State Ditch – Mars Hill Flood Control Improvement District

OPPORTUNITY FOR FLOODPLAIN SOLUTIONS

DEPARTMENT OF PUBLIC WORKS
SEPTEMBER 16, 2021

Objective of Flood Control Improvement District Analysis

- **Remove as many homes from the SFHA (100-year floodplain) as possible.**
- **Reduce severity of risk from existing and future flooding and erosion for more frequent storm events.**
- **Fund maintenance within the District and along the channel.**

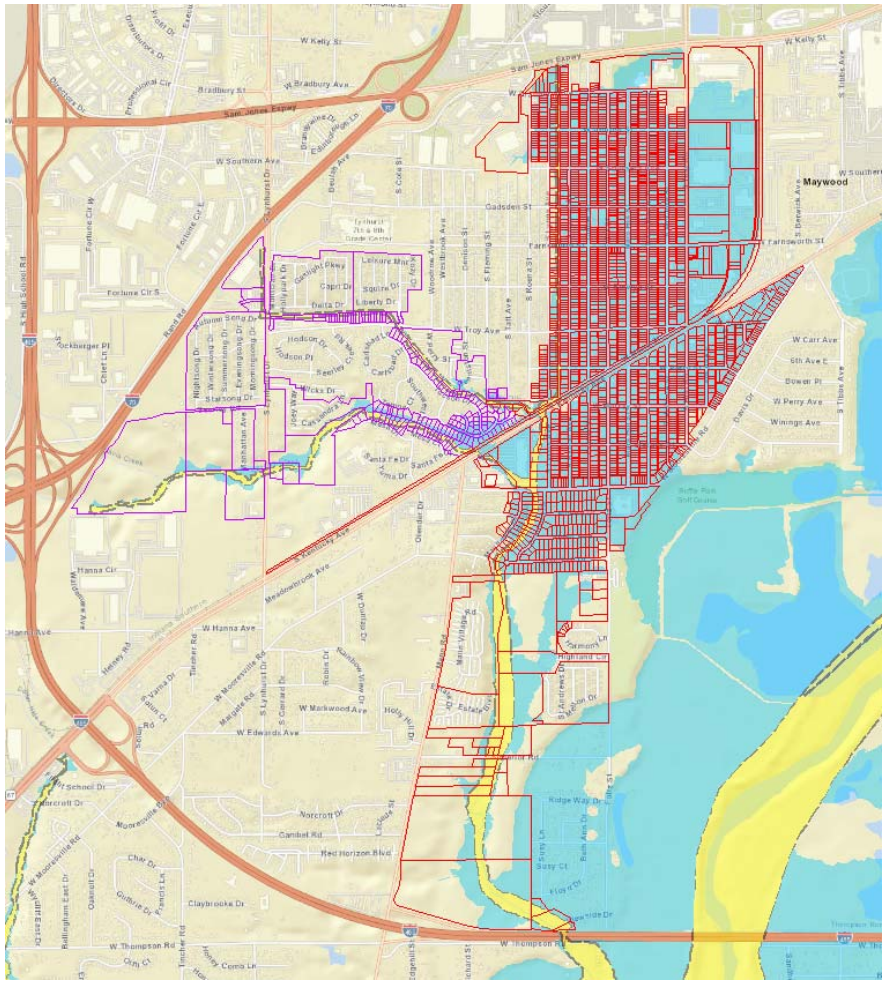
What is a Flood Control Improvement District?

A residential, commercial or industrial area within City of Indianapolis within the 100-year floodplain of a stream or series of streams in the same general area which is suffering from repetitive flooding problems.

A way to leverage funds to make improvements to the stream corridor to bring people and properties out of the floodplain.

Reducing long term flood risk, increasing property values and reducing repetitive infrastructure losses.

Unlike a TIF district, which has a statutory limitation of 25 years, the Flood Control Improvement District's duration is 75 years



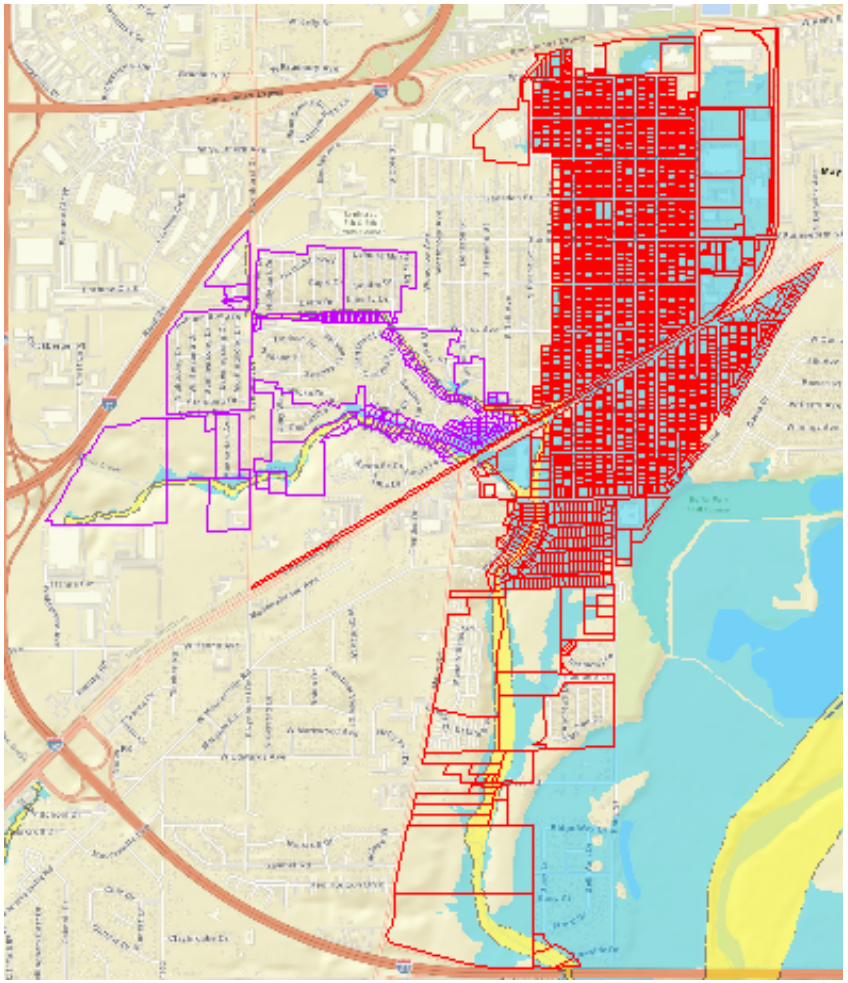
Parcels in the State Ditch 1.0% AEP Floodplain

Parcels in the Seerley Creek/Mars Ditch 1.0% AEP Floodplain

What Area is Inside the Proposed Mars Hill Flood Improvement District?

The District =

2,241 Total Parcels



Legend

- Parcels in the State Ditch 1.0% AEP Floodplain
- Parcels in the Seerley Creek/Mars Ditch 1.0% AEP Floodplain

Flood Zones (Effective Date 04/19/2016)

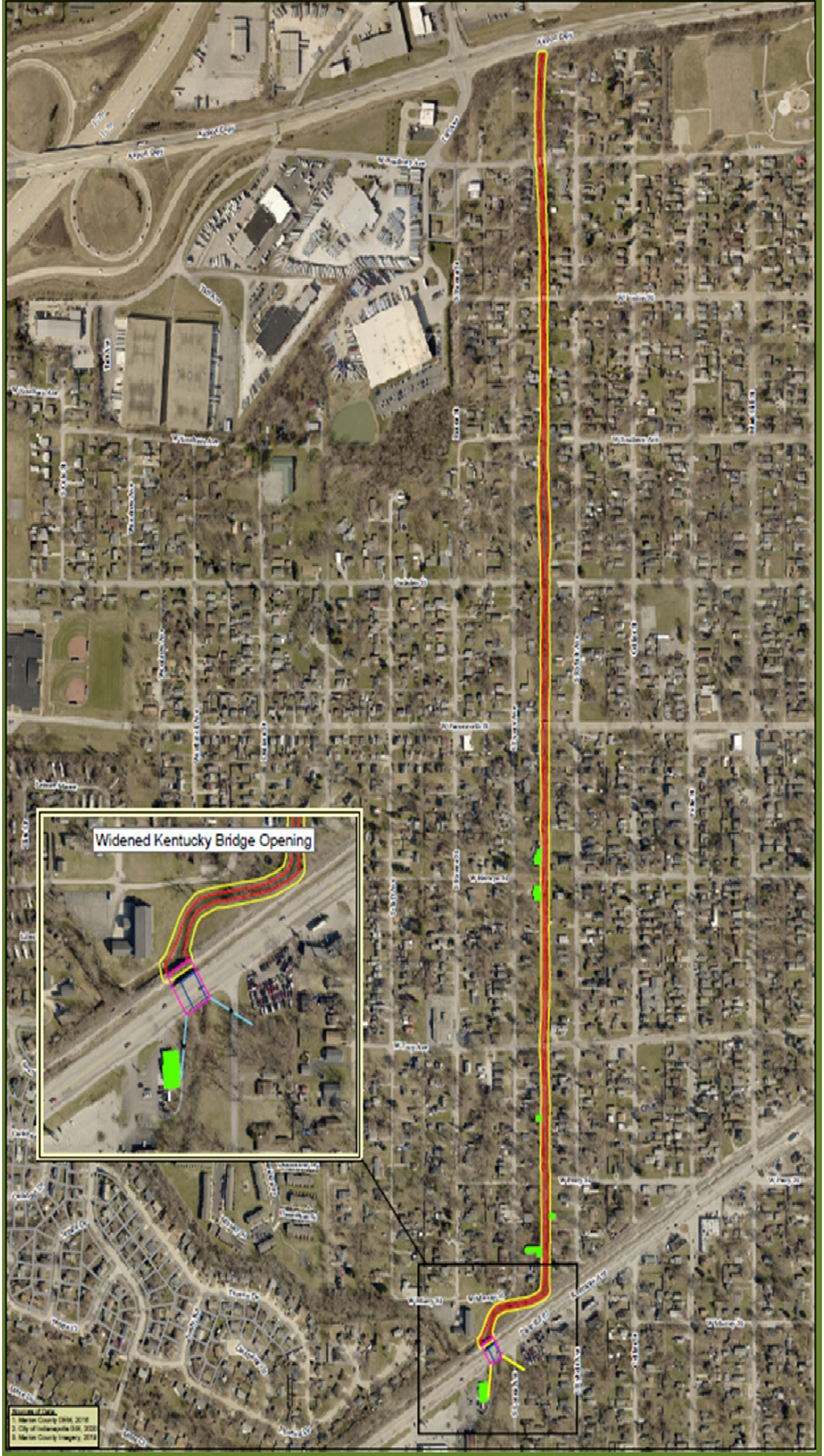
- Floodway
- 1.0% Annual Exeedance Probability Floodplain

What Area is Inside the Proposed Mars Hill Flood Control Improvement District ?

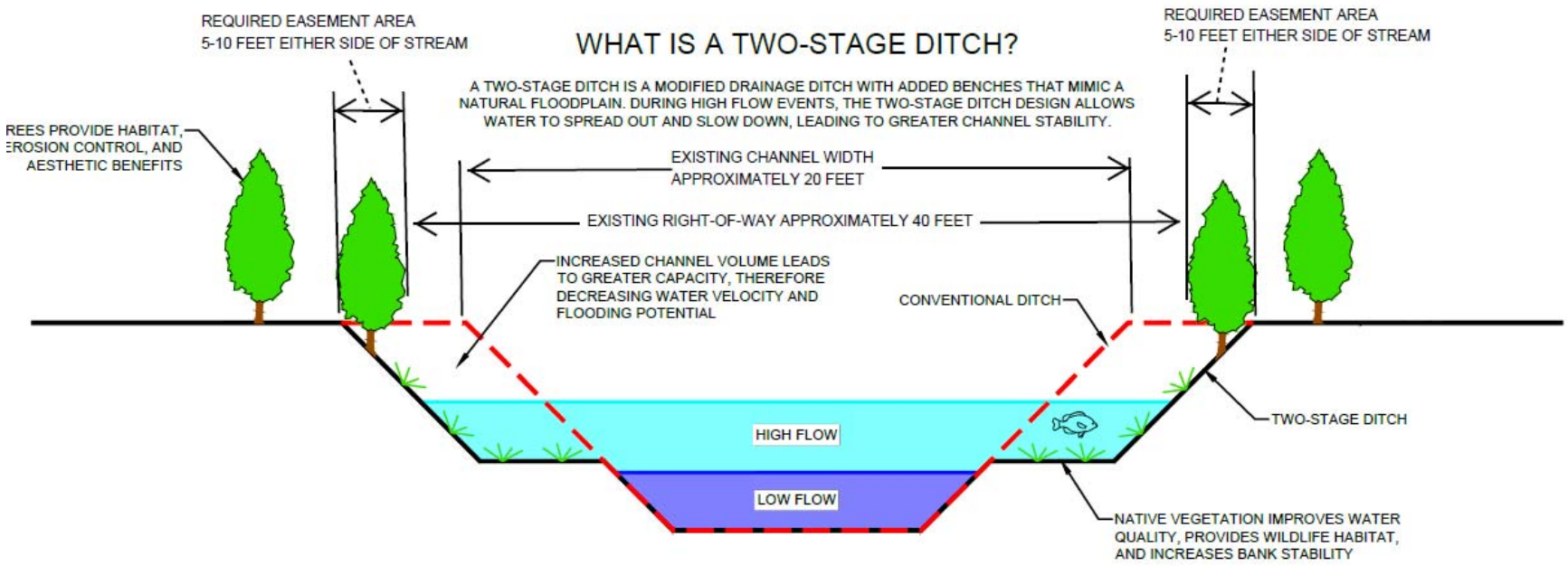
- **All parcels and structures that are located within the existing FEMA Flood Insurance Rate Map 100-Year Floodplain along State Ditch.**
- **All parcels and structures that are located within the existing FEMA Flood Insurance Rate Map 100-Year Floodplain along Mars Ditch.**
- **All parcels and structures that are located within the existing FEMA Flood Insurance Rate Map 100-Year Floodplain along Seerley Creek.**

Proposed District Improvements

1	Revise the H&H Study (new hydrology & hydraulics modeling)
2	Reduce discharge in model from area upstream of Sam Jones (outside district detention)
3	Expand State Ditch to a 2-Stage ditch
4	Widen the Kentucky Ave. bridge opening
5	Log jam removal and bank stabilization

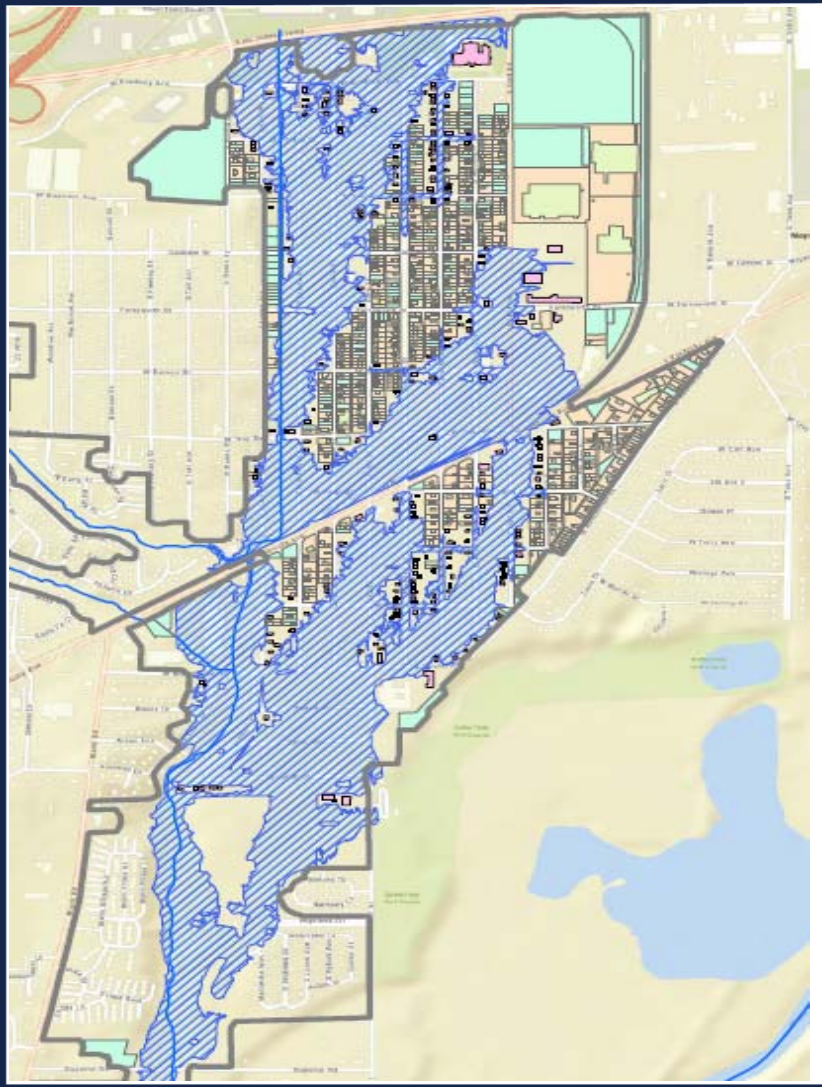

Widened Kentucky Bridge Opening

2-Stage Ditch



OPENING WIDTH UPSTREAM RAILROAD
OPENING WIDTH KENTUCKY AVE BRIDGE

Log Jam



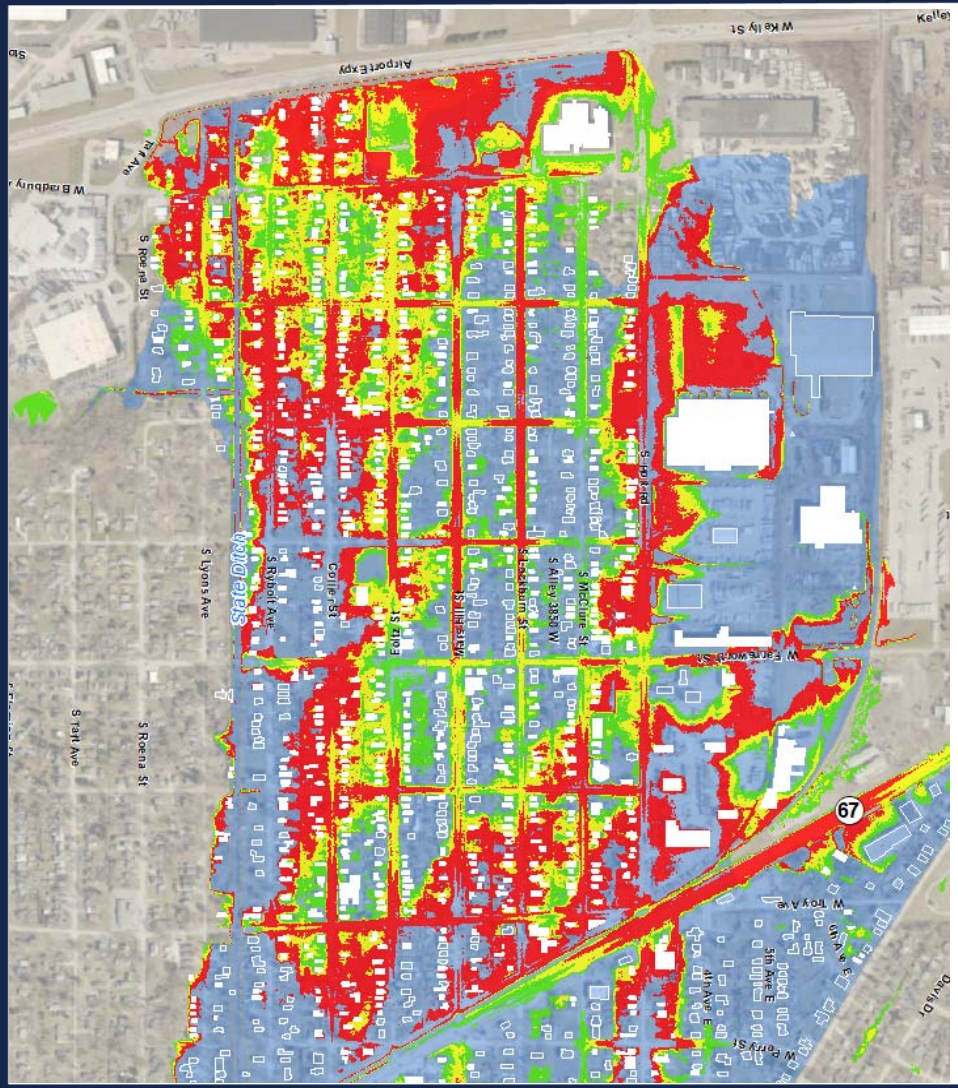
- 653 Parcels Removed
- 506 Structures Removed
- $400K+ Estimated Annual Flood Insurance Savings for Residents
- Estimated Solution Cost $10,100,000

Proposed Flood Control District Boundary (Revised to Exclude White River 10/20)
Structure Removed - Parcel Not Removed (234 Structures)
Structure Removed - Parcel Removed (482 Structures)
Parcel Removed With No Structure (147 Parcels)
Parcel Removed With Structure (506 Parcels)
Channel
100-Year Floodplain With All Improvement Options

ESTIMATED PROJECT COSTS

- 2-Stage Ditch (Sam Jones Expressway to Kentucky Avenue)
  - $1,522,200
- Log Jam Removal
  - $786,000
- Bank Stabilization
  - $150,000
- Kentucky Avenue Bridge Replacement
  - $3,325,600
- Property / Right-of-Way / Perpetual Easement Costs
  - $2,052,300
- Engineering, Permits, Surveying, and Construction Contingencies
  - $2,206,000

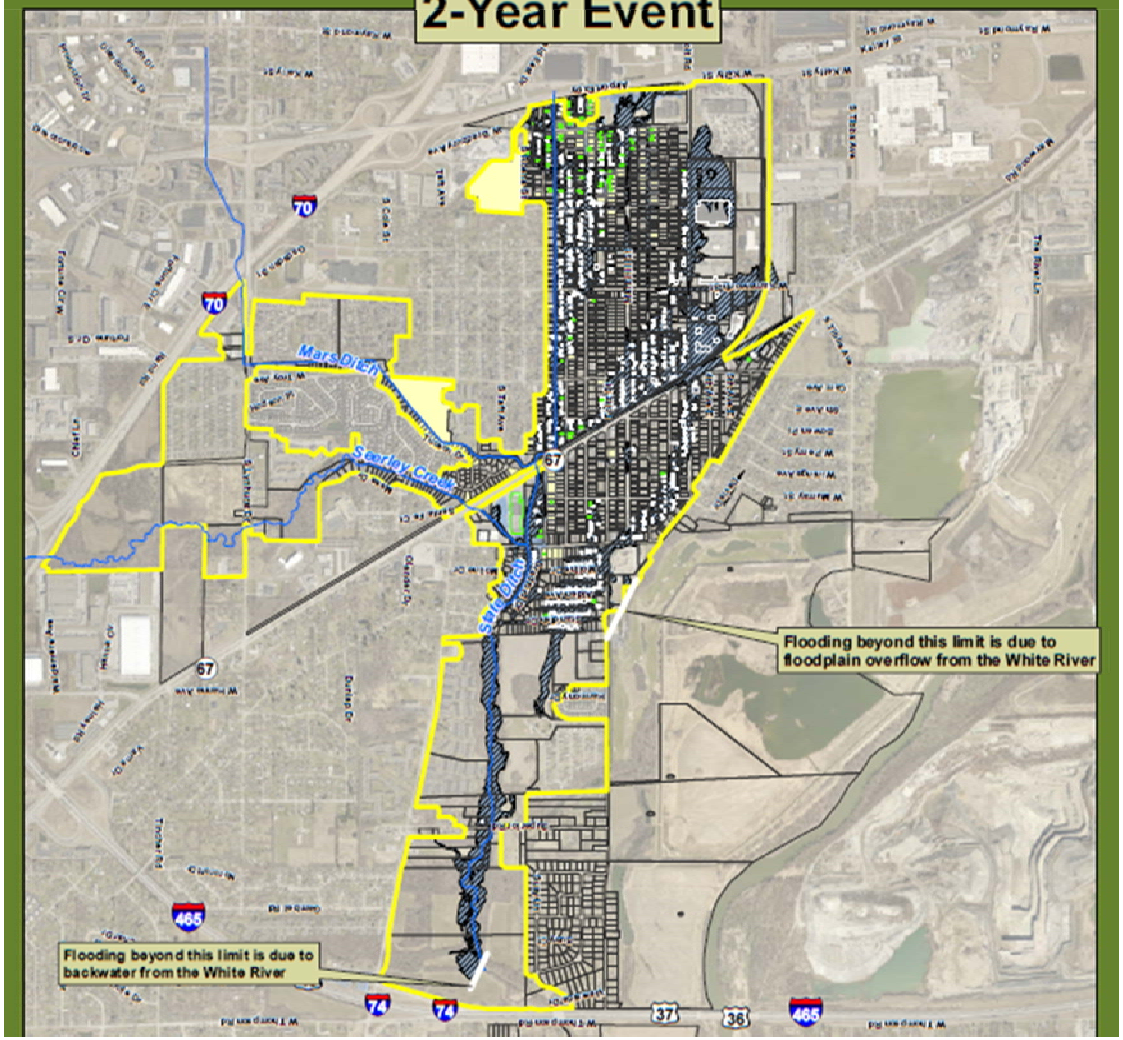
- ESTIMATED TOTAL SOLUTION COST $10,100,000



Flood Depth Experienced by Residents During 100-Year Flood

- 0.5-Foot Flood Depth
- 1-Foot Flood Depth
- 2-Foot Flood Depth

2-Year Event



Structure Status	Parcel Status
Removed	Flood District Parcels
Remaining	Flood District Parcels to be Removed
Added	

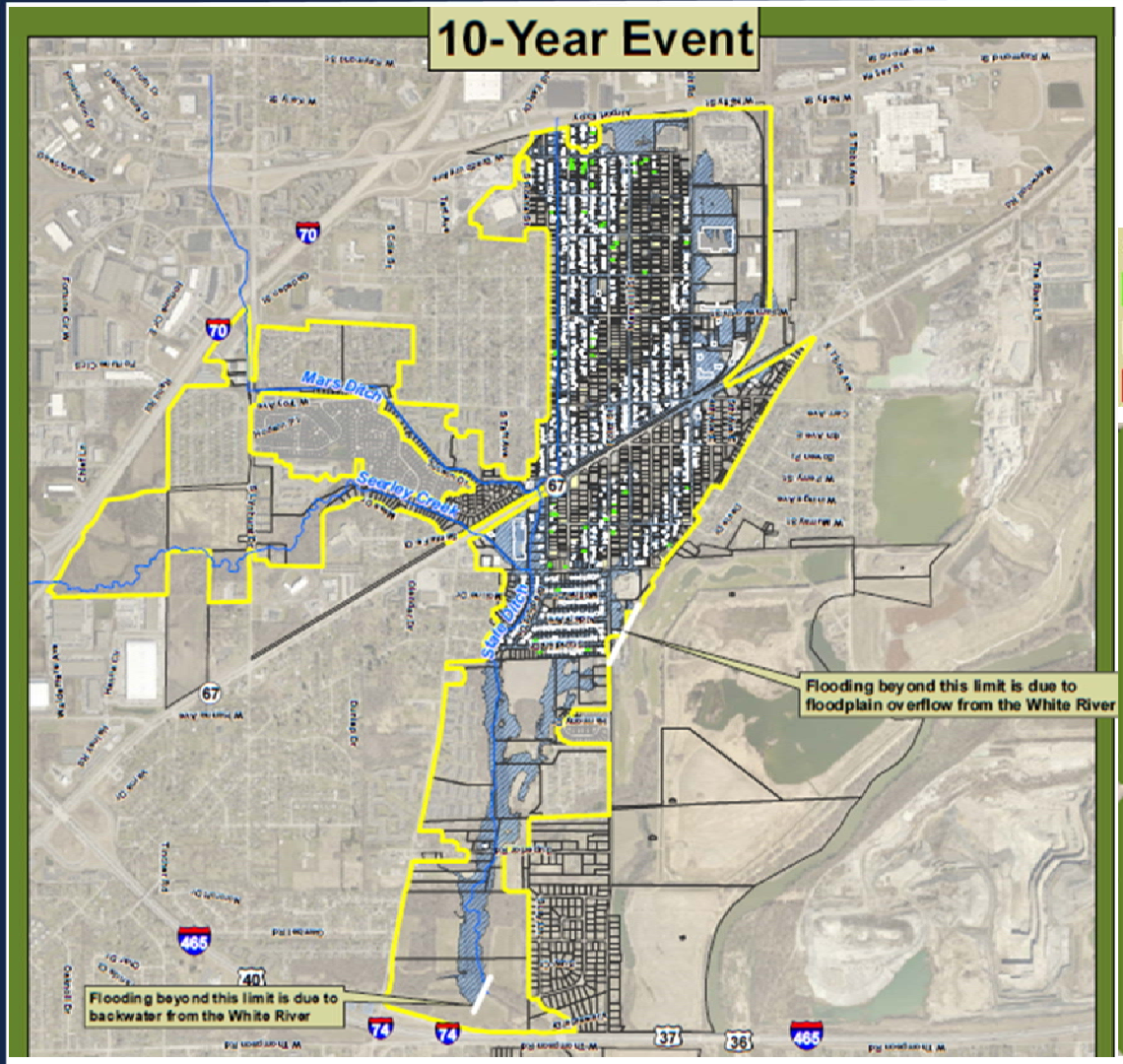
Property Type	Parcels (with Structures) Completely Removed	Parcels (without Structures) Completely Removed	Total Parcels Removed
Residential	98	40	138
Commercial	1	1	2
Industrial	--	1	1
Agricultural	--	--	0
Utilities-Real	--	--	0
Exempt	--	--	0
Totals:	99	42	141

Property Type	Structures Removed	Structures Remaining	Structures Added	Totals
Residential	80	506	-	586
Commercial	2	20	-	22
Industrial	-	3	-	3
Exempt	-	8	-	8
Totals:	82	537	0	619

2-Year Before

2-Year After

10-Year Event



Structure Status

- Removed
- Remaining
- Added

Parcel Status

- Flood District Parcels
- Flood District Parcels to be Removed

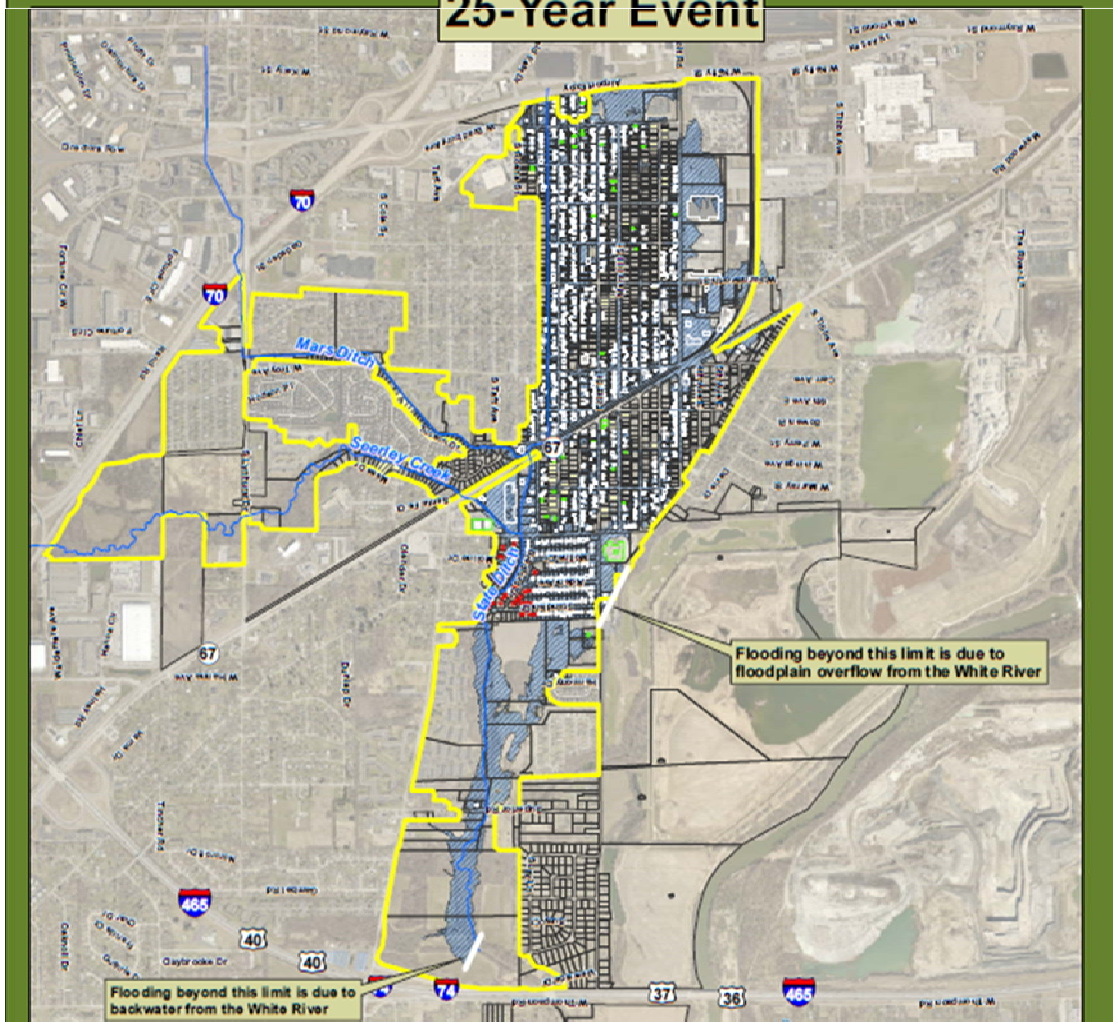
Property Type	Parcels (with Structures) Completely Removed	Parcels (without Structures) Completely Removed	Total Parcels Removed
Residential	56	14	70
Commercial	3	--	3
Industrial	--	--	0
Agricultural	--	--	0
Utilities-Real	--	--	0
Exempt	--	--	0
Totals:	59	14	73

Property Type	Structures Removed	Structures Remaining	Structures Added	Totals
Residential	47	779	-	826
Commercial	-	24	-	24
Industrial	-	3	-	3
Exempt	-	11	-	11
Totals:	47	817	0	864

10-Year Before

10-Year After

25-Year Event



Structure Status	Parcel Status
Removed	Flood District Parcels
Remaining	Flood District Parcels to be Removed
Added	

Property Type	Parcels (with Structures) Completely Removed	Parcels (without Structures) Completely Removed	Total Parcels Removed
Residential	40	22	62
Commercial	1	–	1
Industrial	–	–	0
Agricultural	–	–	0
Utilities-Real	–	–	0
Exempt	–	8	8
Totals:	41	30	71

Property Type	Structures Removed	Structures Remaining	Structures Added	Totals
Residential	31	889	27	947
Commercial	2	31	-	33
Industrial	-	4	-	4
Exempt	1	13	-	14
Totals:	34	937	27	998

25-Year Before

25-Year After

Questions?

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