
City of Charlotte
Hampton Storm Drainage Improvement Projects
November 1, 2018
Real Estate Public Meeting

The meeting started at 6:00 p.m. at Christ Church Charlotte (Episcopal) (1412 Providence Road). The presentation prepared is outlined below:

I. Welcome & Introductions

Danee welcomed attendees to the final public meeting for the Hampton Storm Drainage Improvement Project. Then, she introduced the project team in attendance:

- Project Manager: Danee McGee, Charlotte Mecklenburg Storm Water Services
- Watershed Area Manager: Doug Lozner, Charlotte Mecklenburg Storm Water Services
- Engineering Consultant Project Manager: David Perry, WK Dickson
- Real Estate Project Manager: Kim Calhoun
- Real Estate Consultant Broker: Randy Hosch, TELICS

Danee reminded attendees to:

- Sign the sign-in sheet.
- Get an agenda/handouts.
- Fill out Customer Service Comment Cards
- Ask general questions during the meeting, but hold specific questions until the small group discussions at the end of the meeting.
- Check the project website at <https://charlottenc.gov/StormWater/Projects/Pages/HamptonAvenue.aspx>

II. Project Status PowerPoint

The project team presented overall general project information via a PowerPoint presentation. The PowerPoint was generally organized as follows: Project Phases (summary of project progress and current status), Proposed Storm Drainage Improvements (reasons for project, elements of project, tree impacts, traffic impacts, floodplain impacts, Permitting, Easement Acquisition, and Path Forward.

Breakout sessions were conducted so that each property owner had the opportunity to review the plans. Project and property specific questions were addressed during these breakout sessions.

III. Property Owners Concerns

Residents expressed gratitude that City listened to their concerns about the previous plan and re-designed the storm drainage improvements in response.

During the meeting the residents asked the following questions and Staff provided answers:

Residents: There are many sinkholes above the pipe to be rehabilitated, including a new sinkhole in front of 2933 Hampton. What is the condition of these pipes?

Staff: The City is aware of the new sinkhole and it will not impact the recommendations for rehabilitation of the existing pipes. Stormwater pipes were inspected with CCTV and found to be in working condition. Cured-in-place-pipe (CIPP) lining will close the joints, reduce infiltration, and increase the life of the existing infrastructure.

Residents: Will the City make the handicap ramp or sidewalk bigger at the intersection of Malvern & Hampton:

Staff: The sidewalk will not be made larger but the project will better align the sidewalk with the road and also adding a curb inlet to help with drainage.

Residents: Where will residents park? How does on-street parking work with lane closures?

Staff: Some driveways will be affected and residents will have to park on the street. Traffic control will be phased. On street parking will be available in areas where lanes are not closed. Some residents may not be able to park in front of their houses.

Residents: How will this project affect flooding along Briar Creek?

Staff: The timing of the peak discharge of the pipe system for the Hampton Avenue Project is 7 hours prior to the peak water surface elevation of Briar Creek. Due to this fact, during small storm events the drainage from the Hampton Avenue Project will be discharged into Briar Creek many hours before it peaks. As a result, elevations of the floodplain will not change.

Residents: How often will the streets be cleaned? How will the City manage dust control during the project?

Staff: The City requires the contractor to monitor and manage sediment on streets. Local residents may contact the City inspector with concerns regarding excessive dust levels.

Residents: It is difficult to make a left turn onto Providence Rd from Hanson. Is it possible to get a traffic signal?

Staff: Residents should call 311 to express concerns about the need for a traffic signal, but that will not be part of the stormwater project.

Residents: By how much will capacity increase due to the storm drainage improvements? Will there still be flooding in the street at the intersection of Hanson and Hampton?

Staff: The project will result in about 25% increased capacity. This will reduce the risk of flooding for small rain events, but not result in decreased flooding during large events.

Residents: Will Hampton Ave be fully repaved?

Staff: Only in areas where new pipe is being installed. As part of this, the intersection of Hampton Avenue and Beverly Avenue will be regraded and repaved to improve drainage.

Residents: When will construction begin and how long will it take?

Staff: The earliest that construction will begin is 1.5 yrs. The duration of construction will be approximately 12 months.

Residents: Might the project take longer than expected? If so, how long could it be extended (Such as the Biltmore project known as Cherokee-Scotland)?

Staff: Each project has unique challenges, and the Cherokee-Scotland project was extended due to CharlotteWater identifying the need to replace sanitary sewer after the stormwater construction started.

Residents: What is the projected cost? The project website says \$10 million.

Staff: The project website will be updated with the current cost which has been significantly reduced. The website cost includes not only construction cost, but also permitting, easement acquisition, consultants and staff time. The current construction cost is under \$2 million.

Residents: What will the construction sequence be?

Staff: Typically, construction will start from the downstream end and work upwards, but the contractor has some discretion and may find that a different sequence is more efficient.

Residents: Where will the contractor store equipment and materials? Will the contractor be allowed to store materials in the floodplain?

Staff: The contractor generally stores equipment and materials in the street right-of-way. The plans state that no materials or equipment may be stored in the floodplain.

Residents: Will owners be compensated for easements?

Staff: City staff will meet with each property owner individually to discuss the value of any easements.

Residents: How is the loss of utilities addressed? Will owners be compensated for loss of utilities (planned or unplanned)?

Staff: Impacted residents of planned utility outages are notified ahead of time. There is no compensation for the loss of utilities.

Residents: Where will the hoses for bypass pumping go? Will there be plates?

Staff: Typically, contractors put hoses along curb in the gutter. Plating will depend on the contractor and access requirements.

Residents: Is there a water and sewer improvement project going on simultaneously? Have the water and sewer pipes been evaluated? Can this be done so that the neighborhood doesn't have to undergo construction a second time?

Staff: These pipes were evaluated a few years ago by CharlotteWater. No other improvements are scheduled.

Residents: What hours will construction take place?

Staff: The project is subject to the City noise ordinance, which prohibits the operation of construction machinery between the hours of 9pm and 7am, unless emergency operations are necessary.

Residents: What is lost by going with the new rehabilitation approach as compared to the previous plan?

Staff: Tree removal has been significantly reduced, road/traffic impacts are reduced, while drainage capacity increases slightly.

The following **additional questions** were asked by individual homeowners during the breakout session:

- Will the sinkhole near structure #22 be repaired?
 - The sinkhole would need to be investigated.
- Will the trees over the pipes in the Airlie common area (2-3, 21-22-23) be removed if SDE is granted?
 - Tree protection may be added to the plans for this effort, but trees in SDE are subject to being removed at any time.
- The downstream pipes (near outfall structures #1 and 20) are filled with sediment and need to be cleaned out. Can this be done before construction?
 - Part of the scope of work to install the pipe lining includes cleaning the pipes.
- The resident at 1431 Myers Park Drive said individual homeowners did not receive project information by mail and would like to.
- A resident stated that the project website lacked current information and any detail.
- A resident at either 1411 or 1415 Myers Park Drive asked how long construction impacts in the driveways would last.

- There have been prior discussions with property owners in this area regarding the construction timeframe. It was re-iterated to this property owner that construction of the new junction structures in that location may take a few weeks to several months (possibly up to four) based upon several factors including but not limited to weather, utility relocations, soil types and extent of the work on the junction structures. The work by a possible sub-contractor to place pipe lining may be one to three days based upon past experience with pipe lining.
- Would the lining of the pipes prevent tree roots from entering or damaging the lining?
 - The lining is continuous and so there are no joints between structures, reducing the opportunity for tree roots to grow through the material.