

Town of Rocky Ripple
930 West 54th Street
Indianapolis, IN 46208



20-Jan-2017

Mr. Jeff Bennett
Deputy Mayor, City of Indianapolis
Suite 2501, City-County Building
200 E. Washington St.
Indianapolis, IN 46204

Re: Town of Rocky Ripple Feedback on AECOM Draft Report

Dear Jeff,

As promised, listed below please find a summary of our comments and suggested additions/clarifications in the AECOM study results draft provided to us on 09-Dec-2016. We thank you for the opportunity to provide feedback. We also thank the City for conducting the study and continuing to work with us to provide flood protection for Rocky Ripple.

1. It would be helpful if a Glossary of terms (freeboard, T-Wall, I-Wall etc.) were added to the report, including a list of the acronyms used.
2. Alternative Plans Evaluated
 - i. Paragraph 1: please define what rebuilding the existing levee means (ie, earthen style?)
 - ii. Paragraph 2: Please address how the \$10 million between the two plans is saved.
 - iii. Paragraph 3. Alternative 2-3: Use of the term "standalone" should be changed to reflect "independent" project throughout the document. Would this project not tie into the Westfield alignment? What is meant by "independent" should be clarified.
 - iv. Table 1: Please add whether each option listed would be FEMA certified or not.
 - v. Paragraph 1 on page ii refers to purchasing of 60 properties without buildings would need to be obtained. Is this referring to purchasing lots connected to houses? Please clarify.
 - vi. The last sentence on page ii states "Non-structural measures such as raising, relocating or acquiring structures that are in the flood plan were also evaluated and determined not to be economically viable. We would like to see the rationale for this statement added.
 - vii. The fourth bullet point on page iv starting with "Decisions regarding long-term plans..." does not include long term strategic benefits associated with upgrading the Rocky Ripple levee. We would like to see this added under Factors to be Considered.
3. Under Recommendations, fourth bullet point states that Westfield Alignment should progress to schedule advertisement and construction award. We question why this would be done in light of the fact that this draft includes alternatives that would possibly preclude the need for this. We request that the Westfield Boulevard alignment not progress in this manner until it has been decided what will be done for the Rocky Ripple levee and appropriate funding for this has been committed for the project.

4. Under Key Findings on page 3 General Comment: the numbers of homes affected by the various alternatives mentioned do not appear to be consistent throughout the document (ie, what is stated in the summary does not match the quoted numbers in the introduction and details). We request that this be checked and verified. We would also like to know the specific houses affected by each of the alternatives.
5. Page 1- Under Background, please add that in 1996 Rocky Ripple requested not to be included in the only option offered by USACE at the time. This was due to the type of levee construction, not that Rocky Ripple was against flood protection measures. Please also add that in February 2004, the Rocky Ripple Town Board formally requested to be reinstated and has repeatedly requested inclusion since that time.
6. USACE documents Page 4 - Rocky Ripple is on the books to receive sewers, no matter which alignment is used. It shouldn't be included the cost analysis of a levee project. We request that this be reassessed without the costs associated with sewers.
7. Page 5, sixth bullet point states "To reconsider a USACE plan that includes protection of the Rocky Ripple community would result in a delay of at least 4 years in completing the project. This would leave those 2,000 structures vulnerable to flooding during that time. The loss of benefits would be approximately \$715,000 on an average annual basis." We would like for the specifics of how this was calculated to be included.
8. The use of tax assessment data to estimate costs for affected structures and land does not seem appropriate as they are not fair market value and are low.
9. On page 13, under Real Estate Considerations, we would like for more detail to be provided on the numbers that were used to assess the cost of relocation and what was used to determine depreciated structure value and land costs. If only two of 37 structures were deemed to be cost effective, please include additional detail as to why.
10. The draft contains only the pros for the Westfield alignment in several places within the document. However, the draft does not address the cons and cost analysis of choosing this option. We would like to an analysis of the projected impact that levee/flood wall construction already completed as part of the current Indianapolis North Levee System north of Rocky Ripple will have on Rocky Ripple and the area south of Rocky Ripple should major flood events such as those documented in the study occur. We would like to have this assessed in terms of water flow and velocity of the water and low land areas, both as the situation currently exists and for what is projected to occur if the Westfield Alignment floodwall and flood gates are put in place.
11. The cost analyses in the report do not include an assessment of strategic long term impacts associated with the various alternatives listed. As we have discussed with the City on several occasions, there are over 60 lots in Rocky Ripple that would be able to have houses built if sewers are installed into the neighborhood and a FEMA certified levee is put in place. This would provide a long term tax base and source of income for the City and Town of Rocky Ripple. There are 90 acres of Butler University property that could also be developed that should be considered. These opportunities should be factored into the long term costs of the various levee alternatives listed.

We thank you again for allowing us to review the draft and look forward to receiving the final document with our comments addressed.

Sincerely, *Mandy Redmond* on behalf of *20 Jan-2017*

Carla-Gaff Clark
Town Councilors, Rocky Ripple

Jill Morris

Mandy Redmond