

Iowa Flood Mitigation Program (FMP) Flood Mitigation Project Application

I. Applicant Information

A. Applicant/Community Name	B. Address	City, State, Zip Code
City of Iowa City	410 E. Washington Street	Iowa City, IA 52240

C. Point of Contact (POC) Name for Project	POC Title	POC Agency	POC Email
David Purdy	Planning and Community Development Director	City of Iowa City	david-purdy@iowa-city.org

POC PO Box and Zip Code	POC Street Address	POC City, State, Zip Code	POC Phone
52240	410 E. Washington Street	Iowa City, IA 52240	319.356.5489

Alternate POC Name or Authorized Representative	Alt POC Title	Alt POC Agency	Alternate POC Email
Steve Long	Community Development Director	City of Iowa City	steve-long@iowa-city.org

Alt POC PO Box and Zip Code	Alt POC Street Address	Alt POC City, State, Zip Code	Alt POC Phone
52240	410 E. Washington Street	Iowa City, IA 52240	319.356.5230

D. Federal Tax ID # / FEIN	E. County Name	F. US Congressional District(s)	State Legislative Senat	House
	Johnson	District 2-Rep. Loeb sack	43	86

G. Is the Applicant/Community participating in the National Flood Insurance Program (NFIP)?	Community's CID Number
Yes	1901718

II. Project Cost Information *Code of Iowa, section 418.4, subsection 2*

A. Identify the requested funding source:

Sales Tax Increment

B. Project Budget Summary

Engineering/Contractual Services	\$ 6,204,399.00
Environmental & historic preservation reviews (EHP)	\$ 70,000.00
Property Acquisition & Easement	\$ -
Construction	\$ 56,079,679.00
Management Costs	\$ 1,088,171.00
Total Project Budget Summary	\$ 63,442,249

C. Project Funding Source

Identify all anticipated funding sources for the project and the amounts. *Code of Iowa, section 418.4, subsection 2*

State that you have applied for and/or received approved federal financial assistance. *Code of Iowa 418.4, subsection*

Please insert additional rows as needed.

Identify source	Applied/ Received	Federal \$	Local \$	Sales Tax Increment
Federal: Economic Development Authority	Received	\$ 22,000,000.00		
Federal: CDBG Supplemental Disaster	Received	\$ 13,011,800.00		
I-Jobs	Received		\$ 6,345,293.00	
Local Option Sales Tax	Received		\$ 8,610,000.00	
Wastewater Operations	Received		\$ 4,977,907.00	
Sales Tax Increment	Applied			\$ 8,497,249.00
Non-Federal				
Total Project Funding Source		\$ 35,011,800.00	\$ 19,933,200.00	\$ 8,497,249.00
% of Total Cost		55.19%	31.42%	13.39%

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

The North Wastewater Treatment site is approximately 17 acres and is bordered on 3 sides by the Iowa River and Ralston Creek. This project involves 1) the relocation of wastewater operations from the north plant to a newer plant located south of Iowa City and out of the flood plain 2) demolishing the flood prone North Wastewater Treatment Facility, and 3) expanding new flood capacity. The site is eventually planned to become a regional riverfront park which will help catalyze economic development in the Riverfront Crossings area immediately south of downtown Iowa City and the University of Iowa campus. This project will permanently remove property from the path of repetitive flooding, convert the area to green space, and restore the floodplain to its natural function. The City of Iowa City will use local funds to complete the relocation of operations and is seeking to divert the increase in sales tax revenue to demolish the north plant, create a 5 acre wetland to recapture river and creek waters, and stabilize the Ralston Creek stream banks.

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:

The North Wastewater Treatment Plant(WWTP) was damaged by flooding of the Iowa River during the summer of 2008. The biological treatment and chemical disinfection operations of the plant were disabled for over 30 days. As a result, wastewater that had only undergone brief detention was released downstream. Significant efforts by staff and volunteers prevented the total loss of operation of the facility during the flood. If the North Wastewater WWTP would have had total loss of operation in 2008, there would have been wide spread sewer surcharging in the areas adjacent to the floodplain upstream from Highway 6. Iowa City is in the process of relocating the operations of the North Plant to the expanded South Wastewater Treatment Plant. The demolition of the North WWTP and the riverfront park development will permanently remove multiple large structures from the floodplain, thereby reducing potential damages from future flood events. In addition, the potential for untreated wastewater to impact the river during flooding in this area will be eliminated. During future flood events the former WWTF will be allowed to flood thus reducing the volume of flood water to be contained within the Iowa River Channel. The area will be excavated and wetlands created which will provide additional area for flood waters to expand. The park area will be designed to minimize impacts due to future flooding by reducing the amount of impermeable surfaces and removing obstructions that previously have been creating backwater causing additional inundation upstream. The improvements to Ralston Creek will improve channel capacity and reduce sediment transfer to the Iowa River during a storm event.

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:

Sizable commercial and residential areas are located downstream from the north wastewater treatment plant. This project would remove their vulnerability to untreated effluent that may be released during future flood events. The project permanently removes multiple large structures from the floodplain, creates wetlands, and increases the area for flood water storage during a flood event. This lessens the flood impacts both upstream and downstream of the project area.

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

Iowa City adopted a new flood ordinance in 2010. It states that "all uses within the floodway must be consistent with the need to minimize flood damage." In addition, it states that "Structures, buildings, and sanitary and utility systems, if permitted, must be constructed and aligned to present the minimum possible resistance to flows." This project conforms perfectly to the ordinance. In addition, any development around the park must meet the new requirements that development must be built 1 foot above the 500 year flood elevation.

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

Iowa City has received grants from the Economic Development Administration, the EPA Smart Growth Program, and the Partnership for Sustainable Communities to move wastewater operations to the south plant and to develop a plan to create economic opportunities in the Riverfront Crossings area while developing out of the flood plain. The proposed regional riverfront park is a core part of the Riverfront Crossings District Master Plan that is intended to be a catalyst for redevelopment in the area. A yield analysis from the Master Plan indicates there is potential for up to 2.9 million square feet of commercial, residential, and mixed use available in the Riverfront Crossings area after the plant is demolished and the park is developed. The 2 economic impact areas immediately adjacent to the park, Park District and South Gilbert Street District, have over 1.3 million square feet of commercial, residential, and mixed uses available with a potential market value of over \$183 million. Developers have stated they will begin development once the plant is demolished and a park created. The project will also better serve the University of Iowa and the University of Iowa Hospitals and Clinics. Both are important facilities that are economic engines to not only southeast Iowa but to the whole state.

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:

The relocation of the wastewater operations, demolition of the old plant, and development of regional park and interpretive wetlands is Iowa City's largest critical infrastructure flood recovery project. The total cost of the project will be over \$63.4 million. This places a significant financial strain on Iowa City to cover the tremendous gap in funding needed to complete the project.

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

Many businesses and organizations provided letters of support for the relocation of the wastewater facilities and demolition of north plant when initial funding was sought in 2009. These included letters of support from the Chamber of Commerce, the University of Iowa, Mercy Hospital, ACT, Proctor and Gamble, and others. 150 people attended Riverfront Crossings Area Master Plan meetings and voiced overwhelming support for decommissioning and demolishing the north plant and turning the property into a riverfront park. The project is also supported by the Iowa City Floodplains Manager and the Iowa River Friends. The strongest indicator of support came from the citizens of Iowa City who approved a local option sales tax for 4 years to help pay for this vital project.

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

The goals of watershed management are to plan for growth and development, minimize the effects of flooding, and protect drinking water resources. This project exceeds those goals by creating a park for recreation and education purposes and to provide amenities for the growing area of the City, removing structures from the floodplain to reduce future flood repair expenses, and by creating a wetland to absorb and filter water. In addition, a key part of the Riverfront Crossings Master Plan is to develop a system of storm water management in neighborhoods surrounding the park that would be coordinated with the creation of the park's wetland. Water would be slowed down and filtered before it entered Ralston Creek and the Iowa River. Any new development or substantial improvement around the park area must meet Iowa City's new flood plain ordinance. It requires these developments or improvements to be built 1 foot above the 500 year flood elevation.

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

This project is consistent with the Iowa City Hazard Mitigation Plan. On page 223 the Action Step is "Investigate structural flood mitigation projects or relocation to protect critical facilities, especially the wastewater plants." On page 197 of the Hazard Mitigation Plan wetland restoration and preservation is discussed. "Restoration of wetlands can help reduce flood depths and flash flooding. Hydric soils with native plantings are able to retain more water than developed soil, which can prevent or lessen the severity of flooding. With this in mind, wetland restoration programs are an appropriate mitigation option for many areas." It also is consistent with the county emergency operations plan.

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

The project area is bound to the north by South Clinton Street to the south by Highway 6, to the west by the Iowa River, and the east by the Iowa River Recreation Trail and Ralston Creek. The property can be accessed from Highway 6 to South Gilbert Street north to Kirkwood Avenue west to South Clinton Street. The site entrance is located at Latitude 41.649006, Longitude-91.534733.

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

# of People	22,000
# of Residential Properties	9,000
# of Commercial Properties	1,400
# of Public Properties	30
# of Critical Facilities	12
Total # of Properties:	32,442

IV. Work Schedule

A. List the major milestones for this project.

Task	Months/Years from Award		Responsible Party
	Start	Complete	
City Council Resolution	1 month	2 months	City of Iowa City
Bid and Award Engineering and Design	2 Months	4 months	City of Iowa City
Engineering and Design	5 months	11 months	City of Iowa City
Bid and Award Demolition	12 months	14 months	City of Iowa City
North WWTF Demolition	15 months	18 months	City of Iowa City
Bid and Award Site Grading	16 months	18 months	City of Iowa City
Site Grading	19 Months	21 months	City of Iowa City
Bid and Award Wetland Development	19 months	21 months	City of Iowa City
Wetland Development	22 months	24 months	City of Iowa City
Bid and Award Ralston Creek Improvements	22 months	24 Months	City of Iowa City
Ralston Creek Improvements	25 Months	27 Months	City of Iowa City
Project Closeout Activities	28 months	30 months	City of Iowa City
Total Project Duration:	30 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
 Matthew J. Hayek
 Name of the Chief Executive Officer
 Mayor
 Title
 City of Iowa City
 Organization
 November 14, 2013
 Date
 319-356-5043
 Phone Number


 Signature of the Authorized Representative
 Thomas M. Markus
 Name of Authorized Representative
 City Manager
 Title
 City of Iowa City
 Organization
 November 14, 2013
 Date
 410 E. Washington Street
 PO Box / Street Address
 Iowa City, IA 52240
 City, State and Zip Code
 319-356-5000
 Phone Number
 Tom-Markus@iowa-city.org
 Email Address