



Southeast Seminole Heights Flooding Relief Project

Questions and Answers

Updated – April 20, 2021

What is the Southeast Seminole Heights Flooding Relief Project?

The Southeast Seminole Heights Flooding Relief Project involves designing and building a major stormwater conveyance system to improve drainage and reduce flooding of roadways, homes and businesses. This work is part of the City's ongoing commitment to invest in neighborhoods by upgrading essential infrastructure.

Why is the project needed?

The project is needed to reduce flooding in residential and commercial areas of Southeast Seminole Heights and improve wet-weather driving conditions on hurricane evacuation routes.

What does the project include?

The project includes designing, permitting and constructing conveyance systems to route stormwater away from roads and properties to relieve periodic flooding. Improvements include new box culverts, a new outfall at the Hillsborough River, and new storm sewer inlets, pipes and associated interconnections to the existing storm sewer network.

Who is responsible for the project?

The City selected Wade Trim and David Nelson Construction to design and build the project. Wade Trim/David Nelson Construction has assembled a top-notch design-build team with specialized expertise to successfully design, permit and construct the Southeast Seminole Heights Flooding Control Project.

Are other improvements occurring at the same time?

Yes. Construction is being coordinated with other City departments to achieve additional community benefits. Crews will install new drinking water pipelines to replace aging or inadequate pipelines in the area, reducing the potential for future water main breaks and leaks. Additional fire hydrants will be installed to improve fire protection. Transportation improvements are planned for Central Avenue between Osborne Avenue and Hillsborough Avenue to enhance vehicle, pedestrian and bicycle safety.

Is the City installing curbs and gutters in the area?

Yes. The City is adding gutters and curbs at the edge of pavement to improve stormwater conveyance in all areas where stormwater improvements are made. Those areas include West Crest Avenue, East Frierson Avenue, parts of Central Avenue, East Hanna Avenue, East Caracas Street, East Ellicott Street, North 10th Street, North 12th Street and East Chelsea Street. Granite curbs located inside the historic district will be removed, stockpiled, protected, and reset. Granite curbs outside the historic district that are disturbed by utility construction will be replaced with concrete curbs per City standards.

When will construction start? When will it end?

Construction will begin in summer 2021 and will be completed approximately 2.5 years later.

What are the construction hours? Will there be night work?

Construction will typically occur on weekdays from 7:00 a.m. to 5:00 p.m. Night and weekend work may be needed on occasion for major road crossings, connections or paving. If night or weekend work is required, crews will provide advance notification to residents to minimize inconvenience.

Will construction take place one street at a time or will crews be working on multiple streets simultaneously?

The project is currently in the design phase. Although construction phasing and sequencing will not be determined until mid-2021, the intent is to construct the project in a manner that would minimize the length of time an area will be disturbed. Multiple crews could work simultaneously in different locations.

How will you maintain traffic flow during construction?

The project team is committed to minimizing traffic inconveniences while keeping the roads safe for all motorists, cyclists and pedestrians. Some temporary road closures, lane closures and detours will be required. All changes in traffic flow will be clearly marked and flaggers will help direct traffic when necessary. Additionally, the contractor will endeavor to schedule lane closures on Central Avenue near Hillsborough High School and on Hanna Avenue near Seminole Elementary School during summer months to minimize inconvenience.

How will you maintain access to homes and businesses during construction?

Maintaining access to homes and businesses will be a priority. When construction is directly in front of a home or business, the contractor will identify alternate parking areas and, if needed, provide alternate means of transporting residents to and from temporary parking.

Will emergency services, like the Fire Department, know about the closures?

Emergency services will be notified by the City in advance of detours and lane closures.

Will my water or sewer service be interrupted?

There may be some temporary service interruptions, primarily in areas where box culverts are installed. Crews may need to temporarily or permanently reconfigure water and sewer connections in these areas. These interruptions will be temporary, generally lasting 3 hours or less, and the hours of anticipated interruptions will be provided ahead of time via notifications to residents and businesses.

How will you notify residents of planned interruptions in service?

Residents and businesses will be notified by door hanger at least two days in advance of any service interruptions. Alerts will also be posted on the project website, seminoleheightsstormwater.com.

Will mail and package delivery or garbage/recycling pick-up be interrupted during construction?

No. The contractor will work closely with homeowners and businesses to ensure deliveries and City services continue without interruption.

Will temporary signage be provided to businesses located along the route?

Since maintaining access to businesses is a priority, if construction along the route impacts a business entrance, blue way-finding business signs will be installed during construction. Signs located outside of the construction zone will not be altered.

How will streets be restored after construction?

The contractor will follow City-prescribed restoration protocols. Residential streets excavated to install pipes, culverts and other utilities will generally be replaced in-kind. Asphalt streets or streets with gray asphalt bricks that are impacted by construction will be restored in accordance with current City standards, which includes an asphalt surface. Sidewalks and crosswalks will be reconstructed and brought up to current City standards as the need is identified by the City's Transportation Division.

The following protocols apply within the Old Seminole Heights Historic District:

- All brick streets within the Historic District will be restored with brick per City Standards.
- All granite curbs disturbed shall be carefully removed, stockpiled, protected, and reset.
- Cartouches, which are concrete panel manufacturer stamps usually with a date, shall be protected in place and not disturbed. Four have been identified within the project area.

What will happen to trees that are currently in the public right-of-way?

Trees along the route will be protected where possible. Any tree removal, replacement or pruning required for the project will be coordinated with and permitted through the City's Natural Resources Section.

Trees will not be replaced within the right-of-way. Trees may be replaced on private property a minimum of 10' from the property line and directly adjacent to a removed tree, subject to the property owner's approval of planting location and permission to access property.

Any required tree replacement that cannot be accommodated in the project footprint will be handled through an internal transfer to the City tree fund.

What will happen to private improvements located in the public right-of-way?

Private improvements such as driveways, mailboxes, fences, landscaping, and irrigation systems will be replaced in kind to the greatest extent practical. The following protocols apply:

Driveways and Alleys:

Concrete driveways affected by construction will be replaced at existing width back to an existing joint unless the joint is on private property. In that case, the driveway will be replaced to the property line. If within the historic district, restored driveways may require additional dummy

joints in order to match the undisturbed driveway panels.

Asphalt driveways shall be restored with concrete within the City right-of-way as described above for concrete driveways.

Dirt and gravel driveways shall be restored with concrete within the City right-of-way as described above for concrete driveways.

The contractor will coordinate restoration of paver or brick driveways with the property owner. Unless the resident prefers otherwise, the Contractor will carefully remove and stockpile pavers/bricks without damaging them. A crushed concrete base, leveled with sand, will be installed when the right-of-way is restored, and the pavers or bricks reset. Damaged pavers or bricks will be replaced with as close a match as possible or the driveway modified to reduce the number of pavers required at the resident's option.

Brick alley aprons will be restored with brick per City standards. Dirt, gravel, and asphalt alley aprons shall be restored with concrete per City Standards.

Fences:

Any fences in the right-of-way that require removal will be replaced at the right-of-way line.

Landscape:

Prior to construction, the Contractor will document existing landscaping within the right-of-way. The Contractor will coordinate with each adjacent property owner, and provide in-kind landscaping up to full replacement, following sight-distance guidelines of the City's Transportation Department.

Irrigation Systems:

Functioning irrigation systems impacted by construction will be repaired or replaced in-kind.

Mailboxes:

Mailboxes will be temporarily relocated to allow mail delivery during construction. Mailboxes shall be reset in a permanent manner to USPS standards when the right-of-way is restored. If an existing mailbox cannot be reused, it will be replaced with an equal or better mailbox.

Will Rivercrest and Haya Linear Park be closed due to construction?

Rivercrest Park and Haya Linear Park will remain open during construction. Crews will be working on the outfall to the river in a portion of Haya Linear Park; this area will be clearly delineated and barricaded.

How much will the project cost?

Construction of the Southeast Seminole Heights Stormwater Project will cost approximately \$35.7 million, which includes \$31.8 million for stormwater improvements, \$3.2 million for water improvements and \$700,000 for transportation improvements.

How is the project being funded?

Funding is provided by the City's Capital Improvement Program and is a candidate for co-funding from the Southwest Florida Water Management District.

Will the project raise my property taxes?

No. This project is being funded through the City's Capital Improvement Program, which is funded by bonds, stormwater assessments and utility rates. The Southwest Florida Water Management District is co-funding the first \$1 million initially, and upon review of the preliminary design, may elect to co-fund up to \$16 million in stormwater-related construction costs.

How are you engaging the community in this project?

The City and its design-build team is committed to working with businesses, schools, churches and residents as this project moves through design and construction. We've already distributed doorhangers about the project and held one-on-one meetings with residents and business owners who requested them. We're working with the three neighborhood associations to deliver regular updates, and also communicating with Hillsborough High, Seminole Heights Elementary, and area churches and businesses to address their safety and access concerns. A public meeting prior to the start of the construction will offer additional opportunities for residents to learn about the project and have their questions answered.

How can residents stay up to date on the project?

We have a number of ways that the public can stay up to date on the project, including a dedicated website (seminoleheightsstormwater.com) and a dedicated project hotline (813-580-5313). We will also distribute door hangers in advance of construction activities on specific streets.