

**CITY OF LA VISTA**  
**MAYOR AND CITY COUNCIL REPORT**  
**MARCH 18, 2008 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
DISCUSSION —THOMPSON CREEK	RESOLUTION ORDINANCE ◆ RECEIVE/FILE	BRENDA S. GUNN CITY ADMINISTRATOR

**SYNOPSIS**

This item has been placed on the agenda to provide Council with an opportunity to discuss the Thompson Creek improvement options and to give staff direction in pursing funding options.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Following public comment and Council discussion it is recommended that Council determine the preferred improvement option for which staff should pursue funding.

**BACKGROUND**

At the June 19, 2007 City Council meeting, City Engineer John Kottmann presented the findings of the 2006 Thompson Creek Channel Study which was prepared to provide an evaluation of alternatives for the treatment of Thompson Creek downstream of the storm water detention structure located on the La Vista Golf Course. This topic was placed on the August 21, 2007 Council agenda as a discussion item to provide an opportunity for the Mayor and Council to discuss the study and have subsequent questions answered. A public hearing was held on October 2, 2007 to receive public input regarding the Thompson Creek study update and a follow up homeowner survey was conducted in January 2008. The Mayor and City Council have also individually toured the subject area.

It is now necessary to determine the desired improvement option in order to enable staff to begin pursuing funding opportunities. Council direction at this time only commits the City to trying to identify financing options. The City has not committed any funds or established a project timeline.

A description of the alternatives is attached.

## **DESCRIPTION OF ALTERNATIVES**

### **OPTION 1**

This option can be called the “as-is” solution. Under this option there would be no property acquisitions and no major construction projects. The City would repair existing public infrastructure affected by the creek such as the pedestrian bridge in Central Park, storm sewer outlets into Thompson Creek when such repairs are needed and money is available. Repair of channel bank erosion would remain the responsibility of the affected property owner. Any channel bank repairs will have to be done in a manner that does not affect the capacity of the channel or affect the flow of water and may require the property owner to obtain permits from the Corps of Engineers and other agencies. The City would adopt a policy of establishing a setback line along the creek to keep any additional structures from being placed to close to the creek. The policy would also apply to any existing structure that is more than 50% percent destroyed, based on value, meaning that the replacement structure would have to meet the setback requirement. The setback would be a distance of three times the depth of the channel plus 20 feet measured horizontally from the edge of the normal water surface. The total cost of this option is estimated at \$180,000.

### **OPTION 2**

This option would be considered the least environmentally damaging solution since it does not propose major construction. The solution under this option is to remove the structures that are threatened by the creek bank erosion. This option proposes the acquisition of all existing homes, 65 in total, on both sides of the creek between 72<sup>nd</sup> Street and Edgewood Boulevard. There would be no acquisition of homes west of Edgewood Boulevard since the creek channel and flows to the creek are much smaller in this area and since Central Park provides space and access to the creek. Existing storm sewer outlets would be stabilized but essentially the creek would be left in its existing condition. Property owners would be given fair market value and would receive relocation assistance to find decent, safe and sanitary housing. The acquisition process would comply with applicable Federal regulations under the Uniform Relocation Act. The time period for the acquisition process is uncertain since sources and availability of funding for such a project have yet to be identified. A preliminary estimate is that the acquisition process could take approximately 10 years and would start with willing sellers. The total cost of this option is estimated at \$10,410,000.

### **OPTION 3**

This option is a combination of property acquisition and channel construction work. The property acquisition would include a total of 22 homes with 18 of these located on the north side of Thompson Creek between 72<sup>nd</sup> Street and Edgewood Boulevard and 4 of these on the south side of Thompson Creek just east of Edgewood Boulevard. The acquisition of homes is needed to provide construction and long-term maintenance access to the channel. Property owners would be given fair market value and would receive relocation assistance to find decent, safe and sanitary housing. The acquisition process would comply with applicable Federal regulations under the Uniform Relocation Act. Where homes are not acquired the City would adopt a channel setback policy establishing a setback line along the creek to keep any additional structures from being placed to close to the creek. The policy would also apply to any existing structure that is more than 50% percent destroyed, based on value, meaning that the replacement structure would have to meet the setback requirement. The setback would be a distance of three times the

depth of the channel plus 20 feet measured horizontally from the edge of the normal water surface. The construction work would affect approximately 50 percent of the length of the channel between 72<sup>nd</sup> Street and Edgewood Boulevard. The construction work would include relocating the channel to the north away from the homes that would remain on the south side of the creek. This would be done in those locations where the channel is presently eroding or threatens to erode yards and structures. Where such channel relocation is performed the creek banks would be regarded and existing vegetation, including trees, would be removed. Channel lining would be used only at culvert inlet and outlet areas. Replacement trees would be planted in abutting City owned property and the regarded channel would be re-vegetated with grasses. The total cost of this option is estimated at \$4,320,000.

#### **OPTION 4**

Option 4 involves the most construction work of the options under consideration. In this option the full length of the channel between the cart path bridge on Green No. 3 in the golf course and 72<sup>nd</sup> Street would be regraded to receive a channel lining system. The regrading would require removal of nearly all existing vegetation, including trees, along the channel so that the banks can be properly sloped and shaped uniformly to receive the lining system. The type of lining system has not yet been selected but one type of lining under consideration is the system that was used in the golf course. Planting of new trees would be performed in adjacent public and private property to mitigate the removal of trees. A portion of the channel just east of Edgewood Boulevard would receive gabion walls on the north side of the creek opposite of the existing gabion walls. This option would include acquisition of 4 to 6 homes at locations in order to allow construction and long-term maintenance access. Such acquisitions are anticipated to be from willing sellers. The City would need to acquire temporary construction easements over parts of abutting lots and would need to acquire additional permanent grading and drainage easements since the proposed improvements will not fit within the existing 45 feet wide easement. The pedestrian bridge in Central Park would be replaced in this option. The total cost of this option is estimated at \$5,565,000.