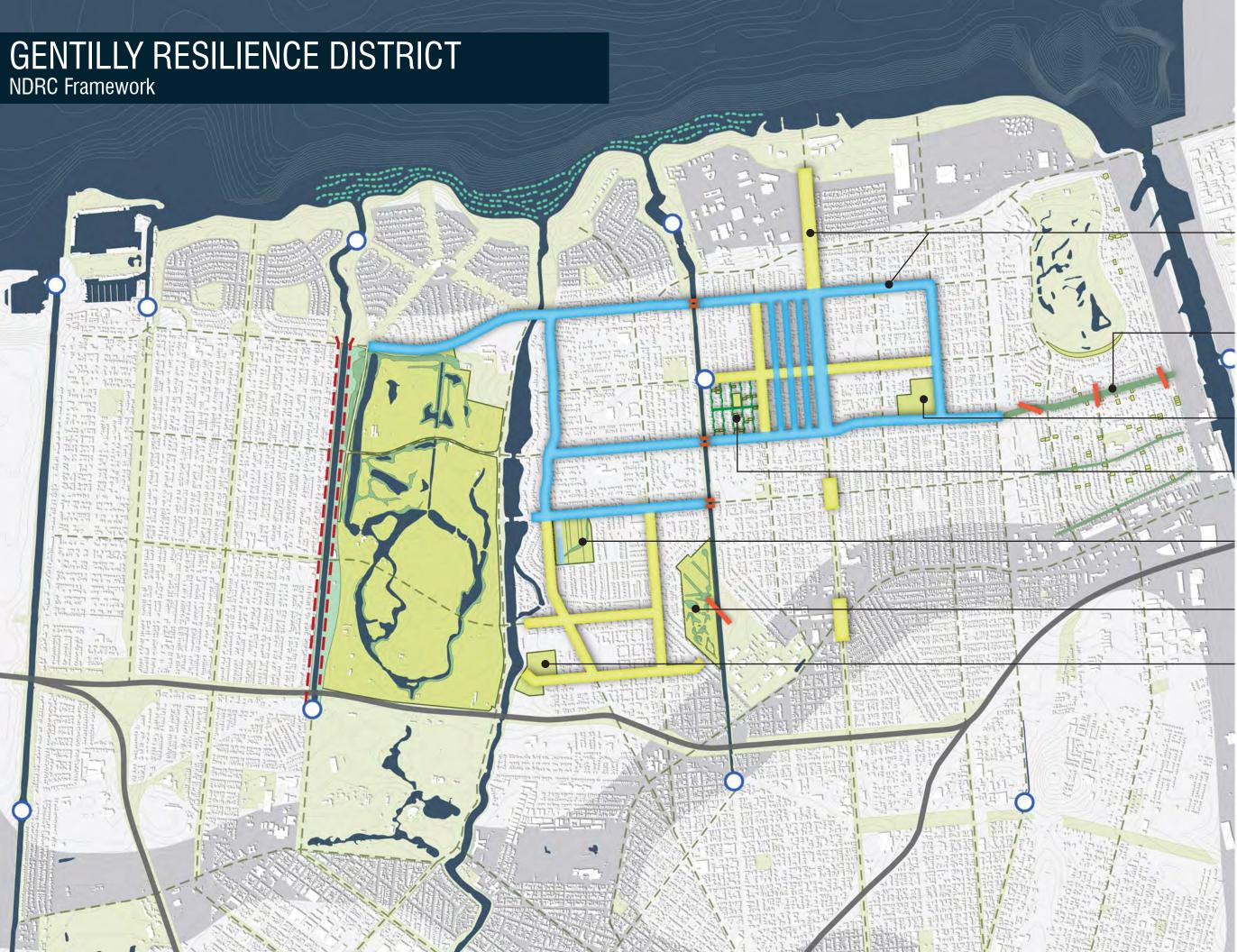
MIRABEAU WATER GARDEN

WAGGONNER & BALL

TER ANTER MICHAES

w Sherwood Design Engineers & Carbo Landscape Architects

September 25, 2017



Blue-Green Corridors

Pontilly Neighborhood

Milne Campus

St. Anthony Green Streets

Mirabeau Water Garden

Dillard Wetland

St. Bernard Neighborhood Campus

PROBLEM Existing Flooding - DPS 04 Service Area

2-Year Storm



5-Year Storm



Depth (Ft)

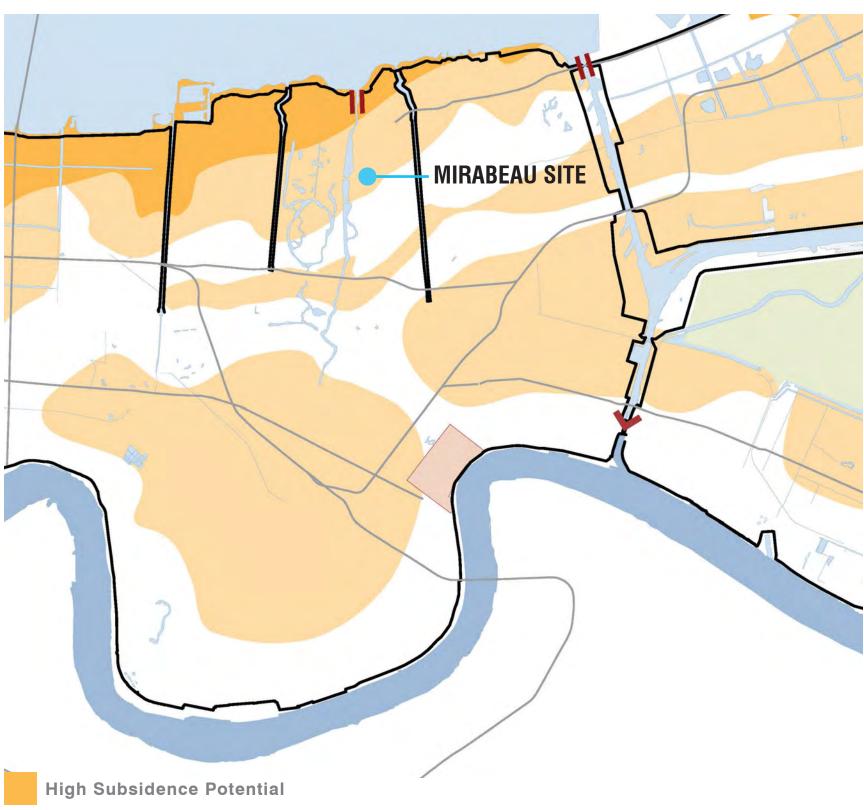


10-Year Storm



PROBLEM District & Neighborhood Issues Identified

Subsidence



-5 Clay (3-5 ft.) -10 sewer & stormwate -15 drainage system -20 -25 in ft. depth -30 -35 -40 -45 -50 -5 -5 approx. 1850 ft. A RANGE AND DE SAUS

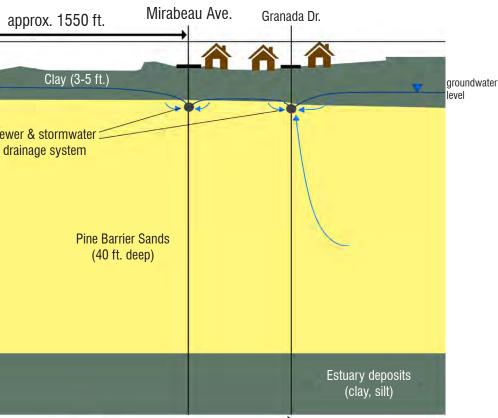
Owens Blvd.

Subsidence-damaged House on Mirabeau Avenue



Subsidence-caused Street Damage on Owens Boulevard

Moderate Subsidence Potential





MIRABEAU SITE Existing Conditions

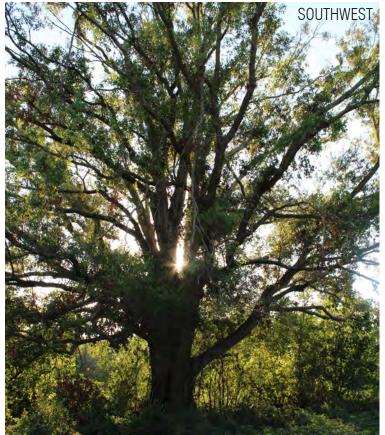
















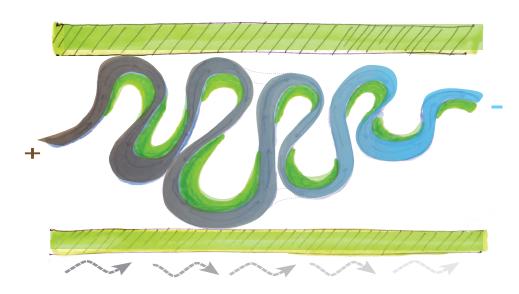
HAZARD MITIGATION GRANT PROGRAM

- Reduce localized street flooding
- Reduce flooding damages to private and public ${\color{black}\bullet}$ structures
- Reduce traffic delays due to roadway flooding
- Meet min. Benefit Cost Ratio of 1:1

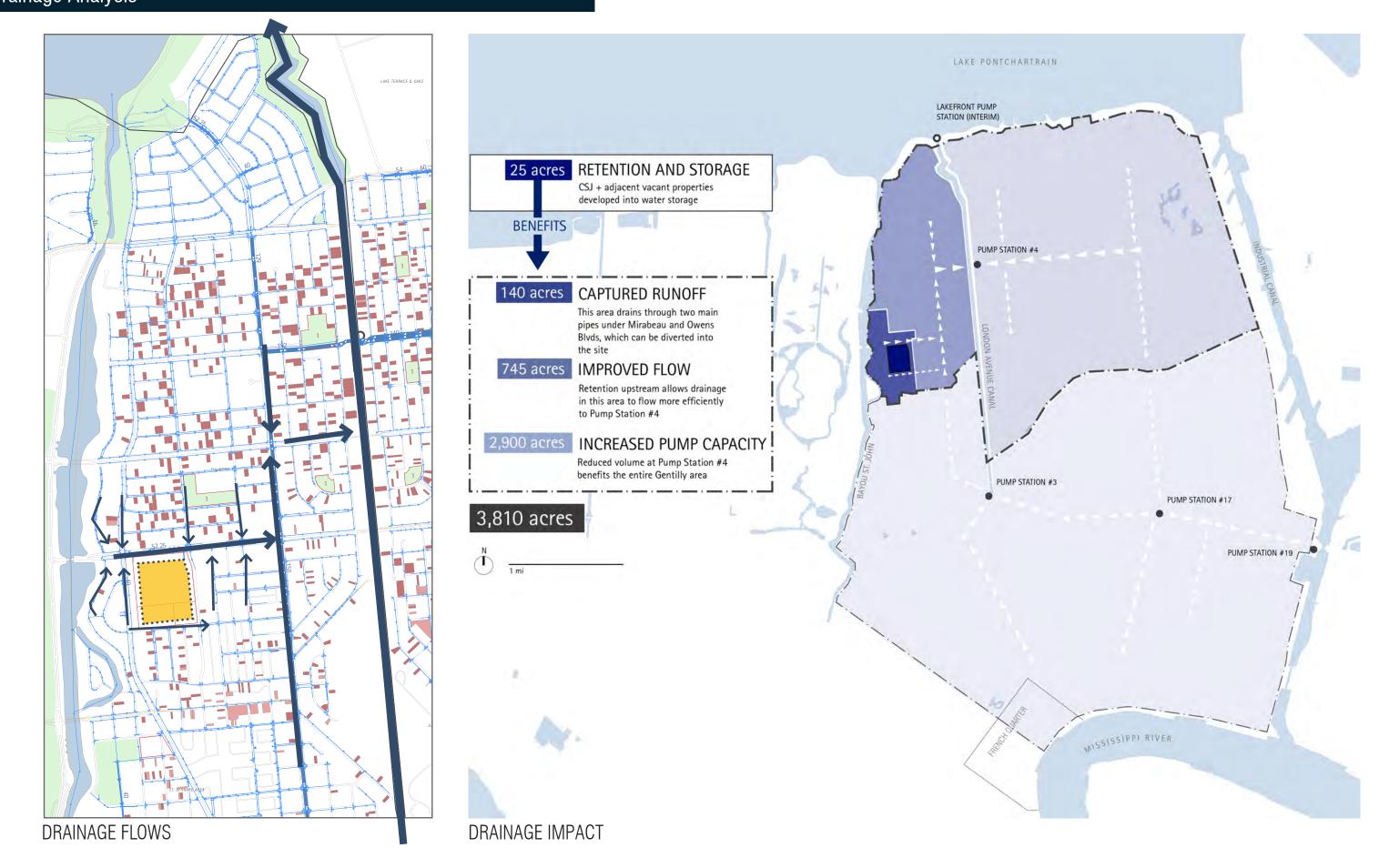


HUD NATIONAL DISASTER RESILIENCE Reduce localized street flooding

- **Control subsidence**
- Improve water quality
- Add aesthetic value to the neighborhood
- Improve quality of life for residents
- Provide replicable model
- Benefit low- and moderate-income residents
- Spur economic development
- Provide environmental education



MIRABEAU IMPACT AREA Drainage Analysis

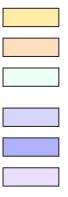




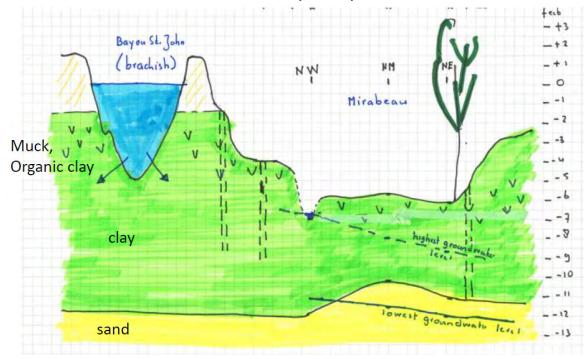


SURVEY Topographic Analysis & Minimizing Excavation



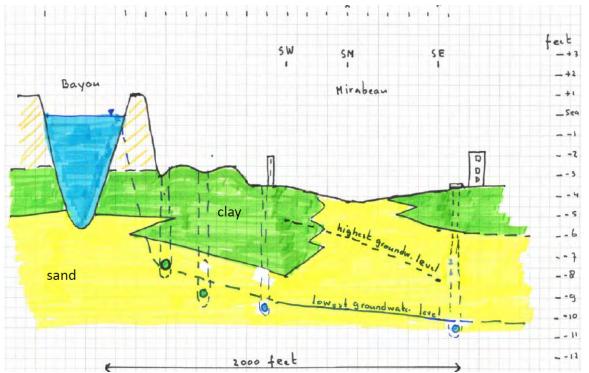


- Existing -1.5 Feet
- Existing -2.5 Feet
- Existing -3.5 Feet
- Existing -4.5 Feet
 - Existing -5.5 Feet
 - Existing -6.5 Feet



W-E TRANSECT SECTION AT MIRABEAU AVE (NORTH)

W-E TRANSECT SECTION AT OWEN STREET (SOUTH)



CLAY LAYER THICKINESS (FEET) BASED ON FEMA'S ARCHAEOLOGICAL SOIL ASSESSMENT

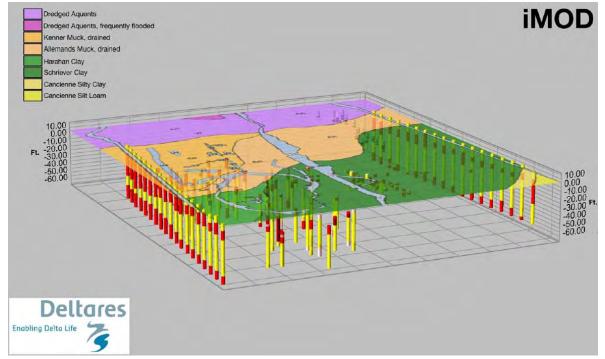


GEOHYDROLOGY Groundwater Analysis

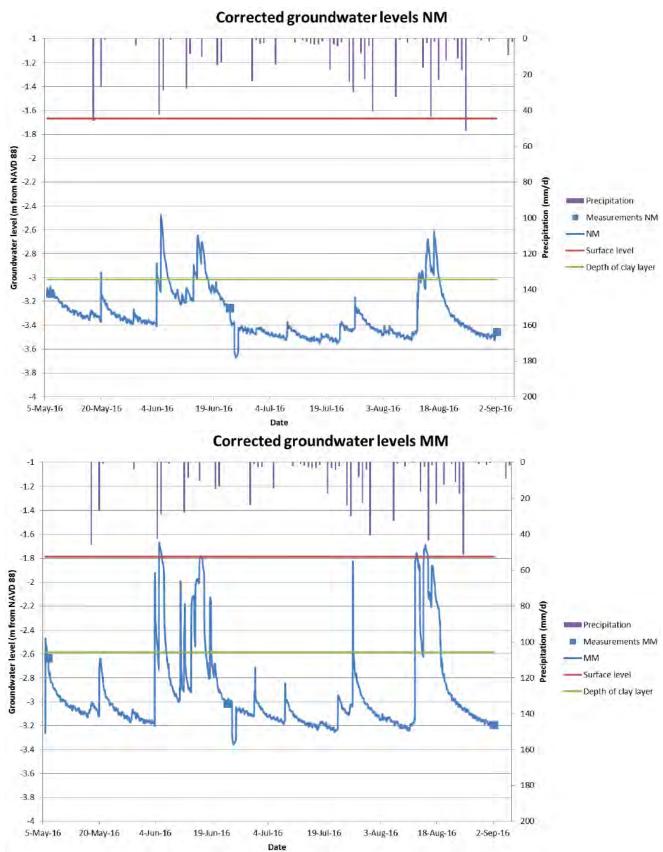
GROUNDWATER MONITORING NETWORK & WATER LEVEL CONTOURS IN FEET BELOW SEA LEVEL



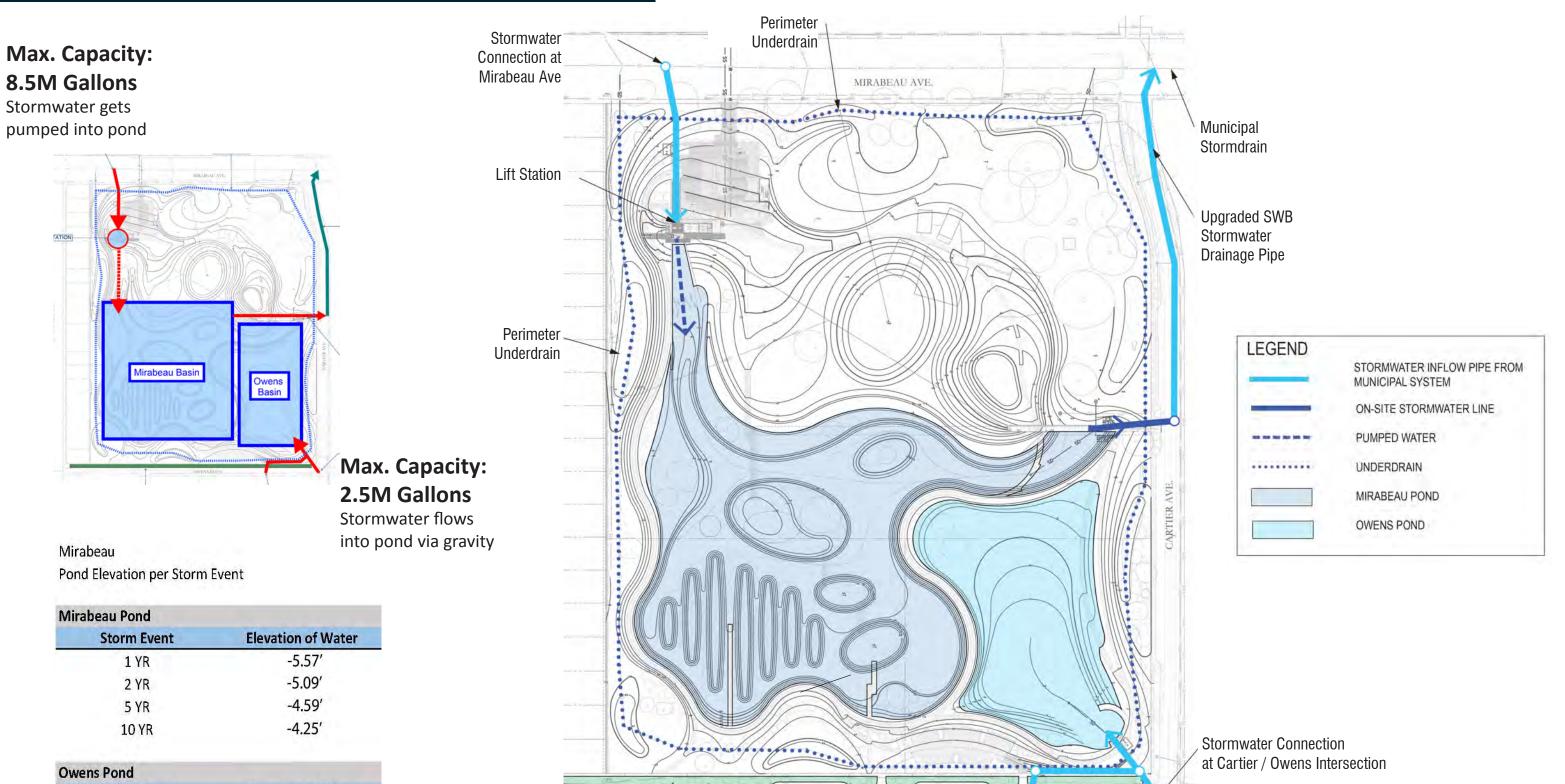
3D MODEL - SOILS & SUBSURFACE



DIVER READINGS EXAMPLES



HYDRAULICS Engineering Analysis



Elevation of Water
-5.46'
-4.65'
-3.92'
-3.58'

Green infrastructure upgrades along Owens Blvd.

Stormwater Connection at Randolph / Owens Intersection

OWENS BLVD.

[•] Municipal Stormdrain

at Cartier / Owens Intersection

Typical Storm: 1 to 3 inch Events

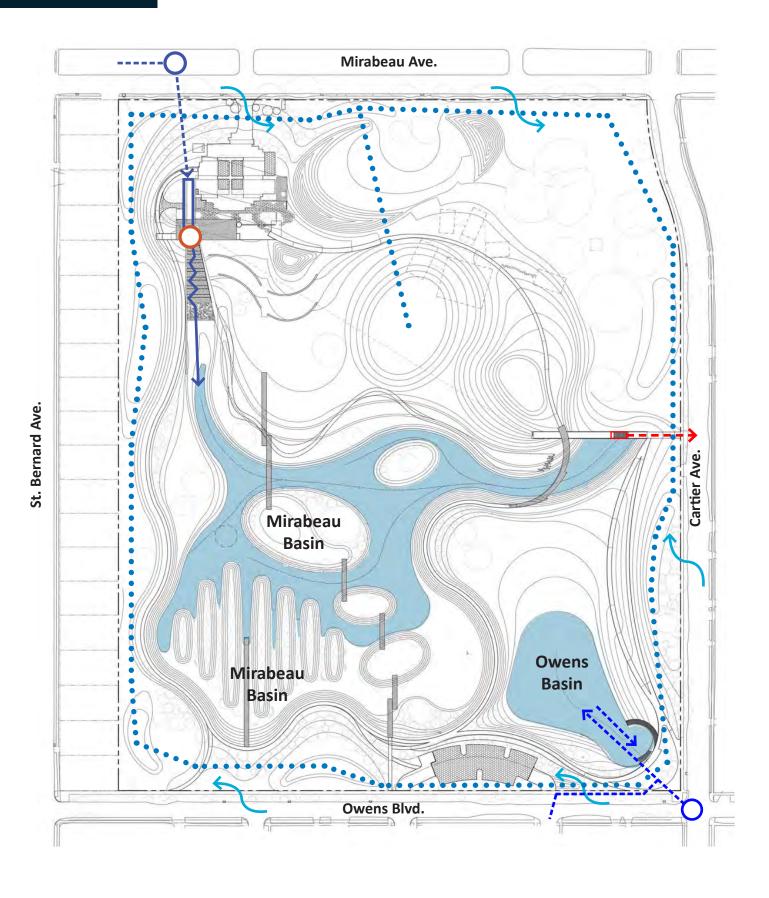
Mirabeau Pump: 0.50 to 2.25 Million Gallons 68,000 to 300,000 Cubic Feet

Stormwater from the municipal drainage system is conveyed by pipe from Mirabeau Avenue by gravity through a trash and sediment separating forebay to a wet well, where it is pumped into the Mirabeau detention basin.

Perimeter swales capture runoff from surrounding streets and biofiltration zones filter and percolate stormwater into the water table.

Permeable pavers and gravel surfaces help to capture and infiltrate runoff from the site.

Minor ponding but likely all water infiltrated



1 Year Storm

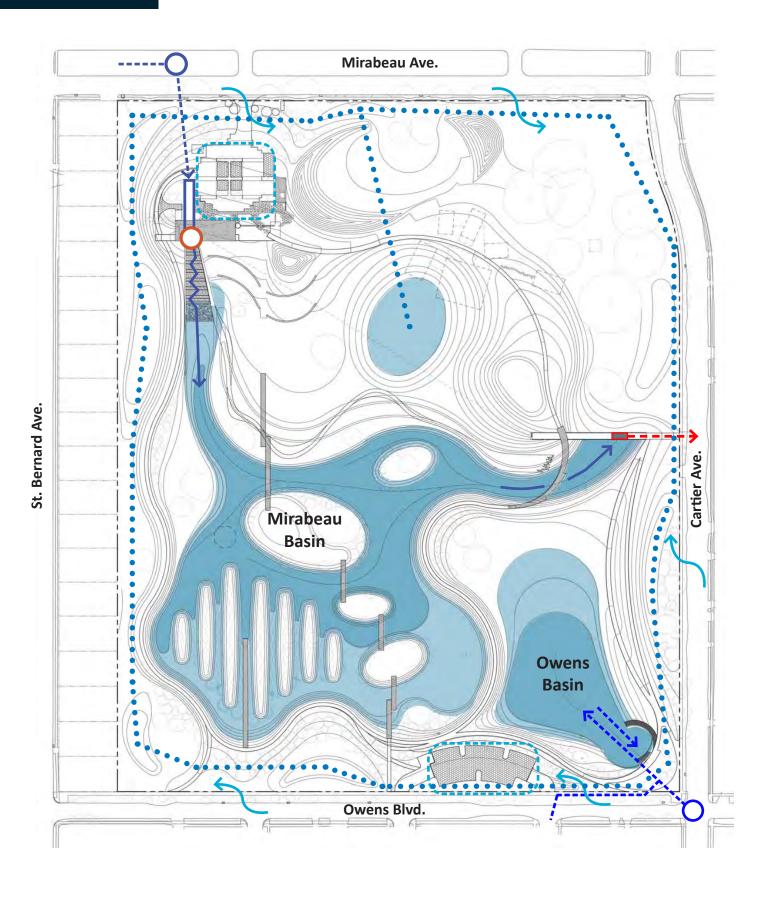
Mirabeau Pump: 2.85 Million Gallons 380,000 Cubic Feet

Owens Intake: 0.5 Million Gallons 65,000 Cubic Feet

In larger storm events, there is enough water pressure head in the Owens Blvd and Cartier Ave drainage pipes to begin to fill the Owens Basin, while the pump continues to fill the Mirabeau Basin.

Both weir structures slowly discharge the basins water back into the municipal drainage system.

Central bioswale filled aproximately 6" deep. The perimeter bioswales remain predominantly dry as most water infiltrates and runs to underdrain system



2 Year Storm

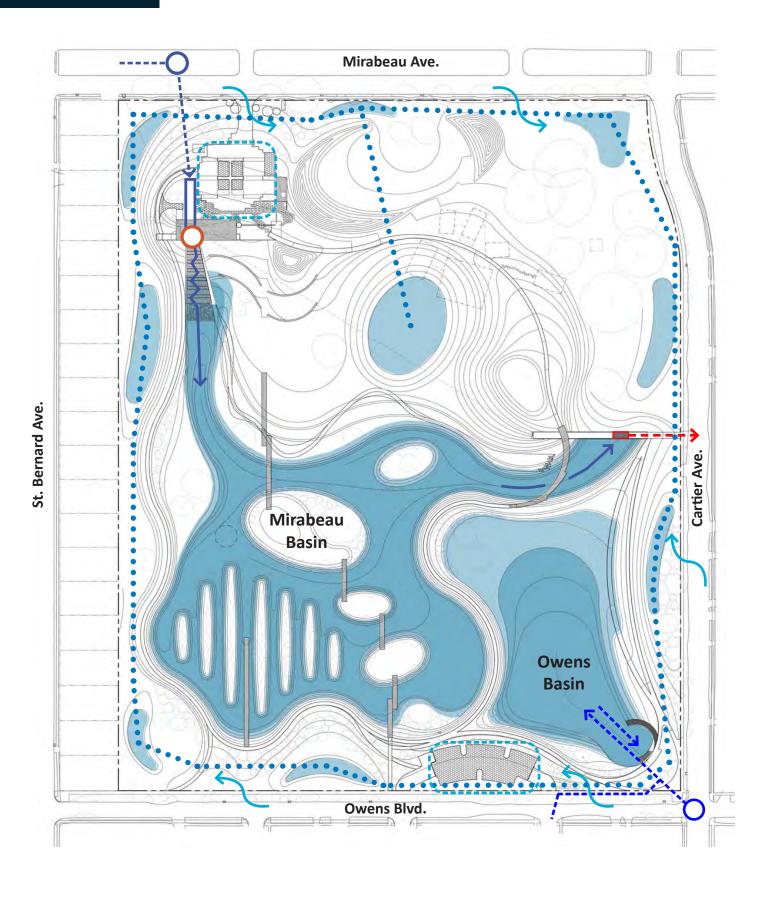
Mirabeau Pump: 3.9 Million Gallons 520,000 Cubic Feet

Owens Gravity Intake: 1.0 Million Gallons 124,000 Cubic Feet

With larger storms and increased volumes, the islands in the Mirabeau detention basin are inundated.

Both weir structures slowly discharge water from the basins back into the municipal drainage system.

The central bioswale is filled aproximately 1' deep. The perimeter bioswales fill approximately 6" as the majority of the water infiltrates and drains to the underdrain system. Discharge from both underdrain and PaveDrain systems discharge into the wet well north of the pumphouse.



10 Year Storm

Mirabeau Pump: 6.0 Million Gallons 800,000 Cubic Feet

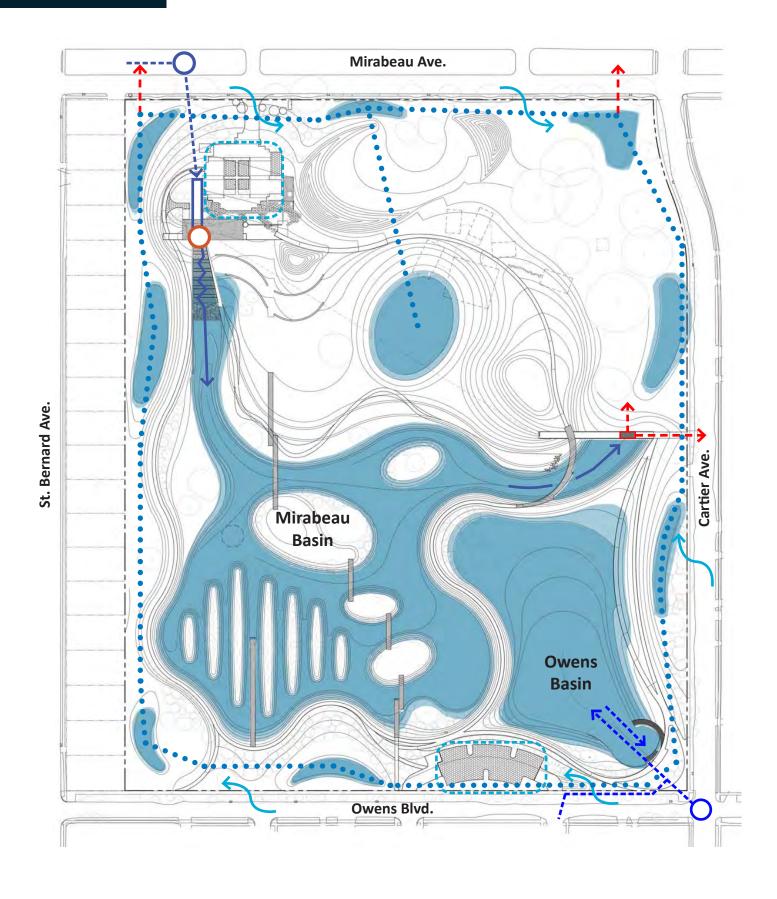
Owens Gravity Intake: 1.8 Million Gallons 231,000 Cubic Feet

In 10 year storm events, the water pressure head fills the Owens Basin to its maximum height of -3.58' feet. The Mirabeau Basin pump shuts off when the flood volume reaches a maximum height of -2.5' feet. An additional one foot of freeboard provides a safety factor.

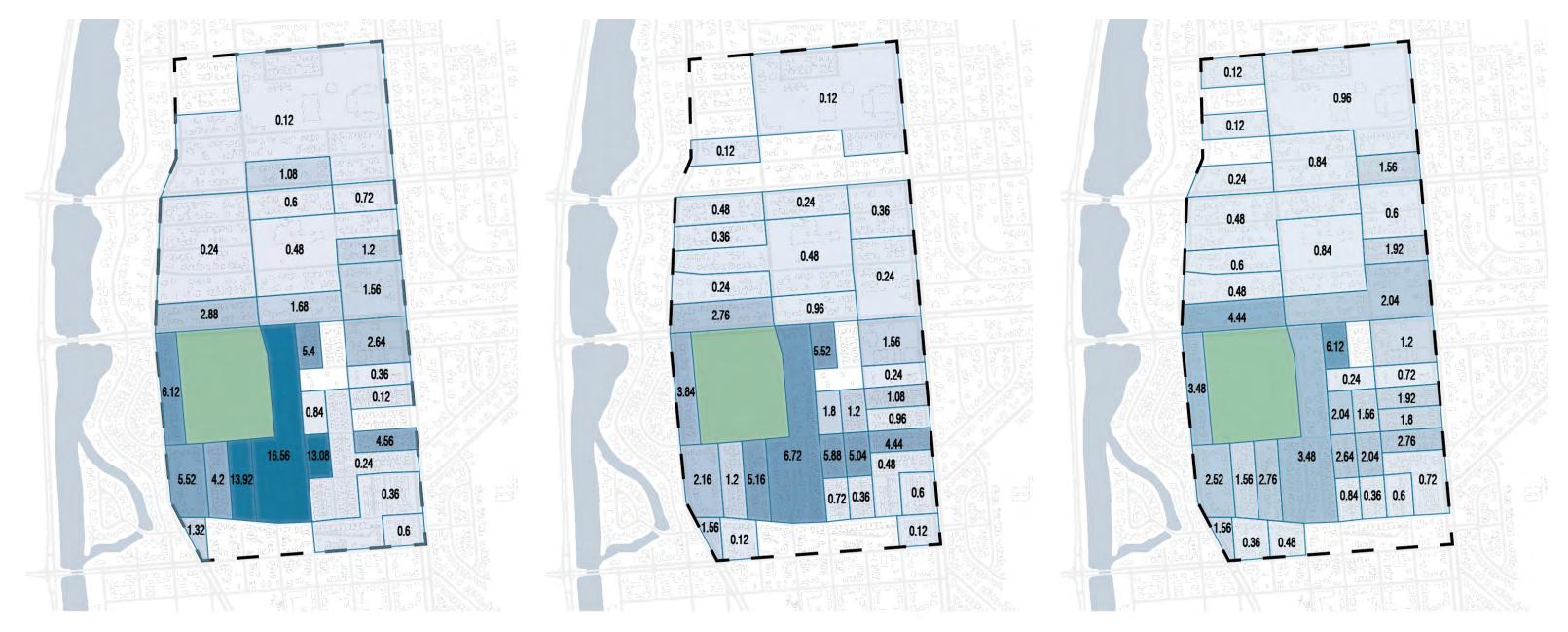
An emergency overflow structure in the north weir provides a discharge path in case the system is overfilled. Both weir structures slowly discharge water from the basins back into the municipal drainage system.

The central bioswale is filled aproximately 1' deep. The perimeter bioswales fill approximately 6" as the majority of the water infiltrates and drains to the underdrain system. Discharge from both underdrain and PaveDrain systems discharge into the wet well north of the pumphouse.

A final underdrain/groundwater control system design is yet to be determined, with final discharge going either to the Mirabeau culvert or the pond system.

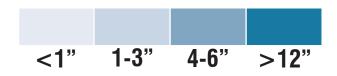




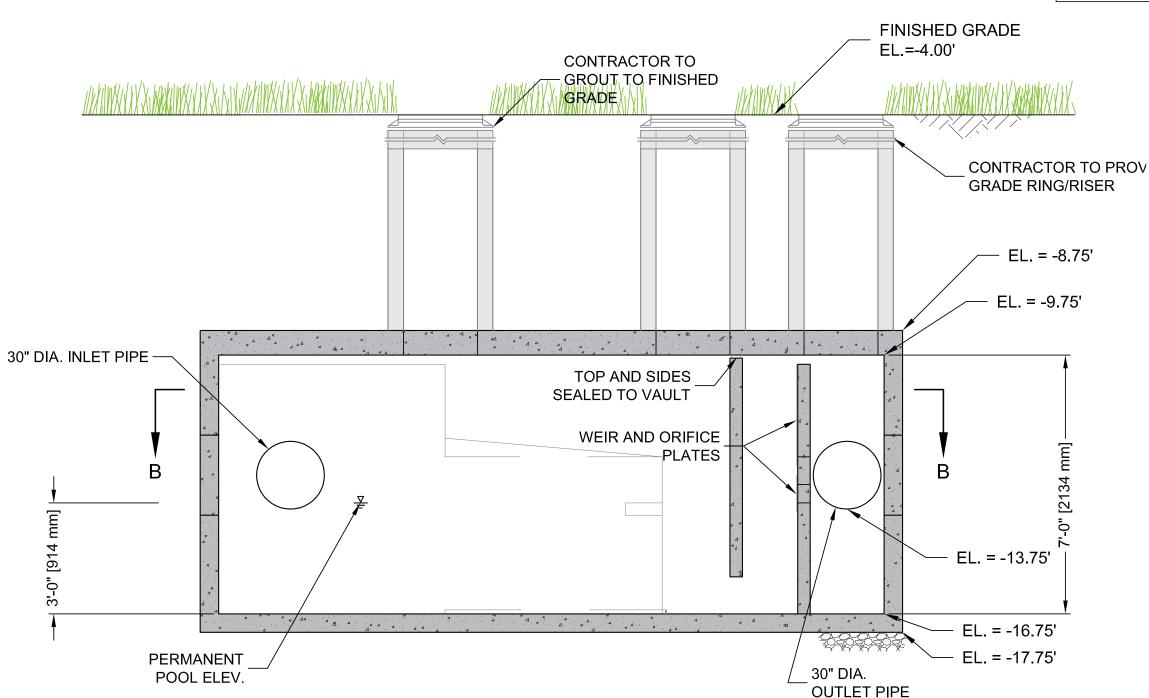


2-Year Storm Flood Stage Reduction (inches)

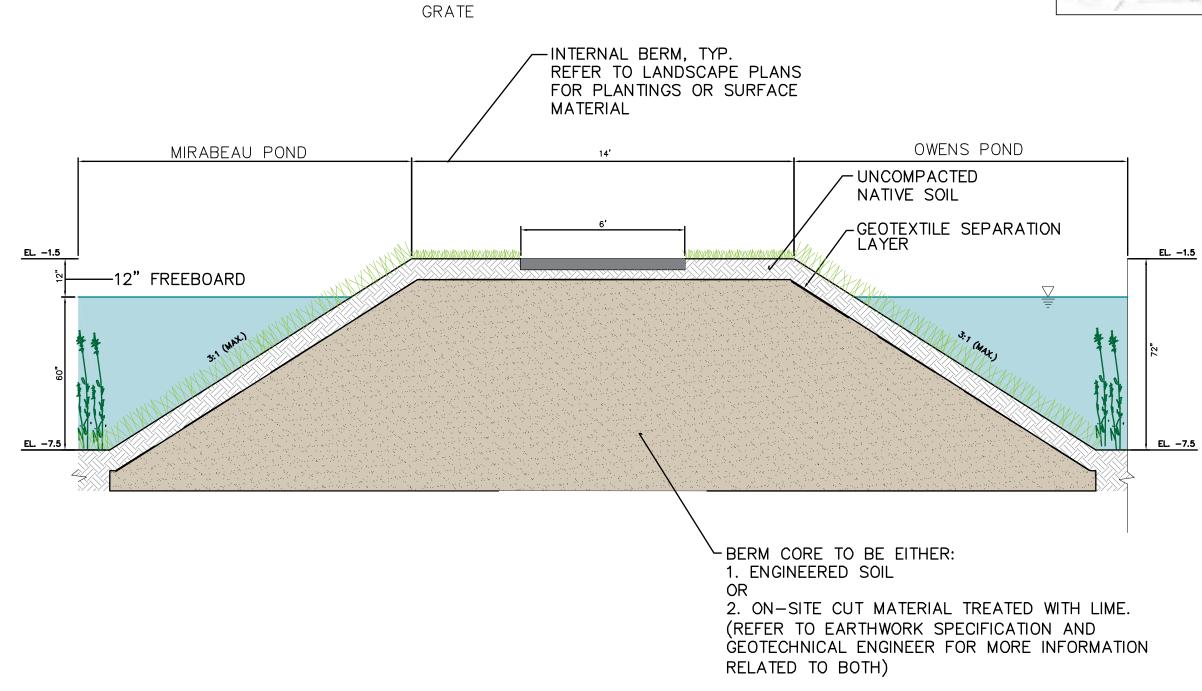
5-Year Storm Flood Stage Reduction (inches)



10-Year Storm Flood Stage Reduction (inches)

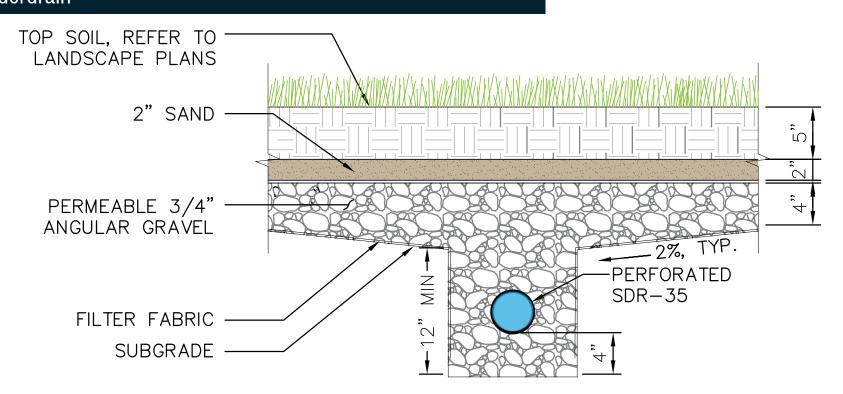


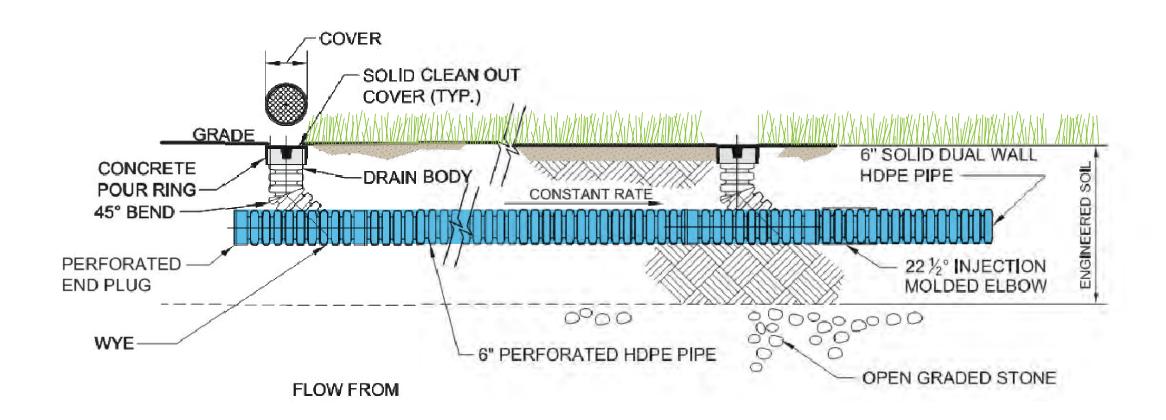




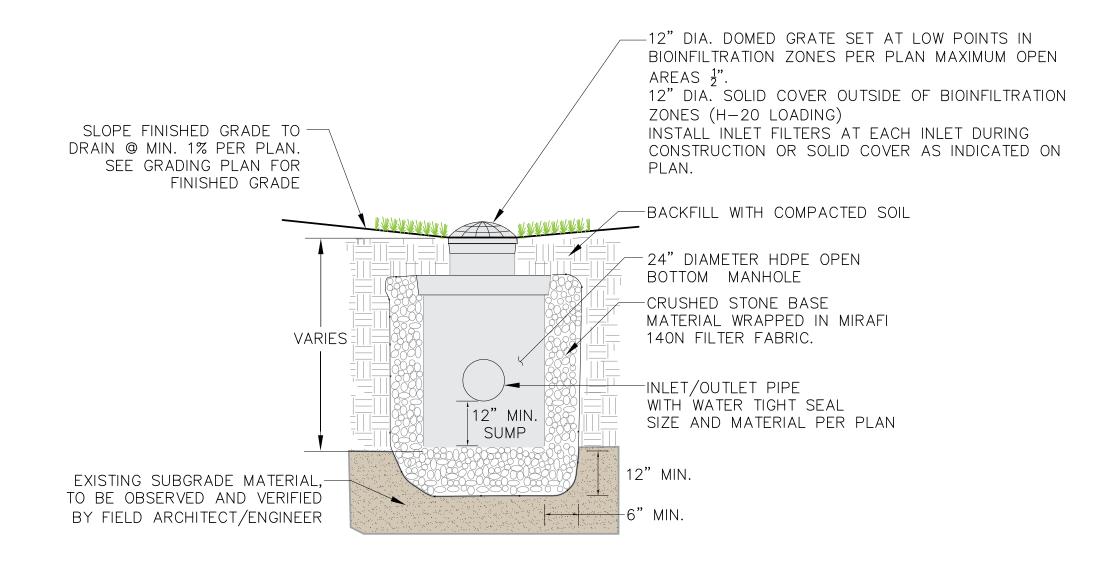


CIVIL ENGINEERING Perimeter Underdrain



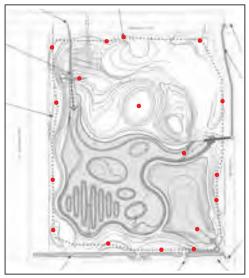




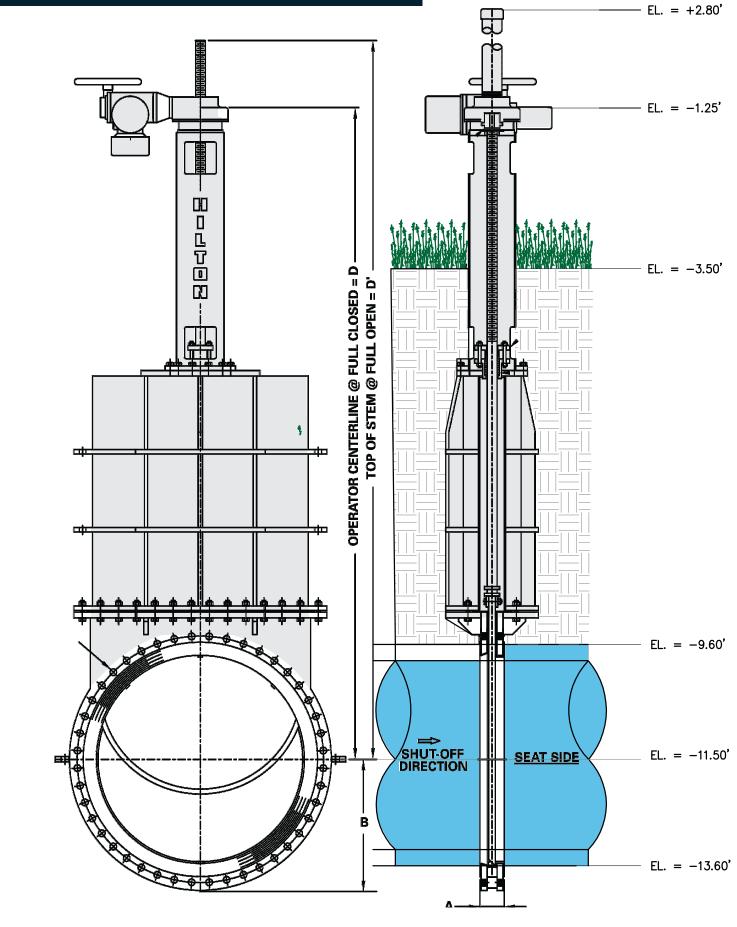


NOTES:

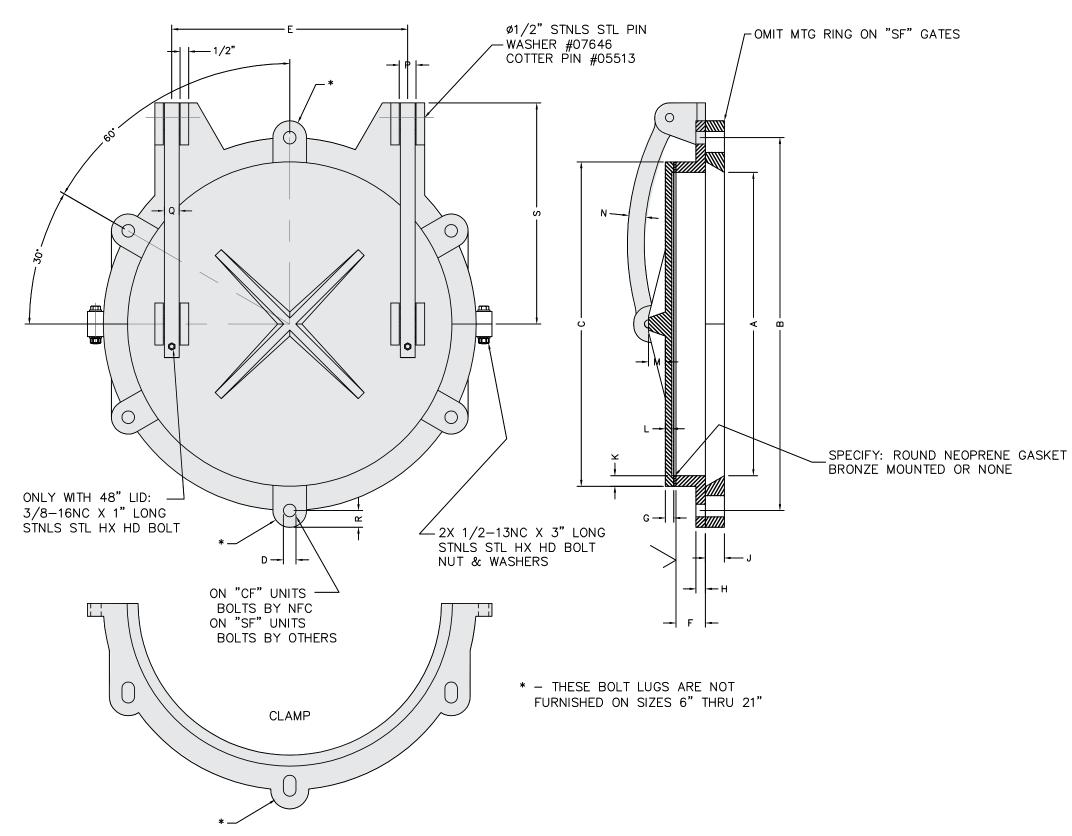
- 1. ALL AREA DRAIN GRATE COVERS SHOULD BE 12" DIA. AND H-20 LOADING.
- 2. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT AND SITE CIVIL ENGINEER REGARDING GRATE COLOR PRIOR TO INSTALLATION.



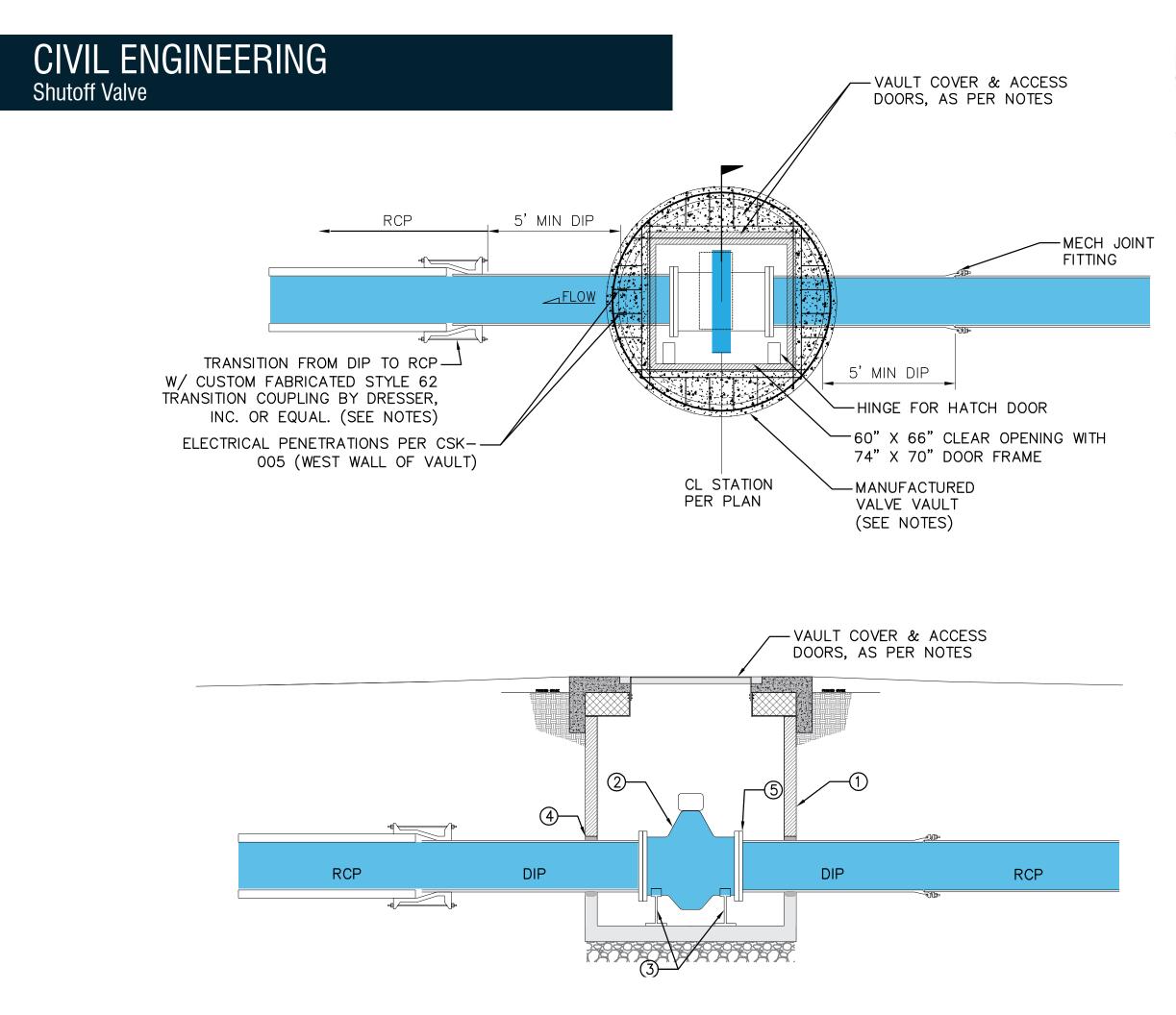
CIVIL ENGINEERING Knife Gate



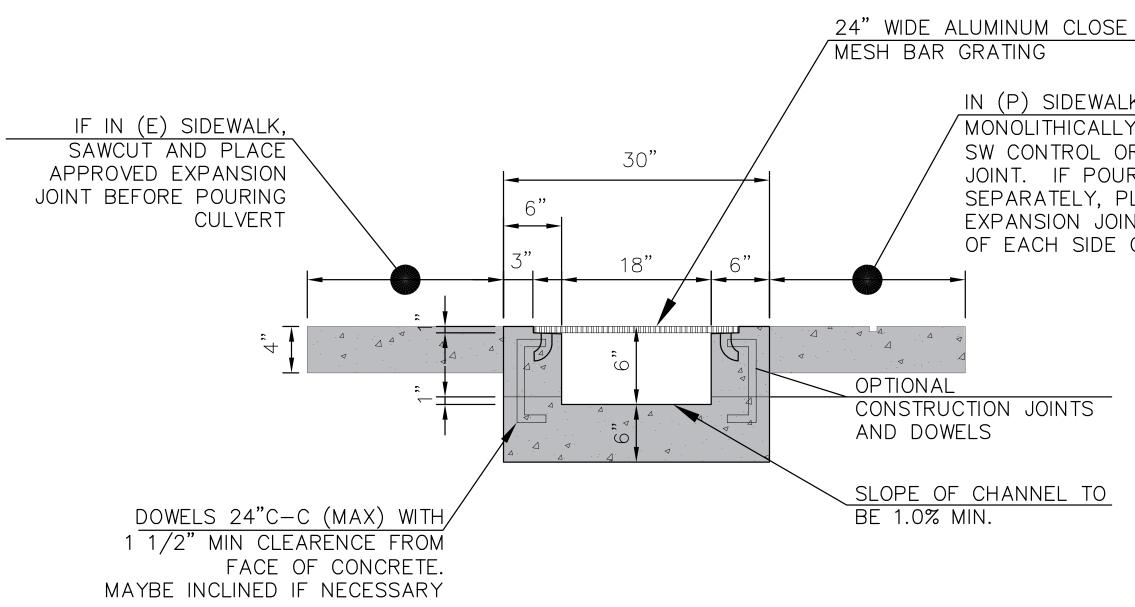


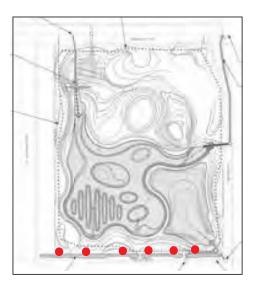




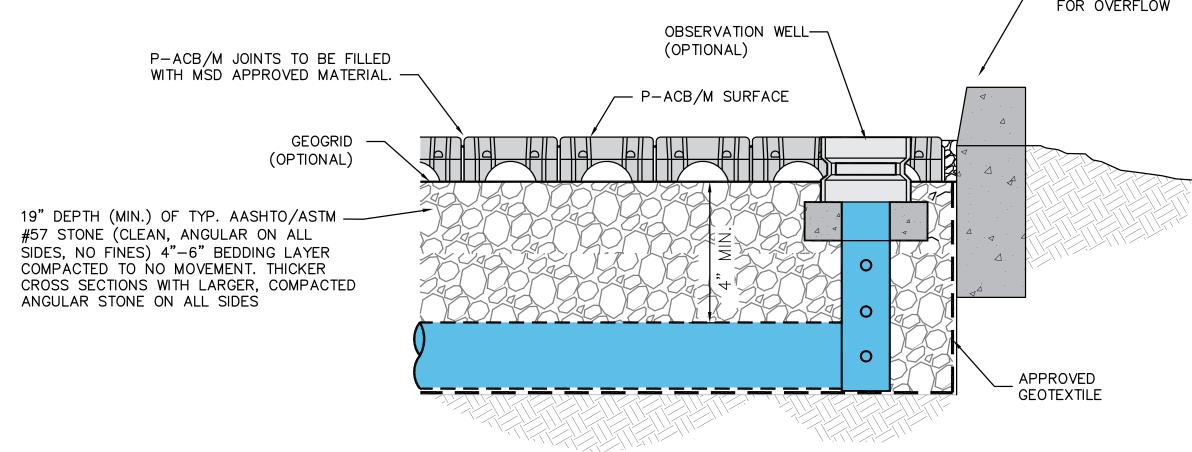




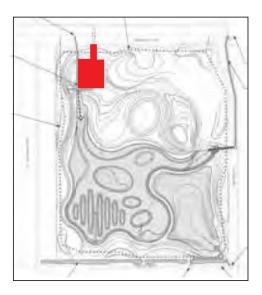




IN (P) SIDEWALKS, POUR MONOLITHICALLY WITH (N) SW CONTROL OR EXPANSION JOINT. IF POURED SEPARATELY, PLACE EXPANSION JOINT ON ENDS OF EACH SIDE OF CULVERT

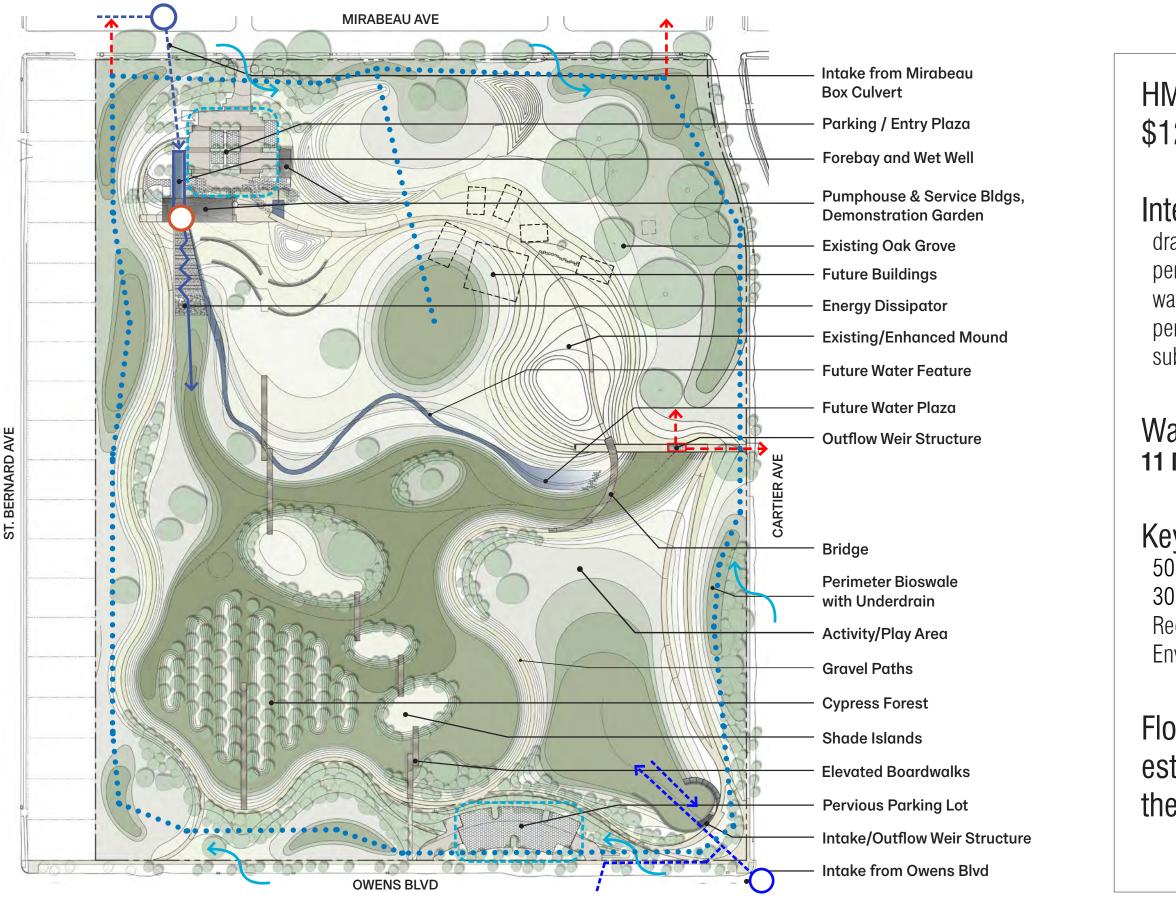


12" PERFORATED RIGID SCHEDULE 40 PVC OR SDR 35. 3/8" PERFORATED ON 12" CENTERS, 2 ROWS, @ 5 AND 7 O'CLOCK RESPECTIVELY.



CURB EDGE (OPTIONAL) WITH CUTS FOR OVERFLOW

SITE PLAN 90% Design



HMGP Budget \$12.5M

Interventions

drainage diversions into detention basins perimeter bioswales water treatment pervious parking subsurface storage

Water Storage Capacity **11 Million Gallons**

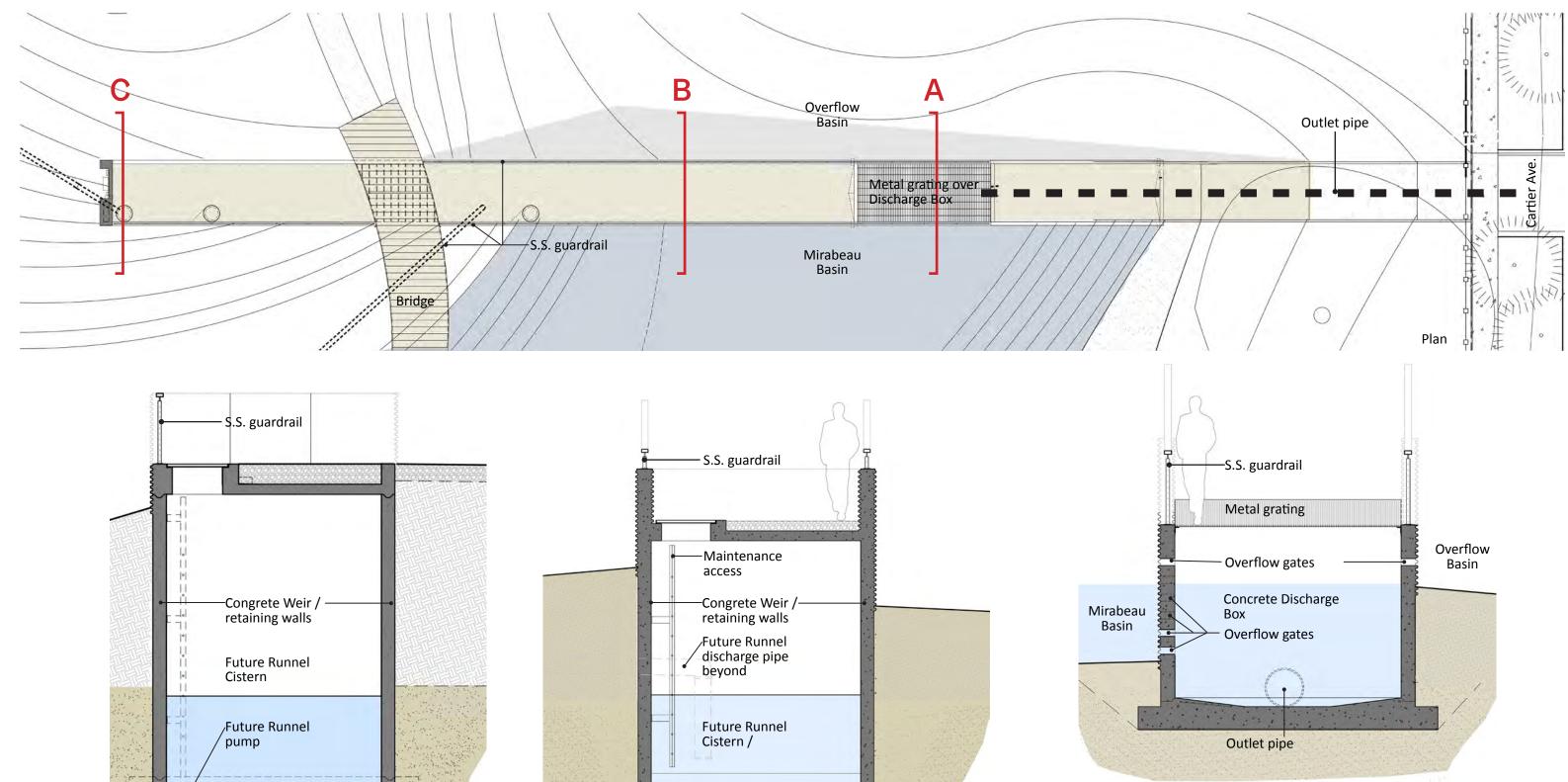
Key Benefits

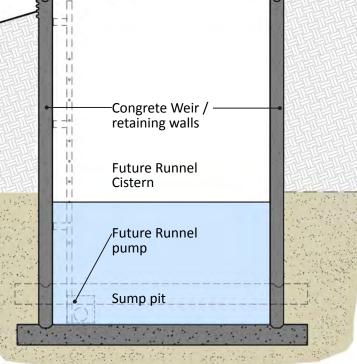
50 - 60% flood reduction from 2-year storm 30 - 40% flood reduction from 10-yr storm Recreation

Environmental education

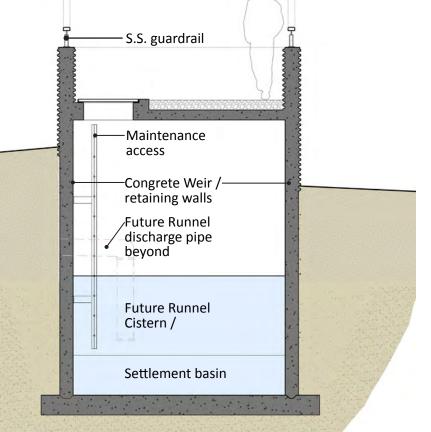
Flood reduction benefit is estimated at more than double the cost estimate

NORTH WEIR 90% Design





С

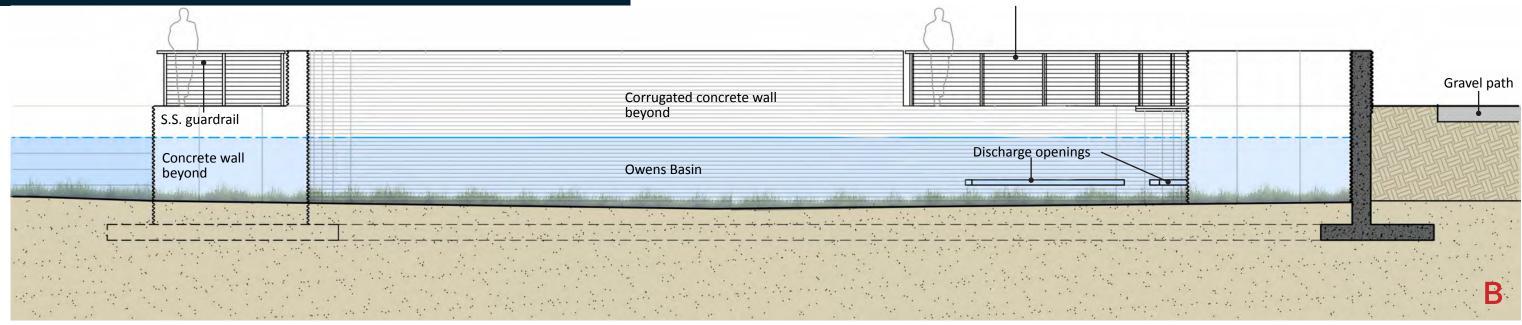


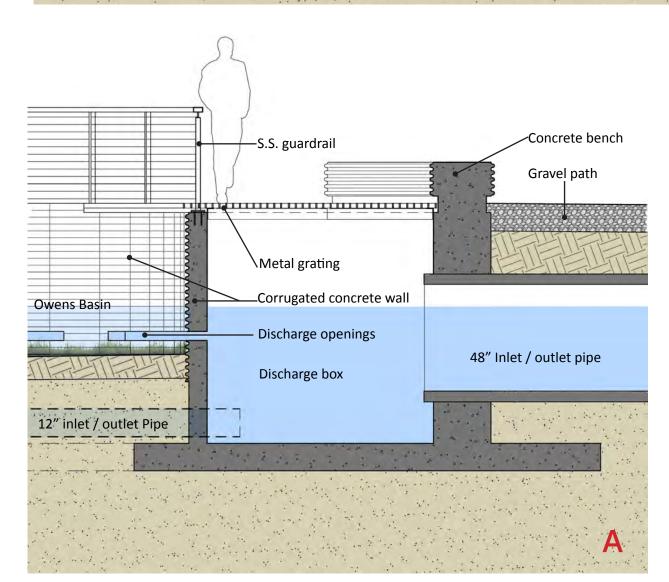
В

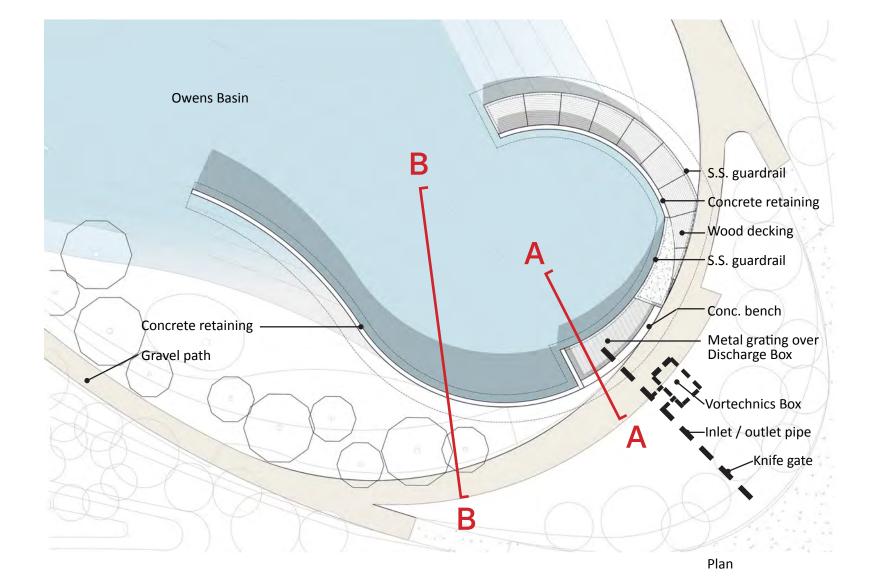
Α

SOUTH WEIR 90% Design

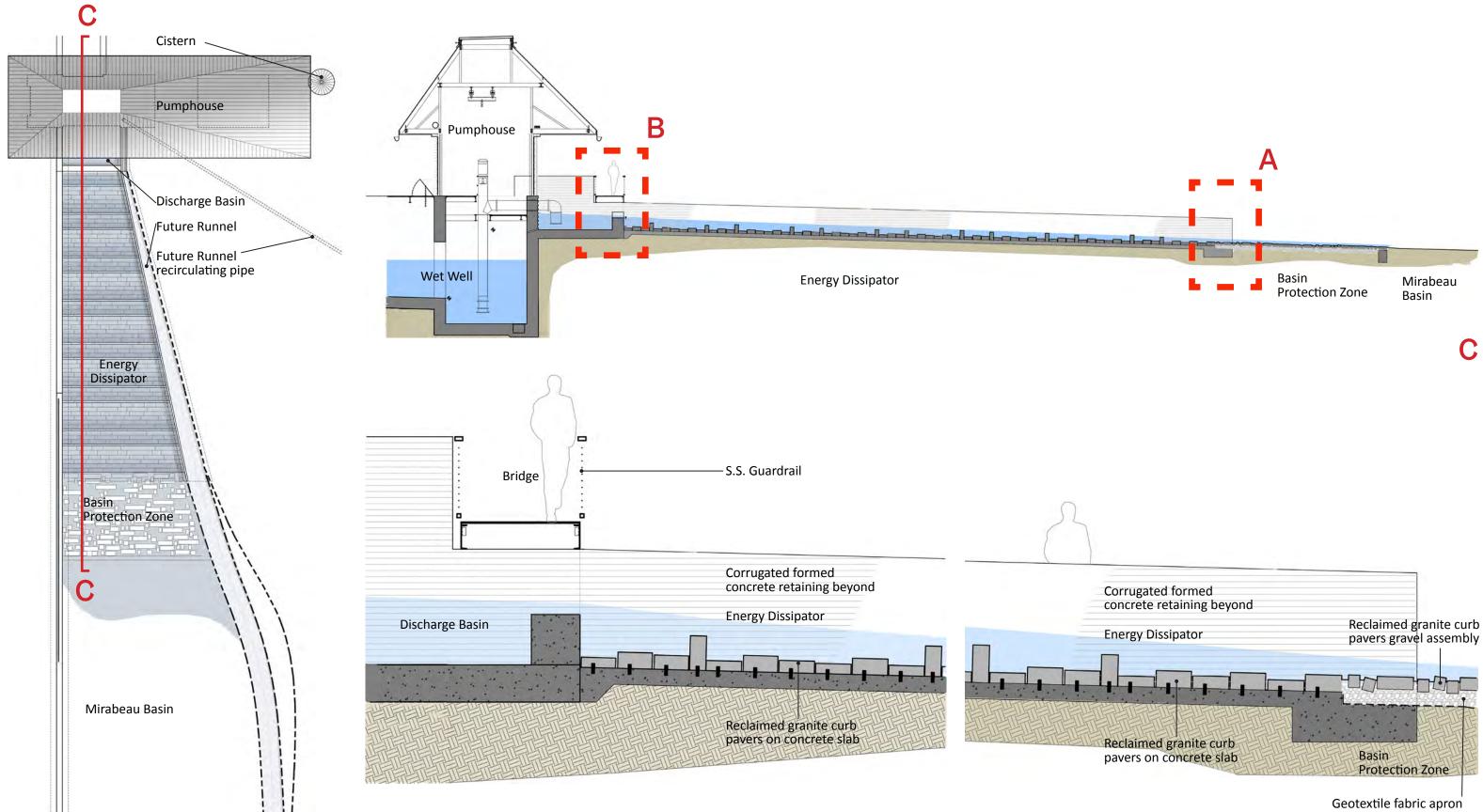
S.S. guardrail



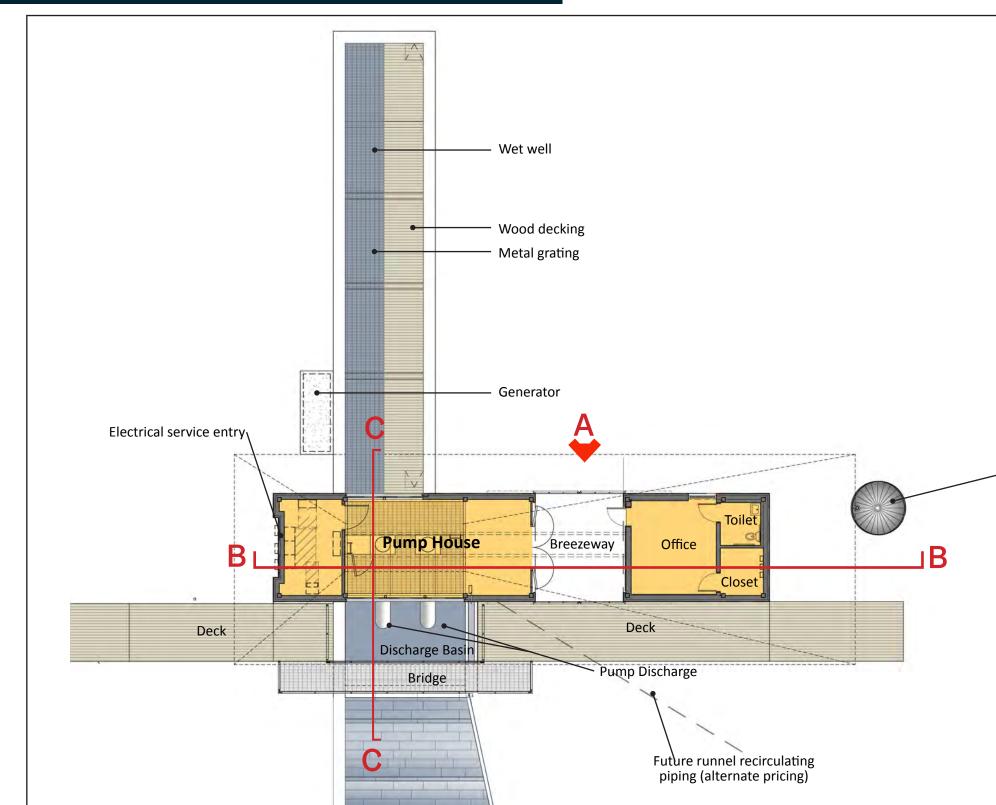




ENERGY DISSIPATOR 90% Design

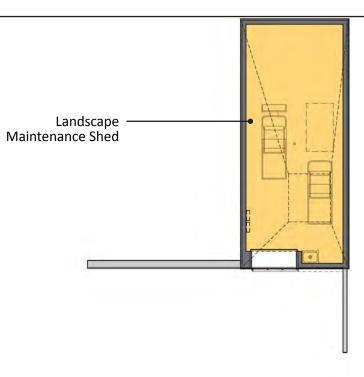






Energy Dissipator

PUMPHOUSE PLAN 90% Design

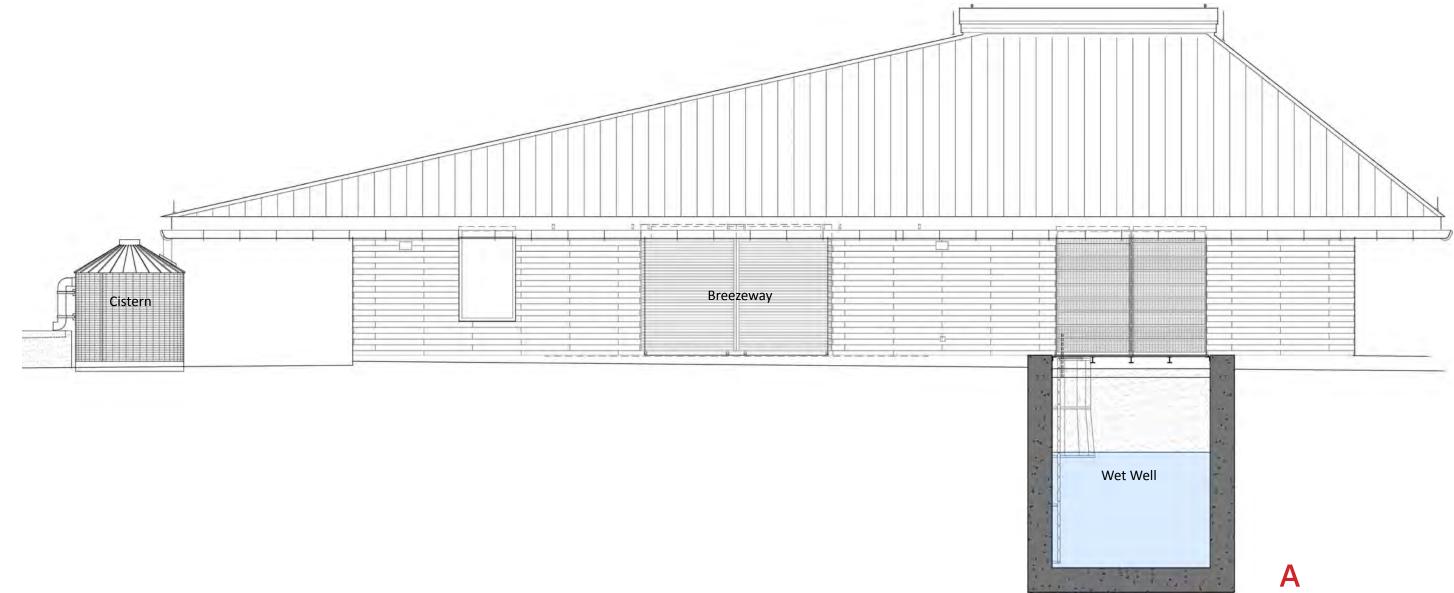


Cistern

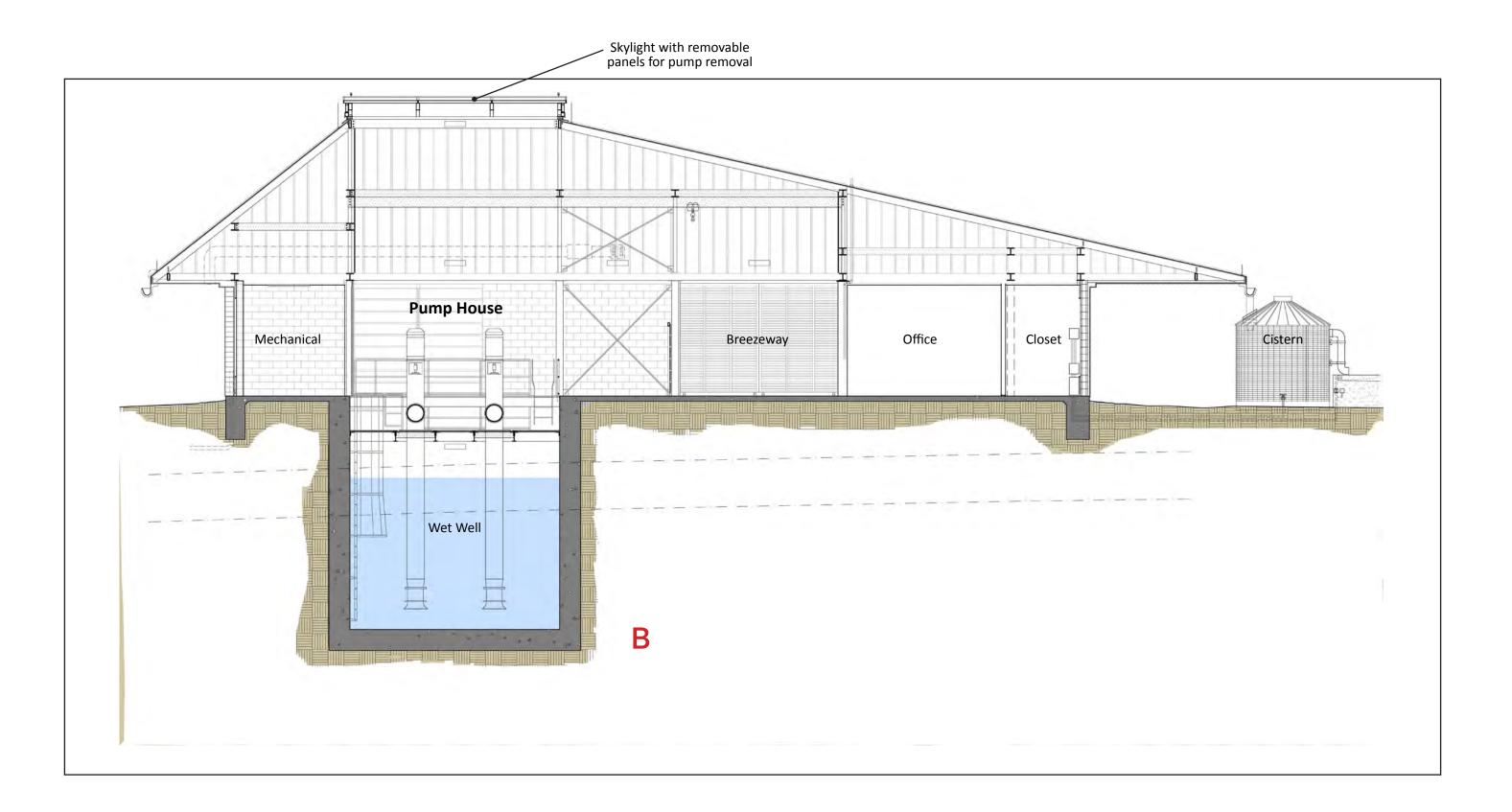
Demonstration Garden



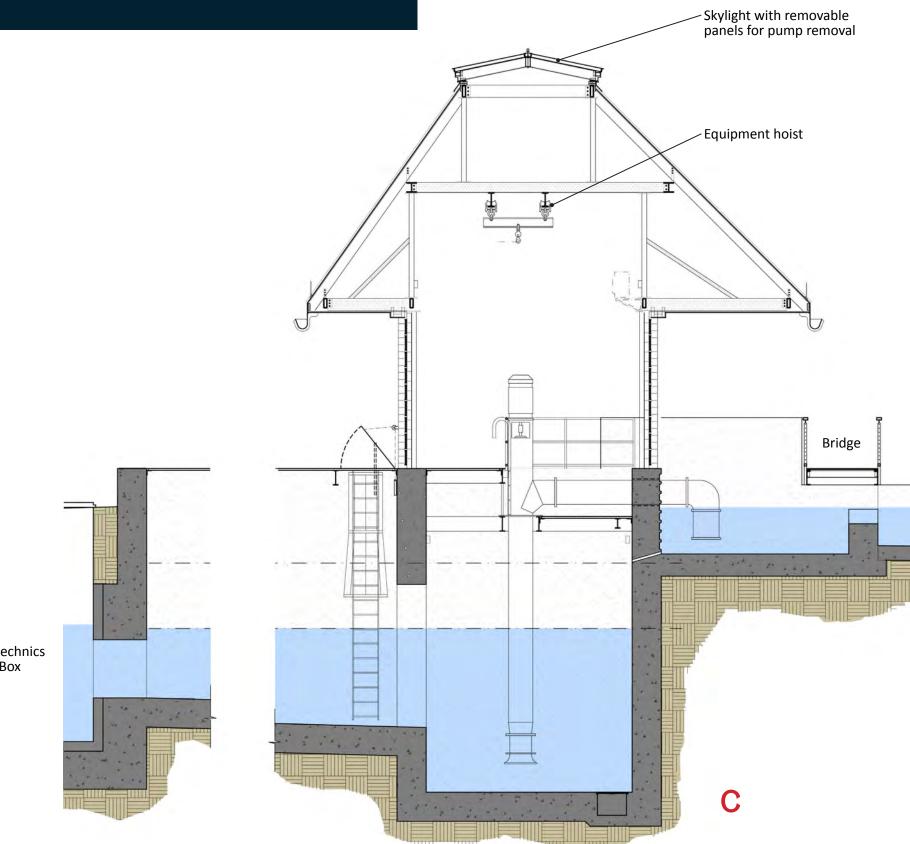
PUMPHOUSE SECTION 90% Design







PUMPHOUSE SECTION 90% Design



Vortechnics Box

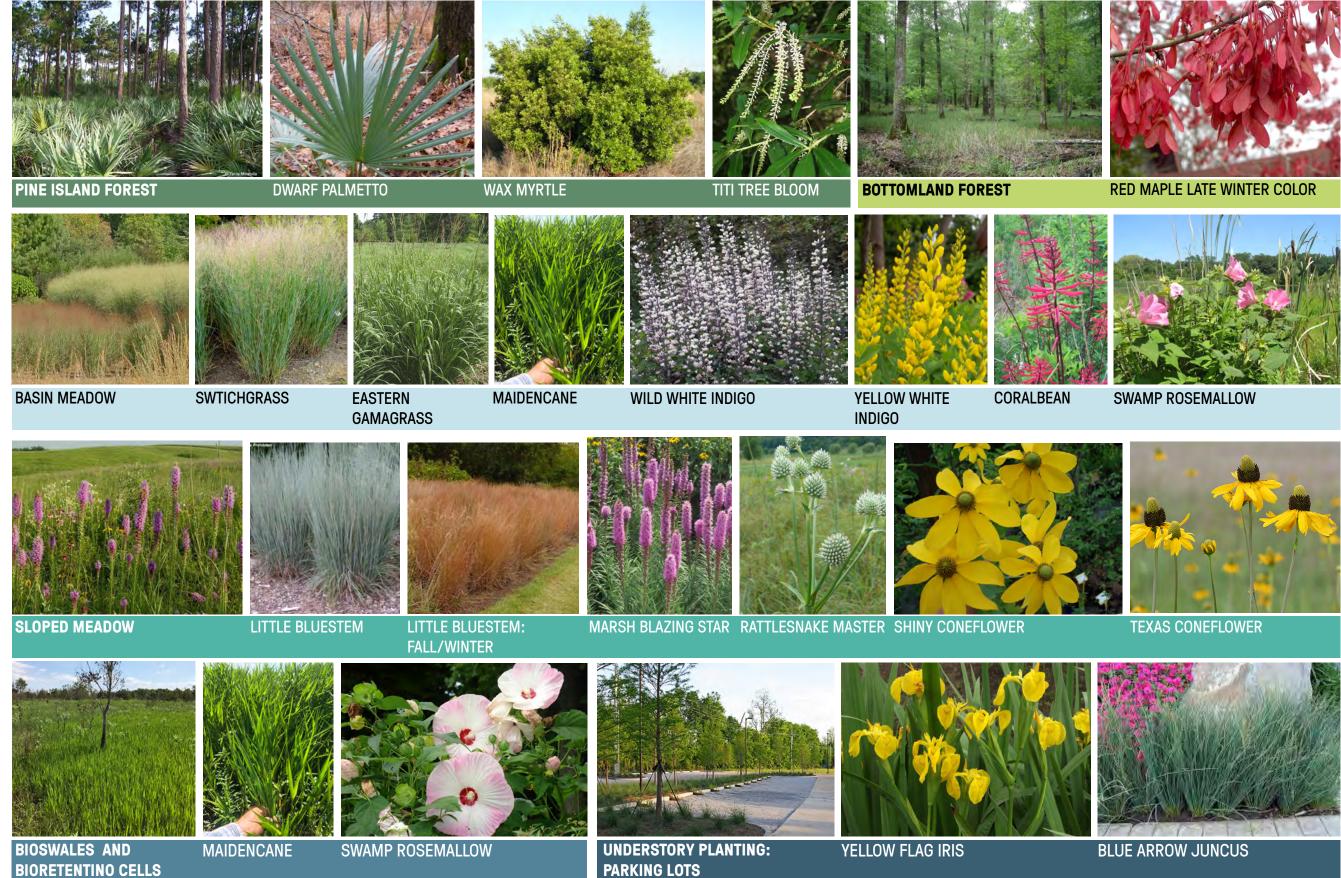


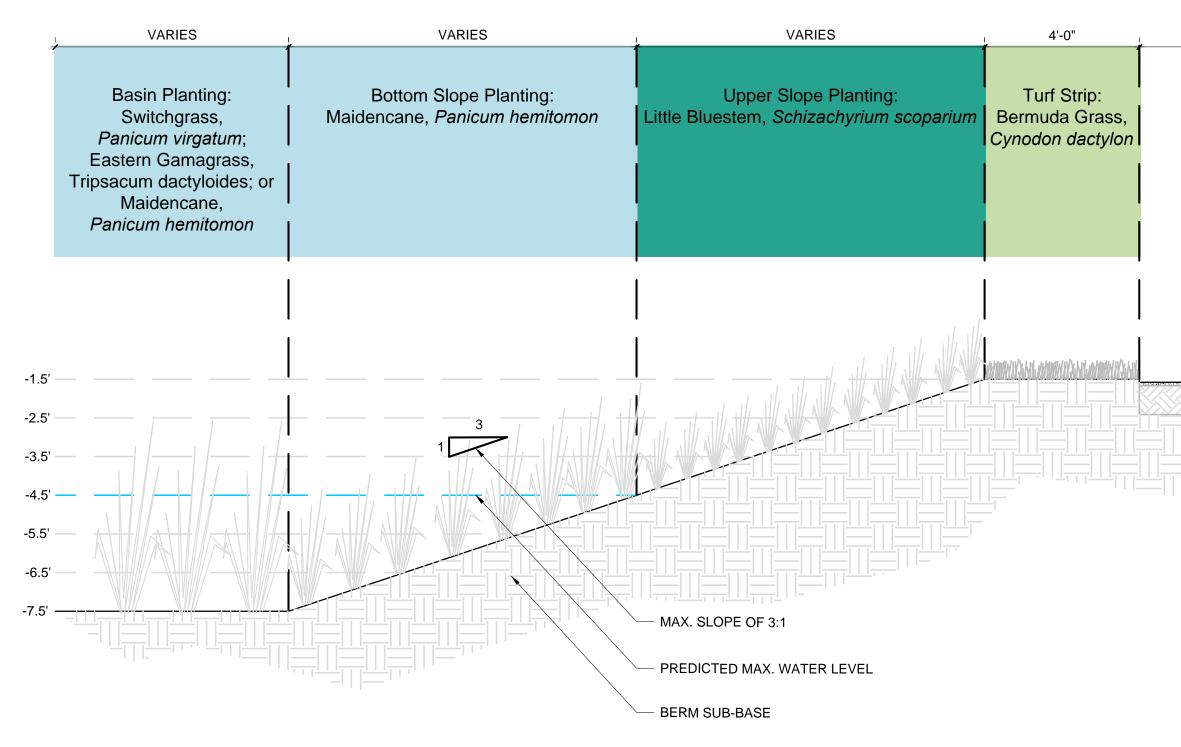
LANDSCAPE Planting Zones



LEGEND

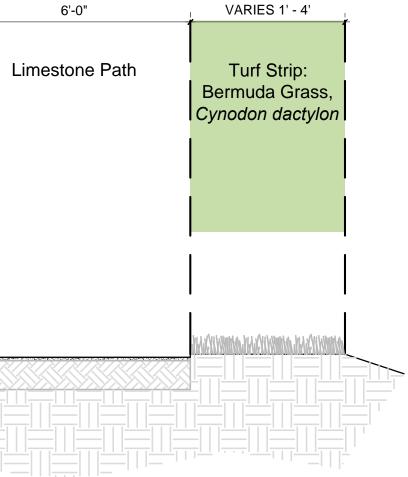
LANDSCAPE Plant Examples





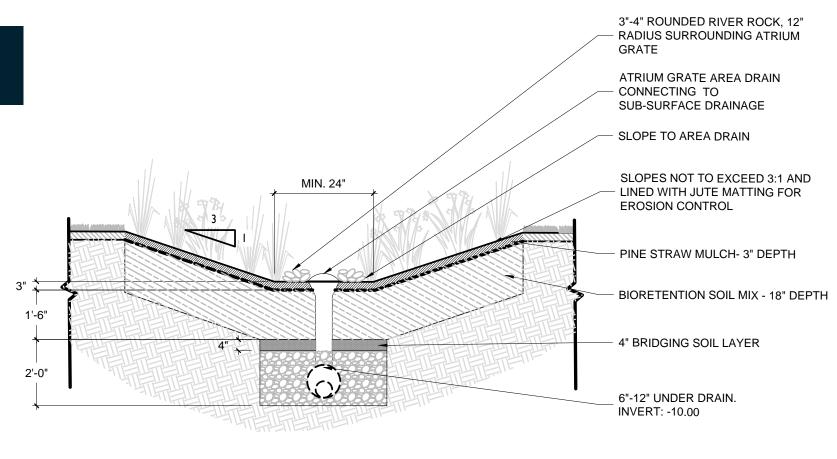
BERM MEADOW PLANTING DIAGRAM

SCALE: 1/4" = 1' - 0"



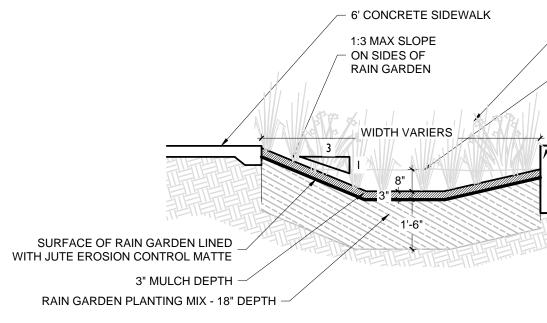


Bioswale example, Shangri La











Urban bioretention cell

TYPICAL BIORETENTION CELL SECTION

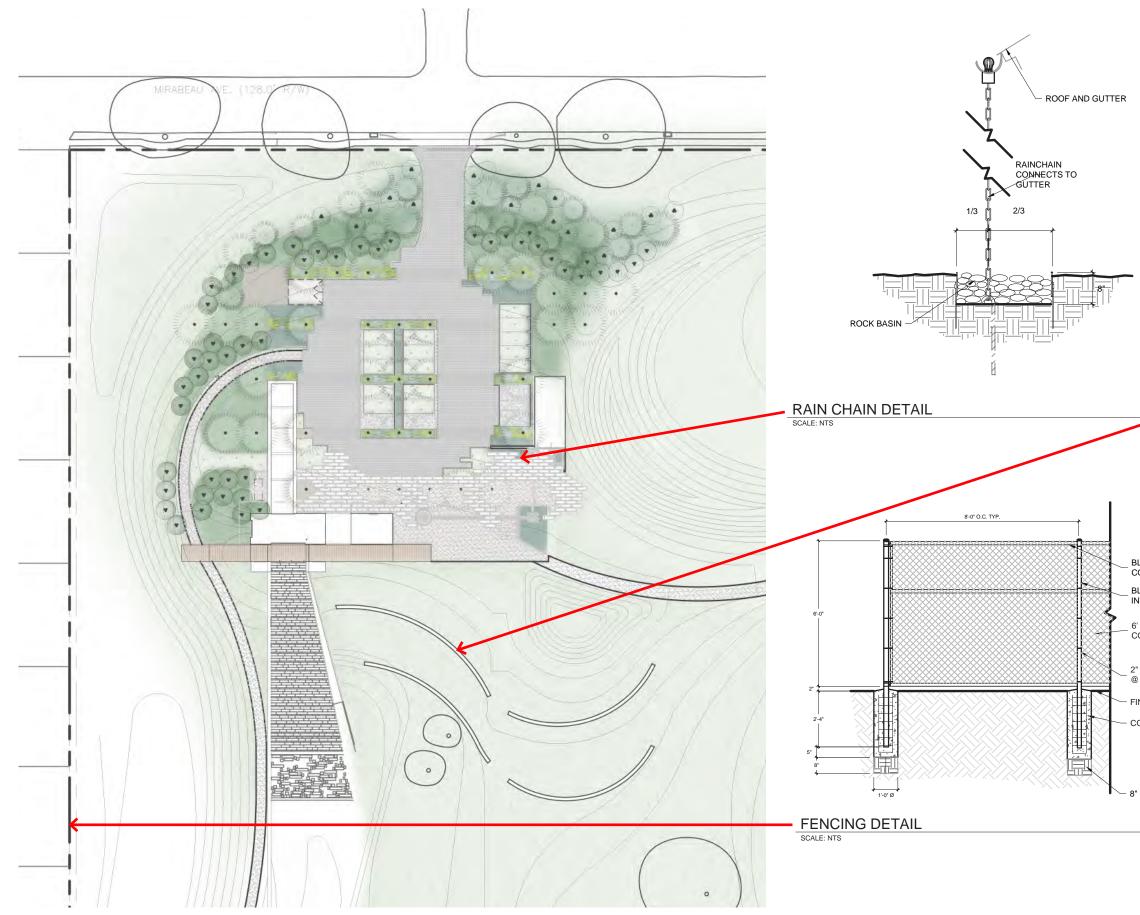
SCALE: 1/4" = 1' - 0"

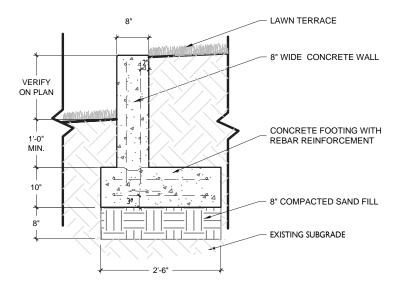
- RAIN GARDEN PLANTS

8" FROM TOP OF MULCH LAYER. 11" TOTAL DEPTH FROM GUTTER LINE AT STREET

CURB WITH CURB GAPS

LANDSCAPE Detail Sections





.

TERRACE WALL DETAIL

BLACK POWDER COATED TOP RAIL

BLACK POWDER COATED

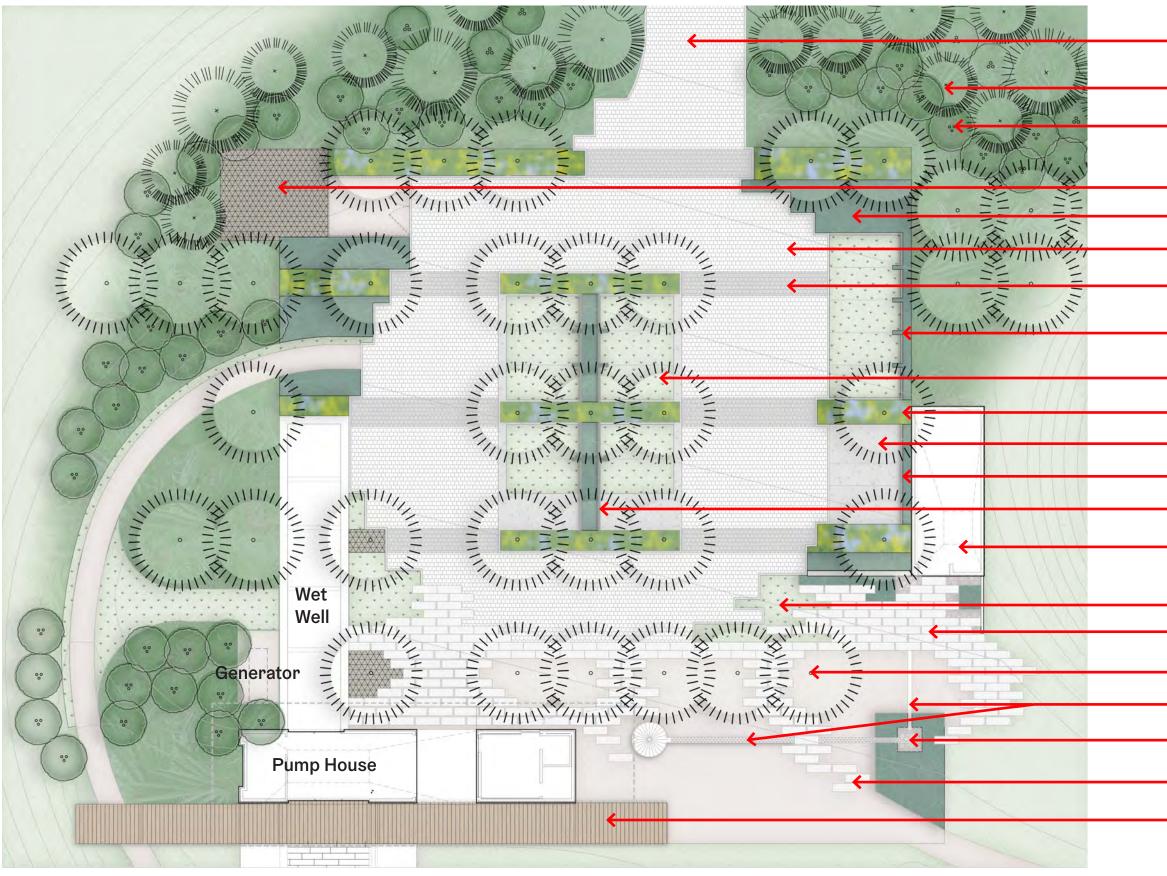
6' HEIGHT BLACK VINYL COATED CHAIN LINK

2" ROUND INTERMEDIATE POSTS @ 8'-0" O.C.

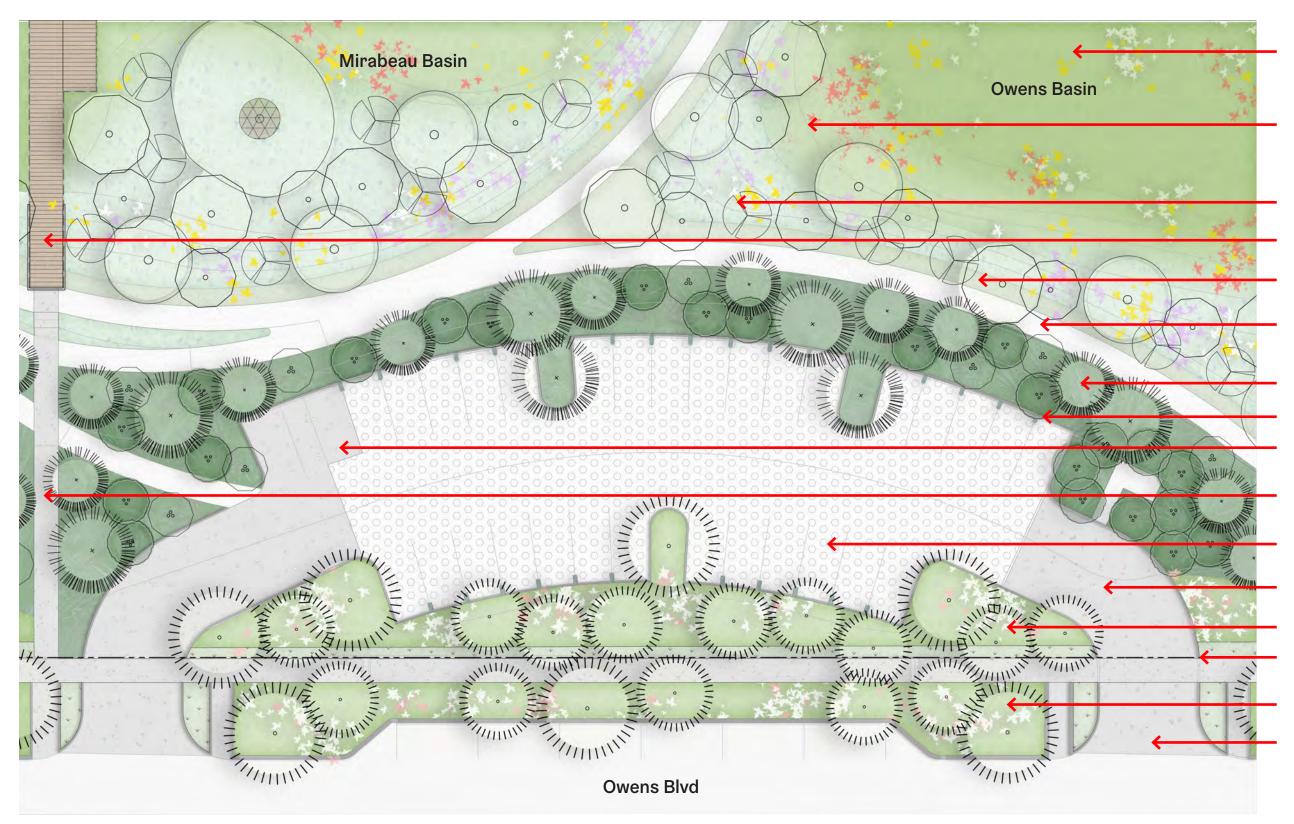
- FINISHED GRADE

- CONCRETE FOOTING

8" COMPACTED SAND FILL



 Entry drive from Mirabeau Ave
 Pine Island Forest
 Wax Myrtle Screen
 Dumpster Pad with
Blue Arrow Juncus Planting
 PaveDrain, standard
 PaveDrain, charcoal color
 Juncus planting to delineate parking stalls
 Reinforced Turf parking stalls
 Iris Planting Handicapped Accessible Parking 6" barrier curb as wheel stop
 6" barrier curb as wheel stop
 Maintenance Building
 Reinforced Turf
Concrete step pads Limestone entry plaza with Cypress planting Runnels
 Rock basin collects water from runnels
 Blue Arrow Juncus Planting
 Black Locust deck



Lower Basin meadow planting with wildflowers

Maidencane bottom of slope planting

Little Bluestem and wildflower planting Black Locust boardwalk

Grass maintenance strip

Limestone Path

Pine Island Planting

6" barrier curb as wheel stop Handicapped Accessible Parking Concrete walk to stairs and boardwalk

Reinforced gravel parking

Concrete entry drives

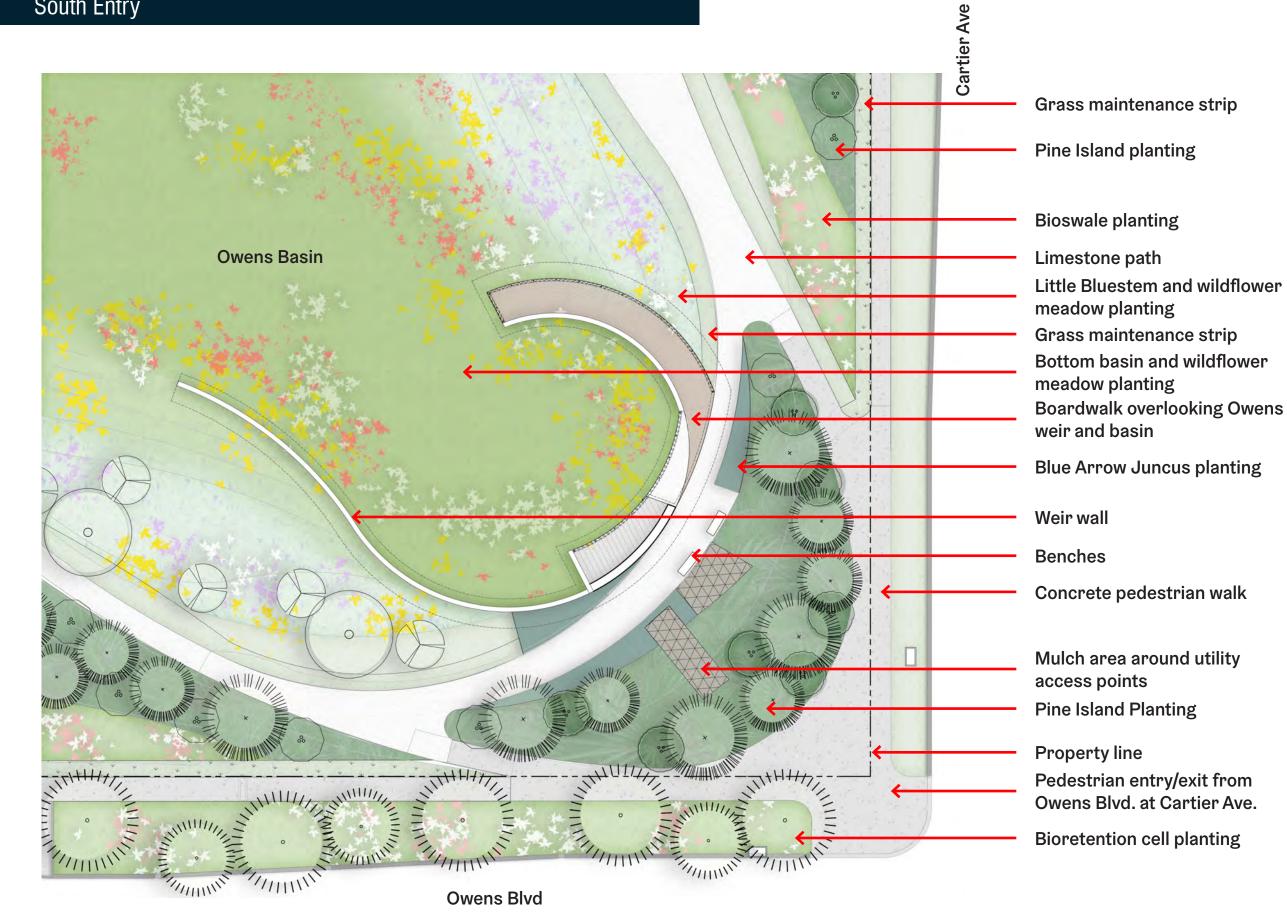
Bioswale planting

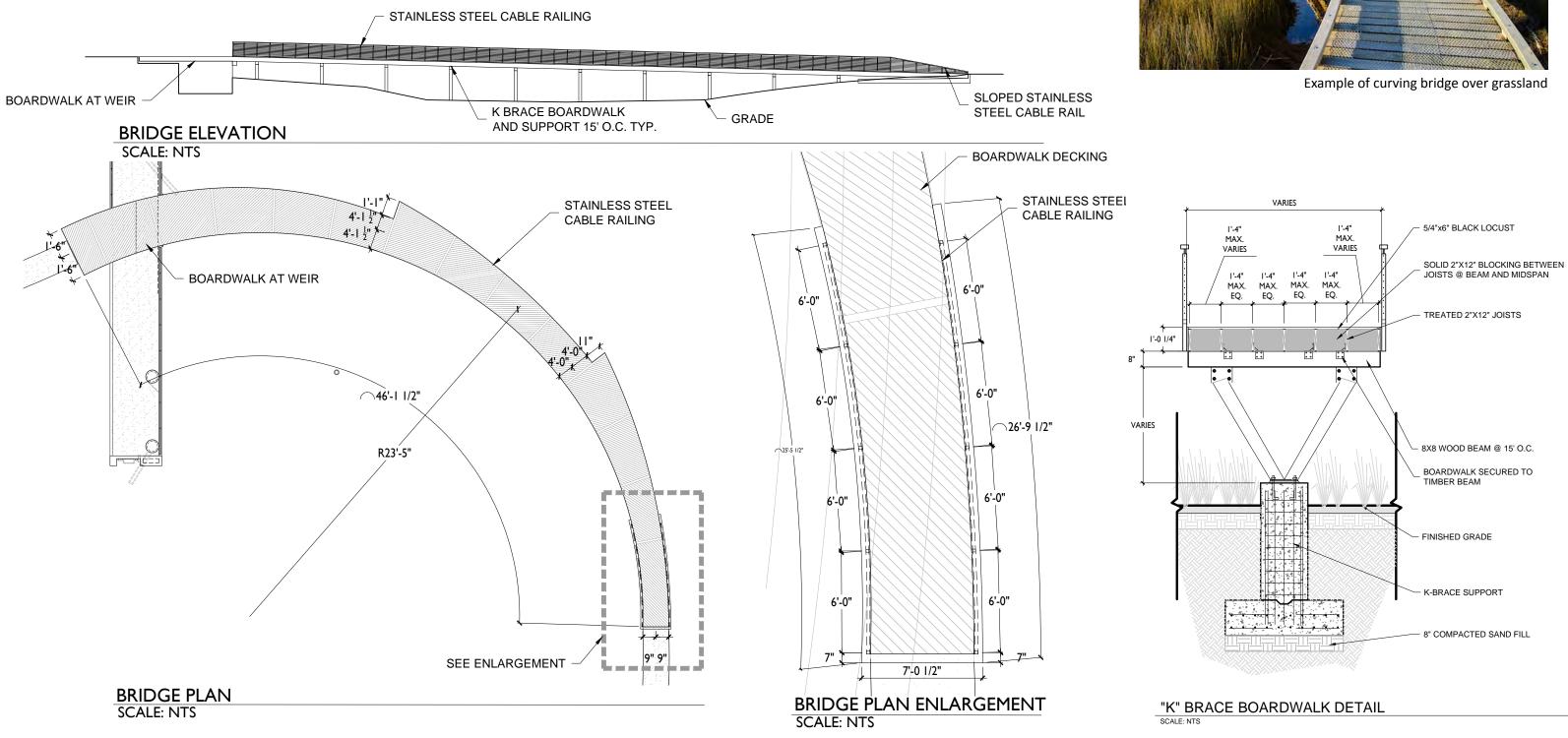
Property line

Bioretention cell planting

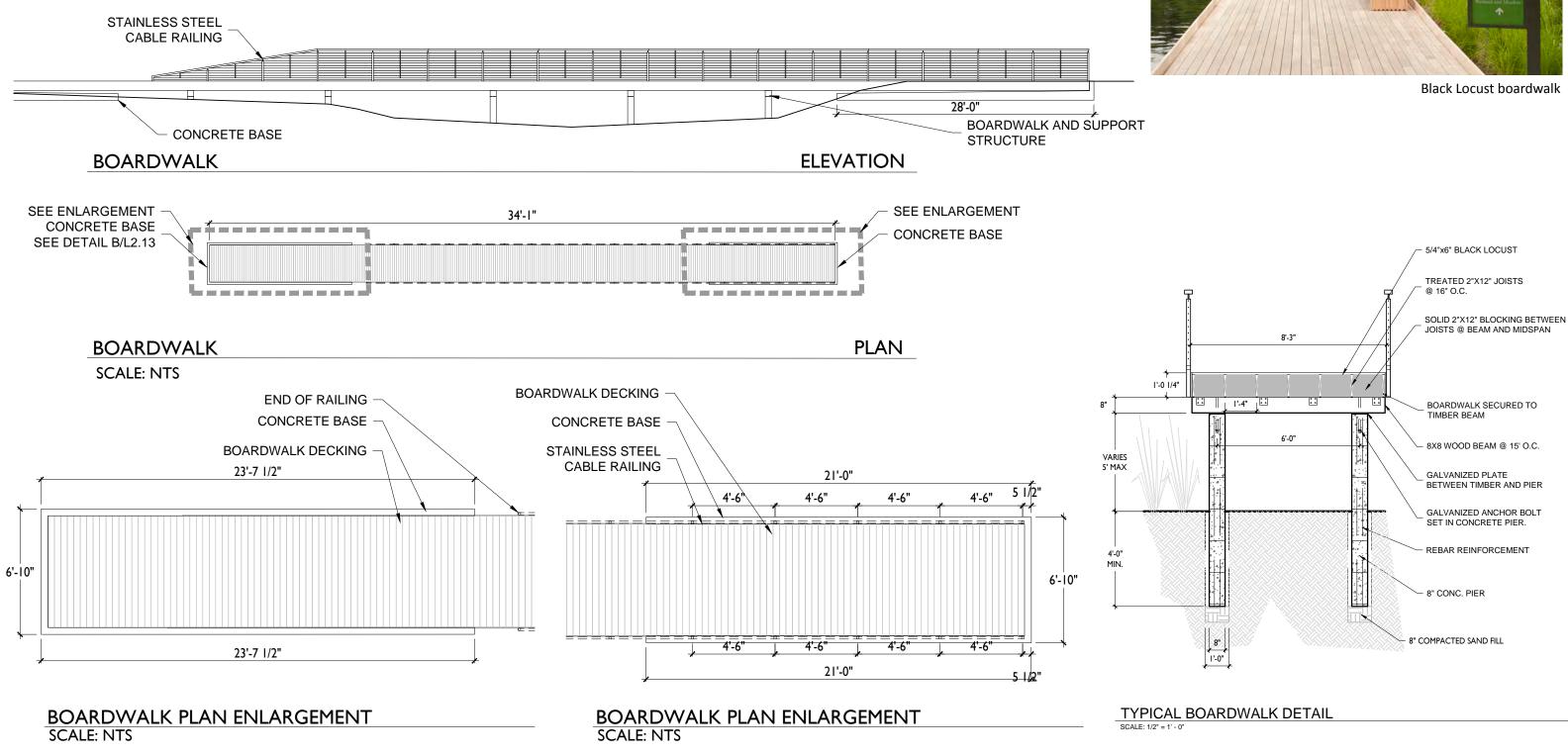
Entry/exit from Owens Blvd.

LANDSCAPE South Entry



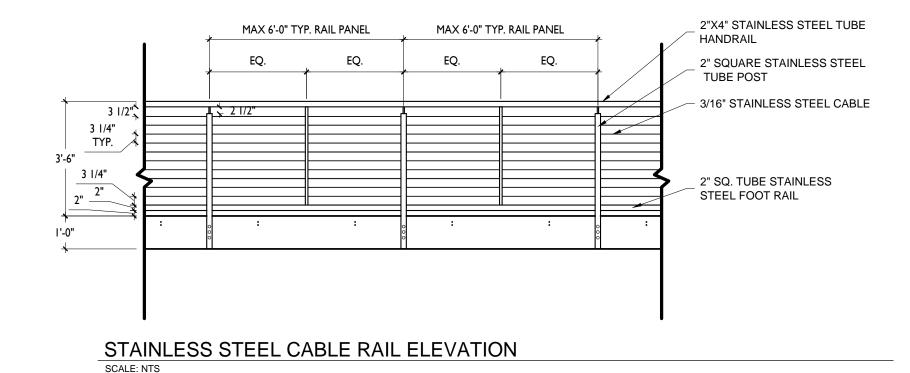


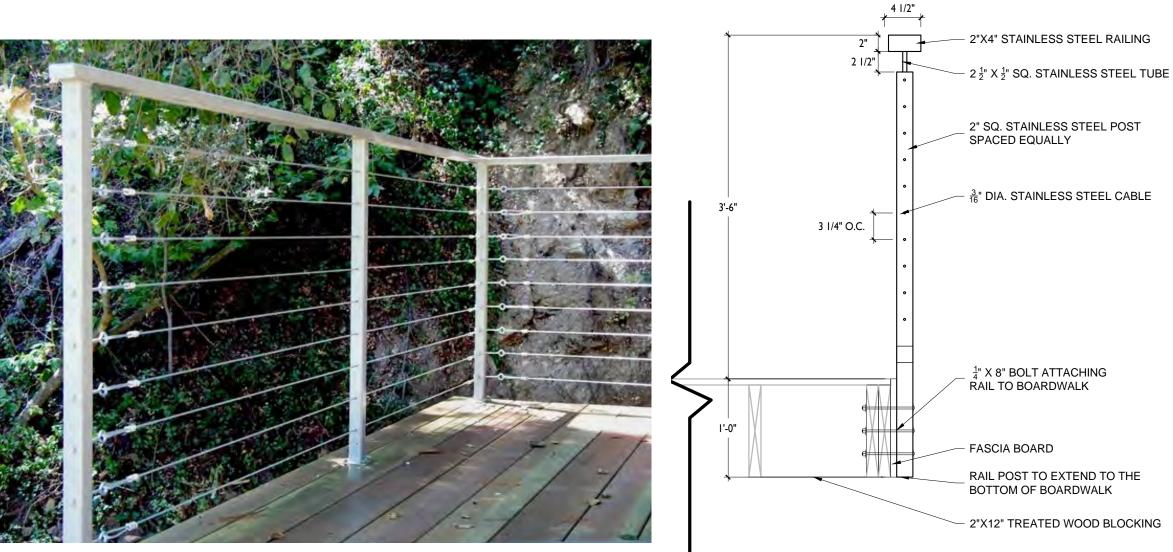






LANDSCAPE Stainless Steel Cable Railing Details





Stainless steel cable railing

CABLE RAILING ATTACHMENT SECTION

OPERATIONS & MAINTENANCE Landscape Components (estimated annual cost ~ \$180.2K)

- 1. Weekly Maintenance \sim \$67K
 - Removal of litter, debris, broken branches, and leaves from beds, paths and parking
 - Mulch and gravel inspection; Replacement as needed
 - Plant and arbor tie inspection; Adjust/replace as needed
 - Blow walkways, curbs, and parking
 - Watering during drought

2. Bi-Monthly \sim \$31K

- Mowing lawn areas
- Blowing walkways, curbs, and parking clean
- Manually removing weeds from bioswales, shrub areas, and meadows (after second growing season)
- Removing dead or broken branches from trees and shrubs

3. Following Severe Rain Events (15 visits estimated) \sim \$19.2K

- Inspection of focal point equipment in bioswales; Removal of sediment and debris
- Removal of debris and trash from detention basins
- Replacing missing/dead plants and displaced mulch and gravel
- Inspection of pave drain and removal of sediment and debris using air compressor equipment

4. Meadows ~ 15K

- Mowing 2 times annually
- Raking and gathering debris to be disposed of off-site.
- Applying hebricide 3 times annually, more often after first 2 years

-Alternative to mowing-

Controlled burning \sim \$9K

Controlled burning once annually with mowing prep and 3 herbicide applications, herbicide applications lessening each year. To be employed **instead** of mowing when possible. Not considered as a cost in addition to mowing, resulting in a lower annual cost.

- 5. Mature Trees \sim \$10K
 - Pruning and fertilizing by licensed arborist every 3 years
 - Maintaining mulch rings, re-mulching biennially

6. New Trees \sim \$38K

- Pruning and fertilizing by licensed arborist every three years (after first 3 years)
- Disease/pest inspection and treatment (after 9 years)
- Maintaining mulch rings, re-mulching biennially

30 JUNE 2017

Mirabeau Water Garden O&M Plan - Landscape Components

WAGGONNER & BALL ARCHITECTURE/ENVIRONMENT 2200 PRYTANIA ST NEW ORLEANS, LA 701 504 524 5308 WBARCHITECTS.COM CARBO LANDSCAPE

OPERATIONS & MAINTENANCE Structured Components (estimated annual cost ~ \$45K)

- 1. Vortechs Devices (Forebays) ~ \$12K
 - Inspections as needed, at least twice a year
 - Cleaning floatables, sediments, and other pollutants with vacuum truck during dry weather
- 2. Wet Well $\sim 2K$
 - Periodic visual inspection
 - Cleaning via entry into well and/or manually pulling metal screens (at least quarterly)
- 3. Axial Flow Pump and Station \sim \$24.5K
 - Pump maintenance can be provided by pump installer, if desired
 - Inspection & Maintenance Schedule included in O&M Plan
 - Good record keeping required
 - Pump replacement on average every 15-25 years
- 4. Recirculation Pump and Cistern ~ \$2.5K
 - Recirculation Pump involves routine inspections, quarterly maintenance tasks and annual inspections for capacity, pressure, and power
 - Cistern involves periodic trash and sediment removal
- 5. Generator \sim \$3.3K
 - Monthly testing per federal requirement
- 6. Discharge Trough and Energy Dissipator \sim \$0.13K
 - Visual inpsections for concrete cracking and repairs as needed
- 7. Owens Inlet Weir \sim \$0.13K
 - Periodic inspections for cracking, debris and/or excessive sediment build-up
 - Debris/sediment removal and structural repairs as needed
- 8. Outlet Control Structure / Automated Butterfly Valve \sim \$0.13K
 - Outlet Control Structure maintenance same as Weir above
 - Valve requires annual cycling to verify operation and annual inspections for leakages
 - Major rework typically requires valve removal and return to manufacturer
- 9. Flap Gate \sim \$0.13K
 - Periodic removal of accumulated debris, lubrication of pivot points, cleaning and repainting of exposed non-operating surfaces

21 OCTOBER 2016

Mirabeau Water Garden O&M Plan - Structured Components

WAGGONNER & BALL ARCHITECTURE/ENVIRONMENT 2200 PRYTANIA ST NEW ORLEANS, LA 701 504 524 5308 WBARCHITECTS.COM



PROGRAM Stormwater Storage



EXAMPLES/INSPIRATION

Pumphouse & Maintenance Shed



Water Runnel & Plaza (recirculating water feature)



Largo, FL



Princess Diana Memorial Fountain, London

Dry Detention Basins (temporary water storage)





Katsura Imperial Villa - Kyoto



San Francisco, CA



Netherlands



Inner Nørrebro, Copenhagen

PROGRAM Perimeter Buffering & Groundwater Control



EXAMPLES/INSPIRATION

Perimeter Bioswale and Underdrain





Bioswale example, Bolton Ave Streetscape



Curb gaps, Alexandria, LA

West Edge: Native Bamboo



Existing Native Bamboo will be allowed to spread





Urban bioretention cell, Alexandria, LA



Grate connecting to street bioretention cells

PROGRAM Forested Areas



EXAMPLES/INSPIRATION

Sacred Oak Grove



Existing Live Oaks Grove

Shaded Islands (aquatic shade trees)





Swamp Chestnut Oak

Cypress Forest



Salvaged CSJ Terrazzo Crest



Swamp Red Maple

Swamp Blackgum



Watergraafsmeer Polder, Amsterdam, NL Shorter growth habitat of Maidencane on Polders makes elevation changes visible

PROGRAM NDR Phase - Programmable Areas



EXAMPLES/INSPIRATION

Lawn (potential landscaped entry to future education pavilion)

Bowl Landform (potential amphitheater)



Mound (potential stepped landform or play mound)



Landform Ueda, Edinburgh, Scotland

Open Field (potential play area)



Grass Amphitheater, Aarhus University, Denmark

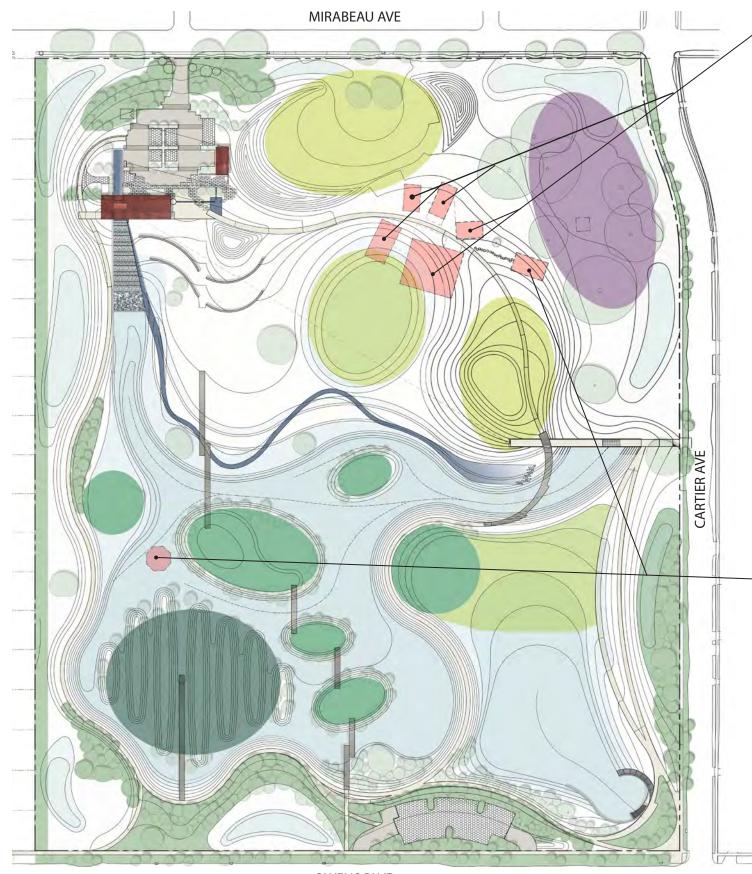


The Hills, Governor's Island, NY



PROGRAM NDR Phase - Potential Building Sites

ST. BERNARD AVE



EXAMPLES/INSPIRATION

Potential Buildings / Campus



Atlantic Center for the Arts, New Smyrna Beach, FL



Visitor Center, St. Landry Parish, LA

Potential Pavilions



Crosby Arboretum, Picayune, MS

OWENS BLVD

Hilltop Arboretum, Baton Rouge, LzzA

Visitor Center, St. Landry Parish, LA

Queen Victoria Gardens, Melbourne, Australia

PROGRAM Circulation, Parking, and Maintenance



OWENS BLVD



Minghu Wetland Park, Guizhou, China



EXAMPLES/INSPIRATION

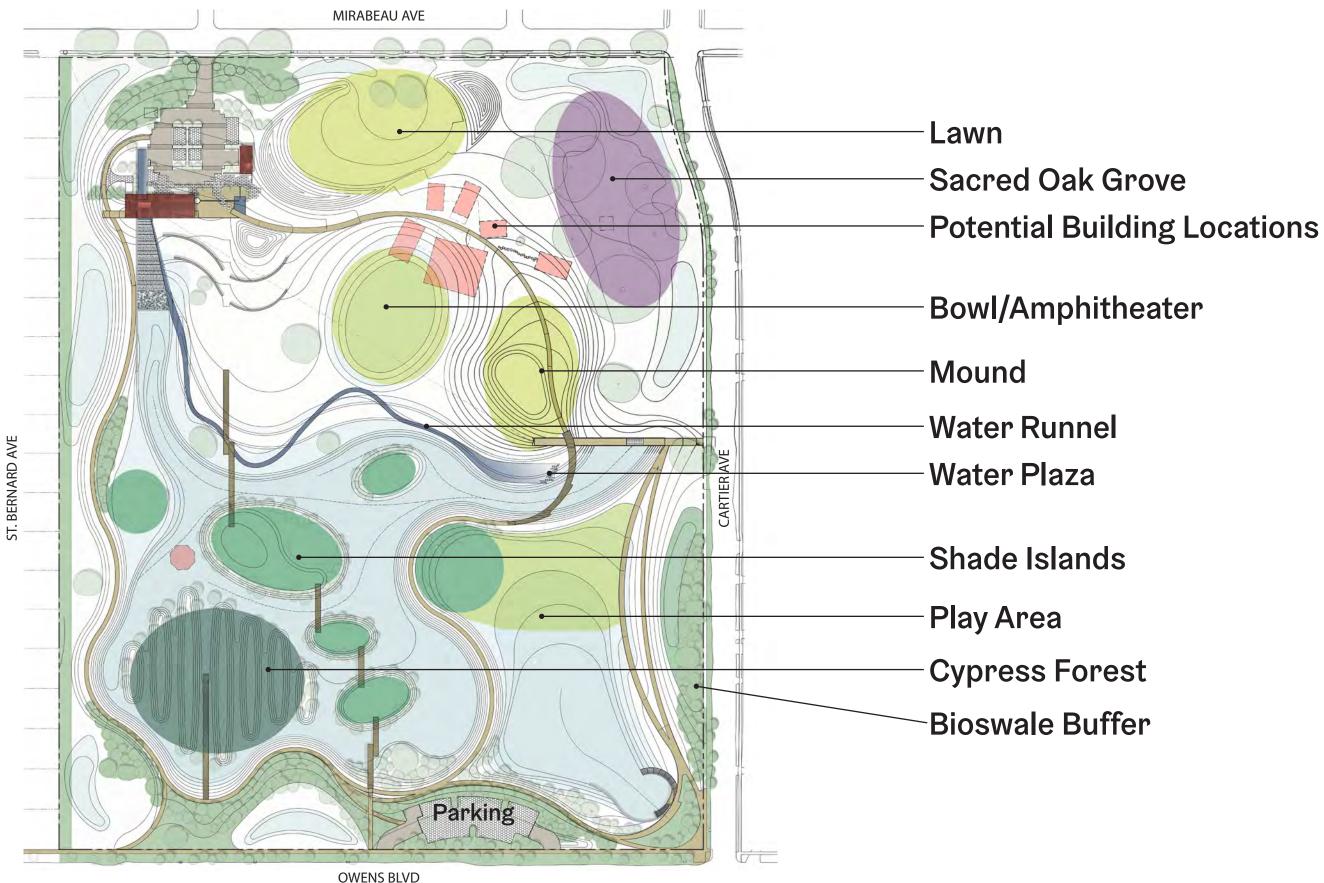
Shangri-La Botanical Gardens, Orange, TX







PROGRAM Overall Diagram



GOALS & PRIORITIES

- Flood reduction monitor & measure performance to ensure functionality over time
- Safety fenced perimeter or natural but secure barriers; security cameras; site lighting
- Maintenance and cleanliness garbage containers; park rules (including dog clean-up) and enforcement against illegal dumping
- Improved street edges close coordination with public works street projects
- Natural vs. regimented landscape
- Park amenities for families and youth:
 - Visitor's center and pavilions for environmental education, community events, meeting space, and exercise classes
 - Bike racks, walking paths, distance markers
 - Community garden to learn how to grow food; sculpture garden; butterfly garden

onality over time meras; site lighting Iding dog clean-up)

ADDITIONAL QUESTIONS/CONCERNS

- How will trees be affected from a 10-year storm inundation?
- Schedule community anticipated construction to start this summer
- How is community input going to affect design after 90% completion?
- How is polluted water entering site being handled?
- Who will be responsible for maintenance beyond contractor's 3-year responsibility, where does funding come from, and how will it be better than street maintenance today?
- Street repairs should be integral part of this project
- Ensure local businesses participate in the redevelopment of the site
- Fear that project funding may get re-allocated with new project administration
- Parking and entry point locations concern about traffic, noise, and security

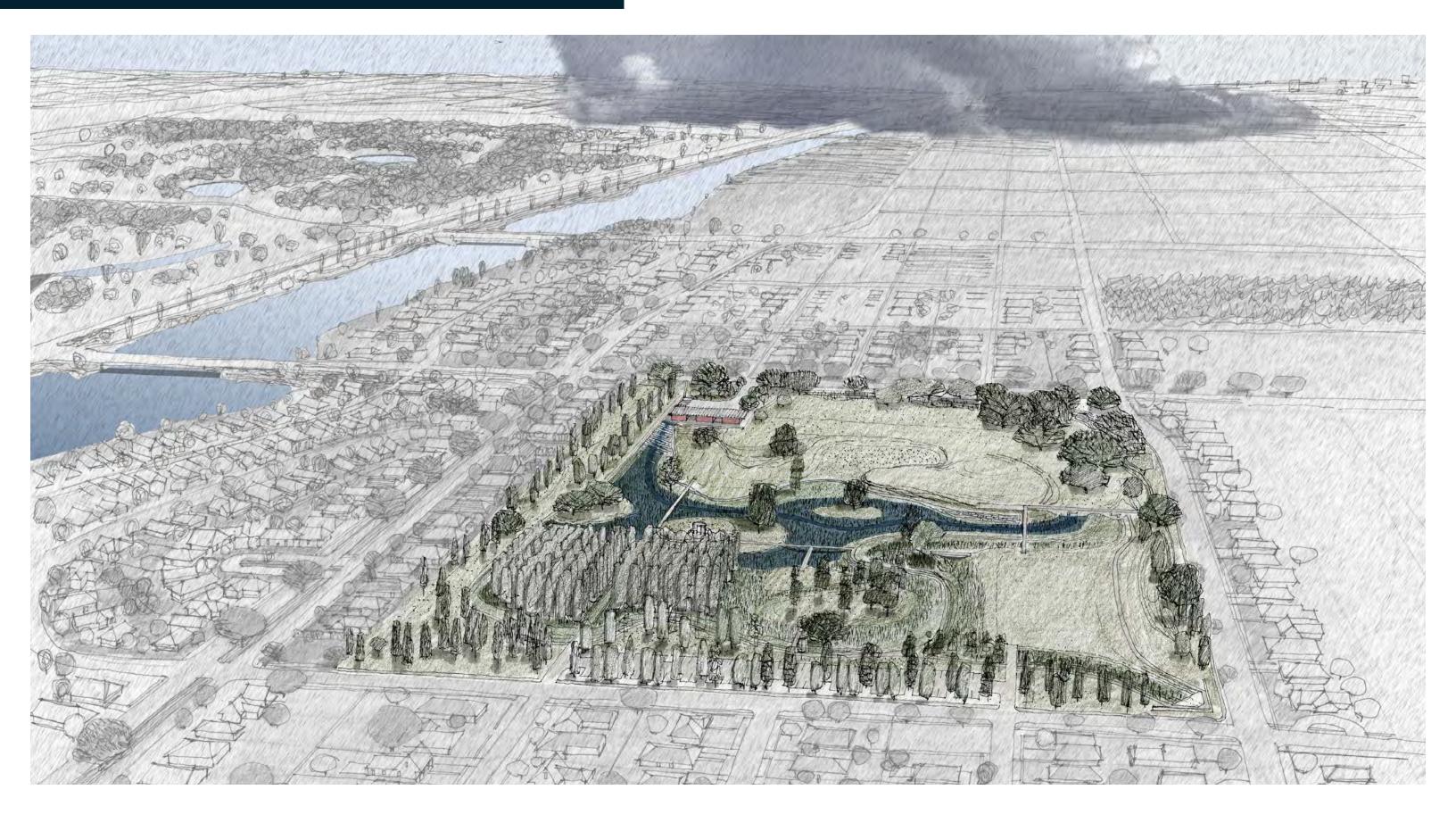
DRY CONDITION Aerial Perspective Looking South



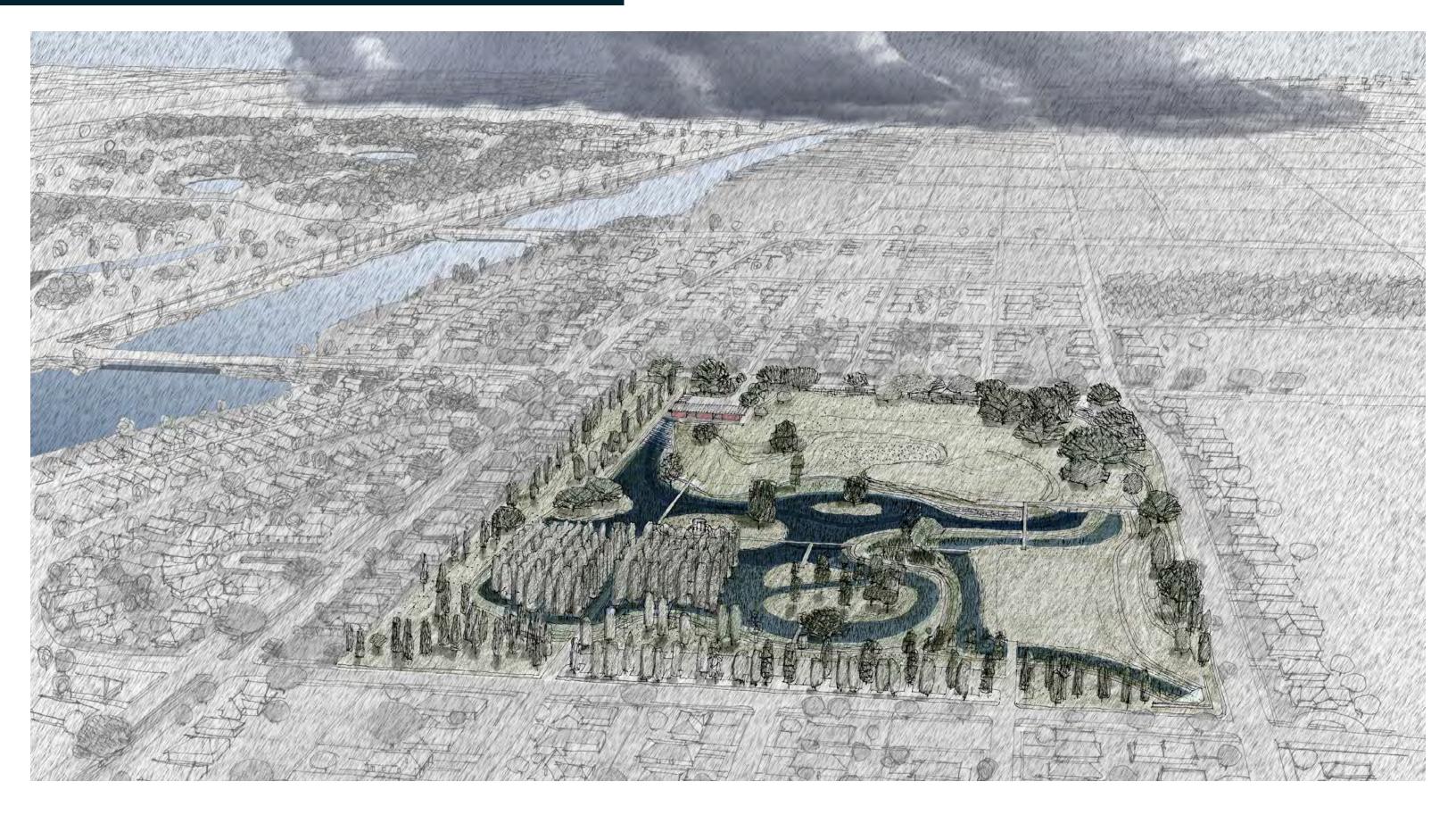
DRY CONDITION Aerial Perspective Looking North



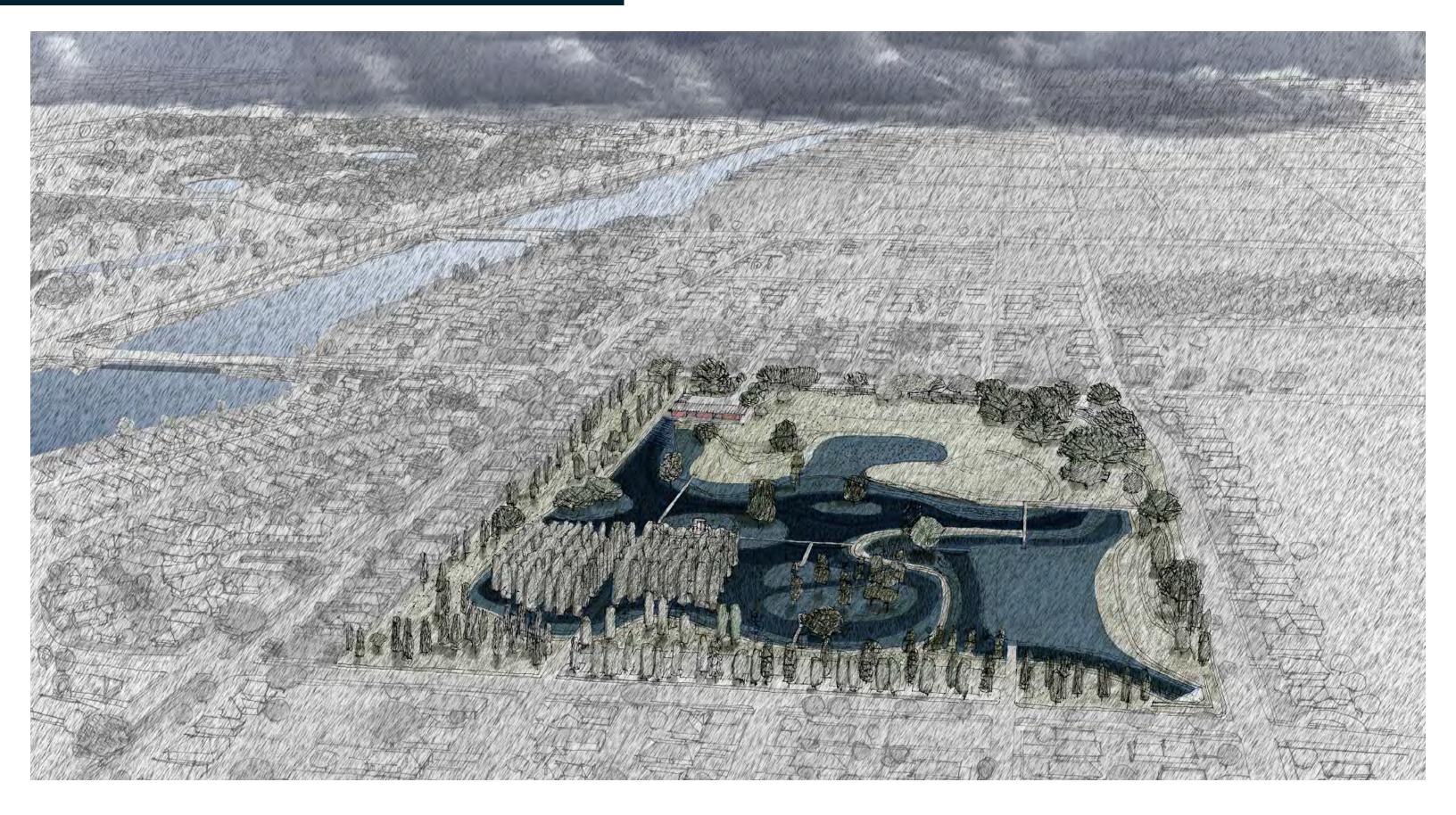
TYPICAL RAIN STORM 1-3 Inches



HEAVY RAIN STORM 2-Year Event



EXTREME RAIN STORM 10-Year Event



NEXT STEPS

- Review comments from City agencies, FEMA, and Design Review Committee and Notice to Proceed
- FEMA Environmental Assessment
- Additional Geotechnical / Groundwater Investigation
 for final Groundwater Control System design
- Phase 2 (NDR-Funded) Program Development
- Phase 2 Schematic Design, Design Development, and Construction Documents

PROJECT SCHEDULE

				20)15	2016				2017				2018				2019		
MIRABEAU WATER GARDEN (HMGP Program)			Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
					Oc Nv Dc	Ja Fb M	r Ap My Jn	JI Ag Sp	Oc Nv Dc	Ja Fb Mr	· Ap My Jn	JI Ag Sp	Oc Nv Dc	Ja Fb Mr	Ap My Jn	JI Ag Sp	Oc Nv Dc	Ja Fb Mr	Ap My Jn	JI Ag
Phase lb. Scoping (30% Design)	Oct 2015	Dec 2015	2 mos		30%															
Community Engagement	Oct 2015	Jul 2017	thru design																	
Archaeological Investigation	Jun 2016	Jul 2016																		
Phase Ia. Survey	Sep 2016	Oct 2016																		e
Phase III. Prelim. (60% Design)	Sep 2016	Oct 2016	2 mos					6	60%											eadline
Geotechnical	Oct 2016	Feb 2017																		EMA D
Phase IV. Advance Check (90% Design)	03/06/17	07/05/17	4 mos								90%									판
Phase IV. Final Bid Docs (100% Design)	10/02/17	10/31/17	1 mo																	
Bid & Award / Permitting	11/01/17	12/29/17	2 mos										BID							
Phase V(a). Construction Admin.	01/02/18	06/29/19	18 mos													(CA			
Phase V(b). Resident Inspection	same	same	same														RI			

- Basic Design Services
 - Additional Services
 - City Review Period / FEMA
- Public Events