

# Mountain Aire Stormwater Pond and Trails

## City of Poulsbo/Quadrant Homes



<b>Facility type</b>	Stormwater pond that provides flow control and treatment, surrounded by trails
<b>Construction date</b>	Completed Fall 2015
<b>Facility size</b>	The pond is about 2 acres. The wetland, trail, and storm pond together are 10 acres.
<b>Drainage basin area</b>	39 acres (190 residential lots)

### Facility Description

This public private partnership developed out of the need to provide stormwater and sewer facilities for a new Quadrant Homes housing development, Mountain Aire. It also serves an additional development called Poulsbo Meadows.

The development required mitigation for routing the sewer connection through part of a wetland and stream buffer. The city worked with the developer on a joint solution, resulting in a sewer connection and a stormwater pond that manages stormwater from the developments. It also includes a dispersion trench that feeds the wetland. The wetland feeds Lemolo Creek. Buffer enhancement and mitigation were also part of this project. The project was turned into a community amenity by adding trails and attractive vegetation around the pond and surrounding area. The stormwater pond trail is above the sewer line and connects to the adjacent community and other trails in the area. Part of the trail also



doubles as a maintenance access road. Signage along the trail helps to educate visitors about how the area is protected to provide wildlife habitat and maintain critical area functions.

**Departments involved** Public works, Planning & Economic Development

**Contractors** Team 4 Engineering was hired to complete the design by Quadrant Homes (developer)

### **Public engagement**

The Mountain Aire development went through the city's subdivision public process. The pond and trail system were included within the overall development process.

### **Maintenance and monitoring**

The 10-acre parcel that includes the pond and trails/maintenance road was deeded to the city. The city maintains the pond and trails and charges stormwater connection and maintenance fees. Maintenance was considered early in the project design. Five years of wetland and wetland buffer monitoring has not raised any issues of concern. This monitoring was part of the enhancement and mitigation in the critical area.

### **Challenges and lessons learned**

- Working closely with other departments and doing early coordination can help to identify opportunities for multi-benefit projects.
- Having political support is important, including having expectations that development will contribute funding and/or land to projects that protect water quality.
- Building maintenance needs into the project design helps make ongoing maintenance easier.
- Stormwater fee structures can provide incentivizes to help meet water quality goals, such as basing fees on quantity of impervious surface and discounting for adding green infrastructure.
- In planning for a stormwater park, identifying which portion of the land is for stormwater and which is for recreation can help in applying for grants.

### **Cost**

100% Developer funded improvement

**Funding Sources** Quadrant Homes, City of Poulsbo Stormwater Utility

**For more information** Charlie Roberts (croberts@cityofpoulsbo.com), Engineer, Poulsbo Public Works

### **Additional information**

- The city is planning a stormwater park in the west waterfront area of Poulsbo

