

Meeting Minutes

Date: June 25th, 2013
Time: 6:00 - 8:30pm
Location: Cokesbury United Methodist Church
Topic: First Public Meeting - Cedars East Minor Capital Improvement Project
Present: *Charlotte Mecklenburg Stormwater Services*
Matthew Anderson, Doug Lozner, and Adrian Cardenas
STV Inc.
Steven C. Noriega, Andre Mullins and Matthew Shoosmith

The meeting was held on June 25th, 2013 at 6:00 PM at Cokesbury United Methodist Church. To begin the meeting, Matthew Anderson of the Charlotte-Mecklenburg Storm Water Services, project manager for the Cedars East Drainage Improvement Project, welcomed attendees, thanking everyone for their attendance. The project was introduced with a description of the photos on the project title slide showing flooding from the project neighborhoods. The project team and representatives from both the City and their consultant STV were introduced and a brief agenda for the evening's presentation was given.

Some history of the Charlotte-Mecklenburg Storm Water Services (CMSWS) was presented with emphasis on Capital Improvements and history for how the Cedars East Storm Drainage Improvement Project was selected. Steven Noriega from STV discussed the public input process and how that was integrated into the model analysis for the project. He explained that the citizen involvement through 311 requests and questionnaires was very helpful to the analysis because it helped confirm STV's conclusions for the existing conditions analysis. He described how the public input was compiled and compared it to the modeled flooding results in the project area. The existing conditions floodplain maps for the 100-year and 2-year events showing these modeled flooded areas were introduced and discussed.

The evaluation process utilized by the City of Charlotte for planning of stormwater infrastructure improvements was shared. A three-legged-stool concept balancing public safety concerns with private property concerns along with public cost philosophy was introduced. Utilizing these approaches, STV presented the proposed project areas. Project Area 1 (Arcadian Village and Eaglecrest Road Improvements), Project Area 2 (Channel Stabilization Areas) and Project Area 3 (Amity Place Culvert Upgrades) were discussed. A brief synopsis of the proposed improvements in each project area was presented; 1.) The new culvert system in the apartment complex and Eaglecrest area was described, its size, orientation and purpose were discussed. 2.) Proposed spot channel stabilization areas were presented along with past and current practices for how these get stabilized and 3.) The Amity Place proposed culvert upgrades and roadway profile were described. Matthew Anderson also discussed a current, but separate, maintenance project that was generated from study of this watershed. That project consists of two stabilization areas in the Arcadian Village Apartments which address erosion at the apartment complex. For the proposed selected improvements identified by the Cedars East Storm Drainage Improvement Project, STV shared the modeled floodplain map for the 100-year event to illustrate and describe the benefits of the proposed improvements.

Finally, Matthew Anderson discussed the path forward, and discussed how questions and feedback received at the public meeting would be used to finalize the selected alternative. He noted that the next step would be the Design Phase, and it would entail Preliminary Design, 401(State level)/404 (Federal level) Permitting, Public Involvement, Easement Acquisition and Final Design. Specific items associated with the Preliminary Design phase were discussed and

the floor was opened up for general questions. Following the general question period more specific project area discussions were held at three separate breakout tables to receive any property owner feedback which would be integrated into the final planning efforts and then taken into the design phase. The Questions and Answers from the general question period are summarized below:

General Question and Answers

- Question Will the proposed pipe system be open?
Response No, a closed pipe system will be installed under the parking/road areas of Arcadian Village.
- Question How will access be maintained? Will work be completed similar to how the work at Independence Blvd. with road closures etc.?
Response Work at Independence Blvd. is a state project that won't be involved with this project. This project is constructed in neighborhoods and as such, access will be something that will be very important for us to maintain and keep in place during the construction of the project. We will design the traffic control and road closures per Charlotte Department of Transportation requirements and any work will have to be approved by them. We hope to keep all roads open during construction with the exception of Amity Place Road where a detour may be in place. Local access to homes again will still be maintained.
- Question The project seemed to be begun due to the issues at the apartments but the project has grown. What are the effects of the project and where does the water go, later vs. now?
Response The City looked at the watershed area in its entirety including the Arcadian Village apartments and the known flooding but also discovered that Amity Place flooded as well. The City wanted to incorporate downstream areas in the study area to make sure any improvements at the apartment areas would not result in adverse impacts downstream.
- Question A lot of the flooding seems to have been noticed by the community after development of the Independence Woods subdivision was begun. How could that be allowed?
Response Our storm water project incorporates the assumption of land use as if the subdivision was built out as intended. Development and loss of trees does increase runoff. The developer has secured permits for their development and any vested rights or activity of such is regulated by other City departments.
- Question Are there any plans to daylight the vacant development tract of Independence Woods?
Response Daylighting the vacant development or opening up the area to allow for water to flow through the site was investigated; however even if the entire tract was made into a water retention facility it would not benefit the project. That prospect would also be very expensive, and there would

be no entity to maintain the parcel afterwards. Charlotte-Mecklenburg Storm Water Services does not own land in the City. Even if facilities could be built that would benefit Storm Water Services, Storm Water Services approach other departments like County Parks and Recreation to see if they would be willing to own and maintain the land afterwards as a park. County Parks and Recreation was approached about this concept, but they did not have a desire for a park at this location. Additionally, the parcel would have limited value as a park if it was used as a retention area for stormwater.

- Question How will East Independence Boulevard construction and corridor re-development impact the area?
- Response The City is anticipated very little to no impact due to the large amount of existing impervious in the area and the lack of existing detention accounted for within this project's vicinity. Some areas may include the removal of existing impervious and integration of natural areas. Any further private development will likely add detention where it may not exist now.
- Question Will the project be started upstream or in the Arcadian Village Apartment complex? What is the timeframe for the project?
- Response These projects usually start downstream and work upstream. Work at the Arcadian Village complex is on the upper end so that work will be constructed toward the end of the project schedule. General timeframes are as follows: the design phase lasts about 2-years; bid phase can last about 5-months and construction will take approximately 18-24 months with a 1-year warranty period at the end. Once we begin design we will take a look at our schedule and set a target date. General schedule timeframes are approximate, and as always surprises in the project process can occur which can affect timelines.
- Question What about channel blockages? A lot of issues are of the result of debris in the channels.
- Response Property owners are encouraged to contact 311 to report channel blockages causing flooding. The City will remove blockages as long as the property owner grants access. The City does not do routine maintenance or mowing on properties. The maintenance scopes of service usually involve heavy brush, tree, or obstacle removal.
- Question Will the maintenance project alleviate flooding in the area?
- Response No, the maintenance project will correct erosion and stabilization problems only.
- Question Where are the two project areas, the overall project areas and the maintenance project areas? What is the purpose of the maintenance work?
- Response The Cedars East Drainage Improvement Project begins at the Campbell Creek floodplain and includes work at Amity Place, spot stabilization along the channels leading from Eaglecrest to the Amity Place culvert and involves the replacement of pipe systems at Arcadian Village and at Eaglecrest. The separate maintenance project which will begin this year involves the fixing of sinkholes

and erosion in the Arcadian Village apartments.

Question Will the city need to take land (additional right of way or easement) at the Amity place crossing?

Response Only easements needed to install the culvert would be needed. Most work should be confined to the right of way.

End General Question/Answer session.