

**Status Date:** August 3, 2022

**Project Name:** Garden Hills Drainage Phase 2 – Basin  
Garden Hills Drainage Phase 3 – Paula Dr.

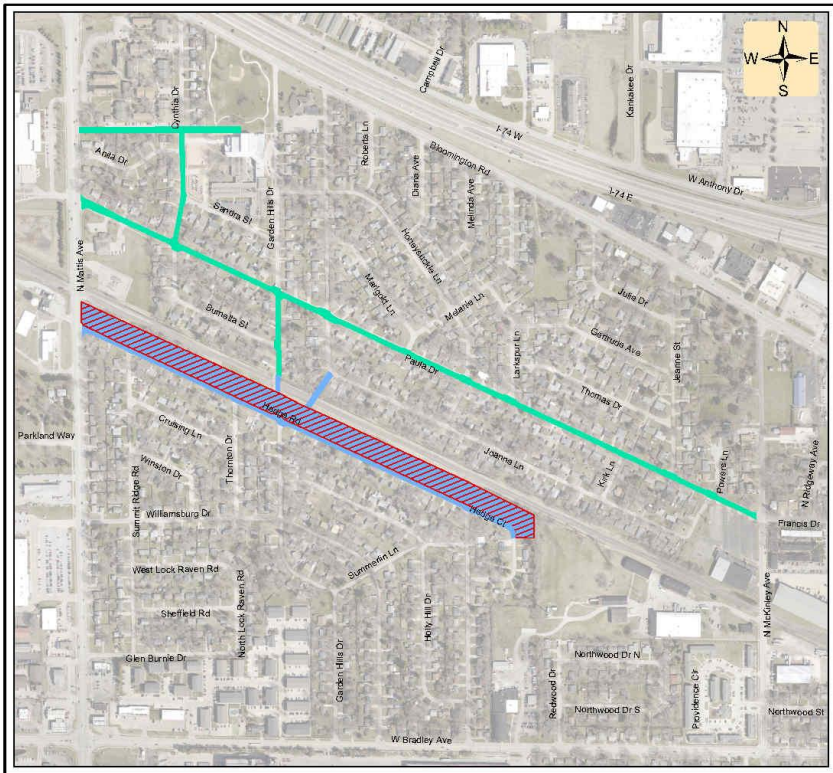
**Estimated Construction Cost:** Garden Hills Phase 2 previous estimate: \$22.7 million.  
Garden Hills Phase 3 previous estimate: \$17.0 million.

**Project Status:** In September 2016, a drainage study and master plan was completed in the Garden Hills watershed that examined the causes of flooding in the neighborhood and provided alternatives to reduce it. The study found that the primary causes of the flooding were undersized storm sewer pipes and a lack of an adequate emergency overland flow path to the Copper Slough receiving channel.

The drainage study came to the conclusion that the most feasible way of managing stormwater runoff from the watershed is the construction of a detention basin along the north side of Hedge Road, which would allow for the efficient collection of stormwater, since runoff normally collects at that location. The project is split into three phases; Phase 1 was property acquisition and demolition which was completed in July 2021.

- **Garden Hills Phase 2:** Phase 2 of the project consists of the construction of the proposed detention basin along the north side of Hedge Road and reconstruction of Hedge Road from Mattis Avenue to Hedge Court. The detention basin will be sized to hold up to a 50-year storm event for the watershed. The detention basin will feature park-like amenities such as walk paths, lighting, benches, water features, native plantings, and a variety of other landscape features (see illustration on reverse). Reconstruction of Hedge Road would follow a complete street concept, which includes new storm sewer piping, full concrete street reconstruction, sidewalks, and street lighting. Engineering design is in progress and construction is expected to start in July 2023 with completion in December 2025.
- **Garden Hills Phase 3:** Phase 3 of the project includes the installation of large diameter trunk storm sewers that will transport stormwater from the watershed north of the railroad tracks to the Hedge Road detention basin. As a component of this phase, storm sewers would be installed along Paula Drive and Cynthia Drive between Paula Drive to just north of Anita Drive. Similar to Phase 2, reconstruction of the Paula Drive and the Cynthia Drive sections would follow a complete street concept, including storm sewers, full concrete street reconstruction, sidewalks, and street lighting. Engineering design of this phase is currently under way as well. Construction is planned to start in July 2024 with completion by December 2026.

**Project Funding\*:** GH Phase 2 City ARPA = \$5 million  
GH Phase 2&3 City Stormwater Financing Bonds = \$34.7 million  
*\* Current project design construction cost estimates are tracking well above previous estimates due to rising interest rates, labor and material costs.*



**Garden Hills Drainage Improvements**  
(Phasing Plan January 2020)

**Legend**

**Phase**

- Phase 1: Property Acquisition & Demolition, (\$5 mil.)
- Phase 2: Detention Basin & Hedge Road, (\$26.4 mil.)
- Phase 3: Paula Drive/Cynthia Drive, (\$16.3 mil.)

Map Scale: 1 inch = 430 feet  
Map Print Date: Date: 1/29/2020

