either the levee project or other critical capital improvement projects must be delayed. If the levee project moves forward in a timely manner, other projects being planned for traffic safety, flood mitigation, sewer and wastewater improvements, water quality and economic development will be delayed. If the levee project is delayed, the next major flood event may occur before this vital area of our city is adequately protected. The flood event in 2008 demonstrated just how costly this kind of loss can be to individual communities and to the State of Iowa.

G. Provide the extent of nonfinancial support committed to the project from public and nonpublic sources. Code of Iowa, section 418.9, subsection 10, 2e

The City of Cedar Falls has a strong history of supporting flood mitigation measures, as demonstrated by efforts of our City Council and staff in the development and administration of the initial levee project beginning in the 1980's and flood buyout efforts beginning in 1993. We continue, along with the public, in investing both time and finances in our thriving downtown area. In the past ten years, property owners have invested over \$4.6 million in property maintenance and improvement projects. The riverfront development that is currently underway is incorporating the levee improvement project into their plans.

H. Describe the coordination with other watershed management measures as applicable. Code of Iowa, section 418.9, subsection 10, 2f

The City of Cedar Falls addresses watershed management on many levels from the implementation of our Post Construction Ordinance to coordinating with the Black Hawk Soil & Water Conservation District to encourage residential home owners to install rain gardens. Recent municipal stormwater management projects have included streambank channel improvements, area detention basins, off-street bioretention cells and off-street tree infiltration units. The City is active in the education of its citizens and businesses in regard to watershed management practices and is an active participant in the Cedar River Watershed Coalition, whose parent organization is the Iowa-Cedar Watershed Interagency Coordination Team.

I. Describe how this project is consistent with applicable comprehensive, countywide emergency operations plan in effect and other applicable local hazard mitigation plans. Code of Iowa, section 418.9, subsection 10, 2g

The levee improvement project is a stated Future Hazard Mitigation Activity in the Cedar Falls Hazard Mitigation Plan that was certified by FEMA on February 23, 2010. The project will also be included in the multi-jurisdictional plan for Black Hawk County that is currently being developed.

J. Description of Project Location (i.e. Latitude and Longitude (minimum 6 digits after the decimal), Neighborhood, Subdivision, Geographic Boundaries, Driving Directions, etc.)

The levee improvement project is located in Black Hawk County in the City of Cedar Falls south of the Cedar River in the central, downtown area of the city. The beginning point of the project is located near the intersection of State Hwy 57 (W. 1st Street) and County Road V14 (Franklin Street) and the end point is near the intersection of E. 11th Street and Irving Street. Beginning point: Lat 42°32'17.350000"N/Long 92°26'57.370000"W. End point: Lat 42°31'44.830000"N/Long 92°26'24.580000"W. See Attachment A for project location.

K. Number of people and properties protected as a result of the completion of the entire proposed project:

| | Properties/ Facilities | People | Average Value | Total Potential Losses Mitigated |
|---|------------------------|--------|-----------------|----------------------------------|
| # of People | | 39300 | \$0.00 | \$0.00 |
| # of Residential Properties | 17 | | \$82,144.00 | \$1,396,448.00 |
| # of Commercial Properties | 109 | | \$291,898.00 | \$31,816,882.00 |
| # of Public Properties | 6 | | \$80,162.00 | \$480,972.00 |
| # of Critical Facilities | 2 | | \$77,000,000.00 | \$154,000,000.00 |
| Total Potential Losses Mitigated | 134 | 39300 | \$77,454,204.00 | \$187,694,302.00 |

K1. Description average value computation (i.e. average assessed property value in affected area, average insured value of critical facilities in affected area, average value of loss of critical service, etc.)

There are 126 privately-owned properties in the project area, with an average value of \$263,598. Of these 126 properties, 17 are residential and 109 are commercial. There are 8 publically-owned properties in the project area, 4 of which are parks, 2 public parking lots and 2 critical facilities. The critical facilities are the Wastewater Treatment Plant, with an insured value of \$18 million, and the Cedar Falls Utilities, with an insured value of \$136 million. Damages to these critical facilities would affect all Cedar Falls citizens.


IV. Work Schedule

A. List the major milestones for this project.

| Task | Months/Years from Award | | Responsible Party |
|--------------------------------|-------------------------|----------|---------------------------------|
| | Start | Complete | |
| Original downtown levee | | Complete | City/US Army Corps of Engineers |
| CFU levee | | Complete | CFU/FEMA |
| Design | 1 mo. | 9 mo. | City |
| Environmental review | 9 mo. | 14 mo. | City |
| Right of way acquisition | 14 mo. | 21 mo. | City |
| Construction | 21 mo. | 48 mo. | City |
| | | | |
| | | | |
| | | | |
| Total Project Duration: | 48 months | | |

V. Certifications

To the best of my knowledge and belief, I certify that all data in this application packet is complete, true and correct. The governing body of the applicant has duly authorized this document and hereby applies for assistance as documented in this application. The applicant understands that the project shall not proceed until Flood Mitigation Board approval is granted.


Signature of the Chief Executive Officer


Jon T. Crews
Name of the Chief Executive Officer

Mayor
Title

City of Cedar Falls
Organization

2/10/2014
Date

319-273-8600
Phone Number


Signature of the Authorized Representative

Barb Hugi
Name of Authorized Representative

Planning Technician
Title

City of Cedar Falls
Organization

2/13/14
Date

220 Clay Street
PO Box / Street Address

Cedar Falls, IA 50613
City, State and Zip Code

319-273-8606
Phone Number

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