

ITEM: This Floodplain Permit Application is for the proposed replacement of a pedestrian bridge over Brookhaven Creek near 705 36th Avenue NW.

BACKGROUND:

APPLICANT: Chris Dragg

Builder: Chris Dragg

ENGINEER: Dansby Engineering, PLC

A bridge over Brookhaven Creek connecting the residents of the development at 705 36th Avenue NW, the Westchester Townhomes, to the park area and community pool was built in 1984. This was a concrete bridge spanning the creek. During the heavy rains at the end of April 2025, significant debris and erosion from the flood waters caused the aging bridge to become compromised and irreparably damaged. An emergency permit was granted by the City's floodplain administrator to allow for the removal of the bridge and stabilization to occur to prevent further damage and removing a blockage that could have caused flooding on adjacent properties and upstream of the bridge. The applicant is now requesting a floodplain permit to rebuild the bridge. The applicant's engineer states that the new bridge will tie into the existing sidewalk and bridge to match the original bridge grades and elevations to again allow access by the residents to the park and community pool facilities as well as repair the sidewalk and stabilize the banks and eroded areas to make the area safe for pedestrians and preserve the property.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? Yes ☐ No ☒

According to the latest FIRM, the site of the proposed work is located in the Brookhaven Creek Floodplain (Zone AE). At the proposed site, the BFE is 1149.0'. The applicant has indicated that any fill used in the repair will be obtained from adjacent area. Placement of stabilization materials, such as rip rap, will be installed at grade and will only be used to replace what has been lost by erosion and scour.

Applicable Ordinance Sections:

Subject Area:

36-533

(e)2(a)..... Fill restrictions

(e)2(e)..... Compensatory storage

(f)(3)(8) No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that fill used for grading will be obtained from onsite creating a net zero gain. Stabilization materials will be installed at grade and is only to replace what was lost to erosion and scour, meeting this ordinance requirement.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has submitted a No Rise statement indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

Recommendation: Staff recommends Floodplain Permit Application #717 be approved.

ACTION TAKEN: _____