

Wildwood Hills Flooding

Stormwater Pond Agreement

June 25, 2019

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Anja Wendel, Sr. Asst. City Attorney





Background



Wildwood Hills Flooding

- Located on West Route 66 before Woody Mtn Road
- Mobile Home park has historically experienced periodic flooding since the 1980s. Constructed in a natural drainage with many trailers in low lying areas
- City obtained two engineering studies (2017 & 2019)
 - Best alternative construct detention pond upstream of Wildwood Hills



Background



Wanderland RV Proposed Development

- Solution: public-private partnership (Vintage & City)
 - Detention Pond to be combined with a recreational amenity
 - Designed to reduce peak flood flows into Wildwood Hills by ~60%
(100-Year Storm from ~200 cubic feet/second to ~78 CFS)
 - Pond Agreement: ownership, construction, maintenance, etc.





Location



Flagstaff City Hall



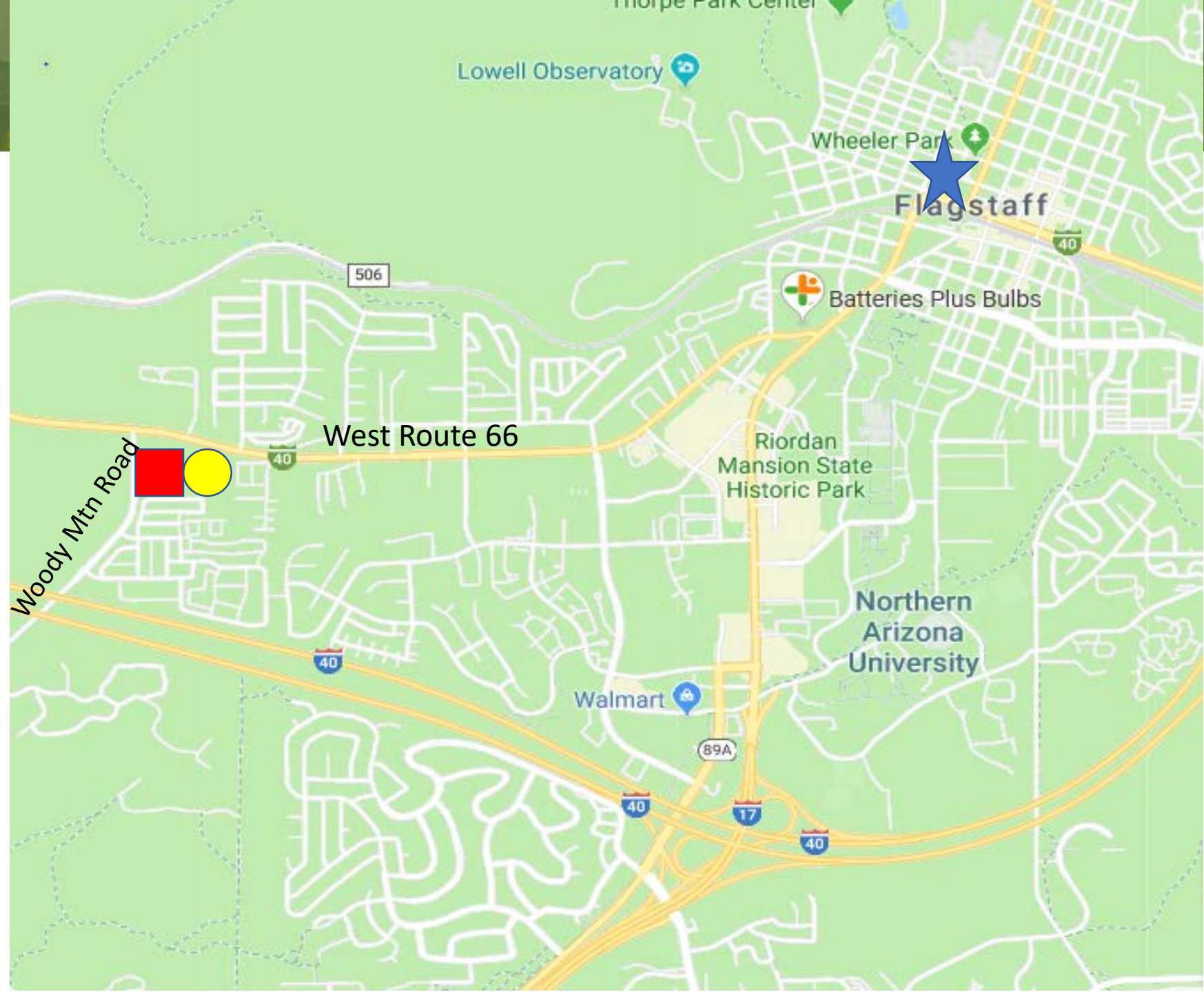
Wildwood Hills

Mobile Home Park



Wanderland RV

Vintage Partners





Wildwood Hills Flooding

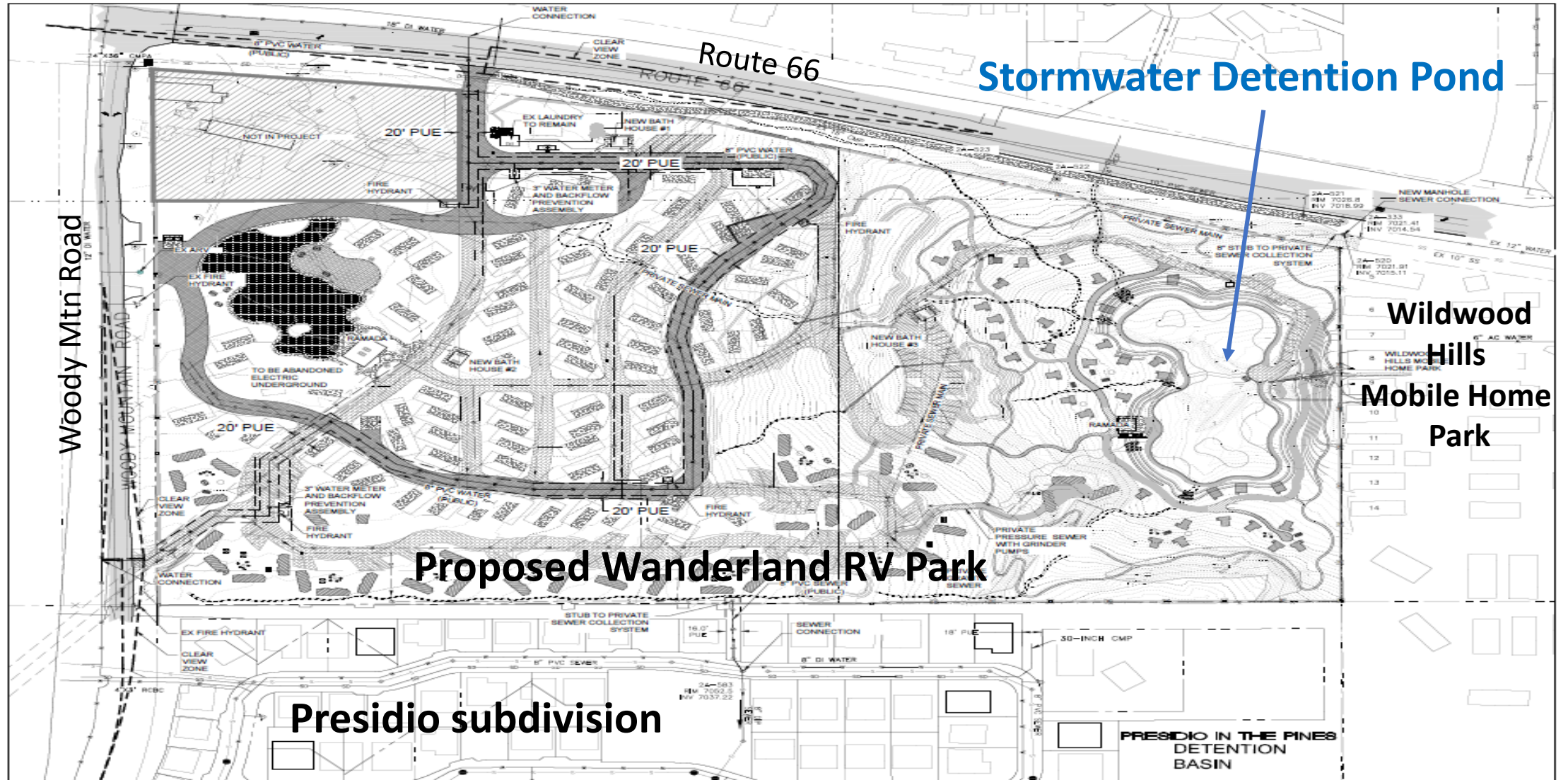




Wanderland / Wildwood Hills



Stormwater Detention Pond





Stormwater Detention Pond



TIMBER SKY CAMPGROUND

WOODSON
ENGINEERING & SURVEYING

VINTAGE
PARTNERS

NORRIS DESIGN
Planning | Landscape Architecture | Strategy



Concept Plan – Stormwater Detention



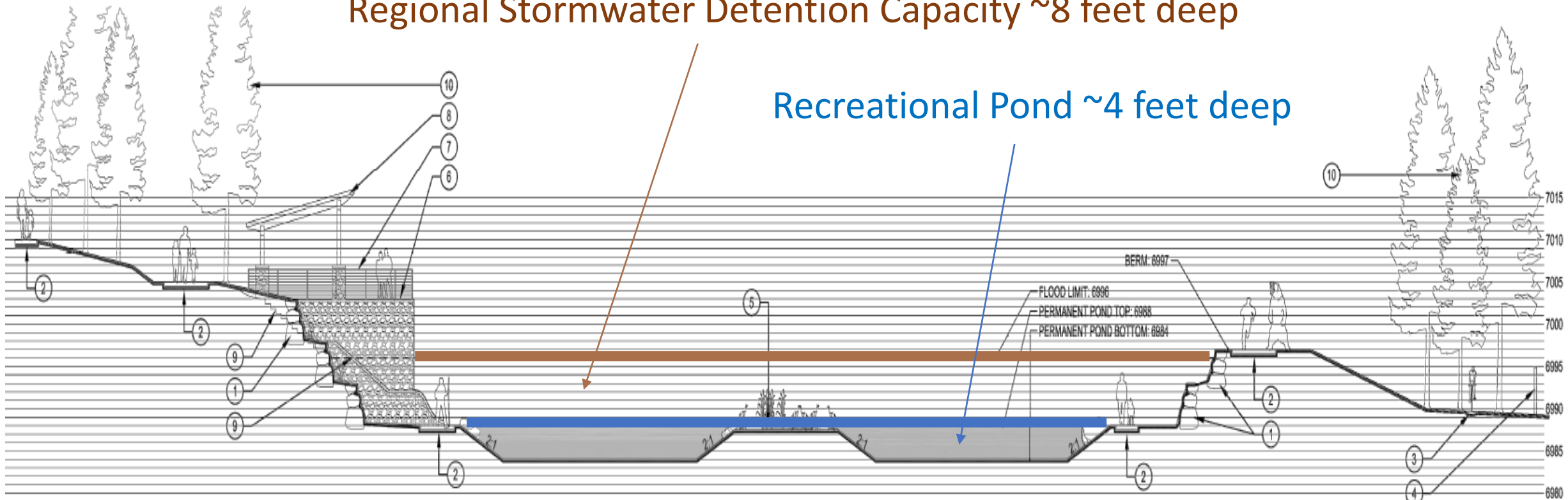
WEST

EAST

Wildwood Hills

Regional Stormwater Detention Capacity ~8 feet deep

Recreational Pond ~4 feet deep





Pond Agreement



1. Term: commence on July 25, 2019 and continue in perpetuity
2. Detention Pond: ~12 feet deep and will hold ~8.8 acre-feet of water
 - Bottom 4 feet is for Wanderland Recreational Pond / top ~8 feet is for the Regional Stormwater Detention Capacity
3. Construction of Pond: Vintage to construct by June 2020
4. Easement: Vintage to grant City a perpetual, non-exclusive easement for stormwater detention
5. Recreational: Vintage may use Recreational Pond for any use
6. Maintenance: Vintage agrees to maintain the Pond at its expense
 - Includes vector control (mosquitos) / Dredging to maintain Regional Stormwater Detention Capacity / Outfall Structure / purchase potable or reclaimed water in accordance with City Code





Pond Agreement



7. City Inspection of Pond: Water Services - Stormwater Section will establish an annual inspection process.
8. City Rights to maintain Easement: if owner fails to maintain the Regional Stormwater Detention Capacity or Outflow Structure, City may at its sole discretion conduct necessary maintenance and charge Vintage to correct deficiencies.
9. Right of Entry for Inspection and Maintenance: Vintage grants City a perpetual right of entry for inspection and maintenance of Regional Stormwater Detention Capacity
10. Consideration: City will pay Vintage \$400,000
City's contribution is \$340,000 from Stormwater Fund and Wildwood Hills property owner will contribute \$60,000



Questions?

